

the Main Street District, each will have their own urban park and a residential character, as residential uses will predominate although non-residential uses will also be allowed.

Public uses are integrated in appropriate locations. A fire station site is indicated within the Civic District while a library site is within the Civic Core along with a public plaza park and an ~~An~~ elementary school site. ~~, if needed, is shown as a “overlay” designation within the south-central residential neighborhoods. The underlying dominant land use is residential.~~

Access is provided via multiple entries located along each of the arterial streets which bound the planning area. Internal circulation consists of a local street grid which provides multiple routes to any internal location. The public transit system will extend south from the Freeway Commercial center along EastLake Parkway, curve along the edges of the Main Street District, and then separate into a pair of one-way couplets to extend south to Village Nine. The transit stops are located near the heart of the Main Street District. The Gateway Commercial and Business Districts will have tollway exposure adjacent to SR-125.

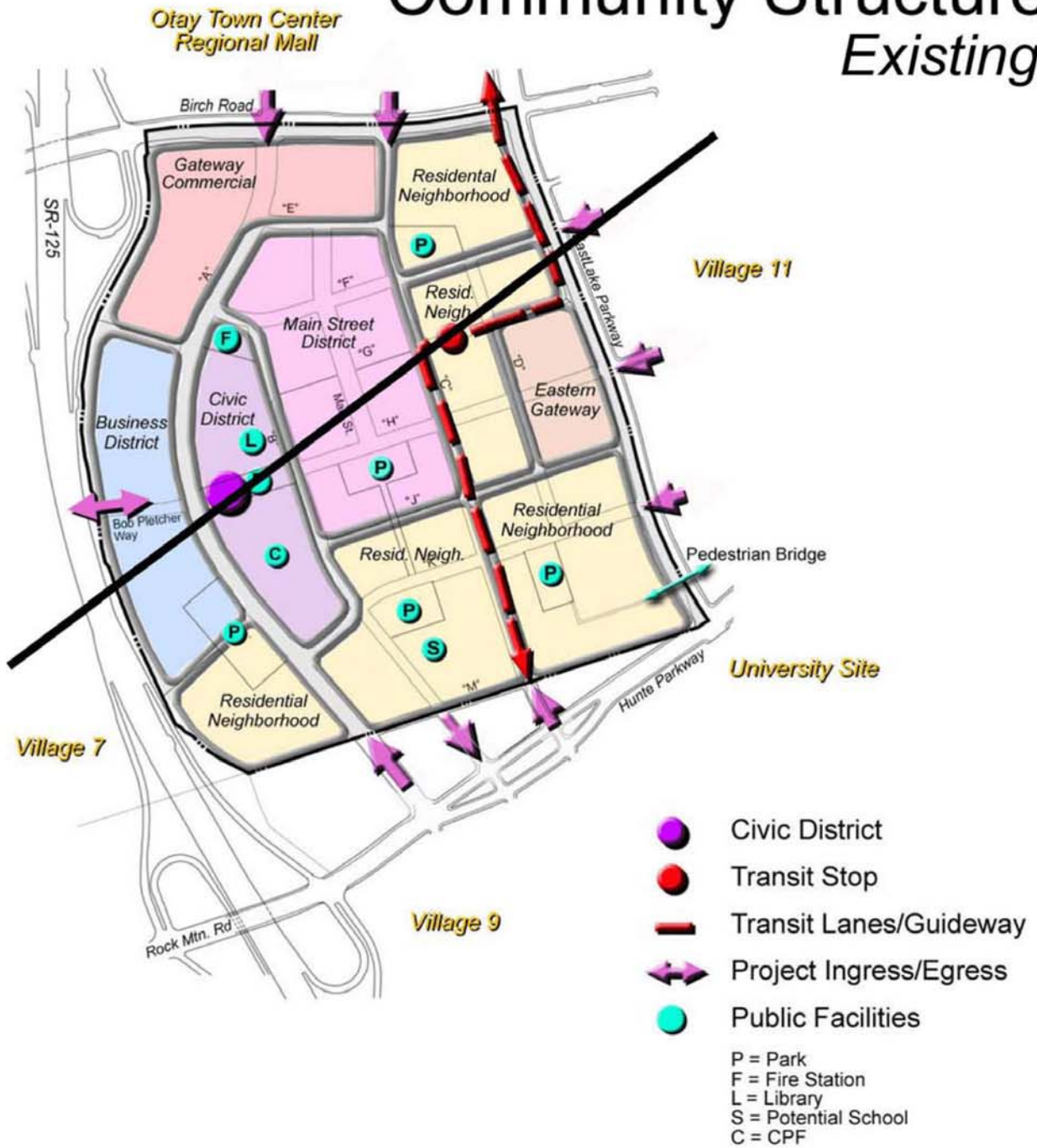
1. EUC Districts Descriptions

Residential Districts: The EUC accommodates up to 2,983 dwelling units in a variety of urban residential products. While the greatest residential densities will surround the Main Street, the EUC also incorporates a series of residential neighborhoods organized around neighborhood parks. Residents within these neighborhoods will have access to a full array of services, such as a supermarket, drugstore, neighborhood shops and restaurants, and active recreation areas within walking distance. The location of the residential districts in relationship to the Main Street, and the ability to locate non-residential land uses within these districts, will allow neighborhood-serving goods and services to be provided in close proximity to all residential units in the EUC.

Office District: This district will provide a major office campus with the South County region. Occupants will benefit from proximity and visibility to SR-125. The office district is perceived as a complement to other uses in the district, bringing expanded employment opportunities to the community, energizing the Main Street, introducing a significant daytime population, and providing riders for area transit. To promote internal capture, a system of internal vehicular and pedestrian connections (linking plazas and public spaces) will be required to link development parcels, which may vary in size to accommodate different sized businesses. Shared parking will be required to maximize parking-efficiency.

Main Street District: This district will be the most active and urban component of the project, a mixed-use, pedestrian environment that combines office and residential uses over ground floor retail. Entertainment is an important component of Main Street, including retail shops, restaurants, bars and cafes, generating activity day and night. Public spaces accommodating

