

ATTACHMENT 2

**Proposed Otay Ranch
General Development Plan
Amendments – University
Innovation District**

Part II, Chapter 1, Section C, Exhibit 17 – Otay Ranch Land Use Designation Table

Otay Ranch Land Use Designations		
Symbol	Category	Uses
VL	Very low density residential	Larger lot, rural character, single-family detached residential. The maximum density is one dwelling unit per acre and lot sizes vary depending on topography, with minimum lot size defined in Section F.
L	Low density residential	Estate lot single-family residential, ranging in density from one to three dwelling units per acre.
LM	Low medium density residential	This category includes single-family detached dwellings on medium size lots, ranging in density from three to six dwelling units per acre. Although not a minimum or a standard, these areas are typically 7,000 square foot lots. In addition, under the concept of cluster development, single-family dwellings on smaller lots, zero lot line homes, and some single-family attached units (townhouses and patio homes) could also be consistent with this designation.
LMV	Low medium density residential village	This category is permitted only in large scale master planned communities containing a variety of uses, including commercial, designed and organized in a manner that encourages non-automotive travel and pedestrian orientation i.e., a village. This category is similar to the LM category by providing densities within the range of three to six dwelling units per acre; However, LMV categories are accompanied by a specific density and number of homes to ensure greater product differentiation and market segmentation. Housing types include a wide variety of lot sizes, predominantly single-family, organized in patterns which contribute to a small scale pedestrian-oriented community. The occurrence of some attached homes, such as townhomes, within this designation is consistent with the intent, as long as the character of the development area is consistent with the typical single-family neighborhood.
M	Medium density residential	This category includes small single-family, detached units on smaller lots, zero lot line, patio, and attached homes, such as duplexes and townhomes with a limited amount of stacked flats. Densities with the range of six to 11 dwelling units per acre are appropriate and considered single-family, with densities above 11 dwelling units per acre considered multi-family for purposes of GDP/SRP planning. Where small lot or cluster developments of single-family detached or attached

		units are proposed, recreational facilities (such as swim clubs, pedestrian parks, town squares, etc.) may be required within the neighborhood planning area as determined during the SPA planning process.
MH	Medium high density residential	This category includes multi-family units such as small-lot detached homes, townhomes, garden apartments and stacked flats, including flats over commercial. Densities within the range of 11 to 18 dwelling units per acre are appropriate. Mobile homes are also included in this category.
Symbol	Category	Uses
H	High Density Residential	This category includes multi-family units such as townhomes, garden apartments and stacked flats. Densities within the range of 18 to 27 dwelling units per acre are appropriate. The High Density Residential category generally corresponds with the General Plan residential land use designations for the High (H) (18-27 du/ac) range
MU	Mixed Use	<p>The most critical organizational element of village cores are mixed use areas. Mixed land uses concentrate commercial and residential activities closer together in order to stimulate pedestrian activity. The creative mixing of commercial and residential uses enhances community interaction and discourages multiple auto trips. The mixed use development category is a combination of commercial and residential uses, befitting an energetic town-like environment. The Mixed Use category promotes innovation and economic service to the village, therefore there is flexibility in the development standards and the zoning districts are defined at the SPA level.</p> <p>The residential land use density ranges that are permitted within the Mixed Use category generally correspond with the General Plan land use designations for the Mixed Use Residential (28 – 45 du/ac), and the residential land use designations for the High (H) (18-27 du/ac) range and the Medium High (MH) (11-18 du/ac) range, so the appropriate Mixed Use residential densities are within the 11– 45 du/ac range.* For more details on Mixed Use Village Core/Town Center residential policies, see Part II, Chapter 1, Section D.</p>
MUC	Mixed Use Commercial	This designation provides for a mixture of office and retail commercial uses, where residential land uses are prohibited. This category is intended to provide for office employment land uses and support services for nearby residential uses.

TC	Town Center	<p>This designation establishes Town Centers (TC) that allow for higher density housing, office, retail and other commercial developments than allowed in traditional village cores, utilizing a more extensive grid street system, which promotes direct access for pedestrians, cyclists and motorists from the surrounding village developments. The Town Center concept maintains the ¼ -mile walk pedestrian-shed radius that contains the number of households needed to support viable public transit stops or stations. A unique road arterial (“Town Center Arterial”) is a major feature of the Town Center. This arterial is designed to accommodate pedestrian-oriented development based on larger dwelling unit quantities and higher densities.</p> <p>Transit stops or stations serving the future expansion of transit technology will be the centerpiece for Town Centers in Otay Ranch. Town Center policies will require transit-oriented densities and permit a gradual reduction in multi-family and single-family densities farther away from the Town Center. Appropriate Town Center residential densities are within the 18-45 du/ac range.</p>
EUC	Eastern Urban Center	<p>This designation indicates a regional center comprised of local and regional shopping opportunities and office and employment uses configured up to 15 stories. Visitor Commercial such as transit lodging, hotel, motels, commercial recreation and other retail are allowed. High density residential, including high rise residential is also an essential part of the EUC.</p>
FC	Freeway Commercial	<p>This designation includes two planning areas:</p> <p>(1) the southern portion (Freeway Commercial South, or FC-1) includes regional land uses which require an automobile orientation near regional transportation systems. Expected uses include thoroughfare commercial, visitor commercial, and regionally oriented retail commercial. and</p> <p>(2) the northern portion (Freeway Commercial North, or FC-2) land uses are envisioned to include hotels and high density residential with ancillary commercial in a mixed-use urban character setting that includes an urban park.</p>
RTP	Regional Technology Park	<p>This designation applies the Regional Technology Park (RTP) land use designation that is intended to be a large, master-planned business park that integrates with research and development activities with and high tech manufacturing along with the administrative and office space associated with such a facility as well as other light Industrial uses integrated with University uses. It accommodates new research institutions, industries and businesses able to capitalize upon the research activities of the adjacent University Campus and University Village allowed in the UI District. The RTP accommodates a limited amount of</p>

		supporting retail, service, professional office, and finance businesses and is able to provide services and amenities that provide a high quality work environment.
I	Industrial	This category includes light manufacturing, warehousing, flexible use buildings and public utilities. Very limited amounts of restaurant and office oriented commercial are also permitted. Village Three and Planning Area 18 are identified in the Otay Ranch to contain Industrial land uses
P/QP	Public/ Quasi Public	This includes public uses such as schools, sewerage treatment plants, utility yards, corporate yards, etc.
CP/P	Community Park/Park	This overlay designation indicates the approximate location of Community Parks (CP) and Neighborhood Parks (P). These facilities to be fixed in location at the SPA level.
U	University	The area indicated on the GDP/SRP Land Use Map as the University Site is intended to accommodate the development of a full service, four year higher educational institution(s), including supporting facilities and faculty and staff housing. The university may be a traditional campus focusing on four-year undergraduate degrees and masters programs, or a major research university that provides undergraduate, masters, professional, and doctoral programs. It may also be a multi-institutional teaching center or university center that consists of a consortium of colleges, universities, and/or research institutes that share campus land and facilities.
PR	Park & Ride	This area is designated for parking and intermodal transfers from and to buses, trolley and automobiles.
GC	Golf Courses	This category includes areas intended for use as golf course and golf course associated uses. See Part II, Chapter 1, Section F, Villages 13 and 14 for more details.
OS	Open Space	These areas include Management Preserve, open space, regional park, and open space district areas. No dwelling units are allocated to these areas. See Chapter 4, Parks & Open Space, for more details.
LDA	Limited Development Area	An open space easement will cover the areas designated as 'Limited Development Area' (LDA). These areas will be refined at the SPA level. Exact edge locations will vary depending primarily on slope and location of significant vegetation. Overall open space acreage cannot be reduced at the SPA level during refinement. These areas will be left as natural open space with the exception that roads and

