Village Six SPA Plan

Otay Ranch - Chula Vista

GENERAL DEVELOPMENT PLAN EXCERPT

Village Six Sectional Planning Area (SPA)

Adopted January 22, 2002
By Resolution No. 2002-022

Amended October 11, 2005
By Resolution No. 2005-345

Amended June 4, 2013
By Resolution No. 2013-103

Project Sponsor

Contessa V6 LLC

16641 Scientific Way #250

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General Development Plan

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

6. *Village Six*

a. *Village Six Setting*

Village Six is comprised of approximately 394 acres located in the central portion of the Otay Valley Parcel, south of Poggi Canyon and east of the extension of La Media Road.

Open Space and Habitat: Village Six does not contain significant natural resources, as it has historically been used for agricultural purposes. The undulating slopes of eastern Poggi Canyon define the northern edge of the village.

Land Use: Village Six is located in the interior of the Otay Valley Parcel, surrounded by land used for agricultural purposes. The village is surrounded by Villages Five, Seven, and Two to the north, south, and west, and the Freeway Commercial site to the east, across SR-125. Village Six is located immediately west of the proposed SR-125.

Visual: Village Six contains distant views to the mountains to the east, southeast, and northeast. Scenic values exist along Poggi Canyon, an open space scenic corridor.

Relationship to Other Otay Ranch Villages: Village Six is intended to have a close relationship with Village Five, to the north, connected with light rail transit connection.

b. *Village Six Description – updated June 4, 2013*

Village Six is an urban village with a transit/rail line. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Six contains:

- A maximum of 941 single-family residential units
- A maximum of 1,497 multi-family residential units
- Build-out population of approximately 6,830
- A village core area containing:
  - Commercial uses in a mixed use setting
  - Public and community purpose facilities
  - A bus/rail line stop
  - An elementary school
  - Multi-family residential
  - A Town Square/Village Green/Main Street
  - Affordable Housing
  - Neighborhood Park

Village Six													
Use	Dwelling Units				Acreage								Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	Open Sp.	Art.	Total	
LMV	941		941	4.9	206.3		11.5					217.8	3,011
MU		206	206	30.7	6.7	7.6	2.2		***			16.5	527
MH		1,291	1,291	18.0	69.0			10.0				79.0	3,292
OTHER										22.0	58.3	80.3	
TOTAL	941	1,497	2,438	8.6	282.0	7.6	13.7	10.0	***	22.0	58.3	393.6	6,830

*Part of park acreage requirement 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.

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

***Commercial included as component of residential acreage.

Exhibit 48 Village Six Land Use Table -
Table amended June 4, 2013 per Council Resolution

c. *Village Six Policies*

Village Character Policies:

- The village character should be guided by the following qualities:
  - Location adjacent to Poggi Canyon, an open space scenic corridor.
  - Location along the proposed light rail transit route.
  - Views to the mountains on the east, southeast, and northeast.
  - Compatibility and linkage with Villages Two and Seven.
- Village Six shall promote uses and activities which encourage ridership, and services for transit users.

Village Core Policies:

- A trolley stop and/or station shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level in the village core.
- The number of homes identified for the village core is a minimum and may not be reduced.
- Some services for users outside the village may be provided in the village core.
- The village core shall be sited to ensure its separation from the regional uses in the Eastern Urban Center.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 19.0 acres of local parks in Village Six. To satisfy this requirement, 12.9 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

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

- Open space areas adjacent to Poggi Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Open space character along the canyon shall conform to landscape concepts developed at the SPA level and the guidelines established in the Overall Ranch Design Plan. Setbacks and landscaping shall be provided along East Orange Avenue in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- Potential SR-125 shall be considered in the placement of uses and buffers.
- A modest landscaped buffer shall be provided along the village edge, due to the absence of significant environmental constraints.
- Pedestrian links to other villages and the overall greenbelt, open space, and recreational systems shall be provided in Village Six.
- Lot lines and grading shall not extend into the open space scenic corridor along Poggi Canyon.

Other Village Six Policies

- Site planning shall minimize noise impacts and conflicts with SR-125.
- Right-of-way for a transit line shall be reserved at the SPA level and irrevocably offered for dedication at the Tentative Map level.
- Landform grading guidelines for the edge of Poggi Canyon shall be developed as part of the Village Design Plan at the SPA level. These specific guidelines shall be consistent with the definition and standards established in the Overall Ranch Design Plan.

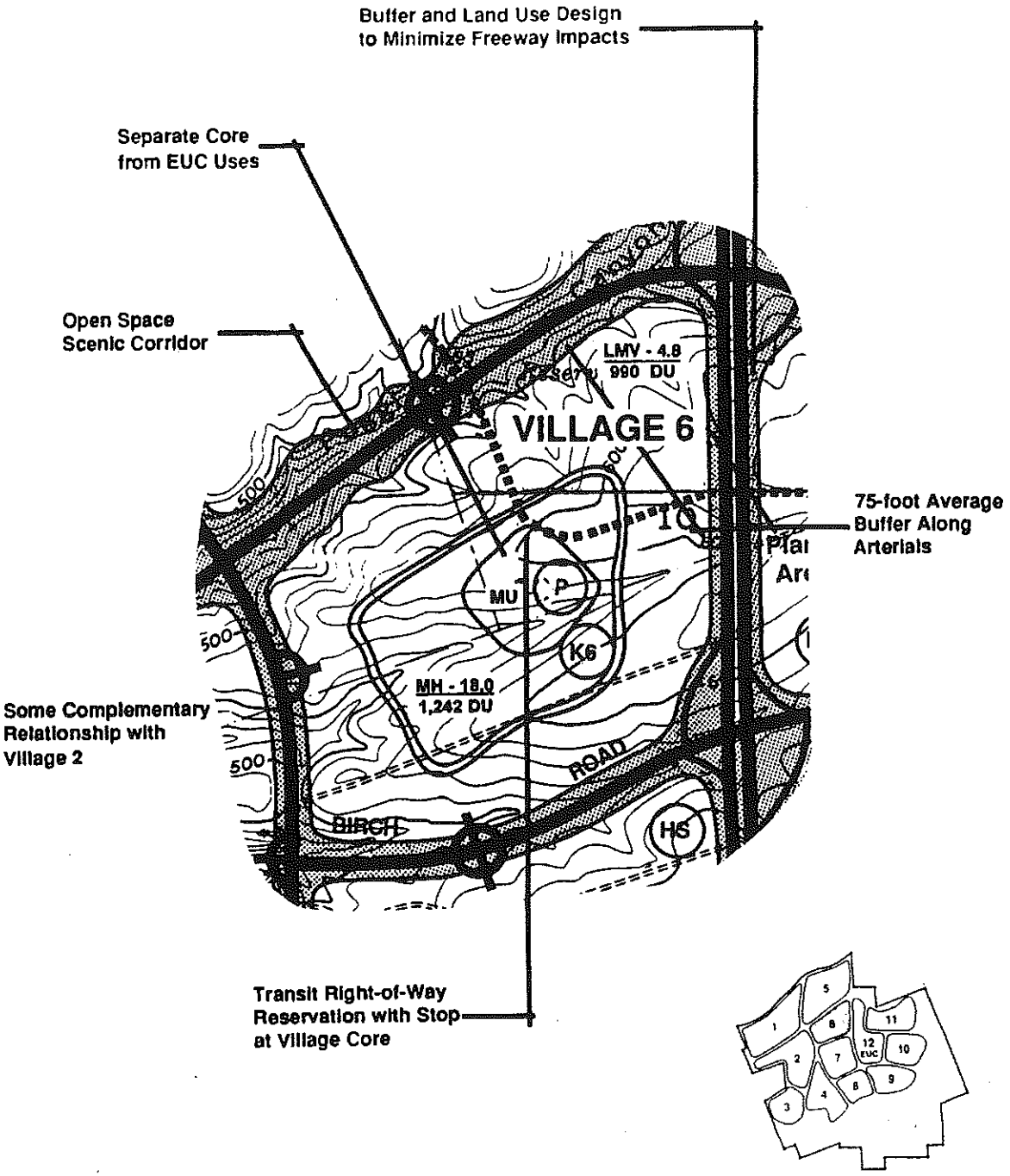

Exhibit 50 Village Six Land Use Map

SPA PLAN

Village Six Sectional Planning Area (SPA)
Otay Ranch GDP

Adopted January 22, 2002
By Resolution No. 2002-022

Amended October 11, 2005
By Resolution No. 2005-346

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SECTION II.2
SECTIONAL PLANNING AREA (SPA) PLAN

II.2.1 Introduction

II.2.1.1 Background, Scope and Purpose of the Plan

Otay Ranch Village Six represents the southward extension of the initial development approved in Otay Ranch Sectional Planning Area (SPA) One, containing Villages One and Five. It continues the village development pattern established in the Otay Ranch General Development Plan (GDP) and being implemented in the immediately adjacent Village Five neighborhood.

This SPA Plan refines and implements the land use plans, goals, objectives and policies of the Otay Ranch General Development Plan. This Plan addresses existing and planned land uses, public facilities, design criteria, circulation, parks and open space, for Otay Ranch Village Six. Preparation and approval of this SPA Plan is required by the Otay Ranch General Development Plan pursuant to Title 19, Zoning, of the Chula Vista Municipal Code. The objectives of this plan are to:

- Implement the goals, objectives and policies of the Chula Vista General Plan, particularly the Otay Ranch General Development Plan.
- Implement Chula Vista's Growth Management Program to ensure that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefitting from, the improvements.
- Foster development patterns which promote orderly growth and prevent urban sprawl.
- Maintain and enhance a sense of community identity within the City of Chula Vista and surrounding neighborhoods.
- Establish a pedestrian oriented village with an intense urban core to reduce reliance on the automobile and promote walking, and use of bicycles, buses and light rail transit.
- Promote synergistic uses between villages to balance activities, services and facilities.
- Accentuate the relationship of the land plan with its natural setting and the physical character of the region, and promote effective management of natural resources by concentrating development into less sensitive areas while preserving large contiguous open space areas with sensitive resources.
- Contribute to the unique Otay Ranch image and identity which differentiates Otay Ranch from other communities.
- Wisely manage limited physical resources.

- Implement development consistent with the provisions of the Otay Ranch resource conservation and management plans.

- Establish a land use and facility plan which assures village viability in consideration of existing and anticipated economic conditions.

This SPA Plan defines, in more detailed terms, the development parameters for the Otay Ranch Village Six SPA, including the land use mix, design criteria, primary circulation pattern, open space and recreation concept, and infrastructure requirements. Additionally, the character and form of the project will be implemented through a series of guidelines and development standards prescribed in the Otay Ranch Village Six Planned Community (PC) District Regulations, Village Six Design Plan and other associated regulatory documents (see Section II.2.1.7 for additional information).

The SPA plan, once approved, is the implementation tool of the General Development Plan. It establishes design criteria for the site and defines precisely the type and amount of development permitted. It establishes the City's standards for that development including open space provisions and major improvements to be constructed by the developer(s).

The Planned Community District Regulations adopted as part of this SPA Plan serve as an important tool through which the City will review and evaluate schematic, preliminary and final plans for each individual project to be built within the SPA. The PC District Regulations also establish standards for development and use within the planning area.

This SPA Plan is adopted as a supplement to other existing City regulations, focusing on the Otay Ranch Village Six development area. The specific provisions provided herein, including the PC District Regulations and related SPA documents, shall supersede the general standards established in other regulations, including the City Zoning Ordinance. If an issue is not addressed in the SPA Plan, then applicable City regulations shall apply. In some cases, city-wide standards such as those in the Chula Vista Landscape Manual and Grading Ordinance are incorporated into the SPA plan by reference and so will be applicable to Village Six development.

II.2.1.2 Document Organization

The village Six SPA Plan is divided into documents or components: the SPA Plan; Plan Community District Regulations; Village Six Design Plan; Public Facilities Finance Plan; Affordable Housing Program; Air Quality Improvement Plan; Water Conservation Plan; Non-Renewable Energy Conservation Plan; Parks, Recreation, Open Space and Trails Plan; and supporting Technical studies and Plans. The purposes of these documents are as follows:

SPA Plan

The purpose of the SPA plan is to define, in more detail than the City's General Plan and Otay Ranch General Development Plan, the development parameters for Village Six, including the land uses, urban design criteria, circulation pattern, open space and recreation concept, and infrastructure requirements to support the community.

Plan Community District Regulations

The Plan Community (PC) District Regulations are adopted by ordinance pursuant to Title 19 of the Chula Vista Zoning Code. The Village Six District Regulations are the applicable zoning regulation for the village. The regulations are intended to implement the goals and policies of the Chula Vista General Plan, Otay Ranch General Development Plan and the Village Six SPA by establishing land use districts and standards to classify, regulate, restrict and separate the uses of land, buildings and structures and regulate and limit the type, height and bulk of buildings and structures in the various land use districts. These standards are established to protect the public health, safety and general welfare of the citizens of Chula Vista; to safeguard and enhance the appearance and quality of development of Village Six, and to provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources. The regulations provide the basis by which the City will review and evaluate the preliminary and final drawings for subsequent development applications, and provide guidance at the design review level. In the event of conflict, these regulations supersede other city regulations.

Village Six Village Design Plan

This document guides the site, building and landscape design within Village Six to ensure that the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The Village Design Plan identifies a theme for the village and delineates the identity through streetscape and landscape design, signage programs and architectural and lighting guidelines. The Design Plan also identifies the village core design concepts that will implement Otay Ranch's planned pedestrian orientation. General concepts, as anticipated by the GDP, are more precisely defined to address Village Six. In addition to the Village Six Village Design Plan, a subsequent Master Precise Plan will be prepared for the Village core. The Master Precise Plan serves as a link between the approved SPA/Village Design Plan and future development. The primary purpose of the Master Precise Plan is to establish guidelines by which future "Individual Precise Plans" for each village core land use will be evaluated.

Public Facilities Finance Plan

The Public Facilities Finance Plan (PFFP) implements the City of Chula Vista Growth Management Program and Ordinance. The intent of the document is to ensure that the phased development of the

project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the Otay Ranch General Development Plan. The PFFP ensures that development of the project will not adversely impact the City's Quality of Life Standards. The PFFP also contains a fiscal analysis identifying capital budget impacts on the City as well as maintenance and operation costs for each proposed phase of development.
The PFFP components include an analysis of infrastructure facilities, such as water and sewer, and the provision of community services, law enforcement, libraries, schools, parks and animal control facilities. The analysis and provisions of the PFFP fulfill the GDP requirements for the SPA-level Master Facility Plans for most facilities associated with the development of Village Six. Where additional project specific study and planning is needed, separate technical studies and plans for Village Six have been prepared and included as a component of the SPA Plan or the Village Six Environmental Impact Report (EIR).

Affordable Housing Program

The City of Chula Vista Housing Element requires that residential development with fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for low and moderate income households. Of these units, one-half (5%of the total project) are to be designated available to low income households and the remaining five percent (5%) to moderate income households. In order to guarantee the provision of Affordable Housing opportunities, the City requires that a specific Affordable Housing Program ("AHP") consistent with the Housing Element of Chula Vista General Plan, be prepared by the Developer. The Affordable Housing Program is implemented through an Affordable Housing Agreement between the City and the Developer.

Air Quality Improvement Plan

The purpose of the Air Quality Improvement Plan for the Village Six SPA is to respond to the Growth Management policies of the City of Chula Vista and those policies and regulations established at the broadest geographic level (State and Federal) in order to minimize air quality impacts during and after construction of projects within Village Six. The Plan also demonstrates compliance with the air quality standards and policies of the San Diego County Air Pollution Control District (APCD).

Water Conservation Plan

The purpose of the Water Conservation Plan is to respond to the Growth Management policies of the City of Chula Vista, which are intended to address the long term need to conserve water in new developments, to address short term emergency measures, and to establish standards for water conservation.

Non-Renewable Energy Conservation Plan

The Otay Ranch GDP requires that all SPA Plans prepare a Non-Renewable Energy Conservation Plan. This Plan identifies measures to reduce the use of non-renewable energy resources through, but not limited to: transportation; building design and use; lighting; recycling and alternative energy sources.

Parks, Recreation, Open Space and Trails Plan

The Otay Ranch GDP requires that all SPA Plans prepare a Parks, Recreation and Open Space and Trails Plan. This Plan identifies locations, potential facilities, ownership, maintenance and phasing of park, recreation and trails facilities to be provided in the village.

Technical Studies and Plans

The Otay Ranch GDP identified Project-wide Implementation Tasks that included preparation for an Overall Design Plan, Master Facility Plans and Phase II of the Resource Management Plan for Otay Ranch. These Project-wide Implementation Tasks have been completed and serve as the basis for subsequent SPA Planning. The GDP also identified SPA Implementation Tasks that included preparation of SPA Plans, PFFPs, Regional Facilities Reports, Master Facilities Plans, and others. The full list of GDP and SPA Implementation Tasks are located in Part III Implementation, of the 1993 GDP (pages 403-412).

In the preparation of SPA One, a number of Master Facility Finance Plans were prepared to address the provision of certain facilities on a Ranch-wide basis. For this reason, subsequent SPA plans are required only to prepare Technical Studies and Master Facility Plans specific to their development. The studies and plans for Village Six have been prepared as part of the Environmental Impact Report (EIR) for the development of Village Six, the PFFP, or as part of this SPA Plan. These plans and studies, in conjunction with mitigation measures identified by the Village Six EIR, fulfill the Otay Ranch GDP requirements for individual Village SPA Plan implementation. The Village Six Technical Studies and Plans include:

- Biological Resources Report, California Gnatcatcher Survey and 45-Day Report for the Quino Checkerspot Butterfly Flight Survey
- Evaluation of Cultural Resources for the Otay Ranch Village Six Project
- Geologic/Geotechnical Feasibility Study
- Traffic Study
- Master Drainage Plan
- Master Sewer Plan
- Master Water Plan

II.2.1.3 Location & Regional Setting

Otay Ranch lies within the approximately 37,585-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 Reservoirs and the Jamul foothills on the east, and the Otay River Valley on the south. Otay Ranch Village Six located in roughly the center of the Eastern Territories Planning Area (see Vicinity Map Exhibit 1)

The Village Six project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch General Development Plan. The proposed SPA area is consistent with the Village Six planning area identified in the General Development Plan (as refined through more detailed road alignment studies). The Village Six SPA project area includes approximately 386.4 of gently rolling terrain and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west and Birch Road on the south (see Project Location/SPA Boundaries Exhibit 2).

The project area is immediately south of Otay Ranch Village Five which is under development per the Otay Ranch SPA One Plan approved in 1996 and subsequent amendments. Additional future urban development will be located on the adjacent Otay Ranch properties, Village Two to the west, Village Seven to the south, and the Freeway Commercial portion of the Eastern Urban Center (Planning Area 12) to the east across SR-125.

Access to the site will be provided via Olympic Parkway, an east-west arterial, which forms the northern boundary of Village Six and La Media Road, a north-south arterial, which is the western boundary. The extension of both arterials to the Village Six boundary will be completed in conjunction with the development of Otay Ranch SPA One. Additional future access will be provided via Birch Road on the southern boundary of Village Six. Entries/exits to the SR-125 freeway are planned at both Olympic Parkway and Birch Road.

Historically, the Otay Valley Parcel has been used for ranching, grazing, dry farming and truck farming activities. The site is currently vacant, unoccupied and in an unimproved condition.

II.2.1.4 Community Structure

The community structure of the Otay Ranch Village Six neighborhood, at the broadest level, is established by the Chula Vista General Plan. The General Plan is implemented by and more detailed plans and policies for the Otay Ranch area are provided in the Otay Ranch General Development Plan. This section is intended to highlight the major design features of the Village Six SPA Plan as an introduction to the project. A more detailed discussion of the project with respect to the provisions of the Otay Ranch General Development Plan is provided in Section II.2.1.6 SPA Plan Consistency with GDP/PC Zone, below.

Vicinity Map

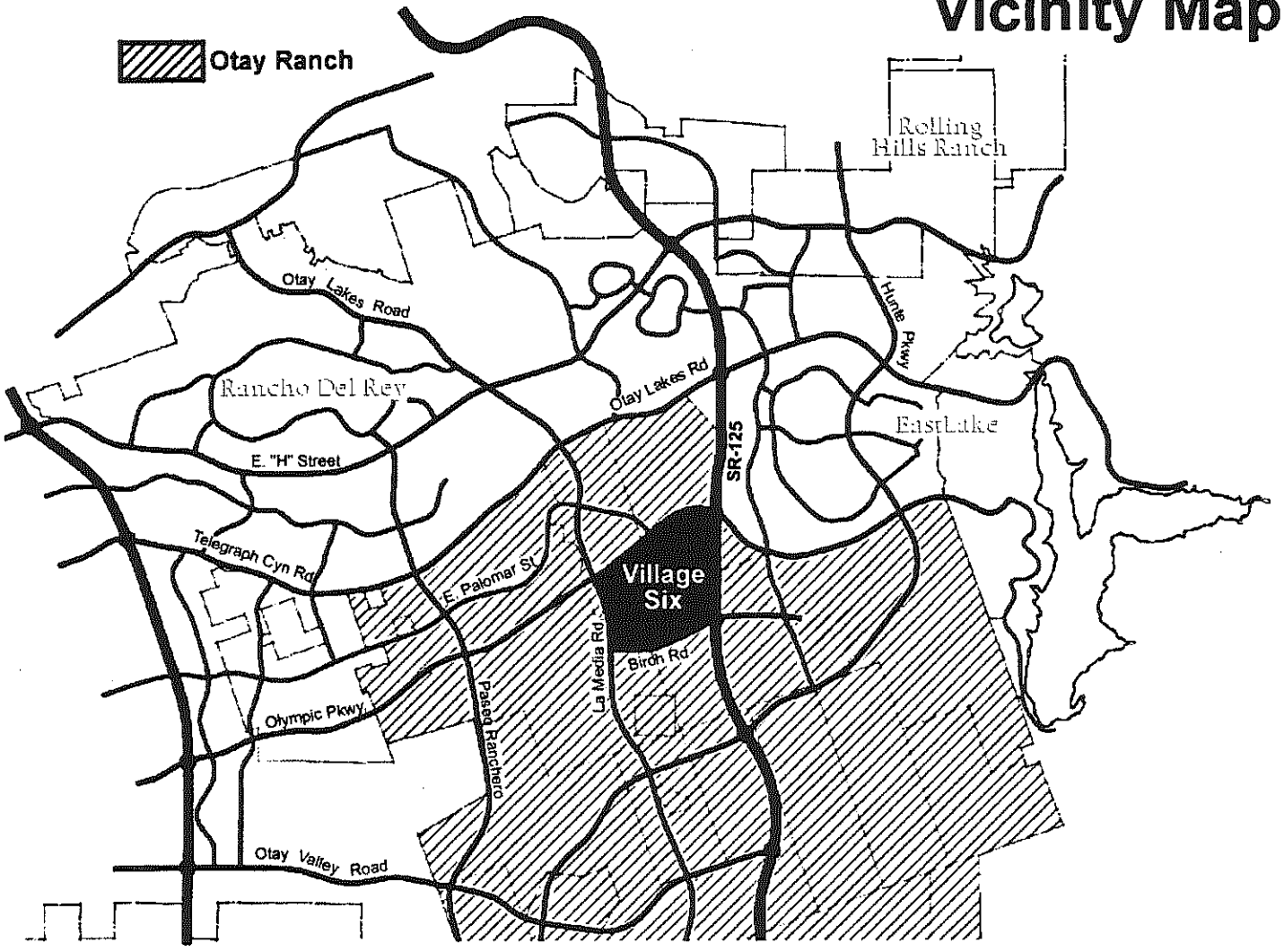


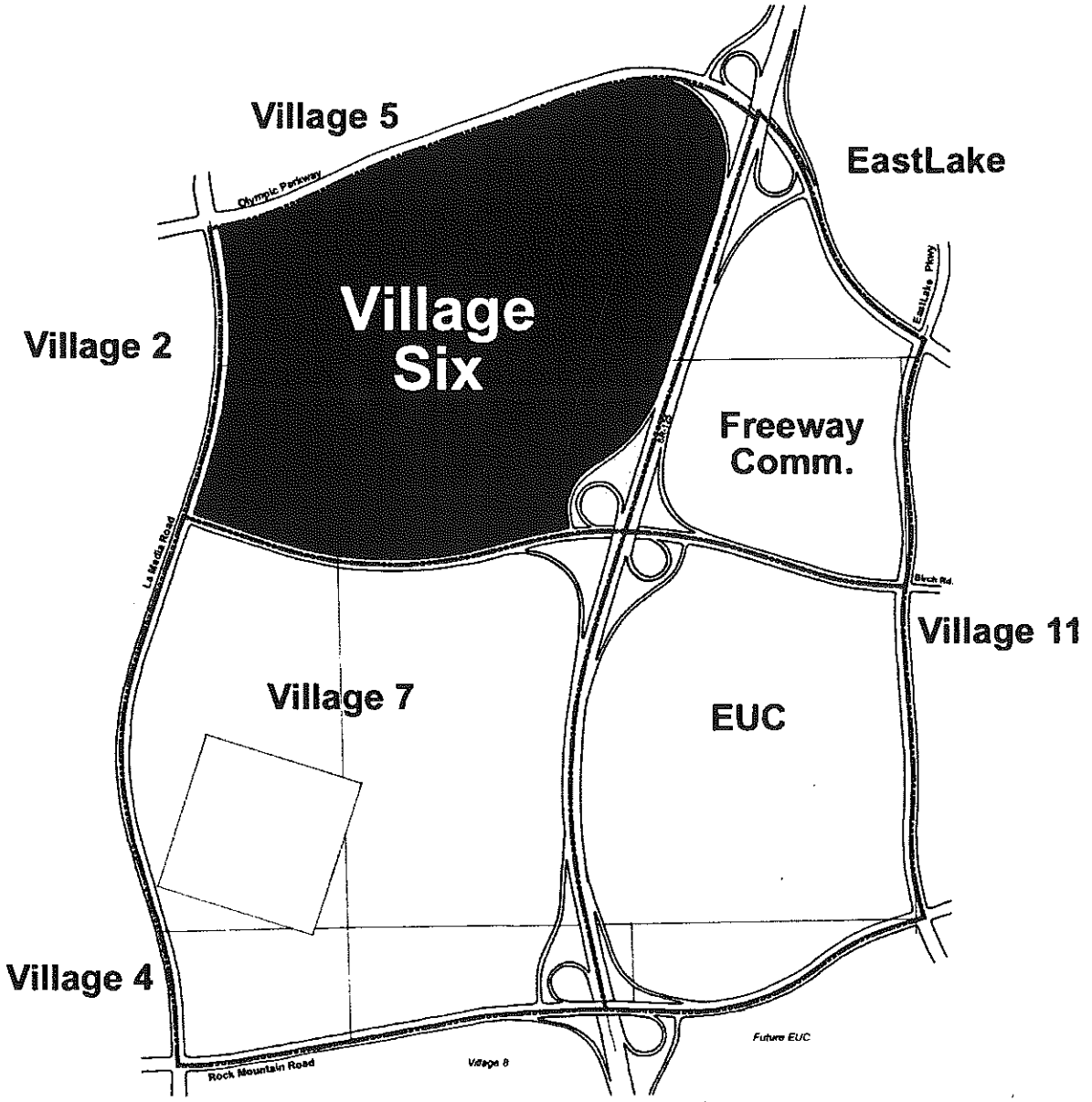
Exhibit 1

CITY OF CHULA VISTA

Village Six
OTAY RANCH

Cmt Land Planning
9/28/01

SPA Boundaries



CITY OF CHULA VISTA **Village Six** OTAY RANCH

Cinti Land Planning
9/28/01

Exhibit 2

The Otay Ranch General Development Plan identifies the "village" as a fundamental concept for the development of Otay Ranch. The "village" is the "building block" for shaping the character and success of the community. An Otay Ranch village clusters development in an appropriately sized area, with conveniently located homes, jobs, schools, parks and other daily needs. Village characteristics include:

- Well defined edges such as open spaces buffers or wildlife corridors.
- Mixed-use centers focused on shops, plazas, parks, and housing arranged to encourage people to meet and greet one another throughout the day and into the night.
- Pedestrian pathways, and biking on streets, linked to interesting destinations.
- A wide variety of housing types, responding to the needs of families, singles, students and seniors.
- Locating activity hubs next to transit stations.
- Designed for people, with inviting pedestrian-accessible public spaces.
- Planned to reduce reliance on the automobile.
- Offering residents the choice to live, work, play, learn or shop within Otay Ranch.

Village Six is one of eleven "urban villages" identified in the Otay Ranch General Development Plan for areas located adjacent to existing urban areas. Each urban village includes a Village Core which provides a unique focus to create a sense of identity. For Village Six, the focal point and commercial hub is the Village Core located in the northeastern portion of the planning area. The Village Core is a central area of more intense uses, including the light rail transit stop, multi-family housing, mixed use, neighborhood park, elementary school and community serving activities. The surrounding, primarily single family residential area, is identified as the "secondary area" in the General Development Plan.

The village core is centered on a station for the light rail transit line which is proposed to extend northwestward through Villages One and Five and eastward to the Freeway Commercial, Eastern Urban Center, and University. The trolley line is to connect to the regional system which currently serves the San Diego metropolitan area, providing an alternative to the automobile for commuting and regional transit. The Village Core will include a "main street" or "town square" mixed-use (commercial/residential) area adjacent to the transit station as a part of the village focal point. The parcelization shown on the Site Utilization Plan is intended to accommodate either concept. The commercial configuration will be determined through the Master Precise Plan process for the Village Core. A public park, elementary school, community purpose facility (CPF) site, and multi-family housing complete the village core area (see Community Structure Exhibit 3).

The Village Six secondary area is comprised of single family residential neighborhoods, a private church-operated high school site and an associated church site in the southeastern portion of the site. The private high school site has an underlying single family residential designation to which it would revert if the school proved infeasible. The smaller church site would be developed as a CPF use under both the high school and residential scenarios.

II.2.1.5 Legal Significance/EIR

The project is subject to the requirements of the California Environmental Quality Act (CEQA). The provisions of CEQA will be implemented by the City as a part of the approval process for this SPA plan package. All mitigation measures identified and incorporated into the project as a part of the CEQA process shall be implemented through this SPA plan or other appropriate component(s) of the SPA plan package. Implementation of mitigation requirements will be reviewed as defined in the mitigation monitoring program prepared for the project.

II.2.1.6 SPA Plan Consistency with GDP/PC Zone District

A SPA Plan must be consistent with the Otay Ranch General Development Plan and the Chula Vista General Plan. According to the Otay Ranch General Development Plan, consistency of the Sectional Planning Area Plan and subsequent discretionary applications with the General Development Plan is evaluated by the following criteria (GDP Part II, Chapter 1, Section E, Subsection 2):

- *Total land use acres for each individual village may not vary by greater than 15% of the designated acres as indicated on the overall project summary table of the Otay Ranch GDP, except for the reasons of environmental/wildlife corridor reservations.*

- *Mixed-use and medium-high and high density residential uses for a village may not exceed the Otay Ranch GDP specified acres as indicated on the overall project summary table of the Otay Ranch GDP, except as permitted by transfer, consistent with the Otay Ranch GDP requirements.*

- *Units may be moved between villages in response to the location of major public facilities, i.e. schools.*

- *The total number of units within a village may not exceed the total number of units as indicated on the Overall Project Summary Exhibit of the Otay Ranch GDP for that village.*

- *If the residential development area is reduced at the SPA level, priority should be given to preserving the amount of land devoted to higher densities supporting transit and pedestrian orientation.*

- *The Otay Ranch Overall Design Plan shall be accepted prior to or concurrent with the approval of the first SPA, and shall be subject to review and approval by the City of Chula Vista and County of San Diego.*

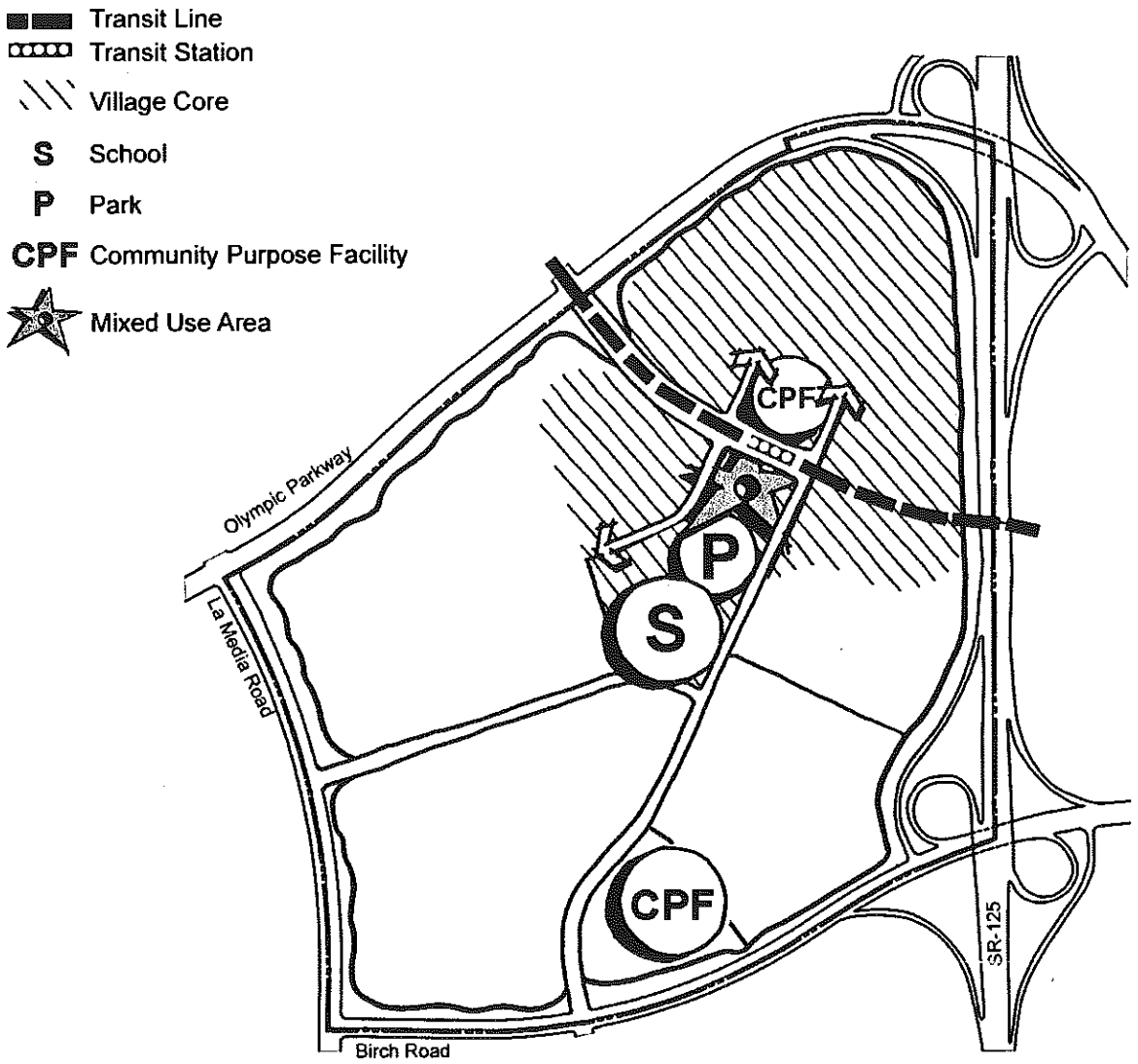
- *Village Design Plan shall be subject to review and approval concurrent with SPA approval, by the responsible jurisdiction.*

With respect to the last two criteria, the Overall Design Plan was adopted with approval of Otay Ranch SPA One and the Village Six Design Plan is being submitted with this proposed SPA Plan. The remaining consistency criteria are also met as noted in the following discussion which identifies the relevant provisions of the Otay Ranch General Development Plan for Village Six and describes the appropriate responses included in the SPA Plan package.

The Village Six site is defined in the Otay Ranch General Development Plan. The following description of the site and setting is taken from that document (Part II, Chapter 1, Section F, Subsection 6.a):

> *Village Six is comprised of approximately 365 acres located in the central portion of the Otay Valley Parcel, south of Poggi Canyon and east of the extension of La Media Road.*
>
> ***Open Space and Habitat:*** *Village Six does not contain significant natural resources, as it has historically been used for agricultural purposes. The undulating slopes of eastern Poggi Canyon define the northern edge of the village.*
>
> ***Land Use:*** *Village Six is located in the interior of the Otay Valley Parcel, surrounded by land used for agricultural purposes. The village is surrounded by Villages Five, Seven, and Two to the north, south and west, and the Freeway Commercial site to the east, across SR-125. Village Six is located immediately west of the proposed SR-125.*
>
> ***Visual:*** *Village Six contains distant views to the mountains to the east, southeast, and northeast. Scenic values exist along Poggi Canyon, an open space scenic corridor.*
>
> ***Relationship to Other Otay Ranch Villages:*** *Village Six is intended to have a close relationship with Village Five, to the north, connected with light rail transit connection.*

Community Structure



Village Six
OTAY RANCH

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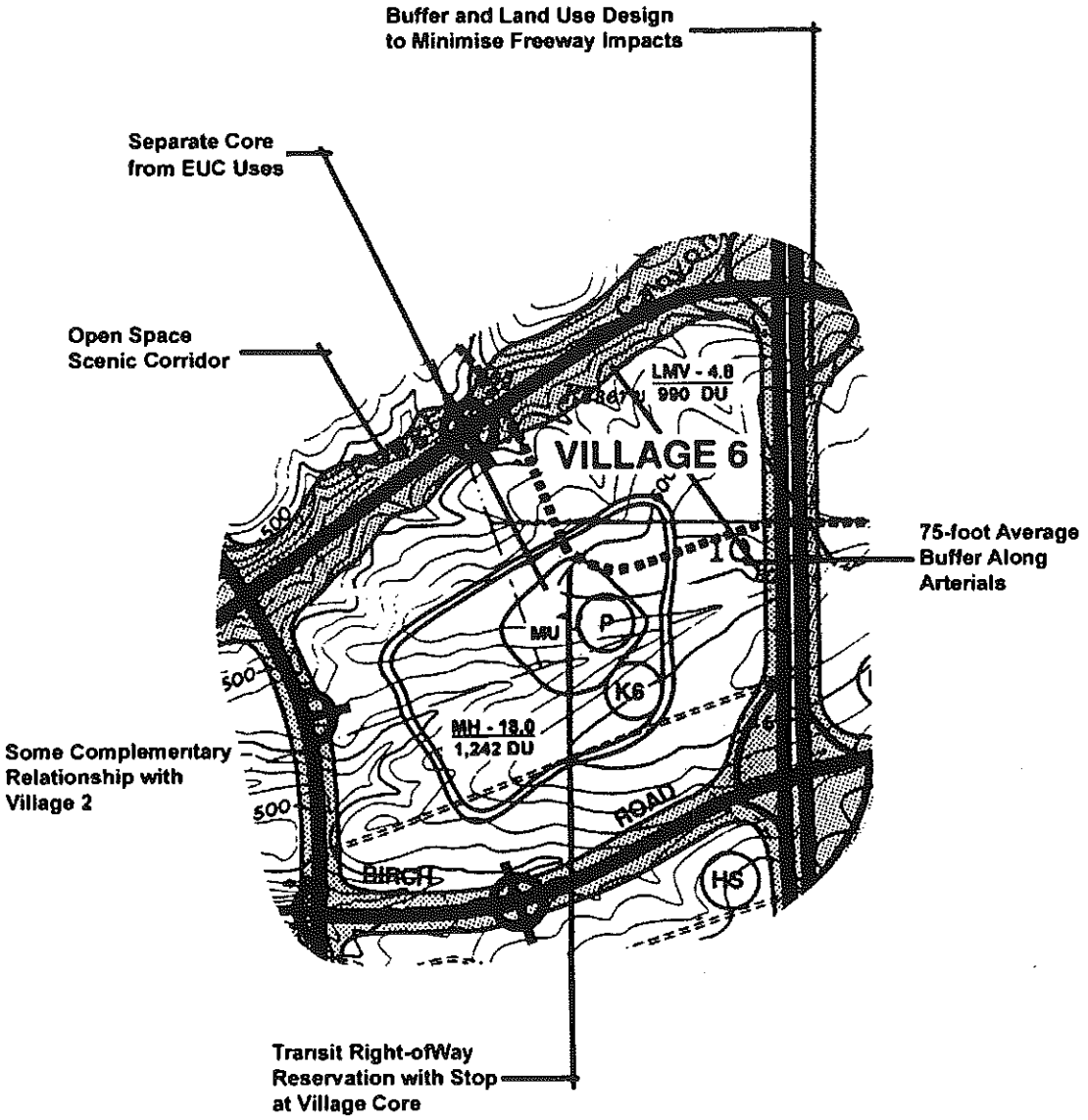
Exhibit 3

General Development Plan
Village Six Land Use Plan



Source:
City of Chula Vista - Otay Ranch General Development Plan

Exhibit 4

Subsequent to the preparation of the General Development Plan quoted above, Otay Ranch SPA One comprising Villages One and Five was approved and necessary construction permits issued. Village Five, which is located across Poggi Canyon, north of Village Six, and Village One, to the northwest, are now graded and under development. With approval and development of SPA One, along with more detailed engineering studies, the alignment of the boundary arterials, La Media Road on the west and Olympic Parkway (formerly East Orange Avenue) on the north have been more precisely aligned. The proposed alignment of future SR-125, the eastern SPA boundary, has also been modified. These changes in alignments to the major roads forming the boundaries of the SPA have caused a change in total acreage within the planning area, as noted in the project statistics discussion below. However, the physical boundaries of the SPA are consistent with the General Development Plan.

The General Development Plan also provides a basic description of the development to be included within Village Six, development statistics, and a generalized map depicting land use locations and development policies (see General Development Plan Map Exhibit 4). The following village description is taken from the General Development Plan text (Part II, Chapter 1, Section F, Subsection 6.b):

> *Village Six is an urban village with a transit/rail line. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. Village Six contains:*
>
> - ❑ *A maximum of 990 single family residential units*
> - ❑ *A maximum of 1,242 multi-family residential units*
> - ❑ *Build-out population of approximately 6,335*
> - ❑ *A village core area containing:*
> - *Commercial uses in a mixed use setting*
> - *Public and community purpose facilities*
> - *A bus/rail line stop*
> - *An elementary school*
> - *Multi-family residential*
> - *A Town Square/Village Green/Main Street*

- *Affordable Housing*
- *Neighborhood Park*

The proposed Site Utilization Plan (Exhibit 5) demonstrates consistency with these descriptors. The transit/rail line is depicted entering the village from the north (from Village Five), extending through the Village Core and continuing east across the SR-125 alignment to the Freeway Commercial Parcel. The total residential unit count is consistent with the General Development Plan which does not include the private high school.

The core area shown on the Site Utilization Plan will provide: commercial uses in a mixed use "main street" or "town square" setting in the MU-1 Neighborhood (currently the "main street" design is anticipated but the town square remains an optional design); public and community purpose facilities in the CPF-1 Neighborhood; the transit stop in the designated location between Neighborhoods MU-1 and CPF-1; an elementary school on Neighborhood S-1; and, multi-family housing on Neighborhoods R-7b through R-10 (some include affordable housing).

In addition to the narrative village description, the General Development Plan includes land use statistics as shown in Table A below (from GDP Part II, Chapter 1, Section F, Subsection 6.b).

Table A
GDP Land Use Table

Village Six													
Use	Dwelling Units				Acreage								Approx. Pop.
	SF	MF	Total	Dens	Res.	Park*	CPF**	Sch.	C'ml.	Open Sp.	Art.	Total	
LMV	941		941	4.9	206.3		11.5					217.8	3,011
MU		206	206	30.7	6.7	7.6	2.2		***			16.5	527
MH		1,291	1,291	18.0	69.0			10.0				79.0	3,292
OTHER										22.0	58.3	80.3	
TOTAL	941	1,497	2,438	8.6	282.0	7.6	13.7	10.0	***	22.0	58.3	393.6	6,830

*Part of park acreage requirement 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.

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

***Commercial included as component of residential acreage.

The comparable statistics detailed by Neighborhood are provided on the Site Utilization Plan (Exhibit 5) and are consistent. The statistics on the Site Utilization Plan are based on planimeter readings to the nearest tenth acre; these statistics may change based on more precise engineering calculations.

Site Utilization Plan

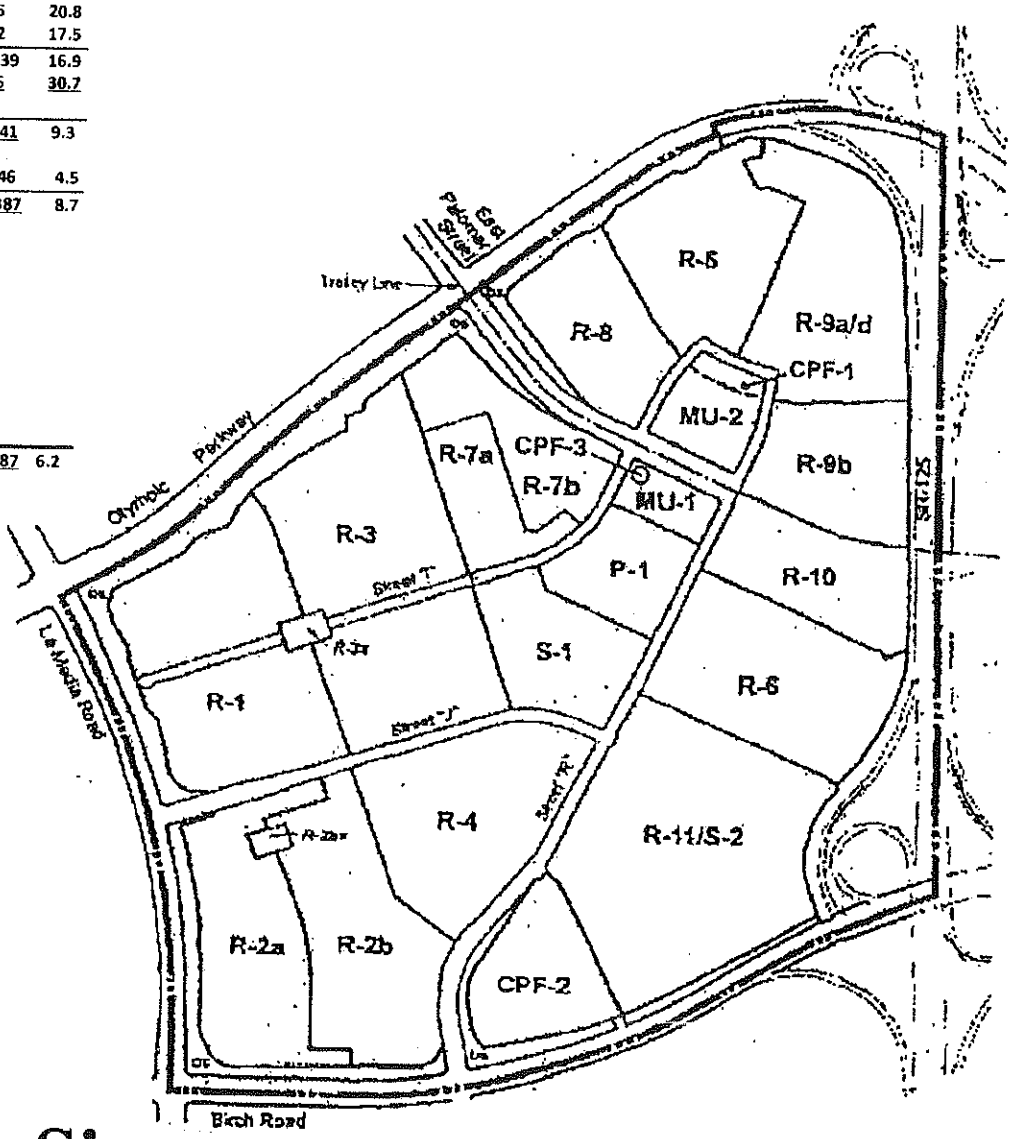
Land Use summary Table

RESIDENTIAL Neighborhood	Land Use	Acre	Units	Density
R1	SF	26.2	105	4.0
R-2A	SF	19.0	52	4.6
R-2B	SF	21.3	116	5.4
R-3	SF	35.6	159	4.5
R-4	SF	20.4	92	4.5
R-5	SF	16.6	106	6.7
R-6	SF	20.4	125	6.2
Subtotal SF		159.5	796	5.0
R-7A	MF	7.0	90	12.0
R-7B	MF	10.8	201	18.6
R-8	MF	11.7	293	28.7
R-9A/D	MF	21.8	188	8.6
R-9B	MF	13.7	255	20.8
R-10	MF	12.1	212	17.5
Subtotal MF		76.1	1,239	16.9
MU-1/MU-2	MU	8.7	206	30.7
Subtotal Residential		242.3	2,241	9.3
R-11	SF (Alt to S-2)	32.5	146	4.5
Total Residential		242.3	2,387	8.7
Non-Residential				
CPF-1	CPF	1.5		
CPF-2BX	CPF	0.7		
CPF-2	CPF	11.5		
S-1	School	10.0		
S-2	Private High School	(See R-11)		
P-1	Park	7.6		
OS Open Space		22.0		
Circulation		58.3		
TOTAL		386.4	2,387	6.2

Notes:

1. An "x" following a Neighborhood, such as R-3x, indicates a sub-parcel that may be converted to CPF use as an alternative for purposes of providing a landscaped community gathering/meeting area
2. R-11 is the base land use which permits the intended private high school. The boundary between CPF-2 and R-11 may be refined during future detailed planning applications
3. Subject to being in substantial conformance, acres may be refined during the subdivision process

*CPF-3 (0.39Ac.) included in MU-1 site



Village Six
OTAY RANCH
CITY OF CHULA VISTA

Land Planning

In addition to the Village description provided in narrative and statistical form, the Otay Ranch General Development Plan also includes specific policies to be implemented in the SPA level planning. These policies are re-stated below (from GDP Part II, Chapter 1, Section F, Subsection 6.c):

Village Character Policies:

- ❑ *The village character should be guided by the following qualities:*
  - *Location adjacent to Poggi Canyon, an open space scenic corridor.*
  - *Location along the proposed light rail transit route.*
  - *Views to the mountains on the east, southeast, and northeast.*
  - *Compatibility and linkage with Villages Two and Seven.*
- ❑ *Village Six shall promote uses and activities which encourage ridership, and services for transit users.*

Village Core Policies:

- ❑ *A transit stop shall be reserved in the village core at the SPA level and irrevocably offered for dedication at the Tentative Map level.*
- ❑ *The number of homes identified for the village core represents an urban planning goal. Reductions in the number of multi-family units may be approved as long as sufficient densities are provided to support bus and light rail transit.*
- ❑ *Some services for users outside the village may be provided in the village core.*
- ❑ *The village core shall be sited to ensure its separation from the regional uses in the Eastern Urban Center.*

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of acres of local parks in Village Six. To satisfy this requirement, 12.9 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.

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

- *Open space areas adjacent to Poggi Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Open space character along the canyon shall conform to landscape concepts developed at the SPA level and the guidelines established in the Overall Ranch Design Plan. Setbacks and landscaping shall be provided along East Orange Avenue in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).*

- *Potential SR-125 shall be considered in the placement of uses and buffers.*

- *A modest landscaped buffer shall be provided along the village edge, due to the absence of significant environmental constraints.*

- *Pedestrian links to other villages and the overall greenbelt, open space, and recreational systems shall be provided in Village Six.*

- *Lot lines and grading shall not extend into the open space scenic corridor along Poggi Canyon.*

Other Village Six Policies:

- *Site planning shall minimize noise impacts and conflicts with SR-125.*

- *Light rail transit rights-of-way shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.*

- *Landform grading guidelines for the edge of Poggi Canyon shall be developed as part of the Village Design Plan at the SPA level. These specific guidelines shall be consistent with the definition and standards established in the Overall Ranch Design Plan.*

The development concept depicted on the proposed Site Utilization Plan, Exhibit 5, implements these policies. This implementation is further described in the Section II.2.2 Development Concept, in this SPA Plan and in the Village Six Design Plan. The SPA Plan package provides detailed design and character responses to these policies and/or establishes standards and guidelines for subsequent planning and design approvals in Village Six to assure that those General Development Plan policies are respected in final development plans.

Consistency with three of the four Village Core policies is illustrated on the proposed Site Utilization Plan. A transit stop is depicted at an appropriate location; the residential statistics are consistent with the General Development Plan; and the Village Core is internally sited within the village. The Village Core, as well as the entire village, is separated from the Freeway Commercial (FC) by SR-125 on the east and Birch Road on the south. A determination of appropriate uses in the core will be addressed in the detailed village core planning and design processes.

The park area shown on the proposed Site Utilization Plan is consistent with the park provision standard above, quoted from the Otay Ranch General Development Plan, and the proposed Chula Vista Parks Master Plan (city-wide), which is not yet adopted. Park acreage has been calculated based on the proposed mix of residential unit types shown on the Site Utilization Plan.

Appropriate buffer areas are shown as open space on the proposed Site Utilization Plan, outside of development Neighborhood boundaries. Buffers along the arterials average 75 feet in width consistent with the General Development Plan Land Use Map. Circulation links to the north, Village Five, to the west, Village Two, and to the south, Village Seven, are shown on the proposed Site Utilization Plan. The location and design of pedestrian links, recreation and greenbelt connections will be detailed in the SPA plan. Section II.2.4 of this SPA Plan addresses grading, showing the extent of grading, while the location of lot lines will be determined in the Tentative Map process. Appropriate land use regulations and development standards are established through the adoption of Otay Ranch Village Six Planned Community District Regulations which is another implementation tool of the Otay Ranch General Development Plan.

With regard to the Other Village Six Policies, guidance for site planning is addressed in the Village Six Design Plan. The location and designation of the transit line and station were discussed above. The landform grading requirements will be included in the Village Design Plan and will be consistent with the standards of the adopted Overall Ranch Design Plan and all current City of Chula Vista policies and standards.

II.2.1.7 Related Documents

There are several documents related to this SPA Plan. The Chula Vista General Plan and Otay Ranch General Development Plan establish the broad policy level standards and requirements for planning each of the villages/SPAs in Otay Ranch. The General Development Plan also quantifies the development intended within the SPA and establishes the PC Zoning implementation process.

All of the other documents which are components of the SPA plan are prepared concurrently and based on this SPA plan. The various documents which are components of the SPA plan package are depicted in Exhibit 6 and include PC District Regulations (zoning regulations), Village Design Plan (design guidelines), Public Facility Finance Plan (facility financing and phasing), and single issue plans (Parks, Recreation, Open Space and Trails; Water Conservation; Non-Renewable Energy Conservation; Air Quality Improvement; and, Affordable Housing). Project level CEQA documents are also prepared concurrently, building upon the more broad based environmental analysis completed at the General Development Plan level, to document potential environmental impacts and identify mitigation measures to reduce or eliminate such impacts.

GDP/SRP & SPA Documents

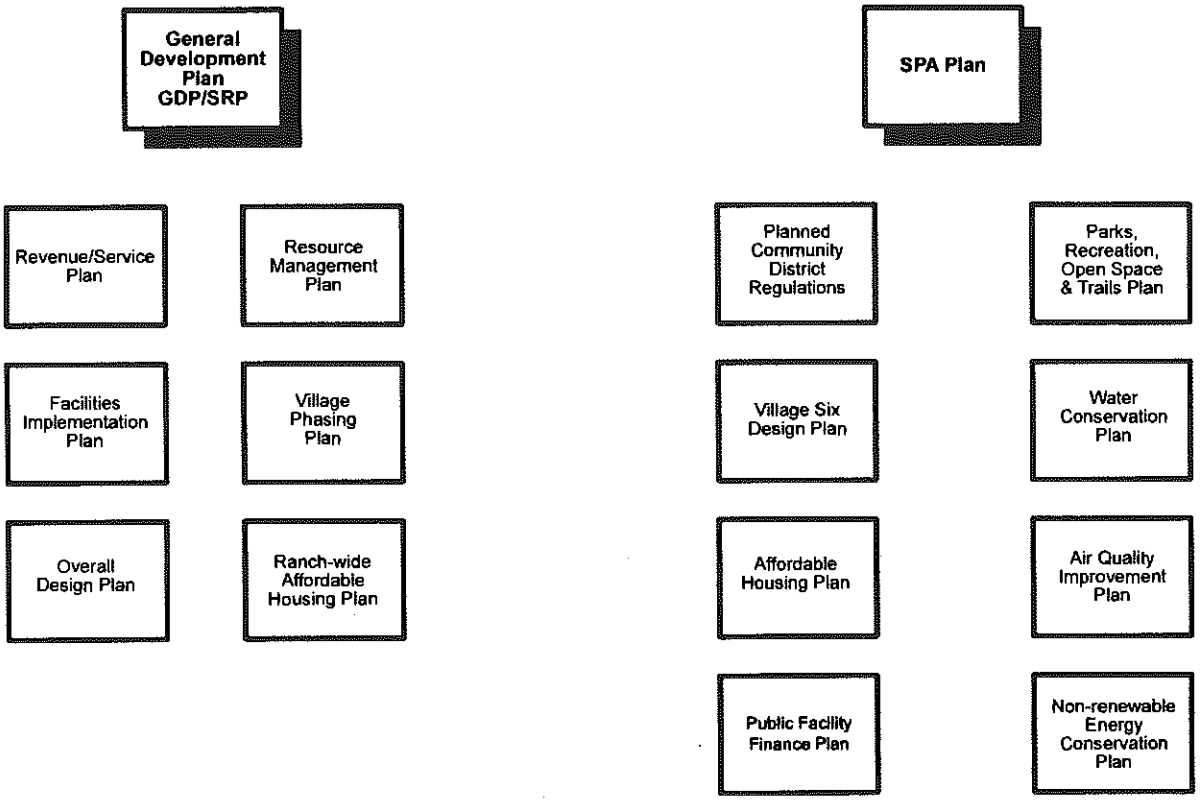


Exhibit 6

Subsequent to the approval of all the SPA level documents, landscape master plan, subdivision maps, grading plans, and improvement plans will be prepared. These will provide the necessary details to actually construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA are required to be consistent with the applicable provisions of this SPA Plan, related documents and applicable City of Chula Vista policies and standards. An index of SPA Plan requirements, including topics addressed in related documents is provided in Appendix A.

II.2.1.8 Planning Process

At the broadest level, the planning process for Otay Ranch Village Six begins with the Chula Vista General Plan which is the foundation for planning and land use decision making in the City of Chula Vista. Because of its role, a determination of consistency between the General Plan and the Otay Ranch General Development Plan was necessary and was made when the General Development Plan was adopted. The Otay Ranch General Development Plan is an implementation tool for the General Plan, via the PC zoning process. As an implementing tool, the General Development Plan applies and details the broad policies of the General Plan to specific needs of the Otay Ranch project area. For example, the Land Use Element of the General Plan designates land uses for Otay Ranch Village Six in a more general manner but very similar to the Otay Ranch General Development Plan Land Use Map. Similarly, the policy requirements of the other General Plan Elements are implemented/detailed in the General Development Plan which now serves as the primary guide for more detailed planning at the village/SPA level.

On October 28, 1993, the San Diego County Board of Supervisors and Chula Vista City Council jointly adopted the Otay Ranch General Development Plan/Subregional Plan for the 36-square mile master planned community of Otay Ranch.

The Otay Ranch General Development Plan includes plans for eleven urban villages, a golf course community, a resort village, the Eastern Urban Center, four industrial areas and two rural estate planning areas. The Otay Ranch open space system, consisting of 13,000+ acres, facilitates completion of the Chula Vista Greenbelt System, as articulated in the Chula Vista General Plan.

San Diego's light rail transit system is planned to traverse Villages One, Five, Six, the Freeway Commercial area, the Eastern Urban Center and the University site. A park and ride facility will be provided in the Freeway Commercial area to serve the trolley.

The Otay Ranch General Development Plan permits urban levels of development on the Otay Valley Parcel, implemented through the Otay Ranch village concept. The village concept was developed with input from city and county urban designers, the San Diego Association of Governments (SANDAG), and the Metropolitan Transit Development Board (MTDB). These agencies have also participated in ongoing planning for the individual villages. The concept provides for urban villages approximately one mile square, distinct entities defined by the open space system and major arterials.

Village cores are centrally located within each village. These mixed-use village centers are designed to contain essential facilities and services: elementary schools, shops, civic facilities, child care centers, local parks and higher density housing. A majority of the village population is to live within walking distance of the transit stations located in village cores.

The General Development Plan consists of the Otay Ranch General Development Plan, including the Land Use Map, Facility Implementation Plan, Service/Revenue Plan, Village Phasing Plan, and Resource Management Plan. The General Development Plan Land Use Map depicts generalized facility locations, land use designations, and the open space systems for Otay Ranch. Based on the General Development Plan provisions for Village Six, this implementing SPA Plan has been developed.

II.2.2 Development Concept

II.2.2.1 Design Influences

A number of factors influence the design of the Otay Ranch Village Six SPA Plan. The primary design influence is the pedestrian friendly village concept described in the Otay Ranch General Development Plan. Other influences are previous land owner commitments to the Catholic Diocese of San Diego (for the private high school site), site conditions and characteristics, such as landforms, biological resources, drainage patterns, aesthetics, land use relationships and circulation patterns.

Existing and planned adjacent development patterns, Chula Vista General Plan policies, and the Otay Ranch General Development Plan provisions governing adjoining undeveloped land also influence the design of Village Six, including the regional open space system, off-site circulation, biology, public facility connections and the planned land uses for adjacent properties. These factors are briefly described below and depicted on the Design Influences Exhibit (Exhibit 7). Otay Ranch Village Six design influences and requirements are also addressed in the Village Six Design Plan and Landscape Master Plan.

Site Characteristics & Visual Context

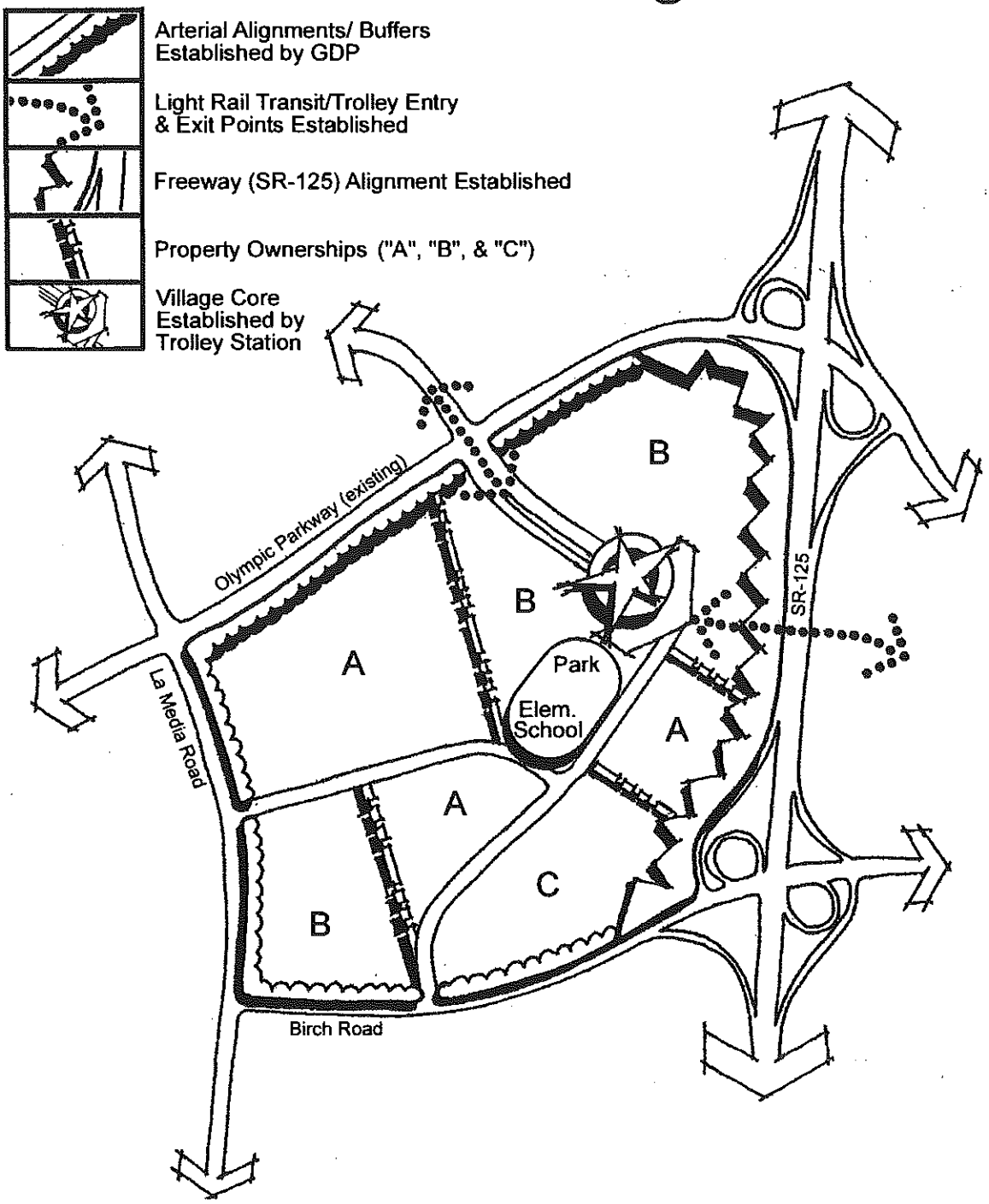
Village Six is located south of Olympic Parkway between the proposed alignment of SR-125 and the planned extension of La Media Road. The relatively steep slopes of Poggi Canyon (and the alignment of Olympic Parkway in the canyon) form the northern boundary of the village. The proposed alignment of Birch Road is the southern boundary of the SPA. The Village Six site is generally rolling hills extending south from the canyon. The area is largely devoid of significant natural habitat due to historic farming activities.

The project area has views to the surrounding mountains to the northeast, east and southeast. Limited scenic views from Village Six extend along Poggi Canyon/Olympic Parkway which is defined as a scenic corridor by the Otay Ranch General Development Plan.

Surrounding Land Uses

The Village Six plan was also influenced by developing and planned surrounding land uses, all of which are within the Otay Valley Parcel of the Otay Ranch General Development Plan. The Otay Ranch General Development Plan requires a sensitive design that includes transition areas between villages. The northern edge of Village Six is Otay Ranch Village Five, which is also defined as an urban village, separated from Village Six by a major arterial (Olympic Parkway) and a linear open space system (Poggi Canyon). Village Seven, another urban village lies to the south, also separated by a major arterial, Birch Road. Village Two is immediately west of Otay Ranch Village Six, across La Media Road. The proposed alignment of SR-125 defines the eastern edge.

Design Influences



Village Six
OTAY RANCH
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Exhibit 7

While surrounded by major roadways, Village Six is defined by significant (21.1 acres) landscape buffers and slopes on its edges. These separate the village from land uses in adjacent villages or planning areas. However, while relatively isolated from these adjacent areas, consistency with the General Development Plan provisions assures necessary and desirable connections (especially transit, trail, and other infrastructure) from Village Six to the adjacent Otay Ranch community, existing and planned.

II.2.2.2 Land Use Pattern

The basic land use pattern for Village Six is an urban village, surrounded by major transportation corridors and an open space buffer, consistent with the Otay Ranch General Development Plan. The land use pattern incorporates the village concept with higher intensity uses and residential densities within a village core and decreasing intensity/density away from the core area. The Village Six SPA Plan defines the village core in the northeastern portion of the planning area, focused on the mixed use area and light rail transit station (see Site Utilization Plan Exhibit 5). In addition to mixed use and transit uses, a public neighborhood park, elementary school and community purpose facility (CPF) sites comprise the core, along with multi-family residential development averaging over 18 units/acre. The surrounding secondary area includes a school site intended for a church sponsored high school with a smaller CPF site intended for a church, and single family residential areas with designated densities ranging from 4.0 to 6.8 units/acre. The plan also provides for an alternative development of the high school site with 146 single family residential units, should the private school prove to be infeasible.

The two Neighborhoods owned by the Catholic Diocese of San Diego (CPF-2 and R-11/S-2) in the southeast sector of the village represent a large land allocation to a unique church-sponsored development program. The CPF Neighborhood is envisioned as a parish church site while the school site is to be developed as the private high school. The development program on the church site currently envisions a 45,000 square foot building campus including a 1,200 seat sanctuary with bell tower, 75 seat chapel, eight religious education classrooms, a parish hall and administrative support space. The high school is planned to comprise a 245,000 square foot building campus serving 2,200 students with 150 faculty and an additional 50 staff personnel. The campus will include buildings (administration, library, fine arts, student support, classrooms, gymnasium) and athletic facilities (football, baseball, softball, track, tennis courts). Implementation of this project will require all environmental impact mitigation measures related to this site to be satisfied. The anticipated operational and environmental characteristics of the complex are outlined in Table B, below.

Table B
Operational/Environmental Characteristics of Church/High School Complex

Characteristic/Issue	Description	
Traffic/Circulation	Mode:	110 students will walk (5%); 2,090 in vehicles (95%)
	Arrive:	Between 7:15 and 8:00 am; 650 cars at 2 students/car plus 315 vehicles at 2½ students/car
	Leave:	1,568 (75%) leave between 2:00 and 2:45 p.m.; rest by 6:00 p.m
	Entries:	Student entrance limited to Birch Pkwy.; faculty and staff on Street "R"; church entrance on Street "R"; carpool queuing space of 1,300 ft. internal space in six cycles
Parking	Total:	950 parking spaces
	Assigned:	100 reserved for full-time church use; 500 student spaces; 150 faculty/staff spaces; 200 shared spaces for church/school/visitors
Lighting	Low-level sight lighting for pedestrian areas; directed lighting on limited poles heights for parking areas and vehicle routes; athletic field lighting with glare control devices, limited pole height, cut-off shielding and limited time of operation	
Noise	Noise levels from bell tower and athletic events (3,000 spectators) limited to 65 dB CNEL at exterior property line	
Hours of Operation	6:00 am to 11:00 pm	

Source: Catholic Diocese of San Diego

II.2.2.3 Density Transfer

The SPA Plan provides guidance for future development at the subdivision and improvement plan level, and is the basic reference for determining permitted land uses, densities, total units, and required public facilities. These are illustrated in the Site Utilization Plan, Exhibit 5, which is the key map for this SPA Plan.

Even though the SPA Plan contains specific guidance for development, it is not intended to be used in a manner which predetermines the development solution for each and every Neighborhood. It is intended to be used as a basic guide which reflects the City's intent for determining the intensity, design and desired character of use for the property. The development pattern and interior circulation arrangement indicated on the Site Utilization Plan is based on preliminary design. Minor modifications may result from technical refinements in the tentative map process and these shall not require an amendment to this SPA plan as long as the plans and maps are generally consistent with the overall intent of this SPA plan. Minor modifications to these configurations that have been approved by the Director of Planning and Building may be implemented administratively as part of the tentative tract map approval process.

Further, the SPA Plan is not a guarantee that a certain dwelling unit yield will be achieved at the subdivision level. The maximum density as specified for individual Neighborhoods shall not be exceeded; however, actual dwelling unit yields for projects will be determined by field conditions, site plan and architectural review, and a number of external factors that influence the design and density of individual projects. Transfers in density from one Neighborhood to another may be permitted subject to Part II, Chapter 1, Section E, Subsection 2.c of the Otay Ranch General Development Plan.

The private high school site (Neighborhood R-11/S-2) shall be assumed to be a school site for planning purposes, however, if the private school sponsor determines that the site will not be used for school purposes, the property owner (Catholic Diocese of San Diego) may apply for the alternative use designated on the Site Utilization Plan.

II.2.2.4 Housing Programs

The predominant land use in Otay Ranch Village Six is residential, intended to provide housing in response to local market demands. This SPA permits a variety of housing types in responding to these demands, ranging from multi-family development at 28.8 du/ac to single family homes at 4.0 du/ac. The SPA Plan pre-determines the housing mix in two residential categories: Multi-family and Single Family. Within these residential categories, a number of housing types are permitted to respond to changing market conditions.

The City of Chula Vista ("City"), along with all other cities in California, is required by state law to have a Housing Element as a component of its General Plan. The Housing Element describes the housing needs of the community and the responses necessary to fulfill them.

The Chula Vista Housing Element contains numerous objectives, policies and related action programs to accomplish these objectives. Key among these policies is the affordable housing policy which requires that residential development with fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for low and moderate income households, one-half of these units (5% of the total project) being designated to low income and the remaining five percent (5%) to moderate income households.

In order to guarantee the provision of Affordable Housing opportunities, the City requires that a specific Affordable Housing Program ("AHP") and agreement, consistent with the Housing Element, be prepared and signed by the Developer. This will serve as the required Affordable Housing Plan required by the General Development Plan. The AHP delineates how, when and where affordable housing units are to be provided, intended subsidies, income and/or rent restrictions, and methods to verify compliance. These programs and policies shall be applied to the Otay Ranch Planned Community in general, and the Village Six SPA specifically, as detailed in the adopted Ranch-Wide Affordable Housing Plan and the Otay Ranch Village Six Affordable Housing Program included as a component of this SPA Plan.

II.2.2.5 Urban Design Concepts

The following summarizes the basic urban design concepts to be implemented in Otay Ranch Village Six. The Village Six Design Plan provides more detailed guidance and will be utilized to guide and review the proposed urban design developed at later, more detailed levels of planning and design, particularly in the Village Core where the strongest urban design statements are anticipated.

The organization of land uses is the key to the village concept. Villages are comprised of two basic components: a central area of more intense uses, the Village Core and surrounding areas consisting of residential uses, the Secondary Area. The village core serves as the focal point and commercial hub of the village. Village cores are centered around a main street or plaza and include the following land uses: retail/commercial, residential, neighborhood parks and other civic or community uses, such as churches, child care or senior centers. Residential neighborhoods surround the village core, and provide a range of housing opportunities. The Otay Ranch General Development Plan calls for designs which emphasize and enhance each villages' characteristics to create neighborhoods and communities with unique identities.

Village Cores are generally expected to have a more formal and organized design and appearance (increased emphasis on hardscape and building design) while residential areas are less formal and organized (dominance of informal landscape). The Otay Ranch General Development Plan includes the following design guidance for Village Core areas (Part II, Chapter 1, Section D Subsection 1.b):

- *Village core buildings shall not exceed four stories. Buildings constructed at lower heights may be converted to four-story buildings.*
- *Locate taller buildings near the center of the village core, with building heights and sizes gradually decreasing outward from the center.*
- *Buildings shall have front access and orientation to streets and sidewalks. Access to parking lots shall be secondary to the street.*
- *Avoid street side facades of unarticulated blank walls or an unbroken line of garage doors.*
- *Building facades shall be varied and articulated to provide visual interest. Encourage street level windows and numerous building entries. Arcades, porches, bays, and balconies shall be encouraged.*
- *Use landscape themes to help define village character.*

These basic concepts are expanded upon in the Village Six Village Design Plan.

II.2.2.6 Landscape Concept

All development in Otay Ranch Village Six shall comply with all the requirements stated in the Chula Vista Landscape Manual adopted by Resolution No. 17735 in November 1994 and any subsequent revisions.

The Landscape Concept Plan, Exhibit 8, provides a consistent design framework for community areas while allowing flexibility in individual Neighborhoods. The village landscape plan builds upon the Otay Ranch-wide landscape design concepts of the Overall Design Plan. The Overall Design Plan identifies important elements of the overall project setting and establishes ranch-wide design concepts or themes which will integrate the many diverse components of the developed community. Focusing on interconnecting community design elements, the Overall Design Plan established design concepts for the major arterials which surround Village Six, the Village Pathway (see Section II.2.3.7 of this SPA Plan) which connects Village Six with adjacent villages, and identifies village entry locations. The village landscape concept detailed below is consistent with the applicable provisions of the Overall Design Plan.

The village landscape concept strengthens the design set forth in the Land Use Plan. This design includes an urban village core, connected to prime arterials by village entry streets and an open space buffer surrounding the entire village. The land use plan calls for a village core with medium-high/high densities. The densities decrease when moving away from the core area.

The street system also contributes to the village structure and the street landscape treatments will be used as community design elements. The peripheral arterials, village entry streets and promenade streets will each have a distinct landscape theme with a dominant tree species and/or planting patterns in order to create specific appearances for each street category. As a designated scenic corridor, Olympic Parkway received special design consideration and is being constructed per the approved Olympic Parkway Master Plan for tree nodes and medians. Slope planting for Village Six will be per the Landscape Master Plan for Village Six. Adjacent slope landscaping will be per the Landscape Master Plans for Village Six.

Elements in the Landscape Concept include:

- La Media Road (Prime Arterial - Ranch Theme Street): Prime arterial streets shall have landscaping that incorporates the existing Ranch Theme in the Otay Ranch development. A specific canopy evergreen theme tree shall run the length of the street in the right-of-way and within the median. The evergreen canopy trees will immediately identify the Otay Ranch development.

- Olympic Parkway (Prime Arterial Street - *Scenic Corridor*): The Olympic Parkway streetscape, median and planting design shall comply with the approved Olympic Parkway Master Plan. Slopes adjacent to this arterial shall be consistent with this Master Plan and defined in the Landscape Master Plans for Village Six.

- Birch Road (Six Lane Major Street): Six Lane Major streets shall have landscaping that incorporates the existing Ranch Theme in the Otay Ranch development. A majority of a deciduous theme tree mixed with some evergreen trees shall be in the median. Evergreen canopy trees shall flow along the right-of-way on both sides of the street. These trees shall blend with the adjacent developments.

- East Palomar Street (Transit Village Entry Street): The transit village entry street will continue the established landscape theme previously implemented in SPA One. This street runs through Otay Ranch Villages One and Five and is a crucial link between the villages. The street shall have tall palms for a strong skyline design alternated with smaller canopy trees for pedestrian scale.

- Secondary Village Entry Street: The Secondary Village Entry Street shall continue the landscape theme previously established for East Palomar Street. Flowering accent trees shall be located at each of the intersections where the village entry street meets a prime arterial or major arterial street. Along the village entry street a smaller canopy trees shall be used to bring proper scale and provide shade for pedestrians and other users. This street scape is used for only a short distance (approximately 400 feet) adjacent to the village entry and then transition to a Residential Promenade Streetscape.

- Residential Core & Residential Promenade Street: The established theme landscape theme from Village Five will be used on the treatment of these residential streets. Large canopy trees will be located along the pedestrian walks. A single row of trees on one side and a double row of trees will be on the opposite side.

- Entries: The Primary Entry area is the main point of entry to Village Six. A tree that differs from the surrounding entry area will provide a unique accent statement and feeling of arrival at this entry point. Secondary Entries are incorporated in the Secondary Village Entry Street streetscape.

- Landmarks: Each landmark, whether primary or secondary, will have a distinct landscape character. As an example, the parks will have a common theme tree, so that it can be recognized and highlighted in the community.

- Special Landscape Zone (SR 125): This area is a buffer to the freeway view and noise. It will also be the entry way to Village Six from the SR 125 freeway. The design for this area must follow the criteria stipulated in the "SR 125 Design Guidelines" prepared by DeLorenzo Inc.

- Landscape Buffer: The buffer is essentially the slope landscaping that surrounds Village Six. Adjacent to Olympic Parkway it is part of the Scenic Corridor. It provides a landscape screen between the residents and the busy Prime Arterial and Major Streets.

The buffer acts as a view corridor for drivers along the Prime Arterial and Major Streets. The landscape will include masses of spreading trees up and down the slope with drifts of shrubs below them.

The Village Six Village Design Plan and Landscape Master Plan will provide further details on these design concepts.