Community Structure Existing



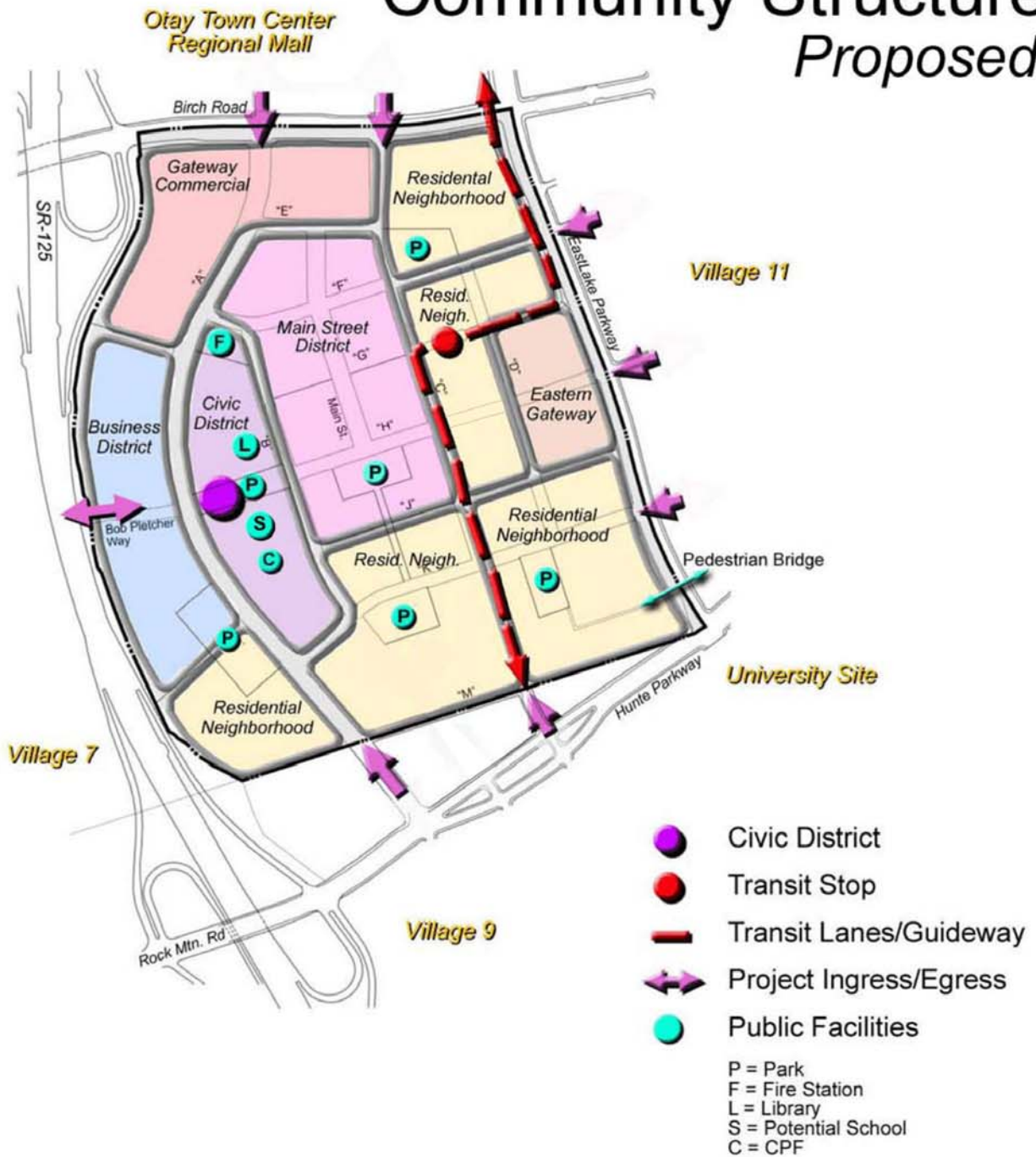
Eastern Urban Center OTAY RANCH



Exhibit I-4

SPA PLAN

Community Structure Proposed



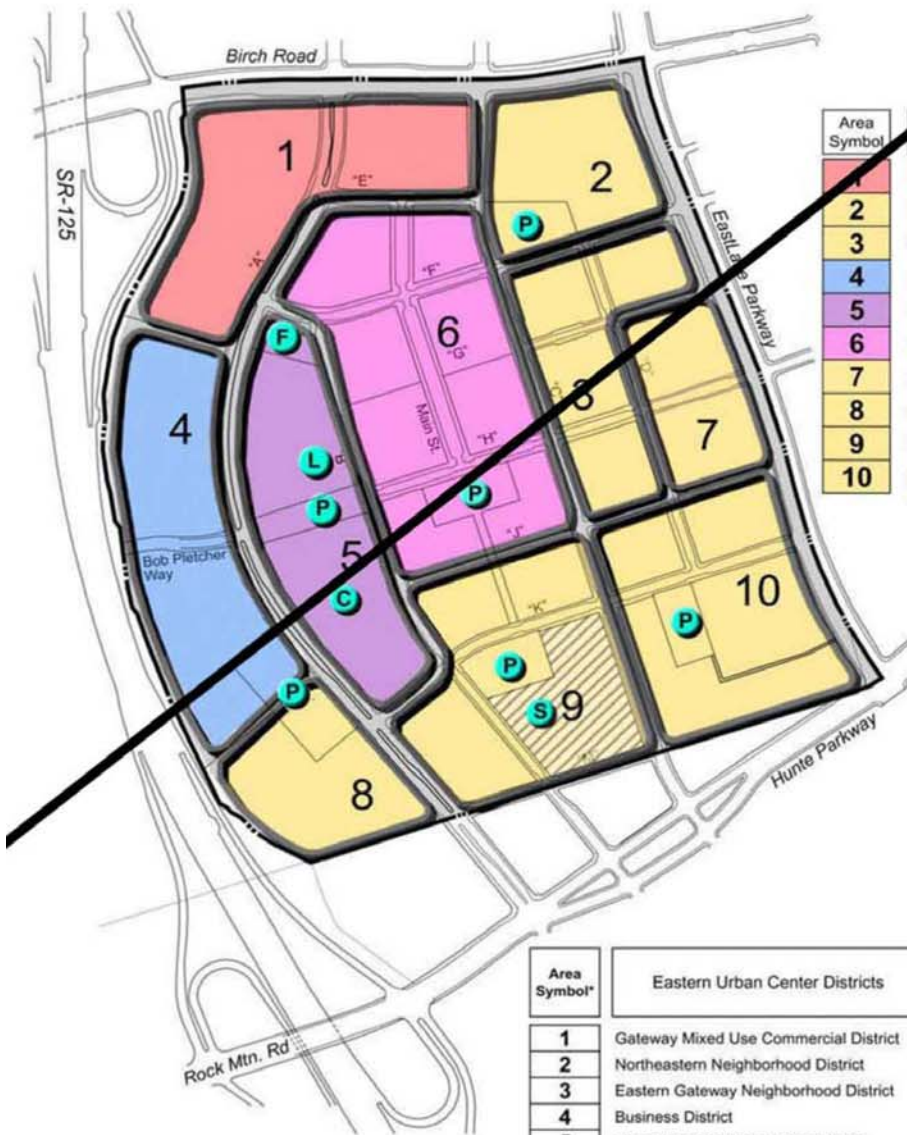
Eastern Urban Center OTAY RANCH



Exhibit I-4

SPA PLAN

Site Utilization Plan Existing



Area Symbol	Eastern Urban Center Districts	Acres
1	Gateway Mixed Use Commercial District	22.7
2	Northeastern Neighborhood District	13.2
3	Eastern Gateway Neighborhood District	17.2
4	Business District	25.4
5	Mixed Use Civic/Office Core District	23.3
6	Main Street District	34.7