		<p>utilities are anticipated to cross or lie within these areas. The placement of roads and utilities in these areas should minimize disturbance by crossing perpendicular through the easement. Roadways and utilities should not follow canyon bottoms. 'Limited Development Areas' may be included within private lots but would have the following set of restrictions. Removal of native vegetation would be prohibited except as necessary for construction of roads and utilities. There would be no buildings or other structures, agriculture, landscaping, livestock, grazing, horses, trash disposal or fences allowed within these areas. Brushing for fire control zones would conform to the local fire district regulations.</p>
SCC/ CC	Specialty Conference Center / Com,munity Center	This is the designation ascribed to the Otay Ranch House indicating the intent to preserve some level of public use of the facility
R	Resort	This category includes mixed use and resort oriented development such as village commercial, recreation, theaters, restaurants, and hotel oriented commercial, recreation and conference facilities.
SRSA	Sensitive Resource Study Area	This category is a designation indicating the potential presence of sensitive resources such as vernal pools and native grasslands. Upon completion of additional study at the SPA level, this designation may be reconfigured or eliminated based on the studies and/or proposed mitigation, without the need for a GPA or GDP amendment. Those areas without resources may be developed to the resort land use. Those areas identified SRSA will be preserved.

* 45 du/ac is the appropriate gross density maximum for the Mixed Use designation in the Otay Ranch. Higher mixed use gross densities (45 – 60 du/ac) have been designated for the Eastern Urban Center (EUC).

Exhibit 18a – Existing Overall Project Summary Table

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

Overall Project Summary Table

Exhibit 18a – Proposed Overall Project Summary Table

Overall Project Summary															
Parcel	Dwelling Units			Acreage										Approx. Pop.	
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Otay Valley Parcel	10,856	23,755	34,611	3,201.6	253.7	116.6	230.5	201.6	8.3	423.9	267.7	4,052.5	692.7	9,449	99,336
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Overall Project Summary Table

Section C(1)(a)

a. Otay Valley Parcel

The Otay Valley Parcel is the most urban of the three Otay Ranch parcels. The land use plan provides continuity to adjacent developed areas, while creating a unique character. At build-out, this parcel will provide a maximum¹ of 34,611 dwelling units, accommodating approximately ~~99,234~~ 99,336 residents.

The major components of the land use plan for the Otay Valley Parcel include:

- Ten urban villages, with village cores which include mixed use areas, neighborhood parks, and elementary schools.
- A circulation system which includes a planned highway (SR-125), Transit routes, and a system of regional arterials.
- A pedestrian trail system that features a network of trails for walking, bicycles, equestrian travel and potential use of low-speed/neighborhood vehicles utilizing facilities such as neighborhood paseos, the “village pathway”, pedestrian bridges and regional trails providing linkages to the Otay Ranch Village Greenway and the Chula Vista Greenbelt.
- Highest intensity uses along SR-125, including the EUC, more intense urban villages, and freeway commercial areas.
- Industrial uses on the western edge adjacent to existing business park uses and the Otay Landfill, and at the southern edge adjacent to planned industrial uses on the Otay Mesa.
- A university site located on the southeastern portion of the parcel, south of Hunte Parkway, adjacent to Villages Nine and Ten.
- The Eastern Urban Center with regional services and activities, and the highest residential intensities.
- The Otay Valley Regional Park (a portion of the overall regional park currently being planned for the entire length of the Otay River Valley).
- The Otay Valley Parcel land use table below shows the distribution of land use categories.

¹ The DU number reflects all residential development on the Otay Valley Parcel excluding the University/RTP site, however, a portion of Village Nine and Village Ten have a secondary land use designation of residential which are not included in the maximum DU.

Exhibit 19 Existing Otay Valley Parcel Land Use Table

Otay Valley Parcel															
Village	Dwelling Units			Acreage											Approx. Pop.
	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch Ac.	C'ml. Ac.	Office Ac.	Ind. Ac.	Uni. Ac.	Open Sp.	Art. Ac.	Total Ac.	
Village 1	2,454	1,522	3,976	703.2	23.1	13.4	10.0	6.3	-	-	-	264.8	46.5	1,067.3	11,734
Village 2	604	3,941	4,545	346.0	24.0	12.6	19.8	+	-	82.5	-	226.3	63.5	774.7	14,726
Village 3	880	717	1,597	149.5	8.1	4.3	8.3	+	8.3	40.6	-	129.5	19.8	368.4	5,174
Village 4	176	277	453	68.3	56.8	1.8	-	-	-	-	-	233.4	11.4	371.8	1,296
Village 5	1,263	1,550	2,813	370.7	16.6	11.3	10.0	2.0	-	-	-	70.4	15.4	496.4	7,995
Village 6	941	1,497	2,438	282.0	7.6	13.7	10.0	***	-	-	-	22.0	58.3	393.6	6,830
Village 7	1,008	448	1,456	234.3	9.3	6.3	60.0	7.2	-	-	-	38.8	17.1	373.0	4,369
Village 8	1,564	4,046	5,610	356.0	35.2	10.0	42.4	* +	-	-	-	52.7	40.0	536.3	15,646
Village 9	266	3,734	4,000	177.4	27.5	5.0	19.8	*	-	-	41.3	6.8	26.1	303.9	10,519
Portion of University/Village 9 (Alternative)**	68	93	161	23.2	0.9	0.6	0.9	0.8	-	-	-	12.4	2.5	41.3	454
University/RTP	-	-	-	-	-	-	-	-	-	85.0	238.0	-	-	323.0	-
Village 10	695	1,045	1,740	113.1	7.6	4.3	9.2	-	-	-	-	16.5	-	150.7	5,010
Portion of University (Alternative)****	291	213	504	71.7	10.4	2.1	8.3	2.2	-	-	-	26.1	7.8	128.6	1,475
Village 11	1,005	1,385	2,390	306.7	10.0	9.4	35.0	10.0	-	-	-	51.4	66.5	489.0	6,749
Plng. Area 12	-	3,593	3,593	94.4	27.9	12.9	6.0	161.1	-	-	-	2.8	71.0	376.1	9,288
Plng. Area 18	-	-	-	-	-	-	-	-	-	215.8	-	-	-	215.8	-
Plng. Area 20	-	-	-	-	-	-	-	15.0	-	-	-	188.0	6.0	209.0	-
Open Space++	-	-	-	-	-	-	-	-	-	-	-	2,729.4	-	2,729.4	-
SR-125	-	-	-	-	-	-	-	-	-	-	-	-	182.0	182.0	-
Public	-	-	-	-	-	-	-	-	-	-	-	19.6	-	19.6	-
Arterial	-	-	-	-	-	-	-	-	-	-	-	-	69.1	69.1	-
Total:	10,856	23,755	34,611	3,201.6	253.7	105.0	230.5	201.6	8.3	423.9	279.3	4,052.5	692.7	9,449	99,336
+ Commercial development may occur vertically or horizontally within Village 2 (up to 130,000 square feet), Village 3 (20,000 square feet), Village 8 East (20,000 square feet); therefore, actual acreage within each land use will be determined at final map.															
* 1,800,000 square feet of commercial may occur vertically or horizontally within Village 8 West and Village 9; therefore, actual acreage within each land use will be determined at final map.															
** Portion of University/Village 9 has a primary land use designation of University and a secondary land use of residential. The secondary land use is not included in the total.															
*** Commercial included as component of residential acreage.															
**** Portion of University has a primary land use designation of University and a secondary land use of residential. The secondary land use is not included in the total.															
++ Open Space includes open space preserve, undevelopable land, streets, and right-of-way.															