Landscape Concept

Landmarks/Entries

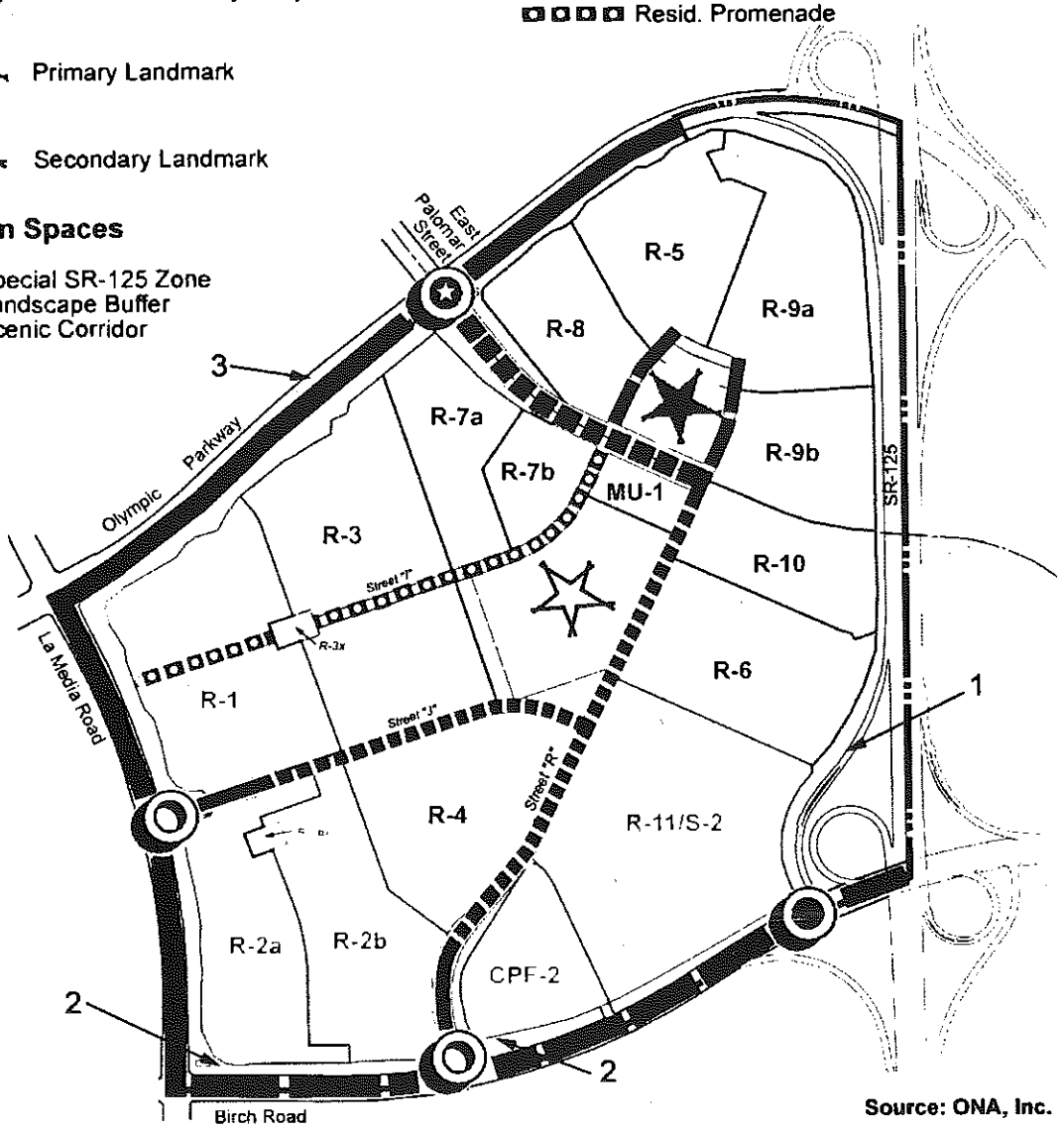
- Primary Entry Monument
- Secondary Entry Monument
- SR-125 Community Entry
- Primary Landmark
- Secondary Landmark

Open Spaces

1. Special SR-125 Zone
2. Landscape Buffer
3. Scenic Corridor

Streetscapes

- Prime Arterial - Ranch Theme Street
- Six Lane Major Street
- Transit Village Entry Street
- Village Entry Street
- Core Promenade
- Village Promenade
- Resid. Promenade



Source: ONA, Inc.

Land Planning

11/30/01

Exhibit 8

Village Six
OTAY RANCH
CITY OF CHULA VISTA

II.2.2.7 Community Signage Program

Community signage (village entry signs, *etc.*) will be located according to the provisions of the Overall Design Plan. The details of sign design and location are provided in the Village Six Village Design Plan.

In addition, to the permanent community signage identified above, a temporary village identification/entry sign may be installed during the initial residential construction/sales phase of Village Six development. Such a temporary sign could be necessary due to the separate ownership/development scheduling of the village core and the majority of the secondary area within Village Six. The secondary area is expected to develop earlier than the village core and during that time, village identity will need to be established independent of the primary village entry and village core. A temporary sign may be constructed along Olympic Parkway and/or La Media Road concurrent with the initial sales of homes in Village Six with approval of the Zoning Administrator, and shall be removed when 95% of the secondary area homes are occupied or after 5 years, whichever occurs first. Construction and removal of any temporary sign shall be the responsibility of the secondary area developer.

No freeway oriented signage (oriented to SR-125) is permitted within Village Six.

II.2.2.8 Agricultural Plan

The Otay Ranch Mitigation Measures adopted with the GDP require the preparation of an agricultural plan concurrent with the approval of any SPA affecting on-site agricultural resources. The Findings of Facts state that the agricultural plan shall indicate the type of agriculture activity being allowed as an interim of the site and establish buffering guidelines intended to prevent potential land use interface impacts relative to noise, odors, dust, insects, rodents and chemicals that may be associated with agricultural activities and operations.

Historical agricultural uses in the Village Six SPA project area include dry farming, as well as cattle and sheep grazing. Crop production was limited to hay and grains due to limited water availability. Between 1950 and 1960, the agricultural products from the property were primarily grains and lima beans. Cultivation and cattle grazing activities are permitted and currently conducted within the majority of the Village Six SPA project area.

Land utilized for agricultural activities in areas surrounding Village Six has decreased in recent years. Factors that have led to the decrease in agricultural use include the conversion of farmland to urban uses as a result of increases in land value (and property taxes). Property taxes often exceed income from agricultural production. The high cost of importing water for irrigation has also resulted in many agricultural activities becoming cost prohibitive.

The phased development of the Village Six SPA will incrementally convert on-going agriculture uses to urban development. Consistent with the Otay Ranch GDP, the following agricultural standards shall be employed within the Village Six area:

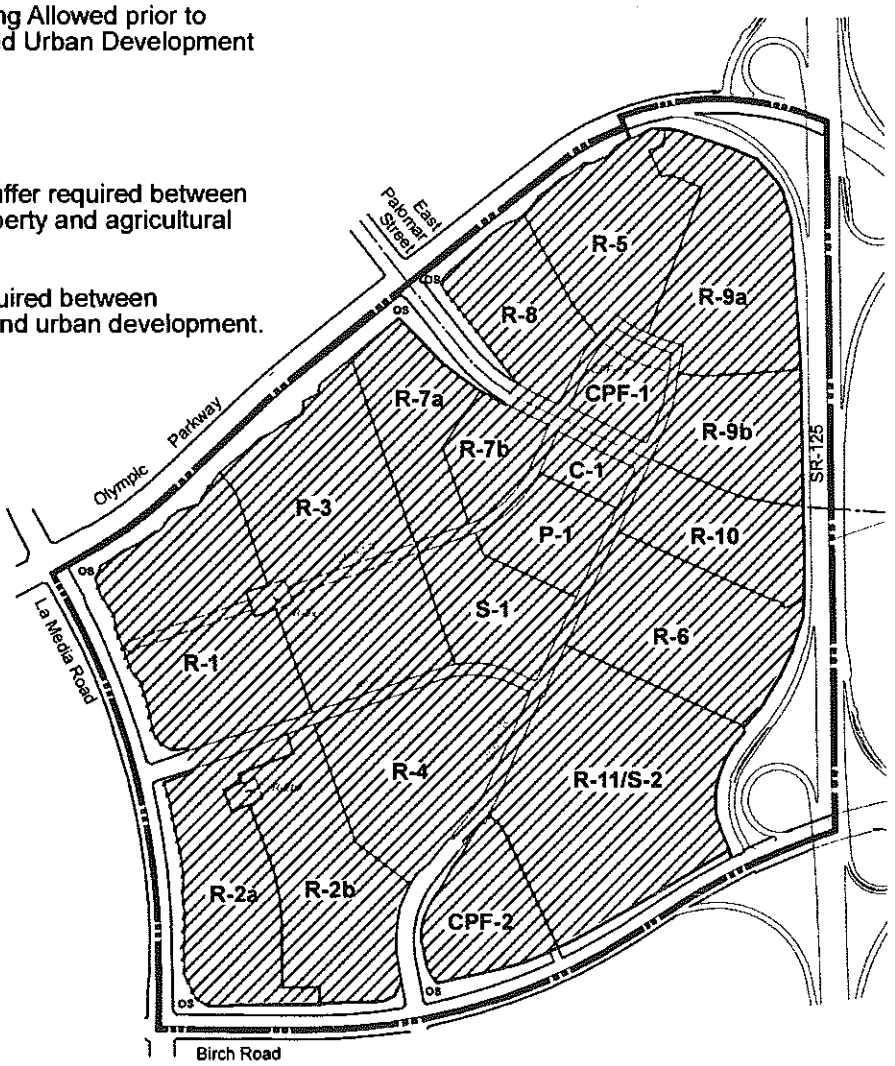
- A 200 foot fenced buffer shall be maintained between developed property and on-going agriculture operations.
- In those areas where pesticides are to be applied, vegetation shall be utilized to shield adjacent urban development (within 400 feet) from agriculture activities. Use of pesticides shall comply with federal, state and local regulations.
- The farmland owners shall notify adjacent developed property owners of potential pesticide application through advertisements in newspapers of general circulation.
- The developer does not propose grazing on Conveyance Land.
- Agricultural uses shall comply with the Agricultural Plan Map that follows (Exhibit 9).

Agricultural Plan

Unrestricted Cultivation & Grazing Allowed prior to phased Urban Development

Notes:

1. 200' Fenced buffer required between developed property and agricultural operations.
2. 400' Buffer required between pesticide use and urban development.



Village Six
CITY OF CHULA VISTA
OTAY RANCH

Land Planning
11/30/01

Exhibit 9

II.2.3 Circulation

II.2.3.1 Introduction

The Village Six SPA circulation plan provides for a transportation system which extends existing routes and constructs planned facilities. The circulation plan incorporates vehicular and non-vehicular modes of transportation.

The plan arranges roads into a hierarchy, organized by function, to facilitate access within the community and offsite, consistent with the Otay Ranch General Development Plan and the City of Chula Vista General Plan Growth Management Element. The road classifications have been refined to reflect the specific opportunities and constraints of the Village Six SPA (*e.g.*, transit right-of-way location, mixed use character, *etc.*). An effort has been made, where feasible, to reduce paving sections to slow the flow of traffic and create a pedestrian friendly environment.

The SPA Plan Public Facilities Finance Plan (see Chapter II, Section II.5 Public Facilities Finance Plan) establishes a transportation phasing plan with specific improvements and timing of circulation improvements to maintain the levels of service established in the City's Threshold Standards in the City's Growth Management Element of the General Plan.

Specific project access points, light rail alignments and internal circulation components, including bicycle, cart, pedestrian, hiking and road crossings will be determined by the City Engineer during the tentative tract map process. Variations to the concepts herein may occur where pedestrian orientation, safety or efficiency can be enhanced.

The plan also considers non-vehicular circulation systems by making provisions to connect to local and regional trails systems to create a comprehensive system of vehicular and non-vehicular routes.

II.2.3.2 Project Access

Regional Access

Regional access to the project area is currently provided by I-805 via Telegraph Canyon Road, which is located approximately one mile north of the project site. Future construction of SR-125, at the eastern boundary of Village Six, will provide additional north-south access for the traffic generated for the build-out of the Eastern Territories. Secondary north-south access is available on I-5, along the Bayfront, six miles west of the SPA project area. State Route 54 north of Village Six, and SR 905 south of Village Six, provides regional east-west circulation the project area.

The Otay Ranch General Development Plan provides for the eventual expansion of the regional light rail transit system into Otay Ranch, bisecting Villages Six. Otay Ranch SPA submittals for transit villages are required to approximately locate light rail transit alignments and transit stations. Future tentative maps will be conditioned to dedicate right-of-way for the light rail transit system.

Local Access

Local access to the Village Six SPA project area is currently provided by Telegraph Canyon Road/Otay Lakes Road, which also serves as a continuous east-west link between I-805 and SR-94. The Village Six site is accessed from Telegraph Canyon Road via La Media Road, a north-south route which is being constructed as a part of the Village One and Village Five projects (Otay Ranch SPA One), just north of Village Six. La Media Road will be extended along the western edge of Village Six.

Olympic Parkway is another east-west arterial that will serve the Village Six SPA and will form its northern boundary. This route will be constructed along the northern edge of the Village Six site in conjunction with this project and will serve as a connector to I-805 to the west and SR-125 to the east.

II.2.3.3 Project Circulation Network

The Otay Ranch sub-regional circulation system is based upon a hierarchy of streets and roads defined in the Otay Ranch General Development Plan. These facilities are designed to create an integrated system of roads, cart paths, bike lanes, trails and pedestrian ways. This system, as it applies to the Village Six SPA is described below.

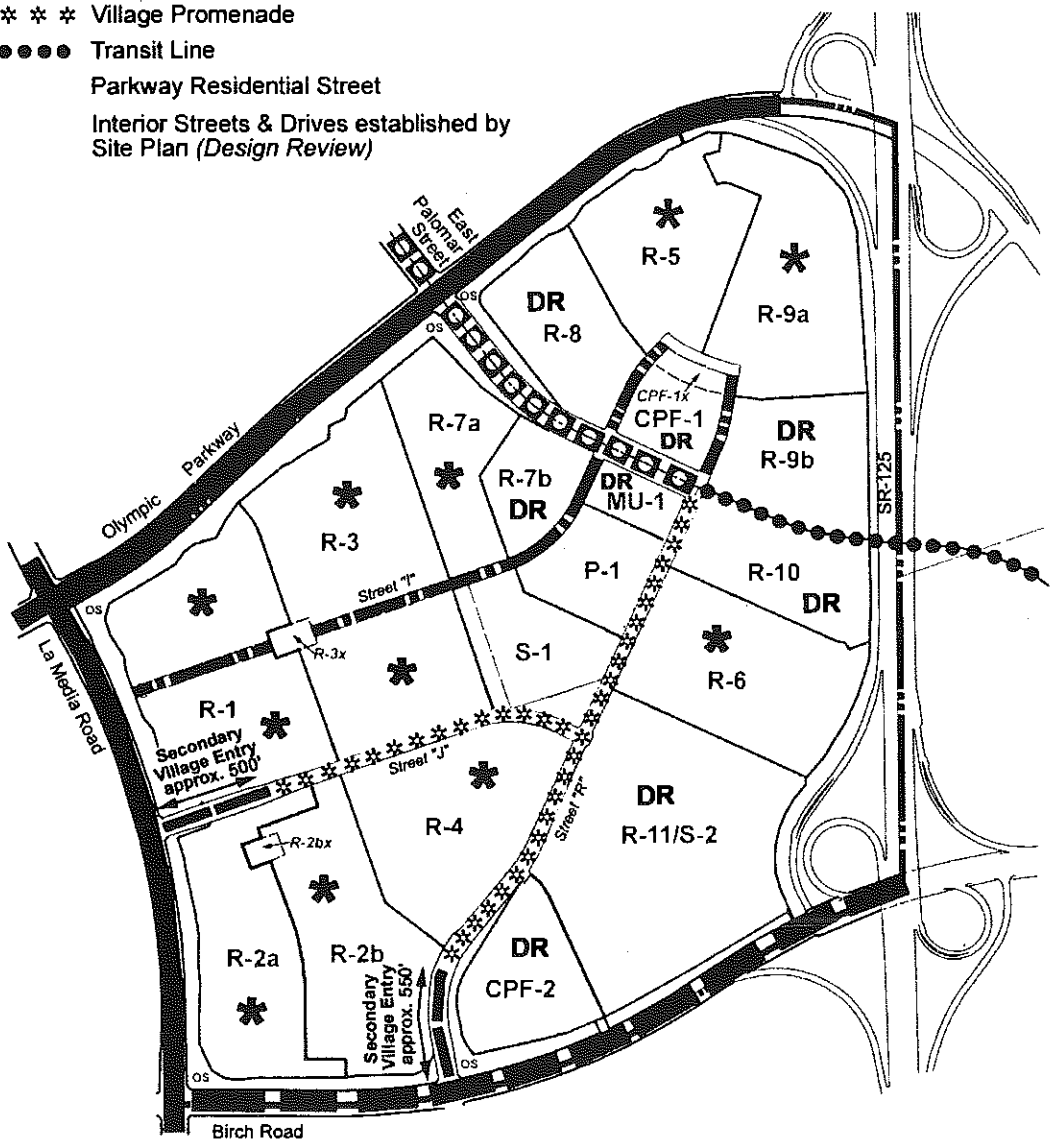
The perimeter and internal circulation network is conceptually shown on the Circulation Plan (Exhibit 10). On the northern and western SPA boundaries, Olympic Parkway (existing) and La Media Road are designated Prime Arterial - Ranch Theme Streets (streetscape design designation defined in the Otay Ranch Overall Design Plan). Birch Road, the southern SPA boundary, is designated a Six Lane Major Street in this SPA Plan. [This designation is subject to a General Plan/GDP amendment; this segment of Birch Road is currently designated a 4-lane Major Road in the General Plan and GDP.] SR-125, on the eastern edge of the SPA is a future freeway.

Project access is taken from each of the perimeter arterials. The entry from Olympic Parkway, East Palomar Street, is designated a Transit Village Entry Street since it includes the light rail transit corridor within its ROW. The entries from La Media Road and Birch Road are designated Secondary Village Entry Streets for the first 500-550 feet within the village, then transition to village Promenade Streets. Both the Olympic Parkway and Birch Road entries lead directly to the Village Core. The La Media entry leads to an intersection with the Birch Road entry in front of the private high school site access.

A Core Promenade Street segment is located on each side of the CPF block at the heart of the Village Core with a residential street linking them across the back side. A Residential Promenade Street extends from the Core to serve the northwest quadrant of the Village Secondary Area. Internal streets within the individual development areas will be determined by future tract map and/or site plan approvals.

Circulation

Prime Arterial - Ranch Theme Street
Six Lane Major Street
Transit Village Entry Street (with Transit in the Median)
Secondary Village Entry (First 500')
Core Promenade
Residential Promenade
Village Promenade
Transit Line
Parkway Residential Street
DR Interior Streets & Drives established by Site Plan *(Design Review)*



Village Six
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Exhibit 10

It is anticipated that each of the project entries will be signalized, as will the major arterial intersections. However, the final determination of which intersections are to be signalized shall be made by the City Traffic Engineer.

II.2.3.4 Street Standards

This section describes in more detail each of the street types associated with the Village Six SPA. The proposed right-of-way sizes and street sections are based on standards adopted in the Otay Ranch General Development Plan, previous Otay Ranch approvals and initial project level review by city staff. The final improvement designs will be determined as a part of the subdivision approval process.

Highway Road Sections

Street standards for the arterial roads at the periphery of the SPA have been established in the Otay Ranch General Development Plan, Circulation Element of the Chula Vista General Plan and previous project development approvals. Roadway sections for the perimeter arterials are shown in Exhibit 11.

Arterials and major roads provide for the completion of the regional transportation system. They are designed to operate efficiently and provide for automobile and bus access to regional destinations including freeways. Prime arterials and major roads cross each other at intervals of three-quarter miles or greater. Intersections on to these roads restricted to village entry streets. The following facilities within the Village Six SPA project area are designated prime arterials or major roads:

Olympic Parkway - 6-Lane (Prime) Arterial (Scenic Corridor)
La Media Road - 6-Lane (Prime) Arterial
Birch Road - 6-Lane (Major)

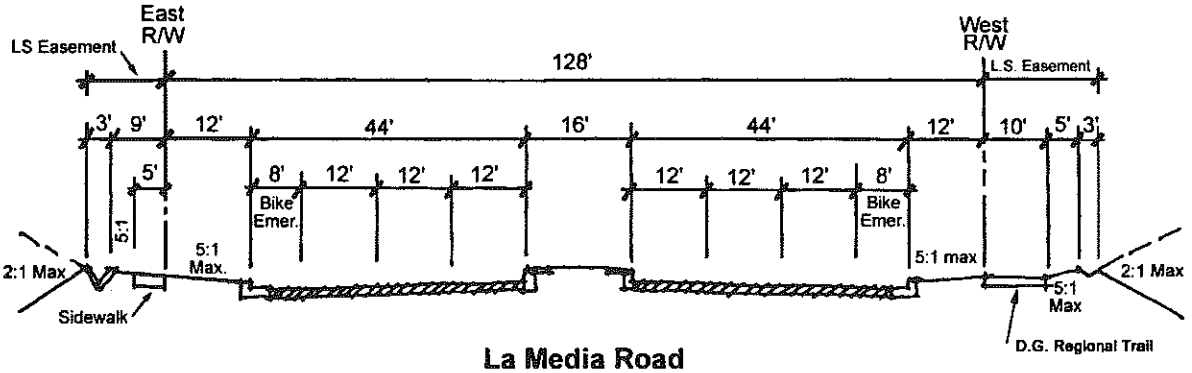
The Otay Ranch General Development Plan recognizes two types of prime arterial/major roads:

Scenic Corridor (road within an open space scenic corridor)
Prime Arterial or Major Road

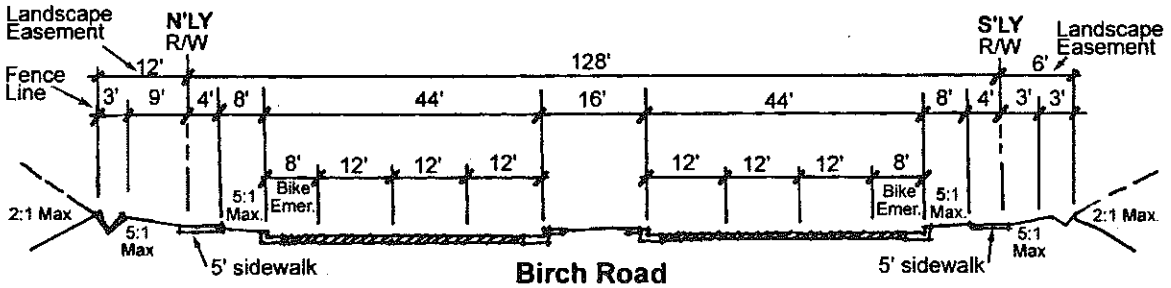
Olympic Parkway is designated as a scenic roadway. Although the street ROW is off-site and a Master Plan for its construction has already been adopted, the southern landscaped edge is a part of the Village Six project site. It will be informally landscaped with naturalized plantings complimenting existing and naturalized land forms consistent with the SPA One approval. The landscape treatment and design elements of scenic corridors are addressed more fully in the Section II.2.2.6 Landscape Design Concepts of this SPA Plan and the Village Six Design Plan. The Olympic Parkway Master Plan, prepared by Estrada Land Planning and Village Six Landscape Master Plans, to be prepared during the subdivision process, will be the guiding documents in developing landscape along this corridor. Olympic Parkway section has been

approved per the SPA One subdivision process. The City has approved the drawings for this section. The Olympic Parkway street section has been approved with the SPA One subdivision process. Refer to the adopted City drawings for this section.

Arterial Highway Road Sections



La Media Road
Prime Arterial/Ranch Theme Street



Birch Road
Six Lane Major Street

Exhibit 11

Non-scenic arterials and major streets within the Village Six SPA project area include La Media Road, a six lane prime arterial, and Birch Road, a six lane major street. These are similar in appearance to the scenic corridors in that they provide identity to Otay Ranch, and are dominated by native or naturalized vegetation and land forms. However, these roadways also provide a transition from the informal ranch-wide character to the more formal character typical of the urban villages. Landscape treatment and design elements of these roads are addressed more fully in the Village Six Design Plan.

Village Entry Street Sections

Village Entry Streets form the gateway into a village. As a gateway, a Village Entry Street may be a short street section creating a welcoming statement. Entry streets typically consist of two lanes each way divided by a median. In Village Six, the Transit Village Entry Street connects the village core to Olympic Parkway and contains the right-of-way for future light rail transit alignments. The entries from La Media Road and Birch Road are designated Secondary Village Entry Streets for short distances near the village entries but do not include the transit alignment (see Exhibit 12).

Village Entry Streets introduce the village theme, identity and character. Entry streets provide a transition from the prime arterials/major roads to the village. Village Six SPA Village Entry Streets will create a semi-formal appearance which transitions from the natural/informal character of the arterial streets to the formal appearance and character of the Village Core. The landscape treatment and design elements of Village Entry Streets are addressed more fully in the Village Six Design Plan and Landscape Master Plan.

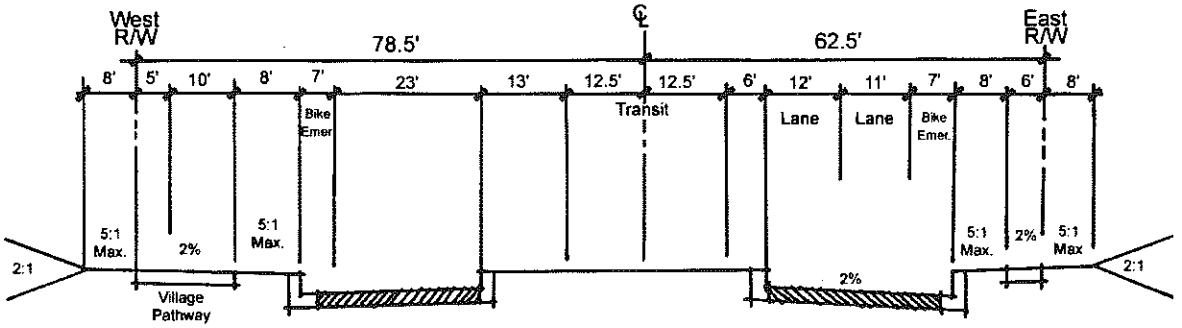
Promenade Street Sections

Promenade Streets provide the most direct route from residential areas to the village core. Promenade Streets serve automobile, cart, pedestrian and/or bike traffic. Promenade Streets create a semi-urban, formal atmosphere which contributes to a feeling of security and pedestrian safety. Promenade Streets are tree-lined with formal street tree patterns.

The Village Six SPA contains three types of Promenade Streets: Village Promenade, Core Promenade and Residential Promenade. The primary difference is the width of the paved roadway. In some locations on Streets "J" and "R," the 10 foot wide Village Pathway is included in the village Promenade street section and provide for parking on one side only. Street "I" is a Residential Promenade which includes only a six-foot sidewalk. Refer to Exhibit 13 for additional detail.

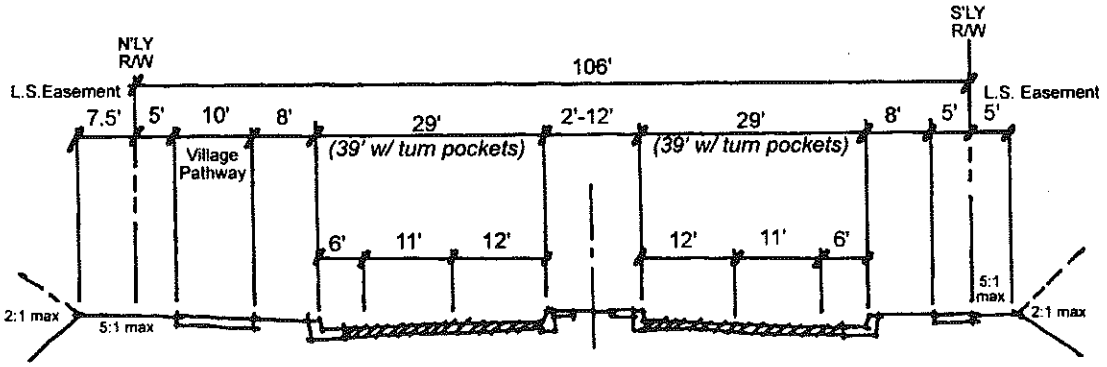
The landscape treatment and design of Promenade Streets are addressed more fully in the Village Six Design Plan and the Landscape Master Plan.

Village Entry Street Sections



Note: Section adjacent to Mixed Use and Transit Station and other segments shall be established by the Master Precise Plan for the Village Core.

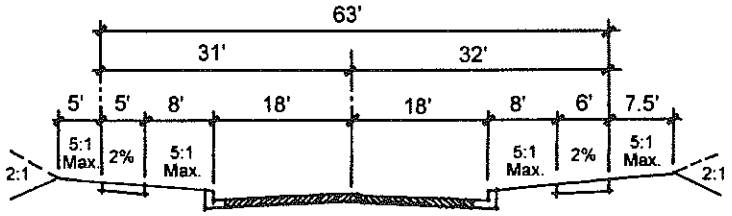
Transit Village Entry Street
(East Palomar Street)



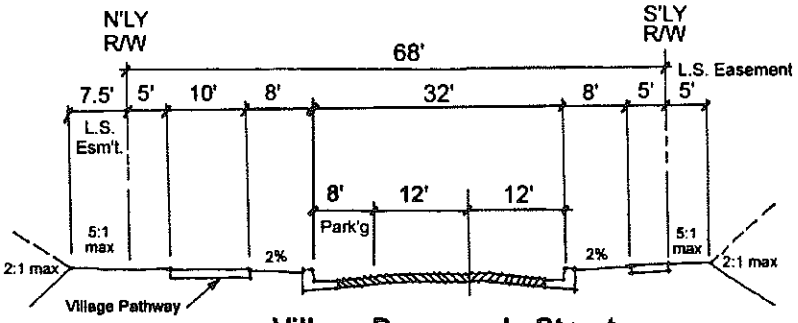
Secondary Village Entry Street
(Streets "J" & "R" at Arterial Intersections)
(First 500' ±)

Exhibit 12

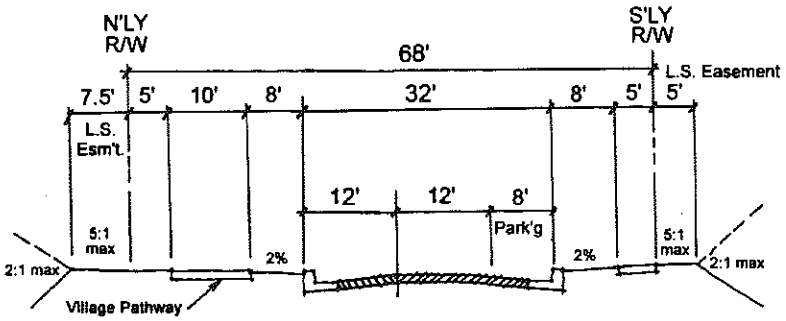
Promenade Street Sections



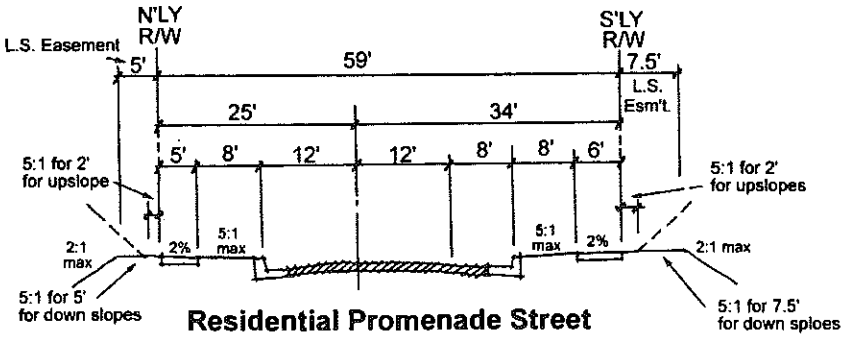
Core Promenade



Village Promenade Street
(Street "J")



Village Promenade Street
(Street "R")



Residential Promenade Street
(Street "I" West of E. Palomar Rd.)

Exhibit 13

Residential Street Sections

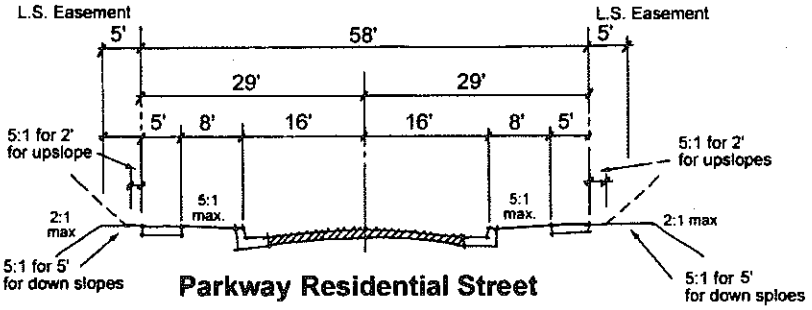
Residential Streets occur throughout each village. The streets have homes on one or both sides. Parking is provided along the sides of the streets. Cart and bike travel is permitted in the roadway without specially designated lanes. The Otay Ranch General Development Plan permits residential street cul-de-sacs, if at the end of the cul-de-sac where grades allow, pedestrian, bike and cart access remains open to link to the village core or other activity centers. Dead end cul-de-sacs are also permitted in perimeter areas.

Residential Streets are semi-urban streets with a pedestrian scale. Residential Streets reflect individual neighborhood character depending upon the nature of the adjacent residential development.

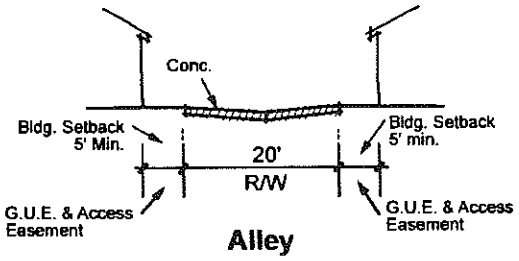
Village Six contains only one type of residential street, the Parkway Residential Street. This street type is a residential streetscape with parkway plantings and contains an 8 foot parkway, with a 5 foot wide sidewalk. Parkway Residential, 58 foot ROW (see Exhibit 14), would be used predominately in single family residential areas as indicated on Exhibit 10. Other types of residential streets, may be approved with site plan approval where special conditions occur (*e.g.*, alley and small lot single-family products) as noted in Exhibit 10. In certain circumstances the up-slope may be within two feet from the right-of-way, subject to approval of the City Engineer.

In small lot single-family and mixed use areas, public alleys may be appropriate. Alleys can provide rear entrances for vehicles, decrease intrusions onto the residential streets and enable homes to be placed closer to the street, creating a pedestrian-friendly environment. Separate pedestrian, bike and cart travel areas are not provided in alleys. Modified curb returns may be considered at the intersection of alleys and residential streets. Any alleys proposed with a site design/subdivision submittal shall have twenty feet concrete paving width plus five-foot general utility easements on both sides. The alley will be constructed to City standards and within a right-of-way dedicated to and maintained by the City. Alleys shall be constructed of concrete.

Residential Street Sections



Parkway Residential Street



Alley

Exhibit 14

II.2.3.5 Phasing of Road Improvements

The phasing of community development concurrent with provision of adequate road capacity and access improvements is fully described in the Public Facilities Finance Plan (Chapter II, Section II.5 of the SPA Plan). These improvements have been phased and designed to maintain an adequate level of service in the circulation system serving the Otay Ranch Village Six SPA throughout the development process. The provision of adequate internal circulation improvements is expected to be controlled via subdivision map conditions.

Streets shall be constructed to full planned improvements unless otherwise approved by the City Engineer. The required level of improvements and phasing is fully addressed in the Village Six PFFP.

II.2.3.6 Transit Planning Principles

Villages Six is designated by the Otay Ranch General Development Plan as an urban village to eventually be served by extension of the San Diego light rail transit system. As specified in the Otay Ranch General Development Plan, the village core will reserve area for a transit stop adjacent to the mixed use Neighborhood. The General Development Plan and SPA plan concentrate higher density residential development within the village core (generally within ½ mile of the transit stop) in order to make light rail transit viable.

The conceptual transit route enters the Village Six SPA project from Village Five, north of Olympic Parkway. The transit route enters Village Six within the Transit Village Entry Street median extending south from Olympic Parkway, to reach the planned transit station at the mixed use Neighborhood. From there, the trolley route extends southeast-ward exiting Village Six, crossing the SR-125 ROW and entering Planning Area 12 (Freeway Commercial) and on to the EUC, where, according to the Otay Ranch General Development Plan, additional trolley stations are to be located.

The Village Six Site Utilization Plan provides for the approximate location of the right-of-way. The tentative map will be conditioned for dedication of the right-of-way for the light rail transit system. Right-of-way will be reserved at the final map for the trolley station and light rail transit alignment consistent with the requirements of the Otay Ranch General Development Plan.

In addition to light rail service, bus service is planned to be provided to the project area by Chula Vista Transit (CVT). Currently, CVT provides bus service throughout the Eastern Territories, including the EastLake Business Center and nearby Southwestern College. Expansion of CVT service into the Village Six SPA project area is anticipated.

The planned transit system within Village Six is shown in the Transit Plan, Exhibit 14. Bus stops are based on Green Car and Blue Car service concepts described in the recently adopted *TransitWorks* Strategic Plan by MTDB. The Green Car represents local circulators using mini to mid-size buses. The Green Car would act as a collector and provide feeder access to Blue Car and/or Red Car concepts. Bus stop facilities would be Low to Medium level with service provided on

residential streets and major streets. The Blue Car provides short distance trips (1-5 miles) with frequent stops. This concept describes the current Chula Vista Transit service. Bus stop facilities would be at a Medium to High level. Service is provided on major streets and arterials. The Red Car concept in the strategic plan is the light rail service with a stop in the Village Core described above.

Non-rail services will be developed based on demand for transit services and the following principles:

Level of transit facilities: Low = bus stop sign/pole; Medium = bus stop sign/pole/bench; Medium-high = bus stop sign/pole/bench/shelter; and, High = bus stop/sign/pole/bench/ shelter/turnout.

Where there are numerous major pedestrian generators, access to stops for transit vehicles moving in both directions is facilitated by locating transit stops near striped intersections.

Transit stops should be located and walkways designed to provide access as directly as possible without impacting residential privacy.

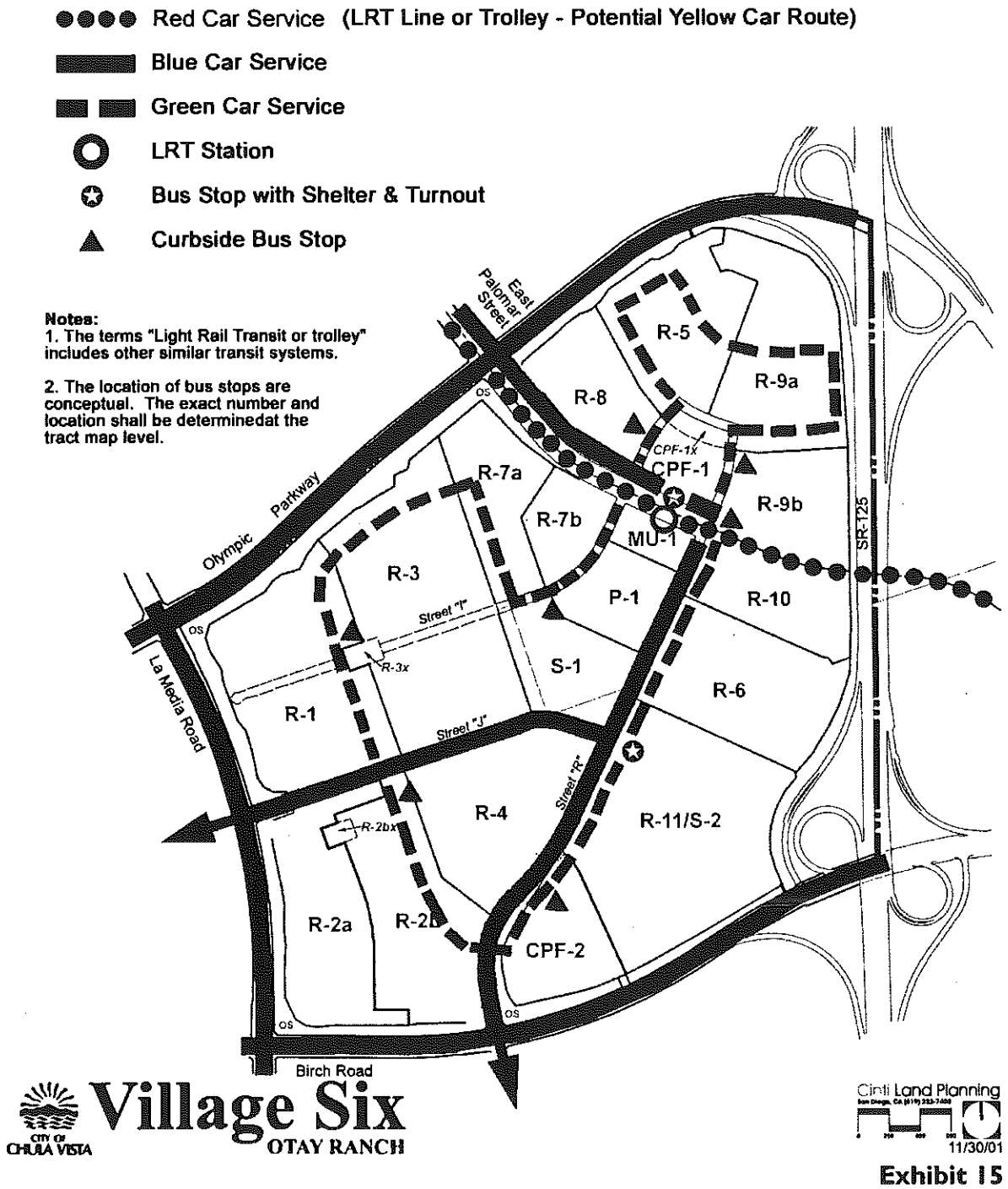
At intersection points of two or more transit routes, stops should be located to minimize walking distance between transfer stops.

Transit vehicle conflicts with automobile traffic can be mitigated by locating bus turnouts/bus stops at the far side of intersections in order to permit right-turning vehicles to continue movement.

Transit stops should be provided with adequate walkway lighting and well-designed shelters.

Walkway ramps should be provided at transit stops to ensure accessibility to the handicapped.

Conceptual Transit Plan



Village Six
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Exhibit 15

II.2.3.7 Bicycle Routes, Pedestrian Trails & Cart Paths

Off-street trail routes which connect to the community-wide trail system of Otay Ranch as well as the regional system described in the Circulation Element of the Chula Vista General Plan are included as components of the perimeter arterials of Village Six. Both Olympic Parkway and La Media Road include a 10-foot off-street (Class I) trail for pedestrian and bicycle use within their ROWs. Birch Road includes bike lanes (Class II) adjacent to the curb and a five-foot wide pedestrian path behind the curb on both sides of the street. Within the village, the 15-foot Village Pathway extends along the East Palomar Street village entry, connecting to a potential pedestrian overpass to Village Five, north of Olympic Parkway. A similar, 10-foot wide Village Pathway extends from the Village Core along the Street "J" and Street "R." A potential overpass connection to Village Two is shown across La Media Road. Five-foot wide pedestrian trails are shown on the opposite side of the street from the Village Pathways and on both side of the Promenade Street "I." The viability of electric cart use is unknown due to need market acceptance and the need to post electric cart streets at 25 mph speed limit.

Bicyclists will share the internal streets with motor vehicles due to the low traffic volume and limited speeds allowed on residential streets. The trails and bike lanes provided are indicated on the Street Sections Exhibits 11-14 and the Trials Plan, Exhibit 16. Generally, the pedestrian trails follow the bicycle routes. Where the trails are off-street, the pedestrian and bicycle facilities are shared. Where bicyclists share the roadway with other vehicles, sidewalks are provided for pedestrians. Bikeways shall be consistent with the City of Chula Vista Bikeway Master Plan (August 1996).

Trails Plan

15' Wide Village Pathway

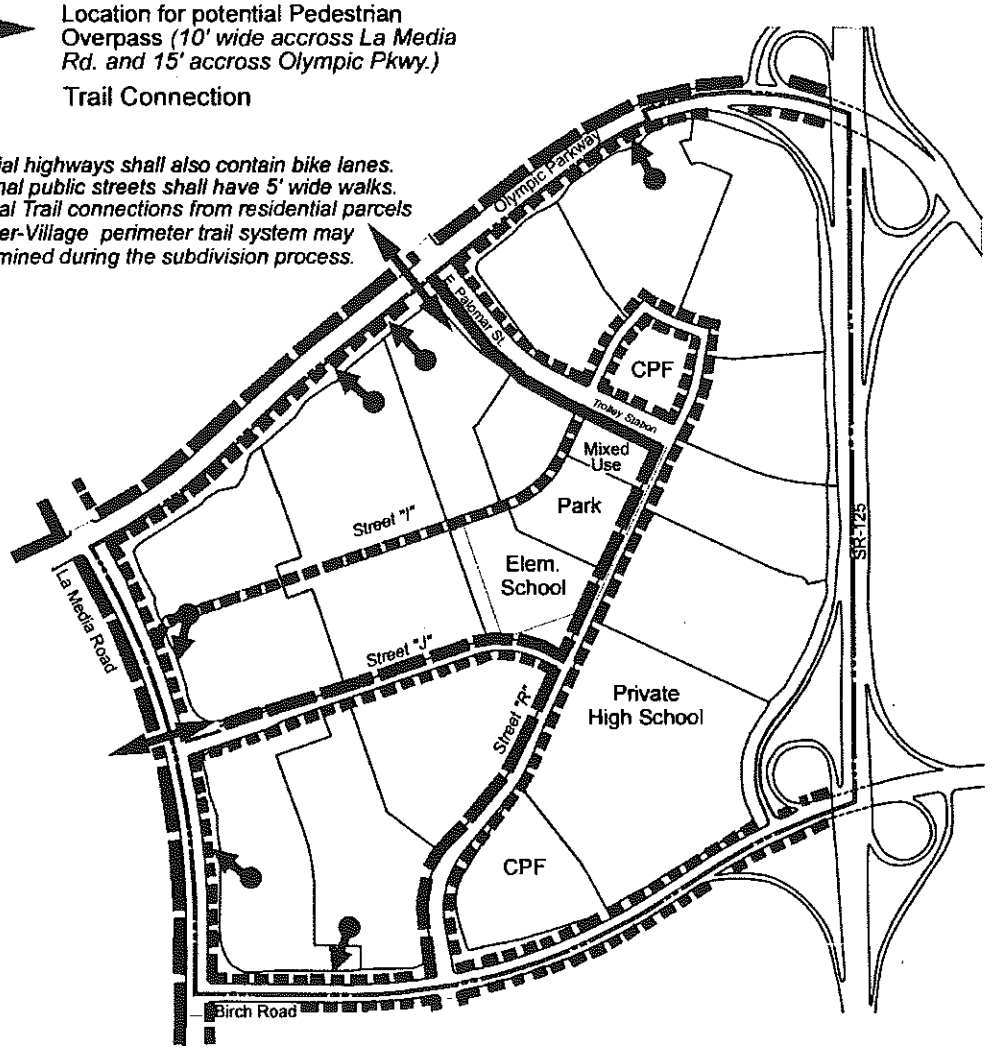
10' Wide Village Pathway

5' Wide Pedestrian Trail

Location for potential Pedestrian Overpass *(10' wide accross La Media Rd. and 15' accross Olympic Pkwy.)*

Trail Connection

Note:
1. *All arterial highways shall also contain bike lanes.*
2. *All internal public streets shall have 5' wide walks.*
3. *Additional Trail connections from residential parcels to the inter-Village perimeter trail system may be determined during the subdivision process.*



Village Six
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Exhibit 16

II.2.4 Grading

II.2.4.1 Introduction

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. Steeply sloped hillsides and valleys can serve as resources, linking the developed regions and the important natural features in the area. The goal of the Otay Ranch General Development Plan is to concentrate urban development on the flatter areas and retain the sensitive natural topographic features. For the Village Six SPA, the arterial road corridors along the northern, western and southern edges of the project have been identified as scenic/greenbelt corridors. Development sites within the remainder of the SPA should be graded to blend with and create an aesthetically pleasing setting respecting these edges.

The Otay Ranch General Development Plan requires Part II, Chapter 10, Subsection 3):

> *Provide geotechnical investigations with each SPA plan.*
>
> *Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes.*
>
> *Natural buffering (e.g., undeveloped open space) shall be provided between development and significant existing landforms, including the Jamul and San Yisdro Mountains.*
>
> *Variable slope ratios not exceeding 2:1 shall be utilized when developing grading plans.*
>
> *Eighty-three percent of existing steep slopes greater than 25% shall be preserved.*
>
> *As development occurs on steep lands, as defined by the governing jurisdictions, contour grade to reflect the natural hillside forms as much as possible, and round the top and toe of slopes to simulate natural contours.*
>
> *Grade and rehabilitate graded areas in conformance with grading regulations of the governing jurisdiction. Ensure proper drainage, slope stability and ground cover revegetation in conformance with applicable land use regulations.*

II.2.4.2 Grading Concept

The SPA level grading plan for Village Six is intended to provide a preliminary grading concept, identifying slope bank locations and necessary maintenance provisions. The preliminary grading design is as indicated on the Grading Concept, Exhibit 16.

The Village Six SPA earthwork is intended to be balanced or an equal amount of cut for an equal amount of fill. The estimated earthwork for SPA Village Six is approximately 7.2 million cubic yards of cut and fill in a graded area covering the total SPA Plan area and two off-site areas shown on Exhibit 16. The off-site areas allow each of the two ownerships to balance grading quantities within their ownership and/or provide grading material for future off-site GDP-level approved development.

The Otay Ranch General Development Plan requires the preservation of 83% of existing steep slopes with gradients of 25% or greater. Otay Ranch has been determined to contain 7,651 acres of land with gradients of 25% or greater. Application of the 83% preservation standard means that 6,350 acres of steep slopes must be preserved ranch-wide and 1,301 acres of steep slopes may be developed.

The approved Otay Ranch land plan anticipates that approximately 984 acres of steep slopes will be developed. This falls within the 83% (1,301 acres maximum) standard ranch-wide. The Phase 2 RMP provides that SPA level analysis of the impacts to steep slopes needs to be completed only when a SPA proposes development outside of the General Development Plan approved development areas. The Otay Ranch Biota Monitoring Program establishes a system to ensure that this standard is achieved ranch-wide.

There are very few major slopes greater than 25% within the Village Six SPA. According to the project EIR, 0.6 acre of such slopes are within the project area. The development areas proposed in the Village Six SPA land plan are consistent with the developable areas depicted on the approved General Development Plan land use plan. Because of the consistency between the proposed SPA development plan and the adopted Otay Ranch General Development Plan, the ranch-wide slope preservation goal will be maintained.

II.2.4.3 Grading Policies

Grading for Village Six includes on and off-site grading. On-site grading will create the proposed development areas for Village Six uses. Off-site grading will include borrow and temporary soil storage areas for the two primary Village Six landowners/developers. Off-site grading shall be conducted in accordance with established City policies and standards, and will be subject to conditions, including soil stabilization requirements, established with the issuance of a grading permit.

On-site grading includes larger manufactured and natural slopes generally occurring along and adjacent to the proposed arterial road system. In the Village Six SPA, these include La Media Road, Olympic Parkway, Birch Road and SR-125 at the easterly boundary. The design of these major slopes, particularly in highly visible areas, will utilize landform grading techniques (grading which

creates artificial slopes with curves and varying slope ratios which simulate the appearance of natural terrain), as defined in the Chula Vista General Plan, Otay Ranch General Development Plan and Village Six Village Design Plan. The following guidelines shall be considered in implementation of the plan:

With approval of the City Engineer, rounding of the tops and toes of slopes shall be accomplished. When slopes cannot be rounded, vegetation shall be used to alleviate sharp angular appearances.

When significant landforms are modified for project implementation, the landform should be graded to blend with the natural grade.

An average 75 foot buffer shall be maintained along prime arterials.

Manufactured slope faces greater than 25 feet in height shall be varied or additional low slope area provided at the toe of the slope to avoid excessive "flat planed" surfaces.

Grading shall be sensitive to significant and/or sensitive vegetation and habitat areas.

To complement landform grading, landform re-vegetation techniques shall be utilized. As in a natural setting, major element of the landscape are concentrated largely in the concave "drainages," while convex portions are planted primarily with ground cover and smaller materials. Vegetation should consist of drought-tolerant native or naturalized species, requiring little or minimal irrigation, deep rooted and well suited to the on-site soils. Final plans should be based on coordinated input from a licensed landscape architect.

Based on actual field conditions encountered, the erosion potential of slopes should be reduced with berms at the tops of all slopes, paved interceptor ditches and terrace drains and vegetation. Spray-on applications and coatings, combined with jute or hemp mesh can be effective methods for stabilizing soils.

Internal slopes within village core and secondary area are typically lower than the perimeter slopes due to the neo-traditional design. However, if at the tentative map stage, large slopes of 25 feet or greater are proposed in highly visible locations, landform grading techniques should be considered on a case-by-case basis.

Slopes between residential development areas may range up to 35 feet or more. These slopes are not intended to use landform grading techniques but will generally follow the standard engineering practices of 2:1 (horizontal to vertical) slopes. This will provide the maximum yard area for residential lots. Landform landscaping should be considered for use in the most visible of these

areas, especially to conceal drainage ditches. Small interior slopes between lots <4' in height may be graded at 1.5 to 1, with approval of the City Engineer.

Preliminary soils and geotechnical reports (Geotechnics 12/22/2000 and Geocon 2/2001) have been prepared for the Village Six EIR and have identified the site as being suitable for development. More detailed and refined studies will be provided at the final engineering stages of this project.

Grading Plan

Symbol	Ownership	Estimated Quantities (million cu. Yds.)
A	Ownership "A" *(Applicant)*	3.7
B	Ownership "B"	3.5
	Total	7.2

Notes:
1. Grading quantities and design are based on preliminary studies and are expected to be refined during the subdivision and design review phases.
2. Grading for SR-125 is not included in above quantities.

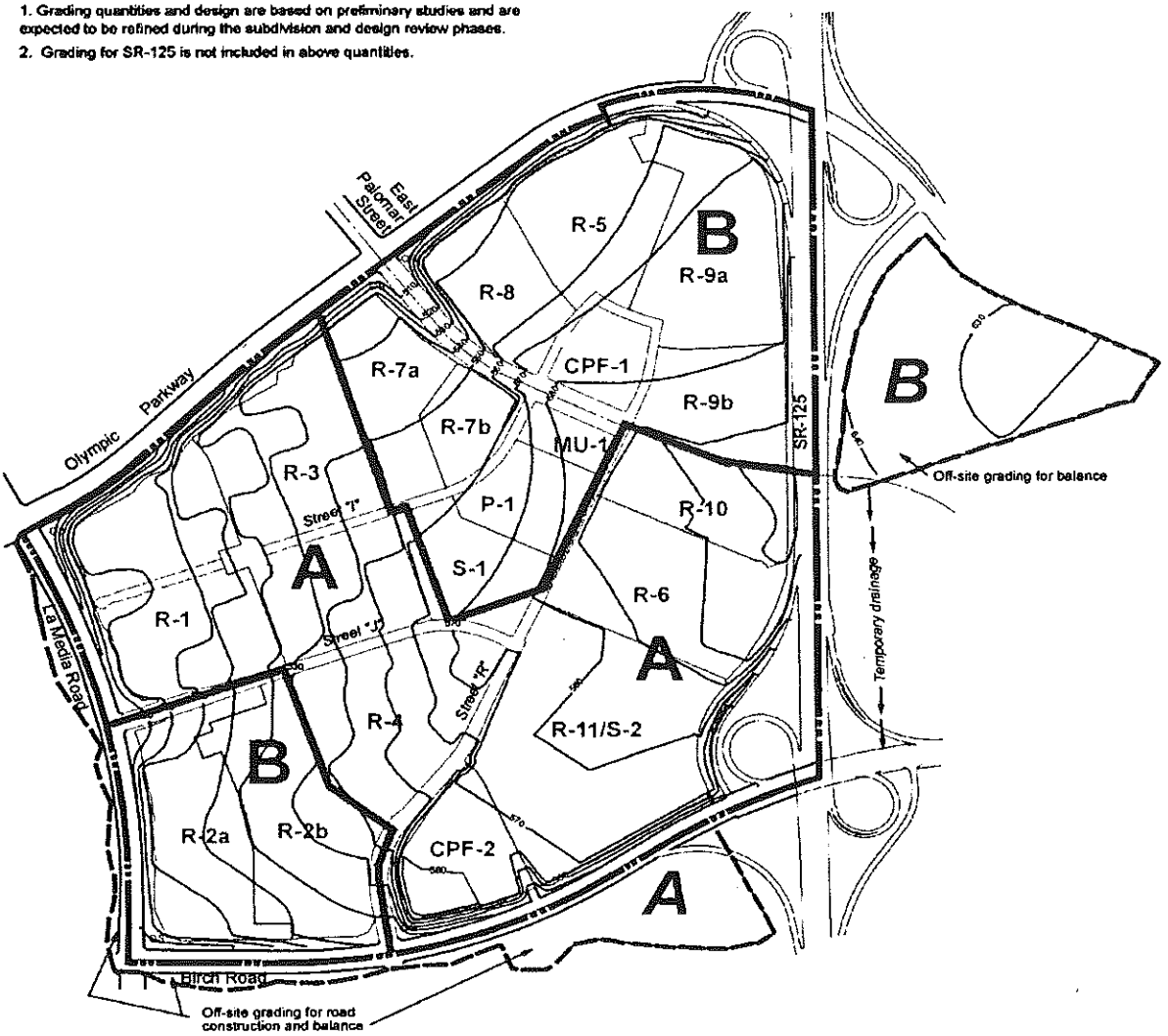

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Exhibit 17

II.2.5 Parks, Recreation & Open Space

II.2.5.1 Introduction

The Otay Ranch General Development Plan establishes the following goal for parks and recreation facilities (Part II, Chapter 4, Section B):

> *GOAL: PROVIDE DIVERSE PARK AND RECREATIONAL OPPORTUNITIES WITHIN OTAY RANCH WHICH MEET THE RECREATIONAL, CONSERVATION, PRESERVATION, CULTURAL AND AESTHETIC NEEDS OF PROJECT RESIDENTS OF ALL AGES AND PHYSICAL ABILITIES.*

The Otay Ranch General Development Plan also establishes the following policies for parks and recreation facilities (Part II, Chapter 4, Section B):

Policy: *Provide 15 acres of regional park and open space per 1,000 Otay Ranch residents.*

Policy: *Provide a minimum of three acres of neighborhood and community park land (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space areas.*

In order to achieve the goal and thresholds, the Otay Ranch General Development Plan establishes a four-tiered system of parks to be provided throughout the community. The four tiers are: 1) town square parks; 2) neighborhood parks; 3) community parks; and, 4) regional parks. Open space, community and regional parks are designated at the General Development Plan level and no facilities of this type are located in Otay Ranch Village Six except the perimeter open space slopes/scenic corridors. The Village Six SPA Plan provides for a 7.6 acre (7.0 acre net) neighborhood park in the Village Core as Neighborhood P-1 (refer to the Parks and Open Space Plan. Exhibit 17). The project will also contribute to the community park implementation program to meet the local park threshold, which will be located off-site. Although an option in the Village Core, no town square park is currently proposed in Village Six.

II.2.5.2 Required Park Land & Improvements

New development is required to provide public park land, improved to City standards, and dedicated to the City, based on established standards. The dedication requirements implement the 3 acre/1000 population standard noted above. They are specified in Section 17.10.040 of the Chula Vista Municipal Code.

In order to provide for both neighborhood and community parks, Village Six is required to provide parks equivalent to 3 acres/1000 population including contribution to the community park program. The projected dedication and/or fee requirement for the Village Six SPA, based on the proposed target number of units and the assumed product types on the Site Utilization Plan is 16.5 acres. The proposed amount of park acreage eligible for credit and to be credited to the project are 7.0 acres. In addition to the provision of park land, the ordinance specifies a standard level of improvement to be provided to meet park provisions requirements.

As noted above, the remaining (community) park requirement will be met through the payment of parkland development fees and/or dedication of land elsewhere in Otay Ranch. Should the private high school site develop under the residential alternative, it shall be assessed additional park land/fees per the park dedication requirements in effect at that time. Applying the current single family detached requirement of 423 square feet/DU to the potential 146 units assigned to Neighborhood R-11/S-2 yields 1.42 acres of dedication/fee requirement. These park acreage calculations are subject to refinement at more detailed levels of review, based on the Parkland Dedication Ordinance.

Table C
Improved Park Land Dedication Required

Dwelling Unit Type	Target Unit Count	Park Area/DU	Total
Single Family Detached	883	423 SQ FT/DU	8.57
Multiple Family/ Apartments	1,203	288 SQ FT/DU	7.95
TOTALS	**2,086**		**16.52***

* Actual park acres required shall be based on dwelling units approved in the Subdivision/Design Review process.

Table D
Parks Provided and Eligible Credits

Park Neighborhood	Credit Acres (net)
Acreage Required	16.52
P-1 Public Park	7.00
Estimated Community Park Obligation	**9.52 ac**

II.2.5.3 Open Space

While generally accepted standards have been established for the provision of acreage and the function of a hierarchy of parks, the "need" for open space is more difficult to quantify. The Otay Ranch General Development Plan established a 12 acres per 1000 person standard, which is being

met offsite by dedication of open space preserves (RMP) to the east. Village Six includes 21.1 acres of land designated for open space use.

On-site the location and general extent of open space is determined at the General Development Plan level of planning. Open space within Village Six is to be provided for buffer areas, slopes and scenic corridors as required by the Otay Ranch General Development Plan. Village Six open space will implement the open space provisions of the Otay Ranch General Development Plan. The village open space areas fit into the overall regional/community-wide open space system.

Open Space is included in the overall Land Use Plan to fulfill the following community goals:

- Promote a natural community greenbelt linkage between the Otay Ranch villages.
- Preserve, enhance and manage natural resources located within Otay Ranch.
- Preserve vistas and maintain viewshed areas for the future residents of the Otay Ranch community.
- Define edges to aid in the delineation of the various communities within Otay Ranch.
- Provide trials and pathways for public recreational opportunities.

The Otay Ranch General Development Plan classifies open space into two categories (Part II, Chapter 4, Section E):

- Natural Open Space: Natural open space can be classified as land that has not been disturbed by development. The bulk of the natural open space within Otay Ranch is included within the Resource Management Plan (RMP). The RMP establishes a Resource Preserve which does not include any of the Village Six planning area.
- Other Open Space: The General Development Plan categorizes "other open space" as a mixture of neighborhood and community parks, bike trails, hiking trails, school playgrounds, utility easements, scenic corridors, pedestrian walkways, landscape buffers, and other public recreation areas. The other open space areas identified for Village Six are the arterial highway corridors/development perimeter slopes.

Three sub-Neighborhoods (CPF-1x, R-2bx and R-3x) shown on the Site Utilization Plan may be developed with common usable open space suitable for CPF uses/credit. If implemented, these areas would supplement the 21.1 acres of open space identified above.

Open space lands indicated on the Village Six Site Utilization Plan will be provided and maintained through the dedication of open space easements and/or lots to the City, landscape maintenance district or other appropriate agency, or to a Master Community Association, which will be

determined at the tentative tract map level of approval. Uses will be strictly controlled through zoning regulations (see Section II.3 PC District Regulations).

Landscaping within open space areas shall comply with all requirements of the City of Chula Vista Landscape Manual.

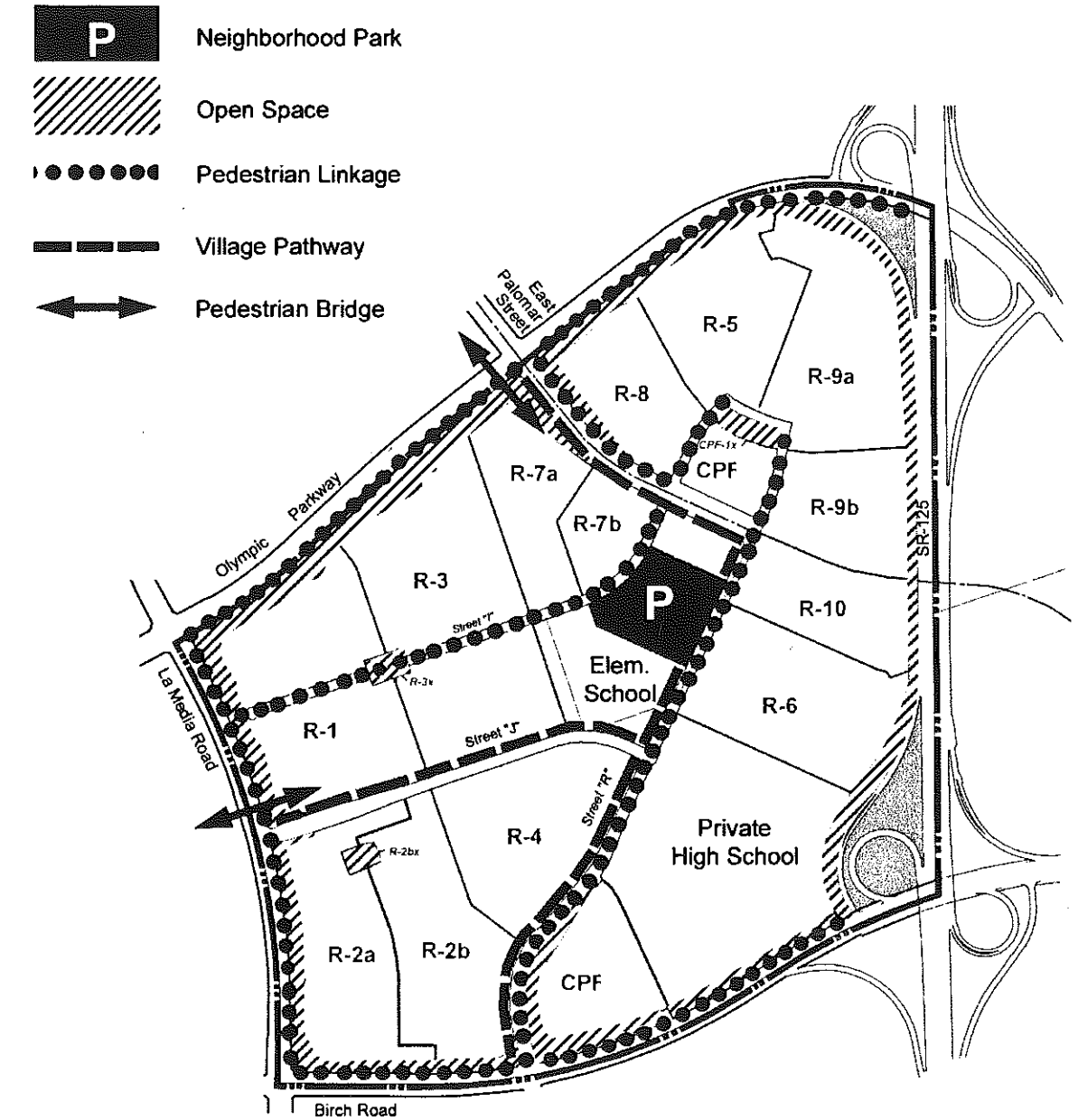
II.2.5.4 Edge Plan

Enhancement or preservation of sensitive habitat is not a significant issue for the Otay Ranch Village Six SPA. There are no sensitive habitat areas requiring protection, preservation or enhancement in the Village Six planning area. Because Village Six is not located adjacent to any sensitive habitat, no "Edge Plan" for such a sensitive land use boundary is necessary.

II.2.5.5 Community Gardens

The Otay Ranch General Development Plan requires that policies and guidelines be developed at the SPA level for community gardens. Community garden guidelines regarding size, location, facilities and operations were prepared and adopted in conjunction with the Otay Ranch SPA One project (see SPA One Parks, Recreation, Open Space and Trails Master Plan). No community gardens are proposed within the Village Six SPA.

Parks & Open Space



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11/30/01

Exhibit 18

II.2.5.6 Park & Open Space Implementation

All of the open space and public parks will be controlled through open space easements and/or dedication to the City, district or homeowners' association. Maintenance of the public neighborhood park will be provided by the city general fund. CFD, Open Space and/or Landscape Maintenance Districts may be established to ensure proper management and operation of public right-of-way improvements.

Private open space areas and slopes within "common interest" residential projects will be designated common areas and maintained by homeowners' associations. For detached residential projects, major open space slopes will be a single lot or lots, with open space easements protecting the slopes from development.

The phasing of community development concurrent with the provision of adequate park land and improvements is fully described in the Public Facilities and Finance Plan (Section II.5 of the SPA Plan). The schedule of improvements has been developed to maintain an adequate level of service for Otay Ranch Village Six residents. The mechanism to provide actual dedication and improvement of public park areas is expected to be subdivision map conditions.

II.2.6 Development Phasing

The development of Otay Ranch Village Six SPA will be completed in multiple, non-sequential phases to ensure construction of necessary infrastructure and amenities for each phase as the project progresses. The Phasing Plan (Exhibit 18) reflects anticipated market demand for a variety of housing types and commercial development. It also reflects the anticipated ownership patterns within the Village. The Phasing Plan is consistent with the Village Six SPA Public Facilities Finance Plan (PFFP).

The Phasing Plan is non-sequential. This recognizes that sequential phasing is frequently inaccurate because of unforeseen market changes or regulatory constraints. Therefore, the Village Six SPA PFFP permits non-sequential phasing by imposing specific facilities requirements, per the PFFP, for each phase to ensure that new Village Six SPA development is adequately served and City threshold standards are met. Public Parks and Schools shall be phased as needed per the PFFP.

Table E
Anticipated Development Phasing

Neighborhood	Land Use	Blue	Red	Yellow	Green
R-1	Single Family	X			
R-2a/b	Single Family				X
R-3	Single Family	X			
R-4	Single Family	X			
R-5	Single Family			X	
R-6	Single Family	X			
R-7a	Single Family			X	
R-7b	Multi-family			X	
R-8	Multi-family			X	
R-9a/b	Multi-family			X	
R-10	Multi-family	X			
R-11/S-2	Pvt. School		X		
CPF-1	CPF			X	
CPF-2	CPF		X		
MU-1	Mixed Use			X	

Note: Public Park and Elementary School phasing to be established by need and is linked to building permits in the Public Facility Finance Plan.

Phasing

Color = Phase Identifier

* = Phasing established by need
(Refer to Public Facilities Finance Plan)

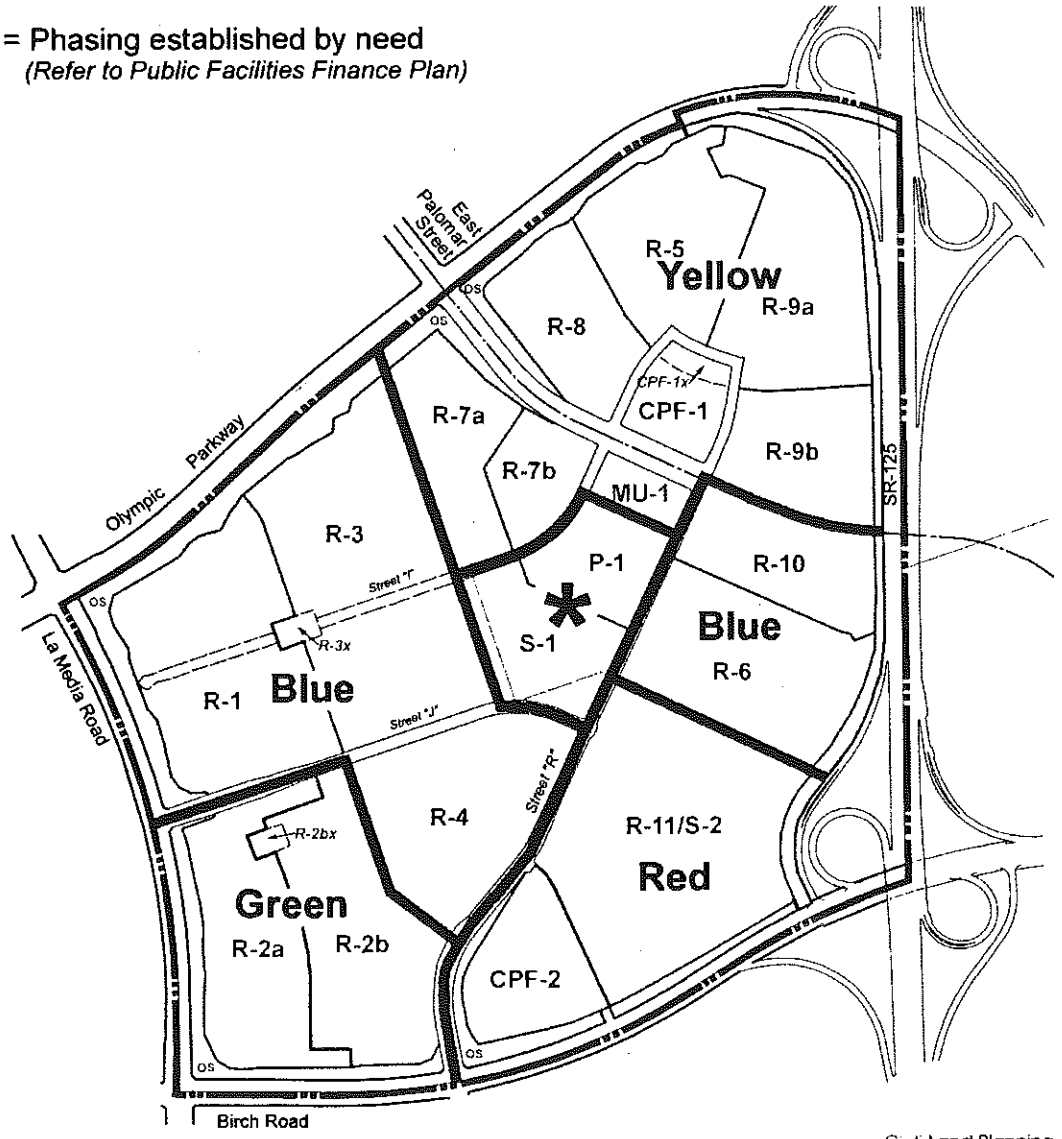

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Exhibit 19

II.2.7 Public Facilities

II.2.7.1 Introduction

The inclusion of public facilities issues is a distinguishing feature of SPA Plans. This portion of the plan outlines the public facilities which enable the community to function properly.

The Otay Ranch General Development Plan establishes the following goal regarding the provision of public facilities (Part II, Chapter 5, Section B):

> *GOAL: ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES TO DEVELOPABLE AREAS OF OTAY RANCH CONCURRENT WITH NEED.*

This chapter outlines the local and regional public facilities necessary to serve the Otay Ranch Village Six SPA. The Public Facilities Finance Plan (Section II.5) provides additional descriptions of public infrastructure and financing mechanisms planned for each facility. The public facilities described in this section have been sized and designed in response to the planned distribution of land uses shown on the Village Six Site Utilization Plan (Exhibit 5).

This section examines local facilities including water, water conservation, recycled water, sewer, drainage, urban runoff, schools, law enforcement, fire protection, animal control, civic, library and child care facilities.

This chapter is a summary of the information, recommendations and conclusions contained in other documents. All public services and facilities financing and phasing issues are addressed in the Village Six Public Facilities Finance Plan. Additionally, some facilities are the subject of separately prepared master plans which are included in the Technical Appendices.

II.2.7.2 Potable Water Supply & Master Plan

Water service and facilities are addressed in the Draft *Sub-Area Master Plan for Otay Ranch Villages 6 and 7, and PA-12, Volume 1 Conceptual Facilities Plan and Volume 2 McMillin Village 6 Water Facilities Plan* prepared by Powell/PBS&J (dated August 2001) and *Overview of Water Service for the Otay Ranch Company Village Six* prepared by Dexter Wilson Engineering, Inc. (dated August 31, 2001). The phasing and financing of water facilities is more thoroughly addressed in the Otay Ranch Village Six PFFP.

The Otay Ranch General Development Plan establishes the following goal for water service (Part II, Chapter 5, Section C, Subsection 5.c):

> *GOAL: ENSURE AN ADEQUATE SUPPLY OF WATER FOR BUILD-OUT OF THE ENTIRE OTAY RANCH PROJECT AREA; DESIGN THE OTAY RANCH PROJECT AREA TO MAXIMIZE WATER CONSERVATION.*

The Otay Ranch General Development Plan establishes the following threshold for water facilities (Part II, Chapter 5, Section C, Subsection 5.b):

Threshold: Ensure an adequate supply of water on a long-term basis, prior to the development of each Otay Ranch SPA.

The Metropolitan Water District and the County Water Authority plan to provide long term water supplies to member agencies to meet projected water demand based upon regional population forecasts. Development of the Otay Valley Parcel of Otay Ranch, including Village Six, is included in the adopted Series 8 regional population forecast.

Approximately 90% of the water used in the San Diego County Water Authority area is imported from the Metropolitan Water District. The Metropolitan Water District transports its water supply through the State Water Project and the Colorado River Aqueduct. The San Diego County Water Authority conveys water from the MWD to local water purveyors within San Diego County.

Potable water is provided to the Central Service Area of the Otay Water District via the Second San Diego Aqueduct. Water is delivered at aqueduct connections No. 10 and No. 12 and is conveyed by gravity to the Central Service Area emergency/operating reservoirs at a grade of 624 feet. Water is then pumped to the existing 711 and 980 service zones.

There are currently three 624 zone reservoirs in the Central Service Area. These are the 12.4 million gallon (MG) 624-1 (Patzig) Reservoir located adjacent to the Otay Ranch SPA One project, the 8.0 MG 624-2 Reservoir located in the EastLake I development, and the 30 MG 624-3 (EastLake Greens) Reservoir located adjacent to EastLake Parkway.

The 711 Zone has two existing reservoirs located at the same site within the EastLake Greens development. The reservoirs have capacities of 2.1 MG and 2.3 MG for a total of 5.4 MG. There are also two existing reservoirs in the 980 Zone. These reservoirs are located within the District's Use Area north of the Rolling Hills Ranch development. The reservoirs have a capacity of 5.0 MG each for a total of 10.0 MG.

Emergency storage for the 711 and 980 zones is provided in the 624 zone reservoirs. Other than providing a supply of water to the Central Area Pump Station, the 624 zone will not be utilized to serve Village Six.

The Central Area Pump Station, located at the Patzig Reservoir site, pumps water from the 624 zone to the 711 zone distribution system. The pump station currently has five pumps (including one standby), each rated for approximately 4,000 gallons per minute (gpm) which results in a firm capacity of about 16,000 gpm.

The 980 zone receives potable water from the EastLake Pump Station, which lifts water from the 711 zone to the 980 zone distribution system. This pump station is located on the south side of Otay Lakes Road at Lane Avenue and houses three 4,000 gpm pumps (including one standby) for a firm capacity of 8,000 gpm.

Existing 20-inch 711 zone transmission mains are located in Telegraph Canyon Road and EastLake Parkway along the northern and eastern boundaries of Otay Ranch SPA One, just north of Village Six. Current development of the SPA One project will include extension of 16-inch transmission mains in La Media Road and East Palomar Street (northerly extension of the Olympic Parkway Village Six entry street). The proposed potable water mains within Village Six will connect to the planned mains in La Media Road and East Palomar Street.