7	Eastern Gateway District	9.6
8	Southwestern Neighborhood District	12.5
9	Central Southern Neighborhood District	24.4
10	Southeastern Neighborhood District	23.6
Total*		206.6

* Does not include perimeter arterial highways

- Potential Public Components
- Park
 - Library
 - Fire Station
 - Potential Elementary School

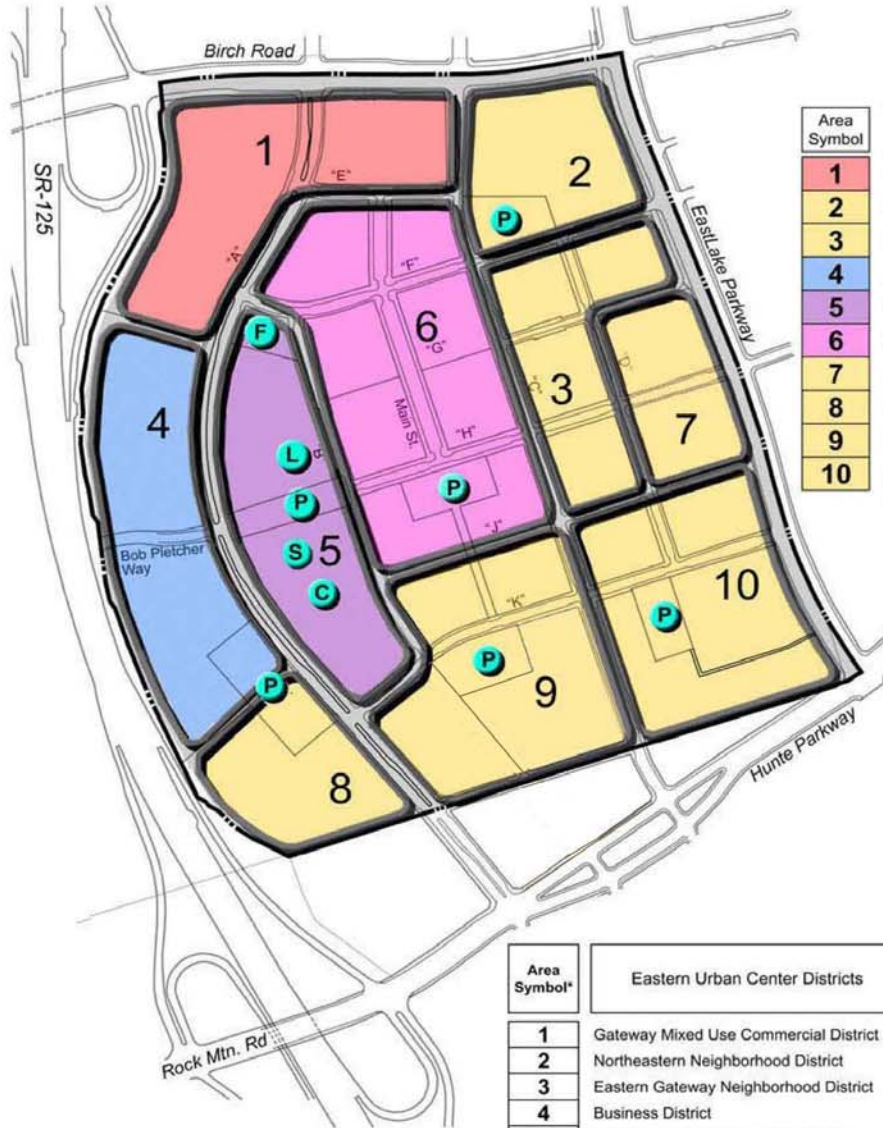
Area Symbol*	Eastern Urban Center Districts	Non-residential			Residential		
		Sq. Ft. (000's) Permitted			Dwelling Units Permitted		
		Low	Target	High	Low	Target	High
1	Gateway Mixed Use Commercial District	100	400	700	0	50	100
2	Northeastern Neighborhood District	2	120	200	150	300	500
3	Eastern Gateway Neighborhood District	10	50	250	150	400	750
4	Business District	505	1,532	1,900	0	100	150
5	Mixed Use Civic/Office Core District	100	900	1,000	0	200	300
6	Main Street District	80	240	400	100	533	800
7	Eastern Gateway District	0	0	0	50	200	300
8	Southwestern Neighborhood District	2	50	200	300	500	700
9	Central Southern Neighborhood District	2	45	100	130	500	650
10	Southeastern Neighborhood District	2	150	200	200	200	450
Maximum, Not to Exceed, Totals		3,487			2,983		