Exhibit 19 Proposed Otay Valley Parcel Land Use Table

Otay Valley Parcel															
Village	Dwelling Units			Acreage											Approx. Pop.
	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch Ac.	C'ml. Ac.	Office Ac.	Ind. Ac.	Uni. Ac.	Open Sp.	Art. Ac.	Total Ac.	
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Village 3	880	717	1,597	149.5	8.1	4.3	8.3	+	8.3	40.6	-	129.5	19.8	368.4	5,174
Village 4	176	277	453	68.3	56.8	1.8	-	-	-	-	-	233.4	11.4	371.8	1,296
Village 5	1,263	1,550	2,813	370.7	16.6	11.3	10.0	2.0	-	-	-	70.4	15.4	496.4	7,995
Village 6	941	1,497	2,438	282.0	7.6	13.7	10.0	***	-	-	-	22.0	58.3	393.6	6,830
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Village 9	266	3,734	4,000	177.4	27.5	5.0	19.8	*	-	-	-	6.8	26.1	262.6	10,519
Planning Area 10 (University/RIP)	-	-	-	-	-	11.6****	-	-	-	85.0	267.7	-	-	364.3	-
Portion of Planning Area 10 (University/RIP) Alternative**	359	306	665	94.9	11.2	2.7	9.2	3.0	-	-	-	38.5	10.3	169.8	1,929
Village 10	695	1,045	1,740	113.1	7.6	4.3	9.2	-	-	-	-	16.5	-	150.7	5,010
Village 11	1,005	1,385	2,390	306.7	10.0	9.4	35.0	10.0	-	-	-	51.4	66.5	489.0	6,749
Plng. Area 12	-	3,593	3,593	94.4	27.9	12.9	6.0	161.1	-	-	-	2.8	71.0	376.1	9,288
Planning Area 18	-	-	-	-	-	-	-	-	-	215.8	-	-	-	215.8	-
Planning Area 20	-	-	-	-	-	-	-	15.0	-	-	-	188.0	6.0	209.0	-
Open Space++	-	-	-	-	-	-	-	-	-	-	-	2,729.4	-	2,729.4	-
SR-125	-	-	-	-	-	-	-	-	-	-	-	-	182.0	182.0	-
Public	-	-	-	-	-	-	-	-	-	-	-	19.6	-	19.6	-
Arterial	-	-	-	-	-	-	-	-	-	-	-	-	69.1	69.1	-
Total:	10,856	23,755	34,611	3,201.6	253.7	116.6	230.5	201.6	8.3	423.9	267.7	4,052.5	692.7	9,449	99,336
+ Commercial development may occur vertically or horizontally within Village 2 (up to 130,000 square feet), Village 3 (20,000 square feet), Village 8 East (20,000 square feet); therefore, actual acreage within each land use will be determined at final map.															
* 1,800,000 square feet of commercial may occur vertically or horizontally within Village 8 West and Village 9; therefore, actual acreage within each land use will be determined at final map.															
** Portion of Planning Area 10 has a primary land use designation of University and a secondary land use of urban village (residential). The secondary land use is not included in the total.															
*** Commercial included as component of residential acreage.															
**** 11.6 acre SDG&E substation.															
++ Open Space includes open space preserve, undevelopable land, streets, and right-of-way.															

Section (C)(2)

2. **Components of the Land Use Plan**

The overall pattern of land uses within Otay Ranch is defined by the following major elements:

- Villages and Rural Estate Areas
- Area Around the Lakes
- Eastern Urban Center (EUC)
- Industrial/Business Park/Freeway Commercial
- University /Regional Technology Park (RTP)
- Open Space and Environmental Resources
- Parks
- Mobility System

a. *Villages and Rural Estate Areas*

A pattern of villages is proposed throughout most of the Otay Ranch. The Otay Ranch villages concentrate both higher intensity land uses and "people activities" toward the village core, with densities generally decreasing away from the core area. This organization of land uses promotes pedestrian travel internally and supports transit opportunities for external trips. The design creates a sense of community within each village by attracting residents to the village core for social, commuting, public service and shopping activities. Residential neighborhoods surround the village core and connect to it by pedestrian and circulation systems. This encourages internal, non-vehicular trips. The purpose of the village design is to provide an efficient and comfortable living environment for its residents. (Section D, Land Use Design, Character, and Policies, focuses on the village concept.)

Otay Ranch contains urban villages, specialty villages and rural estates areas:

- Urban Villages:** These villages are located within the Otay Valley Parcel, adjacent to existing urban areas. These villages are transit-oriented, with higher densities and mixed uses in village cores or Town Centers. An emphasis is placed on providing alternatives to the automobile, including transit (bus and bus rapid-transit), alternative transportation low speed/neighborhood electric vehicles, and pedestrian and bicycle facilities. Villages One, Two, Three, Five, Six, Seven, Eight, Nine, Ten and Eleven are urban villages. Each urban village has man-made or natural features or other amenities which provide a unique focus or specialty to create a sense of identity.

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Otay Ranch Village Types, Rural Estate and Planning Areas