An existing 980 zone transmission main, ranging in size from 20 to 36 inches, is located in EastLake Parkway. To serve Village Six, an extension of this main in EastLake and Olympic Parkways to the project boundary would be required. Alternatively, a new 980 zone main could be extended from the existing 20-inch main in EastLake Parkway through the eastern portion of Otay Ranch SPA One to Olympic Parkway.

II.2.7.3 Potable Water Demand

The Otay Water District has established criteria to determine pressure zone boundaries within new and existing developments. The criteria constitute minimum and maximum allowable pressures and maximum velocity thresholds within the distribution system piping under specified system operating conditions. These criteria were used to determine the recommended 711 and 980 pressure zone service area boundaries with in Village Six. Generally, the 711 zone will be limited to the western portion of the village. The 711 zone will typically provide service to Neighborhoods with finished grades below 560 feet. The 980 zone will serve the remainder of the site.

The conceptual Domestic Water distribution system within each pressure zone is shown on Exhibit 20, which is based on reports prepared by Powell/PBSJ (8/01) and Dexter Wilson Engineering (8/01). These facilities were sized to meet the anticipated demand from the planned development incorporating average water demand, peak flows and fire flow requirements.

According to the 1991/1992 Capital Improvement Program for the San Diego County Water Authority (CWA), facilities planned by the CWA and Metropolitan Water District (MWD) will increase the filtered water conveyance capacity, permit raw water conveyance capacity within the aqueduct system and enable the CWA to meet projected demand through 2010. Based on the San Diego County Water Authority 1998 Treated Water Study: Options to Meet Near Term Need, the additional water supply made available from the recommended improvements will allow the Otay Water District to meet projected demands through 2010. Estimated average daily Village Six potable water demand is calculated in Table H, below.

Table F
Potable Water Demand

Land Use	Net Area (ac)	Dwelling Units	Unit Demand	Average Annual Day Demand (gpd)**
SF Residential	173.1	883	420 gpd/du	370,860
MF Residential	64.1	1203	315 gpd/du	378,945
Elementary School	10.0		1,250 gpd/ac	12,500
Private High School	32.5		2,232 gpd/ac	72,540
Mixed use	3.0		1,785 gpd/ac	5,355
CPF	16.7		1,785 gpd/ac	29,810
TOTAL				**0.870 mgd**

** gpd = gallons per day; mgd = million gallons per day Source: Powell/PBS&J (8/01)

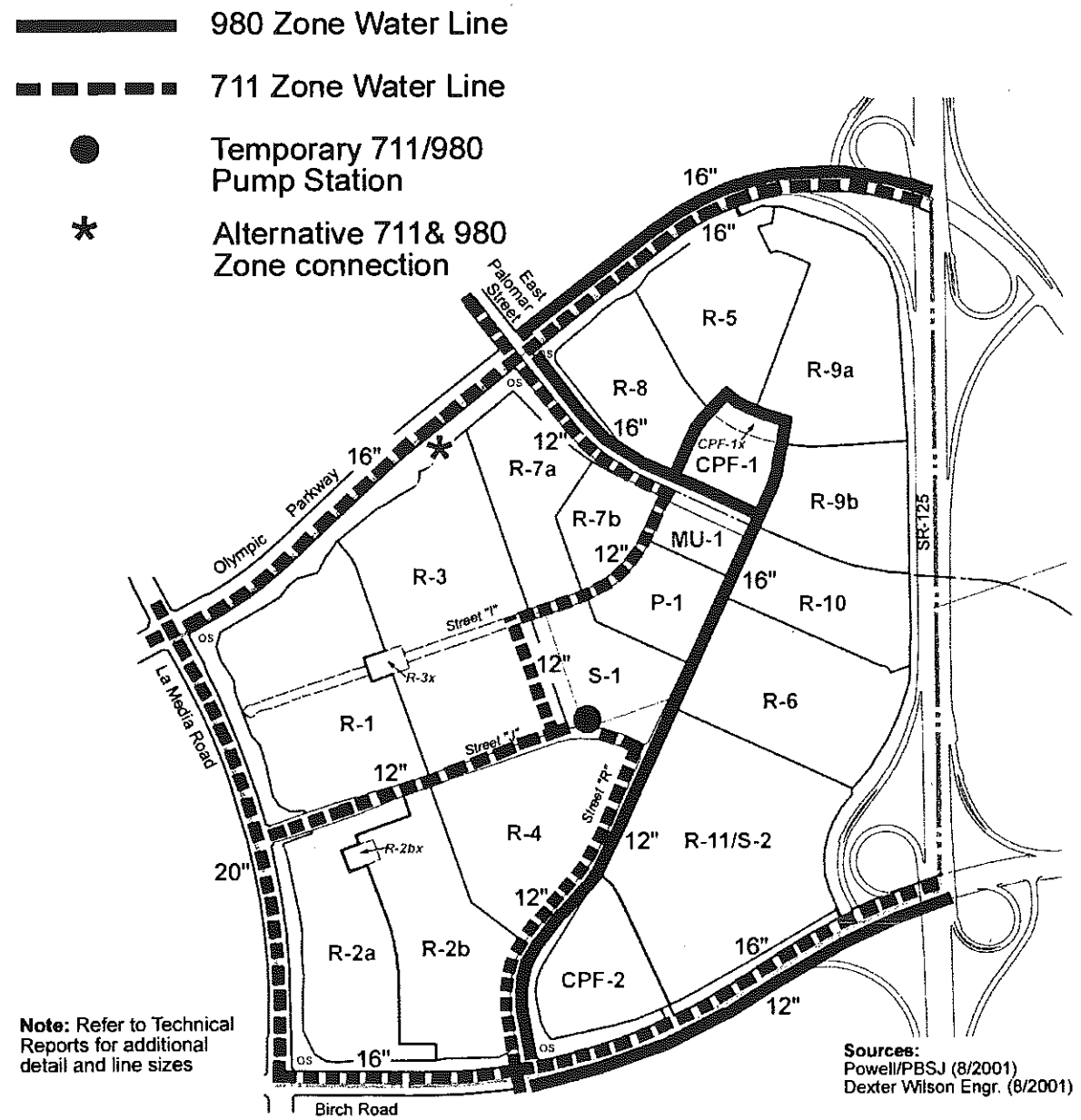
Water Conservation

The Otay Ranch General Development Plan establishes the following goal for water conservation (Part II, Chapter 10, Section F):

GOAL: CONSERVE WATER DURING AND AFTER CONSTRUCTION OF OTAY RANCH.

The Otay Ranch General Development Plan and the Chula Vista Growth Management Program also require provision of a water conservation master plan concurrent with SPA approval. The City of Chula Vista is in the process of developing guidelines for the preparation and implementation of Water Conservation Plans. This effort involves a pilot study to evaluate the relative effectiveness, costs and issues associated with the implementation of additional water conservation measures beyond those currently mandated in three new development projects including Otay Ranch Village Six. The evaluation will encompass additional technical water saving devices, as well as the potential expanded use of recycled water, and possible gray water use. The pilot study will provide information to be used in finalizing a Water Conservation Plan for Otay Ranch Village Six to be considered in conjunction with actions on the project's Tentative Subdivision Map.

Domestic Water Plan



Note: Refer to Technical Reports for additional detail and line sizes

Sources:
Powell/PBSJ (8/2001)
Dexter Wilson Engr. (8/2001)

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Exhibit 20

II.2.7.4 Recycled Water Supply & Master Plan

Recycled water service and facilities are addressed in the Draft *Sub-Area Master Plan for Otay Ranch Villages 6 and 7, and PA-12, Volume 1 Conceptual Facilities Plan and Volume 2 McMillin Village 6 Water Facilities Plan* prepared by Powell/PBS&J (dated August 2001) and *Overview of Water Service for the Otay Ranch Company Village Six* prepared by Dexter Wilson Engineering, Inc. (dated April 2001). The phasing and financing of recycled water facilities is more thoroughly addressed in the Otay Ranch Village Six PFFP.

The Otay Ranch General Development Plan provides the following goal for water reclamation (Part II, Chapter 5, Section C, Subsection 6.c):

> *GOAL: DESIGN A SEWERAGE SYSTEM WHICH WILL PRODUCE RECYCLED WATER. ENSURE A WATER DISTRIBUTION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO USE RECYCLED WATER. CONSTRUCTION OF A DUAL SYSTEM OF WATER SUPPLY WILL BE REQUIRED FOR ALL DEVELOPMENT WHERE RECYCLED WATER IS USED.*

The Otay Ranch General Development Plan establishes the following threshold relative to recycled water (Part II, Chapter 5, Section C, Subsection 6.b):

> *Threshold: Design a sewerage system which will produce recycled water. Ensure a water distribution system will be designed and constructed to use recycled water. Construction of a "dual system" of water supply will be required for all development where recycled water is used.*

Consistent with the Otay Ranch General Development Plan, a dual system for potable and recycled water will be constructed. Recycled water will be used to irrigate arterial road landscaping, manufactured slopes along open space slope areas, parks and multi-family residential areas. The residential street parkways could also be potentially irrigated with recycled water, if approved by OWD. As noted in the potable water demand section above, the City is in the process of completing a pilot study to evaluate the relative effectiveness, costs and issues associated with various water conservation measures. The evaluation will include the potential expanded use of recycled water, and possible gray water use.

Recycled water supply is currently available to the Otay Ranch area from the 1.3 mgd capacity Ralph W. Chapman Water Recycling Facility (WRF) located near the intersection of Singer Lane and Highway 94. Supplemental recycled water supply will be available from the City of San Diego's planned 15 mgd capacity South Bay Water Reclamation Plant (SBWRP), to be located in the Tijuana River Valley near the Mexican border. Completion of the SBWRP is anticipated in year 2001.

Operational storage for the 680 zone will be provided in the planned 2.2 MG capacity 680 Recycled Zone reservoir currently under design. The reservoir will be located within the EastLake Greens development between South Greensview Drive and the Second San Diego Aqueduct right-of-way. The reservoir will have a connection to a planned 680 Recycled Zone transmission main within the

Aqueduct right-of-way. This main will tie into planned transmission mains in Telegraph Canyon Road and Olympic Parkway.

Two existing 16.3 MG capacity lined and covered ponds located within the District Use Area provide operational storage for the 950 Recycled Zone. The ponds are connected to an existing 20-inch transmission main in Lane Avenue which runs south to an existing main in Otay Lakes Road.

Recycled water will be supplied to Village Six through connections to the planned 12-inch 680 recycled zone main in La Media Road and the existing 16-inch 950 recycled zone main in EastLake Parkway. The District's current capital improvement plan includes construction of 680 recycled zone mains in La Media Road and Olympic Parkway, extension of the 950 recycled zone main in EastLake Parkway south to Birch Road, and construction of 950 recycled zone mains in Birch Road, Rock Mountain Road, and along SR-125.

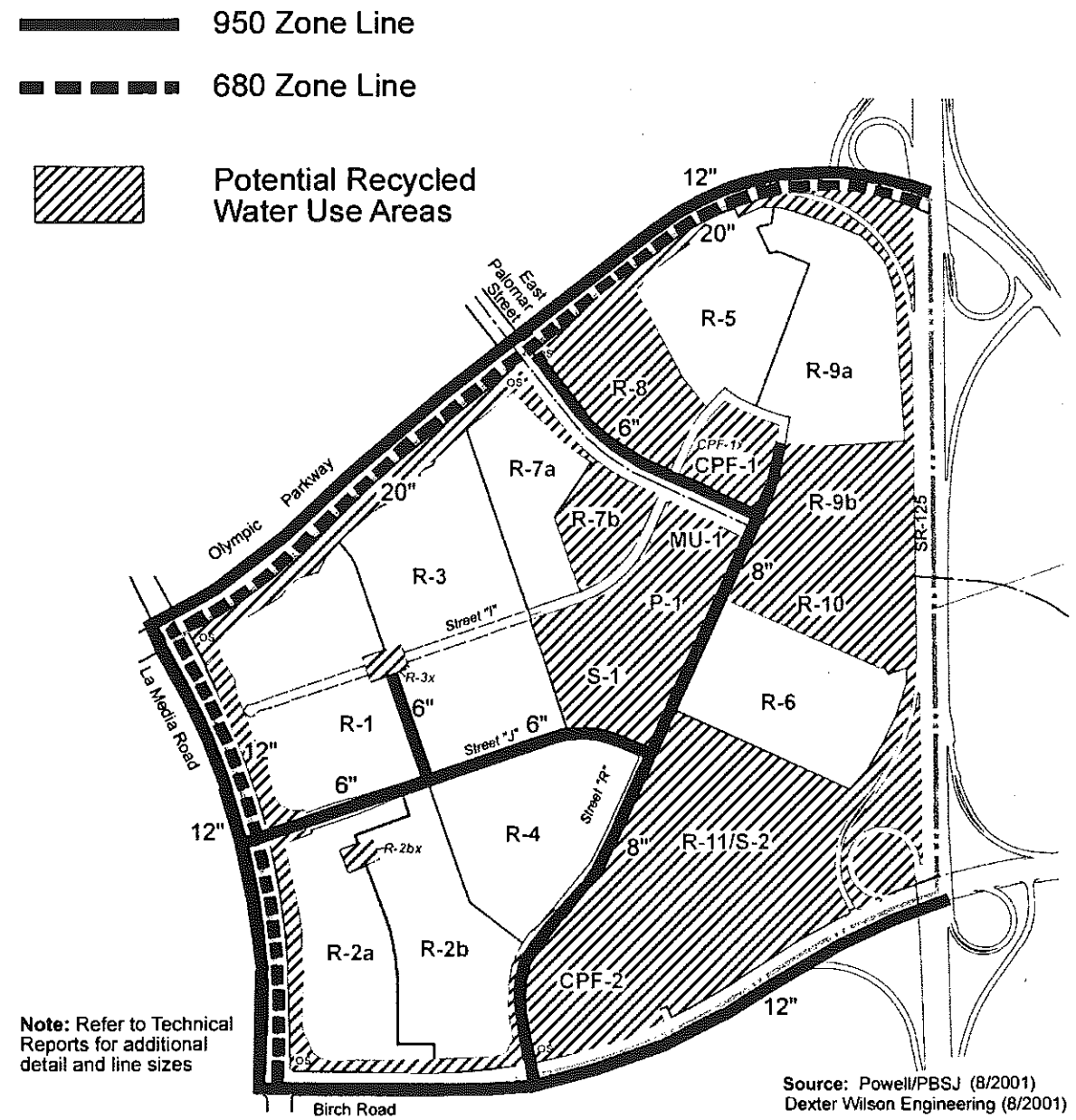
The recommended recycled water distribution system for Village Six is shown in Exhibit 20 Recycled Water Plan. As specified in current District design criteria, all on-site pipelines will be 6-inch minimum diameter. Recycled water pipelines will be installed concurrent with the phased construction of the potable water system. Recycled water demand within Village Six is estimated in Table G below. If expanded use of recycled water occurs as a result of the City's pilot study, the project demand for recycled water will increase from that shown below.

Table G
Recycled Water Demand

Land Use	Net Area (ac)	Percent Irrigated	Irrigated Area (ac)	Irrigation Rate (gpd/ac)	Average Day Demand (gpd)*
MF Residential	64.1	15%	9.6	2,232	21,427
Park	7.0	100%	7.0	2,232	15,624
Elementary. School	10.0	20%	2.0	2,232	4,464
Private High School	32.5	20%	6.5	2,232	14,508
CPF	16.7	20%	3.3	2,232	7,366
Open Space	21.1	50%	10.6	2,232	23,659
Circulation	58.3	25%	14.6	2,232	32,587
TOTAL					**0.12 mgd**

* gpd = gallons per day; mgd = million gallons per day — Source: Powell/PBS&J (8/01)

Recycled Water Plan



Note: Refer to Technical Reports for additional detail and line sizes

Source: Powell/PBSJ (8/2001)
Dexter Wilson Engineering (8/2001)

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Exhibit 21

Village Six
OTAY RANCH
CITY OF CHULA VISTA

II.2.7.5 Sewer Service

Sewerage services and facilities are addressed in the *McMillin - Otay Ranch Village 6 Gravity Sewer Study* prepared by Powell/PBS&J (dated August 2001) and *Overview of Sewer Service for the Otay Ranch Company Village Six* prepared by Dexter Wilson Engineering, Inc. (dated April 2001). The phasing and financing of sewerage facilities is more thoroughly addressed in the Otay Ranch Village Six PFFP.

The Otay Ranch General Development Plan establishes the following goal for sewerage facilities (Part II, Chapter 5, Section C, Subsection 2.c):

> *GOAL: PROVIDE A HEALTHFUL AND SANITARY SEWERAGE COLLECTION AND DISPOSAL SYSTEM FOR THE RESIDENTS OF OTAY RANCH AND THE REGION, INCLUDING A SYSTEM DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE USE OF RECYCLED WATER.*

The Otay Ranch General Development Plan establishes the following threshold relative to the sewerage system (Part II, Chapter 5, Section C, Subsection 2.b):

> *Threshold: Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch, including a system designed and constructed to use recycled water and ensure that sewer connections not exceed capacity.*

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. The Otay Ranch Master Plan of Sewerage prepared in October 1993 by Wilson Engineering documented the feasibility of providing sewer service to the project area.

There are three existing sewer interceptors that collect and convey flow from the Otay Ranch area: the Telegraph Canyon Interceptor, located in Telegraph Canyon Road north of the proposed development, the Poggi Canyon Interceptor, located in Olympic Parkway west of the proposed development, and the Main Street Trunk Sewer which ends just west of the Otay Ranch General Development Plan boundary. These interceptors, which are owned and maintained by the City of Chula Vista convey sewage westerly to the San Diego Metropolitan Sewerage System (Metro), which collects and treats sewage at the Point Loma Wastewater Treatment Plant. Alternatives for providing new water reclamation facilities to serve the South Bay area are being considered. If a water reclamation facility is constructed in this area, the sewage flows from Otay Ranch may be redirected to that facility.

Village Six is located entirely within the Poggi Canyon drainage. Sewer flows generated in the Poggi Canyon Basin will be conveyed to a planned extension of the Poggi Canyon Interceptor trunk sewer. Exhibit 22 conceptually describes the sewer service to Village Six. The Poggi Canyon Interceptor extension will be a 15-inch diameter pipeline located in Olympic Parkway.

This interceptor sewer will be designed and constructed as part of the City's Olympic Parkway improvement project.

In July 1997, the City of Chula Vista developed a Gravity Sewer Basin Plan that estimated the cost of improving and extending the Poggi Canyon Interceptor based on ultimate basin sewage flow projections. Based on the estimated costs, the plan established a development impact fee (DIF) to fund the improvements. The Village Six project will be responsible for paying its fair share of the improvement costs.

The Poggi Interceptor is currently under construction near Village Six. The interceptor line flows west to the Date-Faivre Trunk Sewer which connects to the Metro system west of the I-5 freeway. The City recently evaluated the capacity in the Poggi Canyon system and determined that the Date-Faivre reach is the current constraint to the system with an estimated remaining capacity of 4,276 EDUs (equivalent dwelling units) each of which equals 265 gallons of flow per day. The City determined that 3,329 of the 4,276 EDUs are already reserved for previously approved projects so that only 947 EDUs are available. This limitation applies to all projects which flow to the Poggi Canyon gravity basin, including Village Six.

To alleviate the Date-Faivre constraint, the City has begun design work on a parallel trunk sewer known as Salt Creek Interceptor Reach 9B. This project is included in the City's Capital Improvement Program (CIP) as Improvement P-1. The project is expected to be completed in 2002 and have capacity for all ultimate flows within the basin. The project will need to be completed prior to the 947 EDUs existing capacity in the Poggi Basin system becoming exhausted.

The next constraint in Poggi Basin has been determined to be the reach under the I-805 freeway. The remaining capacity in this reach is 3,770 EDUs. This project is also in the City's CIP as Improvement P-2. As with the previous project, this project would need to be completed to allow flows greater than the additional 3,770 EDUs currently available.

Sewage generation from the developed uses within Village Six are estimated in Table H below. The project will need to be phased (along with other projects in the drainage basin) consistent with the interceptor sewer capacity limitations/improvements P-1 and P-2 identified above.

Table H
Sewage Generation

Land Use	Number	Units	Avg. Flow (gpd)/Unit	Average Day Flow (gpd)*
SF Residential	883	DU	265	233,995
MF Residential	1,203	DU	199	239,397
Park (net acres)	7.0	AC	500	3,500
Elementary. School	750	Students	15	11,250
Private High School	2,200	Students	20	44,000
Mixed use	3.0	AC	2,500	7,500
CPF	16.7	AC	2,500	41,750
TOTAL				**0.581 mgd**

* gpd = gallons per day; mgd = million gallons per day

Source: Powell/PBS&J (8/01)

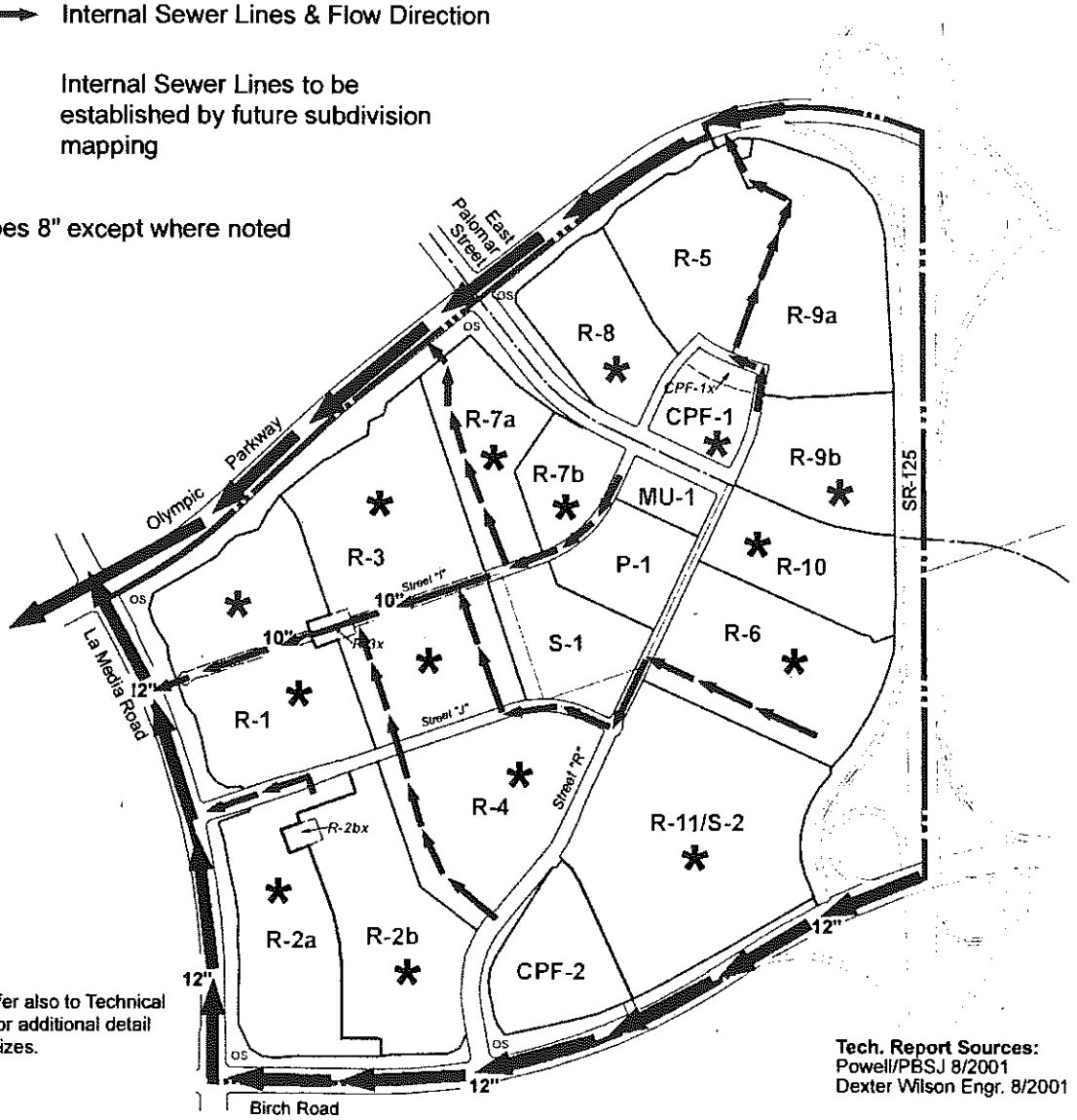
Sewer Plan

Sewer Main & Flow Direction

Internal Sewer Lines & Flow Direction

* Internal Sewer Lines to be established by future subdivision mapping

All pipes 8" except where noted



Note: Refer also to Technical Reports for additional detail and line sizes.

Tech. Report Sources:
Powell/PBSJ 8/2001
Dexter Wilson Engr. 8/2001

CITY OF CHULA VISTA **Village Six** OTAY RANCH

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Exhibit 22

II.2.7.6 Storm Water Drainage System

Drainage facilities are addressed in the *Otay Ranch Village Six Preliminary Regional Drainage Study Major Drainage Patterns and Facilities* prepared by P&D Consultants, Inc. (revised September 4, 2001) and *Preliminary Hydrology Study for Otay Ranch Village 6* prepared by Hunsaker and Associates (dated July 18, 2001). The phasing and financing of drainage facilities is more thoroughly addressed in the Otay Ranch Village Six PFFP.

The Otay Ranch General Development Plan establishes the following goal for drainage facilities (Part II, Chapter 5, Section C, Subsection 1.c):

> *GOAL: PROVIDE PROTECTION TO THE OTAY RANCH PROJECT AREA AND SURROUNDING COMMUNITIES FROM FIRE, FLOODING AND GEOLOGIC HAZARDS.*

The Otay Ranch General Development Plan establishes the following threshold for drainage facilities (Part II, Chapter 5, Section C, Subsection 1.b):

> *Threshold: Storm water flows and volumes shall not exceed Engineering Standards of the governing land use jurisdiction.*

The City of Chula Vista is the governing land use jurisdiction for the Village Six project so the project drainage system will need to meet city standards for drainage.

Throughout the Village Six hydrologic planning area, the landscape is predominantly rolling hills with arroyos draining to canyons that flow to the west, away from the Otay Reservoir basin. These canyons converge into one major canyon, Poggi Canyon, which ultimately discharges into the Otay River, 4½ miles southwest of the study area. The major drainage course for Village Six is Poggi Canyon. Poggi Canyon is the location of existing Olympic Parkway, a 6-lane prime arterial that runs east and west along the northerly limits of the village.

To limit the increase in discharge to pre-development levels, a detention basin has been constructed in Poggi Canyon, west of the Village Six study area. To avoid the necessity of constructing small detention basins in the unnamed canyons that flow west from the study area and are tributary to Poggi Canyon, this detention basin was sized to retain more than the Poggi Canyon watershed.

According to the P&D report, the planned development of Village Six will not adversely impact the existing natural drainage condition(s). The limits of the proposed drainage basins of Village Six and a portion of the Freeway Commercial Neighborhood (east of SR-125 ROW) are consistent with the natural drainage basins and therefore no diversion of runoff is proposed. The proposed development will result in an increase in runoff. The increased runoff will be mitigated by the existing detention basin located in the western end of Poggi Canyon as identified in the *Master Drainage Study for Poggi Canyon Creek* by Hunsaker and Associates. The capacity of the existing detention basin is adequate as demonstrated and reconfirmed by the original study and addendum prepared by Hunsaker and Associates, dated October 19, 1999 and September 5, 2001 respectively.

The study area is divided into three major drainage basins to establish general drainage patterns and define master drainage facilities. Five master drainage facilities are identified: an open channel along the north side of Olympic Parkway; a storm drain system in Olympic Parkway; two storm drain systems within La Media Road; and a storm drain system within Birch Road.

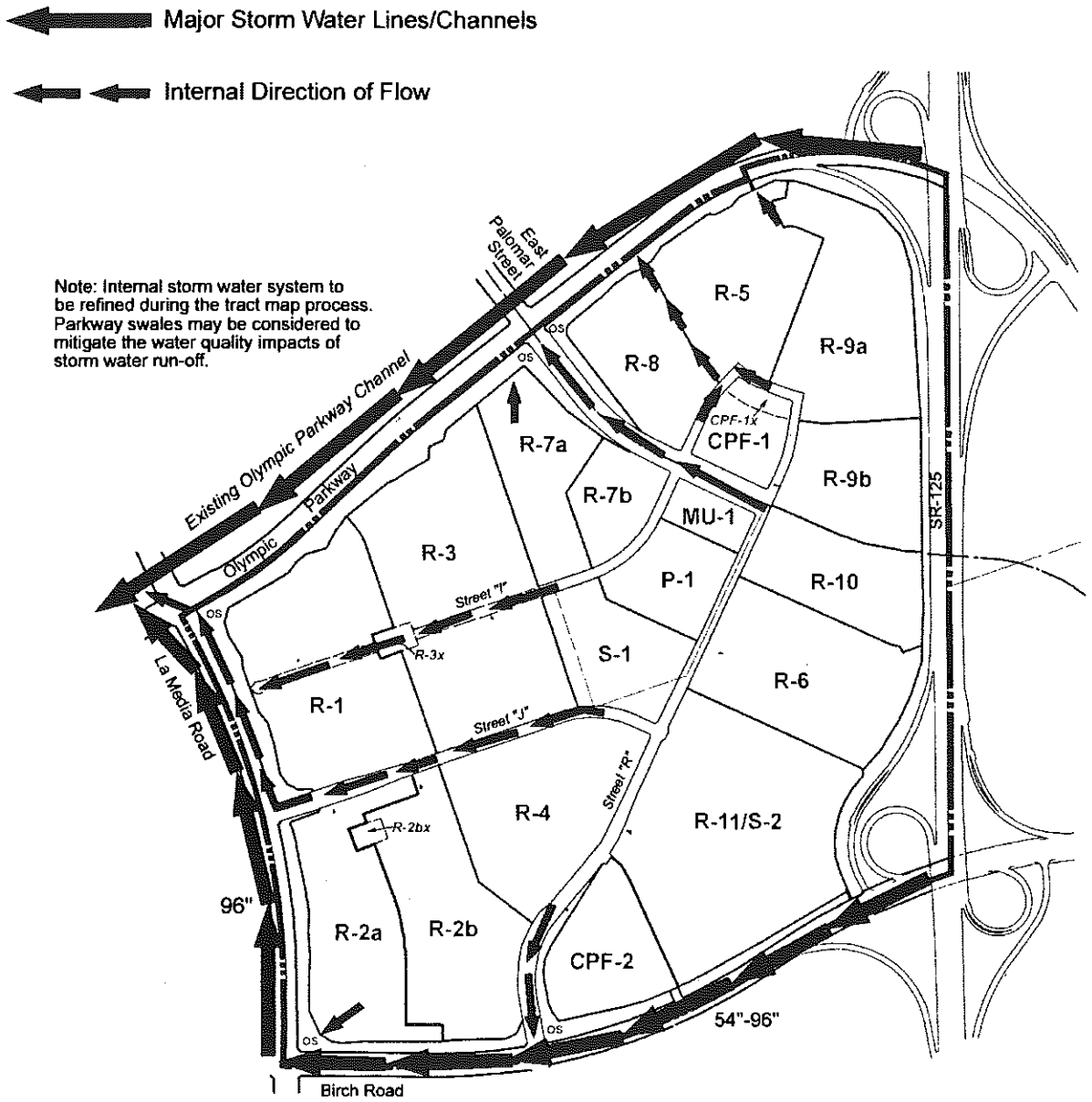
The open channel along the north side of Olympic Parkway is an integral part of the study area hydrology, although it is not part of the proposed master facilities included in the Village Six project. The channel has been constructed by others as part of the Otay Ranch SPA One project. The estimated 54 to 72-inch storm drain in Olympic Parkway is a master facility as it is part of the culvert system proposed by CalTrans to convey drainage from the east side to west side of SR-125. This master facility is the extension of the CalTrans facility to the Poggi Canyon open channel.

The two paralleling La Media Road storm drain systems are considered master facilities because they intercept drainage outside the Village Six project area and transport it to the existing open channel on the north side of Olympic Parkway. These systems are currently built as 84 and 96-inch pipes. The Birch Road storm drain is considered a master facility because it will connect to the culvert system proposed by CalTrans to convey drainage from the east side to the west side of SR-125 at the Birch Road overpass. This storm drain, estimated to be 54 to 72 inches in size, will run west under Birch Road and connect to the proposed master facility in La Media Road.

The on-site drainage facilities were not specifically addressed in the P&D study. However, these facilities, consisting of storm drain pipes, inlets, clean outs, headwalls, drainage ditches, *etc.* will be designed in the future and in accordance with City of Chula Vista standards.

Drainage within Village Six is conceptually depicted in the Storm Drainage Plan, Exhibit 23.

Storm Drainage Plan



Village Six
OTAY RANCH
CITY OF CHULA VISTA

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Exhibit 23

II.2.7.7 Urban Run-off

The Otay Ranch General Development Plan requires that applicants prepare an Urban Run-off Plan for the first SPA within the drainage area of the Otay Reservoir. Otay Ranch Village Six SPA does not drain into the Otay Reservoir drainage basin, thus there is no requirement for additional Otay Reservoir urban run-off planning as a condition of this SPA.

II.2.7.8 Roads

Roads and other circulation components of the Village Six development plan are fully described in Chapter 3 of this SPA Plan. The phasing and financing of roads is more thoroughly addressed in the Otay Ranch Village Six PFFP.

The Otay Ranch General Development Plan establishes the following goals for the transportation system (Part II, Chapter 2, Section B):

> *GOAL: PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM WITHIN OTAY RANCH WITH CONVENIENT LINKAGES TO REGIONAL TRANSPORTATION ELEMENTS ABUTTING THE OTAY RANCH.*
>
> *GOAL: ACHIEVE A BALANCED TRANSPORTATION SYSTEM WHICH EMPHASIZES ALTERNATIVES TO AUTOMOBILE USE AND IS RESPONSIVE TO THE NEEDS OF RESIDENTS.*

The roads and other components of the Village Six transportation system described in Chapter 3 of this SPA Plan provides a variety transportation alternatives consistent with these goals and other provisions of the Otay Ranch General Development Plan.

II.2.7.9 Schools

The Otay Ranch General Development Plan requires the preparation of a School Master Plan for each SPA. This section addresses and satisfies the requirements for such a plan. Additionally, the phasing and funding of school facilities is addressed in the Otay Ranch Village Six PFFP.

The Otay Ranch General Development Plan establishes the following goals for school facilities (Part II, Chapter 5, Section E, Subsection 8.c):

> *GOAL: PROVIDE HIGH QUALITY K-12 EDUCATIONAL FACILITIES FOR OTAY RANCH RESIDENTS BY COORDINATED PLANNING OF SCHOOL FACILITIES WITH THE APPROPRIATE SCHOOL DISTRICT.*
>
> *GOAL: COORDINATE THE PLANNING OF ADULT EDUCATIONAL FACILITIES WITH APPROPRIATE DISTRICT.*

The Otay Ranch General Development Plan establishes the following threshold for school facilities (Part II, Chapter 5, Section E, Subsection 8.b):

> *Threshold: Additional facilities needed to serve children generated by the new development shall be provided concurrent with need, and shall be of the quality and quantity to meet, at a minimum, State Department of Education standards.*

Village Six development includes 2,086 residential dwelling units, assuming Neighborhood R-11/S-2 is developed as a private high school. These units would generate approximately 1,364 students at full build-out according to Chula Vista Elementary School District and Sweetwater Union High School District student generation factors (see Table I below).

Table I
Student Generation

Grade	Generation Rate	Dwelling Units	Students
K-6 - Elementary	0.335	2,086	699
7-8 - Middle School	0.11	2,086	230
9-12 - High School	0.21	2,086	438
TOTAL STUDENTS			**1,367**
			Source: CVESD & SUHSD

The Otay Ranch General Development Plan provides for the siting of one elementary school in each village on the Otay Valley Parcel, (except Village Three) including Village Six. The Otay Ranch General Development Plan also plans for the location of two middle schools and two high schools on the Otay Valley Parcel. Middle schools are planned for Villages Ten and Seven. High schools are planned for Villages Two and Seven or Eight.

The Village Six Site Utilization Plan identifies a 10 acre elementary school site within the village core. As noted above, the build-out of Village Six would generate the need to house approximately 699 elementary students. An additional 49 students would be generated if R-11 were developed with residential uses. Generally, the Chula Vista Elementary School District prefers to construct schools which serve approximately 750 students, so the need is approximately equal to one school site. The elementary school site is located adjacent to a neighborhood park to facilitate joint use opportunities.

The Otay Ranch General Development Plan School Facility Implementation Plan is based on the premise that schools will be constructed when half of the school's projected students reside in the community. The maximum middle school capacity is 1,500 students which would indicate a school construction trigger of approximately 750 students.

The maximum capacity of a high school is approximately 2,400 students. It is anticipated that the 438 students generated from Village Six will be served at existing facilities until the first Otay Ranch

high school is constructed within Village Two. Village Six also includes a site for a private, church-related high school which may meet some of the demand for high school educational facilities.

Demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility can be constructed in the Eastern Urban Center on a site reserved pursuant to the Otay Ranch General Development Plan.

II.2.7.10 Child Care Facilities

The Otay Ranch General Development Plan establishes the following goal for child care facilities (Part II, Chapter 5, Section D, Subsection 3.c):

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

The Otay Ranch General Development Plan establishes the following threshold for child care facilities (Part II, Chapter 5, Section D, Subsection 3.b):

> *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 adopted the Chula Vista General Plan Child Care Element in March, 1995. The purpose of the Child Care Element is "to provide comprehensive policy direction for the provision of adequate child care facilities necessary to serve existing and future developed areas in the City in a coordinated and effective manner."

As stated in the Child Care Element, "the highest priority child care needs, by age of child, are for infants (0-1 year old) and school age children (5-14)." In order to determine the demand for child care spaces within Village Six, the criteria established in the Child Care Element were applied to the village statistics.

Village Six generates a demand for approximately 67 child care spaces for infants. The foremost obstacle to providing infant care is higher costs due to lower child/adult ratios compared to preschool and school-age child care.

Village Six generates a demand for approximately 58 child care spaces for preschool children. Most child care providers prefer to offer preschool care for children between the ages of 3 to 5 because of regular hours and costs which can be covered by reasonable tuition fees.

Village Six generates a demand for approximately 176 child care spaces for school-age children. Serving this segment of the child population is challenging because of scheduling difficulties and securing sites close to elementary schools.

Village Six may have a mix of child care providers, such as school, church, non-profit or commercial facilities. Child care facilities may be located within private homes, village centers, offices, government and industrial complexes, and/or adjacent to public and private schools when appropriate. Family day care homes and facility-based child care centers are discussed below.

Home-based child care includes small family day care homes (SFDCH) that serve up to 6 children and large family day care homes (LFDCH) that serve 7-12 children. The Otay Ranch Village Six PC District Regulations allow the establishment of SFDCHs and LFDCHs within the SF3 and SF4 single family residential districts. A large family daycare permit is required for all family day care homes within RM1 and RM2 multi-family residential districts. Based on the proposed zoning within Village Six, family day care homes could potentially be located within all residential zones throughout Village Six.

Village Six includes 15.9 acres of Community Purpose Facility (CPF) zoned land, not including the private high school site. Non-profit child care facilities are considered an accessory land use to CPF and are conditionally permitted within the CPF zone. In addition to CPF land, 3.0 acres of mixed use development is provided in the SPA Village Six project area. Commercial child care facilities are permitted within the village core mixed use area.

Most lands designated for CPF and mixed use uses are within or close to the village core and the proposed elementary school sites and light rail transit stations. This land use configuration will make child care readily accessible to Village Six residents.

II.2.7.11 Police and Fire Services

Law Enforcement

The Otay Ranch General Development Plan establishes the following goal for law enforcement facilities (Part II, Chapter 5, Section E, Subsection 6.c):

> *GOAL: PROTECTION OF LIFE AND PROPERTY AND PREVENTION OF CRIME OCCURRENCE.*

The Otay Ranch General Development Plan also establishes the following threshold for law enforcement services within urban areas which apply to the Village Six area (Part II, Chapter 5, Section E, Subsection 6.b):

> *Threshold: Urban Service: Properly equipped and staffed law enforcement units shall respond to 84 percent of "Priority One" emergency calls within 7 minutes and maintain an average response time for all "Priority One" emergency calls of 4.5 minutes or less. Urban Service: Properly equipped and staffed law enforcement units shall respond to 62 percent of "Priority Two Urgent" calls within 7 minutes and maintain an average response time to all "Priority Two" call of 7 minutes or less.*

The Chula Vista Police Department (CVPD) currently provides police service to the Village Six project area.

The Otay Ranch Village Six development will increase the demand for police service in the project area. According to the demand methodology identified in the Otay Ranch General Development Plan, the projected population increase generated by Village Six will require an additional 8 officers at build-out to maintain current levels of police service. Approximately 1,636 sq. ft. of police facilities would be required to house the additional 8 officers. A new police facility is planned at Fourth Avenue and F Street in downtown Chula Vista to accommodate anticipated increased law enforcement services due to new development in the region, including the demand generated by this project.

Fire Protection & Emergency Medical Services

The Otay Ranch General Development Plan establishes the following goal for fire protection facilities and emergency medical services (Part II, Chapter 5, Section E, Subsection 4.c):

> *GOAL: PROVIDE PROTECTION TO THE OTAY RANCH PROJECT AREA AND SURROUNDING COMMUNITIES FROM LOSS OF LIFE AND PROPERTY DUE TO FIRES AND MEDICAL EMERGENCIES.*

The Otay Ranch General Development Plan also establishes the following threshold for fire protection facilities and emergency medical facilities in urban communities which applies to the Village Six area (Part II, Chapter 5, Section E, Subsection 4.b):

> *Threshold: Provide sufficient fire and emergency services facilities to respond to calls within the Otay Ranch urban communities within a 7 minute response time in 85% of the cases.*

The Village Six project area is within the City of Chula Vista and is served by the City of Chula Vista Fire Department (CVFD). The closest CVFD stations to the project site are: Fire Station 4, located at 850 Paseo Ranchero, north of East H Street; and, Fire Station 6, located in the EastLake Business Park.

The Otay Ranch General Development Plan plans for the location of fire stations in Otay Ranch Villages Two and Nine of the Otay Valley Parcel and within Village Thirteen of the Proctor Valley Parcel. Construction of the new station #7 in Village Two will likely be required prior to build-out of Village Six.

The Otay Ranch General Development Plan requires that as a condition of SPA plan approval, the Fire Department review fuel modification plans. The Draft Brush Management Program, an addendum to the City of Chula Vista's Landscape Manual, prepared by the Chula Vista Fire Department was the basis for information included in the Fuel Modification and Brush Management section of the SPA One Parks, Recreation, Open Space and Trails Master Plan, which will also be implemented as applicable in the Village Six project.

The Otay Ranch General Development Plan includes the following requirement related to residential fire sprinklers (Part II, Chapter 5, Section E, Subsection 4.c):

> *Policy: Otay Ranch shall evaluate the provision of fire suppression sprinkler systems for residential development within the project area as part of SPA plans.*

In response to this requirement, a SPA One Residential Fire Sprinkler Analysis was prepared which reviewed fire incidents in Chula Vista, information related to the age of homes involved in fire incidents throughout California and improved construction and building codes and standards. The report found that the age of homes has a direct correlation to fire safety and fire fatalities.

The analysis concluded that the City of Chula does not currently have an ordinance requiring residential sprinklers. However, fire sprinklers are required in all buildings four stories or 40 feet in height. Continued demand for swift medical responses requires the provision of fire stations, equipment and personnel at current levels. Improved building standards (including smoke detector requirements) for new construction was found to ensure fire safety for Otay Ranch SPA One residents, and will for Village Six as well. Based on that analysis, a residential fire sprinkler program need not be implemented within Village Six. However, the provision of residential fire sprinklers in future SPAs in the rural areas of Otay Ranch should be evaluated when those SPA plans are developed and processed.

Emergency medical services are provided by American Medical Response on a contract basis for the City of Chula Vista, National City and Imperial Beach. There are five American Medical Response South County paramedic units. Two are located in Chula Vista, two in National City and one unit serves Imperial Beach. Otay Ranch Village Six will be served by these existing fire and emergency service facilities as it develops.

II.2.7.12 Library Services

The Otay Ranch General Development Plan establishes the following goal for library facilities Part II, Chapter 5, Section E, Subsection 7.c):

> *GOAL: SUFFICIENT LIBRARY FACILITIES TO MEET THE INFORMATION AND EDUCATION NEEDS OF OTAY RANCH RESIDENTS.*

The Otay Ranch General Development Plan establishes the following threshold for library facilities (Part II, Chapter 5, Section E, Subsection 7.b):

> *Threshold: 500 square feet (gross) of adequately equipped and staffed regional library facilities per 1,000 population.*

Based on the threshold of providing 500 square feet of library facilities per 1,000 residents, the Village Six population of 6,279 generates a demand for 3,140 sq. ft. of library facilities. Existing city library facilities currently exceed the 500 square feet per 1,000 population standard.

The Otay Ranch General Development Plan plans for the location of an approximately 36,750 sq. ft. "main library" in the Eastern Urban Center and/or one or more village libraries, reducing the size of the "main library" in the EUC. The Village Six demand for 3,140 sq. ft of library facilities generated by the build-out of Village Six will be satisfied by the large main library in the EUC. The final location of libraries may change as overall public facility planning evolves.

II.2.7.13 Community Purpose Facilities (CPF)

The Otay Ranch General Development Plan establishes the following goal for community and regional purpose facilities (Part II, Chapter 5, Section D, Subsection 5.c).

> *GOAL: DESIGNATE AREAS WITHIN THE OTAY RANCH PROJECT AREA FOR RELIGIOUS, ANCILLARY PRIVATE EDUCATIONAL, DAY CARE, BENEVOLENT, FRATERNAL, HEALTH, SOCIAL AND SENIOR SERVICES, CHARITABLE, YOUTH RECREATION FACILITIES AND OTHER COUNTY FACILITIES.*

The Otay Ranch General Development Plan establishes the following threshold for community and regional purpose facilities (Part II, Chapter 5, Section D, Subsection 5.b):

> *Threshold: Implement a Community Purpose Facility zone and a Regional Purpose Facility zone to provide land for religious, day care, health, social, and senior and youth recreation facilities.*

The Community Purpose Facility (CPF) zone is implemented in the Village Six PC District regulations which includes a CPF zone which corresponds to the CPF land use designation on the Site Utilization Plan. The Regional Purpose Facility zone is expected to be implemented in the Eastern Urban Center SPA where regional purpose facilities are to be clustered per the Otay Ranch General Development Plan.

The Otay Ranch General Development Plan establishes the following SPA processing requirement for community and regional purpose facilities.

- Specific acreage requirements identified and land designated for Community Purpose Facility and Regional Purpose Facility uses. (Land Plan)

The City of Chula Vista Community Purpose Ordinance requires that new planned communities identify 1.39 acres of net usable land per 1,000 proposed residents for community purpose facilities. The Village Six SPA population generates a demand for 8.72 acres of Community Purpose Facility sites, as shown in Table J below.

Table J
Required Community Purpose Facility Acres

Unit Type	Units	Persons/DU	Population	CPF ACRES Required
Single Family	883	3.01	2,658	3.69
Multi-family	1,203	3.01	3,621	5.03
TOTALS	**2,086**	--	**6,279**	**8.72**
Sites Provided				**CPF ACRES Provided**
CPF-1				5.2
CPF-2				11.5
TOTAL PROVIDED				**16.7**

The following criteria have been employed during the SPA land planning process to locate Community Purpose Facility uses within the Village Six project area:

- Facilities shall be located within the village core.
- Facilities shall be encouraged to share parking with adjacent public and private uses.
- Facilities and corresponding parking within village cores shall be located and sized to avoid obstruction of pedestrian circulation.
- Facilities and other public structures may exceed height, bulk or set back requirements generally applicable to private uses if such deviations are necessary to enable the structure to become the focal point, "signature piece" or "point of ceremony" of a given village.
- Facilities may locate in traditional commercial and retail facilities.

Two CPF sites are shown on the Site Utilization Plan, CPF-1 located in the center of the village core and CPF-2, at the Street "R" entry to the village. CPF-2 is owned by the Catholic Diocese of San Diego and planned for development as a parish church associated with the private high school on the adjacent Neighborhood R-11/S-2.

Three additional sites may be credited for CPF use. These are sub-Neighborhoods R-2bx, R-3x, and CPF-1x, which may be developed as common usable open space, an open landscaped area suitable as a public gathering place. If privately owned and maintained, and constructed and available for use consistent with City standards for CPF uses, CPF credit may be granted for the sub-Neighborhood(s). No park credit will be granted for these Neighborhoods.

II.2.8 Appendices

II.2.8.1 Appendix A - Index of SPA Requirements

The Otay Ranch General Development Plan (GDP), Part III Implementation sets forth numerous implementation tasks that must be completed with the preparation/approval of the various SPA Plans which will implement the GDP. The implementation requirements are organized into four categories:

- Project-wide tasks (which must be completed with the first Otay Ranch SPA)
- SPA tasks (required for every SPA)
- Annual tasks (monitoring)
- SPA Specific tasks (specific tasks associated with site specific conditions)

The approval of Otay Ranch SPA One addressed the project-wide task list and established numerous ranch-wide master plans with which the Village Six SPA and subsequent SPAs will comply and/or implement. This section identifies and indexes the Village Six responses to the GDP SPA task list and site-specific tasks required in the Village Six planning area. Annual monitoring tasks are conducted independent of the individual SPA plans/approvals and are not addressed here.

The following Index of SPA Requirements is provided to assist the reader in determining where the various SPA requirements are addressed. The list is taken from the Otay Ranch GDP/SRP document, Part III Implementation, Section C SPA Implementation Tasks and Section E SPA Specific Implementation Tasks. The index lists the SPA requirement and then identifies the Village Six SPA related document and section which addresses the requirement.

Index of SPA Requirements

SPA IMPLEMENTATION TASKS	VILLAGE SIX SPA RESPONSE
SPA Land Plan	
1. Prepare SPA Land Use Plan	See Village Six SPA Plan
2. Prepare a Village Design Plan	See Village Six Village Design Plan
2.1 Identify a Design Review Process	Design Plan section II.4.2
2.2 Prepare Grading Plans	SPA Plan section II.2.4
2.3 Prepare Architecture Plans	SPA Plan section II.2.2.5 & Design Plan sections II.4.3, 4, 5, 6
2.4 Prepare Landscaping Plans	Design Plan section II.4.3
2.5 Provide Standards for Public and Private Streets	SPA Plan section II.2.3
2.6 Review Community Garden Requirements	SPA Plan section II.2.5.5
3. Perform a Visual Analysis Study	See EIR section 5.2
4. Prepare a Noise Abatement Program	See EIR section 5.12

Public Facilities Financing & Phasing Plan	
1. Prepare a Public Facilities Financing & Phasing Plan	See Village Six PFFP
2. Inventory of Existing and Proposed Facilities	See Village Six PFFP
3. Prepare a Fiscal Analysis	See Village Six PFFP
4. Prepare a Capital Facilities Plan	See Village Six PFFP
5. Prepare a Village Viability Analysis	Consistent with Phasing Plan and updates
6. Update Village Phasing Plan	Consistent with current Phasing Plan

Regional Facilities Report	
1. Prepare a Regional Facilities Report 1.1 Prepare a Community and Regional Purpose Facilities Report 1.2 Review the Demand for Cemetery Facilities 1.2.1 Determine the Desirability of Memorial Gardens 1.3 Establish Design Guidelines for an Arts/ Cultural Facility 1.4 Identify Social and Senior Services Facilities 1.5 Prepare a Correctional Facility Report 1.6 Prepare a Justice Facility Report 1.7 Prepare a Health and Medical Facility Report	Regional Facilities Report addressing all required issues was prepared and adopted as a part of SPA One package (see Appendix E to SPA One Plan). Village Six SPA is consistent with provisions of this plan; no regional facilities are designated for the Village Six site; see also relevant sections of Village Six PFFP

SPA Master Facility Plans	
1. Prepare an Air Quality Improvement Plan	See separate Air Quality Improvement Plan
2. Prepare an Animal Control SPA Master Plan	No facilities in Village Six; no DIF program
3. Prepare a Civic SPA Master Plan	No facilities in Village Six; see EIR 5.13.10 & PFFP
4. Prepare a Drainage SPA Master Plan	See SPA Plan section II.2.7.6 & Technical Report
4.1 Prepare a Watershed Impact and Protection Report	see Drainage Technical Report & EIR section 5.9
4.2 Prepare a Basin Specific Drainage Improvement Plan	see Drainage Technical Report
5. Prepare a Fire Protection/Emergency Service SPA Master Plan	See SPA Plan section II.2.7.11
5.1 Prepare an Emergency Disaster Plan	SPA Plan section II.2.7.11
5.2 Prepare a Fire Break and Fuel Modification Plan	No fire breaks in Village Six
5.3 Prepare a Fire Suppression Analysis/Design Plan	SPA Plan section II.2.7.11
5.4 Evaluate the Residential Fire Suppression Sprinkler Systems	SPA Plan section II.2.7.11
6. Prepare a Law Enforcement SPA Master Plan	See SPA Plan section II.2.7.11
7. Prepare a Library SPA Master Plan	See separate Parks, Recreation, Trails & Open Space Plan
8. Prepare a Parks SPA Master Plan	See SPA Plan section II.2.7.12
9. Prepare the School Master SPA Plans	See SPA Plan section II.2.5
10. Prepare a Sewerage SPA Master Plan	See SPA Plan section II.2.7.9
11. Prepare a Transportation SPA Plan	See SPA Plan section II.2.7.5 & Technical Report
11.I Design a Phased Transit Plan	See SPA Plan section II.2.3
11.2 Design a Phased Bicycle Plan	SPA Plan section II.2.3.6
11.3 Design a Phased Trail Plan	SPA Plan II.2.3.7 & Design Plan II.4.3.6
12. Prepare a Water SPA Master Plan	SPA Plan II.2.3.7 & Design Plan II.4.3.6
13. Prepare a Water Reclamation SPA Plan	See SPA Plan section II.2.7.3 & Technical Report
14. Prepare a Water Conservation SPA Master Plan	See separate Water Conservation Plan
15. Prepare a Child Care Facility Master Plan	See SPA Plan section II.2.7.3
16. Prepare an Integrated Solid Waste Management Plan	See SPA Plan section II.2.7.10 See EIR section 5.13.4.1

Community Gardens	
1. Prepare Policies and Guidelines for SPA Community Gardens	See SPA Plan section II.2.5.5

Biological Resources/RMP Implementation 1. Complete SPA Specific Biological Resource Plan 2. Implement Coastal Sage Scrub Restoration Plans 3. Implement Native Grasslands Plan 4. Implement Restoration Program for Riparian Habitats 5. Implement Wildlife Corridors Plans 6. Conduct Wetland Delineation Survey 6.1. Identify Areas Subject to CDFG Streambed Alteration 7. Identify SPA Specific Preserve Boundary Modifications 8. Prepare "Edge Plan" 9. Demonstrate that Mitigation Activities are Financially Feasible	Biological Resources are addressed in the Ranch-wide RMP adopted with approval of SPA One; the RMP addresses all of the issues listed as SPA requirements. Consistency with the RMP is described in EIR section 5.1. An analysis of Village Six impacts to biological resources is provided in EIR section 5.3 and requires specific RMP inplementation actions as mitigation for project impacts including dedication of land or payment of in-lieu fees for the resource preserve program. No "Edge Plan" required because no development edges are close to habitat areas
Energy Conservation 1. Prepare a Non-Renewable Energy Conservation Plan	see separate Non-Renewable Energy Conservation Plan
Geotechnical Review 1. Provide Geotechnical Investigations	See Geotechnical Report by Geotechnics Inc. referenced in SPA Plan section II.2..4.3 and EIR section 5.5
Cultural Resources 1. Prepare a Cultural Resources Plan	Cultural Resources are included in the ranch-wide RMP; specific Village Six information and mitigation requirements are included in the project EIR section 5.4
Housing 1. Prepare a Housing Program SPA Master Plan 1.1. Develop Regional Share Allocations 1.2. Prepare an Affirmative Fair Marketing Plan 1.3. Support the Use of Accessory Units 1.4. Identify Housing Opportunities for Special Needs Groups	See SPA Plan section II.2.2.4 and AHP for Village Six Regional and ranch-wide housing issues are addressed in the Ranch-wide Affordable Housing Plan adopted as Appendix H of the SPA One project package; the Village Six AHP is consistent with and implements the ranch-wide plan
Jurisdictional Issues 1. Establish a Reserve Fund Program 2. Negotiate Property Tax Agreements	Completed with Annexation Completed with Annexation

SPA SPECIFIC IMPLEMENTATION TASKS	VILLAGE SIX RESPONSE
Freeway Commercial - Planning Areas 5, 6, 7, 8, 9, I1 and 12	
1. Prepare Freeway Signage Program	See SPA Plan Section II.2.27

PC DISTRICT REGULATIONS

Village Six Sectional Planning Area (SPA) Otay Ranch GDP

Adopted January 22, 2002
By Resolution No. 2002-022
By Ordinance No.2851

Amended October 25, 2005
By Resolution No. 3024

Project Sponsor

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PLANNED COMMUNITY DISTRICT REGULATIONS

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SECTION II.3
PLANNED COMMUNITY DISTRICT REGULATIONS

II.3.1 General Provisions

II.3.1.1 Purpose & Scope

The Village Six SPA Planned Community District Regulations are intended to:

- Promote and protect the public health, safety and welfare of the people of the City of Chula Vista.
- To safeguard and enhance the appearance and quality of development in the Village Six Sectional Planning Area (SPA) of the Otay Ranch General Development Plan (GDP) area
- To provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources.
- Ensure that the SPA Plan is prepared and implemented in accordance with the provisions of the Otay Ranch GDP.
- Implement the Chula Vista General Plan for the Eastern Territories.
- Promote the orderly planning and long term phased development of the Village Six portion of the Otay Ranch GDP area.
- Establish conditions which will enable the Village Six SPA to exist in harmony within the larger community.

II.3.1.2 Private Agreements

The provisions of this ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions contained within this ordinance.

II.3.1.3 Conflicting Ordinances

Whenever the provisions of this ordinance impose more, or less, restrictive regulations upon construction or use of buildings and structures, or the use of lands/premises than are imposed or required by other ordinances previously adopted, the provisions of this ordinance or regulations promulgated hereunder shall apply.

II.3.1.4 Establishment of Land Use Districts

In order to classify, regulate, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures in the various districts, and to establish the areas of yards and other open space areas abutting and between buildings and structures, and to regulate the density of population, the Village Six SPA is hereby divided into the following Land Use Districts:

VILLAGE SIX SPA LAND USE DISTRICTS DEFINITIONS

SYMBOL	GENERAL DESCRIPTION
SF3	Single Family Three: District which permits single family housing located on lots >5,000 square feet
SF4	Single Family Four: District which permits single family housing located on lots < 5,000 square feet.
RM1	Residential Multi-Family One: District which permits housing ranging from 8 units/acre up to 14.9 units/acre including small lot single family, alley, duplex, townhouse and stacked flats product types
RM2	Residential Multi-Family Two: District which permits housing at densities from 15+ units/acre.
CPF	Community Purpose Facility: District which permits uses established pursuant to the Community Purpose Facilities requirements of the P-C Planned Community Zone
MU	Mixed use: District which permits commercial uses such as, but not limited to, retail shops, professional offices and service commercial within a village core. Transfer of residential uses into this district may be permitted above or connected to the commercial uses.
OS/P1	Open Space/Park One: District which permits developed or usable open space and park uses, and may include naturalized open space

Adoption of Land Use Districts Map

Land Use Districts and boundaries are established and adopted as shown, delineated and designated on the Village Six SPA Land Use Districts Map (see Exhibit PC-1) of the city of Chula Vista and San Diego County. These maps, together with all notations, references, data, district boundaries and other information thereon, are made a part of the Village Six SPA Plan and adopted concurrently herewith. The boundaries are intended to align with physical and legal features such as, property boundaries, top or toe of slopes, streets. Refinements to these boundaries are expected during the detail planning and design phases and will not require an amendment providing the refinement does not alter the intent.

Amendments to the Land Use Districts Map

Changes to the boundaries of the land use districts shall be made by Ordinance and shall be reflected on the Village Six SPA Official Land Use Districts Map, as provided in Section II.3.9 herein. Minor changes resulting from the approval of a tentative or final map may be made to the Land Use Districts Map as an administrative matter.

II.3.1.5 Clarification of Ambiguity

If ambiguity arises concerning the proper classification of a particular land use within the meaning and intent of this Ordinance, or if ambiguity exists with respect to height, yard requirements, area requirements or land use district boundaries as set forth herein, it shall be the duty of the Zoning Administrator to ascertain all pertinent facts concerning such ambiguity and forward said findings and recommendations to the Planning Commission, or on appeal, to the City Council. If approved by the Commission, or on appeal, by the City Council, the established interpretation shall govern thereafter.

Should any provision of these regulations conflict with the regulations of the Municipal Code, the requirements herein shall apply.

II.3.1.6 Effect of Regulations

The provisions of this Ordinance governing the use of land, buildings, structures, the size of yards abutting buildings and structures, the height and bulk of buildings, the density of population, the number of dwelling units per acre, standards of performance, and other provisions are hereby declared to be in effect upon all land included within the boundaries of each and every land use district established by this Ordinance.

II.3.1.7 Enforcement

See Section II.3.11 for the enforcement provisions of this Ordinance.

II.3.1.8 Definitions of Terms

For the purposes of this ordinance, certain words, phrases and terms used herein shall have the meaning, assigned to them by Title 19 of the City of Chula Vista Municipal Code.

The following additional definitions are provided specifically for the Village Six SPA:

A. Accessory Second Unit: An independent residential living area, also commonly referred to as a "Granny Flat", is an accessory use to a primary single family residential use, with cooking facilities and bath, that occupies the same single family detached lot as the main

residence, and is intended to provide affordable rental housing in single family detached neighborhoods.

B. Hollywood Drive: A driveway which leads to a garage located behind the front elevation of the main residence, often narrow and sometimes consisting of two paved driving strips with enhanced hardscape or turf between.

C. Porch: A structure attached to the front and/or side of the main dwelling, has a minimum of two open sides, is covered by a roof and oriented towards the street.

D. Semi-private Courtyard: An outdoor seating area that may project into the front yard setback, oriented to the house entry; and surrounded on three sides by either the building or low walls/fences.

E. Veranda: A roofed open structure attached to the exterior of a residence creating a "wrap-around" style porch, typically orienting to both the front and side streets of a corner lot.

F Neighborhood: A Neighborhood is a land use area identified on the Site Utilization Plan in the Specific Planning Area Plan (SPA) as a Parcel. References to Parcel or Neighborhood are interchangeable within the Village Six SPA Plan and its component documents.

When consistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. The word "shall" is mandatory; the word "may" is permissive.

Any aspect of land use regulation within Village Six SPA not covered by these district regulations or subsequent plan approvals, shall be regulated by the applicable section of the Chula Vista Municipal Code (CVMC).

II.3.2 Land Use Districts Map

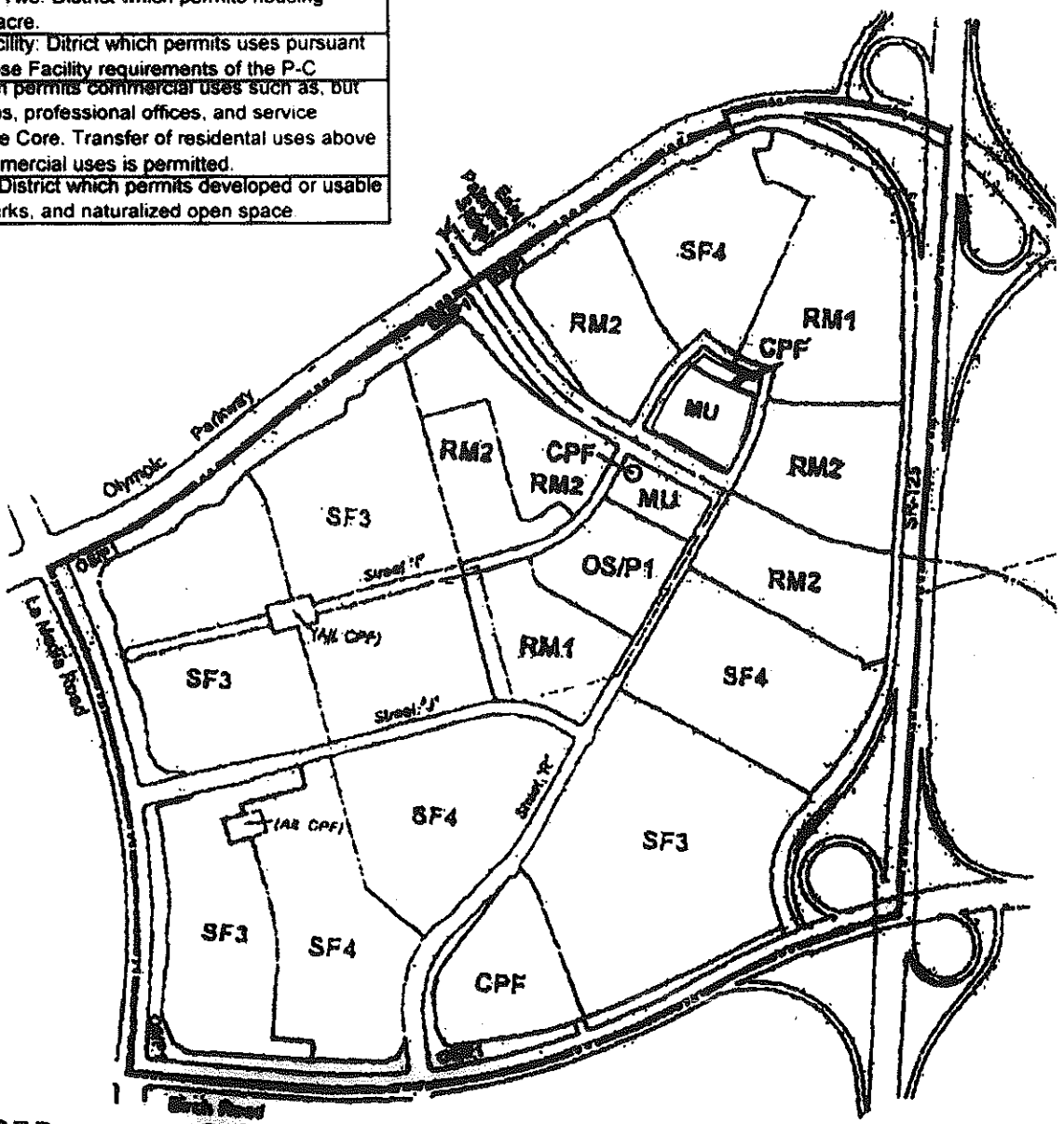
This chapter consists of the Land Use Districts (Zoning) Map for Village Six SPA included in a reduced form as Exhibit PC-1. The original Village Six SPA Official Land Use Districts Map shall be kept on file with the City Clerk and shall constitute the original record. A copy of said map shall also be filed with the City Planning Department.

II.3.2.1 District Boundaries

The land use district boundaries shown on the map coincide with proposed streets, alleys or lot lines. Minor amendments to these boundaries resulting from the relocation of a boundary street, alley or lot line by the approval of a tentative or final subdivision map shall be incorporated in the Land Use Districts Map as an administrative matter.

Land Use Districts

Use Land District	
SF3	Single Family Detached Three: District which permits single family housing on lots averaging >5,000 square feet
SF4	Single Family Four: Disrict which permits single family housing on lots averaging <5,000 square feet
RM1	Residential Multi-Family One: District which permits housing ranging from 8-15 units/acre, including small lot single family and
RM2	Residential Multi-Family Two: District which permits housing ranging from 15 + units/acre.
CPF	Community Purpose Facility: Ditrict which permits uses pursuant to the Community Purpose Facility requirements of the P-C
MU	Mixed Use: District which permits commercial uses such as, but not limited to: retail shops, professional offices, and service commercial within Village Core. Transfer of residental uses above or connected to the commercial uses is permitted.
OS/P1	Open Space/Park One: District which permits developed or usable open space, schools, parks, and naturalized open space



Village Six
OTAY RANCH

Land Planning

II.3.3 Residential Districts

II.3.3.1 Purpose

The purpose of the Village Six SPA Residential Districts is to achieve the following:

- To implement the residential policies of the Otay Ranch General Development Plan.
- To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the Otay Ranch General Development Plan and with sound standards of public health, safety and welfare.
- To ensure adequate light, air, privacy and open space for each dwelling unit.
- To minimize the effects of traffic congestion and to avoid the overloading of public services and utilities by phasing construction of buildings in relation to the land area around them and available infrastructure.
- To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.
- To facilitate the provision of utility service and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

II.3.3.2 Residential District Categories/Intent

Two basic residential unit types are anticipated in the Village Six SPA: single family detached homes and attached/multi-family units. Two single family land use districts, SF3 and SF4, are utilized to distinguish single family detached units in two density ranges (see lot size development criteria). Two attached or detached multi-family districts are also established, RM1 and RM2. The RM1 is intended to accommodate typical single family attached and multi-family units ranging from duplexes and alley products to townhouses, as well as innovative housing products, falling in the range of 8 to 14.9 dwelling units per acre (du/ac). The typical housing product in the RM2 district is expected to have stacked units and group parking which would be expected at densities greater than 15 du/ac. The General Development Plan also authorizes small lot single family detavhed in multi-family designations.

II.3.3.3 Permitted & Conditional Uses

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

"P"	=	Permitted.
"C"	=	Permitted subject to Conditional Use Permit approved by the Planning Commission.
"ZA"	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
"a"	=	Permitted Accessory Use to a Permitted or Conditional Use.
"N"	=	Use Not Permitted.

PERMITTED USE MATRIX – RESIDENTIAL DISTRICTS

LAND USE	LAND USE DISTRICT			
	SF3	SF4	RM1	RM2
Residential Uses:				
Single-family dwelling, detached	P	P	P	ZA
Single-family dwelling, attached	N	ZA	P	P
Mobile home which is certified under the National Mobile Home Construction and Safety Standards Act of 1974 on individual lots	P	P	P	P
Group residence or residential dwelling, operated by an organization, association or individual with a paid professional staff, uses may include, but are not limited to, boarding or rooming homes, dormitories and retirement homes	N	N	C	C
Multiple dwellings (3 units and above)	N	N	P	P
Townhouse dwellings	N	N	P	P
Accessory Second Unit (see Section II.3.1.8A & II.3.3.5)	a	a	a	N
Agricultural Uses:				
All types of horticulture	P	P	P	P
Agricultural crops	ZA	ZA	ZA	ZA
Community garden	ZA	ZA	ZA	ZA
Public and Semi-public Uses:				
Day nurseries, daycare schools and nursery schools	N	N	C	C
Essential public services, including but not limited to: school, library, museum, park, public works facility and other civic uses.	C	C	C	C
Private High School and Church in SPA Neighborhood R-11 is permitted subject to Design Review.	C	N	N	N
Family daycare home, large (subject to Section 19.58 CVMC)	ZA	ZA	C	C
Public safety facility such as police or fire station	C	C	C	C
Public utility and public service sub-stations, reservoirs, pumping plants and similar installations	C	C	C	C
Recreation facility less than 2 acres in size	ZA	ZA	ZA	ZA
Recreation facility over 2 acres in size	C	C	C	C

PERMITTED USE MATRIX – RESIDENTIAL DISTRICTS (cont'd)

LAND USE	LAND USE DISTRICT			
	SF3	SF4	RM1	RM2
Home Occupations:				
Home occupations (subject to Section II.3.6.3)	ZA	ZA	ZA	ZA
Other Uses:				
Keeping of up to three (3) dogs and/or three (3) cats (over the age of four months)	P	P	P	P
Model homes (subject to Section II.3.6.2, Temporary Uses)	ZA	ZA	ZA	ZA
Other accessory uses and accessory buildings customarily appurtenant to a permitted use (subject to Section 19.58 CVMC)	P	P	P	P
Other temporary uses as prescribed in Section II.3.6.2	ZA	ZA	ZA	ZA
Temporary tract offices and tract signs (subject to Section II.3.6.2, Temporary Uses)	ZA	ZA	ZA	ZA
Unclassified uses (subject to Section 19.54 CVMC)	C	C	C	C

II.3.3.4 Property Development Standards

A. General Standards

The general standards found in this section are based on the Otay Ranch General Development Plan/Subregional Plan. Where the Specific Standards listed below are silent on an issue, the Zoning Administrator is authorized to define a standard based on the Otay Ranch General Development Plan/Subregional Plan, the Chula Vista General Plan, Zoning Ordinance, Design Manual and/or Landscape Manual, as may be appropriate.

B. Specific Standards

The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use district. The use of the symbol "DR" indicates that the standard is established by the approval of by Zoning Administrator (ZA) Design Review application and/or Tentative Tract Map.

Dimensions and standards are minimums, and minor variations may be permitted subject to ZA Design Review or tract map approval, providing that the minimums specified herein are maintained as average minimums. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site specific conditions. Refer to Section II.3.9 Administrative Procedures, for further information regarding processing requirements.

The SPA Plan identifies one neighborhood (S-2), within the SF3 Land Use District, with an alternative land use of a Private School. Notwithstanding any provisions herein to the contrary, the site development standards applicable for this alternative land use shall be those adopted by Design Review.

PROPERTY DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS
LOT CRITERIA

DEVELOPMENT STANDARD	LAND USE DISTRICT				NOTES
	SF3	SF4	RM1	RM2	
Average Lot Area (Square Feet)	5,000	4,000	DR	DR	As calculated for an entire SPA Neighborhood. May be reduced with Design Review approval. Average lot area is the sum of all lot areas within a SPA Neighborhood, divided by the number of lots in that Neighborhood.
Minimum Lot Area (Square Feet)	4,000	3,000	DR	DR	May be reduced with Design Review approval.
Maximum Lot Coverage	50%	55%	DR	DR	
Minimum Lot Depth (Feet)	90	60	DR	DR	
Minimum Lot Width (Feet)					
measured at setback line	45	40	DR	DR	Lot width may be reduced for alley products
flag lot street frontage	20	20	DR	DR	
knuckle or cul-de-sac street frontage	30	20	DR	DR	

BUILDING HEIGHTS & PARKING REQUIREMENTS

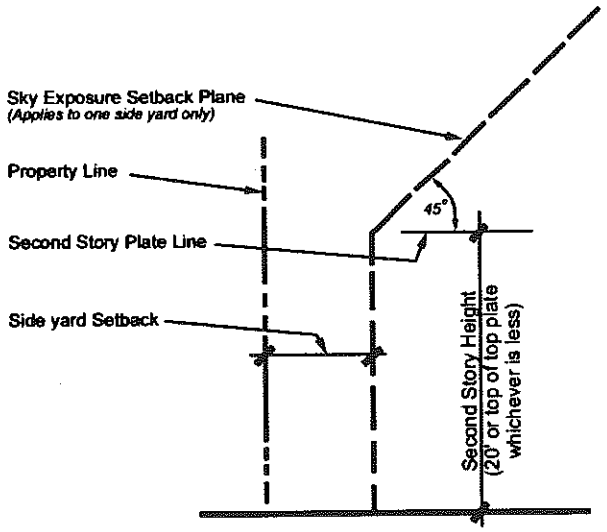
DEVELOPMENT STANDARD	LAND USE DISTRICT				NOTES
	SF3	SF4	RM1	RM2	
Maximum Building Height (feet)	28'	28'	45' 3 story max.	45' 3-story max.	Maximum building height for two story single family homes is 35 feet subject to approval of Zoning Administrator in the SF3, SF4, & RM1 Districts.
Private School (R-11)	45'		28'	60' 4-story max.	Exceptions for special architectural features for the Private High School may be approved subject to Design Review.
On-Site Parking Requirements (Parking Spaces):					
Single Family Dwellings	2	2	2	DR	3 Car garages are Subject to Ii.4.4.1 in the Village Design Plan.
Multi-family Dwellings:					
per studio unit	NA	NA	1.0	1.0	RM requirements include 0.3 guest spaces per unit. Parking may be reduced with Design Review approval for affordable or seniors housing
per 1 bedroom unit	NA	NA	1.5	1.5	
per 2 bedroom unit	NA	NA	2.0	2.0	
per 3+ bedroom unit	NA	NA	2.25	2.25	

PROPERTY DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS
YARDS & SETBACKS

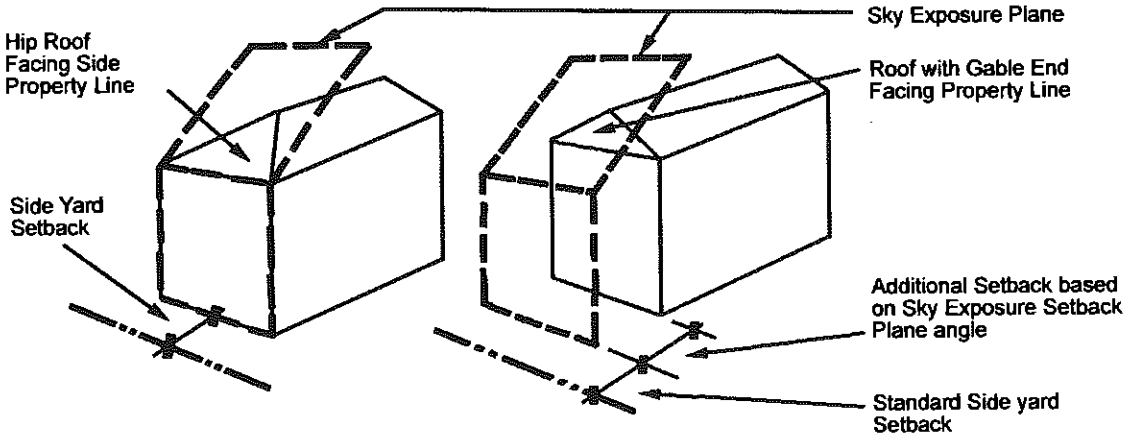
DEVELOPMENT STANDARD	LAND USE DISTRICT				NOTES
	SF3	SF4	RM1	RM2	
Minimum Front Yard Setback (Feet):					
to direct entry garage	19.5	19.5	DR	DR	Measured from back of sidewalk. At least one model, within any SF3 and SF4 neighborhood (SPA Neighborhood), shall have the garage setback 5 feet further than face of main residence. Maximum driveway width shall be 16 feet. Variations to driveway width in order to accommodate turning movements for certain garage configurations may be approved, subject to Design Review.
To side entry (swing in) garage with or without residential above.	10	10	DR	DR	Maximum driveway approach shall be 16 feet.
to main residence	15	15	DR	DR	May be reduced to 10' for alley product.
to porch, entry feature, or veranda	8	8	8/DR	DR	Fixed setback for RM1 applies only to Single Family Detached.
To semi-private courtyard	6	6	6/DR	DR	Fixed setback for RM1 applies only to Single Family Detached.
Minimum Side Yard Setback (Feet):					
to adjacent residential lot	5	5	DR	DR	May be reduced for "Zero Lot Line" concepts
distance between detached residences	10	10	DR	DR	May be reduced to zero for certain building types. Refer to Village Design Plan.
to porch or veranda on corner lot	4	4	4/DR	DR	Measured from back of sidewalk. Fixed setback for RM1 applies only to Single Family Detached.
to property line of adjacent residential street	10	10	DR	DR	RM1 shall have 8 foot setback for featured side of promenade street.
to property line from second floor except side entry garage	see note	see note	DR	DR	Additional building separation is required for certain roof types as indicated in Sky Exposure Plane, Exhibit PC-2. Refer also to Village Design Plan for guidance.
to garage with minimum 30 foot driveway setback	0	0	0	0	
Minimum Rear Yard Setback (Feet):					
to main residence	15	10	DR	DR	Second story (and above) may project 3 feet into rear yard setback.
to garage with 30 foot front yard setback and with living area above	5	5	5	DR	Second story (and above) may project 3 feet into rear yard setback, subject to ZA Design Review.
to garage off an alley	5	5	5	5	Second story (and above) may project 3 feet into rear yard setback.