Notes:
 1. * Numeric Area Symbols do not represent phases.
 2. The allocation of intensity in each district shall be based on the building height regulations in the EUC Form Based Code, Chapter 03.09.002b vi, therein.



Exhibit I-6

Site Utilization Plan Proposed



Area Symbol	Eastern Urban Center Districts	Acres
1	Gateway Mixed Use Commercial District	22.7
2	Northeastern Neighborhood District	13.2
3	Eastern Gateway Neighborhood District	17.2
4	Business District	25.4
5	Mixed Use Civic/Office Core District	23.3
6	Main Street District	34.7
7	Eastern Gateway District	9.6
8	Southwestern Neighborhood District	12.5
9	Central Southern Neighborhood District	24.4
10	Southeastern Neighborhood District	23.6
Total*		206.6

* Does not include perimeter arterial highways

Potential Public Components

- Park
- Library
- Fire Station
- Potential Elementary School
- CPF Site

Area Symbol*	Eastern Urban Center Districts	Non-residential			Residential		
		Sq. Ft. (000's)	Permitted	High	Dwelling Units Permitted	Low	High
1	Gateway Mixed Use Commercial District	100	400	700	0	50	100
2	Northeastern Neighborhood District	2	120	200	150	300	500
3	Eastern Gateway Neighborhood District	10	50	250	150	400	750
4	Business District	505	1,532	1,900	0	100	150
5	Mixed Use Civic/Office Core District	100	900	1,000	0	200	300
6	Main Street District	80	240	400	100	533	800
7	Eastern Gateway District	0	0	0	50	200	300
8	Southwestern Neighborhood District	2	50	200	300	500	700
9	Central Southern Neighborhood District	2	45	100	130	500	650
10	Southeastern Neighborhood District	2	150	200	200	200	450
Maximum, Not to Exceed, Totals		3,487			2,983		