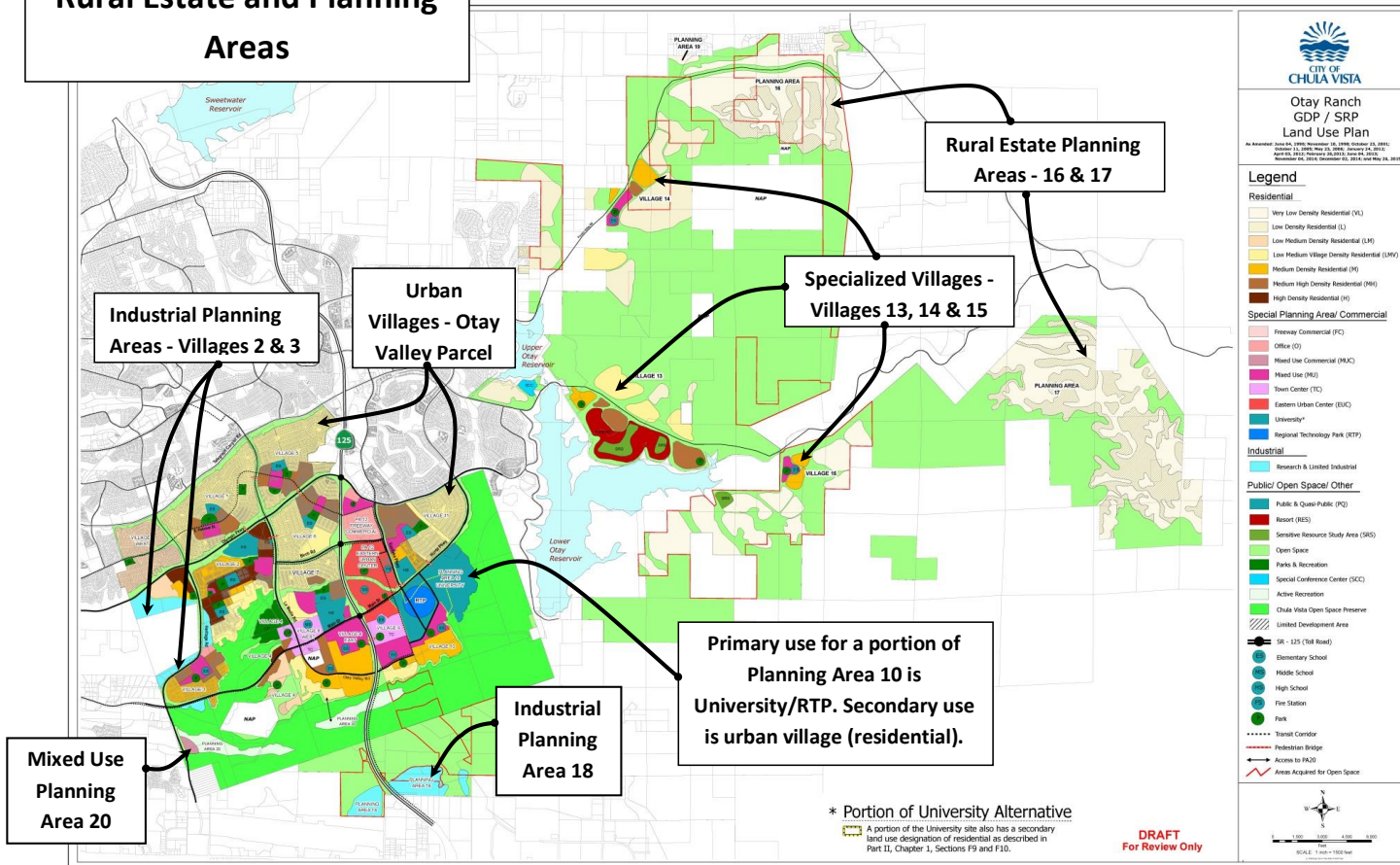


Exhibit 25 Otay Ranch Village Types & Rural Estate Areas

Section D (4)& (5)

4. University

As part of the Otay Ranch General Development Plan approval in 1993, a university was envisioned as the primary land use for a portion of Village Nine and Planning Area Ten. For nearly 20 years, the City of Chula Vista has continued to pursue the vision of an institution(s) of higher education within the corporate limits. To date, progress has been made through the acquisition of approximately 518 acres of land for university development and as an open space buffer as part of the Otay Ranch Preserve.

Recognizing the need for viable employment lands, the City's updated General Plan (2005) called for a Regional Technology Park (RTP) use in conjunction with a university. It is the intent of this GDP/SRP to reserve the land designated as University and RTP.

~~Since January 2006, the City has been working with key area landowners to develop a land plan that would work for property owners and meet the goals and policies of the General Plan and the Otay Ranch General Development Plan. In the spring of 2008, the City and the landowners entered into Land Offer Agreements (LOAs). The LOAs provide the City with an opportunity to obtain the land necessary for the development of the University and RTP by providing certain considerations in conjunction with future entitlements for Otay Ranch Villages Three, Four, Eight, Nine, and Ten. The acquisitions of the University and RTP sites, and necessary mitigation acreage will be a major step forward in achieving the City's General Plan goals. The current schedule anticipates the final land acquisition to be completed in 2014.~~

The GDP/SRP Land Use Map delineates the location for a University Campus within Planning Area 10 and a portion of Village Nine adjacent to the EUC. Village Nine is also envisioned to include a university village. The university village, together with the EUC, will provide university related retail, service, and cultural centers. A separate, smaller area for university related uses is designated east of Salt Creek and west of Wueste Rd. It is envisioned that this higher education institution will consist of a multi-institutional center or a traditional University Campus with a relationship to a RTP. The RTP is envisioned as a research and technology-oriented, light industrial business park.

University Policies

- ~~A portion of Village Nine is designated as the~~ University and RTP ~~has with~~ a secondary land use designation for village purposes as described in Part II, Chapter 1, Sections F9 and F10. The property within Village 9 designated as University may be developed for said secondary land uses only upon the following: the repurchase of said land in accordance with the terms of that certain Land Offer Agreement, dated April 17, 2008, entered into between the City of Chula Vista and Otay Land Company and the recordation of the transfer of the fee interest in accordance with said repurchase.
- A portion of Planning Area 10 adjacent to Village Ten has a secondary village land use. This portion of Planning Area 10 may be developed for said secondary land uses only upon the following: the repurchase of said land in accordance with the terms of that certain Land Offer Agreement, dated July 8, 2014, entered into between the City of Chula Vista and State Street Bank, LCRE V and the recordation of the transfer of the fee interest in accordance with said repurchase.
- Develop a University Campus plan to supply at least 30 percent of the student housing needs, and 20 percent of graduate student and faculty/staff housing needs. Provision of

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this housing may be met through collaboration between the university and private ownership interests.

- Provide within the University Campus opportunities to develop new research institutions, industries, and businesses that capitalize upon and complement the intellectual capital and research activities of the adjacent RTP.
- Individual research institutes that may be developed with a Multi-Institutional Teaching Center (MITC) or traditional university may be distributed throughout the University site and/or as an interface with the Village Nine Town Center, RTP or EUC.
- Integrate the University Campus land planning and circulation/infrastructure planning with the High Tech high school, middle school, and elementary school campus that is located within the University and RTP land planning acreage.
- Integrate the University Campus land planning, circulation, and infrastructure planning with surrounding parklands; cultural and community facilities; libraries; and comparable uses that will be located within the EUC and Village Nine, which has been designated as the University Village, to support the University and RTP land uses.
- The University and RTP site planning and buildings shall be linked and unified through a system of plazas/quads; pathways; transportation corridors; recreational areas, and open spaces.
- Vehicular parking within the University and RTP site shall be minimized. Parking areas and shall not be located within the core of the University Campus or on the campus edge adjacent Village Nine where the regional transit line is to be located, or Village Ten.

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5. Regional Technology Park (RTP)

The RTP will be a large, master-planned business park or parks that provides for high quality science, advanced technology and manufacturing type development. The RTP will allow research and development uses with some limited light industrial uses. The RTP will accommodate new research institutions, industries and businesses able to stimulate and/or capitalize upon the research activities of the nearby University Campus. The RTP may include a limited amount of supporting convenience and professional office that provide services and amenities in support of a high quality work environment; however, given the limited amount of RTP area these uses should primarily be located in the adjoining Village Nine and/or EUC area.

RTP Policies:

- Develop the RTP adjacent to integrated with the University Campus and the Village Nine Town Center; ~~but provide as a~~ with distinctly identifiable and high-quality campus environment, with unifying streetscapes; landscapes; architectural character; signage; lighting; and similar elements.
- Promote research and development uses utilizing development and land use controls and standards provided in the SPA Plans for the University and RTP to encourage high technology uses and industries as outlined in the Strategic Framework Policies.
- Proactively attract the development of incubator industries and research institutions that may be induced by the presence of a University Campus, or conversely, that may stimulate ongoing University development.
- Allow ancillary professional office and limited service businesses as secondary uses where such uses are necessary to support the primary research and development and light manufacturing uses. These secondary uses should not compete with adjoining areas such as the Village Nine Town Center and the EUC that are intended as the preferred location for these support uses.
- Locate accessory uses, such as daycare facilities; health clubs/spas; parklands; and other uses that support the workplace within the surrounding University Campus, Village Nine

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Town Center, and the EUC ~~in order to maximize the availability of RTP land for the primary uses.~~