Sky Exposure Plane

Special Setback for Structural Elements above Second Story Top Plate for Single Family developments



Sky Exposure Plane Setback
(Applies to one side yard for first 35' of lot depth)



Diagramatic Examples

CITY OF CHULA VISTA **Village Six** OTAY RANCH

Cinti Land Planning
9/28/01
Exhibit PC-2

C. Pedestrian Oriented Features: Porches/Verandas, Balconies & Semi-private Courtyards

Two of three or three of four houses, depending on the number of models, in all of all single-family detached neighborhoods (SPA Neighborhoods) shall have at least one of the following pedestrian oriented features: porch, veranda, porch/veranda combination, semi-private courtyard, and/or balcony. Additional models shall include at least one pedestrian oriented features, such as; gateways, trellises, porte-cocheres, featured windows, or any alternative pedestrian oriented feature of a similar character that is approved as a part of Design Review.

Each of the minimum porch/veranda sizes in the table outlined below shall be defined as "Sitting Area" and shall be free and clear of any structural supports or other building forms. Porch setbacks shall be measured to the clear area rather than the structural supports.

1. Porches

All porches shall be oriented towards the street. Porches shall not be enclosed. Porches shall be provided at the following schedule according to lot width measured at the front setback:

REQUIRED PORCH SIZE

MINIMUM NEIGHBORHOOD LOT (pad) WIDTH (ft.)	MINIMUM PORCH SIZE (sq. ft.)
<40	60 (6 foot minimum dimension)
40 - 60	60 (6 foot minimum dimension)
>60	66 (6 foot minimum dimension)

2. Verandas

On at least fifty percent (50%) of corner lots, "Veranda" wrap-around style porches are required where the elevation of the house pad is <3 feet from the adjacent pedestrian walk. Verandas shall have the same minimum dimensions as found in the above table for porches.

3. Balconies

Balconies shall have a minimum dimension of six feet by eight feet and shall be oriented to view and be viewed from the pedestrian circulation system whenever possible. Balconies less than six feet in depth may not be used to satisfy porch requirements.

4. Semi-Private Courtyards

A semi-private courtyard is an outdoor area in a single family detached home with usable seating area similar to a porch with no dimension less than six feet; oriented to the house entry; and surrounded on three sides by either the building, elevation change, or low walls/fences. Semi-private courtyards shall be designed such that they are an architecturally significant element of the front elevation of the house. It shall open on the street side and incorporate strong architectural styling which emphasizes the pedestrian entry over the garage and driveway.

5. Featured Windows

Large picture windows, bay windows and glass paneled doors oriented towards the street provide a sense of openness and a visual connection between the interior living space and the street. This visual connection enhances neighborhood security and provides an indoor seating option to porches, verandas, and courtyards. The window/doors should be proportional in scale to the wall plane and no less than four feet in width.

6. Gateways, Trellises and Porte-cocheres

Gateways, trellises, porte-cocheres and similar architectural elements may be used to designate residential entries. Such features should be visually distinctive and may be free standing or attached to the residence.

D. Allowable Building Area - Floor Area Ratio

The allowable building area for each lot shall be as permitted in the table below. The maximum building area for single-family detached and attached products shall be that permitted by percentage of floor area to lot area (Floor Area Ratio - FAR). Homeowner additions shall be permitted only where consistent with these standards. The following are excluded from FAR calculations:

1. The first 300 square feet of a covered rear yard patio (open on two sides). A patio of up to 300 square feet shall be permitted on each residential lot and is not subject to setbacks. Any square footage above 300 square feet shall count toward the FAR. Any portion of a covered patio over 300 square feet that exceeds the FAR shall not be permitted;

2. The first 400 square feet of the garage;

3. Porches, verandas, balconies and courtyards.

ALLOWABLE BUILDING AREA

LAND USE DISTRICT	MAXIMUM PERCENTAGE of LOT AREA (FAR)
SF3	65%
SF4	65%
RM1	65%/DR[1]
RM2	DR

[1] Fixed FAR applies to single family attached and detached except alley products; FAR for multifamily and alley products determined with design review approval.

F. Common Useable Open Space

Common usable open space shall be provided for all multi-family developments in accordance with the Chula Vista Design Manual and the table, which follows:

MULTIFAMILY COMMON USABLE OPEN SPACE

LAND USE DISTRICT CLASSIFICATION/DENSITY	MINIMUM USABLE OPEN SPACE per DU
RM1	300 sq. ft.
RM2	200 sq. ft.

Common usable open space in multi-family developments shall take the form of passive and active recreation areas such as swimming pools, picnic areas, ball courts, view points, etc. These areas shall not be fragmented or consist of "left over" land, driveways, parking areas or refuse storage areas, and must be pedestrian linked and/or easily accessible to the majority of residents in the development. Any portion of a lot which is less than five percent grade containing 60 square feet with no dimension less than six feet, is considered open space. Some facilities, such as swimming pools, ball courts or play areas must be centrally located.

G. Private Usable Open Space

Private usable open space shall be provided for all residential districts in accordance with the Chula Vista Design Manual and the table below:

PRIVATE USABLE OPEN SPACE

TYPE OF DWELLING UNIT	MINIMUM PRIVATE USABLE OPEN SPACE per DU[1]
Detached Single Family	Per Chula Vista Design Manual[2]
Duplex / Attached Single Family	Per Chula Vista Design Manual[2]
Multi-family w/ 1 bedroom	60 sq. ft.
Multi-family w/ 2 bedrooms	80 sq. ft.
Multi-family w/ 3 or more bedrooms	100 sq. ft.

[1] May be reduced subject to Zoning Administrator Design Review approval.

[2] As written as of the date this PC District Regulations were adopted.

H. Site Plan Review for Residential Districts

Not withstanding the property development standards listed herein, development within any land use district may be approved with specific site standards through the Site Plan and Design Review process. See Section II.3.9 Administration.

I. Model Home Complexes

Model homes, their garages, parking lots and private recreation facilities are temporary uses and may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs, subject to the regulations of the City of Chula Vista governing said uses and activities. Unless otherwise determined by the Zoning Administrator, an administrative Conditional Use Permit and administrative Design Review shall be required for model home sites. Refer to Temporary Uses Section II.3.6.2 for specific requirements for subdivision sales offices. At the discretion of the Zoning Administrator, the Conditional Use Permit may be referred to the Planning Commission or the Design Review application to the Design Review Committee, respectively, for a decision. Otherwise, administrative procedures shall be used.

J. Building Elevations

A minimum of three front elevations shall be provided for each floor plan on all single family detached residential housing. Elevations for any accessory second units (granny flats) shall be submitted at the same time as elevations for the main structure for administrative Design Review.

K. Architectural Projections

Architectural features which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, bay windows, wing walls, etc., shall not be included in building area calculations and may project into any required setback in accordance with II.3.10.2, herein..

II.3.3.5 Accessory Buildings, Structures and Uses

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Chapter 19.58.020 CVMC.

Accessory buildings and structures, except accessory second units, attached or detached, used either wholly or in part for living purposes, shall meet all of the requirements for location of the main structure as constructed or required by the district, whichever is less restrictive, except as herein provided:

A. Enclosed accessory buildings or open structures attached to the main building are subject to approval by the Zoning Administrator. Such accessory buildings shall not be allowed to encroach into required setbacks.

B. Detached accessory structures are subject to the approval of the Zoning Administrator and shall meet the setback requirements of the main building, for the front and street side yard areas. Detached accessory structures may be located within an interior side yard or rear yard, provided that such a structure is located no closer than five feet to an interior side or rear lot line and is at least six feet from the main structure, and does not exceed one story in height.

C. "Accessory Second Units" as defined in Section II.3.1.8 herein are permitted subject to the following requirements:

1. Design Requirements

- Size: 400 sq. ft. minimum to 650 sq. ft. maximum (studio to one bedroom maximum)

- Setbacks: Same as for a garage.

- Parking: One space available either on-site or at curbside. If at curbside, there must be one additional curbside guest space for main residence. If on-site, it need not be covered, but cannot block the access to the two minimum on-site covered spaces required for the main residence.

- Kitchen and Bath Facilities: Must have independent kitchen and bath facilities.

- Entry: Must have a separate entry from that of main residence.

- Common Walls: Living area of the Accessory Second Unit may not abut the living area of the main residence without air space separation and sound proofing. A closet, garage, or similar separation may be used as adequate separating space and sound proofing between the living areas of a Accessory Second Unit and the Main Residence. A Accessory Second Unit abutting the main residence on more than two sides is prohibited.

- Yard or Balcony: A balcony (30 sq. ft. minimum) or an assigned fenced or unfenced yard area (no less than 40 sq. ft.) shall be provided.

- FAR: Area of a Accessory Second Unit shall not be included in the FAR calculations.

2. Operational Requirements

   - Mail & Address: May be assigned separate address and mail box. May, or may not have, separate utility metering.

   - Contract: A Accessory Second Unit may not be sold independent of the main residence, nor have any rental term, including pre-specified options for renewal, in excess of three years.

II.3.3.6 Walls & Fences

In any required front yard adjacent to a street, the wall, fence, or hedge shall not exceed forty-two inches in height, except as provided herein:

A. Walls, fences, or hedges not more than six feet in height (measured from the top of the slope) may be maintained along, the interior side or rear lot lines, provided that such wall, fence, or hedge does not extend into a required front yard or side yard setbacks adjacent to a street, except as required by a site specific noise study or as shown on the Wall and Fencing Plan in the Village Design Plan. Corner cut-off shall be provided whenever necessary for line-of-sight visibility and safety and may be adjusted to accommodate "veranda" porches required on corner lots.

B. Walls, fences or hedges adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two inches in height within the front yard setback area of the lot. Walls in the front yard setback shall be no closer than five feet to the back of front sidewalk. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility as determined by the City Engineer.

C. Fiberglass, bamboo sheeting, chain link, chicken wire or similar temporary material shall not be permitted as a fencing material. Plexiglass is permitted for view purposes subject to approval of the Zoning Administrator.

D. Walls adjacent to corner lot side yards shall be constructed of masonry or stucco in accordance with community fencing standards. Wood fences are prohibited in this location.

A. Sound Walls shall not exceed 8 ½ feet in height. Refer to Village Design Plan for required barriers in excess of this maximum.

II.3.3.7 Residential Sign Regulations

No person, except a public officer or employee in performance of a public duty, shall post, paint, erect, place or otherwise fasten any sign, pennant or notice of any kind, visible from a public street except as provided herein. To ensure compliance with this section, a sign permit shall be required for any sign, pursuant to Section 19.60.030 of the Chula Vista Municipal Code, except as provided by the following.

A. Sign Permit Exceptions

The following signs shall be exempt from the sign permit requirements, however an electrical and/or building permit may be required. Any sign in excess of the specific exemptions listed below is prohibited:

1. Real Estate Signs for Residential Sales: one sign placed along the street frontage not exceeding four square feet in area and four and one-half feet in height provided that it is unlit and is removed within fifteen days after the close of escrow. Lots shall be permitted one sign only. Signs placed on the rear of home or rear street frontage are prohibited. Freestanding signs shall maintain a seven foot setback from all property lines. No more than one "Open House" sign per required turning movement, not exceeding four square feet in area and five feet in height, are permitted for directing prospective buyers to property for sale and open for viewing. Such signs shall be located a minimum of three feet from the sidewalk or ten feet from the curb or edge of pavement where no sidewalk exists. No more than one sign per house may be located on an arterial, entry, or promenade street. Open house signs must be removed on the same day as placed.

2. Real Estate Kiosk Signs: signs installed pursuant to a Real Estate Kiosk Program sanctioned by the city of Chula Vista.

3. Political Signs: signs having to do with any issue, ballot measure, political statements and expressions, or candidate in any municipal, County, State or Federal election shall be permitted, subject to the following provisions and any other applicable provisions within this section:

   - All political signs shall be placed, erected, constructed, painted or assembled no earlier than thirty calendar days prior to the election and shall be removed no later than ten calendar days following the date of the election.

- A political sign shall not exceed five square feet in total area for one side in a residential district, and twelve square feet in a mixed use district. Double-faced signs shall not exceed five square feet per side in residential districts and twelve square feet per side in mixed use districts. No signs shall be placed in a manner that would obstruct the visibility of, or impede pedestrian or vehicular traffic, or endanger the health, safety, or welfare of the community.

- All political signs shall not exceed an overall height of six feet from the finished grade immediately around the sign.

- No political signs shall be lighted either directly or indirectly unless said sign is erected, painted, or constructed on an authorized structure already providing illumination.

- No political sign shall be placed or affixed to a traffic signal, street light, tree, fence, utility pole or existing sign, nor shall it be posted on any public property or in the right-of-way if, in the opinion of the Zoning Administrator, said sign impedes or renders dangerous public access to any public improvement, including but not limited to, utility poles and fire hydrants; or obstructs the vision of any sign designed to regulate, control or assist public or private transportation or obstructs the vision of any user of a public right-of-way.

- No political sign shall be posted in violation of any provisions of this section. Further, the Zoning Administrator or his designated representative shall have the right to remove all signs placed contrary to the provisions of this section. Any political sign placed on private property without the consent of the owner may be removed by said owner or representative of said owner.

4. Temporary Construction Sign: two directory signs shall be permitted on the construction site for all contractors (may include financial institutions, real estate agents, subcontractors, *etc.*) not exceeding thirty-two square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight feet in overall height and shall be located no closer than ten feet to any property line. Such sign shall be removed upon the granting of occupancy by the City. For all other projects, a total of two signs per development site may be installed with a maximum of four square feet in area and five feet in height for each sign. Such sign(s) shall be removed upon finalization of building permits.

5. Signs for Private Schools: Any sign specifically adopted in the required Design Review for Private Schools in the SF3 Land Use District.

6. Residential Identification Signs: permanent residential identification signs designating the name of the residential neighborhood or subdivision may be located at an entrance to the residential area, subject to Zoning Administrator approval and provided that a homeowners' association or maintenance district is formed to ensure the maintenance of said signs. The copy area of the sign structure shall not exceed

fifteen square feet and shall be architecturally harmonious with the adjoining residential area.

7. Interior Signs: signs within a structure or building when not visible or readable, nor intended to be read from off-site or from outside of the structure or building.

8. Memorial Tablets, Plaques or Directional Signs: signs for community historical resources, installed by a City-recognized Historical Society or civic organization.

9. Convenience and Secondary Directional Signs: signs not to exceed four square feet in area or ten feet in height.

10. Residential Building Identification Signs: signs used to identify individual residences and not exceeding four square feet in area.

11. Name Plates: one plate per Neighborhood not to exceed four square feet in area for single family residential uses and agricultural uses.

12. Official and Legal Notices: notices issued by any court, public body, person, or officer or in furtherance of any nonjudicial process approved by State or local law.

13. Signs Providing Direction, Warning or Information: signs or structures required or authorized by law or by Federal, State, County or City authority.

14. A Single Official Flag: the flag of the United States of America and/or two flags of either the State of California, or other states of the United States, counties, municipalities or official flags for nations, and flags of internationally or nationally recognized organizations or the company flag. Flags shall be a maximum of five feet by eight feet, unless otherwise specifically approved on a site plan.

15. Signs of Public Utility Companies: signs indicating danger or which serve as an aid to public safety, or which show locations of underground facilities or public telephones.

16. Safety Signs: signs on construction sites.

17. "No Trespassing": "no dumping" and similar warning signs not exceeding four square feet.

18. Signs on Public Transportation Vehicles: signs regulated by a political subdivision, including but not limited to buses and taxicabs.

19. Signs on Licensed Commercial Use Vehicles: provided such vehicles are not used or intended for use as portable signs or as may be prohibited in Section II.3.3.7.B.

20. A Change of Copy: copy conforming to an approved Comprehensive Sign Program. All other changes of copy shall comply with this section.

21. Agricultural Signs: either wall mounted or freestanding types, non-illuminated and not exceeding four square feet for lots two acres or less in area, and sixteen square feet for lots greater than two acres, identifying only the agricultural products and company owning on the premises. The number of such signs shall be one per street frontage or a maximum of two, with all signs to be located below the roof line and freestanding signs to be no higher than eight feet.

B. Prohibited Signs and Lighting

All signs and lighting associated with commercial activity and not expressly permitted or exempted are prohibited in all residential districts including, but not limited to, the following:

1. Vehicle signs (when parked or stored on property to identify a business or advertise a product).

2. Portable signs (except where permitted in by these regulations).

3. Off-site signs (except temporary subdivision or real estate signs, and political signs).

4. Signs within the public right-of-way (except those required by a governmental agency). No sign shall be placed, erected or constructed on a utility pole, traffic device, traffic sign, warning sign, or so as to impede access to any public improvement.

5. Signs located on public property except as may be permitted by Section II.3.3.7.A or required by a governmental agency.

6. Signs within the pubic right-of-way prohibited by the Streets and Highway Code (Sec. 101 *et. seq.* and Sec. 1460 *et. seq.*), the Vehicle Code (Sec. 21400 *et. seq.*) and the Public Utilities Code (Sec. 7538 *et. seq.*).

7. Signs blocking doors or fire escapes.

8. External light bulb strings and exposed neon tubing outside of buildings (except for temporary uses such as Christmas tree lots, carnivals and similar events having prior approval of the City). Temporary homeowner Christmas or similar holiday decorations are excluded.

9. Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in Section II.3.6.2).

10. The use of decals, stick-on or transfer letters, or tape on the walls or parapets of buildings, fences, walls and other structures.

11. Signs displayed as, which purport to be, are an imitation of, or resemble official traffic warning devices or signs, that by color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic.

C. Signs with Sign Permit

The following signs may be placed in any residential land use district with approval of a sign permit provided it is in compliance with all other applicable laws and ordinances. These signs are in addition to those signs expressly exempt and are subject to the following provisions:

1. Convenience Signs: on-site signs no greater than six square feet necessary for public convenience or safety may be approved by the Zoning Administrator. Signs containing information such as "entrance," "exit," or directional arrows shall be designed to be viewed from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.

2. Public and Quasi-public Signs: churches, schools, community centers and any other public or institutional building, on any community purpose, institutional or residential zone, shall be allowed the following signs:

   - Churches are allowed one wall sign, not to exceed thirty square feet in area and one bulletin board, announcement or monument sign, not to exceed twenty-four square feet in area and ten feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten-foot setback from all streets.

   - Other public and quasi-public uses are permitted one wall or monument sign, not to exceed thirty square feet in area and a bulletin board or announcement sign not to exceed fifty square feet in area and twelve feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten-foot setback from the streets.

   - Churches and other public and quasi-public uses may request a permit allowing for temporary use of a sign announcing a special event. Either wall mounted or freestanding signs of paper, cardboard, plastic or fabric are permitted; provided that the Zoning Administrator finds that the copy, color and design of the sign will not adversely affect the order, amenity, or residential enjoyment of the neighborhood in which it is located.

   - Special event signs shall be located on the premises of the institution or organization having the special event, and shall not exceed five feet in height, nor

contain more than twenty-five square feet of sign area. Freestanding signs shall maintain a minimum ten-foot setback from any property line abutting a street right-of-way. Only one sign shall be allowed for each street frontage.

- Upon application for a permit, the applicant shall submit a statement and diagram noting the nature of the special event, indicating the occasion, size, copy and colors of the proposed sign. No less than one permit for a special event sign shall be issued to any one institution or organization in one calendar year subject to Section 19.60.290 CVMC.

3. Community Special Event Signs: special event signs may be approved for a limited period of time as a means of publicizing special events such as grand openings, Christmas tree lots, parades, rodeos and fairs that are to take place within Village Six, the Otay Ranch Community or nearby areas. Community special events such as a rodeo or community fair may be permitted the following signs:

   - No more than four off-site signs up to thirty-two square feet in size and eight feet in height to publicize the event.

   - Temporary advertising signing consistent with the requirements set forth in Section II.3.6.2.

4. On-Site Subdivision Signs:

   - One temporary, on-site subdivision sign not to exceed sixty-four square feet total area on two sides or thirty-two square feet on one side and total overall height of twelve feet may be permitted on each Circulation Element street frontage of each neighborhood. Not to exceed two signs per street for each village at any one time.

   - Such sign shall be for the identification of a subdivision, price information and the developer's name, address and telephone number, and logo or product image.

   - Such signs shall be removed after 36 months. Twelve month extension requests may be submitted by the developer for consideration by the Zoning Administrator prior to the expiration date.

   - Such sign shall be removed within ten calendar days from the date of sale of the final lot or home within the project.

   - A cash deposit of three hundred dollars per sign shall be deposited with the sign applications to ensure compliance with this section and removal of such sign. Said deposit shall be refunded to the applicant upon sign removal by the applicant. If the City is forced to remove any signs, then the cost of removal shall be deducted from the deposit.

- Signs shall be maintained in good repair at all times by the permittee.

5. Off-Site Subdivision Directional Signs:

The only off-site subdivision signs allowed are those approved as a part of a "kiosk" program per Section 19.60.480 CVMC.

Prior to construction and installation of directional signs on kiosk structures, the designated sign program administrator shall receive Planning Director approval of directional signs to ensure compliance with the Sign Kiosk Plan and the following provisions:

- Community directional signs are exempt from the sign permitting process otherwise required when such structures are processed in accordance with this section and are in compliance with the Sign Kiosk Plan.

- All community directional signs shall be located on an approved community directional kiosk.

- Users eligible to display community directional signage on approved kiosk structures shall be limited to master planned communities and residential subdivisions exceeding 20 lots.

- No approval shall be given for directional signs on any kiosk structure if the applicant has any prohibited off-site signs advertising the subdivision or master planned community anywhere within the City. If any advertising signs are erected and not promptly removed upon demand by the City, the City may direct the administrator to remove all kiosk panels for that subdivision and may require that any agreement between the administrator and developer be canceled.

- Approved directional signs for residential subdivisions shall be permitted until all lots or units within the subdivision or master planned community are sold or two years from the date of installation of the panel, whichever occurs first.

- The location, number of signs, number of panels, design, color, copy, lettering, spacing, area and dimension of the signs and panels shall be specified within the Sign Kiosk Plan.

D. Signs Relating to Inoperative Activities

Signs pertaining to activities or businesses which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within thirty days after the premises have been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of this section and local ordinance.

E. Enforcement, Legal Procedures and Penalties

Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by Chapter 19.60 CVMC. Unauthorized illegal signs may be abated by the City in accordance with local ordinance. If said sign is stored by the City, the owner may recover said sign from the City upon payment to the City of any storage and/or removal charges incurred by the City. The minimum charge shall be as specified in the CVMC. All signs removed by the City may be destroyed thirty calendar days following removal. If any sign, in the opinion of the Zoning Administrator, is an immediate threat to the public health and safety, said sign shall be immediately and summarily removed with the cost of removal charged to the property owner in accordance with local ordinances.

F. Construction and Maintenance

1. Construction

Every sign and all parts, portions and materials shall be manufactured, assembled and erected in compliance with all applicable State, Federal and City regulations and the Uniform Building Code.

2. Maintenance

Every sign and all parts, portions and materials shall be maintained and kept in proper repair and safe structural condition at all times. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces, and malfunctioning or damaged portions of a sign shall be repaired or replaced. Noncompliance with such a request shall constitute a nuisance and will be replaced within thirty calendar days following notification of the business by the City and will be abated at owner's expense.

G. Design Standards

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or landscape/hardscape on the site. Signs located on institutional or community purpose sites, but in a predominantly residential area, shall take into consideration compatibility with the residential area to the extent possible.

1. Relationship to Buildings

Signs located upon a lot with only one main building housing the use which the sign identifies shall be designed to be compatible with the predominant visual elements of the building such as construction materials, color, or other design details. Each sign located upon a lot with more than one main building shall be designed to be

compatible with the predominant visual design elements common or similar in all such buildings or the buildings occupied by the "main tenants" or principal uses.

The Zoning Administrator may place conditions of approval on any sign permit to require incorporation of such visual elements into the design of the sign where such elements are necessary to achieve a significant visual relationship between the sign and building or buildings.

2. Relationship to Other Signs

Where there is more than one freestanding sign located upon a lot, all such signs shall have designs which are complementary to each other by either similar treatment or incorporation of one or more of the following five design elements:

- Type of construction material (such as cabinet, sign copy or supports).
- Letter style of sign copy.
- Type or method used for support, uprights or structure on which sign is supported.
- Sign cabinet or other configuration of sign area.
- Shape of the entire sign and its several components.

C. Landscaping

Each freestanding sign shall be located in a landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The landscape area shall be maintained in a neat, healthy and thriving condition.

D. Illumination and Motion

Signs shall be stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing).

E. Sign Copy

The name of the business, use, service and/or identifying logo shall be the dominant message on the sign. The inclusion of advertising information such as lists of products (more than one product), is prohibited.

F. Relationship to Streets

Signs shall be designed so as not to obstruct any pedestrian, bicyclist, or driver's view of the street right-of-way.

G. Design Review and Approval

A signage plan including sign locations, size, style, materials, lettering size and style, any other information necessary to adequately review the proposal shall be prepared and submitted for review and approval by the Zoning Administrator prior to construction.

II.3.3.8 Vehicle Parking

A. Parking Standards

The number of off-street parking spaces required in each land use district is listed in the Property Development Standards Matrix (Section II.3.3.4). Each space shall measure 10 feet by 20 feet when enclosed in a garage or carport, and 9 feet by 19 feet when uncovered. Group parking areas for multi-family residential developments shall comply with the applicable provisions of Section II.3.4.6.

B. Group Parking Standards for RM Districts

Parking requirements for the RM districts include 0.3 space per unit for guest parking. If more than one space per dwelling unit is assigned to specific dwelling units, the required guest parking spaces shall be marked and clearly identified as guest parking. The guest parking spaces shall not be permitted to be assigned to the individual dwelling units.

C. Parking Standards for Affordable and Age-Restricted Housing

Parking standards may be reduced from that specified for the SF3, SF4, RM1 or RM2 Districts, for projects which are restricted to Affordable and Senior Citizens (age 62 and above) housing. Such a reduction shall be at the discretion of the City Council through the Conditional Use Permit procedure (CVMC 19.14.060 *et. seq.*). A parking study shall be prepared by a registered traffic engineer to ensure adequate parking will be provided.

D. Recreational Vehicle Parking

The parking or storage of recreational vehicles on streets or in areas visible from the street for purposes other than loading and unloading shall be prohibited.

II.3.3.9 Performance Standards

The following performance standards shall be met in all Residential Districts:

A. Equipment: air conditioners, antennas, satellite dishes, ham radio antennas, solar panels, heating, cooling, ventilating, equipment and all other mechanical lighting, or electrical devices shall be operated and located so that they do not disturb the peace, quiet and comfort of neighboring residents. The location of such equipment shall require the prior approval of the Zoning Administrator. This equipment shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed

and operated in accordance with all other applicable ordinances. Heights of said equipment shall not exceed the maximum height of the zone in which they are located.

B. Landscaping: front and exterior side yards requiring landscaping shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. Drought tolerant landscaping is encouraged. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements may be met by either builder or developer installation, or for single-family development, by requiring through CC&Rs or other restrictions that individual homeowners install their front yard landscaping within one year of occupancy.

C. Utilities: all utility connections shall be coordinated with the site's architectural elements so as not to be exposed, except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment as approved by each utility. Power lines and cables, except for temporary use, shall be installed underground.

D. Exterior Noise: the acceptable outdoor noise exposure level, measured at the property line, for each residential district is given below. (See Section 19.68.030 CVMC for definitions and additional details.)

EXTERIOR NOISE LIMITS

RECEIVING LAND USE DISTRICT	7 a.m. – 10 p.m.	10 p.m. – 7 a.m.
SF3, SF4	55 dBA	45 dBA
RM1, RM2	60 dBA	50 dBA
-for environmental noise value is L_{eq} in any hour -for nuisance noise value is not to be exceeded at any time		

E. Interior Noise: no person shall operate or cause to operate, any source of sound, or allow the creation of any noise which causes the noise level, when measured inside a neighboring receiving dwelling unit to exceed the limits as follows:

INTERIOR NOISE LIMITS

TIME INTERVAL	ANYTIME	1 Min. in 1 Hour	5 Min. in 1 Hour
7 a.m. – 10 p.m.	55 dBA	50 dBA	45 dBA
10 p.m. – 7 a.m.	45 dBA	40 dBA	35 dBA

F. Energy Conservation: buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access, when practical. Buildings should be designed to

minimize energy consumption requirements, including, but not necessarily limited to, consideration of the following conservation considerations:

- Co-generation
- South facing windows
- Eave coverage for windows
- Double glazed windows
- Earth berming against exterior walls
- Greenhouses
- Deciduous shade trees on southerly and westerly exposures

G. In any residential zone, the parking of motorized and non-motorized vehicles shall be subject to the following requirements:

1. No motorized or non-motorized vehicle shall be parked, stored or kept in the front yard, except in the driveway or on a paved area adjacent to the driveway.

2. If motorized or non-motorized vehicles are parked, stored or kept on the lot, other than as permitted above, they must be for the resident's or a guest's personal use. No storage or display of vehicles for sale by a motor vehicle dealer is permitted in a residential driveway or on a residential street.

H. Special Standards - RM Districts

All multi-family projects in the RM districts are subject to the Design Review Process.

In the RM Districts, including the conversion of apartments to condominiums where permitted, the following performance standards shall be met:

1. Masonry walls or fences six feet in height, from the highest finished grade, shall be required where needed for noise attenuation as shown on the Wall and Fencing Plan in the Village Design Plan or as required by a site specific noise study.

2. When other residential districts are adjacent to the RM2 district, a minimum of fifteen feet of landscaped area shall be provided between such uses. No parking or common trash receptacles are permitted within this area. Sky-line type trees shall be provided in the amount of one 24-inch box tree per twenty-five linear feet of common lot line.

3. Conveniently located common laundry facilities shall be provided for units which do nor have individual hook-ups.

4. Conveniently located and well-screened enclosures for trash and recyclables shall be provided for all dwelling units, unless provided for each unit.

5. Recreational vehicle (including campers, boats and trailers) parking areas fully screened from view of the development, shall be provided in all multi-family developments or these developments shall prohibit all parking of recreational vehicles.

6. Lockable, enclosed storage shall be provided in the carport area; storage substitutions may be approved by the Zoning Administrator.

7. Mailbox kiosks shall be conveniently located and distributed throughout the complex.

II.3.4 Mixed Use/Village Core Districts

II.3.4.1 Purpose

Commercial uses in Village Six are concentrated in the Village Core area which is intended to function as the social, commercial and activity center for the village as mandated in the Otay Ranch GDP. In order to serve this function, mixed commercial/residential, public and quasi-public and community purpose uses, as well as purely commercial uses are permitted in the Village Core Districts.

The Mixed Use/Village Core Districts are included in the Planned Community District Regulations to achieve the following:

- To provide areas for office uses, retail stores and service establishments offering commodities and services required by residents of the village or adjacent villages.
- To provide an opportunity for mixed use and quasi-public community support facilities.
- To encourage mixed use and residential uses concentrated for the convenience of the public and for a more mutually beneficial relationship to each other.
- To provide adequate space to meet the needs of modern commercial activity, including off-street parking and loading areas.
- To protect village core properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to industrial uses.
- To promote high standards of site planning, architectural and landscape design for office and commercial developments within the city of Chula Vista.

II.3.4.2 Permitted & Conditional Uses

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

"P"	=	Permitted.
"C"	=	Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission.
"ZA"	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
"a"	=	Permitted Accessory Use to a Permitted or Conditional Use.
"N"	=	Use Not Permitted.

A use not listed shall be subject to a use determination via by the Zoning Administrator to determine substantial conformance with the purpose, intent and goals of this SPA Plan.

PERMITTED USE MATRIX – VILLAGE CORE DISTRICTS

LAND USE	LAND USE DISTRICT	
	MU	CPF
Administrative and Professional Services:		
Business & professional office	P	N
Financial institution or office	P	N
Medical, dental & health services	ZA	N
Real estate sales office	P	N
General Commercial Uses:		
Antique shop (no outdoor storage)	P	N
Apparel store	P	N
Appliance store, including repair (no outdoor storage)	P	N
Art, music and photographic studio and supply store	P	N
Arcade and electronic games (subject to Section 19.58 CVMC)	C	N
Athletic and health club	P	N
Automobile and/or truck services, sales, rental agencies, car wash (subject to Section II.3.4.5)	C	N
Bakery - retail	P	N
Barber and beauty shop	P	N
Bicycle shop, non-motorized	P	N
Blueprint and photocopy services	P	N
Books, gifts and stationery store	P	N
Cabaret	N	N
Candy store and confectioner	P	N
Catering establishment	P	N
Cleaners	P	N
Cocktail lounge, bar or tavern, including, related entertainment	C	N
Commercial recreation facilities not otherwise listed	C	N
Electronics store, including sales and repair	P	N
Equipment rental (enclosed in building)	P	N

PERMITTED USE MATRIX – VILLAGE CORE DISTRICTS (cont'd)

LAND USE	LAND USE DISTRICT	
	MU	CPF
Fast food restaurants with drive-in or drive-through (subject to Section 19.58 CVMC)	C	N
Feed and tack store (no outside storage); (subject to Section 19.58 CVMC)	P	N
Florist shop	P	N
Food store, market, drug store	P	N
Furniture store	P	N
Gasoline service station (subject to Section 19.58 CVMC)	C	N
Hardware store	P	N
Hobby shop	P	N
Hotel or motel (subject to Section 19.58 CVMC)	P	N
Janitorial services/supplies	P	N
Jewelry store	P	N
Junior department or department store, discount or membership department store	C	N
Kiosk, including photo sales, located in parking lot	A	N
Laundry (coin-operated)	P	N
Liquor store	C	N
Mortuary	N	N
Motorcycle sales and services, including motorized bicycles (subject to Section II.3.4.5)	ZA	N
Newspaper and magazine store	P	N
Nursery or garden supply store in enclosed area	P	N
Office supplies/stationery store	P	N
Parking facilities (commercial) (subject to Section 19.58 CVMC)	C	N
Pharmacy	P	N
Printing shop	P	N
Recycling drop-off bins	ZA	a

PERMITTED USE MATRIX – VILLAGE CORE DISTRICTS (cont'd)

LAND USE	LAND USE DISTRICT	
	MU	CPF
Restaurant with entertainment and serving alcoholic beverages	C	N
Restaurant with incidental serving of beer/wine but without cocktail lounge, bar, entertainment or dancing	A	N
Restaurant, coffee shop, delicatessen	P	N
Retail store or shop	P	N
Sign painting shop (enclosed building)	P	N
Snack bar or refreshment stand contained within a building	P	a
Stamp and/or coin shop	P	N
Swimming pool supply store	P	N
Television, stereo, radio store, including sales and repair	P	N
Temporary uses as prescribed in Section II.3.6.2	P	P
Theater, movie or live	C	A
Tire sales and service	C	N
Travel agency	P	N
Veterinary office and/or animal hospital	C	N
Residential Use:		
Mixed-use residential (units, transferred from other parecls, over commercial or attached to storefront use)	P	N
Public and Semi-public Uses:		
Community Purpose Facility which serves the following types of uses: boy or girl scouts, social and human services, services for the homeless, services for military during holidays, senior care and recreation, worship, spiritual growth and development and teaching of traditional family values, ancillary daycare facilities or ancillary private schools	ZA	ZA
Day nursery, daycare school or nursery school (for profit)	A	C
Day nursery, daycare school or nursery school (non-profit)	A	ZA
Educational institution	C	ZA
Essential public services, including but not limited to: library, museum, park, public works facility, post office and other civic use as determined by the Zoning Administrator	C	C

PERMITTED USE MATRIX – VILLAGE CORE DISTRICTS (cont'd)

LAND USE	LAND USE DISTRICT	
	MU	CPF
Group care facility and/or residential retirement hotel	N	C
Public safety facility such as police or fire station	C	ZA
Public utility and/or public service sub-station, reservoir, pumping plant and similar installation	C	ZA
Public or private recreational facilities, including but not limited to: tennis and swim clubs, basketball, racquetball and handball courts	C	a
Home Occupations:		
Home occupations subject to the provisions of Section II.3.6.3	P	N
Other Uses:		
Unclassified uses (subject to Section 19.54 CVMC)	C	ZA

II.3.4.3 Accessory Uses & Buildings

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Chapter 19.58 CVMC.

II.3.4.4 Mixed Use/Village Core Sign Regulations

No person, except a public officer or employee in performance of a public duty, shall post, paint, erect, place or otherwise fasten any sign, pennant or notice of any kind, visible from a public street except as provided herein. To ensure compliance with this section, a sign permit shall be required for any sign, pursuant to Section 19.60.030 of the Chula Vista Municipal Code, except as provided by the following.

A. Sign Permit Exceptions

The following signs shall be exempt from the sign permit requirements, however an electrical and/or building permit may be required. Any sign in excess of the specific exemptions listed below is prohibited:

1. Real Estate Sign for Residential Sales: one sign per street frontage not exceeding four square feet in area and four and one-half feet in height provided that it is unlit and is removed within fifteen days after the close of escrow. Lots shall be permitted one sign only. Signs placed on the rear of home or rear street frontage are prohibited. Freestanding signs shall maintain a ten foot setback from all property lines. No more than five Open House signs not exceeding four square feet in area and five feet in height are permitted for directing prospective buyers to property for sale, located a

minimum of three feet from the sidewalk or ten feet from the curb or edge of pavement where no sidewalk exists. Open house signs must be removed on the same day as placed.

2. Real Estate Kiosk Signs: signs installed pursuant to a Real Estate Kiosk Program sanctioned by the city of Chula Vista.

3. Political Signs: signs having to do with any issue, ballot measure, political statements and expressions, or candidate in any municipal, County, State or Federal election shall be permitted, subject to the following provisions and any other applicable provisions within this section:

   - All political signs shall be placed, erected, constructed, painted or assembled no earlier than thirty calendar days prior to the election and shall be removed no later than ten calendar days following the date of the election.

   - A political sign shall not exceed five square feet in total area for one side in a residential district, and twelve square feet in a Mixed Use district. Double-faced signs shall not exceed five square feet per side in residential districts and twelve square feet per side in Mixed Use districts. No signs shall be placed in a manner that would obstruct the visibility of, or impede pedestrian or vehicular traffic, or endanger the health, safety, or welfare of the community.

   - All political signs shall not exceed an overall height of six feet from the finished grade immediately around the sign.

   - No political signs shall be lighted either directly or indirectly unless said sign is erected, painted, or constructed on an authorized structure already providing illumination.

   - No political sign shall be placed or affixed to a traffic signal, street light, tree, fence, utility pole or existing sign, nor shall it be posted on any public property or in the right-of-way if, in the opinion of the Zoning Administrator, said sign impedes or renders dangerous public access to any public improvement, including but not limited to, utility poles and fire hydrants; or obstructs the vision of any sign designed to regulate, control or assist public or private transportation or obstructs the vision of any user of a public right-of-way.

   - No political sign shall be posted in violation of any provisions of this section. Further, the Zoning Administrator or his designated representative shall have the right to remove all signs placed contrary to the provisions of this section. Any political sign placed on private property without the consent of the owner may be removed by said owner or representative of said owner.

4. Temporary Construction Sign: two directory signs shall be permitted on the construction site for all contractors (may include financial institutions, real estate

agents, subcontractors, etc.) not exceeding thirty-two square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight feet in overall height and shall be located no closer than ten feet to any property line. Such sign shall be removed upon the granting of occupancy by the City. For all other projects, a total of two signs per development site may be installed with a maximum of four square feet in area and five feet in height for each sign. Such sign(s) shall be removed upon finalization of building permits.

5. Residential Identification Signs: permanent residential identification signs designating the name of the residential neighborhood or subdivision may be located at an entrance to the residential area, subject to Zoning Administrator approval and provided that a homeowners' association or maintenance district is formed to ensure the maintenance of said signs. The copy area of the sign structure shall not exceed fifteen square feet and shall be architecturally harmonious with the adjoining residential area.

6. Interior Signs: signs within a structure or building when not visible or readable, nor intended to be read from off-site or from outside of the structure or building.

7. Memorial Tablets, Plaques or Directional Signs: signs for community historical resources, installed by a City-recognized Historical Society or civic organization.

8. Convenience and Secondary Directional Signs: signs not to exceed four square feet in area or ten feet in height.

9. Residential Building Identification Signs: signs used to identify individual residences and not exceeding four square feet in area.

10. Name Plates: one plate per Neighborhood not to exceed four square feet in area for single family residential uses and agricultural uses.

11. Official and Legal Notices: notices issued by any court, public body, person, or officer or in furtherance of any nonjudicial process approved by State or local law.

12. Signs Providing Direction, Warning or Information: signs or structures required or authorized by law or by Federal, State, County or City authority.

13. A Single Official Flag: the flag of the United States of America and/or two flags of either the State of California, or other states of the United States, counties, municipalities or official flags for nations, and flags of internationally or nationally recognized organizations or the company flag. Flags shall be a maximum of five feet by eight feet, unless otherwise specifically approved on a site plan.

14. Signs of Public Utility Companies: signs indicating danger or which serve as an aid to public safety, or which show locations of underground facilities or public telephones.

15. Safety Signs: signs on construction sites.

16. "No Trespassing": "no dumping" and similar warning signs not exceeding four square feet.

17. Signs on Public Transportation Vehicles: signs regulated by a political subdivision, including but not limited to buses and taxicabs.

18. Signs on Licensed Commercial Vehicles: provided such vehicles are not used or intended for use as portable signs or as may be prohibited in Section II.3.4.4.B.

19. A Change of Copy: copy conforming to an approved Comprehensive Sign Program. All other changes of copy shall comply with this section.

20. Agricultural Signs: either wall mounted or freestanding types, non-illuminated and not exceeding four square feet for lots two acres or less in area, and sixteen square feet for lots greater than two acres, identifying only the agricultural products and company owning on the premises. The number of such signs shall be one per street frontage or a maximum of two, with all signs to be located below the roof line and freestanding signs to be no higher than eight feet.

B. Prohibited Signs and Lighting

All signs and lighting not expressly permitted are prohibited in all districts including, but not limited to the following:

1. Roof signs.

2. Flashing lights or signs.

3. Animated signs or lights that convey the illusion of motion.

4. Revolving or rotating signs.

5. Vehicle signs (when parked or stored on property to identify a business or advertise a product).

6. Portable signs (except where permitted in by these regulations).

7. Off-site signs (except temporary subdivision or real estate signs, and political signs).

8. Signs within the public right-of-way (except those required by a governmental agency). No sign shall be placed, erected or constructed on a utility pole, traffic device, traffic sign, warning sign, or so as to impede access to any public improvement.

9. Signs located on public property except as may be permitted by Section II.3.4.4.A or required by a governmental agency.

10. Signs within the pubic right-of-way prohibited by the Streets and Highway Code (Sec. 101 *et. seq.* and Sec. 1460 *et. seq.*), the Vehicle Code (Sec. 21400 *et. seq.*) and the Public Utilities Code (Sec. 7538 *et. seq.*).

11. Signs blocking doors or fire escapes.

12. External light bulb strings and exposed neon tubing outside of buildings (except for Mixed Use use areas and temporary uses such as Christmas tree lots, carnivals and similar events having prior approval of the City).

13. Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in Section II.3.6.2).

14. Advertising structures (except as otherwise permitted in this section).

15. Statuary (statues or sculptures) advertising products or logos of the business located outside of the structure that houses the business.

16. The use of decals, stick-on or transfer letters, or tape on the walls or parapets of buildings, fences, walls and other structures.

17. Signs displayed as, which purport to be, are an imitation of, or resemble official traffic warning devices or signs, that by color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic.

C. Signs with Sign Permit

The following signs may be placed in any village core land use district with approval of a sign permit provided it is in compliance with all other applicable laws and ordinances. These signs are in addition to those signs expressly exempt and are subject to the following provisions:

1. Convenience Signs: on-site signs no greater than six square feet necessary for public convenience or safety may be approved by the Zoning Administrator. Signs containing information such as "entrance," "exit," or directional arrows shall be designed to be viewed from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.

2. Public and Quasi-public Signs: churches, schools, community centers and any other public or institutional building, on any community purpose, institutional or residential zone, shall be allowed the following signs:

- Churches are allowed one wall sign, not to exceed thirty square feet in area and one bulletin board, announcement or monument sign, not to exceed twenty-four square feet in area and ten feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten-foot setback from all streets.

- Other public and quasi-public uses are permitted one wall or monument sign, not to exceed thirty square feet in area and a bulletin board or announcement sign not to exceed fifty square feet in area and twelve feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten-foot setback from the streets.

- Churches and other public and quasi-public uses may request a permit allowing for temporary use of a sign announcing a special event. Either wall mounted or freestanding signs of paper, cardboard, plastic or fabric are permitted; provided that the Zoning Administrator finds that the copy, color and design of the sign will not adversely affect the order, amenity, or residential enjoyment of the neighborhood in which it is located.

- Special event signs shall be located on the premises of the institution or organization having the special event, and shall not exceed five feet in height, nor contain more than twenty-five square feet of sign area. Freestanding signs shall maintain a minimum ten-foot setback from any property line abutting a street right-of-way. Only one sign shall be allowed for each street frontage.

- Upon application for a permit, the applicant shall submit a statement and diagram noting the nature of the special event, indicating the occasion, size, copy and colors of the proposed sign. No less than one permit for a special event sign shall be issued to any one institution or organization in one calendar year subject to Section 19.60.290 CVMC.

3. Community Special Event Signs: special event signs may be approved for a limited period of time as a means of publicizing special events such as grand openings, Christmas tree lots, parades, rodeos and fairs that are to rake place within Village Six, the Otay Ranch Community or nearby areas. Community special events such as a rodeo or community fair may be permitted the following signs:

   - No more than four off-site signs up to thirty-two square feet in size and eight feet in height to publicize the event.

   - Temporary advertising signing consistent with the requirements set forth in Section II.3.6.2.

4. Commercial Special Events: such as grand openings and painted seasonal holiday window displays may be permitted the following signage:

- No more than four signs, thirty-two square foot or smaller in size, eight feet in height, on-site, freestanding special event signs.

- All other on-site special event signs can be either wall and window signs, flags, banners and pennants. In no case shall any sign, flag, pennant, inflatable device, or banner be placed above the roof line.

5. On-Site Subdivision Signs:

- One temporary, on-site subdivision sign not to exceed sixty-four square feet total area on two sides or thirty-two square feet on one side and total overall height of twelve feet may be permitted on each Circulation Element street frontage of each neighborhood; not to exceed two signs per street for each village at any one time.

- Such sign shall be for the identification of a subdivision, price information and the developer's name, address and telephone number, and logo or product image.

- Such signs shall be removed after 36 months. Twelve month extension requests may be submitted by the developer for consideration by the Zoning Administrator prior to the expiration date.

- Such sign shall be removed within ten calendar days from the date of sale of the final lot or home within the project.

- A cash deposit of three hundred dollars per sign shall be deposited with the sign applications to ensure compliance with this section and removal of such sign. Said deposit shall be refunded to the applicant upon sign removal by the applicant. If the City is forced to remove any signs, then the cost of removal shall be deducted from the deposit.

- Signs shall be maintained in good repair at all times by the permittee.

6. Off-Site Subdivision Directional Signs:

The only off-site subdivision signs allowed are those approved as a part of a "kiosk" program per Section 19.60.480 CVMC.

Prior to construction and installation of directional signs on kiosk structures, the designated sign program administrator shall receive Planning Director approval of directional signs to ensure compliance with the Sign Kiosk Plan and the following provisions:

- Community directional signs are exempt from the sign permitting process otherwise required when such structures are processed in accordance with this section and are in compliance with the Sign Kiosk Plan.

- All community directional signs shall be located on an approved community directional kiosk.

- Users eligible to display community directional signage on approved kiosk structures shall be limited to master planned communities and residential subdivisions exceeding 20 lots.

- No approval shall be given for directional signs on any kiosk structure if the applicant has any prohibited off-site signs advertising the subdivision or master planned community anywhere within the City. If any advertising signs are erected and not promptly removed upon demand by the City, the City may direct the administrator to remove all kiosk panels for that subdivision and may require that any agreement between the administrator and developer be canceled.

- Approved directional signs for residential subdivisions shall be permitted until all lots or units within the subdivision or master planned community are sold or two years from the date of installation of the panel, whichever occurs first.

- The location, number of signs, number of panels, design, color, copy, lettering, spacing, area and dimension of the signs and panels shall be specified within the Sign Kiosk Plan.

D. Signs Relating to Inoperative Activities

Signs pertaining to activities or businesses which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within thirty days after the premises have been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of this section and local ordinance.

E. Enforcement, Legal Procedures and Penalties

Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by Chapter 19.60 CVMC. Unauthorized illegal signs may be abated by the City in accordance with local ordinance. If said sign is stored by the City, the owner may recover said sign from the City upon payment to the City of any storage and/or removal charges incurred by the City. The minimum charge shall be as specified in the CVMC. All signs removed by the City may be destroyed thirty calendar days following removal. If any sign, in the opinion of the Zoning Administrator, is an immediate threat to the public health and safety, said sign shall be immediately and summarily removed with the cost of removal charged to the property owner in accordance with local ordinances.

F. Construction and Maintenance

1. Construction

Every sign and all parts, portions and materials shall be manufactured, assembled and erected in compliance with all applicable State, Federal and City regulations and the Uniform Building Code.

2. Maintenance

Every sign and all parts, portions and materials shall be maintained and kept in proper repair and safe structural condition at all times. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces, and malfunctioning or damaged portions of a sign shall be repaired or replaced. Noncompliance with such a request shall constitute a nuisance and will be replaced within thirty calendar days following notification of the business by the City and will be abated.

G. Design Standards

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or type of business on the site. Signs located on institutional or community purpose sites, but in a predominantly residential area, shall take into consideration compatibility with the residential area to the extent possible.

1. Relationship to Buildings

Signs located upon a lot with only one main building housing the use which the sign identifies shall be designed to be compatible with the predominant visual elements of the building such as construction materials, color, or other design details. Each sign located upon a lot with more than one main building, such as a shopping center or other commercial or industrial area developed in accordance with a common development plan, shall be designed to be compatible with the predominant visual design elements common or similar in all such buildings or the buildings occupied by the "main tenants" or principal uses.

The Zoning Administrator may place conditions of approval on any sign permit to require incorporation of such visual elements into the design of the sign where such elements are necessary to achieve a significant visual relationship between the sign and building or buildings.

2. Relationship to Other Signs

Where there is more than one freestanding sign located upon a lot, all such signs shall have designs which are complementary to each other by either similar treatment or incorporation of one or more of the following five design elements:

- Type of construction material (such as cabinet, sign copy or supports).
- Letter style of sign copy.
- Type or method used for support, uprights or structure on which sign is supported.
- Sign cabinet or other configuration of sign area.

- Shape of the entire sign and its several components.

C. Landscaping

Each freestanding sign shall be located in a landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The landscape area shall be maintained in a neat, healthy and thriving condition.

D. Illumination and Motion

Signs shall be stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing).

E. Sign Copy

The name of the business, use, service and/or identifying logo shall be the dominant message on the sign. The inclusion of advertising information such as lists of products (more than one product), is prohibited.

F. Relationship to Streets

Signs shall be designed so as not to obstruct any pedestrian, bicyclist, or driver's view of the street right-of-way.

G. Design Review and Approval

A signage plan including sign locations, size, style, materials, lettering size and style, any other information necessary to adequately review the proposal shall be prepared and submitted for review and approval by the Zoning Administrator prior to construction.

II.3.4.5 Property Development Standards

The property development standards that shall apply to all land and buildings permitted in the Village Core Districts shall be those indicated on an approved Design Review application pursuant to Section 19.14.420 *et. seq.* CVMC.

An approved Master Precise Plan, the contents of which to be determined by the Zoning Administrator, will be required for all areas in the Village Core. The master precise plan shall be prepared for the entire village core area and updated with each significant new project. This master precise plan will establish specific design districts within the village core and may further limit the location of certain uses (*e.g.*, fast food, auto repair, *etc.*). This master precise plan shall be prepared in accordance with the Village Six SPA Plan, Village Design Plan and City standards. Development of Neighborhood R-10 (SPA Site Utilization Plan) may be approved independently of the overall Master Precise Plan, subject to approval of the Zoning Administrator and Design Review approval.

II.3.4.6 Parking & Loading Facilities

These regulations are for the purpose of providing convenient off-street parking space for vehicles. The parking requirements of this section are to be considered as the minimum necessary for such uses permitted by the respective zone.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to reduce traffic congestion, promote public safety and implement pedestrian-oriented development objectives. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate off-street parking.

Size & Access Requirements

The following property development standards shall apply to all parking areas:

A. General Requirements

The following are minimums unless otherwise stated:

1. Automobile

   Standard Space: Covered in a garage or carport - 10 feet x 20 feet each space
   Uncovered - 9 feet x 19 feet each space

   Compact Space: 8 feet x 18 feet each space

2. Motorcycle Space: 4 feet x 8 feet each space

3. Bicycle Space:2 feet x 6 feet each space

4. Automobile, handicapped, motorcycle, and bicycle spaces: all parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete or any other all-weather surfacing approved by the Zoning Administrator and subject to current City standards. All parking facilities shall be graded and drained to provide for the disposal of all surface water on the site.

   Off-street parking areas for more than three vehicles shall be provided with a concrete curb not less than six inches in height to confine vehicles to the parking area.

5. Striping and Identification

   a. Automobile: All parking stalls shall be clearly outlined with single or double lines on the surface of the parking facility.

   b. Handicapped: All handicapped spaces shall be striped and marked according to the applicable State standards.

c. Motorcycle: All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle use.

d. Bicycle: All bicycle spaces shall be clearly identified.

B. Access and Driveways

1. No parking area, except for a single-family or duplex residence, may be located so as to require or encourage the backing of automobiles or other vehicles across any street lot line, to effect egress from the places of parking.

2. Driveways used to serve two to four dwelling units shall be not less than twelve feet wide if the furthest unit is eighty feet or less from the front property line, and a minimum of fifteen feet wide if the distance is over eighty feet. Driveways used to serve five or more dwelling units shall be not less than fifteen feet wide for one single lane entrance; the combination of two separate driveways (an entrance and an exit) shall be not less than twenty-five feet wide except that a combined entrance and exit (two-way access) need not exceed eighteen feet in width.

   Driveways for parking areas serving other than residential units shall be a minimum of fifteen feet wide for one-way traffic and twenty-four feet wide for two-way traffic. The minimum vertical clearance shall be ten feet to allow for the passage of emergency vehicles, based on minimum standards administered by the city traffic engineer.

3. All aisles and turning areas shall be adequate to provide safe and efficient access to and from parking spaces, based on minimum standards administered by the city traffic engineer.

C. Special Requirements

1. In Mixed Use zones, shared parking may be permitted pursuant to the following criteria:

   a. The applicant shall show that there is no substantial conflict in the principal operating hours of the buildings or uses for which the shared parking is proposed.

   b. Parties involved in the shared use of a parking facility or facilities shall evidence agreement for such shared use by a proper legal instrument approved by the City Attorney as to form and content.

   c. Any shared parking facility shall be provided with adequate signs on the premises indicating the availability of that facility for patrons of the participating uses.

2. All shopping cart storage areas shall be screened from public view from the parking lot areas and public streets.

3. In Mixed Use zones, priority parking stalls in preferred locations shall be provided for use by electric carts. The exact number and size shall be determined during the precise plan review and approval process.

Number of Spaces Required for Designated Land Use

A. The number of off-street parking spaces required shall be as set forth below:

OFF-STREET PARKING REQUIREMENTS

LAND USE	MINIMUM OFF-STREET PARKING REQUIRED[1]
Parks	
Park (public or private)	To be determined by the Zoning Administrator
Tennis, handball/racquetball court	To be determined by the Zoning Administrator
Public and Semi-public Uses	
Day nurseries, daycare schools, nursery schools	1 space/staff member plus 2 spaces/5 children or 1 space/10 children if adequate drop-ff facilities are provided. Drop-off facilities must be designed to accommodate a continuous flow of passenger vehicles to safety load and unload children. The adequacy of proposed drop-off facilities shall be determined by the Zoning Administrator.
Elementary or middle school	1 space/employee plus 5 spaces
High school	1 space/4 students
College or vocational school	1 space/2 faculty member or employee plus 1 space/3 students
Church, convent, monastery, religious institution or other place of public assembly	1 space/3½ seats within the main auditorium or 1 space/45 square feet of gross floor area within the main auditorium where there are no fixed seats
Public utilities	To be determined by the Zoning Administrator
Residential	
Single family dwelling unit	2 spaces
Multi-family dwelling unit	1 space/studio unit; 1½ spaces/1 bedroom unit; 2 spaces/2 bedroom unit; 2¼ spaces/3 bedroom unit (may be reduced for affordable or seniors housing)
Mixed Use	To be determined during Precise Plan or Design Review approval

[1] Minimum off-street parking requirements may be modified in the Village Core Districts upon a determination by the Zoning Administrator that the modified parking requirement protects public safety, promotes commerce, ensures adequate access to village core activity centers and facilitates implementation of the village concept as defined in the Otay Ranch General Development Plan.

B. Handicapped Parking Requirements

1. Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.

2. Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

NUMBER of AUTOMOBILE SPACES PROVIDED	NUMBER of HANDICAPPED SPACES REQUIRED
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1000	2% of Total Spaces
Over 1000	20 plus 1 space for every 100 spaces (or fraction thereof) over 1001

3. Handicapped parking spaces required by this section shall count toward fulfilling off-street automobile parking requirements.

C. Bicycle Parking Requirements

Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.

General Provisions

A. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed; for any new use established; for any addition or enlargement of an existing building or use; and for any change in the occupancy of an existing building.

B. For additions or enlargement of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement or change, not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.

C. The required parking facilities needed for any development shall be located on the same site or, if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site. Property within the ultimate right-of-way of a street or highway may be used, to the extent available, to provide required guest parking or loading/unloading facilities so long as at least one stall is provided on site. Due to the pedestrian orientation of the community it is seen as desirable to encourage on-street parking on the promenade streets.

D. The requirements of this section shall apply to temporary as well as permanent uses.

E. All required off-street parking spaces shall be designed, located, constructed, and maintained to be fully usable during workday periods or as needed by the use of the premises.

F. Where the application of these schedules results in a fractional parking space, the fraction shall be rounded to the higher whole number.

G. The parking requirement for uses not specifically listed in the matrix shall be determined by the approval body with final precise plan approval for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.

H. In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section.

I. A maximum of twenty-five percent of the parking spaces required on any site may be provided as "compact" spaces for non-residential uses, subject to approval of the Zoning Administrator or Design Review Committee.

J. All parking facilities required by this section shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. Parking facilities shall not be used for the storage of merchandise, or, for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except on a temporary basis, pursuant to Section II.3.6.2 Temporary Uses.

Parking Screening Requirements

Off-street parking areas for more than five vehicles shall be effectively screened by a ten-foot wide landscaped strip and a masonry wall or fence of acceptable design. Such wall or fence shall be not less than three and one-half feet or more than six feet in height and shall be maintained in good condition without any advertising thereon. The requirements specified herein may be eliminated in whole or in part where, in the opinion of the Zoning Administrator, such requirements are not necessary for the proper protection of abutting property because of substantial grade differentials, the existence of adequate walls or other equally valid reasons.

Parking Area Landscaping

A. Parking areas shall be landscaped in accordance with the City's landscape manual, the Village Six Design Plan and Village Six Master Landscape Plan.

B. Any unused space resulting from the design of the parking area shall be used for landscaping purposes, if determined to be of appropriate size and location. Refer to the Village Six Design Plan for additional guidelines relating to parking lot landscaping.

C. All landscaped parking lot islands shall have a minimum inside dimension of three feet and shall contain a twelve inch wide walk adjacent to the parking stall and be separated from vehicular areas by a six inch high by six inch wide concrete curb.

D. All landscaped areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.

Parking Area Lighting

All parking facilities shall have lighting in accordance with City of Chula Vista standards. The lighting shall be designed and installed to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen feet from the finished grade of the parking surface and directed away from the property lines.

Parking Area Front Setback

No part of any front yard or exterior side yard (*i.e.*, street side of a corner lot) shall be used for off-street parking or access, except driveways, unless authorized by the Zoning Administrator, pursuant to an approved site plan.

II.3.4.7 Outdoor Storage

Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls.

II.3.4.8 Trash Storage

A. All developments in the Village Core Districts shall provide areas for trash storage. These areas shall be enclosed within a minimum five-foot high masonry wall, or higher if deemed necessary in site plan approval, to adequately screen the trash area, built to standards adopted by the City for a freestanding wall and shall be designed to accommodate the trash containers used by the trash service company contracted with the city. A wooden enclosure may be substituted for a wall with site plan approval at the discretion of the Zoning Administrator.

B. The number of containers required shall be not less than required by the sanitary service operator on the site and a specified number by the zoning administrator for all mixed use or other uses as determined by the actual use.

C. Trash areas shall be kept neat and clean.

D. The precise location of any trash area(s) shall be approved on the site plan.

E. The trash enclosure shall be permanently maintained.

II.3.4.9 Wall Requirements

A six-foot high minimum solid masonry wall subject to the provisions of Section 19.58.150 CVMC shall be erected along the property line to separate any village core district from adjacent residential districts unless it is determined that such a wall is not necessary or another design is more appropriate on an approved site plan.

II.3.4.10 Landscaping

Required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City Landscape Manual. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.

II.3.4.11 Performance Standards

A. Commercial within Village Core land use districts shall comply with the provisions of Chapter 19.66 Performance Standards and Chapter 19.68 Performance Standards and Noise Control, CVMC.

B. All ground mounted mechanical equipment, including heating and air conditioning units shall be completely screened from public view and surrounding properties by use of a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Zoning Administrator.

C. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses within the Village Core.

D. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.

E. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. The intensity of light at the boundary of any Village Core District shall not exceed seventy-five foot-lamberts from a source of reflected light.

F. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed to public view except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment such as berms, walls and/or landscaping.

G. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published by the United States Bureau of Mines Information Circular #7718.

H. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.

I. Buildings should be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including but not necessarily limited to the following conservation measures:

- Co-generation
- South facing windows
- Eave coverage for windows
- Earth berming against exterior walls
- Deciduous shade trees on southerly or westerly orientations
- Refer to the Village Design Plan for additional design guidelines and criteria

II.3.5 Open Space & Parks District

II.3.5.1 Purpose

This district is intended for open space, landscaping, recreation and public uses. Only those additional uses which are complementary to, and can exist in harmony with open space, park and recreation uses are permitted. There is no lot size limitation and it is intended that this district may be applied to a portion of a lot, provided that the remainder of the lot meets the requirements for the district which it is designated.

Open Space/Park District is included in the Planned Community District Regulations to achieve the following purposes:

- Provide focal points for community and neighborhood activities.
- Provide for public/quasi-public and recreational uses.
- Promote natural community linkages among Otay Ranch villages.
- Preserve, enhance and manage natural resources.
- Preserve vistas and conserve viewpoint areas for the enjoyment of future generations.
- Establish edges to help define communities.
- Promote public health and safety.
- Provide recreation and public use opportunities, such as trails and pathways.

II.3.5.2 Permitted & Conditional Uses

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

"P"	=	Permitted.
"C"	=	Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission.
"ZA"	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
"a"	=	Permitted Accessory Use to a Permitted or Conditional Use.
"N"	=	Use Not Permitted.

PERMITTED USE MATRIX – OPEN SPACE/PARK DISTRICTS

LAND USE	LAND USE DISTRICT
	OS/P1
Agricultural Uses:	
All types of horticulture	ZA
Arboreta - horticultural garden	ZA
Agricultural corps	ZA
Community gardens	ZA
Public and Semi-public Uses:	
Essential public services, including but not limited to: schools, libraries, museums, public libraries, museums, public works facilities, cultural arts, interpretive centers and other civic uses	C
Facilities per Parks, Recreation, Open Space and Trails Master Plan	P
Recreational courts, including but not limited to: tennis, basketball and similar uses	C
Commercial recreation	C
Unclassified uses	N
Temporary uses as prescribed in Section II.3.6.2.	P
Incidental concessions	ZA

II.3.5.3 Property Development Standards

A. Site Planning

All development proposals in the Open Space/Park District shall be reviewed on a case-by-case basis to determine appropriate buffering and setbacks. All permanent signs, including any required signs (such as monument and dedication signage, *etc.*), shall be included in the review and specifically approved. Neighborhood and community-level signs included in the Village Six SPA Plan shall be permitted in areas designated in the SPA Plan.

B. Landscaping

All landscaping shall meet the requirements of the City of Chula Vista Landscape Manual.

II.3.5.4 Accessory Uses & Buildings

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Chapter 19.58 CVMC.

II.3.5.5 Performance Standards

All uses in the Open Space/Parks district shall conform to the performance standards provided in Chapter 19.66 and 19.68 CVMC.

II.3.6 Special Uses & Conditions

II.3.6.1 Purpose

This section provides additional regulation for special uses and conditions which require special review standards beyond those of the basic land use districts. Temporary uses, home occupations and private recreation/amusement facilities are addressed in this section. Where this section prescribes regulation which is more restrictive than that of the Land Use District, the provisions of this section shall apply.

II.3.6.2 Temporary Uses & Special Events

A. Purpose

The provisions of this section shall apply to uses allowed for a limited amount of time, as specified herein. Temporary uses are subject to administrative approval by the Zoning Administrator, except as noted.

B. Temporary Uses Listed

1. Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than five days of operation in any calendar year. Requests exceeding these time limitations will require the submittal and approval of a Conditional Use Permit.

2. Christmas tree sales, Halloween pumpkin sales and other holiday sales subject to not more than forty days of site occupation and operation in any calendar year.

3. Subdivision sales offices, sales information centers, sales pavilions, and model home complexes and signage located within the subdivision, subject to the following minimum requirements:

   a. Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision. Trailers may be used for no more than 120 calendar days or until such time as the subdivision sales offices have been completed, whichever is less.

   b. Trailers used as sales offices for lot sales without model homes may be used for a period greater than 120 days, subject to site plan and architectural review approval and the maximum use period listed herein.

   c. An asphaltic or concrete paved parking lot shall provide sufficient parking spaces to accommodate said use.

   d. Faithful performance bonding, in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required.

c. Other conditions that the Zoning Administrator deems necessary to ensure that the sales office will not constitute or be objectionable to the residential uses in the neighborhood.

4. Outdoor art and craft shows and exhibits, subject to not more than three calendar days of operation or exhibition in any sixty calendar day period.

5. Contractors' offices and storage yards on the site of an active construction project.

6. Mobile home residences for security purposes on the site of an active construction project.

7. Seasonal retail sales of agricultural products (fruit and vegetable stands) for periods for less than ninety days, if said products are raised on the premises.

8. Temporary use of properly-designated mobile trailer units for classrooms, offices, banks, etc., for periods not to exceed ninety days subject to Administrative Review. Requests for such uses of more than ninety days in duration shall require the approval of a Conditional Use permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.

9. For any agricultural and animal husbandry activity or project (4H, FFA or similar) conducted for educational purposes or school districts, a permit may be granted in any district when the Zoning Administrator determines that such use will not cause a public nuisance relative to sanitation and health conditions.

10. Charitable or school sponsored drop-off bins for recycling of cans, newspapers, or similar items, or for drop-off of clothes and small items. Bins shall be located in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the property owner or business owner. Said bins shall be kept in a neat and orderly manner. Collection of bottles, cans and newspapers shall also be regulated by the "Bottle Ordinance".

11. Community gardens as developed and operated in accordance with the guidelines in the Village Six Parks, Recreation Open Space and Trails Master Plan.

12. Temporary tract signs for marketing purposes.

13. Additional uses determined to be similar to the foregoing in the manner prescribed by these regulations.

C. Permits and Bonds

All temporary uses shall be subject to the issuance of a Temporary Use Permit by the Zoning Administrator and other necessary permits and licenses, including but not limited to, building permits, sign permits and solicitors or vending licenses. In the issuance of such

a permit, the Zoning Administrator shall indicate the permitted hours of operation and any other conditions, such as walls, fences or lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, a cash deposit may be required to be deposited with the City. This cash deposit shall be used to defray the costs of property cleanup by the City in the event the permittee fails to do same.

D. Extension or Modification of Limits

Upon written application, the Zoning Administrator may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Zoning Administrator determines that such extension or modification is in accord with the purposes of the zoning regulations.

E. Condition of Site Following Temporary Use

Each site occupied by a temporary use shall be left free of debris, litter or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.

F. Fee

The application shall be accompanied by a fee established by the Master Fee Schedule to cover the cost of processing the application prescribed in this section.

II.3.6.3 Home Occupations

A. General Provisions

Home occupations may be permitted only when in compliance with the conditions listed herein. A permit must be issued by the Zoning Administrator prior to operation of such use. The fee shall be in accordance with the Master Fee Schedule.

1. There shall be no stock in trade or exterior storage of materials in the conduct of home occupation.

2. A home occupation shall be conducted entirely within a dwelling; if in an attached or a detached garage, it shall not impede the use of said garage for vehicle storage.

3. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers, or causes fluctuations in line voltage outside the dwelling unit, shall be prohibited.

4. No one other than the residents of the dwelling unit may be engaged in the conduct of the home occupation.

5. There shall be no sale of goods on the premises.

6. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.

7. There shall be no signs other than those permitted by these regulations.

8. The required residential off-street parking shall be maintained.

9. A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the land use district in which it is located.

10. No vehicles or trailers (including pick-up trucks and vans) or construction and other equipment, except those normally incidental to residential use, shall be kept on the site.

II.3.6.4 Recreational Facilities

Construction of recreation courts, including necessary fencing and lighting, may be permitted subject to administrative review and a finding that adjacent properties will not be unduly affected.

Recreation courts shall meet the following minimum standards:

A. A maximum 20-foot high fence (measured from the finished grade of the court) shall be allowed. Fences shall include a screening material which screens the court activity from off-site view and which improves the appearance of the fence.

B. Setbacks for the court shall be: Side yard: 10 feet
Rear yard: 10 feet

C. Maximum of eight lights permitted, mounted at a height not to exceed twenty-two feet. All lights and light fixtures shall be certified by a qualified lighting engineer to:

1. Be designed, constructed, mounted and maintained such that, the light source is cut off when viewed from any point five feet above the ground measured at the lot line.

2. Be designed, constructed, mounted and maintained such that the maximum illumination intensity measured at the wall of any residential building on abutting property shall not exceed ½ foot candle above ambient levels.

3. Be used between 7:00 a.m. and 10:00 p.m.

D. The surface area of any recreational court shall be designed, painted, colored and/or textured to reduce the reflection from any light incident thereon.

E. Landscaping shall be installed as required between the fence and the property line.

II.3.7 Community Purpose Facility Sites

II.7.1 Acreage Provided

Section 19.48.025 CVMC requires 1.39 acres per 1,000 population for Community Purpose Facility (CPF) Sites. A calculation of the required CPF acreage is provided in the Village Six SPA. The required area is designated for CPF use on both the Site Utilization Plan (in the SPA plan text) and on the Land Use Districts Map, herein. The final CPF requirement will be based on lot count at the Tentative Map stage.

II.7.2 CPF Uses

Notwithstanding the regulations restricting land uses on CPF designated sites provided in Section II.3.4 Mixed Use/Village Core Districts, any additional uses permitted by Section 19.48.025 CVMC are similarly allowed within the Village Six SPA.

II.3.8 Legislative Procedures

II.3.8.1 Purpose

Zoning is a legislative act involving police power asserted in the interests of the public health, safety and general welfare. The zoning process includes the creation and modification of the comprehensive zoning law which establishes designated zones with permitted uses and regulations, as well as the comprehensive and uniform application of said zoning regulations by the classification and reclassification of property into designated zones. It is the purpose of the council to provide a zoning procedure which will offer a clear and definite guide to property owners seeking zoning adjustments. It is intended that these procedures will protect the public welfare and sound community planning and to assure the maximum degree of protection for individual property rights.

Whenever the public necessity, convenience, general welfare or good zoning practice justifies such action and in substantial conformance with the General Plan of the city of Chula Vista, and after due consideration and report on same by the Planning Commission, the City Council may, by ordinance, create, amend, supplement or change the uses and regulations of the comprehensive zoning law or include or place any property within the city into any zone as created and defined in Title 19 CVMC. The procedure for adopting such ordinances may be notices by a resolution of intention of the Planning Commission, or of the Council, or by an affirmed application of one or more of the owners or parties having a legal interest in the property to be affected by the proposed action.

II.3.8.2 Adoption of Planned Community District Regulations

These Planned Community (PC) District Regulations are adopted pursuant to Title 19, Zoning, of the Chula Vista Municipal Code and are intended to implement and integrate the Chula Vista General Plan, the Otay Ranch General Development Plan (GDP), and the Village Six Sectional Planning Area (SPA) Plan. The Village Six Specific Planning Area is zoned P-C Planned Community pursuant to the adoption of the Otay Ranch GDP and Chapter 19.48 CVMC. These regulations provide for the implementation of the GDP and P-C zone by setting forth the development and use standards for all property within Otay Ranch Village Six Specific Planning Area Planned Community District by establishing:

- Setbacks;
- Building heights;
- Parking requirements;
- Landscape requirements;
- Use restrictions;
- Animal regulations;
- Density of development limitations;
- Lot size, width and depth standards;
- Fencing requirements; and,
- Signing regulations.

These PC District Regulations, along with the Village Six Sectional Planning Area Plan, delineate precisely the allowable use of the property.

II.3.8.3 Amendments

Application for any change in district boundaries, use listing, property development standard or any other provision of these regulations shall be considered a zone change and be processed in accordance with the provisions of Chapter 19.12 CVMC. Approval of a zone change requires affirmative action following a public hearing by both the Planning Commission and City Council.

II.3.9 Administrative Procedures, Conditional Uses & Variances

II.3.9.1 Purpose & Intent

The purpose of this section is to define certain administrative procedures and requirements to provide clear instructions and notice to property owners and developers within Village Six Sectional Planning Area (SPA) regarding permit and plan approvals. The general intent of these regulations is to use the standard procedures provided in Chapter 19.14 CVMC except where special procedures are required or defined herein.

For matters relevant to the proper development and use of property within Village Six Specific Planning Area and not addressed herein, the provisions of Title 19 CVMC (Zoning Ordinance) shall apply. In the event of conflicting standards, these Planned Community District Regulations shall apply.

II.3.9.2 Zoning Administrator - Authority

The Zoning Administrator is authorized to consider and to approve, disapprove or modify applications on the following subjects and/or issue the following required permits without setting the matter for a public hearing:

A. Conditional Use Permit

The Zoning Administrator shall be empowered to issue Conditional Use Permits, as defined herein, in the following circumstances:

1. Where the use to be permitted is designated for Zoning Administrator ("ZA") Conditional Use Permit.

2. Where the use requiring the permit would make use of an existing building and does not involve substantial remodeling thereof.

3. For signs, as defined herein, and temporary tract houses, as limited herein.

4. The Zoning Administrator is authorized to consider and to approve, deny or modify applications for Conditional Use Permits for carnivals and circuses. The Zoning Administrator shall set the matter for public hearing in the manner provided herein.

5. Churches.

6. Establishments that include the sale of alcoholic beverages for off-site use or consumption. The Zoning Administrator shall hold a public hearing in accordance with Section 19.14.060-19.14.090 of the CVMC upon giving notice thereof in accordance with Sections 19.12.070-19.12.080. A Conditional Use Permit shall not be granted unless the Zoning Administrator or other issuing authority finds in his/her sole discretion, and based on substantial evidence in view of the entire record, that all of the facts required by Section 19.14.080 of the CVMC exist, and that approval of

the permit will not result in an over concentration of such facilities. Over concentration may be found to exist based on: 1) the number and location of existing facilities; 2) compliance with State Alcohol Beverage Control over concentration standards in effect at the time of project consideration; 3) the impact of the proposed facility on crime; and, 4) the impact of the proposed facility on traffic volume and traffic flow. The Police Department or other appropriate City departments may provide evidence at the hearing. A permit to operate may be restricted by any reasonable conditions including but not limited to limitations on hours of operation.

The City Clerk shall inform the City Council of the decision on each such permit when the decision is filed in accordance with Section 19.14.090 of the CVMC. The decision of the Zoning Administrator may be appealed.

Such appeal shall be directed to the City Council, rather than the Planning Commission, and must be filed within 10 days after the decision if filed with the City Clerk, as provided in Section 19.14.100. If appealed within the time limit, said appeal shall be considered in a public hearing conducted by the City Council, in the same manner as other appeals pursuant to Sections 19.14.120 and 19.14.130 of the CVMC, except that the Council must make the same written findings required of the Zoning Administrator herein, in order to grant the permit.

B. Variances: The Zoning Administrator shall be authorized to grant variances for limited relief in the case of:

1. Modification of distance or area regulations.

2. Additions to structures, which are nonconforming as to side yard, rear yard or lot coverage, providing the additions meet the requirements of the zoning ordinance affecting the property.

3. Walls or fences to exceed heights permitted by ordinances. Modifications requested in said applications for relief to be administered with the requirement for a public hearing shall be limited to deviations not to exceed 25% of the requirements imposed by ordinances.

C. Site, Architectural and Landscape Plan Approvals

The Zoning Administrator shall be empowered to grant site plan, architectural plan and landscape plan approval as provided herein.

D. Performance Standard Procedure

The Zoning Administrator shall be authorized to issue a zoning permit for uses subject to performance standards procedures, as provided herein.

E. Home Occupations: The Zoning Administrator shall be authorized to grant permits for home occupations, as defined and regulated in Section 19.14.490 of the CVMC.

F. Design Review

The Zoning Administrator has the discretion, with the concurrence of the applicant, to act in the place of the Design Review Committee in the case of minor projects, including signs, commercial or institutional additions which constitute less than a 50% increase in floor area or 20,000 square feet, wherever is less, any single family detached residential project, and multi-family residential projects of four units or less. The Zoning Administrator may also act in the place of the Design Review Committee in the case of new community purpose facilities, commercial, or institutional projects. A decision of the Zoning Administrator may be appealed to the Design Review Committee in the same manner as set forth in Section 19.14.583 of the CVMC.

Zoning Administrator Design Review for Residential: For development with lots averaging less than 5,000 the required elements are as follows. For development with lots averaging 5,000 square feet, or greater, the Tentative Map shall satisfy all requirements, except that three typical front elevations and typical enhanced side and rear elevations shall be used to satisfy item number seven below. For the first phase of a development within a Site Utilization Plan Neighborhood, with lots averaging 5,000 square feet, or greater, a complete building plotting plan is required.

1. Legal description, legend, scale, north arrow, vicinity map and identification of designer.

2. The boundary lines of subject property fully dimensioned together with the name and dimensions of adjoining streets.

3. Existing topography and proposed grading plan showing, slope, retaining walls, pad elevations and percent of slope on streets, driveways and other graded areas.

4. Exiting and proposed streets, utilities and easements

5. Access: Pedestrian, vehicular and services, points of ingress and egress, with driveway locations and dimensions.

6. Loading and trash areas, walls and/or fences (including height).

7. Proposed location, height and dimensions of buildings, including color and materials on all elevations. The floor area, number of stories, number of units and bedrooms (when applicable) shall be given. Proposed uses shall be indicated including floor area devoted to each use.