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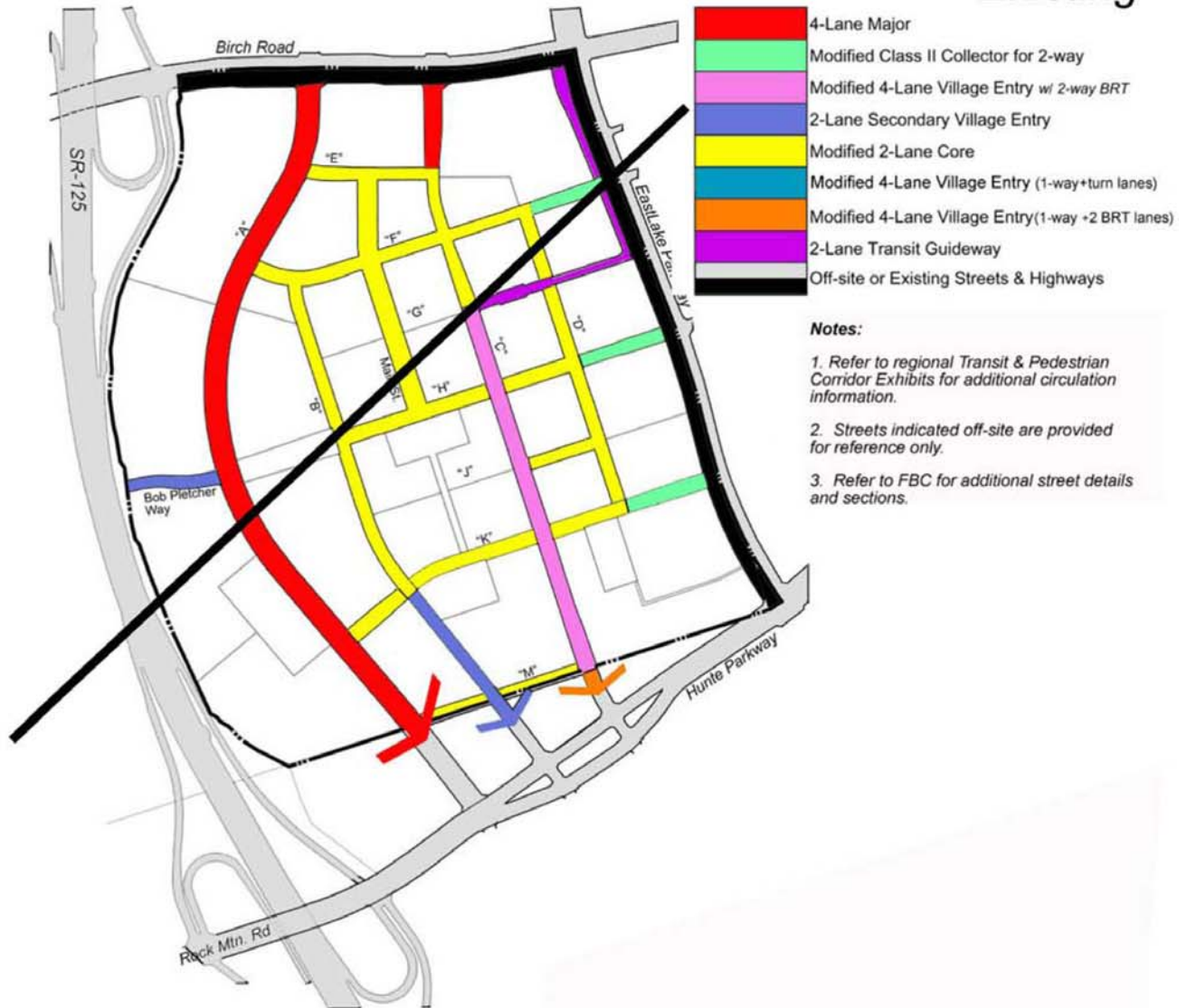
Eastern Urban Center OTAY RANCH