- ☐ ~~Locate and design the RTP so it is conveniently accessible to transit and pedestrian connections serving the University Campus, Village Nine, and the EUC. Provide vehicular accessibility to the RTP from SR-125 along Main Street/Hunte Parkway.~~
- ☐ ~~Locate portions of the RTP in proximity to the Village Nine Town Center to achieve visual continuity and pedestrian orientation so that workers in the RTP can access dining and other uses and amenities found within Village Nine Town Center.~~
- ☐ ~~Connect the RTP to surrounding open space parks, plazas, and other public amenities by providing connections with pedestrian/bike paths, and greenbelt trails.~~
- ☐ ~~Establish higher floor area ratios (FAR) to accommodate RTP uses in multi-story buildings in order to maximize limited land availability and to allow for building form transitions between Village Nine and the RTP. Locate parking at the rear of buildings to promote business visibility and a pedestrian-friendly environment.~~
- ☐ ~~The RTP may be comprised of non-contiguous areas ~~provided that any individual land component planning area is not less than 20 acres; however, the placement of the RTP at multiple locations shall be minimized within the University Campus.~~~~

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Section F(9)

Exhibit 54 – Existing Village 9 Land Use Table

Village Nine														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park***	CPF	Sch.**	C'ml.	Uni.	Open Sp.	Art.	Total	
LMV	105		105	3.7	28.1	4.7							32.8	350
M	161		161	10.6	15.2	2.9							18.1	536
EUC		1,912	1,912	39.6	48.3	3.6			*				51.9	4,933
TC		1,030	1,030	23.3	44.3	1.5	2.3	7.9	*				56.0	2,657
MU		792	792	19.1	41.5	14.8	2.7	11.9	*				70.9	2,043
UNIVERSITY ⁺										41.3			41.3	
OTHER											6.8	26.1	32.9	
TOTAL	266	3,734	4,000	22.6	177.4	27.5	5.0	19.8	*	41.3	6.8	26.1	303.9	10,519

*1,500,000 square feet of commercial may occur vertically or horizontally; therefore, actual acreage within each land use will be determined at final map.

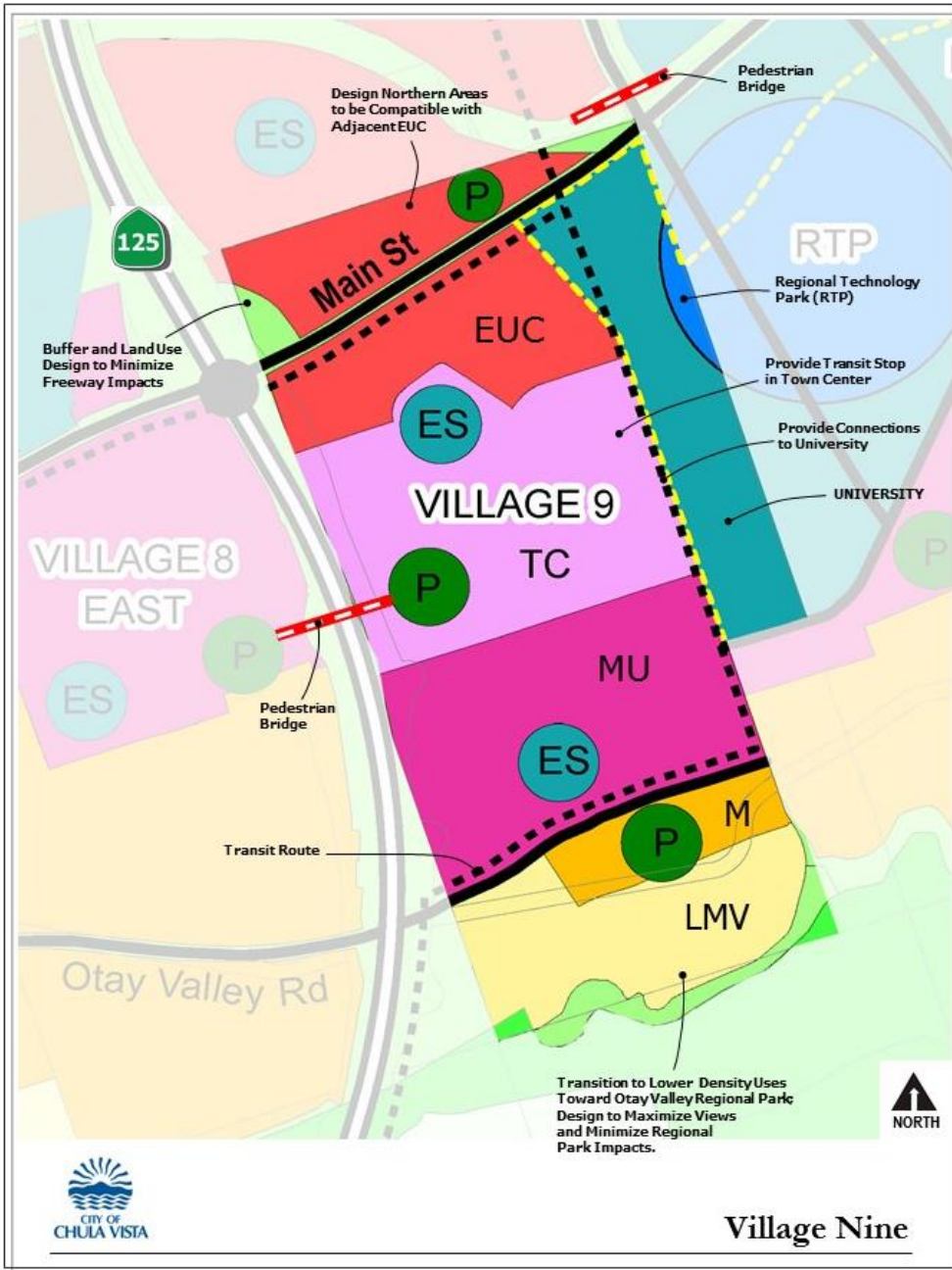
**School sites occur in the TC and MU land use. If any school site is not pursued by the school district, the site will revert to Mixed Use or Town Center.