8. Parking layout, including dimensions, number of stalls and circulation flow.

9. Location, height and size of signs proposed on the property.

10. All Landscape Areas: Such areas shall be defined with a written proposal outlining the landscaping concept, as well as the proposed method of irrigation. In addition, all existing trees on the site shall be identified with a note as to proposed disposition.

11. Lighting, including the location, type and hooding devices to shield adjoining properties.

12. Location and design of recreational areas.

The Zoning Administrator shall determine from data submitted whether the proposed use will meet the development standards and design guidelines established in the Village Six Planned Community District Regulations and Village Design Plan, and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted or may be approved subject to conditions, specific changes or additions. The approval of the Zoning Administrator shall be noted by endorsement upon two copies of all sketches.

In carrying out the purpose of this division, the Zoning Administrator shall consider in each specific case any or all of the following principles as may be appropriate:

- It is not a purpose of this section to control of design character should be so rigidly enforced that individual initiative is stifled in the layout of any particular building or site and substantial additional expense incurred; rather, it is the intent of this division that any control exercised be the minimum necessary to achieve the over-all objective of the Village Six SPA plan and associated regulatory documents.

- The siting of any structure on the property, as compared to the siting of other structures in the immediate neighborhood, shall be considered.

- The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures shall be reviewed. No sign shall be approved in excess of the maximum limits set herein.

- Landscaping is provided in accordance with the Village Six SPA Plan and associated regulatory documents shall be required on the site and shall be in keeping with the character or design of the site and existing trees shall be preserved whenever possible.

- Ingress, egress and internal traffic circulation shall be so designed as to promote convenience and safety.

G. Substantial Conformance:

The Zoning Administrator may determine a variation in an application from an adopted SPA document or statistic is in substantial conformance to the adopted document, subject

to the findings below, Section II.3.9.3, and providing the statistical variation is less than ten percent.

II.3.9.3 Zoning Administrator - Required Findings

A. That the proposed project or use is consistent with the Chula Vista General Plan and adopted policies of the city;

B. That the proposed project or use is consistent with, or found to be in substantial conformance with, the Village Six SPA Plan, the purpose and intent of these Planned Community District Regulations, and the Village Design Plan;

C. That the proposed project or use will not, under circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and,

D. That the proposed project or use is consistent with the principles and overall quality of design established for the Otay Ranch Planned Community.

In regard to applications on any of the aforementioned subjects, the Zoning Administrator shall set a reasonable time for the consideration of the same and give notice thereof to the applicant and to other interested person as defined in the CVMC. In the event objections or protests are received, the Zoning Administrator shall set the matter for public hearing as provided herein.

II.3.9.4 Design Review Committee

The Design Review Committee shall review plans for the establishment, location, expansion or alteration of uses or structures in all multi-family, Mixed Use and Public Quasi-Public land use designations and shall approve, conditionally approve or deny such plans.

The Design Review Committee shall review all appeals filed to contest sign design rulings of the Zoning Administrator.+.

The Design Review Committee shall make its findings and action upon the provisions of the Otay Ranch General Development Plan, Village Six Sectional Planning Area Plan, Planned Community District Regulations, Village Design Plan and other associated regulatory documents.

II.3.9.5 Design Review Committee – Appeals Procedure

Decision of the Design Review Committee may be appealed to the Planning Commission within 10 working days after the decision is filed with the City Clerk. The appeal shall be in writing and filed in triplicate with the Planning & Building Department on forms prescribed for the appeal, and shall specify therein the argument against the decision of the Design Review Committee. If an appeal is filed within the time limit specified, it automatically stays proceedings in the matter until the Planning Commission makes a determination.

Upon the hearing of such appeal, the Planning Commission may, by resolution, affirm, reverse or modify, in whole or in part, any determination of the Design Review Committee. The resolution must contain a Finding of Facts showing wherein the project meets or fails to meet the requirements of this Chapter and the provisions of the Otay Ranch General Development Plan, Sectional Planning Area Plan, Planned Community District Regulations, Village Design Plan and other associated regulatory documents.

II.3.9.6 Site Plan & Architectural Approval

The purpose of site plan and architectural approval is only to determine compliance with the Village Six Sectional Planning Area Plan, Planned Community District Regulations, Village Design Plan, and associated regulatory documents. A Building Permit shall not be issued until site plan and architectural approval has been obtained for the following uses: For any land use requiring site plan and architectural approval.

A site plan and architectural approval application shall be accompanied by the following plan and other drawings and additional drawings and information not listed here as determined by the City to be necessary to enable the Zoning Administrator to make the determinations for these applications.

A. Legal description, legend, scale, north arrow, vicinity map and identification of designer.

B. The boundary lines of subject property fully dimensioned together with the name and dimensions of adjoining streets.

C. Existing topography and proposed grading plan showing, slope, retaining walls, pad elevations and percent of slope on streets, driveways and other graded areas.

D. Exiting and proposed streets, utilities and easements.

E. Access: Pedestrian, vehicular and services, points of ingress and egress, with driveway locations and dimensions.

F. Loading and trash areas, walls and/or fences (including height).

G. Proposed location, height and dimensions of buildings, including color and materials on all elevations. The floor area, number of stories, number of units and bedrooms (when applicable) shall be given. Proposed uses shall be indicated including floor area devoted to each use.

H. Parking layout, including dimensions, number of stalls and circulation flow.

I. Location, height and size of signs proposed on the property.

J. All Landscape Areas: Such areas shall be defined with a written proposal outlining the landscaping concept, as well as the proposed method of irrigation. In addition, all existing trees on the site shall be identified with a note as to proposed disposition.

K. Lighting, including the location, type and hooding devices to shield adjoining properties.

L. Location and design of recreational areas.

The Zoning Administrator shall determine from data submitted whether the proposed use will meet the development standards and design guidelines established in the Village Six Planned Community District Regulations and Village Design Plan, and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted or may be approved subject to conditions, specific changes or additions. The approval of the Zoning Administrator shall be noted by endorsement upon two copies of all sketches.

In carrying out the purpose of this division, the Zoning Administrator shall consider in each specific case any or all of the following principles as may be appropriate:

- It is not a purpose of this section to control of design character should be so rigidly enforced that individual initiative is stifled in the layout of any particular building or site and substantial additional expense incurred; rather, it is the intent of this division that any control exercised be the minimum necessary to achieve the over-all objective of the Village Six SPA plan and associated regulatory documents.

- The siting of any structure on the property, as compared to the siting of other structures in the immediate neighborhood, shall be considered.

- The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures shall be reviewed. No sign shall be approved in excess of the maximum limits set herein.

- Landscaping is provided in accordance with the Village Six SPA plan and associated regulatory documents shall be required on the site and shall be in keeping with the character or design of the site and existing trees shall be preserved whenever possible.

- Ingress, egress and internal traffic circulation shall be so designed as to promote convenience and safety.

II.3.9.7 Site Plan & Architectural - Appeals

Appeals from determinations by the Zoning Administrator shall be to the Planning Commission, upon written request for a hearing before the Commission. In the absence of such request being filed within seven days after determination by the Administrator, the determination shall be final.

The appeal shall be filed with the Planning & Building Department on the form required by the City, and be accompanied by the non-refundable Required Fee therefore. The appeal shall include a statement of the reasons supporting the appeal, including a demonstration that any issues being raised were raised before the Zoning Administrator. Upon the proper filing of the appeal, the Director of Planning & Building shall cause the matter to be set for public hearing, giving the same notice as required in Sections 19.12.070 and 19.12.080 of the CVMC.

Upon the hearing of an appeal, the Planning Commission may by resolution, affirm, reverse or modify, in whole or in any part, any determination of the Zoning Administrator. The resolution shall contain Findings of Facts showing wherein the project meets or fails to meet any applicable site plan and architectural principles or development standards and design guidelines established in the Village Six Sectional Planning Area plan and Village Design Plan. A copy of the decision resolution of the Planning Commission shall be filed with the City Clerk and mailed to the applicant. The decision of the Planning Commission shall be final on the eleventh day after its filing, except where further appeal is taken as provided herein.

The applicant or other interested person may appeal the decision of the Planning Commission granting or denying site plan and architectural approval to the City Council within 10 days after said decision is filed with the City Clerk. Said appeal shall be filed with the City Clerk in writing upon forms provided by the City and be accompanied by the non-refundable required Fee therefore. The appeal shall include a statement of the reasons supporting the appeal, including a demonstration that any issues being raised were raised during the public hearing. If a proper appeal is filed within the time limits specified, it automatically stays proceedings in the matter until a determination is made by the City Council on the appeal.

After hearing the appeal, the City Council may, by resolution, affirm reverse or modify, in whole or in any part, any determination of the Zoning Administrator or the Planning Commission. The Council resolution by which the appeal is decided shall contain Findings of Facts showing wherein the project meets or fails to meet the applicable site plan and architectural principles in Section 19.14.470, the provisions of the Design Manual, any design standards required for the project, or other non-conformity with the requirements of this Chapter. A copy of the decision resolution of the City Council shall be filed with the City Clerk and mailed to the applicant.

II.3.9.8 Conditional Use Permit

The granting of a Conditional Use Permit is an administrative act to authorize permitted uses subject to specific conditions because of the unusual characteristic or need to give special consideration to the proper location of said uses in relation to adjacent uses, the development of the community and to the various elements of the general plan. The purpose of this section is to set forth the findings necessary for such administrative action and to establish a procedure for granting Conditional Use Permits.

After the public hearing, the Planning Commission or the Zoning Administrator may, by resolution, grant a Conditional Use Permit if the Planning Commission or the Zoning Administrator finds from the evidence presented at said hearing that all of the following facts exists:

A. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or the community.

B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

C, That the proposed use will comply with the regulations and conditions specified in this code for such use.

D. That the granting of this conditional use will not adversely affect the general plan of the City or the adopted plan of any governmental agency.

The Planning Commission or the Zoning Administrator shall make a written finding which shall specify acts relied upon in rendering said decision and attaching such conditions and safeguards as deemed necessary and desirable not more than 10 days following the decision of the Commission or the Zoning Administrator, and shall fully set forth wherein the facts and circumstances fulfill or fail to fulfill the requirements. A copy of this written Finding of Facts shall be filed with the City Clerk, with the Director of Planning & Building and mailed to the applicant. The decision of the Planning Commission or Zoning Administrator shall be final on the eleventh day following its filing in the office of the City Clerk, except where appeal is taken as provided herein.

II.3.9.9 Conditional Use Permit - Appeals

The applicant or other interested party may appeal the decision of the Zoning Administrator to the Planning Commission within 10 days after said decision is filed with the City Clerk. Said appeal shall be in writing and filed in triplicate with the Planning & Building Department on forms provided by said department, and shall specify wherein there was an error in the decision of the Zoning Administrator. If an appeal is filed within the time limit specified, it stays proceedings in the matter until the Planning Commission makes a determination.

Where the Planning Commission denies an application by less than four votes, the applicant shall have the right to either a rehearing at the next Planning Commission meeting or an appeal to the City Council without payment of additional fees. The choice of alternatives shall be discretionary with the applicant. All other proceedings pertaining to appeals shall continue to apply.

II.3.9.10 Variance

The granting of a Variance is an administrative act to allow a variation from the strict application of the adopted Village Six development regulations of the particular zone, and to provide a reasonable use for a Neighborhood of property having unique characteristics by virtue of its size, location, design or topographical features, and its relationship to adjacent or surrounding properties and developments. The purpose of the Variance is to bring a particular Neighborhood up to parity with other property in the same zone and vicinity insofar as a reasonable use is concerned, and it is not to grant any special privilege or concession not enjoyed by other properties in the same zone and vicinity. The Variance may not be used to correct improper zoning. It is the purpose of this section to set forth the findings necessary for such administrative action and to establish a procedure for granting variances. In no case shall a Variance be granted to permit a use other than a use permitted in the district in which the subject property is situated.

The Zoning Administration shall grant a Variance only when the following facts are found:

A. That a hardship peculiar to the property and not created by any act of the owner exists. Said hardship may include practical difficulties in developing the property for the needs of the owner consistent with the regulations of the zone; but in this context, personal, family or financial difficulties, loss of prospective profits, and neighboring violations are not hardships justifying a Variance. Further, a previous Variance can never have set a precedent, for each case must be considered only on its individual merits.

B. That such Variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity, and that a Variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbor.

C. That the authorizing of such Variance will not be of substantial detriment to adjacent property, and will not materially impair the purposes of these regulations or the public interest.

D. That the authorizing of such Variance will not adversely affect the general plan of the City or the adopted plan of any governmental agency.

II.3.9.11 Variance - Appeals

The applicant or other interested persons may appeal the decision of the Zoning Administrator to the Planning Commission within 10 days after the decision is filed with the City Clerk and the hearing on said appeal shall be processed by the Planning Commission in the same manner as a Conditional Use Permit within the original jurisdiction of the Planning Commission. The applicant or other interested persons shall have the same right of appeal from any determination of the Planning Commission in such instances as set forth in Sections 19.14.110 through 19.14.130 of the Chula Vista Municipal Code.

Upon the hearing of such appeal, the City Council may, by resolution, affirm, reverse or modify in whole or in part any determination of the Planning Commission, subject to the same limitations and this Chapter places requirements of findings as upon the Planning Commission. The resolution must contain a Finding of Facts showing wherein the conditional use meets or fails to meet the requirements of Sections 19.14.080 through 19.14.100. Not later than 10 days following the adoption of said resolution, the City Clerk shall transmit a copy of the resolution and finding to the Director of Planning & Building and shall mail a copy to the applicant.

Any Conditional Use Permit or Zone Variance granted by the City as herein provided shall be conditioned upon the privileges granted being utilized within one year after the effective date thereof. A Variance or Conditional Use Permit shall be deemed to be utilized if the property owner has substantially changed his/her position in reliance upon the grant thereof. Evidence of change of position would include completion of construction or any expenditures of money by the property owner preparatory to construction and shall also include the use of the property as granted. If there has been a lapse of work for the three months after commencement, the Conditional Use Permit or Zone Variance shall be void. The Commission may, by resolution, grant an extension of time contained in a currently valid Zone Variance or Conditional Use Permit without a public hearing upon

appeal of the property owner, provided that there has been no material change or circumstances since the granting of the Variance or Conditional Use Permit which would be injurious to the neighborhood or otherwise detrimental to the public welfare.

II.3.10 Exceptions & Modifications

II.3.10.1 Height Limitation Exceptions

Height limitations stipulated in these regulations shall not apply to:

A. Church spires, belfries, cupolas and domes, monuments, electric generating stations and liquefied natural gas tanks, water towers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, windmills, chimneys, smokestacks, flagpoles, radio towers, masts and aerials, or to parapet walls extending not more than four feet above the limiting height of the building;

B. Places of public assembly in churches, schools and other permitted public and semi-public buildings, provided that these uses are located on the ground floor of such buildings;

C. Bulkheads, elevator and stair penthouses, water tanks, bams, silos, monitors and scenery lofts, provided no lineal dimension of any such structure exceeds fifty percent of the corresponding street lot line frontage; or towers and monuments, fire towers, hose towers, cooling towers, gas holders or other structures where the manufacturing process requires a greater height; provided however, that no such structures above the heights otherwise permitted in the district occupy more than twenty-five percent of the area of the lot and are no less than twenty-five feet from any lot line which is not a street lot line.

II.3.10.2 Projections into Required Yard Permitted

Certain architectural features may project into required yards or courts as follows:

A. Cornices, canopies, eaves or other architectural features may project a distance not exceeding four feet into any front or rear yard and forty percent into any side yard to a maximum of four feet. In the case of a side yard which is less than five feet, a two-foot projection is permitted, provided that such projection does not extend closer than one foot to the property line;

B. Fire escapes may project a distance not exceeding four feet, six inches;

C. An uncovered stair and any necessary landings may project a distance not to exceed six feet, provided such stair and landing shall not extend above the first floor of the building except for a railing not exceeding three feet in height;

D. Bay windows, balconies and chimneys may project a distance not exceeding three feet, provided that such features do not occupy, in the aggregate, more than one-third of the length of the building wall on which they are located;

E. An open, unenclosed stairway not covered by a roof or canopy may extend or project into a required rear or side yard not more than three feet, except as provided in subparagraph D.

II.3.11 Enforcement

II.3.11.1 Enforcement by City Officials

The City Council, City Attorney, City Manager, City Engineer, Director of Public Works, Fire Chief, Chief of Police, Director of Planning &Building, Director of Parks and Recreation, City Clerk and all officials charged with the issuance of licenses or permits shall enforce the provisions of this ordinance. Any permit, certificate or license issued in conflict with the provisions of this ordinance shall be void.

II.3.11.2 Actions Deemed Nuisance

Any building or structure erected hereafter, or any use of property contrary to the provisions of a duly-approved Design Review, Site Plan, Variance, Conditional Use Permit, or Administrative Review and/or this ordinance shall be declared to be unlawful and a public nuisance *per se* and subject to abatement in accordance with local ordinance.

II.3.11.3 Remedies

All remedies concerning this ordinance shall be cumulative and non-exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, signs or improvements, and shall not prevent the enforced correction or removal thereof.

II.3.11.4 Penalties

Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this ordinance or violating or failing to comply any order or regulation made hereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided by local ordinance.

VILLAGE DESIGN PLAN

Village Six Sectional Planning Area (SPA)
Otay Ranch GDP

Adopted January 22, 2002
By Resolution No. 2002-022

Amended October 11, 2005
By Resolution No. 2005-346

Amended June 4, 2013
By Resolution No. 2013-103

Project Sponsor

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SECTION II.4
VILLAGE DESIGN PLAN

II.4.1 Introduction

II.4.1.1 Background/Purpose

This document is a manual to guide the design of site plans, architecture, and landscape architecture within the Village Six Sectional Planning Area (SPA) of the Otay Ranch Planned Community. This document meets the requirements set forth in the Otay Ranch General Development Plan/Subregional Plan (GDP) adopted by the City of Chula Vista and the County of San Diego.

The concept for development of Otay Ranch is a carefully fashioned series of "villages," blending neighborhoods, shops, and employment opportunities with parks, schools and other civic facilities to create a community with a shared sense of pride and place. Since the village development concept is essential to the Otay Ranch community vision, Village Design Plans are intended to address the special design considerations which will arise over time with development of each village.

The GDP requires that a Village Design Plan be prepared for each village at the SPA level of planning. The design plan guides development and building/site design by defining the intended character of the village. It is provided to ensure that the quality and fundamental concepts established at the master planning stage are maintained in the final phase of detailed planning and design. The design plan includes guidelines for specific areas of consideration, but more importantly it establishes a design context within which each element contributes to the success of the entire program.

The purpose of this Village Design Plan is to ensure that all development within Village Six will maintain a high standard of design through consistency with these published guidelines and standards. The requirements of this design plan are consistent with those established for the community as a whole in the Otay Ranch GDP and Overall Design Plan approvals, as well as those approved and implemented in previous development phases of the Otay Ranch Community.

II.4.1.2 Related Documents/Design Framework

The GDP-defined "village" also serves as an implementation tool. The GDP requires that a village or logical combination of adjacent villages be subject to Sectional Planning Area (SPA) Plan approval prior to development. The SPA Plan is intended to provide an increased level of detail to implement the goals, objectives and policies of the GDP for the individual village site and provide the specific development standards. This Village Design Plan is a component of the Village Six SPA Plan package which also includes the Village Six SPA Plan, PC District Regulations, Public Facilities and Finance Plan and other submittals, together which detail the development proposed for Village Six within Otay Ranch.

While the GDP establishes community-wide land use designations and policies, it does not address design issues in any detail. The Otay Ranch GDP in Part II Chapter 1 Section D Land Use Design, Character and Policies provides a foundation and policy direction for the design of all urban villages, including Village Six. This section of the GDP includes policies which affect village design including village land use, village core, residential and mixed-uses in the village core, secondary areas, transit, street system, parking and parks. The GDP supplements these general policies with specific policies for each village Section F of Part II Chapter 1. These policies have been implemented in the basic land use configuration of Village Six, as described in the SPA Plan, and will be extended to the site plan/individual building level of project design through use of this design plan.

While the policies of the GDP generically address intended design solutions, the Village Design Plan addresses the diversity and individual design elements which will distinguish each village within the larger community. The Village Design Plan delineates the intended identity of each village by addressing setting, character, sense of place, and pedestrian and transit orientation features, particularly in the Village Core.

As a part of the design implementation process, the GDP also required preparation of a ranch-wide Overall Design Plan to provide the community-wide design context for the various villages and development areas which will comprise the community. This was completed with SPA One, the initial implementation phase for Otay Ranch.

The Overall Design Plan identifies the major design influences which shaped the project, as described in the GDP, and establishes general design guidelines and standards for the community as a whole. The summary below conveys the design approach/philosophy which is to be implemented at the village level through this Village Design Plan.

Overall Design Plan Summary

The overriding design theme for Otay Ranch is to integrate developed areas within the natural environment; creating a network of natural spaces separating and surrounding the villages, while forming the basic structure for the community. The unifying design elements repeat and reinforce the natural landforms and landscapes of the Otay Ranch. These elements are primarily found within open space areas. The transitional environment between the natural areas and the developed villages will reflect a contemporary agrarian theme, more structured than the natural/naturalized areas, yet very appropriate for the region. The village areas will each reflect an individual character and theme, with a more ornamental and urban landscaping theme than the surrounding areas of the Ranch.

1. Overall Design Elements

Design elements are the component parts which can be assembled to create the overall community design framework. Design elements for the Otay Ranch and their role in the Overall Design Plan are (from Chapter III of Overall Design Plan):

Riparian Meander - Develop a strong physical and visual relationship with the watercourse system (valleys, lakes, ravines) which courses throughout the Ranch, forming edges, boundaries and open space.

Mountain Landforms - Recognize setting and utilize the mountain landforms to form a dramatic eastern boundary for the Ranch, and on a smaller scale, separate some village areas.

Dominant Skyline Landscape Treatment - Create a landscape-dominant skyline at selected locations to enhance the visual cohesiveness of the Ranch.

Major Streetscapes - Create a streetscape system to provide visual continuity between the three major parcels that compose Otay Ranch. Include variations on a basic theme to respond to street hierarchy and specific site conditions while providing a unifying design element.

Landscape Palette - Formulate and apply a landscape palette of natural, naturalized or indigenous materials, patterns and forms which relate to the region and/or a ranch-like character to open areas and development transition edges.

Signage - Create a signage system that unifies the Ranch and responds to identification needs, yet does not limit individual expression within the villages.

Furnishings - Provide community fixtures and furnishings to complement and reinforce the cohesive community character established by larger scale design elements.

Linkages - Establish a comprehensive regional trail system to accommodate walking, riding, hiking, biking and equestrian uses, as appropriate.

Pedestrian Design - Emphasize pedestrian access and involvement at all levels.

The Otay Ranch Overall Design Plan should be consulted for further information regarding these design elements and their application within the Otay Ranch project as a whole. The Plan should also be consulted to determine the applicable elements to be considered at any particular location within the Ranch.

2. Grading Guidelines

Although Otay Ranch will be highly urbanized in the Otay Valley Parcel, with significant grading occurring to create developable areas, the setting within which development will occur will remain largely rolling, hilly, open and natural. As outlined in the Overall Design Plan, the landscape concepts are designed to enhance this natural character and integrate it with the development areas. The following grading standards and guidelines from the Overall Design Plan are intended to respect the natural contours and landforms of the area, while recognizing the need to meet efficient, engineered grading standards (from Chapter V Special Design Criteria, A. Grading Guidelines):

- *Where grading for roads or development occurs in any of the defined scenic corridors, contours should be carefully modulated and softened to blend with existing natural slopes to create a more natural and irregular appearance. Excessively long, uniform slopes shall be avoided.*

- *Where cut or fill slopes intersect a natural canyon or slope, contours should be radiused and blended without sharp or unnatural corners.*

- *In all areas where manufactured cut or fill slopes intersect with natural slopes, the transition should be made by rolling the top or bottom of the new slope to integrate the two conditions.*

- *In all areas where grading for development or roadways intersects a natural slope without cut or fill slopes (daylight condition) a rounded top or bottom of slope should be retained to blend the natural slope with the building or road pad. Minimum building setback from natural slopes will take fire protection standards into consideration.*

- *Roadways - Siting of roadways, particularly in scenic corridors, will follow the standards listed above. Additionally, creating road alignments to meet natural contours with minimal grading and blending cut/fill slopes with natural topography will be required. When feasible, divided roads will be split vertically to soften the impact of grading and to maximize potential scenic views.*

- *Landscape - Planting of graded slopes with native and indigenous plant materials will be designed to blend with existing planting when adjacencies occur. The careful massing of the understory and tree forms, both in naturalized and more ornamental zones will visually soften the appearance of graded slopes.*

3. Viewshed Development Guidelines

The Overall Design Plan also includes guidelines which address development visible from the Otay River Valley, Salt Creek and the Otay Lakes. These guidelines do not apply to the Village Six site.

The unifying, community-wide design elements of the Overall Design Plan provide a framework for the design direction for each village, which is expected to have its own individual identity and sense of place. This Design Plan for Village Six identifies the applicable provisions of the GDP and Overall Design Plan at the beginning of Chapter 3 Community Design Concept, to establish the framework for the more detailed design provisions to be implemented within the village boundaries.

II.4.1.3 Otay Ranch Village Development Concept

The GDP designates future land uses for the entire Otay Ranch within a framework of open space and major circulation corridors. It also defines the "village" as the fundamental building block for organizing land use within this community framework. The Otay Ranch GDP identifies urban villages, specialty villages, and rural estates areas. Village Six is an urban village. These villages are transit oriented, with higher densities and mixed uses in the Village Cores. An emphasis is placed on transportation and circulation alternatives to the automobile, including transit (bus and light rail), electric carts, and pedestrian and bicycle facilities.

Roadways and land use connections facilitate bus service to the core and light rail transit stations. Villages One and Five (comprising SPA One), Village Six, Planning Area Twelve/Eastern Urban Center (EUC) and Village Nine are located on the proposed light rail transit route, and include the highest residential intensities and commercial uses to enhance transit use.

Urban villages are comprised of two basic components: a central area of more intense uses, the Village Core; and, surrounding areas of lower density residential uses, the Secondary Area. The Village Core contains mixed-use, public/quasi-public and medium-high residential land uses and is to serve as the focal point and commercial hub of the village. Village Cores are centered around a main street or plaza, surrounded by retail commercial, residential, or mixed-use buildings. Neighborhood parks and other civic or community uses, such as churches, child care or senior centers are also typically located within the Village Core. The Secondary Area typically contains a series of residential neighborhoods, providing a range of predominately single-family housing opportunities.

This urban, transit village development concept will be implemented in the Village Six SPA, incorporating specific features and uses as determined by the GDP, project setting, land use commitments and other design determinants.

II.4.1.4 Village Structure

The community structure of the Otay Ranch Village Six neighborhood, at the broadest level, is established by the Otay Ranch GDP. Village Six is one of eleven "urban villages" identified in the Otay Ranch GDP for areas located adjacent to existing urban areas. Each urban village includes a man-made or natural feature which provides a unique focus to create a sense of identity. For Village

Six, the focal point and commercial hub is the Village Core located in the northeastern portion of the planning area.

The village core is centered on a trolley station for the light rail transit line which is proposed to run northwestward through SPA One (Villages One and Five) and eastward through the Eastern Urban Center. The light rail line is to connect to the regional system which currently serves the San Diego metropolitan area, providing an alternative to the automobile for commuting and regional transit. The Village Core is expected to implement a mixed-use (commercial/residential) area adjacent to the light rail station with a "main street" concept as a part of the village focal point. The Neighborhoodization shown on the Site Utilization Plan (see Exhibit 1) places the light rail station/"main street" between the mixed-use area (Neighborhood MU-1) and community purpose facility site (CPF-1). The details of the mixed-use configuration will be determined through the Master Precise Plan process for the Village Core. A public park, elementary school, and multi-family housing sites complete the village core area (see Community Structure Exhibit 2).

The Village Six secondary area is comprised of single family residential areas, a private church-operated high school site and an associated church (CPF) site in the southeastern portion of the site. The private high school site has an underlying single family residential designation to which it would revert if the school proved infeasible. The smaller church site would be developed in CPF uses under both the high school and residential scenarios.

Site Utilization Plan

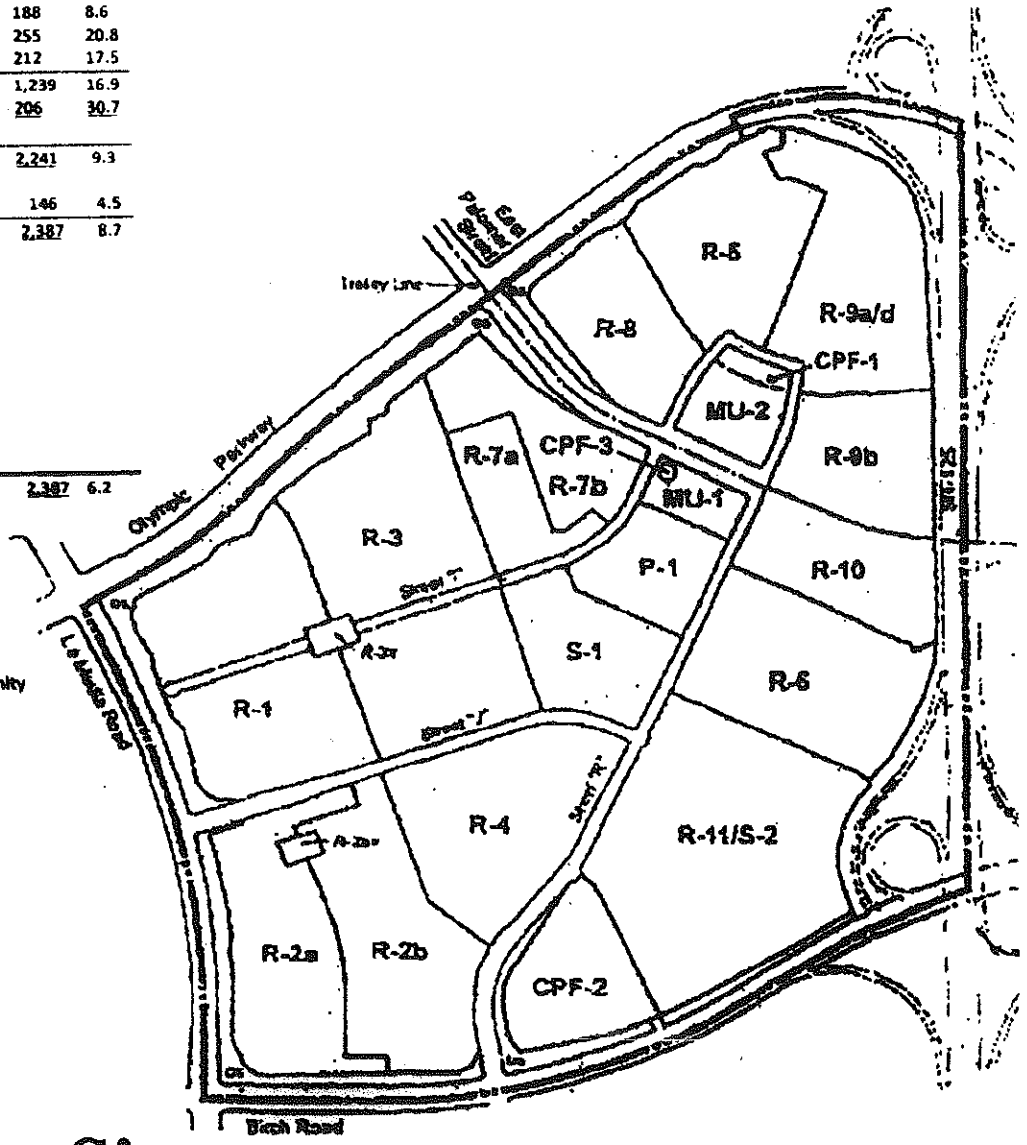
Land Use summary Table

RESIDENTIAL Neighborhood	Land Use	Acre	Units	Density
R1	SF	26.2	105	4.0
R-2A	SF	19.0	52	4.6
R-2B	SF	21.3	116	5.4
R-3	SF	35.6	159	4.5
R-4	SF	20.4	92	4.5
R-5	SF	16.6	106	6.7
R-6	SF	20.4	125	6.2
Subtotal SF		159.5	796	5.0
R-7A	MF	7.0	90	12.0
R-7B	MF	10.8	201	18.6
R-8	MF	11.7	293	28.7
R-9A/D	MF	21.8	188	8.6
R-9B	MF	13.7	255	20.8
R-10	MF	12.1	212	17.5
Subtotal MF		76.1	1,239	16.9
MU-1/2*	MU	8.7	206	30.7
Subtotal Residential		242.3	2,241	9.3
R-11	SF (Alt to S-2)	32.5	146	4.5
Total Residential		242.3	2,387	8.7
Non-Residential				
CPF-1	CPF	1.5		
CPF-28X	CPF	0.7		
CPF-2	CPF	11.5		
S-1	School	10.0		
S-2	Private High School	(See R-11)		
P-1	Park	7.6		
OS	Open Space	22.0		
Circulation		58.3		
TOTAL		386.4	2,387	6.2

Notes

1. An "X" following a Neighborhood such as R-3x, indicates a sub-parcel that may be converted to CPF use as an alternative for purposes of providing a landscaped community gathering/meeting area.
2. R-11 is the base land use, which permits the intended private high school. The boundary between CPF-2 and R-11 may be refined during future detailed planning applications.
3. Subject to being in substantial conformance, acres may be refined during the subdivision process.

*CPF-3 (0.39Ac.) included in MU-1 site



Village Six
OTAY RANCH
CITY OF CHULA VISTA

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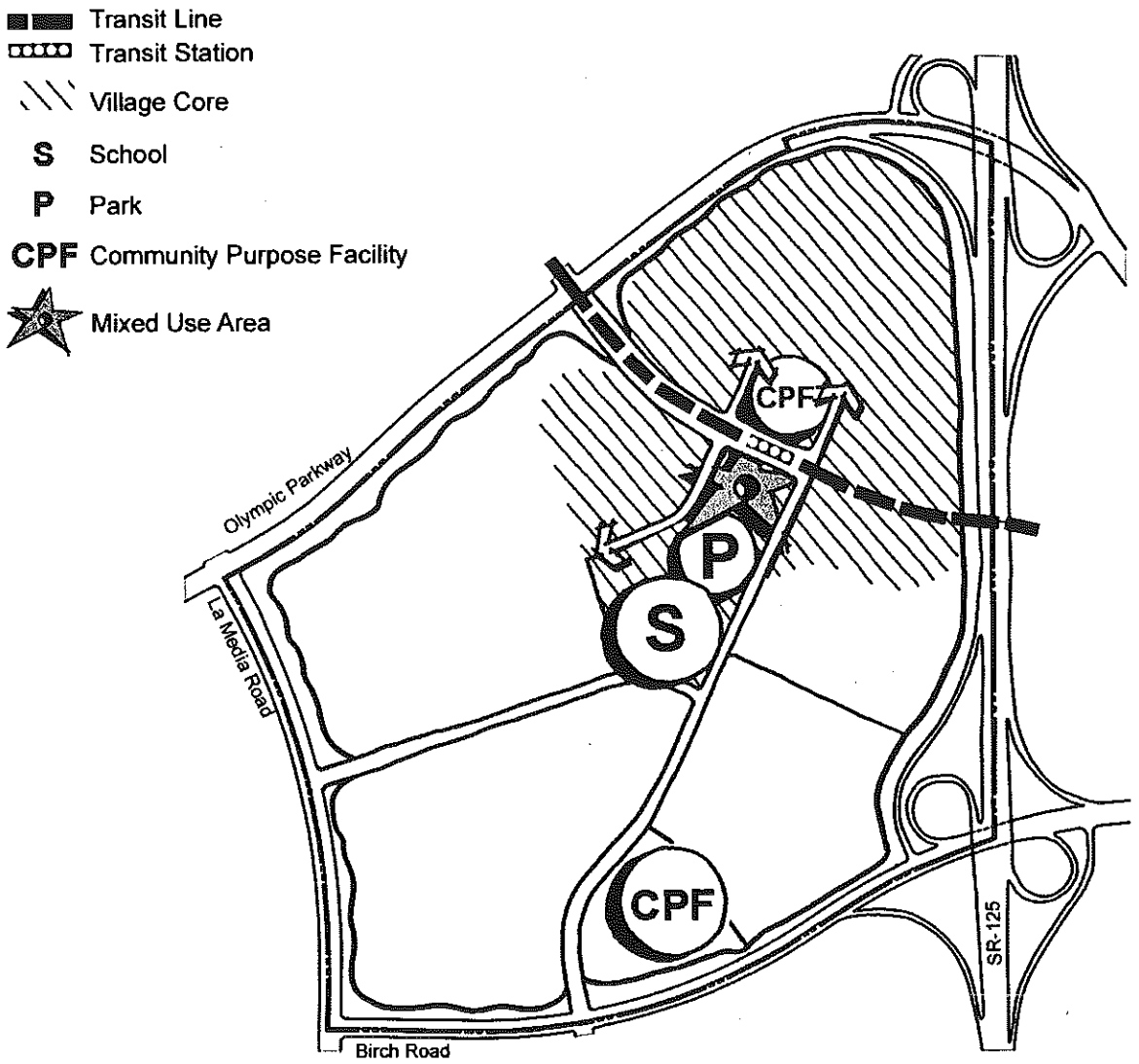
Community Structure



Village Six
OTAY RANCH
CITY OF CHULA VISTA

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Exhibit 2

II.4.2 Design Review Process

II.4.2.1 Introduction

The design review process includes two integrated procedures: design review and approval by the master developer and review and approval by the City of Chula Vista. Essentially the process requires the builder to formulate the design for his Neighborhood and review it with the master developer prior to formal application and review of final designs by the City. The City of Chula Vista development standards are provided in the Village Six Planned Community (PC) District Regulations. Standards and regulations for residential uses are in Section II.3.3, those for mixed-use/commercial uses in Section II.3.4 and Administrative Procedures, including those for Design Review, are in Section II.3.9. The City's Park and Recreation Department shall review all public and private parks for conformance with all applicable City of Chula Vista standards.

Master Developer Review Process

The review requirements of the master developer are intended to ensure that the builder's proposed product and designs meet the standards and criteria for the village and the entire planned community. The items to be included in the builder's design submittal package to the Master Developer are covered by private agreements between the builder and developer.

Following acceptance of the builders schematic design, a continuing exchange of information will be expected as the design is finalized and the City's review process begins. Final, approved plans shall be provided to the master developer for his records.

City of Chula Vista Design Review Process

The requirements of the City are fairly typical and are further detailed below, but each builder should contact the City for current, specific requirements. The design review process with the master developer should be initiated prior to formal review by the City.

The standards and requirements for Site Plan, Architectural Approval and Design Review shall be as provided for in the Otay Ranch Village Six PC District Regulations. Development of the Village Core is subject to a Master Precise Plan approval as outlined in the Village Six PC Regulations and this Design Plan. Additional, specific requirements for application and review procedures are published in the City's Zoning Ordinance.

The City has also published a "Landscape Manual" which describes the landscape review process and provides some guidelines for landscape design from the City's perspective. The Manual also includes specific standards for landscape and irrigation improvements which shall be implemented in Village Six.

II.4.2.2 Administrative Design Review

The Zoning Administrator is authorized to consider and approve, disapprove or modify applications on several subjects as provided in Section II.3.9 of the Village Six PC District Regulations and Section 19.14.030 of the Chula Vista Zoning Code, specifically including: site, architectural, and landscape plan approval.

II.4.2.3 Design Review Committee

The Design Review Committee shall review plans as required by Section II.3.9 of the Village Six PC District Regulations, and as generally provided for herein unless otherwise specified in the Village Six SPA Plan. They shall base their findings on the City's Design Manuals and this Village Design Plan. Refer to the Village Six PC District Regulations and Sections 19.14.581 through 19.14.600 of the City's Zoning Ordinance for additional information.

II.4.2.4 Appeals

A decision of the Design Review Committee or Zoning Administrator may be appealed to the Planning Commission. Such an appeal shall be filed within ten days after the decision as provided for in Section 19.14.583 of the City's Zoning Ordinance.

II.4.3 Community Design Concept

The character of the Otay Ranch Village Six neighborhood at the broadest level is established by the Otay Ranch General Development Plan and the design framework of the Overall Design Plan. The GDP designates future land uses for the entire Otay Ranch within a framework of open space and major circulation corridors. It also defines the "village" as the fundamental building block for organizing land use within this community framework. Villages are comprised of two basic components; a central area of more intense uses, the Village Core, and surrounding areas of residential uses, the Secondary Area.

The Village Core contains commercial, public/quasi-public, mixed-use and medium-high residential land uses and serves as the focal point and commercial hub of the village. Village Cores are centered around a main street or plaza, surrounded by retail/commercial, residential, or mixed-use buildings. Neighborhood parks and other civic or community uses, such as churches, child care or senior centers are also located within the village core. The Secondary Area contains a series of residential neighborhoods located outside of the Village Core, providing a range of predominately single-family housing opportunities.

During the preparation of these plans, numerous community design features and policies were established or considered. As individual villages are developed, attention to these pre-established criteria is necessary to successfully execute the intended design. The design concept for Village Six begins with the framework of the Overall Design Plan. The applicable provisions of that plan are noted in the discussion below.

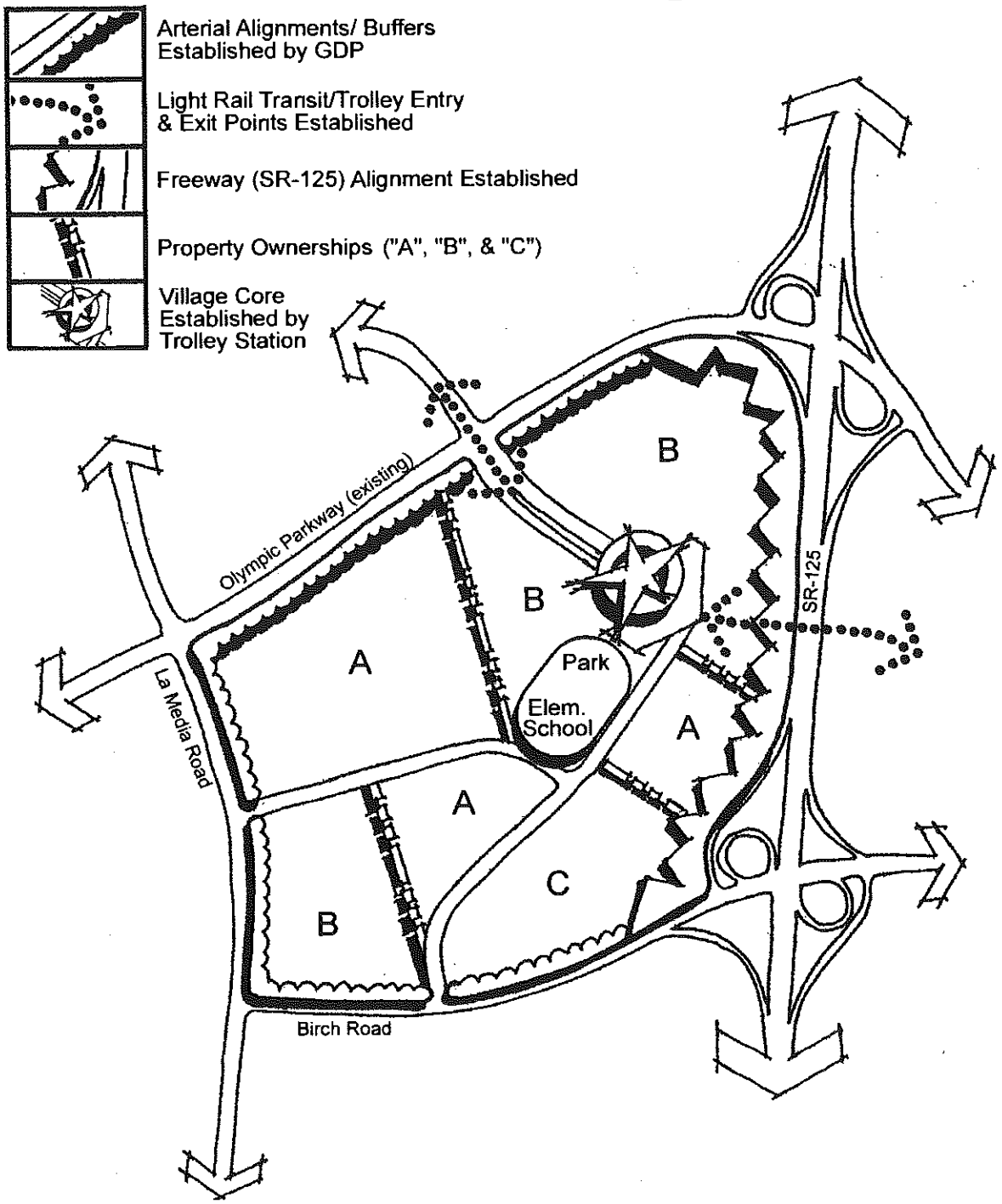
II.4.3.1 Village Identity & Character

Village Six is located within the Otay Valley Parcel framed by regional arterial roads and greenbelts, Poggi Canyon containing Olympic Parkway on the north, SR-125 on the east, Birch Road on the south and La Media on the west. Design concepts, including landscape palettes, have been established for each of these routes, except Birch Road, with previous studies and approvals. Olympic Parkway is identified as a scenic corridor while La Media and Birch Road are "Ranch Theme Streets." The SR-125 freeway has its own landscape/design concept. These streetscape designs serve as "Unifying Elements" which reinforce the regional setting of the Otay Valley Parcel and create a consistent community level design framework. Village Six will implement these established designs at its perimeter.

The Overall Design Plan also identifies the location of community and village entries as well as trail and greenbelt connections to adjacent villages. The light rail transit connection passes through Village Six, from Village Five to the north to the Freeway Commercial area east of SR-125. Village pathway connections are to be provided from the Village Six Core to the cores of each of the adjacent villages, including Village Two to the west and Village Seven to the south. For Olympic Parkway information, refer to the approved City of Chula Vista Olympic Parkway Master Plan, dated August 26, 1999. All planting and design along Olympic Parkway must adhere to the approved Master Plan.

The design influences on Village Six are detailed in Section II.2.2.1 of the SPA Plan. The primary influences are the physical characteristics of the site and planned or developing uses on adjacent sites (see Exhibit 3).

Design Influences



Village Six
OTAY RANCH
CITY OF CHULA VISTA

Land Planning
9-10-01
Exhibit 3

Village Six is both an urban and transit-oriented village. The village core is located in the northeastern portion of the village and includes medium-high and high density residential units, an elementary school, a neighborhood park site, commercial/retail, and CPF sites. The Village Six Core will implement either a traditional plaza or main street design; to be determined with the approval of the Master Precise Plan for the Village Core. The town square or main street feature will provide a focal point for the village center and reflect a pedestrian orientation and urban character due to its proximity to higher-density residential and commercial uses. The Core is connected by a residential promenade street extending to the secondary area of the village located to the southwest. The secondary area includes single-family residential neighborhoods, with a range of lot sizes and product types, and a large site proposed for a church (Neighborhood CPF-2) and church sponsored high school (Neighborhood R-11/S-2, see Exhibits 1 and 2).

The land use plan for Village Six is consistent with the pedestrian and transit oriented guidelines provided in the Otay Ranch GDP. The plan includes a more intense Village Core area which includes a commercial area proximate to a transit stop. The surrounding Secondary Area includes a range of housing. The street system includes a promenade street leading directly to the Core. The Village Core includes a mixed-use commercial district, a large neighborhood park and a CPF site for civic uses located prominently as central focal points. An elementary school site is located at the edge of the Core.

The intent of the GDP village concept land use goals are to "produce a cohesive pedestrian friendly community that encourages non-vehicular trips and fosters interaction amongst residents." To implement this goal, the land use policies encourage a pedestrian scale and a pedestrian friendly village environment.

Pedestrian-oriented development in residential neighborhoods has several basic components. In single-family neighborhoods, homes are located closer to the sidewalk and have pedestrian-oriented features such as porches to promote interaction between neighbors and encourage safer neighborhoods. "Veranda" style porches on corner lots, balconies and semi-private courtyards further promote this interaction. Garages doors fronting on the street are limited and have a greater required setback (recessed) from the street so that the pedestrian experiences the architectural design of the building, not the garage door. The pedestrian street experience is enhanced by limiting curb cut widths, thereby reducing driveway paving and increasing landscaping across the front of the residential lots. "Hollywood" driveways are recommended design solutions. Front doors must be visible from the street and must have strong entry features facing the street that enhance the pedestrian experience. Walkways that go directly from the front door to the sidewalk instead of the driveway emphasize the pedestrian orientation of the house to the street. Side street entry garages separate the pedestrian-oriented front of the house from the auto entrance.

Multi-family neighborhoods surround the Village Core and should be designed such that the Core is the focal point, discourage use of automobiles and create a "walkable" inviting environment, both within and outside the boundaries of the development. Pedestrian-oriented features include orienting the front doors toward the streets, paseos and pathways; plotting the buildings such that garages are

generally not visible from the public or commonly used streets; integrating strong, well designed pedestrian connections to the public or commonly used streets and adjacent trail systems via an inner trail/sidewalk network; the inclusion of well designed, inviting common usable open space areas; and, unique, yet compatible, architectural styles that implement the concepts in this Village Design Plan.

Consistent with the design objective of accentuating the relationship of Otay Ranch with its natural setting and the character of the region, a community design theme of "California Heritage" will be continued from SPA One (Villages One and Five to the north). This theme is consistent with the ranching and agrarian images described in the Overall Design Plan. It is also compatible with the new urbanism community design concepts promoted in the village development concept of the GDP. As detailed below, this design theme is not a specific style of architecture which can be strictly interpreted. It is purposely more of a character statement which encompasses a wide range of styles appropriate for the Otay Ranch setting.

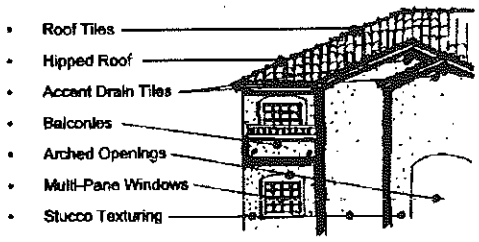
The California Heritage theme is based on several presumptions. First is that California, specifically Southern California, has a unique historical context which can be expressed in building design and is worth replicating. This theme will embrace the past and adopt basic principles from successfully built examples in the region, historic Southern California communities such as portions of Los Angeles, Santa Barbara, and San Diego. This theme can provide flexibility in design while allowing the community to age gracefully and accommodate changing land uses. Lastly, this design theme builds on the setting, landscape and other community framework elements from the Overall Design Plan, and provides a synergy of aesthetic elements - location, landscape, and high visibility buildings - to make a statement greater than the individual elements.

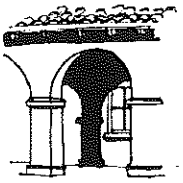
As with intensity of development, there will be a range in execution of the design theme. The strongest interpretation and highest level of detailing should occur at the Village Core and greater range of design interpretation within the Secondary Area. The most visible and intensive uses, commercial and civic buildings at the Village Core, should most strongly convey the community design theme. Core residential uses would reflect the theme but be less strict in its execution, especially smaller buildings and lower density product types. Low density single family development and other uses in the Secondary Areas should have styles complementary to the theme but need not implement any specific requirements.

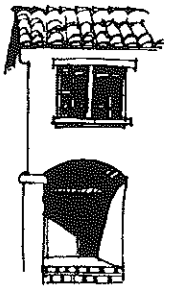
While not a specific architectural style, the California Heritage design theme can embrace a variety of specific styles: Spanish Colonial, Mission, Ranchouse, Bungalow, Moorish, Agrarian, etc. In general, California Heritage architecture will reflect the climate and materials indigenous to Southern California. The architectural feeling should be relaxed, simple and somewhat rustic. Building massing should be generally horizontal and "rambling" in feeling. In larger buildings or groups of buildings, horizontal massing should be interspersed with vertical elements such as two story components and towers. Larger towers should signify focal elements and meeting/activity places. The accompanying sketches depict how various elements from a few specific styles can be adapted to be consistent with the California Heritage community design theme.

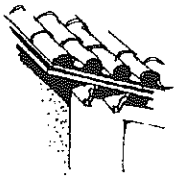
Sample Architectural Elements
California Heritage

Elements of "Spanish Colonial"

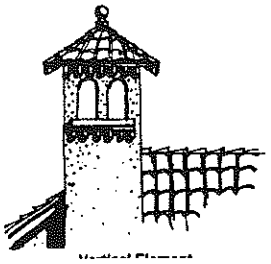


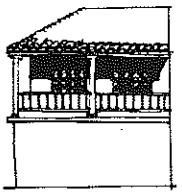


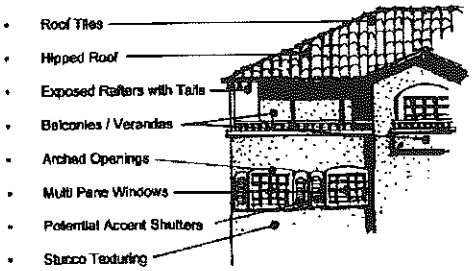




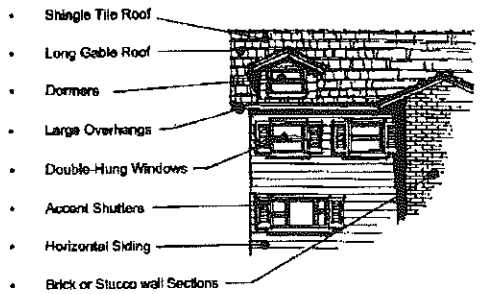
Elements of "Mission" Style

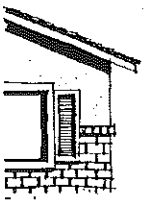






Elements of "Ranch" Style





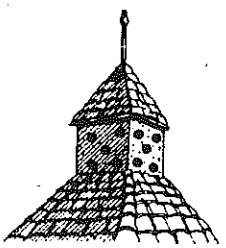


Exhibit 4

The following guidelines summarize the principles of design for architecture:

- The architecture should be responsive to the hot dry climatic conditions of Otay Ranch. Shade should be an important element for building design, indoor and outdoor spaces, and people-gathering areas. Buildings should be constructed using materials of good insulating value.

A variation of building height and massing, whether in groups of buildings or within individual buildings, should be achieved.

- All buildings should be composed of a base, middle and cap.

- Roof forms should reflect the historical heritage architectural vernacular.

- Windows, entries and doors should vary in size shape and detail.

- Second floor, pedestrian used spaces should be opened up to view as much as possible for easy access and convenient identification and, where possible, to provide second floor connections to other buildings by use of bridges.

- Certain standardized architectural elements should be required in all buildings within a individual Core area or complex. A building need not exactly copy the style of its neighbors but it should address and/or share certain fundamental architectural characteristics. Architectural style along the same street or within a complex should include buildings of similar height and share one or more distinctive elements: materials, window style, door style, detailing, porches, arcades, overhangs, roofing, color, *etc.* These design components will be defined in the Master Precise Plan process for the Village Core.

- The highest use pedestrian areas should have the highest level of design detail (*e.g.*, courtyards and plazas).

The following site planning principles relate to the California Heritage theme and good design practice:

- Projects should promote the design theme by utilizing courtyards or plazas as focal points.

- Parking lots, walkways and courtyards should be designed at a scale that provides value in close proximity, and does not overwhelm pedestrian users. This is intended to promote pedestrian and bicycle movement and reduce the impersonal expansiveness of large spaces.

- Each project should provide a well articulated, identifiable entry sequence for the pedestrian and vehicular user, from street to building. Project entries and connections to and into buildings should be enhanced with landscaping, hardscape detail and accented architectural design.

- All service and loading areas should be accessed from an alley or rear parking area. No loading should occur on the street or pedestrian oriented sides of a building. No garage type loading doors shall be located on a building facade directly facing a public street.

- Outdoor refuse or storage containers shall be completely screened with walls, trellis, gates and/or planting that is consistent with the design of the surrounding development. No refuse collection or storage areas shall be located between a street and the front of a building.

- Mechanical and electrical equipment, utility connections, and antennas should be mounted within the interior of a building whenever practical. When interior mounting is not practical, equipment shall be screened from public view with landscaping.

II.4.3.2 Landscape Concept

The purpose of the General Landscape Plan is to establish the overall landscape theme of the Otay Ranch Village Six community. Since multiple property owners will be responsible for the planning and implementation of landscape improvements, this information will provide the general guidance necessary to implement a consistent landscape appearance on key streets and slopes, and to achieve a visually compatible landscape that is well balanced in water and maintenance demands.

The Landscape Concept Plan (Exhibit 5) provides a design framework which provides some latitude and flexibility to individual projects while maintaining the community's overall landscape goals and objectives. Landscape will be used to reinforce the design patterns established by the land use plan. These patterns include the definition of neighborhoods, paths, entry nodes, community landmarks and any special landscape areas that are required.

The key landscape elements used in the landscape concept are street tree patterns and well defined locations for different types of landscaping. The landscape types are similar to the City of Chula Vista's landscape codes for open space. Defining these key landscape elements will create distinct identity, visual continuity, order and contrast throughout the community.

All development in Otay Ranch Village Six shall comply with all the requirements stated in the Chula Vista Landscape Manual adopted by Resolution No. 17735 in November 1994.

Landscape Concept

Landmarks/Entries

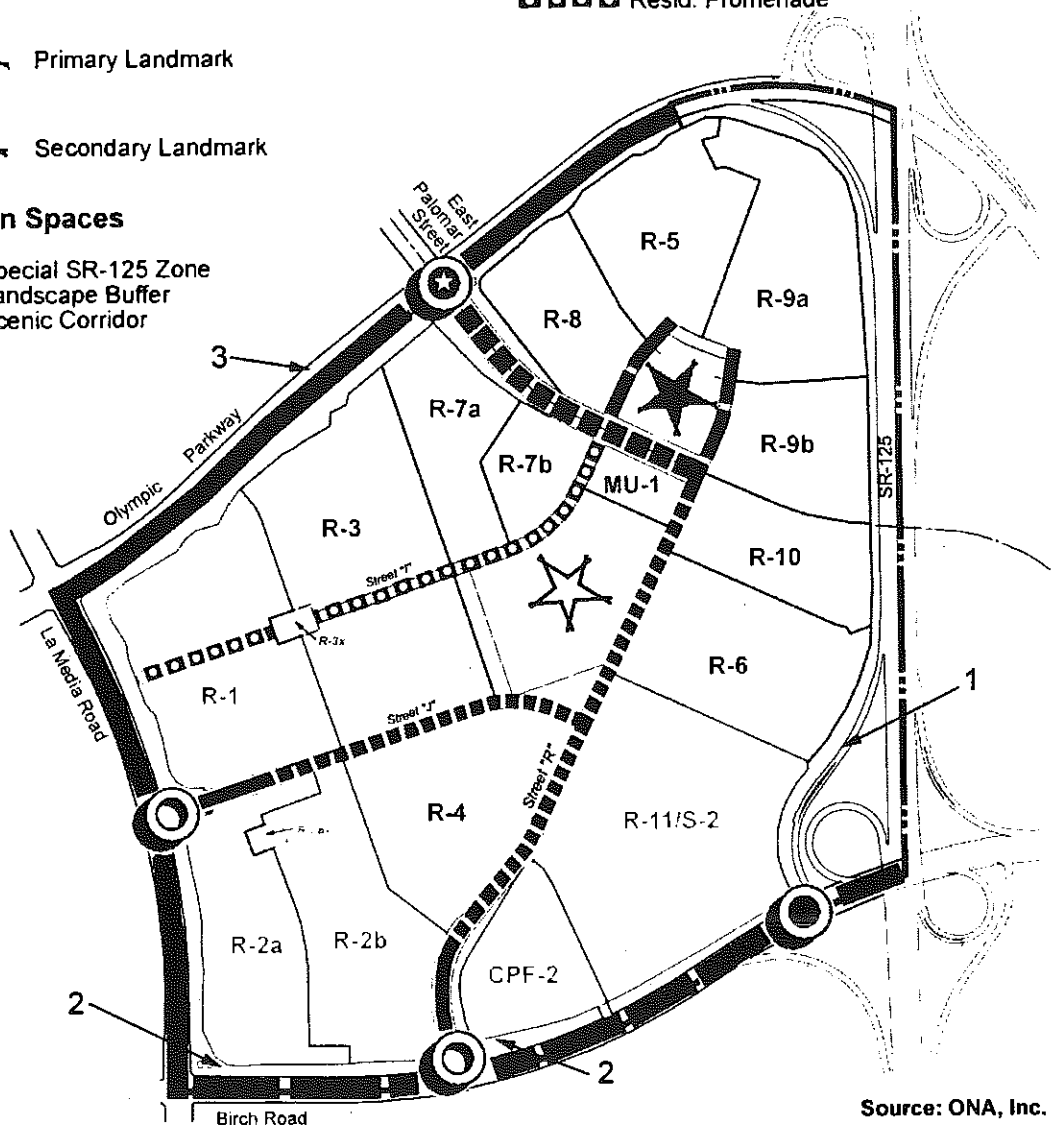
- Primary Entry Monument
- Secondary Entry Monument
- SR-125 Community Entry
- Primary Landmark
- Secondary Landmark

Streetscapes

- Prime Arterial - Ranch Theme Street
- Six Lane Major Street
- Transit Village Entry Street
- Village Entry Street
- Core Promenade
- Village Promenade
- Resid. Promenade

Open Spaces

1. Special SR-125 Zone
2. Landscape Buffer
3. Scenic Corridor



Source: ONA, Inc.

Land Planning

11/30/01

Exhibit 5

CITY OF CHULA VISTA

Village Six

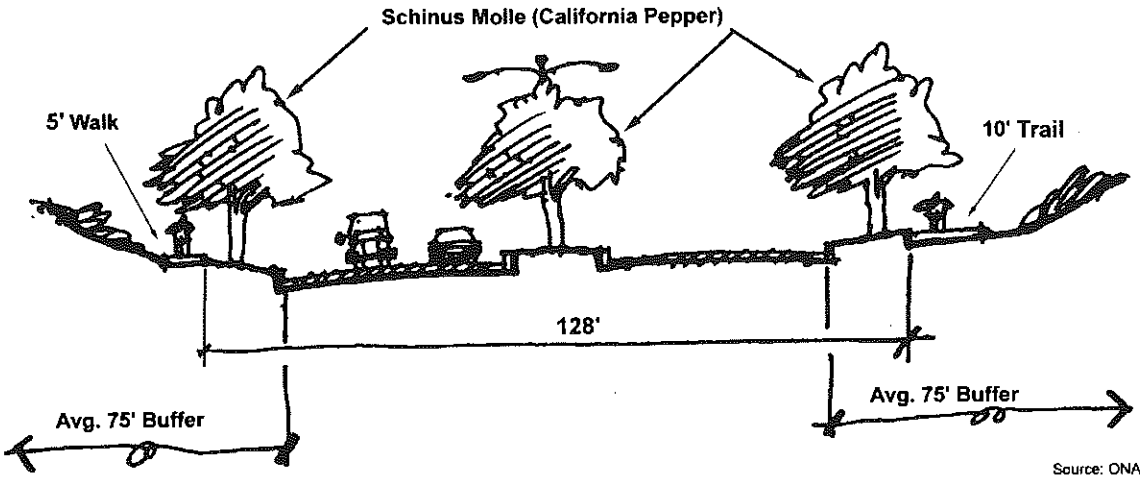
OTAY RANCH

Elements of the Landscape Concept include:

- Prime Arterial Streets: A theme tree shall be used along the entire street and within the median. The tree shall conform to the existing Otay Ranch Theme on the adjacent properties.

- La Media Road: Theme trees shall be located along both edges of the street and within the median. The palette shall be as follows:

  Theme Tree: *Schinus Molle* - California Pepper Tree (spacing 40 feet O.C.)
  Groundcover: *Rosmarinus officinalis* - Prostrate Rosemary



La Media Road Streetscape

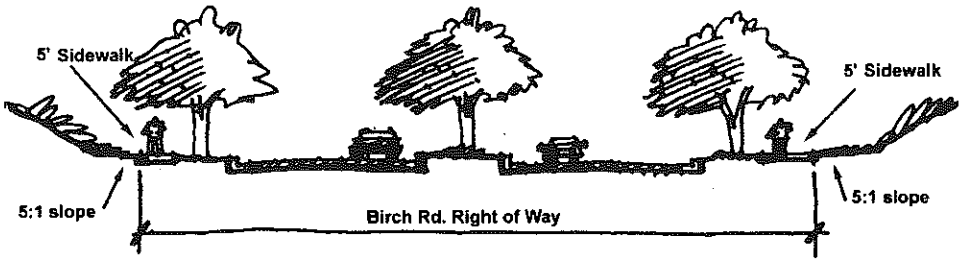
Exhibit 6

***Note**: Refer to SPA Plan Street Sections for dimensions.*

- Major Streets: Major streets shall have both deciduous and evergreen trees running along both sides of the street and within the median. These trees shall blend with the SR-125 intersection landscape design and the Eastern Urban Core (EUC) landscape design.

  Birch Road: The landscape design on this Major Street shall incorporate species from both the EUC Development and the SR-125 freeway design. The palette is as follows:

Trees:	*Schinus molle* - California Pepper Tree - 40' O.C.
Shrubs:	*Ceanothus* species - Wild Lilac
	Cotoneaster parneyi - Cotoneaster
	Grevillea noclii - Hummingbird Bush
	Rhaphiolepis indica - India Hawthorn
Groundcover:	*Lantana monteridensis* - Trailing Lantana
	Rosmarius officinalis 'Collingwood Ingram' - Rosemary



Source: ONA

Birch Road

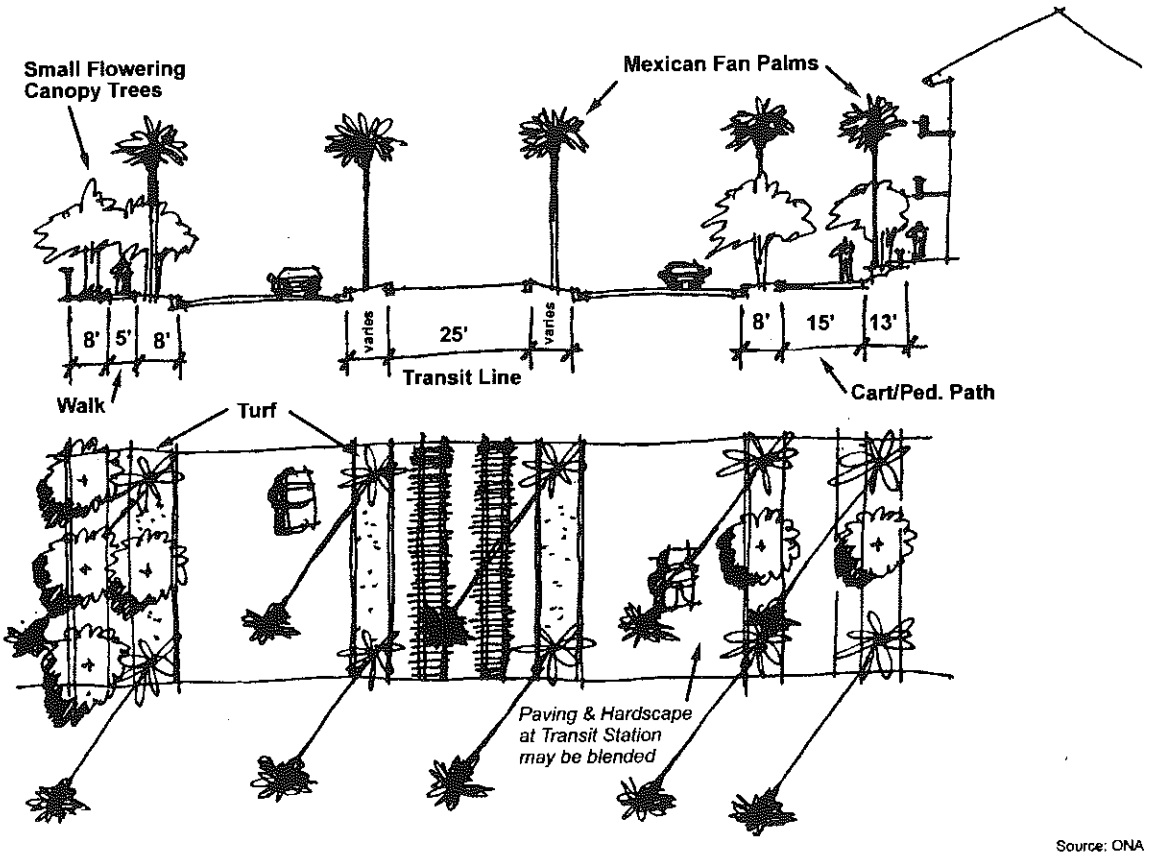
Exhibit 7

***Note**: Refer to SPA Plan Street Sections for dimensions.*

- Transit Village Entry Street: This street links several villages of the Otay Ranch community via the light rail transit ROW included within it.

East Palomar Street: The landscape design on this Transit Village Entry Street shall have tall palms for a strong skyline design alternated with smaller canopy trees for pedestrian scale along the entire length of the street. A pedestrian scaled light will be used along the Village Pathway. The plant palette shall be as follows:

Trees:	*Pyrus calleryana* - Aristocrat Pear (tree spacing 30 feet O.C.)
	Washington robusta - Mexican Fan Palm (tree spacing 30 feet O.C.)
Shrubs:	Chosen by developer from the Plant Materials List that follows
Groundcover:	Chosen by developer from the Plant Materials List that follows
Parkway:	Turf (Marathon III)



Source: ONA

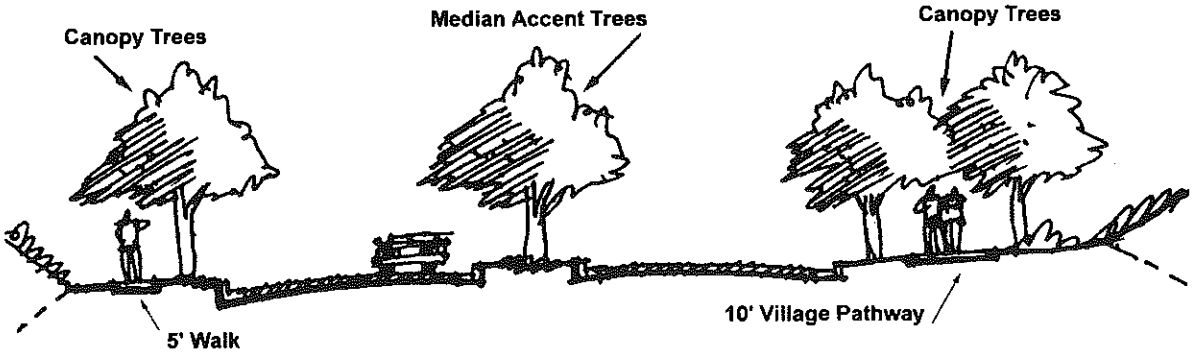
Transit Village Entry Street

Exhibit 8

Note: *Refer also to Exhibit 52 for alternative conditions at Transit Station.*

- Secondary Village Entry, Residential Core, & Residential Promenade Streets: Canopy trees shall be used along the entire length of the street to add pedestrian scale and provide shade for all users. The design will have three forms: 1) in the Core area, tree wells at the curb will be used; 2) a parkway adjacent to the curb shall be used in residential areas; and, 3) village entry areas shall have medians incorporated into the design. All designs call for a double row of canopy trees on one side of the road and a single row of trees on the opposite side. The third form incorporates median trees and shrubs. The palette is as follows:

Trees:	*Pistacia chinensis* - Chinese Pistache (tree spacing 25 feet O.C.)
Shrubs:	Per approved Landscape Master Plan
Groundcover:	Marathon III - Lawn

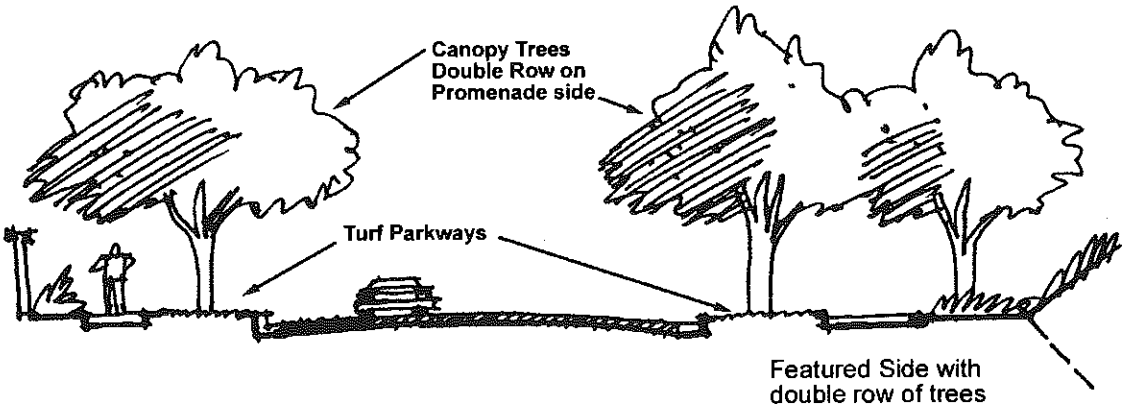


Source: ONA

Secondary Village Entry Streetscape ("J" & "R" Street)

Exhibit 9

Note: Refer to SPA Plan for dimensions



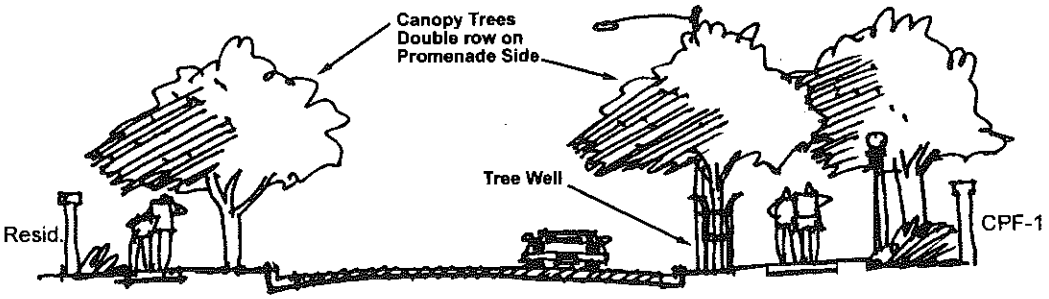
Note: *Refer to Sections in SPA PLan for dimensions*

Source: ONA

Promenade Streets

Note: Village Promenade and Residential Promenade Streets have variation in widths, but are conceptually equivalent. Refer to SPA Plan for dimensions.

Exhibit 10



Note: Refer to SPA Plan for dimensions

Core Promenade Streetscape

(Streets "I" and "R" North of East Palomar Street)

Source: ONA

Exhibit 11

Conceptual Street Tree Plan

Olympic Parkway

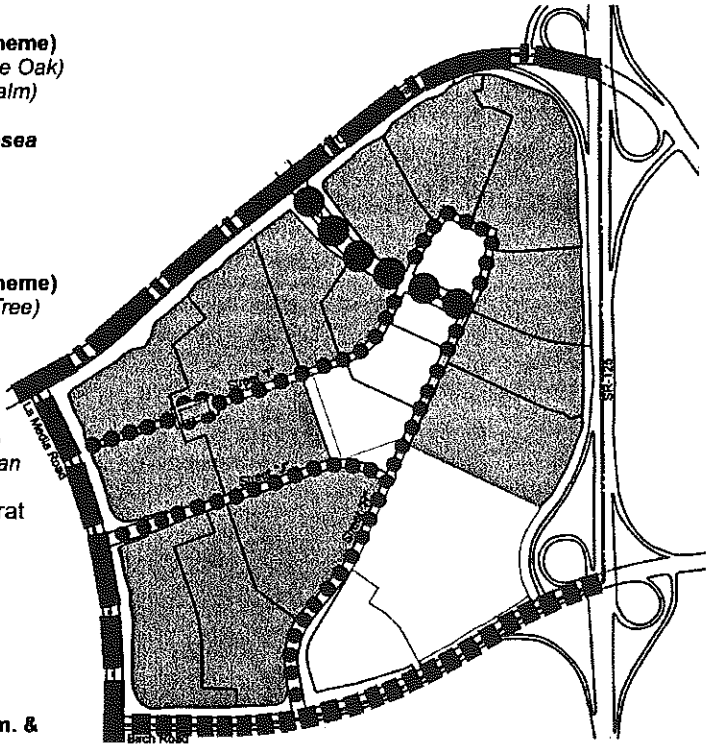
(Continue with established theme)
- ***Quercus agrifolia*** *(Coast Live Oak)*
- ***Phoenix dactylifera*** *(Date Palm)* (in nodes only)
- ***Eucalyptus sideroxylon 'Rosea*** *(Top of Slopes)*

La Media Road

(Continue with established theme)
Schinus molle *(Calif.Pepper Tree)*

East Palomar Street

(Continue with estab. theme)
- **Washington robusta** *(Mexican Fan Palm)*
- **Pyrus Calleryana** (aristocrat pear)



Birch Road

(Coordinate with Fwy. Comm. & EUC Landscape Palette)
- **Schinus molle** *(Calif. Pepper Tree) Ranch Theme*

Village Promenade Streets

- **Pistacia chinensis** *(Chinese Pistache)*

Village Residential Streets

- **Chitalpa tashkentensis** *(Chitalpa)*
- **Eucalyptus torquata** *(Coral Gum)*
- **Lagerstoemia fauriei hybrids** *(Crape Myrtle)*
- **Melaleuca linarifolia** *(Flaxleaf Paperbark)*
- **Podocarpus gracilior** *(Fern Pine)*
- **Pyrus calleryana** *(Bradford Pear)*
- **Pyrus kawakamii** *(Evergreen Pear)*
- **Tabebuia avellandae** *(Pink Trumpet Tree)*

Note: Refer also to approved Landscape Master Plans for additional information.

Source: ONA, Inc.