Exhibit I-6

SPA PLAN

Circulation *Existing*

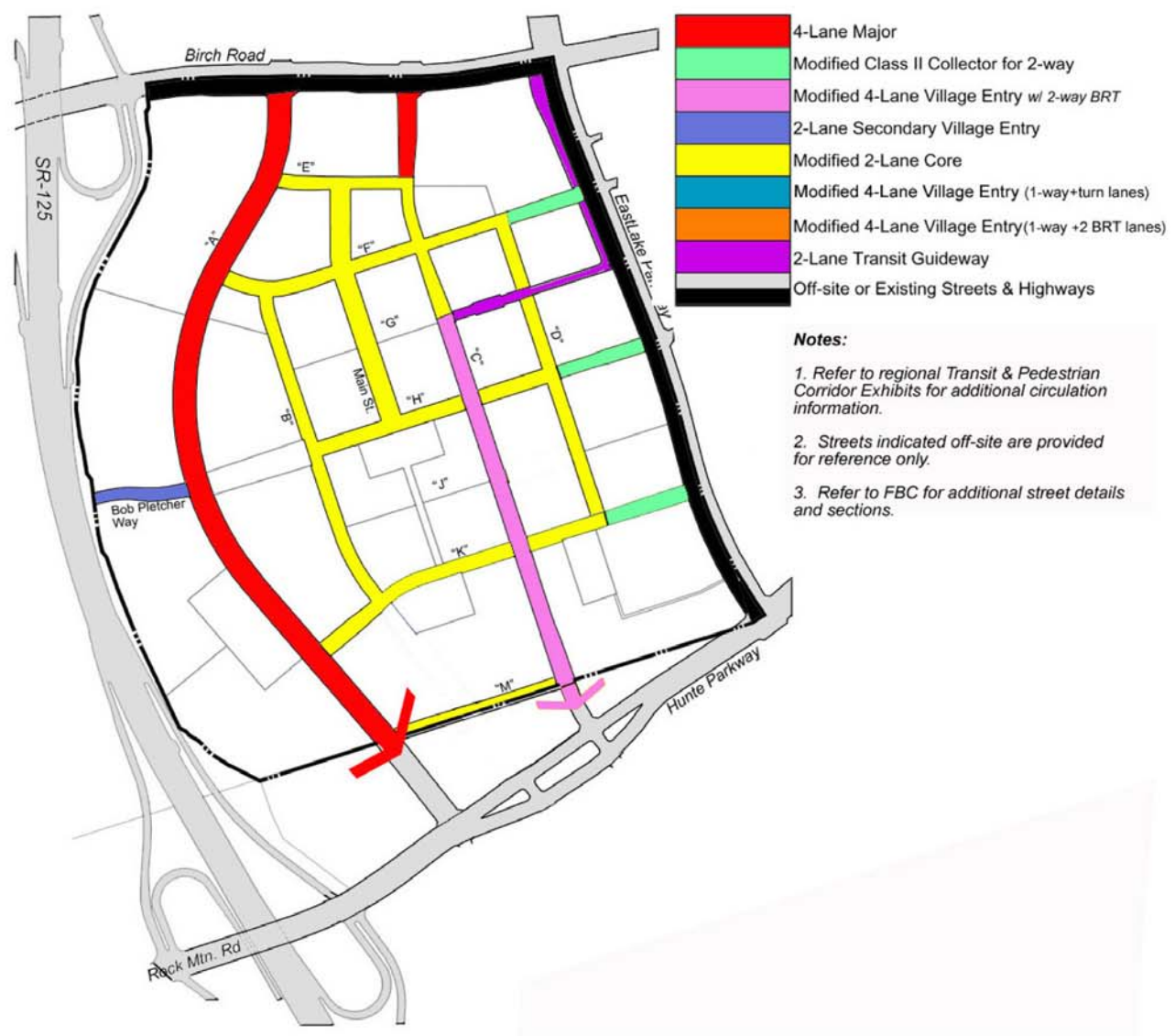


Eastern Urban Center OTAY RANCH



Exhibit III-3

Circulation Proposed




Eastern Urban Center
OTAY RANCH

Urban Design: RTKL
Cinti Land Planning
San Diego, CA (619) 233-7400



Exhibit III-3

Table F
Student Generation

Grade	Generation Rate	Dwelling Units	Students
K-6 - Elementary	0.2091	2,983	624
7-8 - Middle School	0.063	2,983	188
9-12 - High School	0.095	2,983	283
TOTAL STUDENTS			1,095
Source: CVESD & SUHSD			

The General Plan/GDP update, approved in December 2005, indicated the potential for a combined high school/middle school, when is being constructed by the District, adjacent to the EUC in Village 11. An additional high school is available immediately west of the EUC in Village 7. An urban elementary school site ~~of five to six acres~~ is shown as an overlay in District 9 5 on the EUC Site Utilization Plan. ~~The Site Utilization Plan also indicates District 10 is an alternative location if District 9 is rejected by the school district.~~ The project sponsor has school mitigation agreements with both school districts. Any units and non-residential intensity displaced by a school will be reallocated to any part of the plan, east of street "B" and north of street "K". This reallocation shall be accomplished as an administrative intensity transfer, as provided for in Chapter IV of the EUC Form Based Code.

H. Child Care Facilities

The Otay Ranch GDP establishes the following goal for child care facilities:

GOAL: PROVIDE ADEQUATE CHILD CARE FACILITIES AND SERVICES TO SERVE THE OTAY RANCH PROJECT AREA.

The Otay Ranch GDP establishes the following threshold for child care facilities:

Threshold: Identify sites for child care and pre-school facilities adjacent to or as part of public and private schools, religious assembly uses, village center employment areas, residential areas, and other locations deemed appropriate.

The City of Chula Vista has adopted the Chula Vista General Plan policy direction for the provision of adequate child care facilities necessary to serve existing and future developed areas in the City.

Child care uses may be allowed as a primary or an accessory use. Facility-based (not in a home) child care may be conducted by non-profit, quasi-public organizations or commercial providers. In