*** Part of park acreage requirements have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

Exhibit 54 – Proposed Village 9 Land Use Table

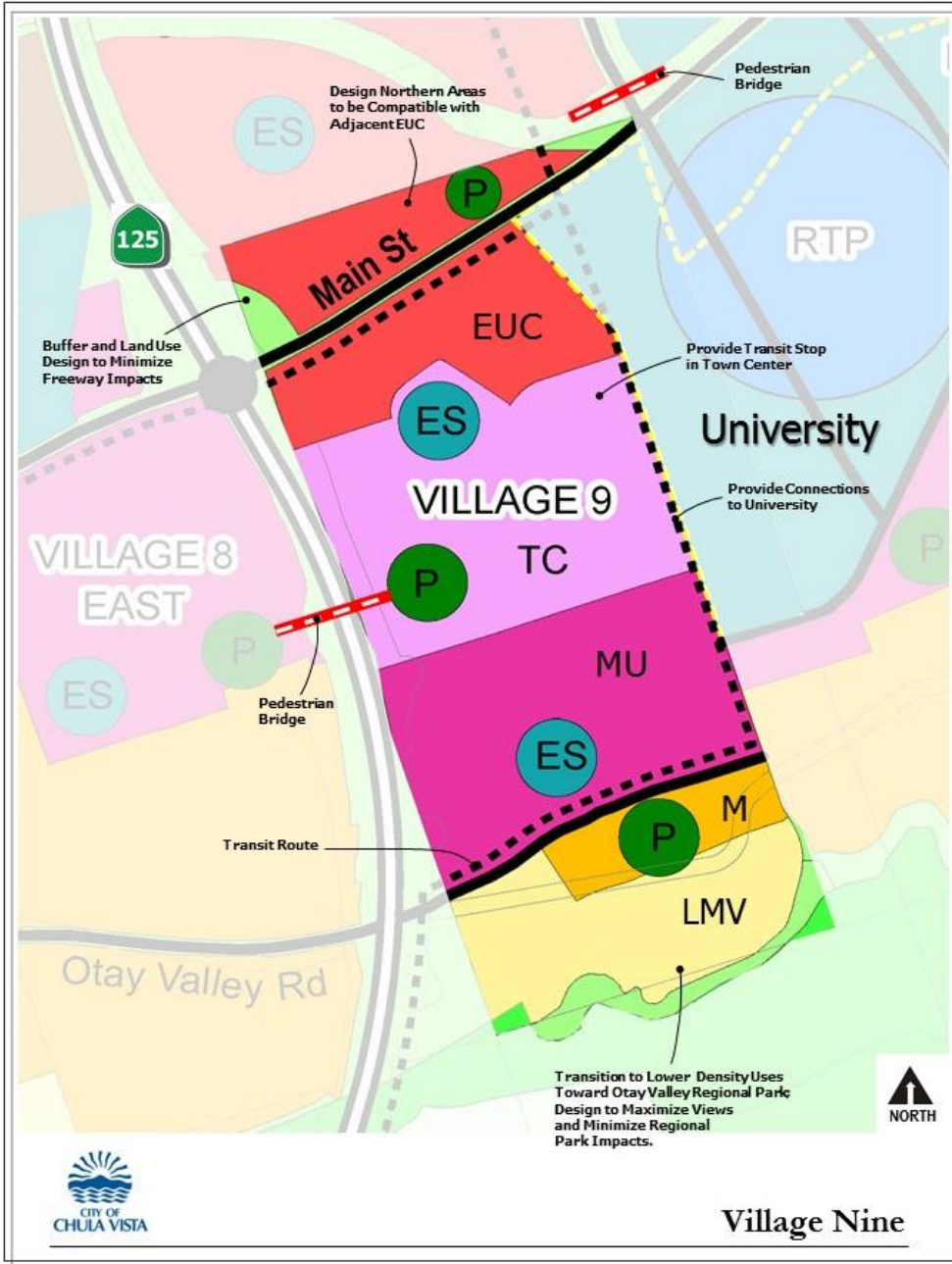
Village Nine														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park***	CPF	Sch.**	C'ml.	Ind.	Open Sp.	Art.	Total	
LMV	105		105	3.7	28.1	4.7							32.8	350
M	161		161	10.6	15.2	2.9							18.1	536
EUC		1,912	1,912	39.6	48.3	3.6			*				51.9	4,933
TC		1,030	1,030	23.3	44.3	1.5	2.3	7.9	*				56.0	2,657
MU		792	792	19.1	41.5	14.8	2.7	11.9	*				70.9	2,043
OTHER											6.8	26.1	32.9	
TOTAL	266	3,734	4,000	22.6	177.4	27.5	5.0	19.8	*		6.8	26.1	262.6	10,519
*1,500,000 square feet of commercial may occur vertically or horizontally; therefore, actual acreage within each land use will be determined at final map.														
**School sites occur in the TC and MU land use. If any school site is not pursued by the school district, the site will revert to Mixed Use or Town Center.														
*** Part of park acreage requirements have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.														

Exhibit 55 - Existing Village 9 Land Use Plan



Village Nine

Exhibit 55 – Proposed Village 9 Land Use Plan



Section F(10)

10. **Planning Area 10 (University and Regional Technology Park)**

a. *Planning Area 10 Setting*

Planning Area 10 is approximately ~~323~~ 364.3 acres located in the eastern portion of the Otay Valley Parcel, east of Village Nine, south of Village Eleven and the Eastern Urban Center, north of Village Ten and east of Salt Creek. The site is characterized by a broad mesa with slopes along the eastern boundary leading down to Salt Creek.

Open Space and Habitat: Planning Area 10 is located adjacent to the steep slopes and habitat of Salt Creek.

Land Use: Planning Area 10 is located on the eastern edge of the Otay Valley Parcel. This site is surrounded by vacant farm land and native habitat. Surrounding uses include a town center and mixed uses in Village Nine, residential uses in Village Ten to the south and Villages Eleven to the north, the Eastern Urban Center to the northwest, and the U.S. Olympic Training Center across Salt Creek to the east. Lower Otay Lake lies to the east across the ridge which borders the Salt Creek corridor.

Visual: Scenic values extend along Salt Creek. Planning Area 10 contains views to Rock Mountain and the Otay River Valley, and more distant views of the San Ysidro Mountains to the east.

Relationship to Other Otay Ranch Villages: Planning Area 10 is located southeast of the Eastern Urban Center. Village Eleven is located to the north, Village Ten is located to the south and Village Nine is located to the west.

b. *Portion of Planning Area 10 Description*

The primary land uses for Planning Area 10 are composed of two component parts, a University site and a Regional Technology Park (RTP). The University and RTP are described in Part II, Chapter 1, Section D4.

The intent of the GDP is to reserve a site for a full scale university within the Otay Ranch. The GDP reserves the land for a university for a period of time dependent on the phasing.

The secondary land uses for Planning Area 10, as depicted in Exhibits ~~55b and 56b~~ 59, may be developed for said secondary land uses in accordance with the provisions of the LOAs between the City and OLC and SSBT, LCRE V.

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c. *Planning Area 10 Policies*

Planning Area Character Policies:

Planning Area 10 character should be guided by the following qualities:

- Location adjacent to the Salt Creek corridor.
- High intensity of the area land uses.
- Complementary relationship and compatibility with the Eastern Urban Center, especially its residential component.
- Views to Rock Mountain, the Otay River Valley, and the San Ysidro Mountains to the east.

Planning Area 10 Core Policies:

- The Planning Area core should be located near the western Planning Area 10 boundary in order to provide some community services for the residents of the Eastern Urban Center and to ~~complement~~ complement the Village Nine Town Center.

Parks and Open Space Policies:

- The following policies shall guide the design of open spaces in Planning Area 10:
 - Natural open space areas adjacent to the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots, where feasible.
 - Natural open space character along the canyon shall be based upon the concepts developed in the Overall Ranch Design Plan and refined in the Design Plan for this Planning Area.
 - Setbacks and landscaping shall be provided along Main Street/Hunte Parkway in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
 - Pedestrian trails and walkways shall link Planning Area 10 with the Otay Valley Regional Park.

Other Planning Area 10 Policies:

- Contour grading shall be required adjacent to Salt Creek. Landform grading guidelines shall be developed as part of the Overall Ranch Design Plan and will be further refined in the Design Plan at the SPA level.
- Design guidelines which address the visual quality of development adjacent to Salt Creek shall be included in the Overall Ranch Design Plan, and further refined in the Design Plan for Planning Area 10.
- The Planning Area 10 SPA Plan shall include provisions for locating transit routes and transit stops adjacent to and within the district, where feasible. The SPA Plan shall be conditioned for dedication at the Tentative Map level, as applicable.

Exhibit 58a – Existing Planning Area 10 (University/RTP) Land Use Table

Planning Area 10 (University/RTP)*															
Use	Dwelling Units				Acreage										Approx. Pop.
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	Ind.	Uni.	Open Sp.	Art.	Total	
RTP										85.0				85.0	
UNIVERSITY											226.4			226.4	
PUBLIC/QUASI PUBLIC											11.6			11.6	
TOTAL										85.0	238.0			323.0	

*Portion of Planning Area 10 has a primary land use designation of University, as depicted in this table, and a secondary land use designation of urban village (residential) as depicted in the next table.