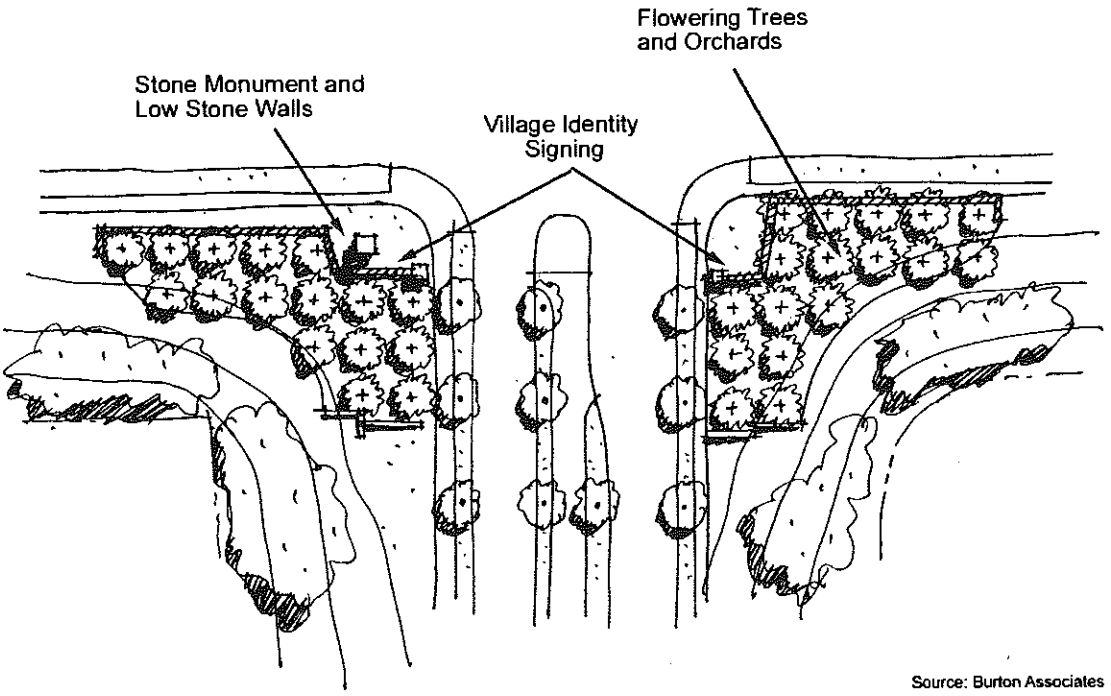
CITY OF CHULA VISTA **Village Six** OTAY RANCH

Land Planning
11/30/01

Exhibit 12

- Entries: These areas are the main points of entry to Village Six. A tree that differs from the surrounding entry area will provide a unique accent statement and feeling of arrival at this entry point. The landscape design for the Village Entry shall provide enhanced plantings that will provide a focal point. The palette is as follows:

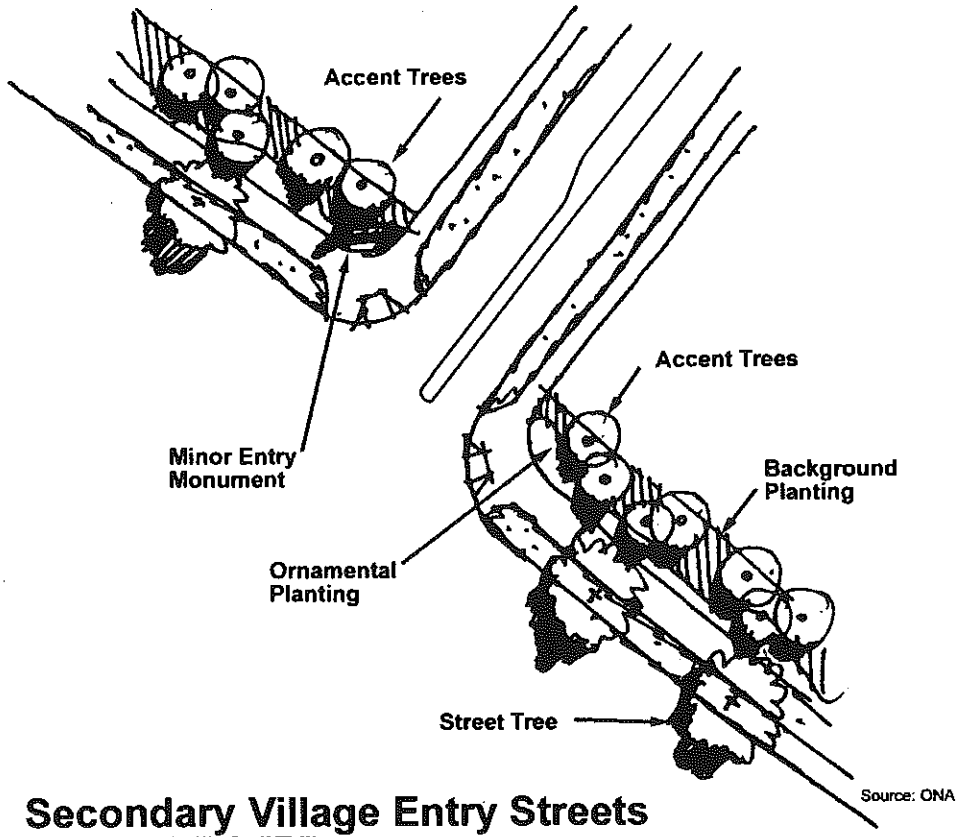
Trees:	*Jacarandas acutifolia* - Jacaranda - 24"-36" box.
Shrubs:	*Agapanthus africanus* - Lily-of-the-Nile - 5 gal.
	Hemerocallis hybrids - Daylily - 5 gal.
	Phormiun tenax 'Bronze Baby' - New Zealand Flax - 5 gal.
	Phormium tenax 'Tom Thumb' - New Zealand Flax - 5 gal.
Groundcover:	*Myoporum pacificum* - Myoporum - 1 gal. @ 3' O.C.



Source: Burton Associates

Primary Entry Monument

Exhibit 13



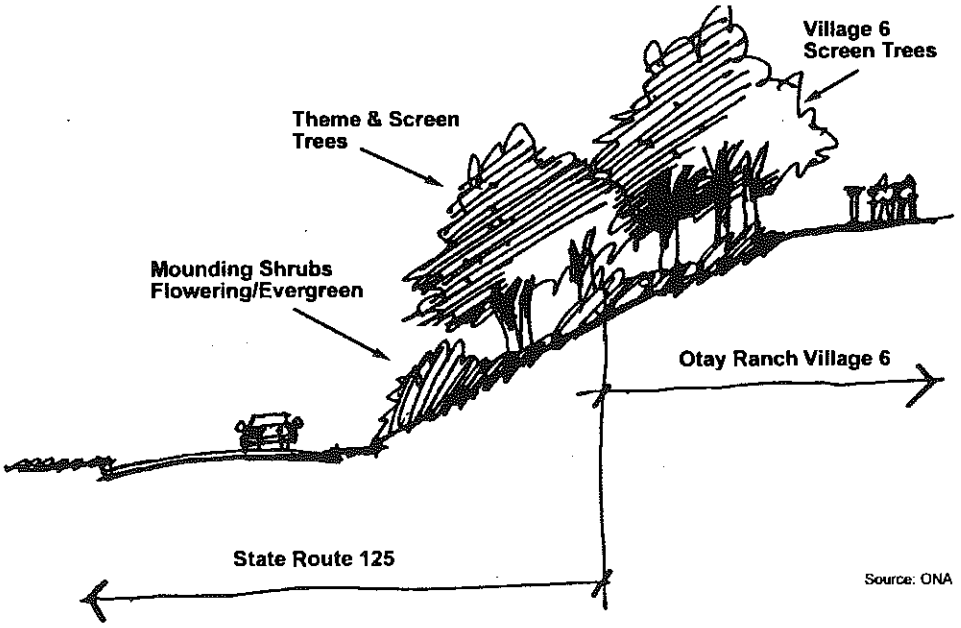
Secondary Village Entry Streets
(Streets "J" & "R")

Exhibit 14

Refer to Section II.4.3.7 Community Entries for additional detail on Entry Elements

- Special Landscape Zone (SR-125): This area will act as a buffer zone between the residential homes and the freeway. It will screen the view of the freeway and somewhat attenuate the traffic noise. The design for landscaping in this area must follow the criteria stipulated in the "State Route 125 Design Guidelines" prepared by DeLorenzo Inc.

Trees:	*Eucalyptus camaldulenais* - Gum - 15 gal.
	Eucalyptus sideroxylon - Red Iron Bark - 15 gal
	Pinus halepensis - Aleppo Pine - 15 gal & 24" box
	Populus nigra - Lombardy Poplar - 15 gal & 24" box
Groundcover:	*Baccharis pilularis* - Dwarf Coyote Brush - flat @ 15" O.C.
	Myoporium pacificum - NCN - 1 gal. @ 6' O.C.



SR-125 Landscape Buffer

Exhibit 15

- Landscape Buffer: The buffer is open space landscaping that surrounds Village Six. It provides a landscape screen between the residents and the busy Prime Arterial and Major Arterial Streets. The buffer will be within the view corridor for travelers along the arterial streets. The buffer will also act as a transition area between the manufactured open space within the development area and the native area adjacent to Village Six. The palette is as follows:

La Media Road

Trees: *Eucalyptus nicholii* Nichol's Willow Leafed Peppermint (15 gal.)

Eucalyptus leucoxylon - White Iron Bark (15 gal.)
Quercus agrifolia - Coast Live Oak (15 gal/24" box)
*Tristania conferta (*15 gal./24" box)

Shrubs: *Ceanothus 'Concha'* - Wild Lilac (1 gal.)
Cotoneaster species - Cotoneaster (1 gal)
Heteromeles arbutifolia - Toyon (1 gal.)
Melaleuca nesophila - Pink Melaleuca (1 gal.)
Rhaphioepis Indica 'Ballerina' (1 gal.)
Rhaphioepis Indica 'Clara' (1 gal.)

Groundcover: *Myoporum pacificum* - Myoporum (1 gal. @ 6' O.C.)

Olympic Parkway

Trees: *Quercus agrifolia* - Coast Live Oak (15 gal/24" box)
Eucalyptus sideroxylon - Red Iron Bark - 15 gal

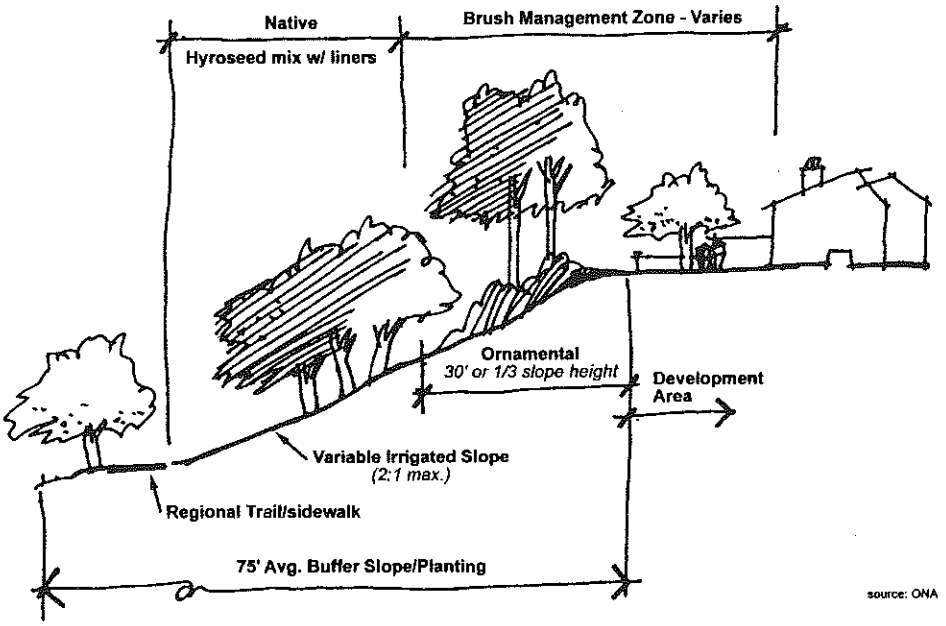
Shrubs: *Ceanothus* 'Concha' - Wild Lilac (1 gal.)
Heteromeles arbutifolia - Toyon (1 gal.)
Prunus ilicifolia -Hollyleaf Cherry (1 gal.)

Groundcover: *Myoporum pacificum* - Myoporum (1 gal. @ 6' O.C.)

Birch Road

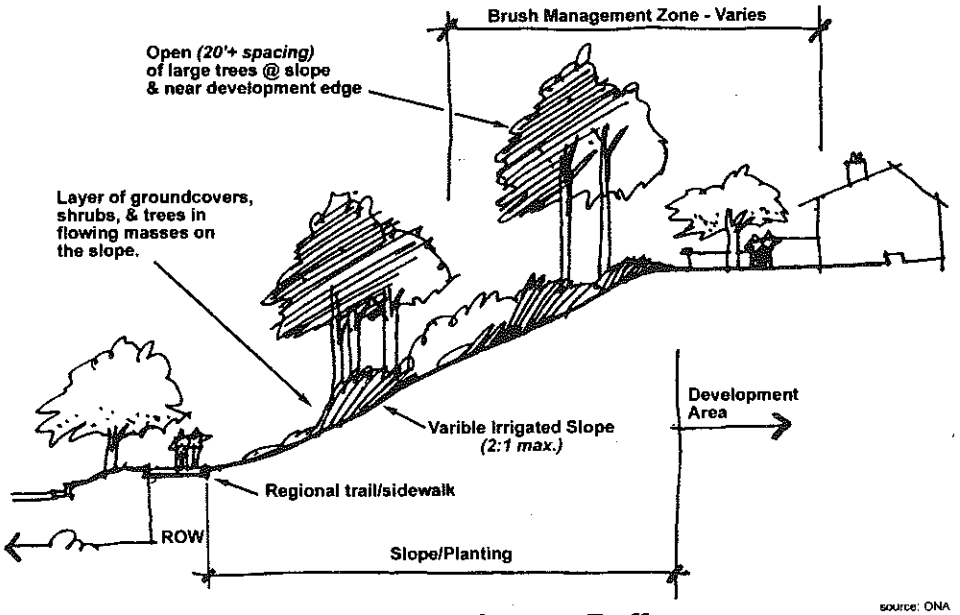
Trees: *Eucalyptus nicholii* - Nichol's Willow Leafed Peppermint (15 gal.)
Eucalyptus sideroxylon - Red Iron Bark - (15 gal)
Melaleuca leucodendra - Cajeput Tree (15 gal.)
Pinus eldarica - Afgan - (15 gal & 24" box)

Shrubs: *Ceanothus* 'Concha' - Wild Lilac (1 gal.)
Cotoneaster parneyii - Cotoneaster (1 gal)
Grevillea noelii - Grevillea (1 gal.)
Rhaphioepis Indica 'Clara' (1 gal.)
Groundcover: *Myoporum pacificum* - Myoporum (1 gal. @ 6' O.C.)



Olympic Parkway - Landscape Buffer

Exhibit 16



Birch Rd. & La Media Rd. - Landscape Buffer

Exhibit 17

Otay Ranch Village Six Plant Materials List		Ornamental	Drought Tolerant	Naturalized
TREES				
BOTANICAL NAME	**COMMON NAME**			
Albizia julibrissen	Silk Tree	X		
Arbutus unedo	Strawberry Tree		X	
Cassia leptophylla	Gold Medallion Tree		X	
Cinnamomum camphora	Camphor Tree	X		
Chitalpa tashkentensis	Tashkent Chitalpa		X	
Cupaniopsis anacardioides	Carrotwood		X	
Eucalyptus species	Eucalyptus		X	X
Geijera parvifolia	Australian Willow		X	
Jacaranda acutifolia	Jacaranda	X		
Koelreuteria bipinnata	Chinese Flame Tree	X		
Lagerstroemia indica	Crape Myrtle	X		
Melaleuca linarifolia	Flaxleaf Paper Bark		X	
Melaleuca quinquenervia	Cajeput Tree		X	
Medtrosideros excelsus	New Zealand Christmas Tree		X	
Olea europaea 'Wilsonii'	Olive		X	X
Pinus species	Pine		X	X
Pistache chinensis	Chinese Pistache	X		
Platanus racemosa	California Sycamore		X	X
Podocarpus gracilior	Fern Pine	X		
Prunus blireiana	Flowering Plum	X		
Pyrus calleryana "Aristocrat"	Ornamental Pear	X		
and "Bradfordii"		X		
Pyrus kawakamii	Evergreen Pear	X		

Otay Ranch Village Six
Plant Materials List

TREES		Ornamental	Drought Tolerant	Naturalized
BOTANICAL NAME	**COMMON NAME**			
Tristania Conferta	Brisbane Box		X	
Ulmus parvifolia	Evergreen Elm		X	
Washingtonai robusta	Mexican Fan Palm		X	
SHRUBS				
Abelia grandiflora	Glossy Abelia	X		
Agapanthus africanus	Lily-of-the-Nile	X		
Arctostaphylos species	Manzanita		X	X
Artemisia californica 'Grey Canyon"'	Canyon Grey Sage Brush		X	X
Baccharis pilularis	Coyote Brush		X	
Ceanothus species	Wild Lilac		X	X
Cistus species	Rockrose		X	X
Cotoneaster species	Cotoneaster		X	
Escallonia species	Escallonia	X		
Grevillea noelii	Hummingbird Bush	X		
Hemerocallis hybrids	Daylily	X		
Heteromeles arbutifolia	Toyon		X	X
Lantana montevidensis	Lantana	X	X	
Leptospermum scoparium	New Zealand Tea Tree		X	
Limonium perezzi	Statice		X	
Melaleuca nesophila	Pink Melaleuca	X		
Nandina domestica	Heavenly Bamboo	X		
Phornium tenax	New Zealand Flax	X		

Otay Ranch Village Six
Plant Materials List

SHRUBS Cont.		Ornamental	Drought Tolerant	Naturalized
BOTANICAL NAME	**COMMON NAME**			
Salvia species	Sage		X	X
Simmondsia chinensis	Bladderpod		X	X
Tecomaria capensis	Cape Honeysuckle	X		
Xylosma congestum	Xylosma		X	
GROUNDCOVERS				
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush		X	X
and 'Pigeon Point'			X	X
Bougainvillea species	Bougainvillea	X	X	
Gazania species	Gazania	X		
Hydroseed Mixes (vary)			X	X
Iceplant species	Iceplant		X	
Lantana montevidensis	Lantana		X	
Marathon III	Lawn	X		
Myoporum pacificum	Myoporum		X	
Pelargonium peltatum 'Balcon'	Ivy Geranium	X		
Rosmarinus officinalis 'Prostratus'	Rosemary		X	

Slope/Erosion Control

The general intent of the slope erosion control program is to protect newly created slopes or denuded areas from erosion or unsightliness. Dust abatement is also a concern. All slope erosion control planting shall conform to the requirements of the City of Chula Vista Landscape Manual, Chula Vista Municipal Code, and the Parks and Recreation Department standards.

Generally, five types of erosion control planting may exist subject to the direction and approval of the City of Chula Vista:

- Type 1 - Permanent slope areas where permanent automatic irrigation systems, trees, shrubs and ground covers are required.

- Type 2 - Permanent individual homeowner lot slopes where permanent manual irrigation systems, trees, shrubs and/or ground covers are required.

- Type 3 - Permanent slope areas to be naturalized. One-gallon trees and shrubs with hydroseeded ground cover will be required. Irrigation requirements will be at the direction of the City of Chula Vista. Options are as follows:

    - No irrigation
    - Permanent automatic irrigation systems
    - Temporary automatic or manual systems

- Type 4 - Fire retardant slopes where fire retardant plant materials are used between structures and native or naturalized slopes.

- Type 5 - Temporary slopes or flat areas where hydroseed shall be installed during the rainy season. No irrigation is required. Plant materials should vary in height and be planted informally to soften the slope and avoid a hard edge.

Landscape and Irrigation Standards

Standards have been established for the planning of irrigation systems and landscaping. Some of these are municipal standards, while others are specific to the Otay Ranch Community. The City of Chula Vista has specific standards in its Landscape Manual which must be met be all projects. Additionally, the Planning Department may have specific standards related to each individual project. The City and Master Developer also have specific standards in those common areas where the Otay Ranch Community Association will assume eventual maintenance responsibility.

Streetscape and common area landscape shall be planted to the following minimum standards:

- Ground covers shall be used to eventually cover the entire planting area (flatted material at the appropriate spacing or hydroseed at naturalized areas with City and Master Developer approval).

- Spreading shrubs shall be used to eventually cover a minimum of fifty percent (50%) of the area at mature growth. Shrub and ground covers shall be selected subject to approval.

- Tree plantings shall consist of the designated dominant, accent and other approved trees (subject to City and Master Developer approval).

- All trees will be staked in accordance with the City Standard detail. Type, size and installation of trees in the City right-of-way are subject to City approval.

- All irrigation systems shall conform to the requirements of City of Chula Vista, Otay Water District, County of San Diego - Department of Environmental Health, and the Master Developer.

- Irrigation systems shall be designed to allow separate areas of maintenance responsibility. For example, separate systems and meters for:

  - Private homeowners' or business owners' association
  - Private entity
  - Governmental agency
  - Open space maintenance assessment district
  - Private individual
  - Other

- Open space maintenance district irrigation shall be coordinated with the City of Chula Vista. The system shall conform to standard equipment and installation techniques.

- Equipment shall be located and installed to minimize negative visual impact. Low precipitation sprinkler heads should be utilized for optimum coverage and maximum water conservation.

- All irrigation systems shall be fully automatic with the exception of individual homeowner properties.

- All landscape maintenance shall conform to the City Landscape Manual, community requirements and project CC&R's (if any).

- Maintenance is divided into the following categories of responsibility:

  - Individual property ownership

- Neighborhood association
- Community association
- Governmental agency
- Maintenance assessment district (or CFD)

- In general, the overall appearance of the landscape shall be neat, healthy and free of weeds and debris. All new construction of multi-family, planned unit development and unclassified uses shall be landscaped in accordance with a City approved landscape plan, subject to City inspection of adequate maintenance levels.

II.4.3.3 Community Fencing

One of the most dominant visual elements of a community is its fencing. It is essential for this element to be aesthetically pleasing and provide continuity in design to unify the various architectural styles within individual neighborhoods into a single community theme.

Fences and walls can serve many functions including security, identity, enclosure, privacy, noise attenuation, *etc.* However care must be exercised in the design of fencing in order to avoid long, boring or awkward sections of fencing. It is intended that the available fencing types be combined to attract interest and provide variety. Using a combination of open and solid styles, changing angles and directions is encouraged. Long straight runs of a single fence style is monotonous and inappropriate.

The Ranch-wide theme will be maintained through a comprehensive system of walls and fences. Community theme walls provide screening, sound attenuation, security and neighborhood identity. The perimeter wall theme continues the ranch identity at project edges and entryways which will be carried throughout Otay Ranch. The elevations of the community fencing program are illustrated in photographs below. These are to be used for all fencing indicted on the Fencing Plan. Fencing for townhome and multi-family projects are not specified on the Fencing/Entries Plan (Exhibit 18), because the placement of such fences will be a design detail of each individual site plan in these areas. However, any fencing proposed in these attached residential neighborhoods shall use the same fencing style as indicated for the single family detached areas.

Each type of fence serves a particular purpose. The sound wall is a masonry wall intended to provide noise mitigation and privacy. An open wall is used where a physical barrier is needed, but a view needs to be preserved. Within Otay Ranch, wrought iron fencing between the theme pilasters is proposed as the open wall. Pilasters should be provided at each property line intersection for internal fencing within twenty-five feet of a promenade street. Along the Village perimeter fronting arterials, pilasters should be placed at all grade beaks and to break up straight runs exceeding 150 feet.

Exterior fences should be designed and placed according to the following guidelines:

1. Walls should be made of a textured surface material that is compatible with the design of the neighborhood area.

2. The monotony of a long wall should be broken by visual relief through periodically recessing the wall or constructing pilasters.

3. Landscaping, such as trees, shrubs or vines, should be used to soften the appearance of the wall.

4. Walls which serve as a subdivision exterior boundary should be up to six feet in height from the highest finished grade.

5. Walls used as rear or side yard walls should be constructed up to six feet in height depending upon the conditions that exist.

6. Combined solid fencing, walls and open fencing may be used to create interest. Masonry walls are required only where necessary for noise attenuation.

7. Fencing design should avoid long continuous runs. Jogging the fence line to avoid monotony is encouraged.

8. Sound wall fencing, where required, should be used to mitigate adverse noise impacts on residential units.

9. Landscape planting should be used to supplement and soften fencing and obscuring long lengths of fence with vines and shrubs is encouraged.

10. Open fencing should be used in the rear or side yard between homes when privacy is not a consideration and the fence is visible from the street (*i.e.*, rear slope fencing).

11. Where side or rear yard fencing abuts a promenade street, changes in plane and/or elevation are encouraged.

Fencing & Entries

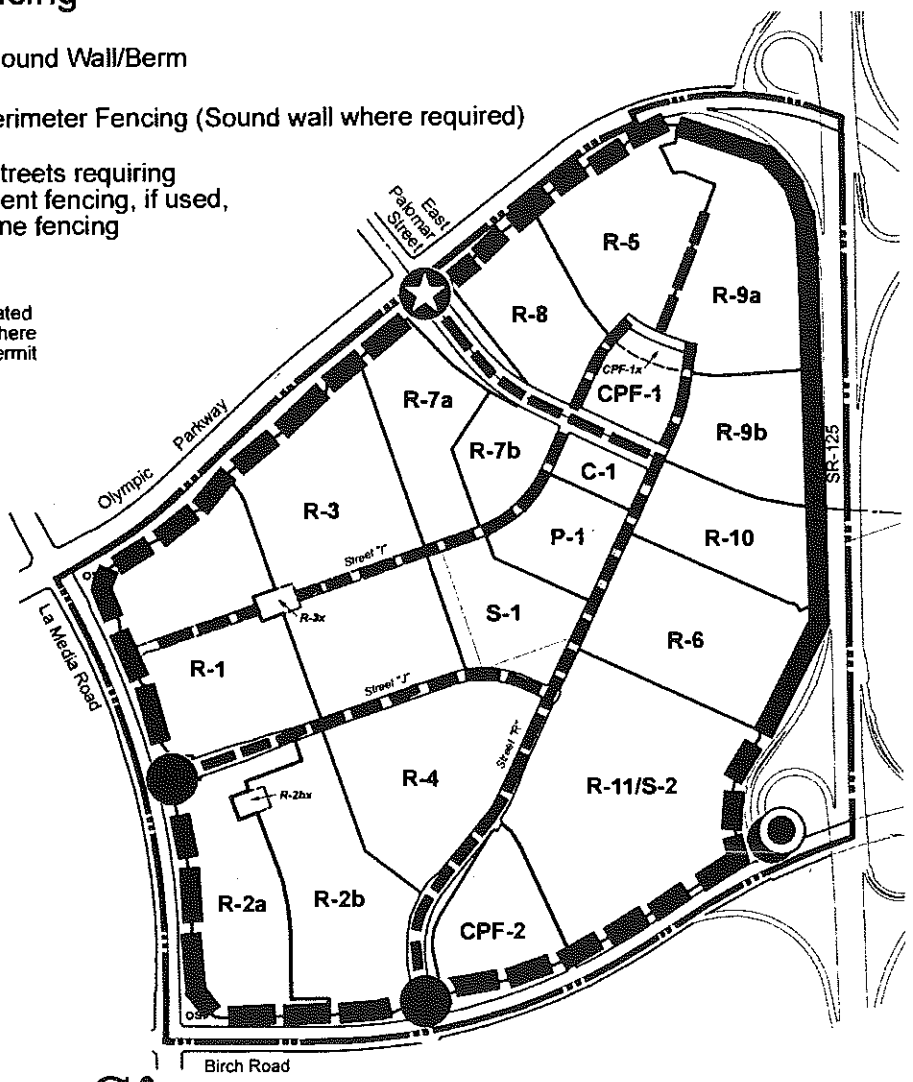
Entries

- Primary Entry
- Secondary Entry
- SR-125 Community Entry

Community Fencing

- SR-125 Sound Wall/Berm
- Village Perimeter Fencing (Sound wall where required)
- Internal Streets requiring any adjacent fencing, if used, to be theme fencing

NOTE:
All of the above fencing indicated should be masonry, except where a noise analysis and views permit open fencing to be used.



CITY OF CHULA VISTA **Village Six** OTAY RANCH

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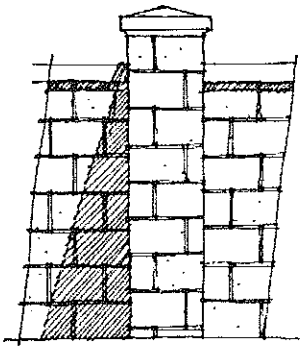
11/30/01

Exhibit 18

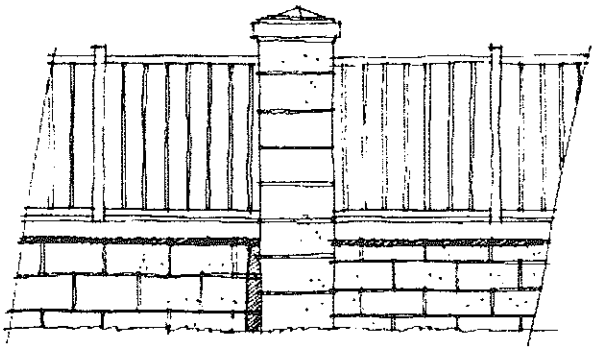
Wall and Fencing Types



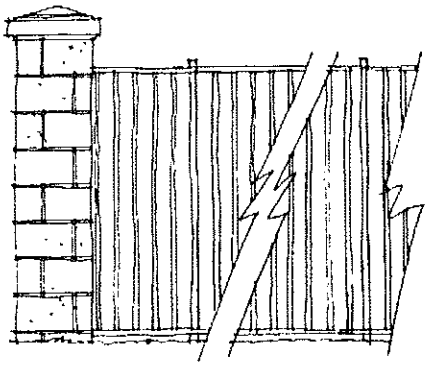
Solid Split Face Block Theme Wall/Pilaster

Notes:

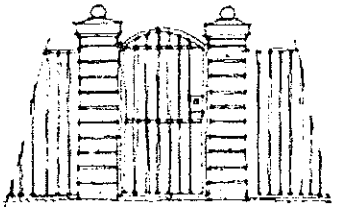
1. Split Face Block Walls and Pilasters shall be consistent with the existing walls in adjacent Village Five (including color and texture).
2. Walls and fences shall have a maximum height of 6', except where required for noise attentuation, where the maximum height may be increased to 8 1/2'.
3. Wood Fencing shall not be used for any fencing with significant public exposure, as determined by the City on an approved Fence Master Plan. The location of each fence and wall type shall be indicated on the Fence Master Plan.



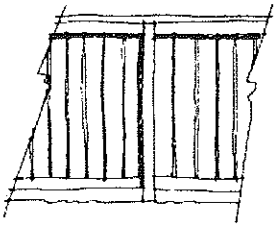
Partially Open Theme Wall



Open View Fence



Gated Fence



Internal Wood Fence

Village Six
OTAY RANCH
CITY OF CHULA VISTA

Source: ONA, Inc.

Cinti Land Planning
9/10/01

Exhibit 19

Combined Wall and Fence Guidelines

The combining of a conventional fence on top of a retaining wall can result in combined wall height that is not desirable. The combining of walls is generally discouraged. Where necessary, it shall be within the combined limits indicated in the sketch below.

Combination Wall & Fence

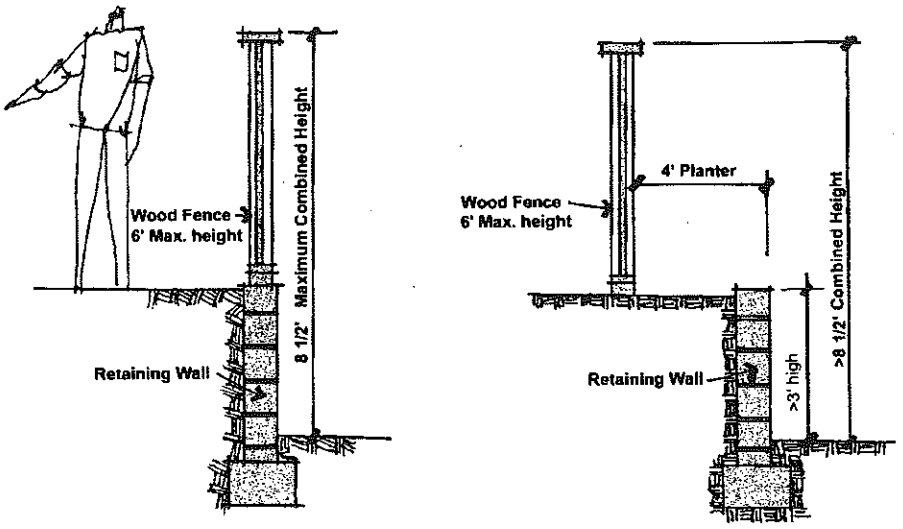
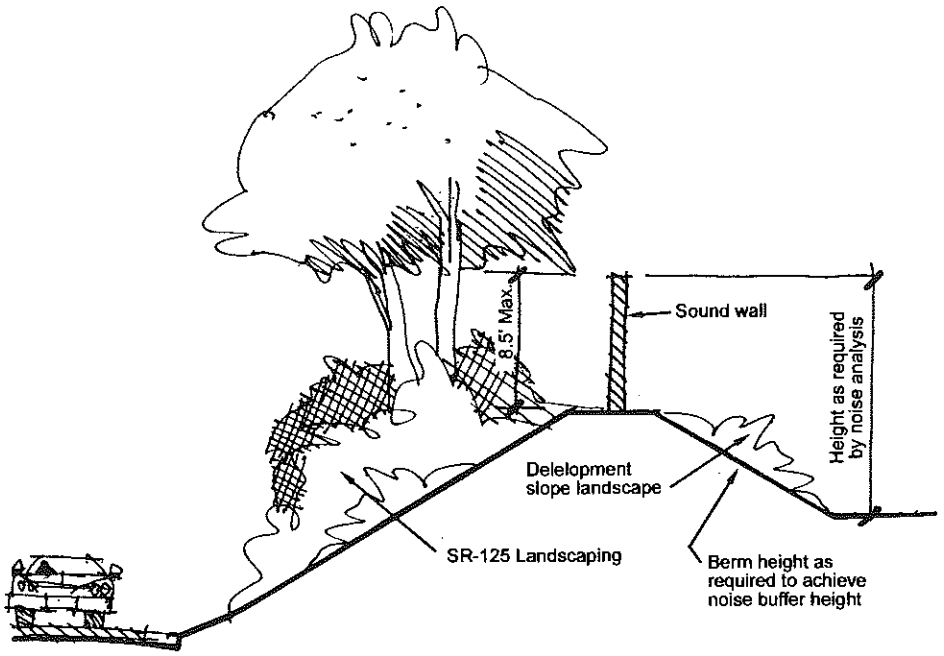


Exhibit 20

A special condition of combined berm and wall is proposed for noise attenuation along the SR-125 village edge. This design concept is depicted in Exhibit 21 below.



SR-125 Sound Wall
Exhibit 21

II.4.3.4 Community Signing

The purpose of a planned sign program is to provide a continuity of design which will contribute to an integrated, well-planned, high quality environment. Community and neighborhood entry sign locations are identified on the Fencing/Entries Plan, Exhibit 18.

Permanent signs include:

1. Community Entry - Entry sign should be a large scale, monument type sign, creating a major statement. Materials used should be compatible with landscape and hardscape elements. Entry sign could be illuminated.

2. Neighborhood Entry - Neighborhood entry sign should relate its use of materials and styling to the neighborhood thematic treatment.

3. Identification Sign (for parks, libraries, schools, *etc.*) - Sign should be low key, monument type sign, with single or double face. Materials will be consistent with the thematic treatment for the major neighborhood or district in which it exists.

4. Street Name Sign - A sign to identify street names and inform the viewer shall be provided consistent with the standards of the City of Chula Vista.

5. Community Trail Sign - A sign to identify and direct traffic, vehicular and pedestrian, to special community trails such as bicycling and jogging. Form should be small scale, freestanding, consistent with community signs.

Temporary signs will be used to identify and direct traffic to specific neighborhoods and products during construction and sales periods. These signs will be subject to permit approval for specified periods of time.

Temporary signs include:

1. Village Entry/Identification Sign - A sign to identify the village/entry during residential sales period when permanent signs may not be constructed due to multiple landowner/phasing issues.

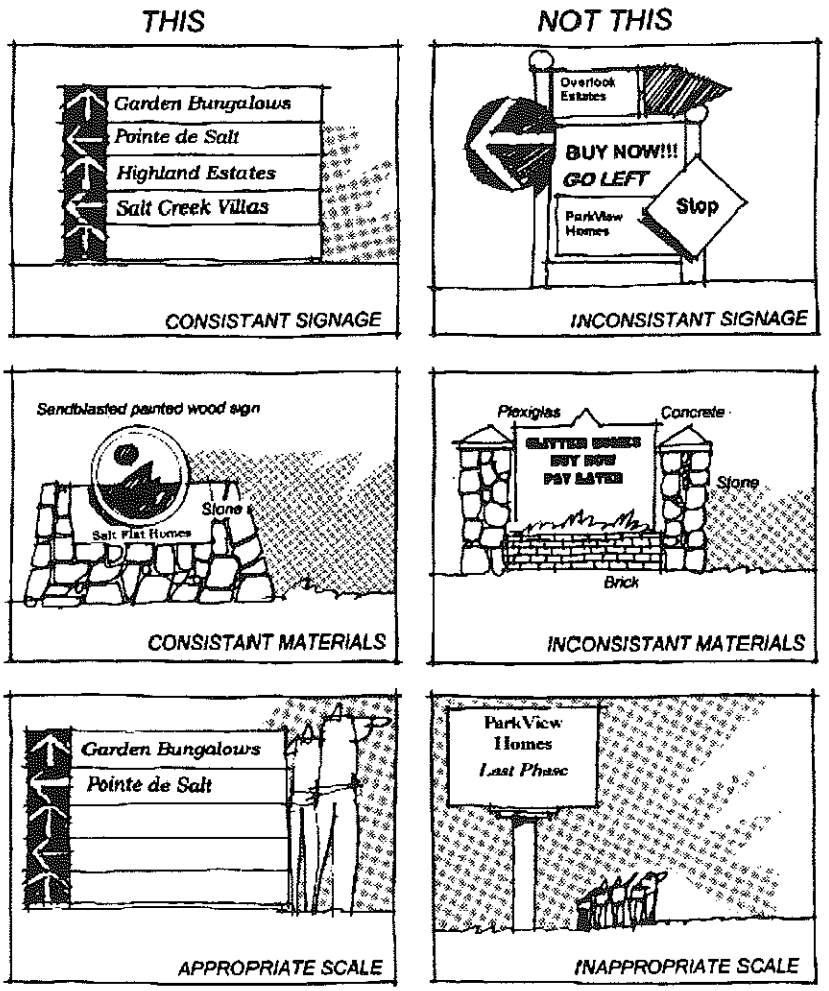
2. Neighborhood/Product Directional Sign - A sign to direct vehicular traffic to specific neighborhoods and/or products in the context of the merchandising program. Constructed of painted plywood panels on wood support posts.

3. Product Identification Sign - A sign to identify a specific residential product, sales complex or information center.

4. Secondary Directional Sign - A small sign to direct the viewer to specific areas within a product such as parking, sales office and models.

5. Future Facility Sign - A sign which informs the viewer, through symbol and verbal reinforcement, of the various future building sites in Otay Ranch indicating opening dates, building names and phone numbers. They consist of painted plywood sign panels supported on wood posts.

The following illustration provides some guidance in the design of signs; additional, more specific sign regulations will be implemented by the master developer. Signs are addressed in the Otay Ranch Village Six PC Regulations, which should be consulted for specific sign restrictions (*e.g.*, sizes, permit requirements, prohibitions, *etc.*). A sign program for the Village Core will be included in the Master Precise Plan for that area. Signs directed to pedestrians should be appropriately located and scaled to pedestrian routes.



Signing Guidelines

Exhibit 22

II.4.3.5 Community Lighting

The design issue of "lighting" includes street lighting, as well as, building and landscape accent lighting, and sign illumination. Three basic principals should be considered in the provision of lighting:

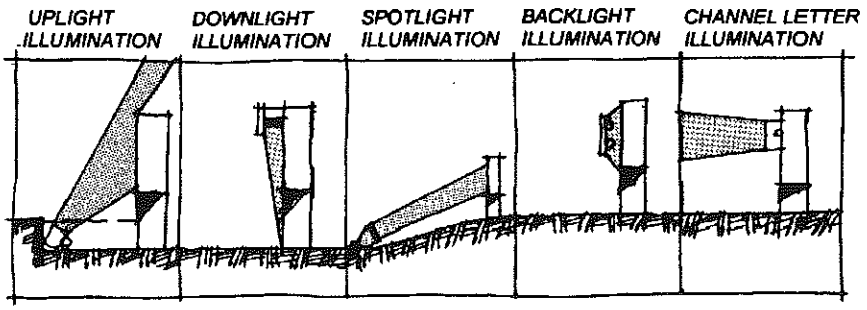
1. Street lights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.

2. Lighting fixtures should relate to the human scale especially in pedestrian areas.

3. Lighting and lighting fixtures should complement the design and character of the environment in which they are placed.

All street lighting shall conform to City standards or an approved theme lighting program, and shall be approved by the City Engineer.

Lighting for community facilities and recreation areas shall be considered as an element of Site Plan Review. Any such lighting which will illuminate a residential area past the hour of 10:00 p.m. shall be clearly identified on the site plan. Lighting standards and fixture design determinations for the Village Core will be addressed in the Master Precise Plan prepared for that area. Lighting in pedestrian areas should be appropriately scaled.



Sign Lighting

Exhibit 23

II.4.3.6 Community Trails

Off-street trail routes connect to the community-wide trail system of Otay Ranch as illustrated in Exhibit 24, Trails Plan. The placement of trails adjacent to streets is illustrated in the street sections plans provided in Chapter 3, Circulation, of the Village Six SPA Plan and the streetscape sketches in the previous Landscape Concept portion of these guidelines.

Trails Plan

15' Wide Village Pathway

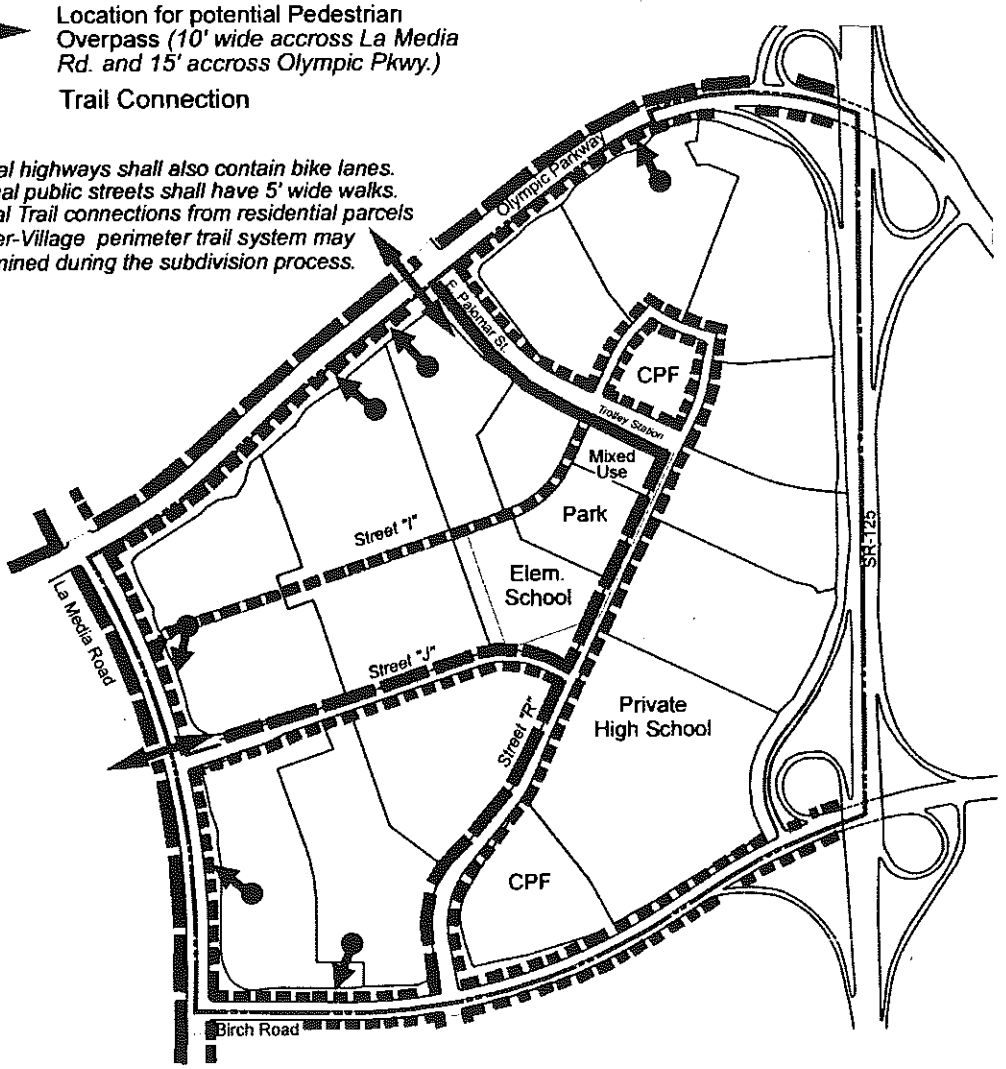
10' Wide Village Pathway

5' Wide Pedestrian Trail

Location for potential Pedestrian Overpass *(10' wide accross La Media Rd. and 15' accross Olympic Pkwy.)*

Trail Connection

Note:
1. *All arterial highways shall also contain bike lanes.*
2. *All internal public streets shall have 5' wide walks.*
3. *Additional Trail connections from residential parcels to the inter-Village perimeter trail system may be determined during the subdivision process.*



Village Six
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Exhibit 24

II.4.3.7 Community Entries

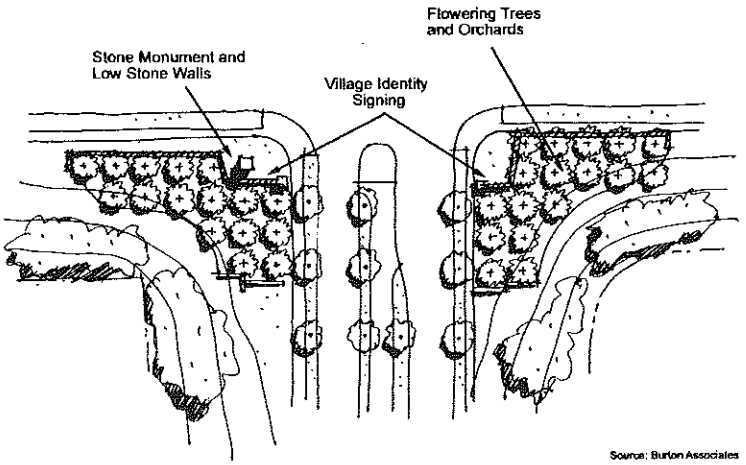
Entries serve two primary purposes. The first is informational; they identify the community or neighborhood. To this end, entry signs must be clearly readable to the motorists and not so overly sculpted and landscaped that their basic message becomes obscured.

The second purpose is to provide unifying design accents throughout the community. If each project or neighborhood attempted to compete for attention via their entries, the overall unity of the community would be decreased. Therefore, there will be a common design treatment for all entries to reinforce the overall sense of community.

Entry monumentation will be provided by both the master developer and individual builders. There are two primary types: major entries and minor entries. The approximate location of these entries is depicted on the Fencing/Entries Plan, Exhibit 18.

Primary Entry

Primary entries are those which are identified in the overall Design Plan and provide primary access to the Village. This entry is located at the intersection of Olympic Parkway and East Palomar Street. The entry should be designed to convey a sense of arrival. It should clearly state that "This is the entrance to Village Six." The entry will include design features that are consistent with community wall materials. Entry design should flow with the terrain and appear to be an extension of adjacent landforms.

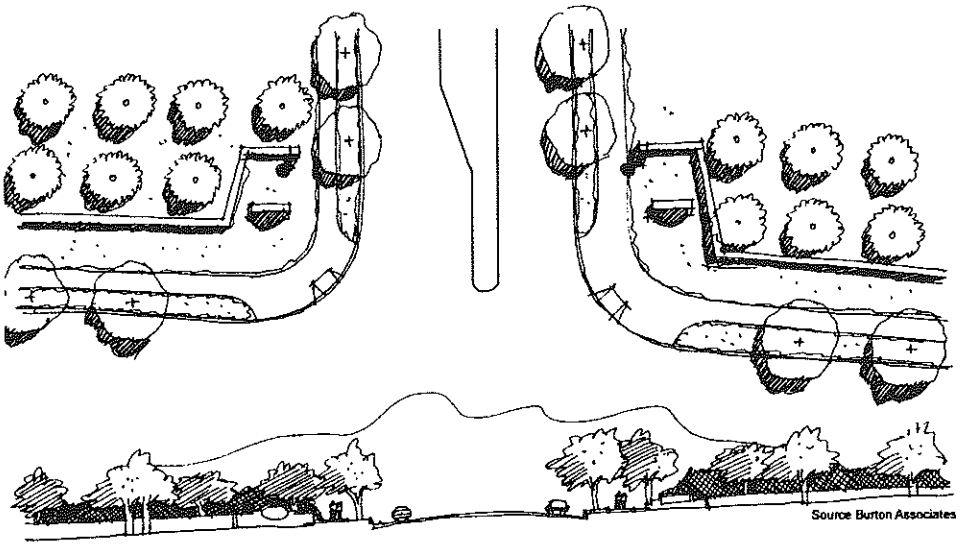


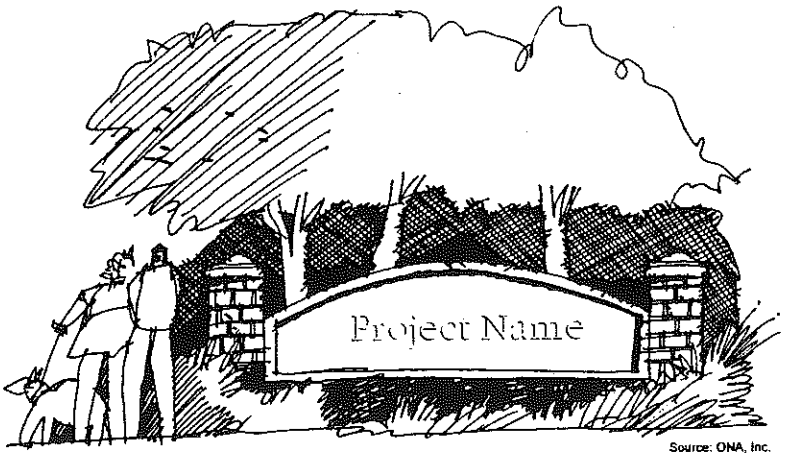
Primary Entry Monument

Exhibit 25a

Secondary Village Entry Streets

Secondary entries also provide access to Village Six but are of a smaller magnitude than the primary entry. A typical entry with special monumentation and landscape planting, is illustrated below. These entries should be designed to create a portal and convey a sense of arrival. They will be located at the village entries from La Media Road and Birch Road. These entries will identify the specific village within the overall community. A typical minor entry is illustrated below.





Secondary Village Entry

Exhibit 25b

II.4.3.8 Street Utilities

Street utilities include all of the various objects generally found adjacent to the street such as: fire hydrants, post boxes, bus benches, utility company boxes, trash receptacles, sprinkler and traffic signal control boxes, *etc.* Two principal design issues should be considered in regard to these objectives. The first is their overall aesthetic appeal or their contribution to the overall design of the community. The second issue is the location of street furniture in relation to the sidewalk.

In the majority of cases, street furniture is designed for basic utility, ease of maintenance, and service longevity. Because of this, and the fact that they are located for easy service access, street furniture can be intrusive and detract from the aesthetic quality created by other design elements. The often conflicting requirements of the project designer and service provider necessitate close coordination and cooperation between the builder and service company in regard to the installation of such items.

Design standards vary with the various street furniture items and the agencies involved. In some cases the standards are fairly strict, while in others, ample room exists for negotiation. As an example, the Postal Service requires ganged, curb-side post boxes for new single family detached developments. This may be provided by several rural-type boxes at a single location, or the installation of Neighborhood Delivery Collection Box Units (NDCBU) supplied by the Post Office. However, the facade or structure surrounding these boxes can be designed to suit any motif, allowing the designer to integrate the required unit into the character of the neighborhood. Similar post box standards have been established for other residential and commercial/industrial uses. As an example of rigid requirements, the standards for fire hydrants are strictly applied due to their importance to the safety of residents.

When designing for street utilities, every effort should be made to reduce potential adverse aesthetic impacts. Techniques to be considered include landscape screening, construction of a facade, use of neutral or complimentary colors, and undergrounding, where possible. Screening shall be approved by the Chula Vista Planning and Building Department.

II.4.3.9 Scenic Corridor Guidelines

One off-site scenic corridor will be affected by development within Otay Ranch Village Six. This is the Olympic Parkway corridor. Views from the street to residential development areas will mainly comprise graded slope areas because of the road location in Poggi Canyon. Some rear unit elevations and roof lines, rear yard fencing will also be visible. In highly visible areas, attention will need to be given to the aesthetics of the rear exposure, as well as the front. Additional rear elevation detailing, variable lot depths or rear yard setbacks, and special slope landscaping should be considered as potential design solutions.

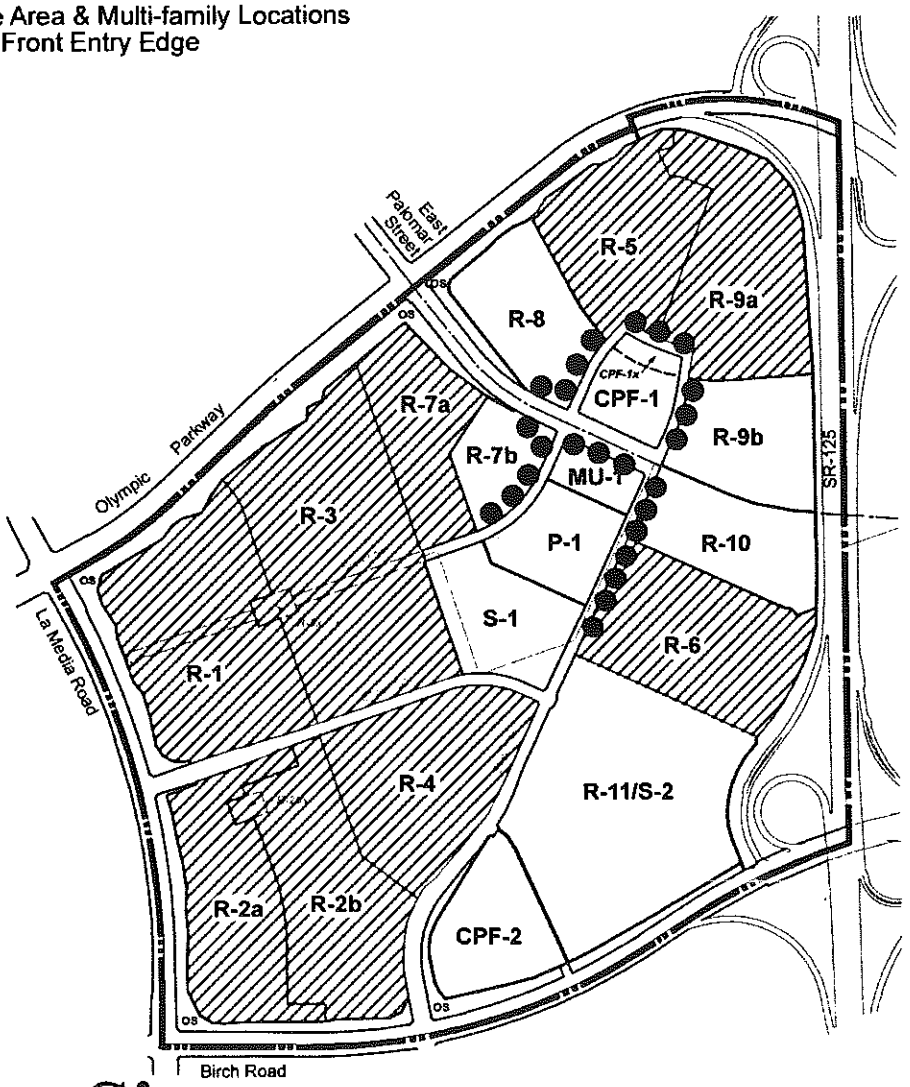
II.4.3.9 Pedestrian Orientation

One key design element in Village Six is pedestrian orientation. By this it is meant that wherever possible the residents of the homes should have access, both visual and physical, to the pedestrian trails and walks. And, conversely, the pedestrians should have a connection to access the entry to the homes. Home entries should not be hidden along a narrow side passage, but be clearly accessible to pedestrians. For most residential streets this is a simple matter of placing the home entry in a location that is visible from the sidewalk, but where these streets are steep or heavily traveled this may not always be possible. This is particularly true for primary internal circulation streets, many of which function similar to a collector. The exhibit, Pedestrian Orientation, on the following page indicates the "front door access" should be provided on these primary internal streets.

Pedestrian Orientation

Single Family Detached Locations
with Local Street Pedestrian Orientation

Core Area & Multi-family Locations
with Front Entry Edge



Village Six
OTAY RANCH
CITY OF CHULA VISTA

Circit Land Planning

Exhibit 26

II.4.4 Residential Design Guidelines: Single Family - Secondary Area

This chapter addresses the design issues associated with typical single family residential development. Such uses are typically located in the Secondary Area of the village, away from the Village Core, per the GDP village development concept. The topics addressed in this chapter are applicable to all single family projects and should be implemented in unless superseded by special features noted in Section II.4.6, Village Core guidelines.

II.4.4.1 Site Planning

Tract subdivision construction in single-family detached areas should be based upon the following criteria:

1. A minimum of three housing plans should be provided each with a minimum of three facade treatments which vary entry, window type and treatment, exterior materials and color.

2. Roof style, material and height should be varied.

3. Single-family detached residential lots and setbacks should encourage variety in the design, orientation and placement of homes, wherever practical.

4. Front yard building setbacks should be varied to avoid a monotonous pattern of houses.

5. Side yard setbacks should be varied to create greater solar access, provide more useful private open space in side yards, and avoid monotonous pattern of houses.

6. The appropriateness of lots backing to other than major arterials will be reviewed with individual tract maps or site plans. When deemed appropriate, lots backing up to collector streets should be set back from the street right-of-way to permit adequate landscaped buffers along the street frontage.

Building Placement

Building placement on a lot is to a large extent controlled by the setbacks established for each of the residential land use districts within Village Six. These standards are found in Section II.3.3 of the Village Six PC District Regulations. It should be stressed that the standards are based on prototypical lotting concepts and are not intended to constrain more creative solutions to spatial relationships (*e.g.*, non-perpendicular lot lines, open space easements, *etc.*) that may be approved at the Tentative Map stage. Small lot and cottage products (potentially in SF4 and RM1 land use districts) which are subject to Site Plan and Design Review are not required to meet the criteria applied to standard subdivisions outside the PC District. Additional flexibility for reduced street frontage, lot depth and width, etc. are appropriate within the context of the transit oriented planned community as long as the spirit and intent of the SPA Plan and PC Regulations are met and the

quality of development is not adversely affected. The evaluation of these criteria by City staff will be accomplished during Site Plan and Design Review.

Building siting guidelines for SF3 and SF4 products are provided on the following pages. Important architectural considerations are also noted on the sketches.

Three Car Garages

A. Three car split and direct entry garages are limited by the following criteria:

1. Only one model in a single family detached project may offer a three car split, direct entry garage.

2. Front loaded three car garages allowed on minimum 60 foot wide lots only.

3. Front loaded three car garages shall not occur on adjacent lots or in a repetitive pattern within the project.

4. Driveway width for a front loaded three car garage is 16 feet or the minimum required for adequate turning movements, subject to Design Review. (Refer also to PC Regulations, Section II.3 "Setbacks")

5. The single car garage door in front loaded three car garage situations shall be offset from the two car garage door by three feet and a turf or enhanced paving stip shall be located between the doors. The single car garage shall have a Hollywood driveway with turf or enhanced paving.

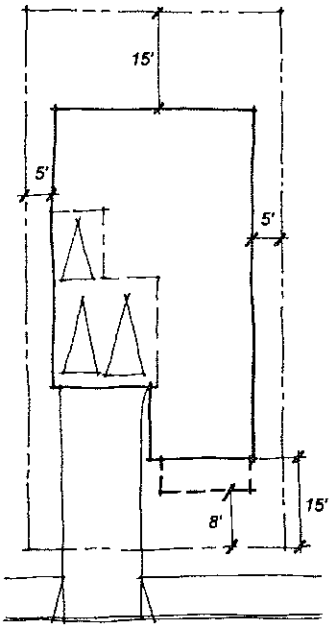
6. The garage doors shall include glass and a coach light shall be provided at the garage entry.

7. Living space should extend 4½ feet in front of the garage facade and a porch is required on the house.

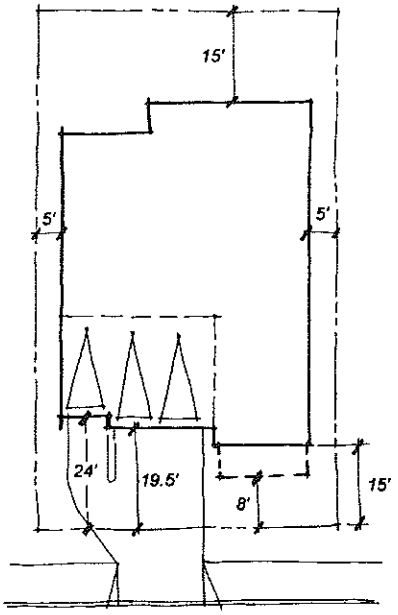
8. No three car side entry products.

3 Car Garage Configurations

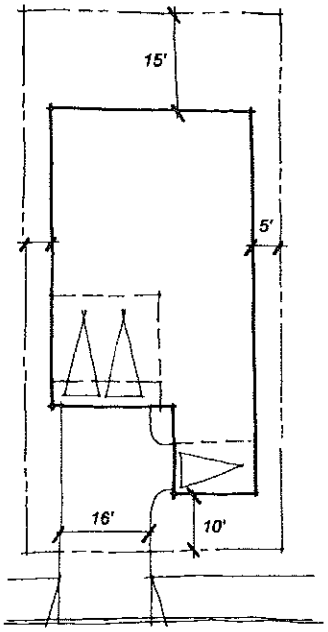
***Note:** Refer to PC District Regulations for detailed setback regulations by Land Use District*



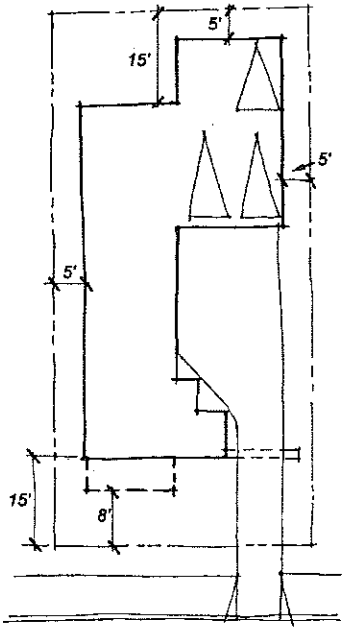
3-Car Direct Entry Tandum



3-Car Direct Entry
(with required Hollywood Drive)

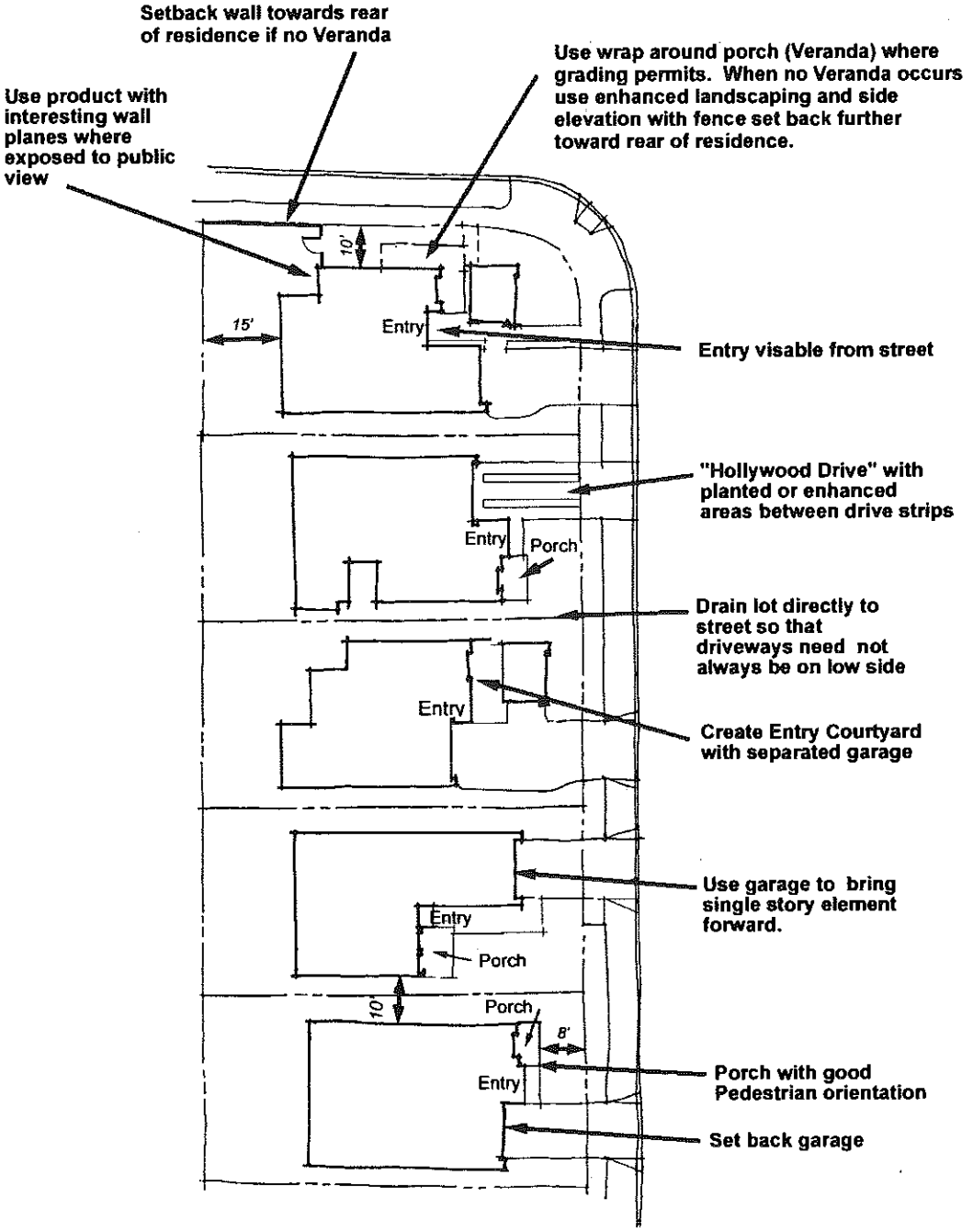


3-Car Split with Side-on



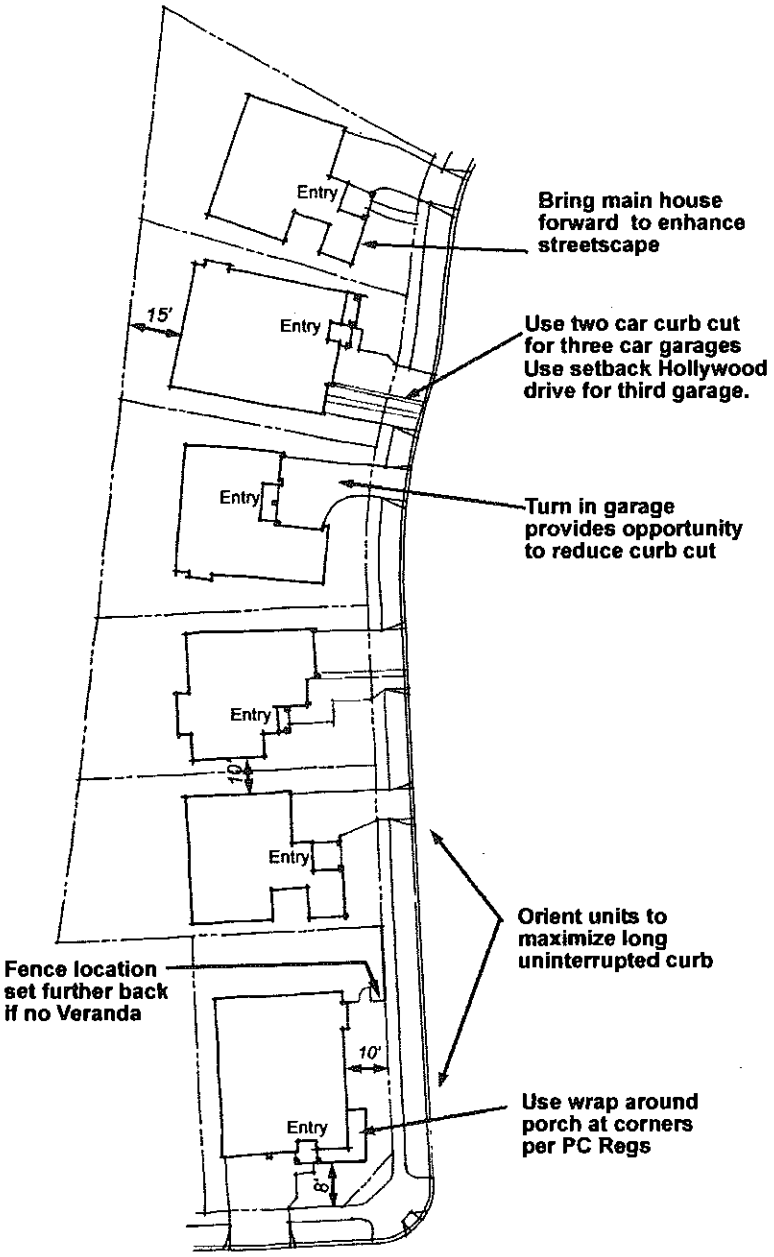
3-Car Deep Setback Tandum

Exhibit 27



Typical SF3 Lotting *(60' wide pads shown)*

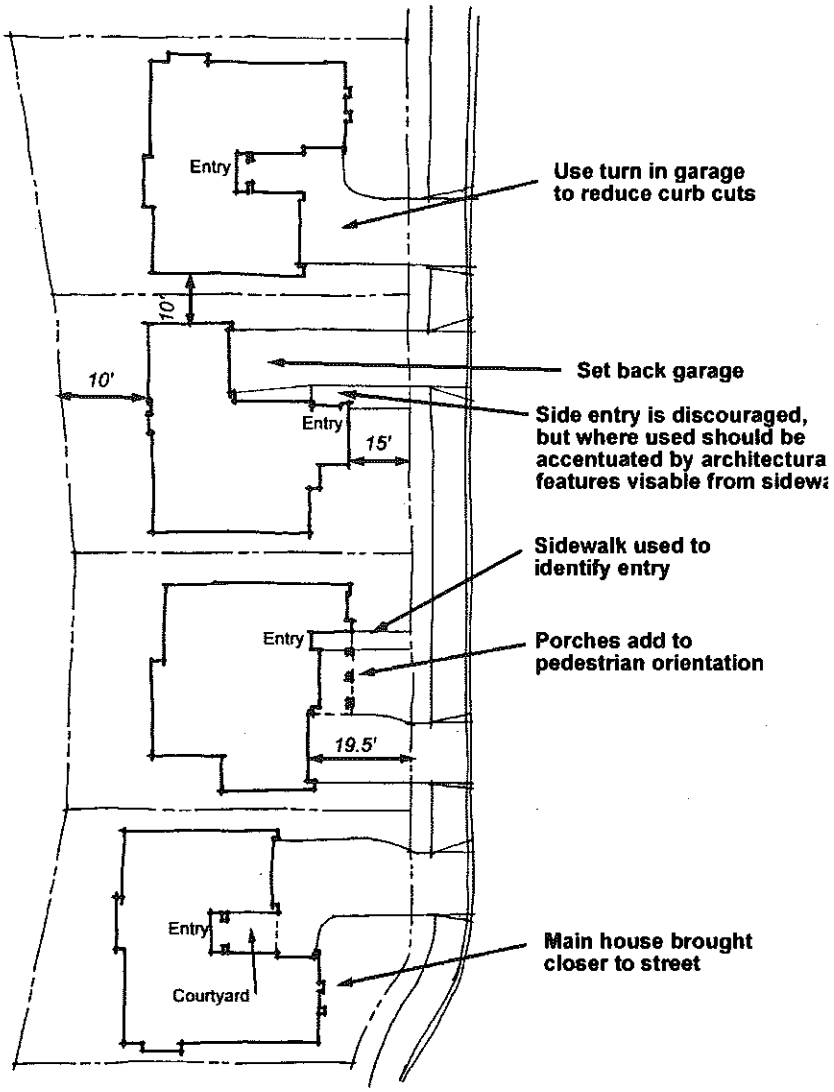
Exhibit 28



Note:
No 3 car direct entry garages on lots <60' wide.

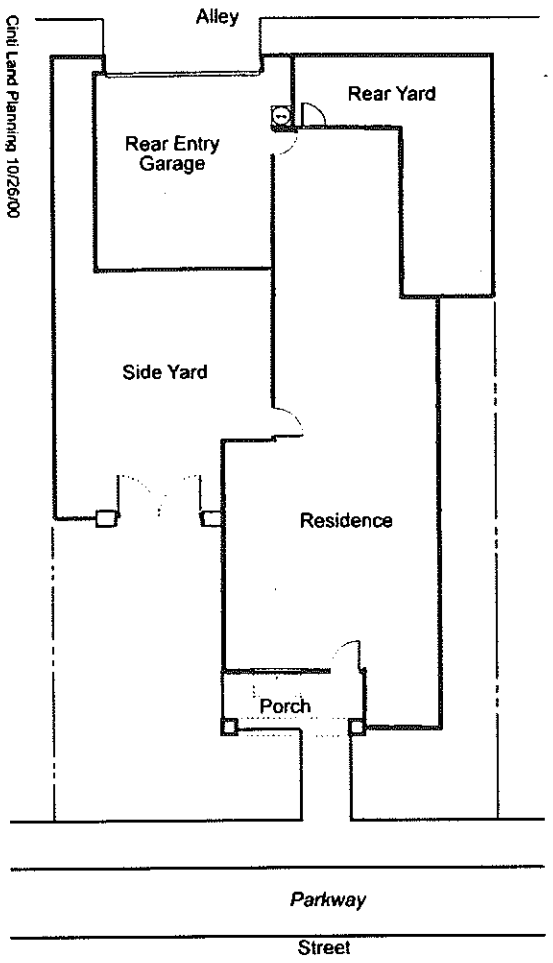
Typical SFD Lotting *(50' wide pads shown)*

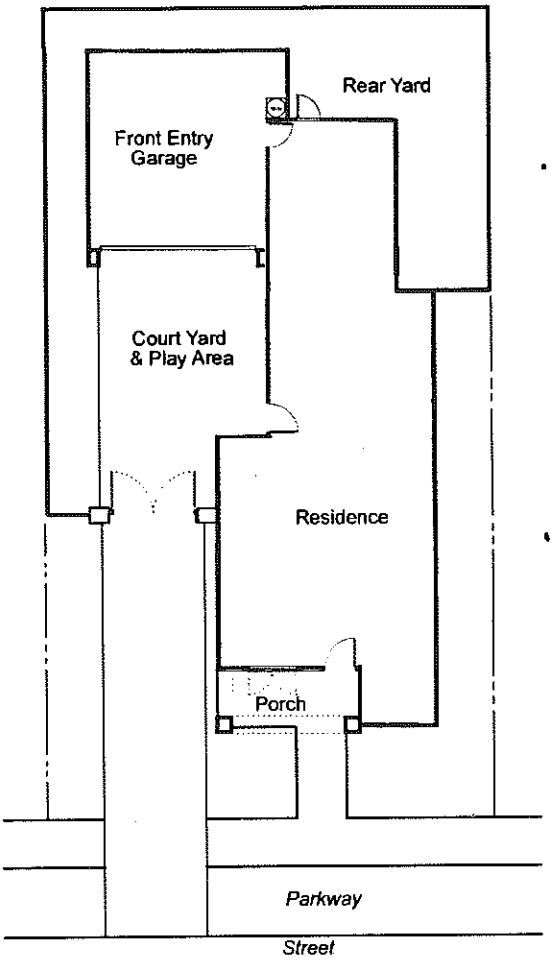
Exhibit 29



Typical SFD Lotting *(65'x85' pads shown)*

Exhibit 30





SF4 Lotting Concept *(Conv. Alley Product shown)*

Exhibit 31

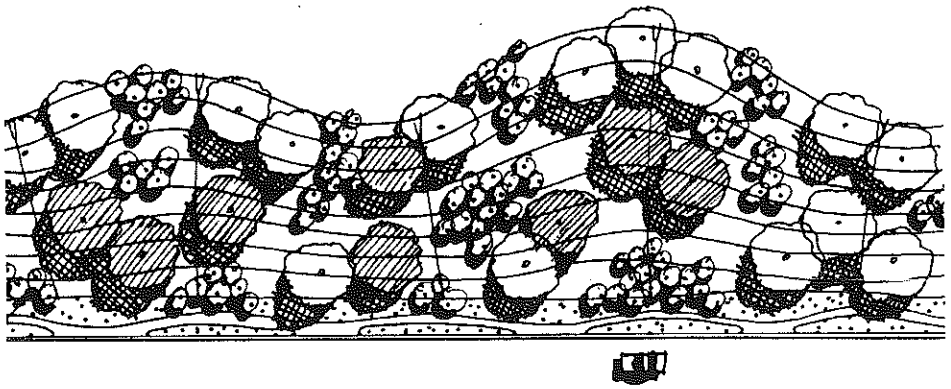
Yard Restrictions

Careful attention to maintaining continuity of design during initial construction can be negated by subsequent individual homeowner improvements. Enclosed additions, patio structures, decks, storage sheds, fencing and other similar homeowner improvements are of particular concern. Yet, restrictions such as setbacks, coverage, materials, *etc.* must relate to the particular type of lot and residence involved. In order to both control these homeowners improvements and, at the same time, relate the restrictions to the particular characteristics of the housing/lot type involved, a "Homeowner Improvements Manual" shall be a required component of mandated Design Review for small lot single family projects (lots less than 5,000 sf). This supplement will detail for each housing type, the specific restrictions on the size and location of balconies, covered patios, enclosed additions, or storage buildings. In addition, specific guidance and restrictions shall be provided for materials, colors and design characteristics. This supplement shall be officially adopted as a component of the Design Review approval. And to insure continued conformance, it will also become a component of the recorded CC&R's given to each new home purchaser.

II.4.4.2 Grading & Landform

Attention to detail in the execution of grading is important at both the mass grading and detail grading levels. The Village Six SPA Plan includes design standards for grading (see Section II.2.4 of the SPA Plan). The Sketch below illustrates two contour grading techniques which can be implemented along significant slope banks, particularly on the perimeter slopes adjacent to community level roads and trails.

Preferred Contour Grading:
Meandering Top of Slope with Variable Slope Ratios



Major Slope Contouring

Exhibit 32

II.4.4.3 Streetscape Design

See Landscaping Concept Section II.4.3.2 for landscape and street furnishing elements of the streetscape design. The building component of the streetscape should incorporate pedestrian oriented features since the residential street is also the pedestrian way in the Secondary Area. Pedestrian oriented design includes attractive architecture, pedestrian oriented features (particularly entries and porches) and a minimization of utilitarian areas at the street (see also Visual Aspect, below).

Sixty-six percent (66%) of all single-family detached houses shall have at least one of the following pedestrian oriented features: porch, veranda, porch/veranda combination, semi-private courtyard, and/or balcony, gateways, trellises, porte-cocheres, large picture windows, or any combination thereof. Porches, verandas, semi-private courtyards, gateways, trellises, porte-cocheres, large picture windows, and/or balconies shall be required on all single-family detached houses. Alternative pedestrian oriented features may be substituted with Design Review approval.

Guidance for a wrap-around porch is sketched on the Exhibit 33, herein.

II.4.4.4 Visual Aspect

Buildings within the development should have a variety of sizes, shapes, colors and materials used to promote interest in the built environment. However, the densities designated for the SPA will generally promote one and two story single family homes. These structures placed within the planned community design structure (see Chapter II.4.3 for community design concepts) will promote a high quality suburban appearance.

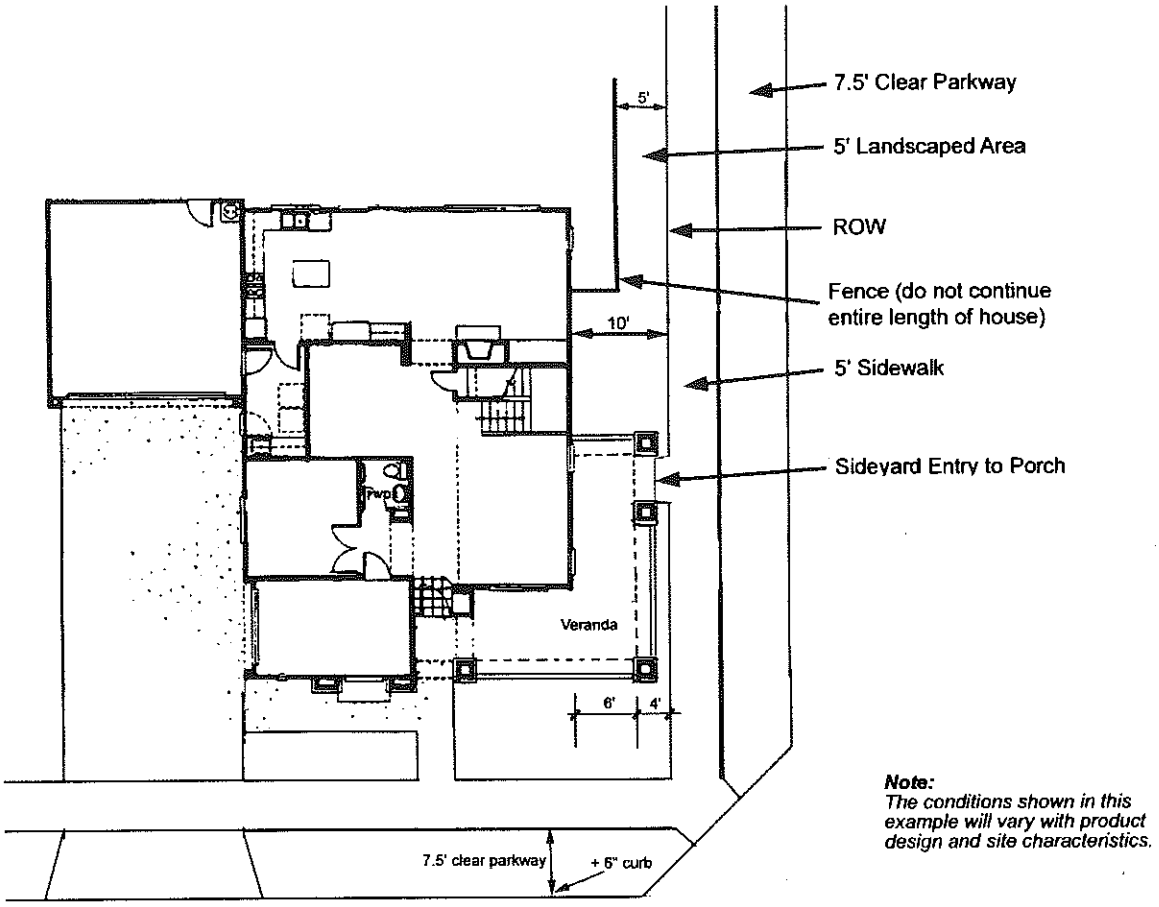
As noted previously, pedestrian orientation is to be emphasized. The three primary areas of design which affect pedestrian orientation are building facade and garages.

The building facade should be designed to provide a connection between the public area, street and sidewalk, and private residence. Appropriate building characteristics include:

- Variations in architectural style
- Undulating building mass and roof planes
- Vertical and horizontal stepped massing
- Visually reduced garages
- Detailed entry features such as doors, windows, porches, patois, courtyards, and trellises oriented toward the street

Pedestrian orientation also emphasizes the front yard and front of the home over the garage. The following guidelines should be considered in garage design (see also three car garage criteria in Building Placement preceding discussion):

- Reduce visual impact of garages facing the street by varying garage door colors, textures or patterns, utilizing deep recessed doors, and using two single car door in place of one double door
- Use alternative configurations such as split, swing-in and mid to deep recess
- Vary front facing garage door setbacks
- Avoid front-facing garage doors forward of the front building wall



Veranda *(Wrap Around Porch)* Concept

Exhibit 33

II.4.4.5 Architecture

While the landscaping, fencing, and signing will have a common design throughout the entire community, some variety in architectural styles is envisioned for structures within the community. Although various architectural styles are intended to coexist in the overall community, they should not be mixed within a single project. Each Neighborhood on the Site Utilization Plan shall have internal consistency which is, in turn, consistent with the architectural style of the community described in Section II.4.3.1. And, of particular importance, architecture should not be a hybrid style, such as "Spanish Cape Cod."

Architectural detailing is typically emphasized on front elevations, which is the "public" side of the building. In some locations, the side or rear elevation also becomes "public" due to its exposure to a street or trail. Enhanced detailing to the side or rear elevation should be provided in these circumstances.

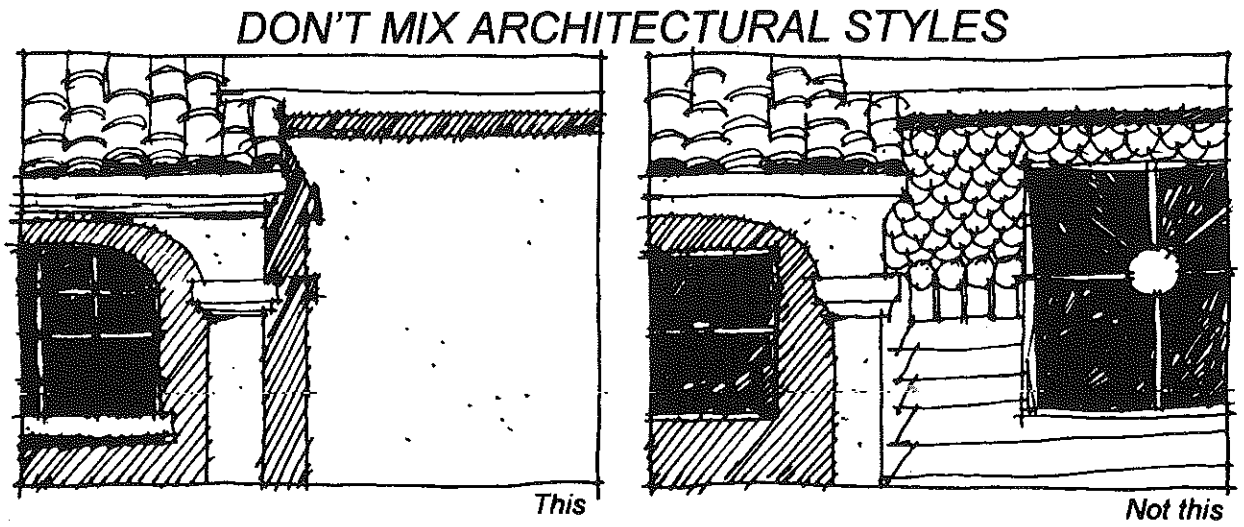


Exhibit 34

Enhancement of Side & Rear Elevations

Special attention is required to be paid to the appearance of rear and side elevations in areas that are exposed to the public view. In those conditions where the front or side elevation is exposed to public view enhancement is required. Enhancement should not solely consist of plant-on elements to the exterior, rather the whole elevation and building massing should be considered.

A. Primary Enhancement Areas. The following is a list of siting considerations that *require* enhancement of building elevations:

1. All elevations visible from a Scenic Highway;
2. All elevations visible from a public park,

3. All building elevations (not blocked by foreground buildings) along the top of slopes that can be seen from any major roadway (more than 4 lanes), and;
4. Any side elevation on a corner lot.

B. Secondary Enhancement Areas. The following is a list of site conditions that *should* include enhancement of building elevations:

1 Side or rear elevations, other than corner lots that can be clearly seen from internal promenade streets.
2. Any other side or rear elevation that is sited in a way that makes it clearly visible from the public's short range view.

C. Enhancement Techniques. The following is a partial list of techniques that shall be employed for enhancing elevations. Always using the same technique should be avoided.

1. Enhanced elevations: Each elevation requiring enhancement shall include one or more of the following structural elements. No single element shall be used on more then 66% of the plans in any single Neighborhood.

   a. At least two different roof planes, intersecting at right angles. Such as: Dormers and Cross Gables
   b. A single story element the width of which would be no less than 20% of the rear/side elevation width.
   c. Offset planes. A vertical or horizontal offset of at least 18 inches on the elevation plane.

2. Enhanced elevations: In combination with requirement C-1 each elevation requiring enhancement shall include one or more of the following architectural features:

   a. Balconies
   b. Bay window or window pop-outs
   c. Recessed windows (minimum 6 inches)
   d. Accent or enhanced window surrounds
   e. Window shutters
   f. Cornices at rear eaves
   g. Use of wrought iron window enhancement (where style appropriate)
   h. Any other enhancement element treatment, that in the judgment of the Zoning Administrator, is equal to or better than those above.

II.4.4.6. Signage

Signage within single family detached districts is regulated by the sign provisions of the Village Six PC District Regulations. Signs are not an important design issue within such neighborhoods and no specific design guidance is required. See Section II.4.3.4 for Community Signing.

II.4.4.7 Lighting

Lighting is not anticipated to be a significant design issue in single family residential areas (see Section II.4.3.5 for community lighting)

II.4.4.8 Parking

The amount of parking required within each residential district is specified in the Village Six PC District Regulations. Requirements for sizing and spacing are provided in the PC Regulations. Beyond providing the number of spaces required, the design of common parking areas for attached and multi-family neighborhoods is an important element in site planning. However, within single family neighborhoods, parking is provided in individual garages, driveway spaces (between back of sidewalk and garage face) and guest parking on-street. Beyond the pedestrian oriented guidance for garages provided above, no special design criteria are required for these areas.

II.4.4.9 Landscaping Requirements

Common area landscaping shall conform to the community design standards in Chapter II.3. Individual Neighborhood landscaping is at the discretion of each property owner.

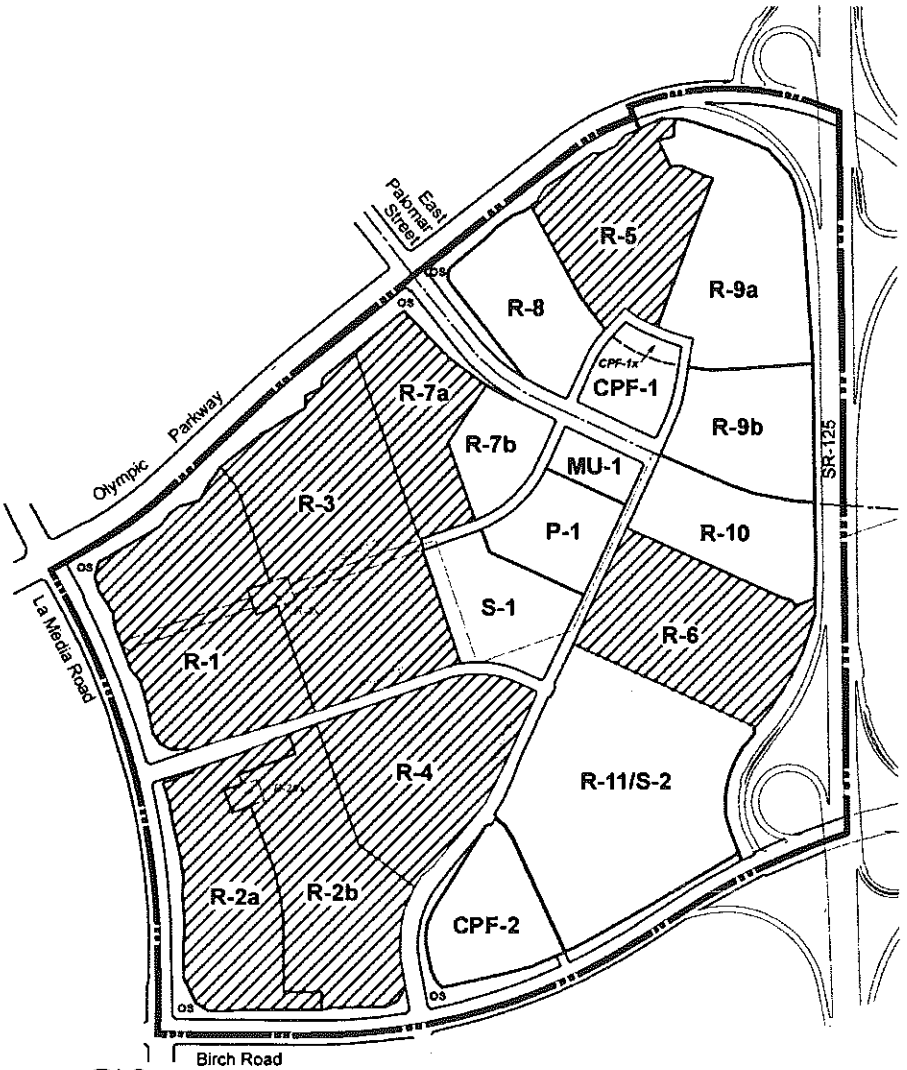
II.4.4.10 Individual Neighborhood Design Criteria

The product descriptions and Neighborhood plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All Neighborhood plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All Neighborhood plans shall conform to the development standards and other provisions of the Otay Ranch Village Six PC District regulations adopted by the City of Chula Vista. Some Neighborhood descriptions also include a lotting concept exhibit which identify the location of special design issues/responses.

The following are guidelines for site planning each of the residential Neighborhoods designated for single family detached products within Village Six (refer to the Single Family Detached Product Locations Map, Exhibit 35 on the following page, for the location of each Neighborhood).

Single Family Detached

Single Family Detached Locations



Village Six
OTAY RANCH
CITY OF CHULA VISTA

Cinti Land Planning
9-10-01

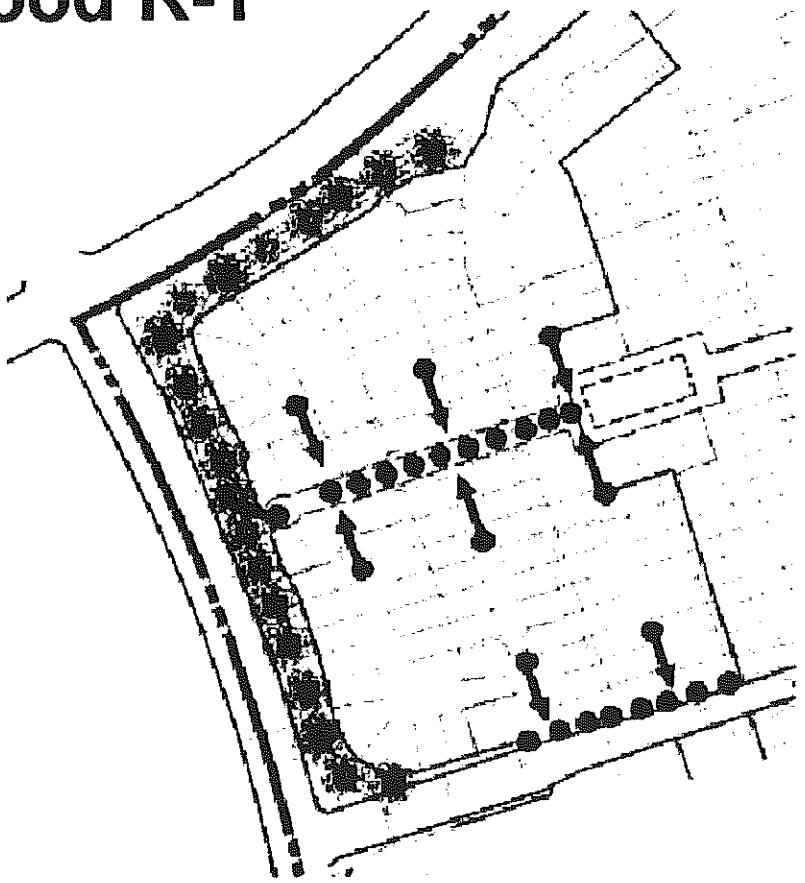
Exhibit 35

Neighborhood R-1
Design Issues Summary

Description: This is the lowest density housing area in Village Six. It is in the northwestern portion of the village, at the end of the residential promenade street extending from the village core. Approximately one-half of the Neighborhood perimeter is slope area down to arterial or village entry streets. Off-site views are available from lots along this perimeter. An open cul-de-sac at the end of the residential promenade street (Street "I") should provide visual and trail access to the greenbelt/trails along La Media and connecting to Olympic Parkway.

Land Use District:	SF3 - 5,000 sf average/4,000 sf minimum lot size
Product:	4.0 du/ac Single Family Residential
Views:	Views to and from La Media Road and Olympic Parkway along perimeter
Circulation/Entry:	Promenade connection to village core; secondary connections to village entry street off of La Media Road
Fencing:	Off-site views; consistency with community theme fencing on edges
Edges:	Arterial streetscape/slope landscaping along north, west and southern edges; rear lot lines at edge with Neighborhood R-3; some side yards along village entry street
Landscaping:	Slopes adjoining arterials (consistent with community design); entry street streetscape
Pedestrian Orientation Issues:	Orientation to promenade street; promenade connection from La Media trail to village core

Neighborhood R-1



Primary Pedestrian Edge

Sound Attenuation (per Noise Study)

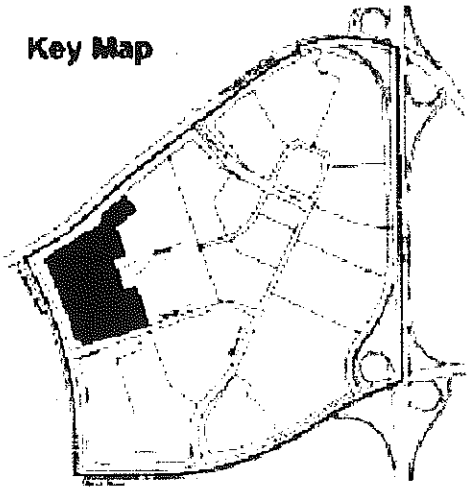
Landscape Buffer

View Orientation

Pedestrian Connection

Potential Ped. Overpass

Key Map



Village Six
OTAY RANCH

Exhibit 36

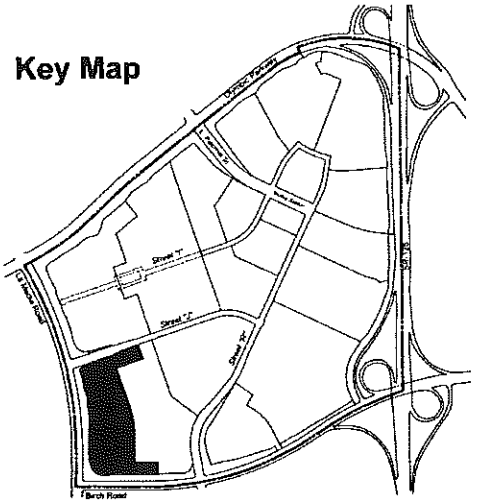
Neighborhood R-2a
Design Issues Summary

Description: This Neighborhood is located in the southwestern portion of the village overlooking La Media Road and Birch Road. As with Neighborhood R-1, off-site views are available for the perimeter of the Neighborhood. The community trail is located along the south side of the entry street from La Media Road and will pass along the northern edge of this Neighborhood. Strong connections should be provided to the trail and entry street which lead to the village core.

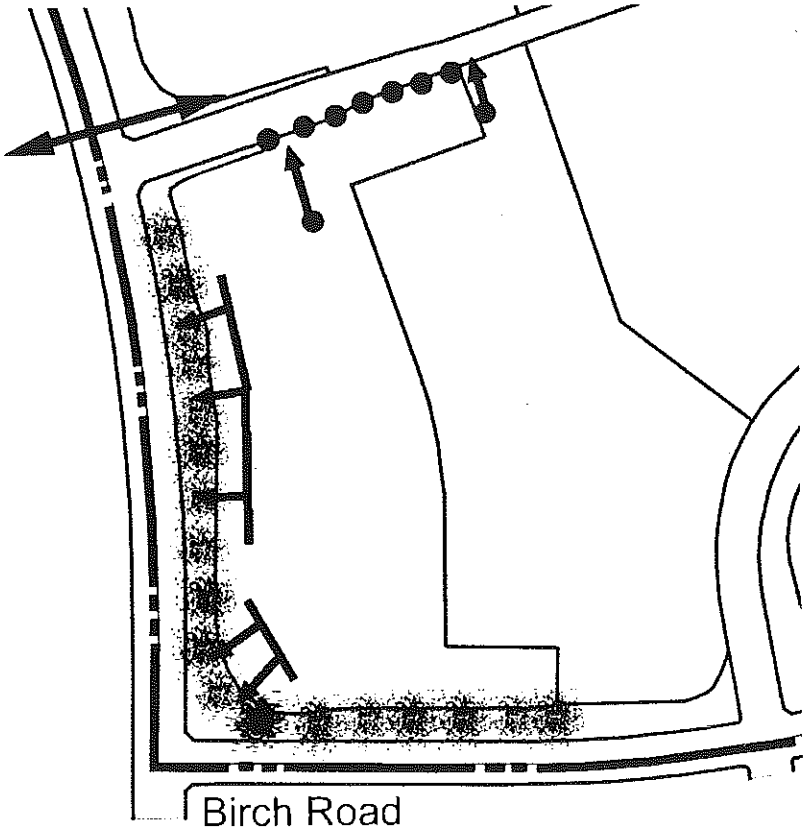
Land Use District:	SF3 - 5,000 sf average/4,000 sf minimum lot size
Product:	4.4 du/ac Single Family Residential
Views:	Views to and from La Media Road and Birch Road along perimeter
Circulation/Entry:	Neighborhood access from village entry street off of La Media and through adjacent Neighborhood R-2b
Fencing:	Off-site views; consistency with community theme fencing adjacent to entry street
Edges:	Arterial streetscape; village entry street streetscape and trail; rear lot lines at edge with Neighborhood R-2b; lots backing on to entry street
Landscaping:	Streetscapes. Potential Open Space area between Neighborhoods R-2a and R-2b with lots fronting it.
Pedestrian Orientation Issues:	Connection to trail along village entry street; rear elevation of lots backing on to entry street

Neighborhood R-2a

Key Map



- Primary Pedestrian Edge
- Sound Attenuation (per Noise Study)
- Landscape Buffer
- View Orientation
- Pedestrian Connection
- Potential Ped. Overpass



Village Six
OTAY RANCH
CITY OF CHULA VISTA

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11/30/01

Exhibit 37

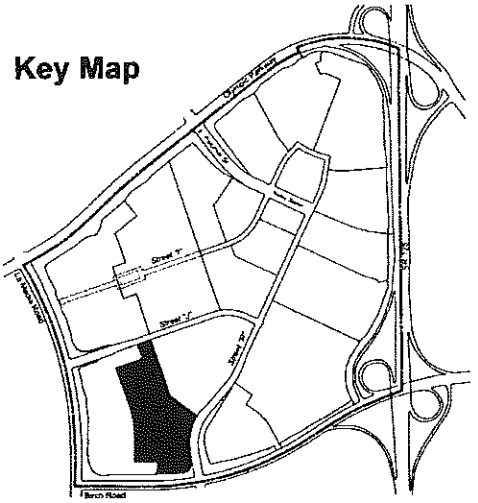
Neighborhood R-2b
Design Issues Summary

Description: This Neighborhood is located just east of Neighborhood R-2b and is proposed for a slightly higher density. Also similar to Neighborhood R-2a, this Neighborhood will have the opportunity to connect to community level trails which extend along both village entry streets which frame it.

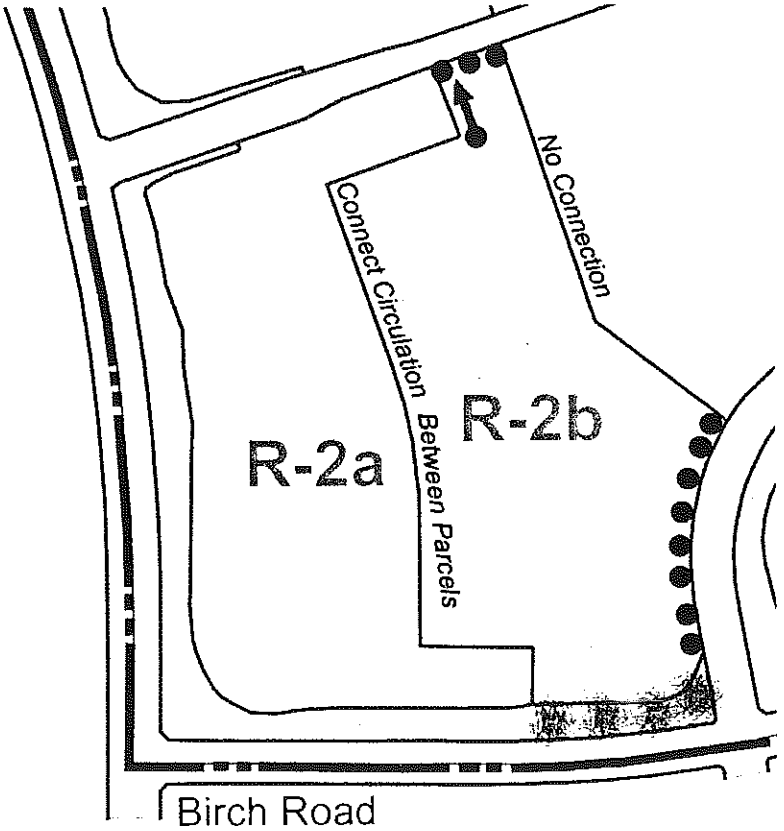
Land Use District:	SF4 - 4,000 sf average/3,000 sf minimum lot size
Product:	5.4 du/ac Single Family Residential
Views:	Views to and from Birch Road along a limited portion of the southern Neighborhood edge
Circulation/Entry:	Connection to trails along village entry streets; Neighborhood entries from village entry streets
Fencing:	Off-site views; consistency with community theme fencing along entry street
Edges:	Front, rear or side yards adjacent to entry streets and trails; rear lot lines to Neighborhoods R-2a and R-4
Landscaping:	Streetscapes. Potential Open Space area between Neighborhoods R-2a and R-2b with lots fronting it.
Pedestrian Orientation Issues:	Connections to and lots backing or siding on to entry streets and trails

Neighborhood R-2b

Key Map



- Primary Pedestrian Edge
- Sound Attenuation (per Noise Study)
- Landscape Buffer
- View Orientation
- Pedestrian Connection
- Potential Ped. Overpass



Village Six
OTAY RANCH
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Exhibit 38

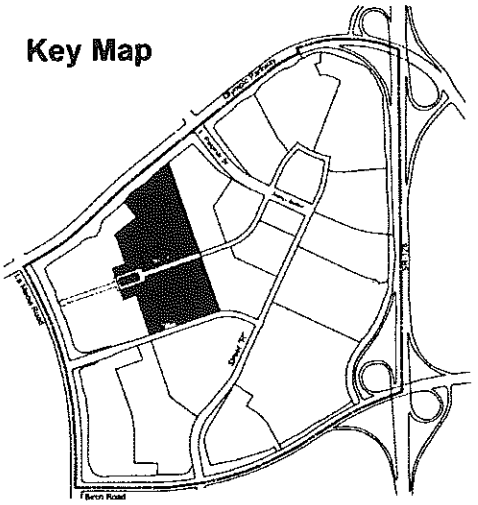
Neighborhood R-3
Design Issues Summary

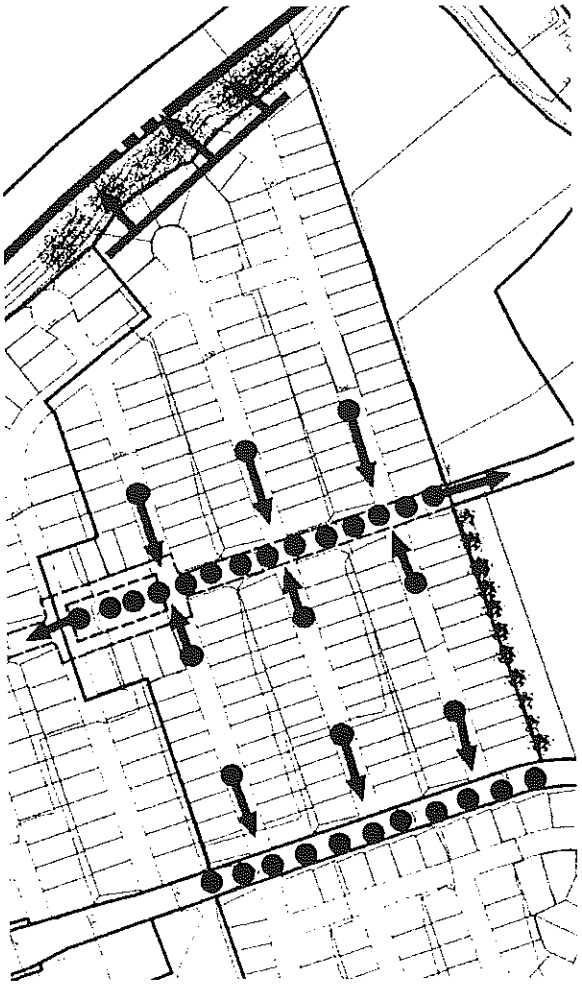
Description: Neighborhood R-3 is located east of Neighborhood R-1, and bisected by the residential promenade street extending to the village core. A pedestrian open space is located along the promenade at the western edge of the Neighborhood. Lots adjacent to this open space area should be oriented to front toward it. Limited views to Poggi Canyon and Olympic Parkway are available for a small portion of the Neighborhood along the northern edge. The elementary school site is located adjacent to the east; some grade differential would be desirable along this edge.

Land Use District:	SF3 - 5,000 sf average/4,000 sf minimum lot size
Product:	4.5 du/ac Single Family Residential
Views:	Some from northern edge
Circulation/Entry:	Promenade street; Neighborhood entries from village entry street
Fencing:	Off-site views; consistency with community theme fencing adjacent to entry street
Edges:	Promenade street and pedestrian open space; arterial at northern edge; entry street along southern edge; rear lot lines to Neighborhood R-7 and school site
Landscaping:	Streetscapes
Pedestrian Orientation Issues:	Promenade street and pedestrian open space

Neighborhood R-3

Key Map





Primary Pedestrian Edge

Sound Attenuation (per Noise Study)

Landscape Buffer

View Orientation

Pedestrian Connection

Potential Ped. Overpass

Village Six
OTAY RANCH

Land Planning
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Exhibit 39

Neighborhood R-4
Design Issues Summary

Description: Neighborhood R-4 is located just west of the junction of the two secondary village entry streets. Rear lot lines are expected to be located along both trail edges and a special design treatment with offset fence lines and trail nodes will be provided (see Edge Treatment, Exhibit 41). A trail connection from the interior of the Neighborhood to the merging trails which access the school, park and central core area should also be provided.

Land Use District:	SF4 - 3,500 sf average/3,000 sf minimum lot size
Product:	4.5 du/ac Single Family Residential
Views:	None
Circulation/Entry:	Community trail connections; Neighborhood entries from village entry street
Fencing:	Special treatment along trail edges
Edges:	Rear lot lines along entry streets and trails require special treatment; required features illustrated in a separate sketch.
Landscaping:	Streetscapes
Pedestrian Orientation Issues:	Trails along edges; school/park access via off-street path

Neighborhood R-4

Primary Pedestrian Edge

Sound Attenuation
(per Noise Study)

Landscape Buffer

View Orientation

Pedestrian Connection

Potential Ped. Overpass

Key Map

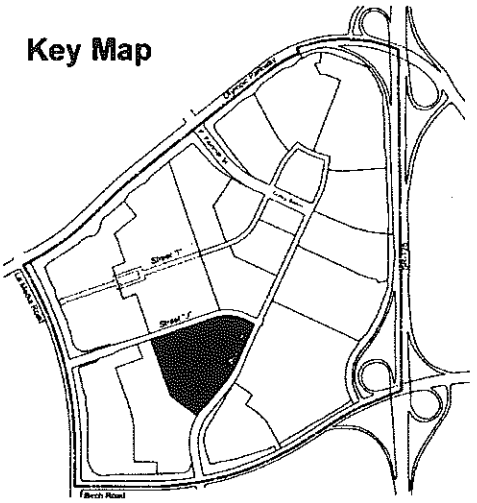

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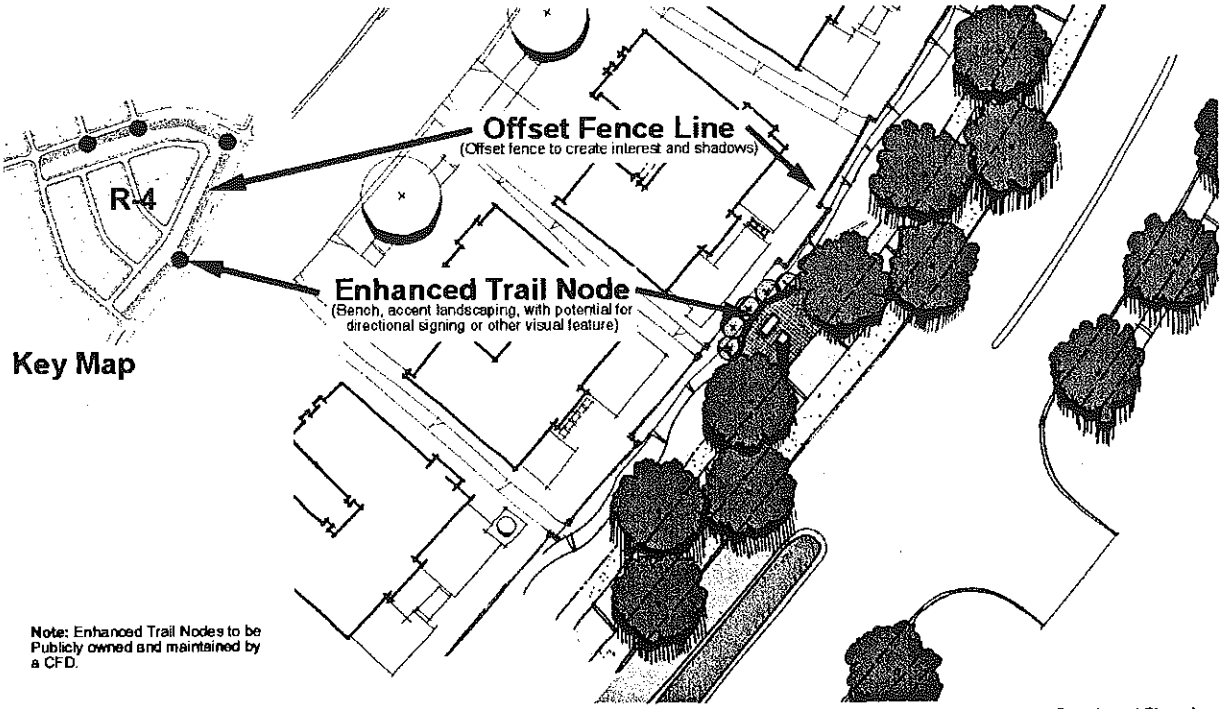
Exhibit 40

Neighborhood R-4 Edge Treatment



Note: Enhanced Trail Nodes to be Publicly owned and maintained by a CFD.

Village Six
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Exhibit 41

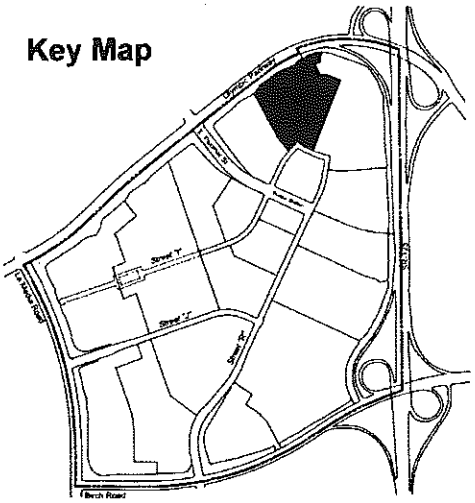
Neighborhood R-5
Design Issues Summary

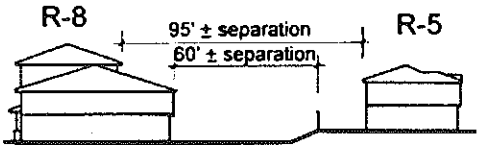
Description: This Neighborhood designated for a single family detached product is located within the village core, north of the central CPF-site focal point. Neighborhood access will be taken from the core promenade street. Special attention should be given to the transition from the promenade street to internal streets and/or the intersections with the promenade street. A strong urban design statement could be made with a street extending from the CPF site along the R-5 Neighborhood boundary with Neighborhood R-9a. All buildings or lots fronting on the promenade street should receive special attention with respect to pedestrian orientation issues.

Land Use District: SF4 - 3,500 sf average/3,000 sf minimum lot size

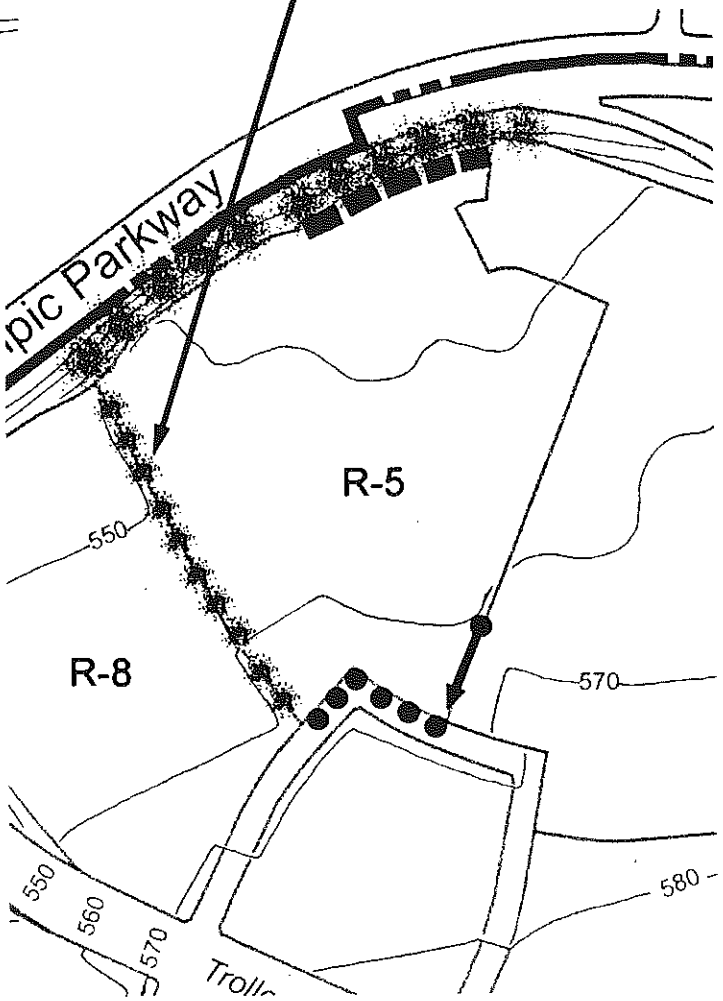
Product:	6.7 du/ac Single Family Residential
Views:	Views to and from Poggi Canyon greenbelt/Olympic Parkway at northern edge
Circulation/Entry:	Interface with promenade street
Fencing:	Along promenade street; some views
Edges:	Promenade street edge; arterial street edge; Neighborhood R-9a street edge. Refer to Exhibit 55 in the Village Core chapter herein.
Landscaping:	Streetscapes
Pedestrian Orientation Issues:	Promenade street

Neighborhood R-5





Example Product Separation Section



- Primary Pedestrian Edge
- Sound Attenuation (per Noise Study)
- Landscape Buffer
- View Orientation
- Pedestrian Connection
- Potential Ped. Overpass

Village Six
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Exhibit 42

Neighborhood R-6
Design Issues Summary

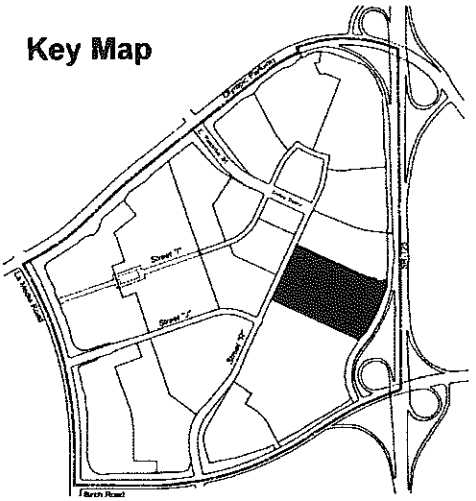
Description: Neighborhood R-6 is located adjacent to the SR-125 ROW, just north of the private high school CPF site. Each edge of the Neighborhood has special requirements. The SR-125 edge will incorporate land scape and any required noise buffers. The high school edge should include a small grade separation with rear lot lines adjacent to the school. The village entry street along the western edge should having lots facing the street while along the edge adjoining Neighborhood R-10, side yards are most appropriate across a street from the multi-family site.

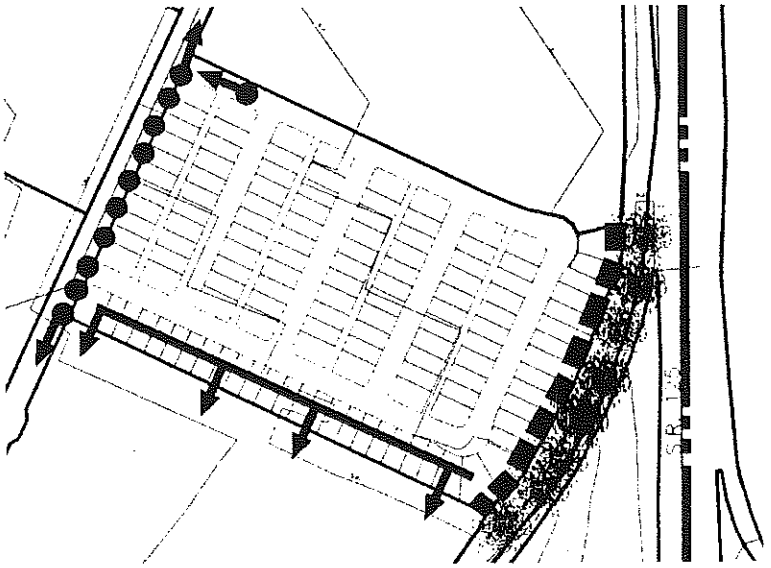
Land Use District:	SF4 - 3,500 sf average/3,000 sf minimum lot size
Product:	6.2 du/ac Single Family Residential
Views:	None
Circulation/Entry:	Neighborhood entries from village entry street
Fencing:	Potential noise wall along SR-125
Edges:	Lots fronting on village entry street; side yards along street separating Neighborhood R-10; buffers along SR-125 ROW; separation along high school (CPF) Neighborhood
Landscaping:	Streetscapes
Pedestrian Orientation Issues:	Village entry street

Neighborhood R-6

- Primary Pedestrian Edge
- Sound Attenuation (per Noise Study)
- Landscape Buffer
- View Orientation
- Pedestrian Connection
- Potential Ped. Overpass

Key Map





Village Six
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CITY OF CHULA VISTA

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Exhibit 43

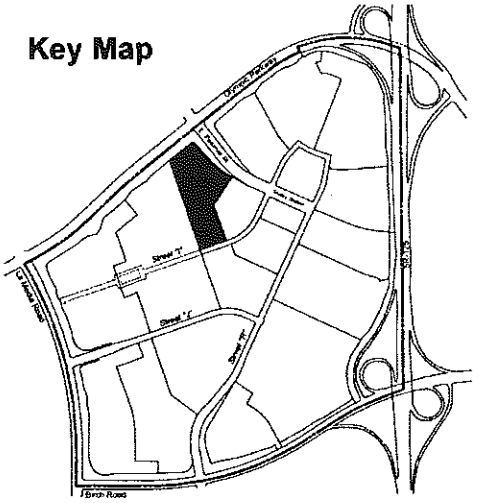
Neighborhood R-7a
Design Issues Summary

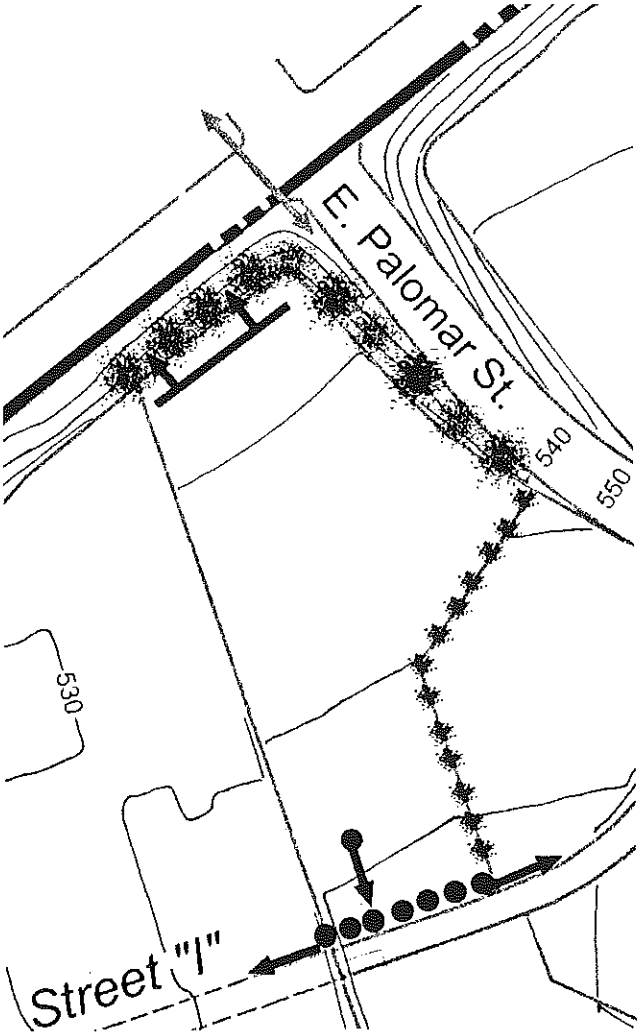
Description: Neighborhood R-7a overlooks the major village entry from Olympic Parkway via East Palomar Street. A community trail over crossing is also expected to extend from Village Five over Olympic Parkway, reaching Village Six along the northern edge of this Neighborhood. The opportunity to directly connect from within Neighborhood R-7a to the trail should be considered. Any lots in this Neighborhood adjacent to the promenade street should front on it.

Land Use District:	SF4 - 3,500 sf average/3,000 sf minimum lot size
Product:	6.8 du/ac Single Family Residential
Views:	From northern edge to and from Poggi Canyon greenbelt
Circulation/Entry:	From promenade street; potential connection to community trail along East Palomar Street
Fencing:	Some off-site views; rear fencing along Neighborhood R-7b edge
Edges:	Rear lot lines to Neighborhoods R-3 and R-7b; promenade street; village entry street
Landscaping:	Streetscapes. Buffer between R-7a & R-7b. See Exhibit 54 in Village Core chapter herein.
Pedestrian Orientation Issues:	Trail connection

Neighborhood R-7a

Key Map





Primary Pedestrian Edge

Sound Attenuation (per Noise Study)

Landscape Buffer

View Orientation

Pedestrian Connection

Potential Ped. Overpass

Note: Boundary between R-7a and R-7b subject to refinement during subdivision process.

Village Six
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Exhibit 44

II.4.5 Residential Design Guidelines: Multifamily

The Village Six SPA identifies several Neighborhoods for multifamily residential development. All of these Neighborhoods are located within the Village Core, adjacent to the CPF and mixed-use sites fronting on the future transit station.

Since this type of development is addressed in the City's Design Manual, detailed design guidance is not provided in these guidelines. The most important issue will be the integration of pedestrian orientation features into typical multifamily development concepts. In addition, careful consideration should be given to possible density/activity level conflicts which could arise at the edge of a multi-family Neighborhood which abuts a single family Neighborhood. Designing to avoid conflicts with adjacent non-residential uses will also be important.

As a part of the Village Core, multi-family residential sites will be subject to either the Master Precise Plan conceptual design process for the Village Core as a whole, described in the last chapter, or preparation of a site specific Precise Plan approval. Because residential uses will likely be viable well before commercial uses, and the separate ownerships of Neighborhoods within the Core, flexibility in the review and approval of the various core components will be needed. Guidelines for application of the Master Precise Plan process are provided in Section II.4.7, as well as neighborhood-by-neighborhood guidance for all the multi-family sites within the core. Special situations anticipated for multifamily components are also noted in this chapter.

II.4.5.1 Pedestrian-oriented Design

The pedestrian-oriented village concept is enhanced by the intensity of multifamily development in the village core located in proximity to public transit, shopping, and community facilities. The significant number of residents will be able to take advantage of the proximity of neighboring shops, and social/community activity sites within walking distance within the village core. Pedestrian access and amenities are fundamental components of the village core. The siting, access, entries and architecture of multi-family development should complement the pedestrian orientation of the village.

Multi-story attached developments, such as townhomes and apartments are the primary focus of the guidelines in this section. The small lot, detached residential products which could be developed within the multi-family category or on separate site within the village core shall adhere to the guidelines for single family residential development. However, examples of site planning for small lot residential development are included in this section to identify the particular pedestrian-oriented site requirements of that type of housing.

II.4.5.2 Façade Elements

Multi-family residential development should be designed to promote variety and enhance the human-scaled pedestrian activity of the village. The following guidelines suggest methods for creating vital, interesting architecture:

- Projects should be unique, but share fundamental architectural characteristics consistent with the village theme styles.
- Building elevations that are visible from all village and major roadways shall be articulated with elements such as wall offsets, balconies, and windows, appropriate to the architectural style.
- The architectural style along the same street or within an individual development shall be compatible through the use of similar building heights, materials, window or door style, detailing, porches, arcades, overhangs, roofing or color.
- Varied building elements and roof pitches should be employed to avoid monotony.
- Each development shall provide a well-articulated, identifiable pedestrian entry oriented towards the village street.
- Distinctive building elements shall be oriented towards the comers of prominent village core and entry street intersections.
- Street facing facades shall incorporate a range of scale-defining elements that relate larger building masses to the scale of the pedestrian. Elements may include trellises, columns, archways, doorways, porches or patios and upper floor balconies and windows.
- Individual residential unit entries shall be oriented towards the village streets wherever possible.
- Internal residential units shall be connected to the village streets by courtyards or landscaped walkways wherever possible.
- Stairs shall be sensitively designed and integrated into the overall building design.
- Utilitarian areas, including parking, loading, mechanical equipment and trash enclosures, shall be screened from view from village streets to the extent possible.

II.4.5.3 Parking, Carport & Garage Design

Views of parking areas, carports and garages should be minimized to create the pedestrian-oriented village. Section II.4.4, Single Family Residential, provides guidelines for the design of garage facades that may also be applied to multi-family garages. The following guidelines provide direction for location and design of multifamily parking facilities and illustrate some design options:

- Parking and vehicular access shall be located to the rear or within each development and separated from the pedestrian-oriented street frontage.
- Site planning and architectural treatments, such as offsets, should be used to minimize the appearance of garage corridors.
- Carports and freestanding garages shall be architecturally treated and designed to match. the, architectural style of residential buildings.
- All surface and covered parking within multi-family areas shall be separated from village streets, tops or toes of slopes, patios or courtyards with a landscaped buffer. The buffer, the size of which shall be functionally established, shall include screening elements such as low walls or masses of shrubs to screen headlights and glare from reflective car surfaces.

II.4.5.4 Site Planning & Building Plotting

The site planning and plotting of multi-family residential buildings will contribute to the pedestrian-oriented village concept. Site planning which focuses on the pedestrian includes design that orients entries towards village core streets and minimizes views to garages and parking areas. The following guidelines are provided for siting and building plotting of multi-family developments.

- Developments fronting on to village core streets shall be oriented towards the street with reduced setbacks, multiple entries and pedestrian connections to ground floor units.
- Buildings should be oriented to create outdoor rooms, such as courtyards, connected by landscaped walkways.
- Building orientation should consider indoor and outdoor privacy, noise, solar access and overall aesthetic appearance.
- Where grade differentials occur between the street and a development, the differential may be used to create separation between the public street and private living space. Interesting entries incorporating steps, porches or landings may be integrated into the design.
- Developments adjacent to major streets surrounding the village and adjacent to village entry streets may be buffered with sound and privacy walls. Walls and view fences located along village entry streets shall incorporate inviting entry openings for both pedestrians and cars. The building architecture that is visible beyond sound and privacy walls shall be well-articulated with pedestrian-oriented features, such as second story windows and balconies.
- On village core streets, the use of solid masonry walls should be minimized and used primarily between buildings to screen parking areas or to enclose private entries and courtyards.

II.4.5.5 Building Design Concepts

A wide variety of housing types are suitable for Village Six and creative site planning solutions are encouraged. Following are some generic product types, including description of the characteristics and plotting options, but multi-family housing is constantly evolving and these examples are not intended to be all-inclusive or restrictive. Following these descriptions examples of multi-family, Exhibits 47 through 50, illustrate multi-family site planning and building concepts. Some of the concepts list minimum setbacks or dimensions where applicable, however, these may be reduced or modified through the Design Review process which provides for consideration of unique site planning and architectural solutions for multifamily housing.

A. 12.5 - 15 du/ac Townhomes

Characteristics:

- Optimizes architecture on the street frontage.
- Garages located in alleys or parking courts.
- Provides for undulated building massing and varied setbacks appropriate to architectural styles.
- Provides for varied roof pitches and directions.
- Orients entries toward street or interior pedestrian courtyards or walkways.
- Provides for private open space.

Garage Plotting Options

- Alley entry
- Internal street
- Tandem
- Carport

B. 15 -18 du/ac Two and Three-Story Townhomes with Carriage Units or Flats

Characteristics:

- Optimizes architecture on the street frontage.
- Garages located in alleys or parking courts.
- Provides for undulated building massing and varied setbacks appropriate to architectural styles.
- Provides for varied roof pitches and directions.
- Orients entries toward street or interior pedestrian court-yards or walkways.
- Provides for private open space.

Garage Plotting Options

- Alley entry
- Court entry
- Internal street
- Tandem
- Carport

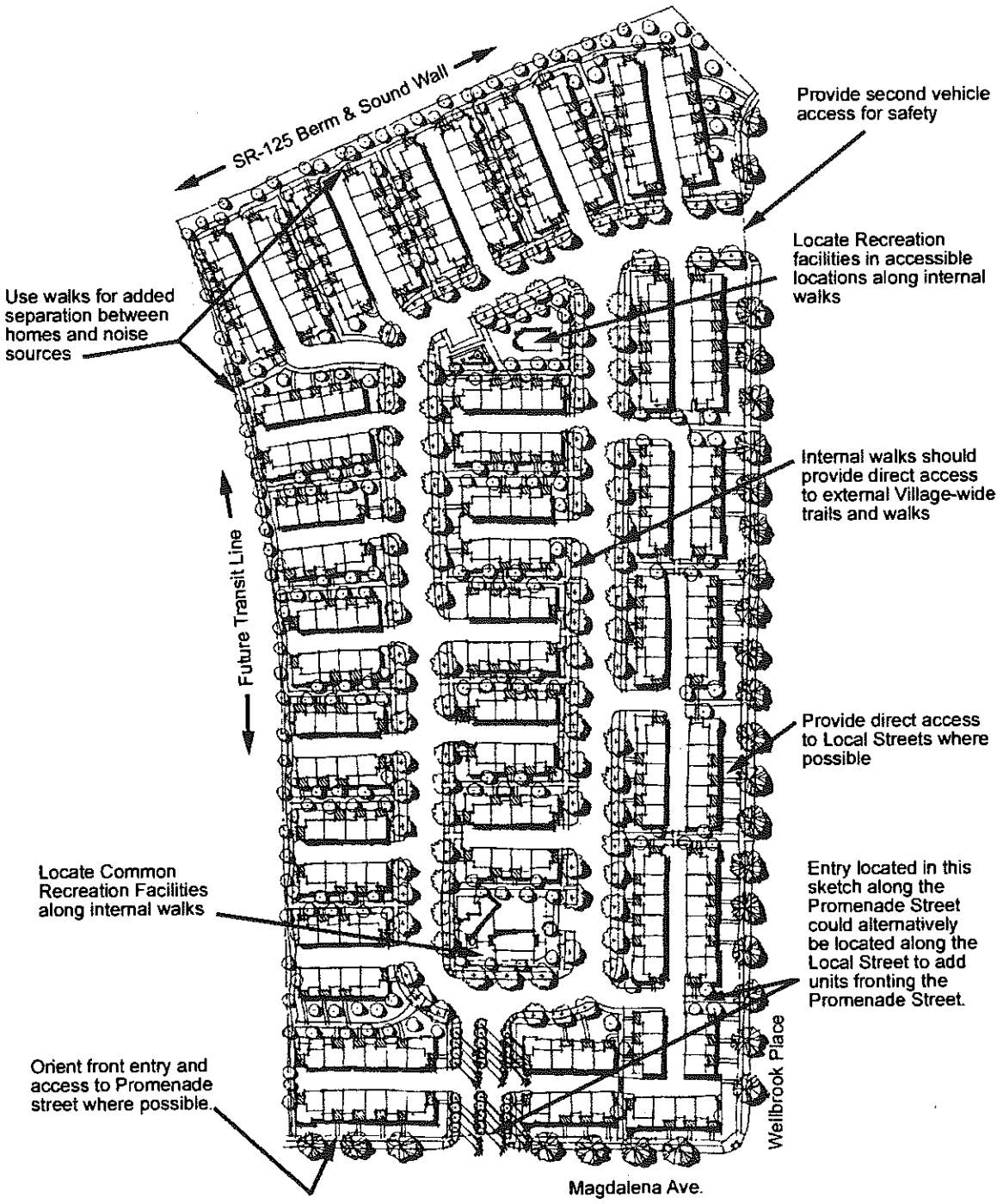
C. 18 - 25 +du/ac Two, Three and Four Story Townhomes and Stacked Flats

Characteristics

- Optimizes architecture on the street frontage.
- Garages located in alleys or parking courts.
- Provides for undulated building massing and varied setbacks appropriate to architectural styles.
- Provides for varied roof pitches and directions.
- Orients entries toward street or interior pedestrian courtyards or walkways.
- Provides for private open space.

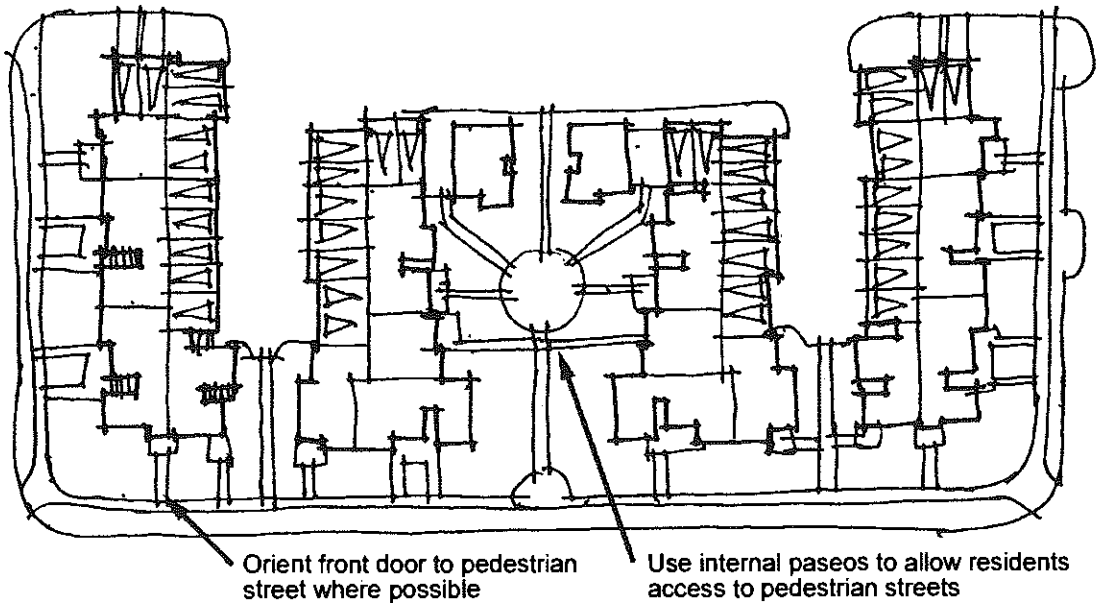
Garage or Carport Plotting Options

- Alley entry
- Court entry
- Internal street
- Tandem
- Carport



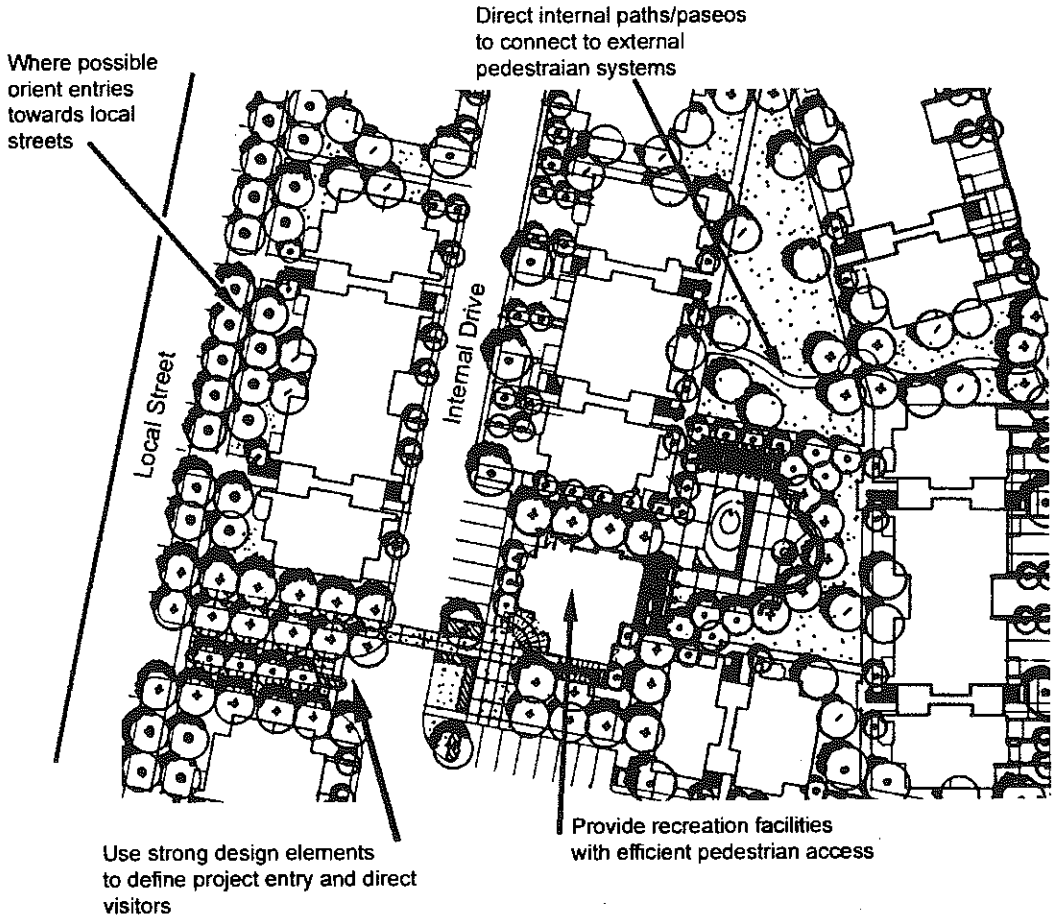
Townhomes with Pedestrian Orientation
(Neighborhood R-10 shown in example)

Exhibit 45



Pedestrian Orientation for Multi-family Housing

Exhibit 46



Making High Density Multi-family Accessible

Exhibit 47

II.4.5.6 Architecture & Building Design

Multifamily projects should be designed to represent high quality development, appear interesting to the eye and reflect human-scaled pedestrian activity. The following guidelines should be applied to building design in multi-family projects.

- Projects should have individual style but share fundamental architectural characteristics.
- Building elevations visible from streets or pedestrian paths should be articulated with elements such as wall offsets, balconies and windows.
- Architectural style along a single street or within a project should be unified with the use of similar building heights, building materials, window or door styles, detailing, arcades, overhangs, roofing or color.
- Each project should have a well identified pedestrian entry oriented to the street.
- Buildings should include distinctive elements oriented toward prominent corners of core streets.
- Facades along the street should include a range of scale-defining components which relate larger structures to the scale of a pedestrian. These may include trellises, columns, archways, doorways, porches, patios, and balconies.
- The entries to individual units should be oriented to the street whenever practical.
- Stairs should be integrated into the overall structure and not appear "added on."
- Utilitarian areas such as parking, loading, trash and service areas, utility and mechanical equipment should be screened from view from village streets to the greatest extent possible.

II.4.5.7 Landscape

The streetscapes surrounding multi-family developments shall be implemented as described and illustrated in Section II.4.3. Landscape in multifamily developments shall adhere the to Chula Vista Design Manual and Landscape Manual. The front and side yard landscaping shall be complementary to the streetscape and adhere to the overall village design theme. The interiors of multifamily residential projects shall provide for common and private outdoor spaces that are functional and aesthetically pleasing. Interior landscapes are encouraged to maintain the tranquil, courtyard style landscapes established by the village design theme. Individual developments may provide common amenities as desired, however, the neighborhood park is intended to meet most of the needs for active recreation area. The following guidelines are for multi-family landscapes:

- All of the front, side, and rear yard areas and all interior common area landscapes are to be installed by the builder and commonly maintained by a homeowner's association (HOA). Private patios and courtyards, if provided, may be landscaped and maintained by the individual homeowners.
- The landscape is to be comprised of trees, shrubs, vines, and ground covers that are consistent with the overall village theme.
- Tree plantings in the front yard areas shall be varied to provide interest in the landscape.

- Side and rear yard areas shall be landscaped to soften the architecture and provide privacy for residential units.
- All planting areas are to be permanently irrigated and use low water consumptive plant material wherever practical.
- Slope areas shall be planted with drought tolerant trees and shrubs.
- Trees planted on slope areas shall be arranged in such a manner as to allow for some vistas to distant hills where practical and to screen undesirable visual sight lines to streets, buildings, or other features.
- Landscape and irrigation plans shall be prepared by a licensed landscape architect.
- Utility box locations are to be carefully planned and coordinated with the both the utility company and the landscape architect. Equipment and access boxes should be located to be unobtrusive and screened from view with plantings where possible.
- Mailboxes and mail box structures are to be designed to complement the architectural style of the development for which they are intended. Ganged mail boxes are to be used with a maximum of 4 boxes per cluster. Only Postmaster approved boxes will be allowed.
- Trash enclosures shall be designed to complement the architectural style of the development for which they are intended.
- Large expanses of asphalt paving shall be avoided and the appearance softened by landscape screening where possible.

II.4.5.8 Individual Neighborhood Design Criteria

Individual neighborhood design criteria are included in Section II.4.7 which addresses the Village Core as a whole. The product descriptions and neighborhood plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All neighborhood plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All neighborhood plans shall conform to the development standards and other provisions of the Otay Ranch Village Six PC District regulations adopted by the City of Chula Vista. Each neighborhood description also includes a siting concept exhibit which identifies the location of special design issues/responses.

Refer to the Multifamily Product Location Map, Exhibit 48, for the location of each multi-family neighborhood. Most of these neighborhoods are located within the area requiring the Village Core Master Precise Plan. The Village Core and these neighborhoods are presented in Section II.4.7 Village Core Concepts, herein.

Multi-family Housing

Multi-family Locations

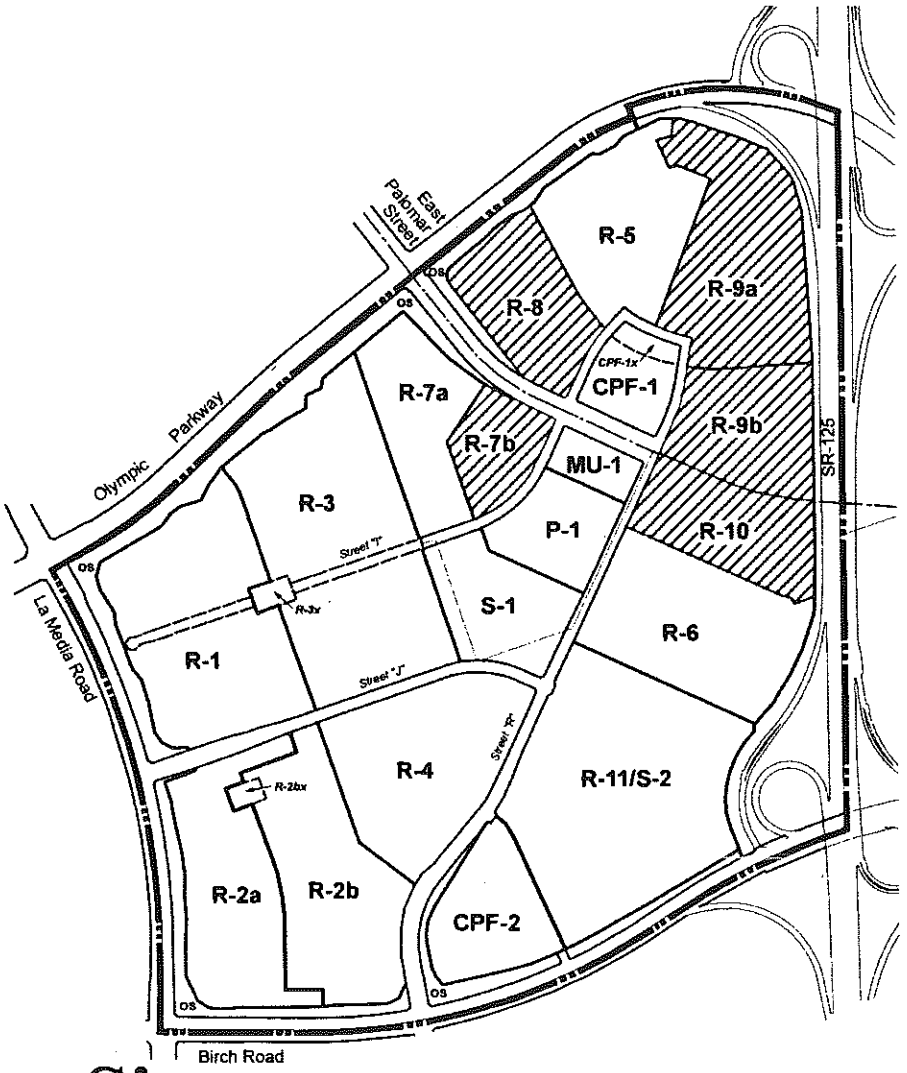


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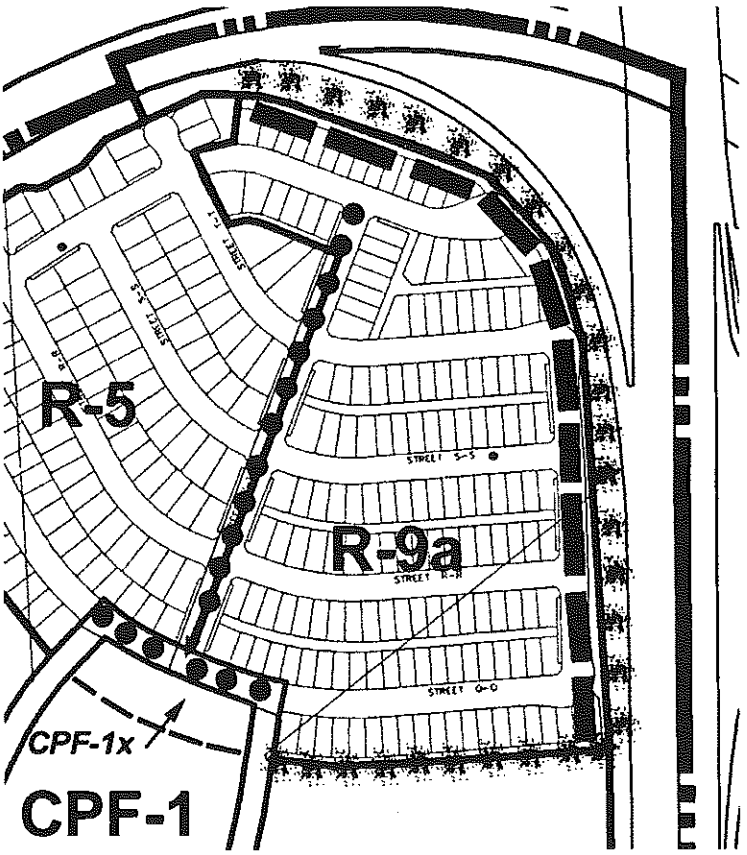
Exhibit 48

Neighborhood R-9a
Design Issues Summary

Description: Neighborhood R-9a is located to the north of the core focal point, Neighborhood CPF-1. Neighborhood access will be taken from the core promenade street. Special attention should be given to the transition from the promenade street to internal streets and/or the intersections with the promenade street. A strong urban design statement could be made with a street extending from the CPF site along the R-9a Neighborhood boundary with Neighborhood R-5. All buildings or lots fronting on the promenade street should receive special attention with respect to pedestrian orientation issues.

Land Use District:	RM-1 - Multi-family (Alley product)
Product:	7.5 du/ac Multi-family Residential
Views:	None
Circulation/Entry:	Interface with promenade street
Fencing:	Potential sound wall along SR-125 ROW; rear yard fencing along Neighborhood R-9b edge
Edges:	Rear lot lines to Neighborhoods R-9b; promenade street; coordinate site planning with Neighborhood R-5
Landscaping:	Streetscapes. Potential Open Space area in adjacent Neighborhood CPF-1x. Buffer between Neighborhood R-9a and R-10. Refer to buffer detain in Neighborhood R-1 Design Issue Summary.
Pedestrian Orientation Issues:	Promenade street

Neighborhood R-9a



Primary Pedestrian Edge

Sound Attenuation
(per Noise Study)

Landscape Buffer

View Orientation

Pedestrian Connection

Potential Ped. Overpass

Key Map

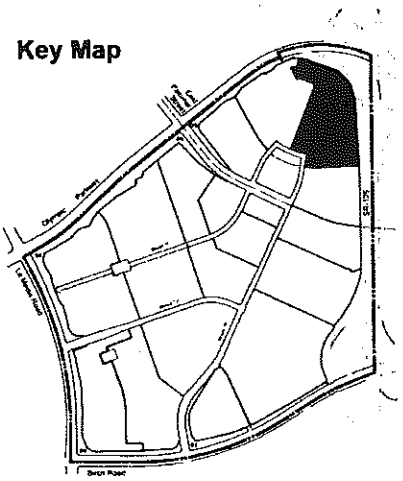


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Exhibit 49

II.4.6 Non-Residential Design Guidelines

This chapter addresses non-residential development, much of which is located in the village core. Because of its importance to the village aesthetic, its diversity of uses, and its long-term development phasing requirements, special attention should be given to Village Core issues. And, although much of these chapter focuses on such issues, the guidelines relating to quality design and pedestrian orientation should be applied to non-residential projects outside of the core as well.

II.4.6.1 Architecture, Building Siting, Color & Materials

There is no pre-determined architectural style defined for non-residential buildings within the Village Core or other locations, except for the community-wide general guidelines. Because of the range of building sizes and uses, there probably is no one single style which would be appropriate for all structures. However, architectural design within the commercial core should represent a unified style which is responsive and complementary to adjacent structures. Architectural detailing and material selection is essential to good character definition. Accents in color, texture or pattern changes should be used to provide interest and provide scale.

All structures should exhibit articulated building planes, as well as, the use of appropriate textures and materials. Although building height is limited to four stories, each structure should be evaluated using the criteria of a three-tiered hierarchy of articulation, materials and colors as described below:

- Ground Level - Scale and texture should be sensitive to pedestrian interaction. Elements such as landscape pockets, trellis, pergolas, and canopies as well as recessed windows to produce deep shadow lines should be provided. Textured materials are most effective if incorporated into the building design at this level so that the apparent mass of the structure is reduced.

- Mid-Level - The mid-level, generally the most dominant portion of the facade in multi-story buildings, should be designed with a sensitivity to rhythm and proportion so that a harmonious composition can be perceived from the major viewing angles.

- Top Level - Buildings should be designed with a definite termination at the top. The intent is to provide a "cap" so that the exterior walls do not "disappear" as they meet the sky.

Landmarks and other special features may exceed the height limit, if approved in a precise plan. When large or tall buildings are proposed, special consideration should be given to massing and proportion with respect to adjacent buildings. Buildings which are 3 or more stories tall should incorporate steps in the vertical plane.

Building complexes should be designed to create opportunities for pedestrian spaces such as plazas, courtyards, patios and decks. Landscaping may be used to reinforce this concept through the use of pergolas, trellises, etc. Buildings within a complex should appear as an assemblage of integrated smaller forms, not as one large mass. Building masses should have an ordered "randomness" with focus, articulation and emphasis where appropriate such as entryways, major plazas, *etc.* Buildings

located in "gatepost" locations (adjacent to entries off public and private streets), should be designed with a more distinct or "landmark" character.

A light neutral shade should be the predominate wall color in the commercial core, consistent with climatic and energy conservation considerations. A single, unifying accent color should be used in such items as site furniture, landmarks, entry monuments and signs within the commercial district.

II.4.6.2 Screening

A critical design issue is screening of unattractive utility and mechanical equipment, trash receptacles and storage areas, loading and service areas. Certain restrictions can reduce some of these potential design issues, others must receive attention from the site designer. The Village Six PC District regulations restrict or prohibit outdoor storage and require screening of ground and/or roof mounted equipment/utility connections. Loading or unloading should occur in the rear or on the side of buildings away from public streets or be screened.

Fences and walls which provide screening should be designed as an integral part of the building design concept and be constructed of materials, textures and colors that are complementary to the adjacent building.

Outdoor refuse collection areas should be completely enclosed and screened from view by a wall or fence constructed of materials which are complementary in color, finish and texture to adjacent buildings. All such areas should have concrete floors and loading pads and be of sufficient size to accommodate all business related refuse. Refuse collection areas should not be located adjacent to public streets.

II.4.6.3 Site Furnishings

Site furnishings, such as the following, should introduce a consistent system of architectural, color and material character unique to the Village Core:

Benches: A bench should be designed/selected for use in all the pedestrian areas within the Activity Center complementing the design elements described in the other site furnishings.

Bollards: A concrete bollard should be used at the intersections of trail systems and vehicular crossings. They should contain internal light sources for safety at night.

Lighting Fixtures: A designated "Village Core" light standard base should be used for illumination of public areas.

Trash receptacles and Ash Urns: Pre-cast concrete trash receptacles, with ash urns of compatible design, should be used.

Site furnishings, transit shelters and other streetscape furniture should be placed in "pockets" so as to not obstruct pedestrian or bicycle circulation.

II.4.6.4 Lighting & Signage

Lighting and signage, when implemented in a consistent manner, play a large role in the unification of a development district. The purpose of these guidelines is to identify principles of lighting for streets, paths, open spaces and buildings. The signage component is intended to specify sign and monumentation criteria to insure that all individual graphics and signs are coordinated with each other and contribute to the overall theme of the Village Core.

The final design and selection of on-site lighting standards and supports should be coordinated with the overall site furnishings program discussed in the preceding section. Metal halide light fixtures on selected bases should be used in all parking areas to provide design continuity and safety. Parking lot light standards should be restricted to a maximum of 25 feet in height.

Walkway/trail illumination should be provided by the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.

Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. The actual light bulb for service area lighting should not be visible from adjacent properties.

A complete signage program is to be developed as part of the Precise Plan submittal. All individual project/use identification signs should be designed to fit on a monument system that is compatible and part of the architectural style for the Village Core. Signs associated with the identification of the community trail system and ancillary pathways should be designed as part of the overall streetscape vocabulary of site furnishings, lighting standards and special hardscape materials.