Exhibit 58a - Proposed Planning Area 10 (University/RTP) Land Use Table

Planning Area 10 (University/RTP)*														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	Ind.	Uni.	Open Sp.	Art.	
RTP										85.0				85.0
UNIVERSITY											267.7			267.7
PUBLIC/QUASI PUBLIC							11.6**							11.6
TOTAL							11.6			85.0	267.7			364.3

*Portion of Planning Area 10 has a primary land use designation of University, as depicted in this table, and a secondary land use designation of urban village (residential) as depicted in the next table.

**11.6 acre SDG&E substation.

Exhibit 59b - Proposed Portion of Planning Area 10 Alternative

Portion of Planning Area 10 (University/RTP) Alternative*														
Use ⁺⁺	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park**	CPF ⁺	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
L	30		30	2.0	14.9									14.9
LMV	265		265	4.9	55.4									55.4
M	64		64	9.0	7.1									7.1
MU						4.3	2.7		3.0					9.9
MH		306	306	17.5	17.5			9.2						26.7
CP						7.0								7.0
OTHER											38.5	10.3		48.8
TOTAL	359	306	665	7.0	94.9	11.2	2.7	9.2	3.0		38.5	10.3	169.8	1,929

*Portion of University has a secondary land use designation of residential as depicted in this table.

**Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

⁺ Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons.

⁺⁺ Estimates land use figures based on the ownership percentage of the Village.

Exhibit 59 – Existing Planning Area 10 (University/RTP) Land Use Plan

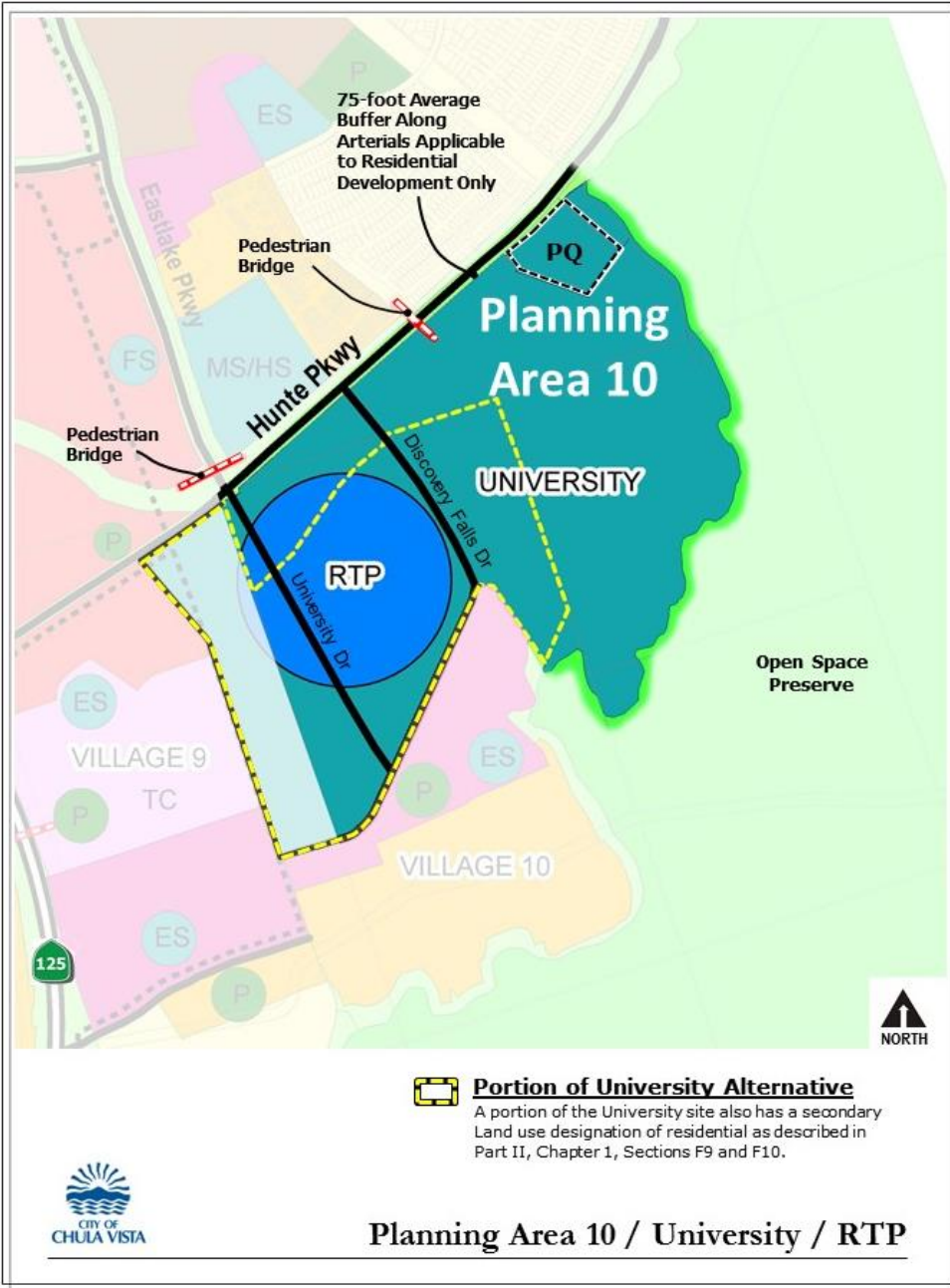
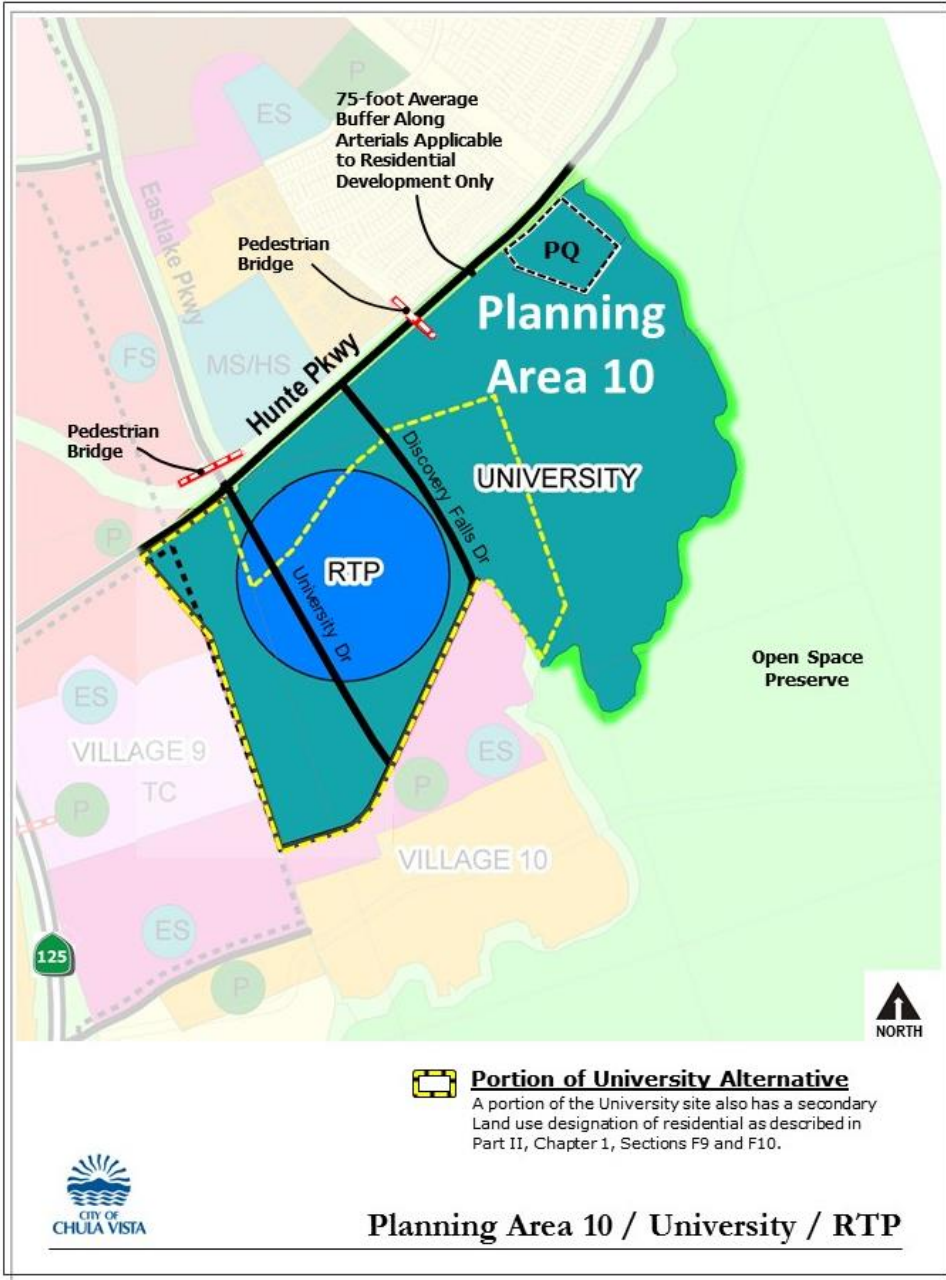


Exhibit 59 – Proposed Planning Area 10 (University/RTP) Land Use Plan



Portion of University Alternative

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



Planning Area 10 / University / RTP

Chapter 2, Section B, Circulation Element Arterial and Major Roads

Circulation Element Arterial and Major Roads

These roads typically provide for completion of the regional system. In this role, they are designed to operate at maximum efficiency, and provide for automobile and bus access to regional destinations, including freeways. They cross each other at intervals of three quarters of a mile or greater. Entry onto these roads, except at the EUC, Freeway Commercial and in Town Centers, is restricted to Village Entry Streets. The following streets/roads reflect ultimate widths, but widths may be reduced at the SPA level based on the SPA traffic analysis and in accordance with the phasing plan:

Road Name	From	To	Classification
Birch Road	La Media Road	SR-125	6 Lane Major
Birch Road	SR-125	EastLake Pkwy	4-6 Lane Prime
EastLake Pkwy.	Olympic Parkway	Hunte Parkway	6 Lane Major
Olympic Pkwy.	I-805	Hunte Parkway	6 Lane Prime
La Media/Otay Lakes Rd.	Telegraph Canyon Road	Main Street/Rock Mountain	6 Lane Prime
Otay Lakes Rd.	Hunte Parkway	Dulzura Crossing	6 Lane Prime
Main Street/Rock Mountain Road	I-805	Eastlake Parkway	6 Lane Major**,**
Otay Valley Road	Main Street/ Rock Mountain Road	Eastlake Parkway	4 Lane Major***
Hunte Parkway	EastLake Parkway	Olympic Parkway	6 Lane Prime
Heritage Road	Telegraph Canyon Rd.	Palm Ave.	6 Lane Prime
East Palomar St.	I-805	Heritage Road	4 Lane Major
Proctor Valley Road	SA 1150.1	Millar Ranch Road	4 Lane Major
Discovery Falls	Hunte Parkway	Village 9 Street B	4-lane Major
EastLake Parkway/ University Drive	Hunte Parkway	First intersection	4-lane Major
University Drive	First intersection	Discovery Falls	Class II Collector
4 lane town center arterials in Village Eight Town Center **6 lane gateway in Village Nine ***4 lane town center arterial in Village Eight West town center			

Policy: Provide a system that recognizes and is consistent with the adjacent circulation element roads.

Policy: Reduce Birch Road between SR 125 and Eastlake Parkway from 6 lanes to 4 lanes in order to match travel lanes to the Village entry street in Village 11 and provide a better pedestrian connection between the Freeway commercial and EUC.

Policy: Provide Town Center Arterials in Village Eight West and Nine that incorporate the use of couplets, spindles, or a grid street system to be determined on the

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SPA level as a mechanism for allowing arterial and major roadways to enter and pass through the center/interior of a village.

- Policy: Minimize impacts on adjacent residential and environmentally sensitive areas.
- Policy: Minimize impacts on unique landforms by designing with the natural terrain where possible when selecting alignments.
- Policy: Except in Town Centers, prohibit parking on arterial and major circulation element roads.
- Policy: Provide over/undercrossings linking villages where appropriate. These should accommodate pedestrians and bikes and low-speed electric vehicles.
- Policy: Provide bridges or culverts to allow for wildlife crossings where required by the Wildlife Corridor Study.
- Policy: Prohibit bisecting village cores with circulation element roads except in Town Centers.
- Policy: Except in Town Centers and the University, enhance traffic flow by minimizing the number of points of ingress and egress to villages from circulation element roads.
- Policy: Except in Town Centers, prohibit driveways along arterials for any residential or village commercial use and strictly limit driveways for freeway commercial and EUC uses.
- Policy: Design circulation element roads in accordance with Exhibits 78 through 93 except in the University.
- Policy: Design the village road systems to provide a hierarchy of streets and alternate routes connecting to the village core area.
- Policy: Design village roads for human rather than automobile scale while ensuring public safety in all cases.
- Policy: Traffic calming devices such as neck downs, bulb-outs and traffic circles shall be provided in each village and town center
- Policy: All streets shall be tree-lined, consistent with an overall village landscape plan.

Chapter 2, Section B, Street and Roads

Streets/Roads

Each village will provide a complex integrated system of roads, low-speed electric vehicles and bike paths, and pedestrian ways. The system is outlined below by individual road types that may be found in all villages except for the rural standard. However, the actual pattern of roads varies within each village in response to site features, circulation element roads, topography, land use organization, etc. Actual roadway configuration and standards will be set at the SPA level. The following is a description of how these roads are located functionally within the village setting. While circulation element roads must adhere to prescribed levels of service, these interior roads are permitted to operate at less than established LOS. This is done to further encourage use of alternative modes of transportation.

Town Center Arterial

Town Center Arterials serve the Town Centers by bringing arterial roadways into the town centers within a pedestrian oriented grid system of streets. These arterials provide for pedestrians, vehicles and transit in a walkable environment. Town Center Arterials are typically a pair of two lane one-way streets (couplets) providing a total of 4 lanes within a town center boundary. These roadways provide an equivalent capacity as a standard four lane arterial. Couplets allow for intergration of pedestrians by providing slower travel

speeds and narrower street width without reducing overall travel time through the Town Center.

Village Entry Streets

These divided roadways provide the "gateways" into the villages and are typically two lanes on each side of a median. They provide the primary ingress and egress from the village to arterials and/or major roads. One or more of these roads will visually focus on the village core/mixed use area. These roads extend from the Circulation Element Road to the Village Collector street, "alternate route" through the village. These roads always provide for pedestrian and alternate modes of transportation outside of the roadbed. In some villages these roads also reserve space for future transit.

- Policy: Village entry streets should incorporate medians and be landscaped to reinforce village character and identity except in the University.
- Policy: Direct driveway access shall be precluded on primary village, promenade, or collector streets except for commercial and multiple family parking areas.
- Policy: Selected streets should provide direct visual access to the village core.
- Policy: Design streets to give balance to the needs of the various modes of transportation using the street. Intersections should be designed to encourage pedestrian movement and reduce vehicle speed while ensuring public safety and providing for emergency vehicle access.