The signage program for each project should provide the means for adequate identification while regulating and controlling design, location and maintenance. The signage program should establish specific standards for all exterior signage to ensure aesthetic continuity and consistency. Sign programs for areas fronting on Olympic Parkway, a scenic corridor, should incorporate features consistent with the streetscape design program

II.4.6.5 Individual Neighborhood Design Criteria

The development descriptions and parcel plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All neighborhood plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All neighborhood plans shall conform to the development standards and other provisions of the Otay Ranch Village Six PC District regulations adopted by the City of Chula Vista. Each neighborhood description also includes a lotting or development concept exhibit which identifies the location of special design issues/responses.

The following are guidelines for site planning each of the major neighborhoods designated for non-residential development outside of the Village Core within Village Six (refer to the Non-Residential Location Map, Exhibit 50, for the location of each neighborhood). Non-residential neighborhoods within the Village Core are addressed in the Village Core chapter (Section II.4.7).

Non-Residential
(Outside of Village Core)

Non-Residential Locations
(Outside of Village Core)

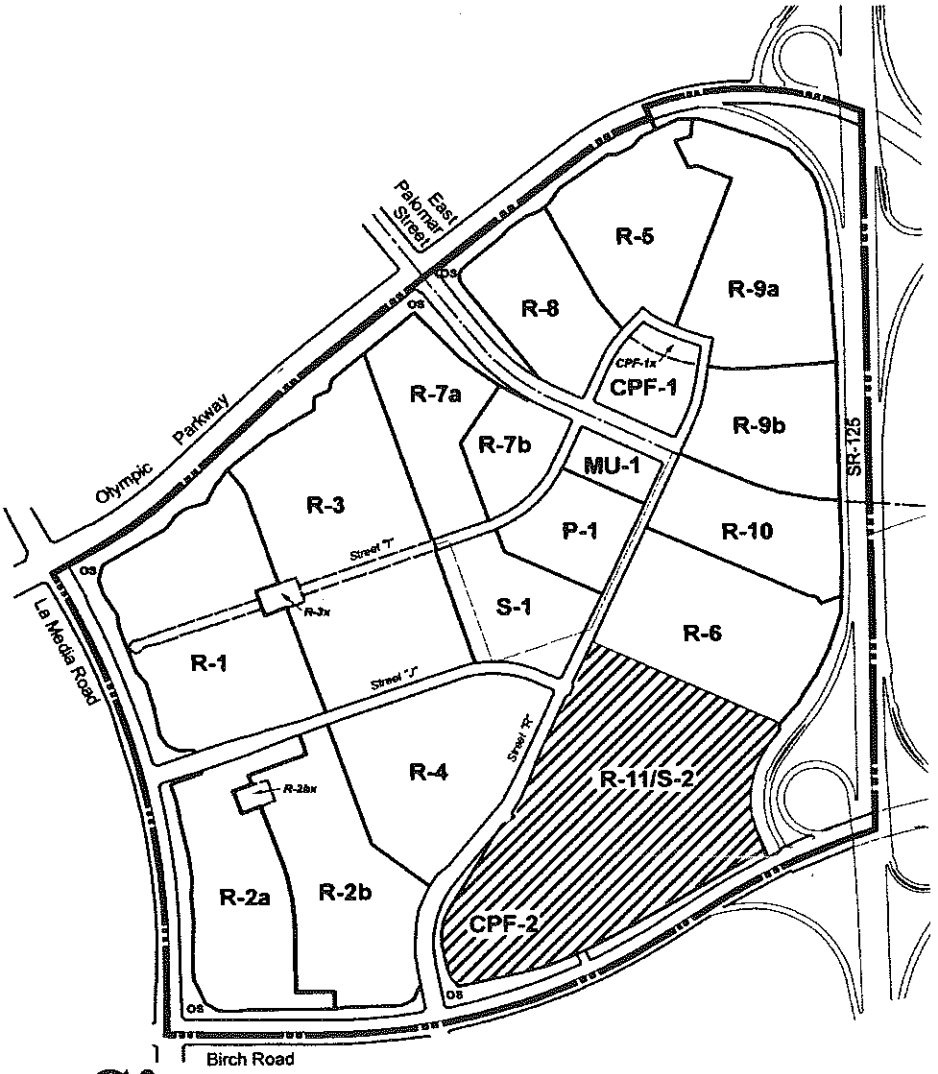

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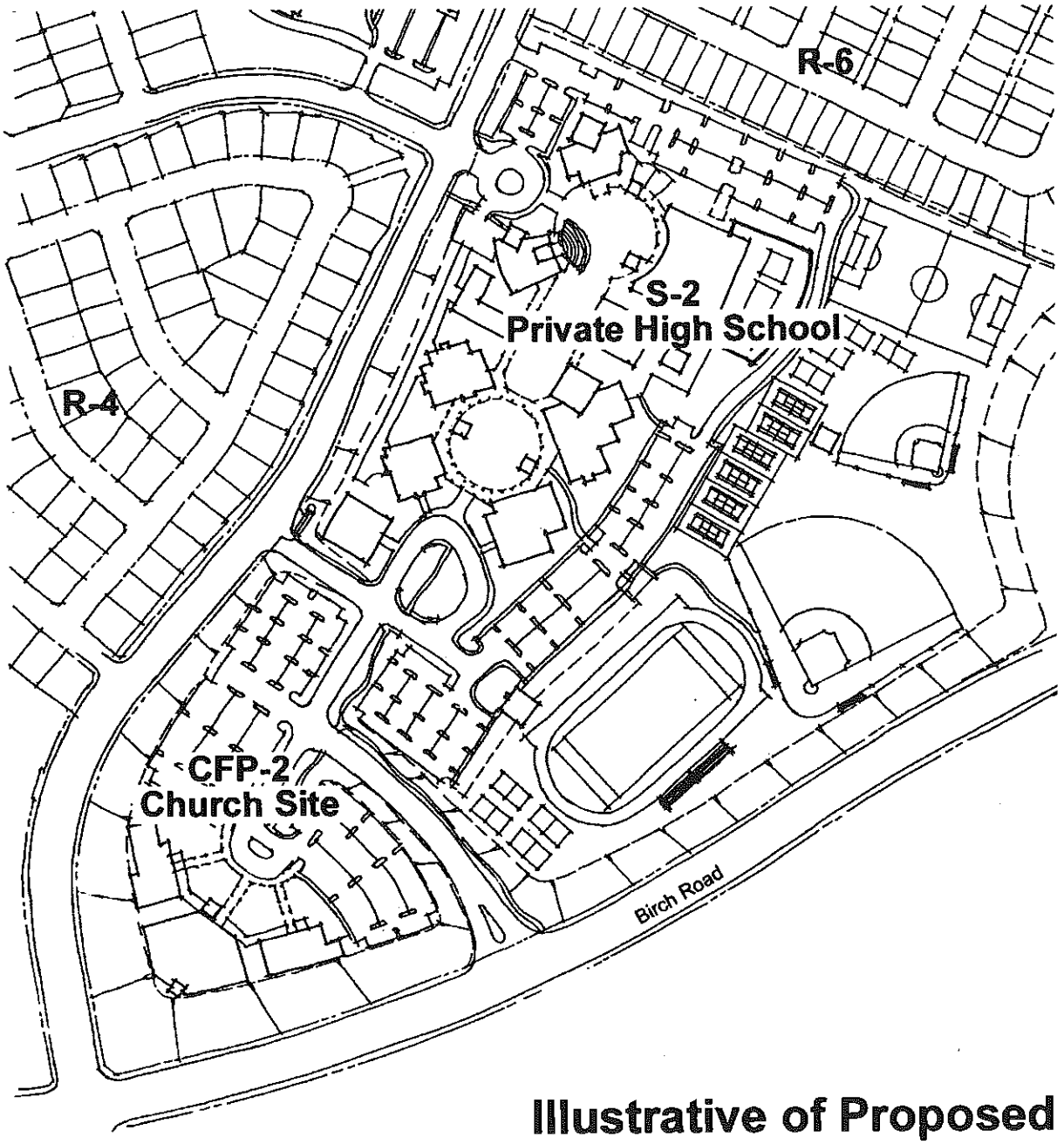
Exhibit 50

Neighborhoods CPF-2 & R-11/S-2
Design Issues Summary

Description: These Neighborhoods are outside of the village core and designated for development with a church and church-related high school. Because they are outside of the core, their contribution to and need to adhere to the core design/aesthetics program is not significant. These sites are nearly independent in their uses but should respect the village and community design framework. The only uses sensitive edge is that of the school along single family residential Neighborhood R-6. This will likely be a typical rear yard fence edge. The other two edges should incorporate appropriate streetscape treatments for SR-125 on the east, Birch Road on the south and the village entry street on the west.

Since development of these Neighborhoods will be independent of the village core and subject to a separate design review process, a concept sketch has been substituted on the following page for the design issues map.

Land Use District:	CPF/SF3
Concept:	Community Purpose Facilities; church and related high school
Entry:	Birch Road and village entry street; coordinate with village entry streets intersection and other Neighborhood entries
Edges:	SF residential on north; streets on all others
Landscaping:	Streetscapes
Building Detailing:	Village entry street edge



Illustrative of Proposed Chuch & Private High School Campus

Exhibit 51

II.4.7 Village Core Concept

This chapter addresses village core development as a whole. Because of its importance to the village aesthetic, its diversity of uses, and its long-term development phasing requirements, special attention should be given to Village Core issues.

The village core is fundamental to the Otay Ranch planning concept and the basis for organizing land uses within Village Six. As described in Section II.4.1, the surrounding land uses and physical site conditions largely directed the location and organization of land uses within the village core. Land uses within the core have been organized for compatibility, synergy and enhancement of the pedestrian orientation of the village. The Village Six core contains all of the appropriate land uses to create a vital town center as directed by the Otay Ranch GDP policies.

II.4.7.1 Village Core Planning & Design

The Village Core is the commercial, social and activity focal point for each village. Along with its functional importance, the Village Core also has an aesthetic importance. Since it is the most intensely developed and most visible portion of a village, its design character and quality is the foundation for the aesthetic of the entire village.

Because of its importance, size and diversity of uses, coordinated and comprehensive planning for the Village Core as a whole must occur. However, the timing of construction (and accompanying detailed planning and design) will require a multi-phased program during a multi-year time frame, to respond to real estate market forces and other factors. In order to allow approval of the Village Design Plan and SPA Plan so that early phases may progress, while assuring that the overall concept will be implemented and later phases will not be compromised, appropriate design standards/guidelines and a framework for design control is required. This is accomplished through the Village Core Concept Plan specified by the GDP.

Preparation of the required concept plan will be the initial step of the subsequent Master Precise Plan process for the Village Six Core. The Concept Plan has not been included in these guidelines because the project sponsor of the Village Six SPA is not the owner of the core site. The Concept Plan should be developed when the core area property owner is ready to proceed with the design approval process. In lieu of a Concept Plan, these guidelines provide a policy framework and planning/design process, consistent with the GDP, for the Concept Plan and subsequent detailed designs.

When prepared, the Concept Plan illustrates the intended overall land use diversity, site development character and conceptual building/pedestrian/parking/open space relationships within the Core. It should also depict typical building character, scale and proportion, massing and materials through conceptual elevations. As an illustrative plan, it would depict the overall development concept but not detail or establish specific development standards or requirements. Its purpose will be to provide a context for the evaluation of detailed plans for individual development phases (precise plans) from the perspective of the Village Core as a whole (see Section II.4.7.2 Village Core Design and Implementation Process).

The Village Core Concept Plan should incorporate and highlight implementation of the general guidelines provided in this chapter, especially those relating to pedestrian and transit orientation.

II.4.7.2 Village Core Design & Implementation

The Village Core is the essential component of the Otay Ranch Village Concept. It is the commercial, social and community design focal point for the village. In the case of Village Six, it is also the public transit focal point with a light rail transit station site reserved. Because of this role, the design of the village core must be undertaken in a comprehensive manner. Design of the village core area will be accomplished using a three tiered process defined in the previous Otay Ranch SPA approval: Concept Plan, Master Precise Plan and individual project Precise Plan(s).

As noted above, the Village Core Concept Plan will be a single graphic illustration intended to demonstrate, at a conceptual level, how the village core location and parcelization of the SPA plan can achieve the basic land use and design objectives identified in the Otay Ranch GDP. Because the implementation timing of the essential commercial uses and adjacent multi-family uses in the village core lag the single family residential uses of the Secondary Area, detailed design is properly delayed until actual construction is imminent.

The second level of design/implementation is the preparation of a Master Precise Plan for the Village Core area. The Master Precise Plan builds upon and refines the SPA-level Concept Plan. In addition, the Master Precise Plan establishes the design framework, including mandatory site plan/urban design elements which must be implemented in the individual projects in order to achieve the overall planning/design goal. The Master Precise Plan shall address the following design issues, in the form of guidelines or mandatory requirements, as appropriate:

- Building Design/Siting - Identification of building massing and locations of proposed structures.
- Pedestrian/Vehicle/Transit Access - Identification of pedestrian, bicycle, vehicle routes, connections and separations, where appropriate.
- Urban Character/Architecture - Identification of overall architectural style, key urban design elements and landscape/hardscape features.
- Lighting/Signing/Street Furnishings - Identification of lighting, sign and street furnishing types.

The Village Core Master Precise Plan shall include:

- Identification of all Village Core components and the important relationships/connections among them.
- Identification of Mandatory Site Plan or Urban Design Elements which must be implemented to achieve the overall Village Core concept.
- General and site-specific design guidance for non-mandatory site planning/urban design components.

- A design review process to evaluate subsequent submittals and determine consistency with the Master Precise Plan.

The final step in the Village Core design/implementation process is the preparation of individual precise plans for each project within the village core area. These project specific plans shall be evaluated using the process and standards established in the Master Precise Plan. A project-specific precise plan submittal shall include a scaled drawing or drawings which dimension and depict the following:

- Property boundaries and adjoining streets;
- Existing topography and proposed grading plan, showing slope, retaining walls, pad elevations, and percent of slope on streets, driveways and other graded areas;
- Existing and proposed streets, utilities, and easements;
- Access: pedestrian, vehicular and service; points of ingress and egress; with driveway locations and dimensions;
- Loading and trash areas, walls and/or fences (including height);
- Proposed location, height, and dimensions of buildings, including color and materials on all elevations. The floor area, number of stories, number of units and bedrooms (when applicable) shall be given. Proposed uses shall be indicated including floor area devoted to each use;
- Parking layout, including dimensions, number of stalls, and circulation flow;
- Location, height, and size of signs proposed on the property;
- Landscaping and irrigation concepts;
- Lighting, including the location, type and shielding; and,
- Location and design of recreational areas (if any).

II.4.7.3 Village Core Site Planning

The focus of the Village Core is the commercial core or mixed use area which is the heart of the village. The GDP specifies that each village core will emulate the form of either a "town square" or "main street." Both the Main Street and Town Square forms for village cores include a well defined pedestrian oriented building edge along an enhanced street with diagonal parking. The design goal along these edges is to create an inviting pedestrian experience with limited automobile access and intrusion.

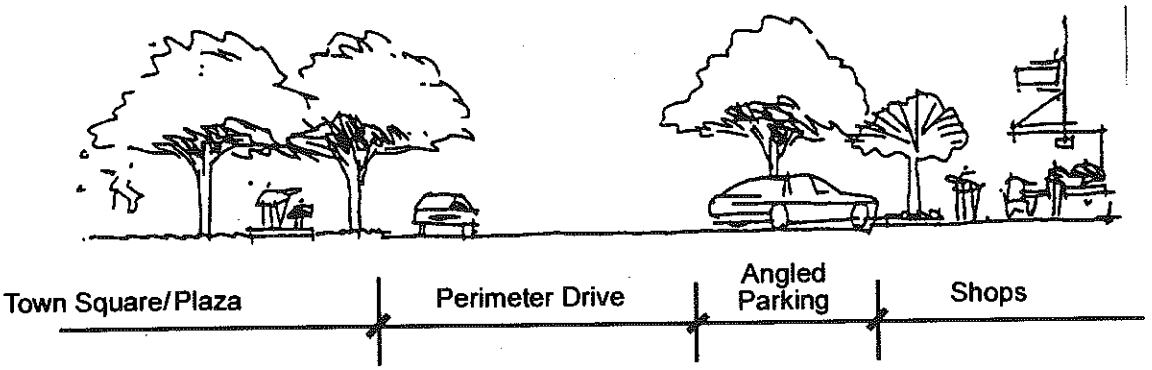
Essential design concepts for the Main Street form are:

- "Main Street" with diagonal parking and limited traffic speeds and volumes.
- Expanded sidewalk with enhanced pedestrian scale landscaping and hardscaping, street furniture and accessories. Pockets and/or patios provided for sidewalk cafes or informal gathering, people watching, *etc.*
- Minimal building setbacks to encourage window shopping and ready access from the sidewalk.
- Well articulated and detailed building facade which is visually interesting to passing pedestrians.

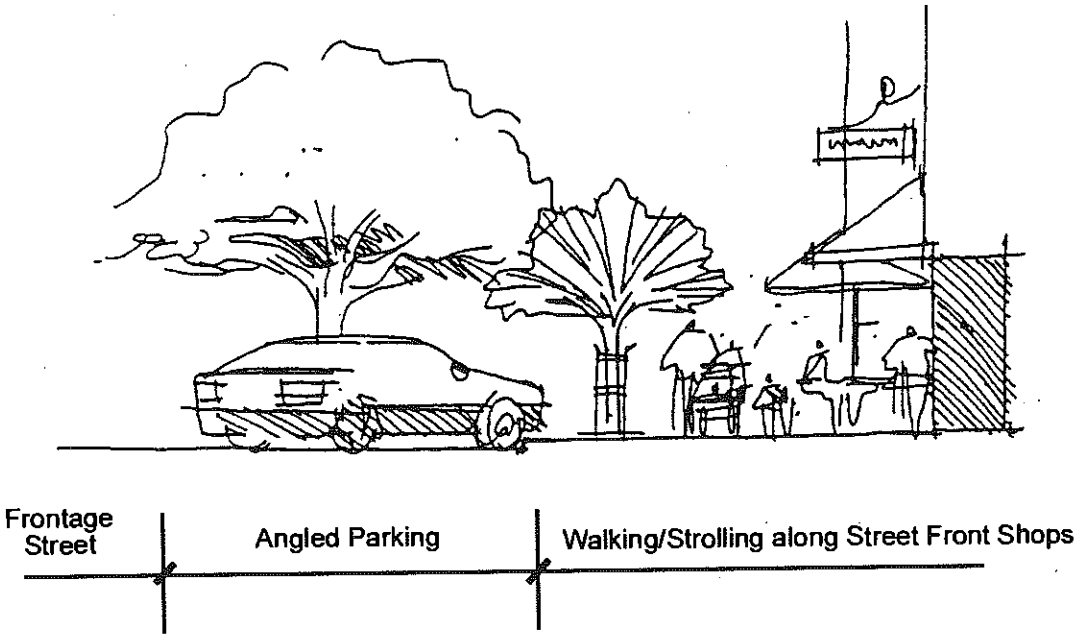
- Canopies, arcades, trellises or other features to provide shade, weather protection and sense of enclosure to create a comfortable and pleasant sidewalk experience.
- Minimal automobile intrusion in the form of curb cuts crossing the sidewalk or parking lots fronting the sidewalk.
- Landmark or taller building elements located at the corner entry to Main Street. Public or civic presence structures sited at the "ends" of Main Street, with pedestrian entries oriented toward the street.

Essential design concepts for the Town Square form are:

- Town Square plaza/park ranging in size from 1 to 3 acres bordered by streets. Plaza area is well defined by commercial buildings on at least two adjacent sides. Other defining vertical massing, either building or landscaping, is provided on a third adjacent side.
- Passive recreation, public gathering, performance facilities or structures located within the square (benches, bandstand, plaza, informal seating, *etc.*).
- "Town Square Street" with diagonal parking (commercial side only) and limited traffic speeds and volumes fronting commercial building on the square.
- Expanded sidewalk along commercial frontage with enhanced pedestrian scale landscaping and hardscaping, street furniture and accessories. Pockets and/or patios provided for sidewalk cafes or informal gathering, people watching, *etc.*
- Minimal building setbacks to encourage window shopping and ready access from the sidewalk.
- Well articulated and detailed building facade which is visually interesting to passing pedestrians.
- Canopies, arcades, trellises or other features to provide shade, weather protection and sense of enclosure to create a comfortable and pleasant sidewalk experience.
- Minimal automobile intrusion in the form of curb cuts crossing the sidewalk or parking lots fronting the sidewalk.
- Landmark or taller building elements located at the corner sites, or used to identify focal point. Public or civic presence, or other "landmark" structures sited at other "corners" with pedestrian edges or entries oriented toward the square.



Town Square



Main Street Concept

Source: SPA One

Exhibit 52

II.4.7.4 Architectural Design Guidelines

The following guidelines shall apply to the mixed-use/commercial, community purpose facility, elementary school, park and other community buildings within the village core. Although not directly in the village core, the church and private high school should also respond to these guidelines and the architectural style selected for the village core in order to maintain the village design theme throughout Village Six.

- Landmark architecture shall be located at all focal points and major intersections within the village. "Landmark architecture" should be a distinctive element that creates an accent or focal point, such as a tower.
- Primary building entries shall be oriented to the street to the extent possible.
- Commercial buildings shall be oriented to a village core street to create a traditional main street or town square.
- Buildings shall be arranged to create outdoor rooms, such as courtyards, wherever possible.
- Exterior building elevations shall incorporate a range of scale-defining elements that relate larger building masses to the pedestrian. Such elements include columns, archways, doorways, upper floor windows and balconies.
- Overhead features that create a sense of enclosure and encourage visitors to linger and enjoy the area may be incorporated into the design. Features such as canopies, arcades and roof overhangs create the sense of enclosure and also protection from sun and rain.
- Building height and massing shall be varied.
- Roof forms shall be compatible with the architectural style and create skyline interest.
- Architecture along the same street or within a complex shall include buildings of similar but varying height and share one or more distinctive element, such as materials, window and door style, detailing, porches, arcades, overhangs, roofing, color, *etc.*
- Decorative detailing shall be consistent with the overall architectural style and be used as accents. Detail elements include arches, balconies, balustrades, chimneys, cupolas, ceramic tile, moldings, reveals, wrought iron, hand rails, window sills, finials, and lighting fixtures.
- All utilitarian aspects of development such as mechanical equipment, gutters, downspouts, storage and refuse collection areas shall be integrated into the building design so as not to be visible from pedestrian and public view areas to the extent possible.
- Exterior staircases shall be compatible with the building architecture.
- Exterior staircases shall be visually perceived, as integral to the building or as a significantly defined architectural accent.
- Side and rear elevations of buildings exposed to view shall be articulated or enhanced to provide a pleasing appearance from public or neighboring use views.

II.4.7.5 Landscape

The landscape concept for the Village Core is to enhance the pedestrian orientation of the area through landscape and outdoor amenities. Trees will create a sense of identity for the core with formal planting arrangements on streets and a mix of skyline, shade and accent trees. Pedestrian

scaled plantings, such as colorful groundcovers, container plantings and vines covering arbors, will enliven the core hardscape. Outdoor amenities, such as plazas, areas of enhanced paving, seating areas and lighting will create an atmosphere that is appropriate for shopping, socializing and recreation. Landscape design shall be in conformance with the City of Chula Vista Design Manual and Landscape Manual.

The Otay Ranch pedestrian-oriented design theme strives to minimize automobile influences in the village. Landscaping in and around parking lots should help to achieve that objective. Perimeters of parking lots should be screened by berms, low walls or shrubs, approximately 3 feet in height, to block headlight glare yet provide visual access into the lots to enhance pedestrian safety and security. Shade trees should be planted within parking lots to City standards to reduce heat and glare from paving and parked cars. Planters should be included within larger lots to visually break up the expanse of paving.

II.4.7.6 Lighting

A selected lighting design will be used in the village core as a key element in creating the village theme. The liveliness of the village core can be accentuated through the use of appropriate lighting. The following are guidelines specific to the village core:

A. Street Lights

The street lights within the mixed use/commercial and the community purpose facility areas should be the most decorative in the village. Light standards/fixtures which include arms for hanging banners and/or flower baskets should be considered. Street lights in other areas should be compatible in design, but less decorative.

B. Parking Lighting

The lighting within parking areas should be selected for energy efficiency and village design compatibility. Light fixtures should provide adequate illumination for their intended use, while directing the light onto the paved surface. Glare screens should be used where necessary to reduce the amount of light filtering into adjacent residential land uses. Light fixtures should be selected to match the style and character of the architecture and complement the village design theme.

II.4.7.7 Street Furnishings

Street furnishings within the village core are key elements in enhancing the pedestrian experience and expressing the village theme. The street furnishings in the core may consist of vine-covered arbors and bus stops, benches, trash receptacles, newspaper racks, bicycle racks, kiosk structures, clock towers, banners, hanging baskets, fountains, and public art pieces.

II.4.7.8 Signage

Signs within the village core may consist of individual project monument signs, individual tenant signs and directional signs. Sign criteria governing the locations, number and size of such signs are provided in the Village Six PC District Regulations. A comprehensive sign plan that includes guidelines for all proposed types of signs will be developed as part of the Village Core Master Precise Plan. Individual Precise Plans for the developments within the village core will provide more specific sign criteria suitable to each project.

Sign design in the village core will be consistent with the overall design themes. Monument signage for the mixed use/commercial, community purpose facility, school, and multifamily residential projects, if desired, shall be consistent with the design for village monuments.

Commercial projects may use a variety of signs including wall-mounted, painted wall, awning, hanging, projecting, plaque, banner and window signs. Commercial signs shall be designed to be appropriate to the architecture and pedestrian-scaled. The sign regulations and comprehensive sign plan shall provide specific design parameters.

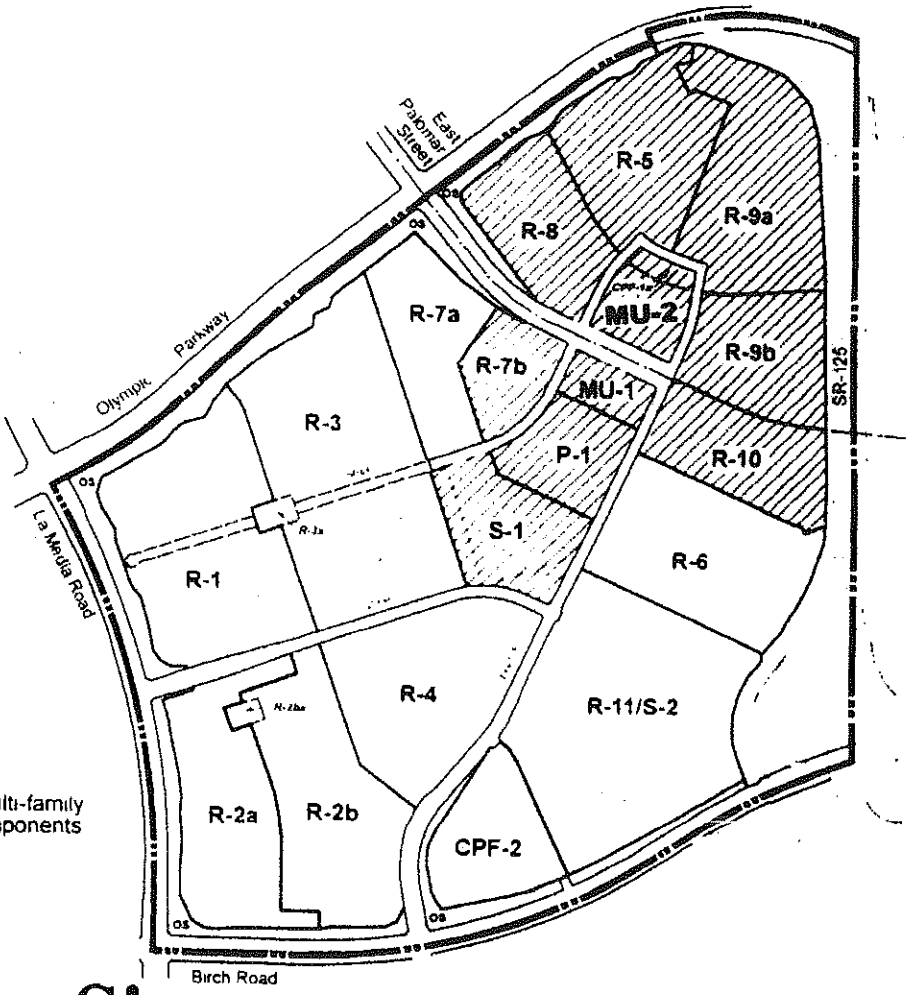
II.4.7.9 Individual Neighborhood Design Criteria

The development descriptions and neighborhood plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All neighborhood plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All neighborhood plans shall conform to the development standards and other provisions of the Otay Ranch Village Six PC District regulations adopted by the City of Chula Vista. Each neighborhood description also includes a lotting or development concept exhibit which identifies the location of special design issues/responses.

The following are guidelines for site planning each of the major neighborhoods within Village Six Village Core (refer to the Village Core Location Map, Exhibit 53, for the location of each neighborhood).

Village Core

Village Core Location



Note Refer to SFD and Multi-family sections for residential components of the Village Core

Village Six
OTAY RANCH
CITY OF CHULA VISTA

Land Planning

Exhibit 53

Neighborhood MU-1
Design Issues Summary

Description: Neighborhood MU-1 is the mixed-use/commercial component of the village core. It is located immediately next to the planned trolley station. It is designated for retail commercial or mixed uses which provide neighborhood level services and goods. The mixed use designation allows for residential above ground level commercial uses. All Neighborhood edges are important. Important streets (and the trolley stop) form three sides of the neighborhood. The neighborhood park forms the fourth. Loading and service areas typically found in the rear, would be adjacent to the park and should be carefully considered to minimize impacts to public recreation area. This central commercial center should include a building or structure with "landmark" qualities to establish an identity for the Village Core, although the dominant landmark could be located on the CPF-1 neighborhood across the street. Site planning, design and development of this neighborhood must be coordinated with that of the CPF-1 site to ensure success of the Village Six Core.

Land Use District:	MU
Concept:	Neighborhood retail/service commercial with potential for residential above
Entry:	To be determined
Edges:	Transit station; park; village streets
Landscaping:	Streetscapes
Building Detailing:	Landmark, neighborhood corners at intersections and at pedestrian level

Neighborhood MU-2

Design Issues Summary

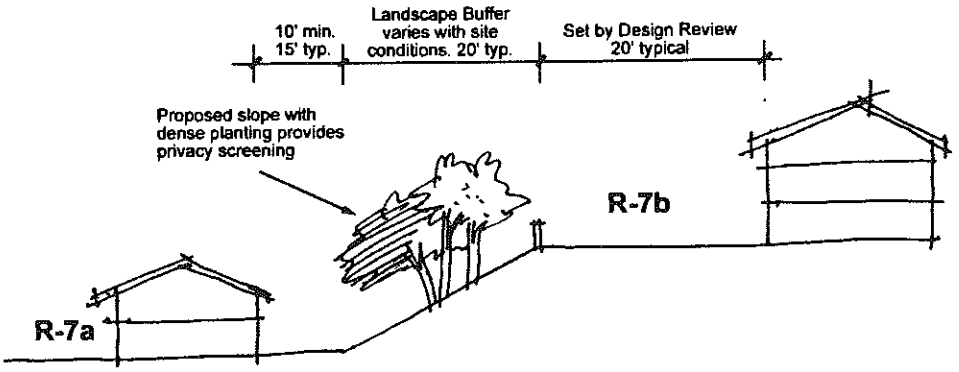
Description: This neighborhood is immediately north of the trolley station, across from the mixed-use site. It is surrounded on all sides by important village streets which avoids any land use conflicts. Site planning, design, and development of this neighborhood must be coordinated with that of the commercial site to ensure success of the Village Six Core.

Land Use District:	MU-2
Concept:	Mixed Use
Entry:	To be determined
Edges:	Core Promenade
Landscaping:	Streetscapes, Common Usable Open Space Area, Neighborhood MU-2
Building Detailing:	Village Landmark; all pedestrian edges

Neighborhood R-7b
Design Issues Summary

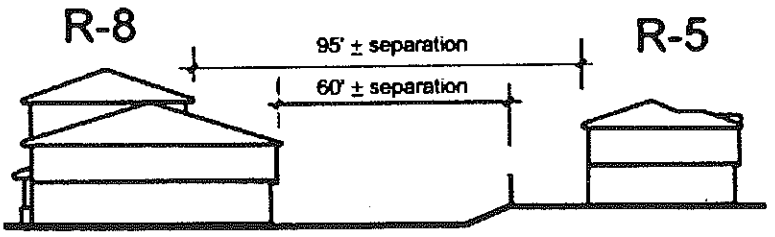
Description: Neighborhood R-7b is located at the intersection of East Palomar Street and the residential promenade street, immediately adjacent to the transit station focal pont of the Village Core. The project developed on this neighborhood, as a whole, should be oriented toward the village focal point. A pedestrian oriented structure or design feature such as an enhanced entrance should be located near the street corner. Individual units should front on the promenade street while the boundary with Neighborhood R-7a should be designed to be consistent with the rear yard fences expected on the single family side of the boundary. Neighborhood access is expected to be taken from the residential promenade street.

Land Use District:	RM2
Product:	Multifamily Residential 28.4 du/ac
Views:	None
Circulation/Entry:	Respect village entry street and focal point at future trolley station site; pedestrian project entry at street intersection
Fencing:	Coordinate with adjacent neighborhoods
Edges:	Front units on promenade street. Coordinate with adjacent neighborhoods; two story limit along Neighborhood 7a edge (see Exhibit 54)
Landscaping:	Streetscapes
Pedestrian Orientation Issues:	Promenade street - front doors visible and oriented to street; direct access to heart of village core



Buffer between R-7a & R-7b

Exhibit 54



Buffer between R-5 & R-8

Exhibit 55

Neighborhood R-8
Design Issues Summary

Description: Neighborhood R-8 is located just north of the East Palomar Street village entry street. Views to and from Olympic Parkway/Poggi Canyon are available from the north and west edges of the neighborhood. Individual units should front on the promenade street while the boundary with Neighborhood R-5 should be designed to be consistent with the rear yard fences expected on the single family side of the boundary. The neighborhood entry(ies) are expected to come from the core promenade street.

Land Use District:	RM2
Product:	Multifamily Residential 28.8 du/ac
Views:	From north and west edges to/from Olympic Parkway
Circulation/Entry:	Access from core promenade street; strong pedestrian connection to central core area
Fencing:	Off-site views and coordinate with adjacent neighborhoods
Edges:	Coordinate with adjacent neighborhoods - limit building height along single family edge
Landscaping:	Streetscapes
Pedestrian Orientation Issues:	Orient to promenade street

Neighborhood R-9b
Design Issues Summary

Description: Neighborhood R-9b is located immediately east of the CPF Neighborhood in the center of the village core. The most significant design issue for this neighborhood is the eventual construction of the light rail trolley along the southern edge of the neighborhood. Since the rail tracks will pass over the SR-125 freeway, they will begin climbing just east of the planned station location and be elevated along the neighborhood boundary. This situation will require a careful design solution which functions both in the short term when no trolley is present and long term when the transit route is operating. Design issues along the other edges are relatively straightforward with SR-125 on the east, small lot single family uses to the north in Neighborhood R-9a and the core promenade street on the west. Access is expected to be taken from the promenade street and any units adjacent to the street should front on it.

Land Use District:	RM2
Product:	Multifamily Residential 25.7 du/ac
Views:	None
Circulation/Entry:	Entry and pedestrian connection to promenade street
Fencing:	Potential sound wall at SR-125; coordinate with adjacent neighborhoods
Edges:	Elevated transit on southern edge; freeway buffer on SR-125 edge; consistent with rear yards in neighborhood to north; orient to promenade street.
Landscaping:	Streetscapes
Pedestrian Orientation Issues:	Promenade street

Neighborhood R-10
Design Issues Summary

Description: Neighborhood R-10 is located immediately east of the commercial neighborhood in the center of the village core. The most significant design issue for this neighborhood is the eventual construction of the light rail trolley along the northern edge of the neighborhood. Since the rail tracks will pass over the SR-125 freeway, they will begin climbing just east of the planned station location and be elevated along the neighborhood boundary. This situation will require a careful design solution which functions both in the short term when no trolley is present and long term when the transit route is operating. Design issues along the other edges are relatively straightforward with SR-125 on the east, small lot single family uses to the south in Neighborhood R-6 and the village entry street on the west. Access is expected to be taken from the village entry street and any units adjacent to the street should front on it.

Refer to Exhibit 45 in the Multi-family chapter II.4.5 for an illustrative site plan of Neighborhood R-10.

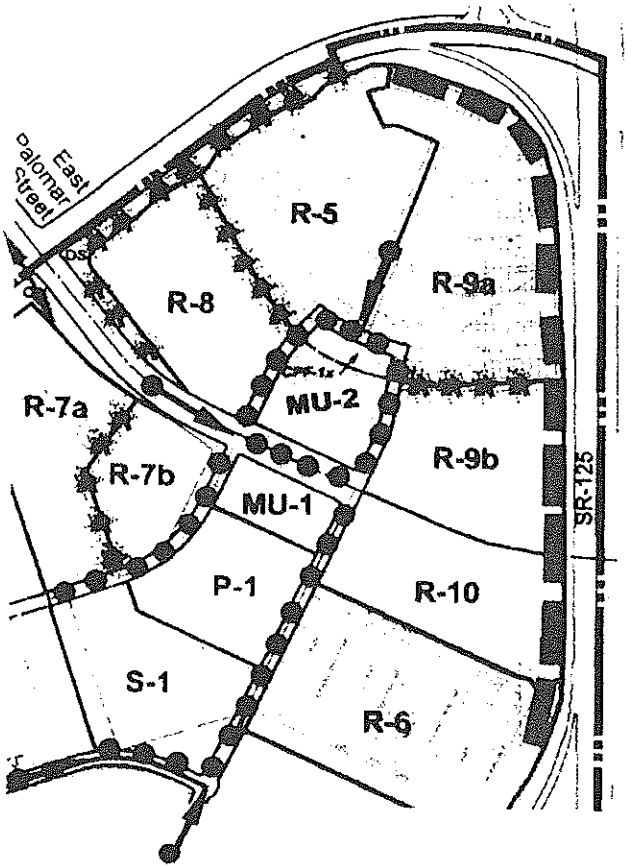
Location:	South of proposed transit line and east of Village Promenade Street "R".
Planned Use:	Multi-family Residential, 17.5 du/ac, RM2 Land Ude District.
Permitted Use:	Attached and detached SFD and MF. Proposed as attached Single Family condominium project.
Mandatory Site Elements:	Plan Plan must provide good access to Village Pathway and Core Elements. And, internal recreation features with good pedestrian access to the units.
Design District:	Village Core
Building Design Siting:	Building design should provide a transition from the adjacent small lot product in R-6 and the more intense uses within the Village Core. Homes should be oriented to front on Wellbrook Place and Magdalena Avenue. Orient units to minimize impacts from adjacent transportation systems.
Pedestrian/Vehicle/ Transit:	This neighborhood is in close proximity to all trails and transportation systems.
Urban Character:	Formal row housing. Refer to Exhibit 45, page II.4.5-6
Lighting/ Signing/ Street Furnishings:	No special requirements other than those established during the Design Review process.

Neighborhoods S-1 and P-1
Design Issues Summary

Description: These neighborhoods form the neighborhood school/park which is a part of the Village Six Core. Both will be designed, constructed and operated by public agencies. The school will be the responsibility of the Chula Vista Elementary School District while the park is the responsibility of the City of Chula Vista. The site is bounded on two sides by village streets. The north edge of the park adjoins the commercial site which will be a sensitive edge to design to avoid conflicts. The southern edge of the school site adjoins the R-3 single family residential neighborhood which will require a relatively straightforward rear yard fencing situation.

Since development of these neighborhoods will be undertaken by public agencies and not subject to the usual design review process, a concept sketch has been substituted on the following page for the design issues map.

Village Core



Primary Pedestrian Edge

Sound Attentuation

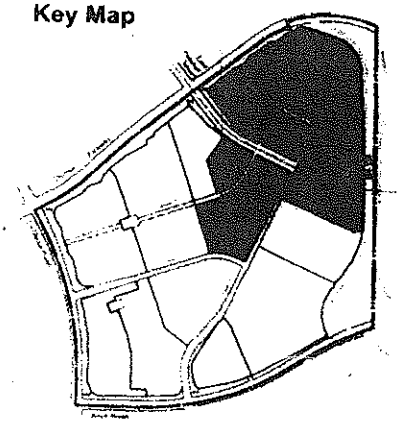
Landscape Buffer

View Orientation

Pedestrian Connection

Potential Ped. Overpass

Key Map



CITY OF CHULA VISTA **Village Six** OTAY RANCH

Land Planning 9-10-01

(10/25/2005)

OTAY RANCH VILLAGE 6 SPA PLAN
PUBLIC FACILITIES FINANCE PLAN

Approved by:
Chula Vista City Council
January 22, 2002

Resolution No. 2002-02

Prepared by:
burkett & wong
December 3, 2001

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II.5.1 EXECUTIVE SUMMARY

II.5.2 OVERVIEW

This Public Facilities Finance Plan (PFFP) addresses the public facility needs associated with the Otay Ranch Village 6 Sectional Planning Area (SPA) Plan. The PFFP has been prepared under the requirements of the City of Chula Vista's Growth Management Program (Section 19.09 CVMC) and Chapter 9, Growth Management of the Otay Ranch General Development Plan (GDP). The preparation of the PFFP is required in conjunction with the preparation of the Sectional Planning Area (SPA) Plan for Village 6 to ensure that the phased development of the project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the Otay Ranch General Development Plan (GDP) which was adopted by the Chula Vista City Council on October 28, 1993, to ensure that the development of the project will not adversely impact the City's Quality of Life Standards. This PFFP meets the policy objectives of the Otay Ranch GDP.

The PFFP is based upon the phasing as presented in the Otay Ranch Village 6 SPA Plan dated January 22, 2002. The Village 6 project is anticipated to be developed in four non-sequential phases. These phases are planned independently of each other. The PFFP begins by analyzing the existing demand for facilities based upon the demand from existing development and those projects with various entitlements through the year 2010. Further, the PFFP uses the phasing as contained in the Otay Ranch Village 6 SPA Plan to determine the impacts associated with each phase of the project.

When specific thresholds are projected to be reached or exceeded based upon the analysis of the phased development of the Otay Ranch project, the PFFP provides mitigation necessary for the continued compliance with the Growth Management Program and Quality of Life Standards. The PFFP does not propose different development phasing from that identified in the SPA Plan, but may indicate that the development phasing should be limited or reduced until certain actions are taken to guarantee public facilities will be available or provided to meet the Quality of Life Standards. Subsequent changes to the phasing shall require an amendment to the PFFP.

Typically, as an applicant receives each succeeding development approval, the applicant must perform required steps leading to the timely provision of the required facility. Failure to perform the required step curtails additional development approvals. The concept is illustrated below:

Performance of Facility Thresholds

GDP:

- Goals, objectives & policies established.
- Facility thresholds established.
- Processing requirements established.

SPA:

- Facility financing refined and funding source identified consistently with GDP goals, objectives & policies.
- Facility demand and costs calculated consistently with adopted land uses and GDP

A. GENERAL CONDITIONS FOR OTAY RANCH VILLAGE 6 SPA PFFP

1. All development within the boundaries of the PFFP for the Otay Ranch Village 6 SPA shall conform to the provisions of Section 19.09 of the Chula Vista Municipal Code (Growth Management Ordinance), as may be amended from time to time, and to the provisions and conditions of this Public Facilities Financing Plan.

2. All development within the boundaries of the PFFP for Otay Ranch Village 6 SPA shall be required to pay development impact fees for public facilities, transportation, parks and other applicable fees pursuant to the most recently adopted program by the City Council, and as amended from time to time, unless the applicant has entered into a separate agreement with the city. Development within the boundaries of Otay Ranch Village 6 SPA shall also be responsible for fair share proportionate fees that are necessary to meet the adopted facility performance standards as they relate to the Village 6 SPA Plan.

3. The Public Facilities Financing Plan shall be implemented in accordance with Chula Vista Municipal Code (CVMC) 19.09.090. Future amendments shall be in accordance with CVMC 19.09.100 and shall incorporate newly acquired data, to add conditions and update standards as determined necessary by the City through the required monitoring program. Amendment to this Plan may be initiated by action of the Planning Commission, City Council or property owners at any time. Any such amendments must be approved by the City Council.

4 Approval of this PFFP does not constitute prior environmental review for projects within the boundaries of this Plan. All future projects within the boundaries of this PFFP shall undergo environmental review as determined appropriate by the City of Chula Vista.

5. Approval of this PFFP does not constitute prior discretionary review or approval for projects within the boundaries of the Plan. All future projects within the boundaries of the Otay Ranch Village 6 PFFP shall undergo review in accordance with the Chula Vista Municipal Code. This PFFP analyzes the maximum allowable development potential for planning purposes only. The approval of this plan does not guarantee specific development densities.

6. The facilities and phasing requirements identified in this PFFP are based on the Otay Ranch Village 6 SPA Plan which proposes the development of 2,086[1] dwelling units on 237.2 acres. The remaining 149.2 acres will be developed with non-residential land uses that include 3.0 acres of commercial, 49.2 acres of CPF, 10.0 net acre Elementary School site, 7.0 net acre Neighborhood Park, 21.1 acres of Open Space and 58.3 acres of Major Circulation Roadways. The PFFP also presents an alternative that permits 2,232 dwelling units as the maximum number for Village 6. This alternative assumes that if the 32.5 acre Private High School site (R-11) is not built by the Catholic Diocese the land will be used for a 146 single family residential development. The GDP authorizes a maximum of 2.232 dwelling units in Village 6.

7. Parcel R-11 shall be assumed to be a future private high school site for planning purposes, however, if the school sponsor determines that the site will not be used for school purposes, the property owner may request a determination that residential development (per parcel R-11 statistics from the Village 6 SPA Plan) is appropriate.

[1] The Otay Ranch GDP permits a maximum density 2,232 dwelling units for Village 6.

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[1] The Otay Ranch GDP permits a maximum density 2,232 dwelling units for Village 6.

The backbone sewer, drainage and water improvements shall be funded by the developer or through the payment of established impact fees and capacity fees.

Parks will be funded, in part, through the payment of Park Acquisition and Development Fees (PAD fees), dedication, and developer exactions. The Otay Ranch Village 6 SPA Plan will generate approximately $8,611,906 in PAD fee obligations (including parkland development obligations and fees in lieu of dedication). Total parkland obligation is 16.52 acres without conversion of S-2 to R-11. The Project proposes 7.0 net acre within Village 6. Remaining parkland obligation will be met through community park dedication of land and/or payment of fees elsewhere in Otay Ranch.

Police, fire and emergency medical services, library, civic center, corporation yard, and other public facilities will be funded, in part, from revenues generated from the payment of Public Facilities Development Impact Fees at building permit issuance. These fee revenues total approximately $5,887,882 for the Otay Ranch Village 6 SPA Plan.

Altogether, the City's development impact fees by phase and facility for the Otay Ranch SPA Plan total $28,293,530 as shown on Table A below.

Table A
Village 6 Summary of DIF Fees by Phase & Facility[2]

Facility	Blue Phase	Red Phase	Yellow Phase	Green Phase	Totals
Traffic	$4,384,170	$437,210	$6,477,880	$1,460,700	$12,759,960
Sewer*	$256,400	$109,650	$573,360	$94,372	$1,033,782
Drainage**	$0	$0	$0	$0	$0
Water**	$0	$0	$0	$0	$0
Police	$510,090	$97,020	$897,435	$148,470	$1,653,015
Fire/EMS	$140,882	$26,796	$247,863	$41,006	$456,547
Schools**	$0	$0	$0	$0	$0
Library	$442,772	$84,216	$778,998	$128,876	$1,434,862
Parks (PAD) Fees	$3,165,924	$0	$4,425,882	$1,020,100	$8,611,906
Civic Center	$333,120	$63,360	$586,080	$96,960	$1,079,520
Corp. Yard	$267,884	$50,952	$471,306	$77,972	$868,114
Other Facilities	$122,144	$23,232	$214,896	$35,552	$395,824
Total	$9,623,386	$892,436	$14,673,700	$3,104,008	$28,293,530

* Green Phase includes "as needed" phase (elementary school and neighborhood park) of $13,572.00.
** No city imposed DIF program in place for this facility.

The numbers, figures, exhibits and tables in this PFFP will be refined at the tentative map level and are therefore subject to change. The fees provided herein are only estimates and are subject to change during the lifetime of the project. All new Tentative Maps will be subject to the fees and obligations in effect at the time building permits are pulled.

[2] Table assumes that the S-2/R-11 site will be developed as a private high school.

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[2] Table assumes that the S-2/R-11 site will be developed as a private high school.

Table A.2 Village 6 Timing and Funding Source by Facility		
Facility	**Funding Source**	**Project Timing**
Traffic[3]		
1. No Specific Facility	Pay TDIF	Building Permit
2. No Specific Facility	Pay Interim SR-125 DIF	Building Permit
3. No Specific Facility	Pay Traffic Signal Fee	Building Permit
1	La Media Rd. - Olympic Parkway to Street "J"	750th D.U.
2	Street "J"- Easterly Boundary of R-1 to La Media	750th D.U.
3	Street "J" - Street "R" to La Media Road	750th D.U.
4	Street "R" - Street "J" to Southerly Boundary of R-4	1500th D.U.
5	Street "R" - East Palomar Street to Street "J"	750th D.U.
6	East Palomar - Olympic Parkway to Street "R"	750th D.U.
7	Street "J"- Easterly Boundary of R-2 to La Media	750th D.U.
8	Street "R" - North Boundary of R-2 to Birch Rd.	1500th D.U.
9	Birch Road - Street "R" to La Media Road[4]	1500th D.U.
10	La Media Road - Street "J" to Birch Road [5]	1500th D.U.
11	Birch Road - SR125 to Street "R"[6]	1500th D.U.
12	Street "R" - Birch Rd to North Boundary of R-11	1500th D.U.
13	Otay Lakes Road - East "H" St. to Telegraph Cyn Rd[7]	944th D.U.
Sewer	Developer Build Pay City Fees	Concurrent w/ Phasing Building Permit
Drainage	Developer Build	Per Ordinance
Water	Pay OWD Capacity Fees	Pay @ purchase of Meters
Police	Pay PFDIF	Building Permit
Fire/EMS	Pay PFDIF	Building Permit
Schools	SUHSD CFD	Annex or form a new district
	CVESD CFD	Annex or form a new district
Library	Pay PFDIF	Building Permit
Parks Neighborhood Park 1. IOD to City 2. Construction begins 3. Complete Park const. Community Park	 N/A PAD Credit/Fees PAD Credit/Fees Dedicate land off-site and/or pay PAD Fees	 @ Prior to Final Map @ 300th D.U. Bldg. Permit within 9 months of commencement With each 1st F.M.
Civic Center	Pay PFDIF	Building Permit
Corp. Yard	Pay PFDIF	Building Permit
Other Public Facilities	Pay PFDIF	Building Permit

3 See Site Utilization Plan, Exhibit 3, for location of streets listed under funding source.

4 Once secured, construction of these facilities may be deferred.

5 Once secured, construction of these facilities may be deferred.

6 Improvement shall be secured prior to the cumulative unit trigger, or with the "A" Map including CPF 2 and/or 3, whichever occurs first. The time to perform the construction of this facility may be extended by the Director of Public Works.

7 Improvement will be required only if the cumulative unit trigger is reached prior to the completion of SR 125.

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Police	Pay PFDIF	Building Permit
Fire/EMS	Pay PFDIF	Building Permit
Schools	SUHSD CFD	Annex or form a new district
	CVESD CFD	Annex or form a new district
Library	Pay PFDIF	Building Permit
Parks Neighborhood Park 1. IOD to City 2. Construction begins 3. Complete Park const. Community Park	 N/A PAD Credit/Fees PAD Credit/Fees Dedicate land off-site and/or pay PAD Fees	 @ Prior to Final Map @ 300th D.U. Bldg. Permit within 9 months of commencement With each 1st F.M.
Civic Center	Pay PFDIF	Building Permit
Corp. Yard	Pay PFDIF	Building Permit
Other Public Facilities	Pay PFDIF	Building Permit

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7 Improvement will be required only if the cumulative unit trigger is reached prior to the completion of SR 125.

During development of the Growth Management Program two new facilities were added to the list of facilities to be analyzed in the PFFP:

- Civic Facilities
- Corporation Yard

Threshold standards are used to identify when new or upgraded public facilities are needed to mitigate the impacts of new development. Development approvals will not be made unless compliance with these standards can be met. These threshold standards have been prepared to guarantee that public facilities or infrastructure improvements will keep pace with the demands of growth.

II.5.2.4 The Otay Ranch Village 6 Project

The Otay Ranch lies within the approximately 37,585-acre Eastern Territories Planning Area of the City of Chula Vista. Interstate 805 bound the Eastern Territories Planning Area on the west, San Miguel Mountain and State Route 54 on the north, the Otay Reservoirs and the Jamul foothills on the east, and the Otay River Valley on the south. The Otay Ranch Village 6 SPA is located in roughly the center of the Eastern Territories Planning Area (see Vicinity Map Exhibit 2)

The Otay Ranch Village 6 SPA project area includes approximately 393.7 acres of gently rolling terrain and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north. La Media Road on the west and Birch Road on the south (see Exhibit 2). Historically, the site has been used for ranching, grazing, dry farming and truck farming activities. The site is currently vacant, unoccupied and in an unimproved condition.

The Village 6 project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch GDP. The proposed Village 6 SPA area is consistent with the Village 6 planning area identified in the GDP (as refined through more detailed road alignment studies). The Village 6 project area is surrounded by Village 5, to the north, Village 7, to the south and Village 2, to the west. The future Freeway Commercial site is located to the east of Village 6, across SR-125. Village 6 is located adjacent to and immediately west of the future SR-125. The Village 6 SPA plan proposes all the land uses comprising a village as envisioned by the GDP. These uses include: a variety of single and multi-family residential housing densities, mixed-use development, community purpose facility, elementary school, open space and parks.

Primary access to the site will be provided via Olympic Parkway, an east-west Prime Arterial, which forms the northern boundary of the Village 6 SPA. Secondary access to the site will be provided by La Media Road, a north-south Prime Arterial, which forms the western boundary. Birch Road, an east-west Major Arterial, forms the southern boundary.

The SPA Plan provides a detailed description of the development to be included within Village 6, development statistics, and a Site Utilization Plan that indicates the locations of the various land uses. The following village description is taken from the SPA Plan text:

Village 6 is an urban village with a transit/rail line. Urban Villages are adjacent to existing urban development and are planned for transit-oriented development with higher densities and mixed uses in the village cores. Village 6 SPA Plan contains the following:

During development of the Growth Management Program two new facilities were added to the list of facilities to be analyzed in the PFFP:

- Civic Facilities
- Corporation Yard

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The Otay Ranch lies within the approximately 37,585-acre Eastern Territories Planning Area of the City of Chula Vista. Interstate 805 bound the Eastern Territories Planning Area on the west, San Miguel Mountain and State Route 54 on the north, the Otay Reservoirs and the Jamul foothills on the east, and the Otay River Valley on the south. The Otay Ranch Village 6 SPA is located in roughly the center of the Eastern Territories Planning Area (see Vicinity Map Exhibit 2)

The Otay Ranch Village 6 SPA project area includes approximately 393.7 acres of gently rolling terrain and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north. La Media Road on the west and Birch Road on the south (see Exhibit 2). Historically, the site has been used for ranching, grazing, dry farming and truck farming activities. The site is currently vacant, unoccupied and in an unimproved condition.

The Village 6 project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch GDP. The proposed Village 6 SPA area is consistent with the Village 6 planning area identified in the GDP (as refined through more detailed road alignment studies). The Village 6 project area is surrounded by Village 5, to the north, Village 7, to the south and Village 2, to the west. The future Freeway Commercial site is located to the east of Village 6, across SR-125. Village 6 is located adjacent to and immediately west of the future SR-125. The Village 6 SPA plan proposes all the land uses comprising a village as envisioned by the GDP. These uses include: a variety of single and multi-family residential housing densities, mixed-use development, community purpose facility, elementary school, open space and parks.

Primary access to the site will be provided via Olympic Parkway, an east-west Prime Arterial, which forms the northern boundary of the Village 6 SPA. Secondary access to the site will be provided by La Media Road, a north-south Prime Arterial, which forms the western boundary. Birch Road, an east-west Major Arterial, forms the southern boundary.

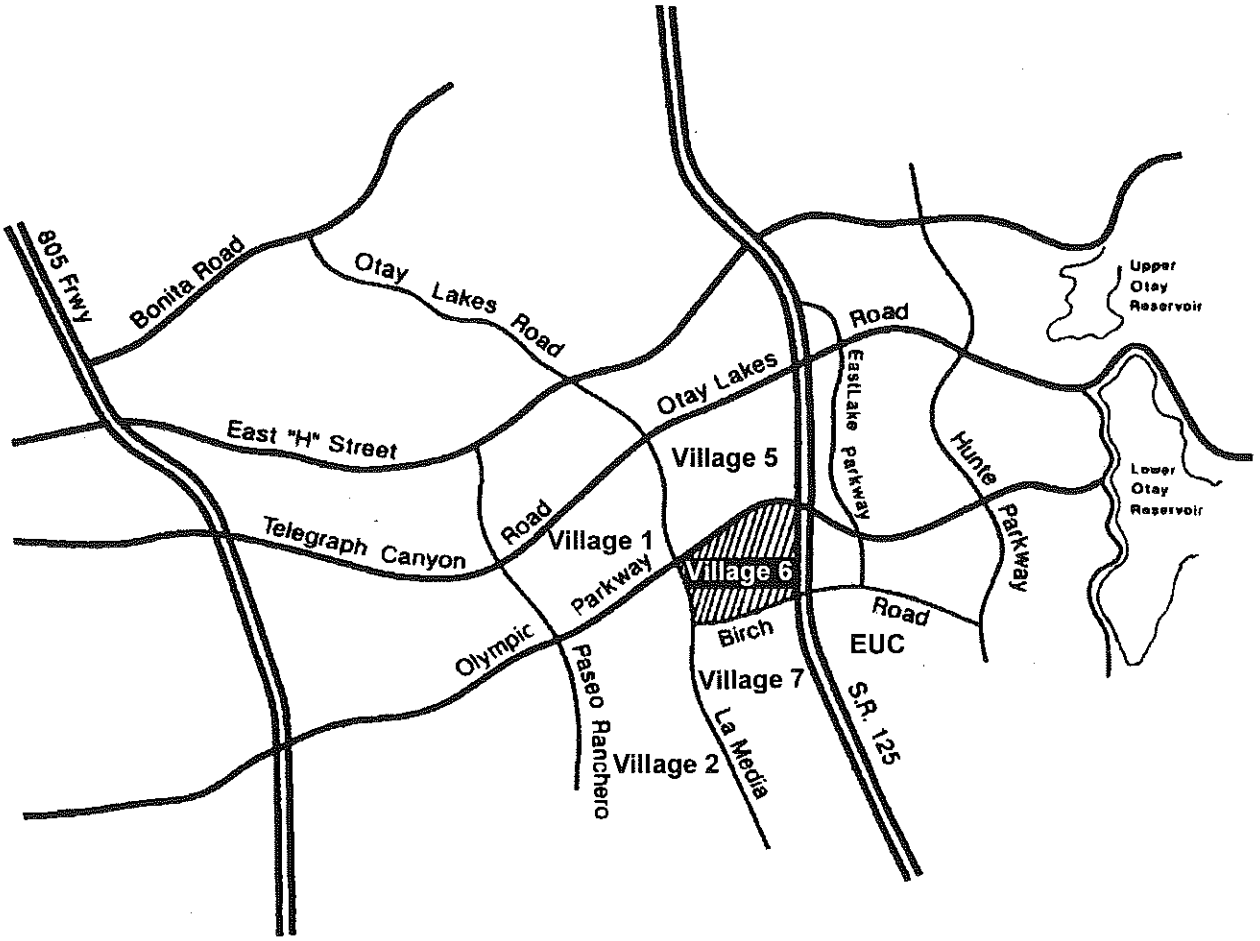
The SPA Plan provides a detailed description of the development to be included within Village 6, development statistics, and a Site Utilization Plan that indicates the locations of the various land uses. The following village description is taken from the SPA Plan text:

Village 6 is an urban village with a transit/rail line. Urban Villages are adjacent to existing urban development and are planned for transit-oriented development with higher densities and mixed uses in the village cores. Village 6 SPA Plan contains the following:

Not to Scale

Exhibit 1
Regional Location Map

Vicinity Map



Not to Scale

Exhibit 2
Vicinity Map

II.5.3 LAND USE ASSUMPTIONS

II.5.3.1 Purpose

The purpose of this section is to quantify how the Otay Ranch Village 6 project will be analyzed in relationship to all other projects, which are at some stage in the City's development process. The Growth Management Program addressed the issue of development phasing in relationship to location, timing, and fiscal/economic considerations. Based upon the overall elements to be considered when projecting the phasing of development and policies contained in the Growth Management Program, the City was able to forecast where and when development will take place and produced a 5 Year Residential Forecast. Subsequent to the approval of the Growth Management Program, the forecasted residential forecast has been updated and will be updated periodically as facility improvements are made and the capacity for new development becomes available.

The specific factors that affect the development-phasing forecast include the status of development approvals and binding development agreements, and the future construction of State Route 125. These components were reviewed as part of this PFFP in conjunction with the requirement to provide facilities and services, concurrent with the demand created by the Otay Ranch Village 6 to maintain compliance with the threshold standards.

The management of future growth includes increased coordination of activities of the various City departments as well as with both School Districts and Water Districts that serve the City of Chula Vista. The forecast enables the City to prioritize and maximize limited staff resources in order to focus efforts on the highest priority projects.

As indicated in the Growth Management Program, accuracy of the forecast is dependent upon numerous outside influences that affect the overall demand for new development. The first 12 to 18 months of the forecast will be more accurate and subsequent years less accurate due to lower levels of development approval and corresponding agreements to provide public facilities. These later years are subject to change and will become more accurate as development entitlements are obtained and public facilities are guaranteed.

The PFFP for Otay Ranch SPA 6 will analyze the demand from existing development and those projects with approved final and tentative maps. Projects that currently have a final or tentative map may have committed facility capacity and are therefore considered the "approved" projects. Then, the PFFP uses the proposed phasing of the Otay Ranch SPA 6 project, as shown in the Sectional Planning Area Plan (SPA), to determine the impacts associated with each phase of the project.

II.5.3.2 Existing Development

As a starting point, the PFFP considers all existing development up to January 2000 as the base condition. This information is based upon City of Chula Vista Planning and Building Department growth management monitoring data. According to this and other data, the population of the City as of January 2000 was estimated to be 174,319 based upon California Department of Finance (DOF) coefficients. For the purposes of projecting facility demands for the Otay Ranch Village 6 the City of Chula Vista utilizes a 2000 population coefficient of 3.01[8] persons per dwelling. This factor is used throughout this PFFP to calculate facility demands

[8] The current City of Chula Vista DOF housing occupancy coefficient is 3.036.

Table B

CITY OF CHULA VISTA PLANNING AND BUILDING DEPARTMENT 5-YEAR RESIDENTIAL FORECAST
EASTERN CHULA VISTA MAJOR PROJECTS
Number of Housing Units Being Finaled by Housing Type (MF= Multi-Family, SF = Single Family)
2000 THROUGH 2005

		YEAR																		
Map Ref.	PROJECTS	2000			2001			2002			2003			2004			2005			Total 2000 to 2005
		MF	SF	Total	MF	SF	Total	MF	SF	Total	MF	SF	Total	MF	SF	Total	MF	SF	Total	
	Otay Ranch																			
	Otay Ranch Co																			
31	Village 1	0	400	400	300	100	400	125	100	225	125	100	225	200	200	400	150	150	300	1,950
33	Village 1 West			0		25	25		50	50		75	75		100	100		100	100	350
34	Village 2			0			0			0			0		0	0		200	200	200
35	Village 6			0			0			0			0		50	50		150	150	200
	Pacific Coast Communities																			
31	Village 5		50	50		100	100		100	100		100	100		125	125		125	125	600
	McMillin Companies																			
31	Village 1		80	80		77	77		82	82			0			0			0	239
36	Village 5	220	221	441	131	150	281		125	125	18	100	118			0			0	965
35	Village 6			0			0		0	0		100	100		150	150		159	159	409
37	Village 7														0	0	0	125	125	125
	Brookfield-Shea																			
38	Village 11			0			0	0	0	0	100	125	225	100	150	250	100	150	250	725
	EastLake																			
25	Eastalke Greens	124	18	142	128	0	128		0	0		0	0		0	0			0	270
28	EastLake Land Swap			0			0			0			0			0	200		200	200
26	EastLake Trails	36	311	347	71	383	454	79	232	311			0			0			0	1,112
27	EastLake Vistas			0			0		150	150		188	188		125	125	250	267	517	980
24	EastLake Woods			0			0		172	172		287	287		114	114		54	54	627
	Rancho del Rey																			
3	Rancho del Rey I		9	9			0			0			0			0			0	9
4	Rancho del Rey II		83	83			0			0			0			0			0	83
5	Rancho del Rey III		117	117		8	8			0			0			0			0	125
18	Rolling Hills		300	300	116	300	416	168	300	468		300	300		300	300		165	165	1,949
26	Sunbow II	132	251	383	156	204	360	300	175	475	284	150	434		125	125		54	54	1,831
19	Bella Lago			0			0			0			0			0			0	-
30	San Miguel			0		75	75		300	300	100	250	350	119	175	294		250	250	1,269
39	Vista Mother Miguel			0			0			0		20	20		20	20			0	40
	Unit Totals	512	1,840	2,352	902	1,422	2,324	672	1,786	2,458	627	1,795	2,422	419	1,634	2,053	700	1,949	2,649	14,258

from approved projects. The coefficient has been confirmed for use in the PFFP by the Planning Department and will be used for calculating Village 6 facility demands.

II.5.3.3 Development Phasing Forecast

A summary of the latest 5-Year Residential Forecast by the City of Chula Vista is shown in Table B. The table presents an estimate of the amount of development activity anticipated to the year 2005. The total number of dwelling units remaining for building permit issuance to the year 2005 is 14,258 dwelling units (from January 2000). It should be noted that these projects are used for analytical purposes only and unless a development agreement or other legal instrument guarantees facility capacity, some projects with varying levels of entitlement may not have committed capacity.

II.5.3.4 Otay Ranch Village 6 Development Summary

The Otay Ranch Village 6 SPA Plan proposes 2,086 residential dwelling units (883 single-family detached units and 1040 multi-family units), Commercial, Community Purpose Facilities, Private High School, Public Elementary School, Neighborhood Park, Open Space, Major/Collector Streets on 386.4 acres (See Table B.1 and Exhibit 3 and 4).

Table B.1
Land Use Table for Village 6 SPA

Land Use Designation	Gross Acres	Total Dwelling Units	Dwelling Units/Gross Acres
LMV Low Medium Village	173.1	883	5.1
MH Medium High	64.1	1,203	18.8
Subtotal	**237.2**	**2,086**	**8.8**
MU-1 Commercial	3.0		
CPF-1[9]-Community Purpose Facility	5.2		
CPF-2 Community Purpose Facility	11.5		
S-2 Private High School	32.5		
K-6 Elementary School	10.0		
P-1[10] Neighborhood Park	7.6		
OS Open Space	21.1		
Major & Collector Streets	58.3		
Subtotal	**149.2**		
Project Total	**386.4**	**2,086**	**5.4**

[9] See PC section of the CVMC for CPF requirements.

[10] The proposed plan requires 18.8 acres of parkland, based on 3 acres per 1000 persons. Consistent with the GDP, the additional acreage requirement will be provided by a contribution to community parks elsewhere in Otay Ranch.

Site Utilization Plan

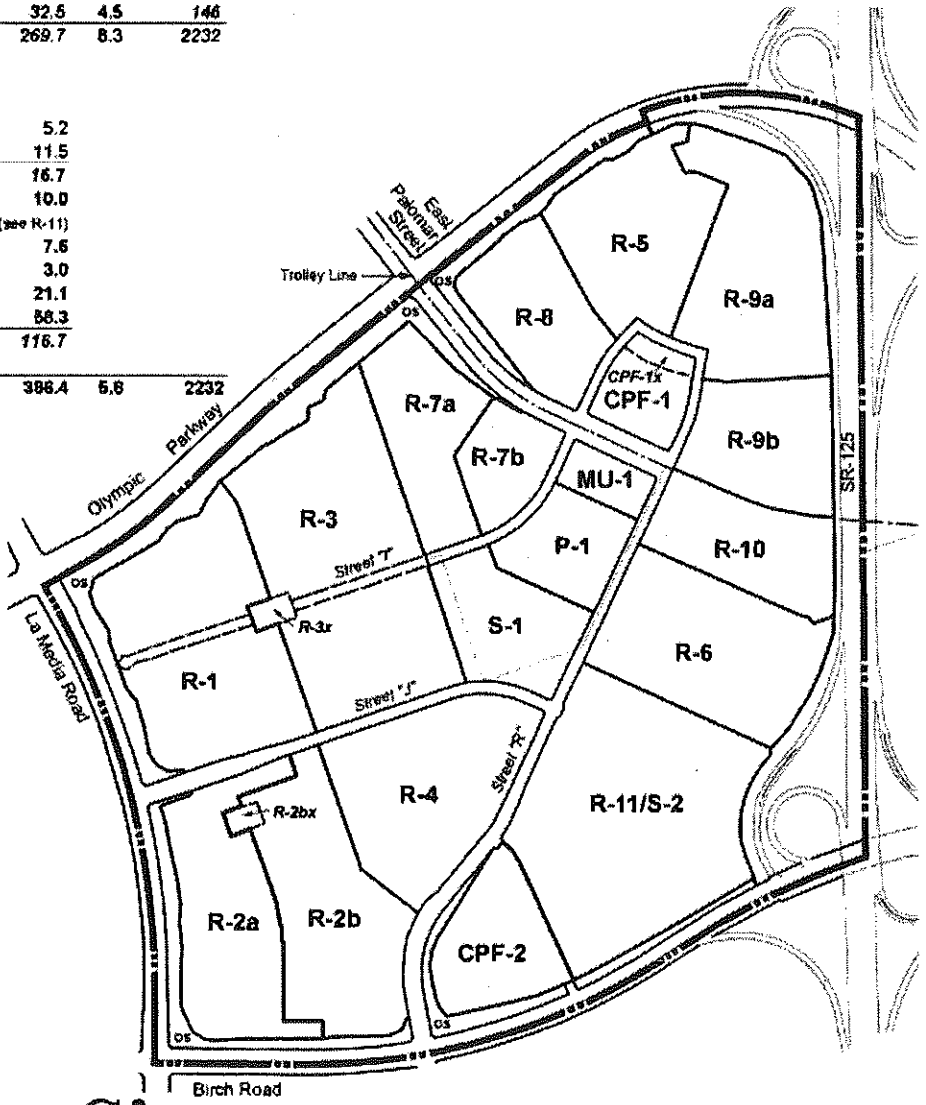
RESIDENTIAL

Parcel	Land Use	Acres	du/ac	DU
R-1	Single Family	26.2	4.0	105
R-2a	Single Family	19.7	4.4	87
R-2b	Single Family	21.3	5.4	115
R-3	Single Family	35.6	4.5	159
R-4	Single Family	20.4	4.5	92
R-5	Single Family	16.6	6.7	111
R-6	Single Family	20.4	6.2	126
R-7a	Single Family	12.9	6.8	88
Sub-total Single Family		*173.1*	*5.1*	*883*
R-7b	Multi-family	5.8	28.4	165
R-8	Multi-family	11.7	28.8	337
R-9a	Multi-family	21.8	7.5	163
R-9b	Multi-family	12.7	25.7	328
R-10	Multi-family	12.1	17.5	212
Sub-total Multi-family		*64.1*	*18.8*	*1203*
TOTAL RESIDENTIAL		237.2	8.8	2086
R-11	*SF Resid. Alt. To S-2*	*32.5*	*4.5*	*146*
Total with Alternative to S-2		*269.7*	8.3	2232

NON-RESIDENTIAL

CPF-1	CPF Site	5.2
CPF-2	CPF Site	11.5
Sub-total CPF		*16.7*
S-1	Elem. School Site	10.0
S-2	Private High School	(see R-11)
P-1	Public Park	7.6
MU-1	Commercial	3.0
OS	Open Space	21.1
cir	Major Circulation	58.3
NON-RESIDENTIAL TOTAL		*116.7*
PROJECT TOTAL		386.4 5.8 2232

Notes:
1. An "x" following a Parcel number such as R-3x, indicates a sub-parcel that may be converted to CPF use as an alternative for purposes of providing a landscaped community gathering and or meeting area.
2. R-11 is the base land use, which permits the intended private high school. The boundary between CPF-2 and R-11 may be refined during future detailed planning applications.
3. Subject to being in substantial conformance. The number of acres as shown on this exhibit may be refined during the subdivision process.



Village Six
OTAY RANCH
CITY OF CHULA VISTA

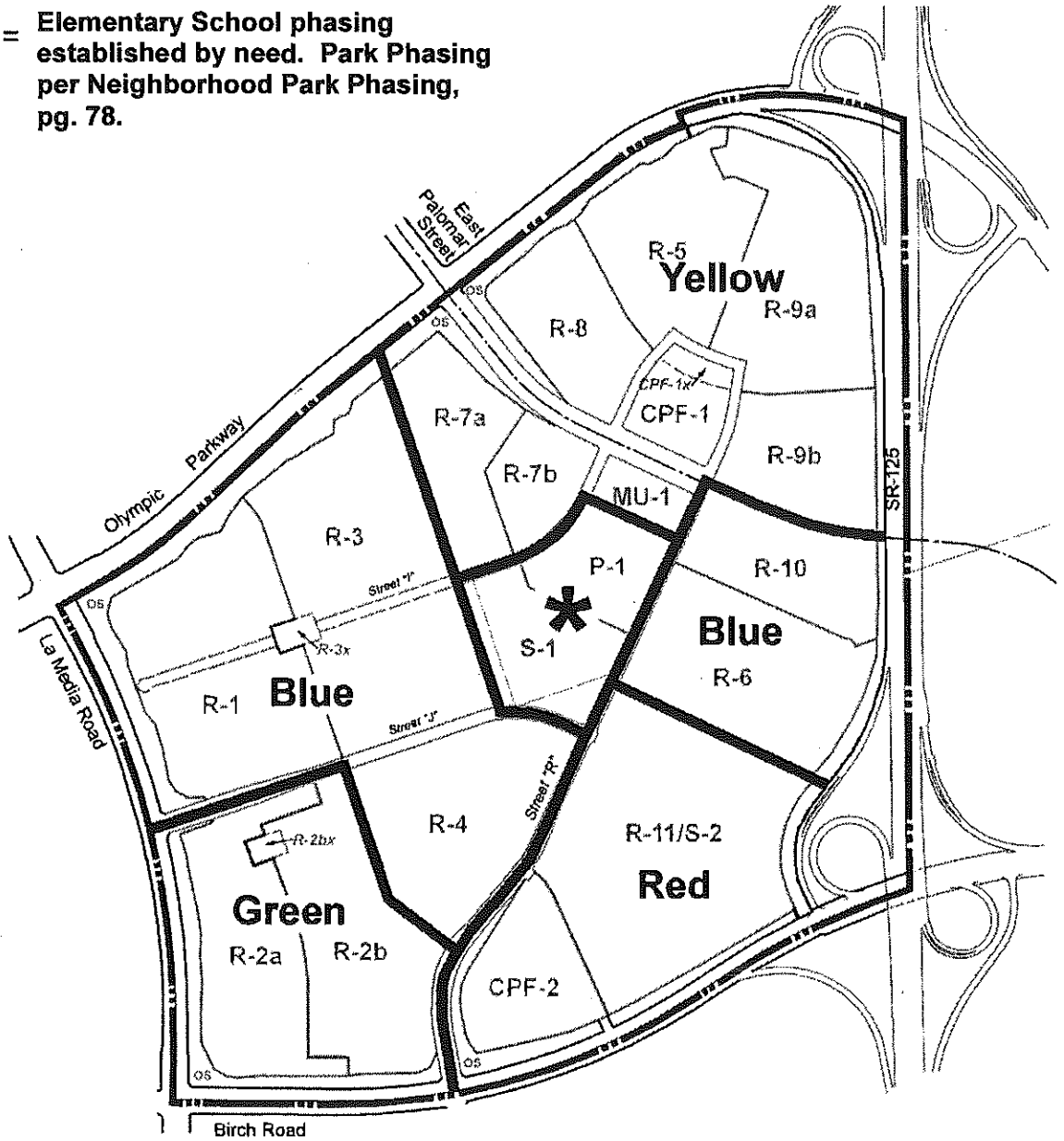
Land Planning

Exhibit 3
Site Utilization Plan

Phasing

Color = Phase Identifier

* = **Elementary School phasing established by need. Park Phasing per Neighborhood Park Phasing, pg. 78.**



Village Six
OTAY RANCH

Civil Land Planning
9/28/01

Exhibit 4
Conceptual Phasing Plan

The SPA plan provides an alternative residential development of the 32.5 acre Private High School site (R-11). This alternative will occur if development of the Private High School proves to be infeasible. The residential alternative consists of 146 single family detached homes. The total number of residential units, however, will not exceed the maximum 2,232 units, which is permitted by the Otay Ranch GDP. The gross acreage for non-residential land uses remain the same as previously described in this section.

Table B.2
Alternative Land Use Table for Village 6 SPA
Parcel R-11 developed as Single Family Residential

Land Use Designation	Gross Acres	Total Dwelling Units	Dwelling Units/Gross Acres
LMV Low Medium Village	205.6	1,029	5.0
MH Medium High	64.1	1,203	18.8
Subtotal	**269.7**	**2,232**	**8.3**
MU-1 Commercial	3.0		
CPF-1[11] Community Purpose	5.2		
CPF-2 Community Purpose	11.5		
K-6 Elementary School	10.0		
P-1[12] Neighborhood Park	7.6		
OS Open Space	21.1		
Major & Collector Streets	58.3		
Subtotal	**116.7**		
Project Total	**386.4**	**2,232**	**5.8**

II.2.6 Development Phasing

The development of Village 6 will be completed in multiple phases to ensure construction of necessary infrastructure for each phase as the project progresses. The proposed phasing reflects the developers anticipated market demand for housing and commercial uses. The phasing for Village 6 is non-sequential. However, some or all of the phases could develop simultaneously. The Village 6 PFFP permits non-sequential phasing by imposing specific facilities requirements for each phase to ensure that new development is adequately served and City threshold standards are met. Public Parks and Schools shall be phased and developed per City requirements.

[11] See PC section of the CVMC for CPF requirements.

[12] The proposed plan requires 18.8 acres of parkland, based on 3 acres per 1000 persons. Consistent with the GDP, the additional acreage requirement will be provided by a contribution to community parks elsewhere in Otay Ranch.

Table B.3

Anticipated Development Phasing For Village 6

Neigh-borhood	Land Use	Phasing								Based on Need[13]	Acreage Totals	DU Total
		Blue		Red		Yellow		Green				
Residential		Acres	DU's	Acres	DU's	Acres	DU's	Acres	DU's			
R-1	SFD	26.2	105								26.2	105
R-2a	SFD							19.7	87		19.7	87
R-2b	SFD							21.3	115		21.3	115
R-3	SFD	35.6	159								35.6	159
R-4	SFD	20.4	92								20.4	92
R-5	SFD					16.6	111				16.6	111
R-6	SFD	20.4	126								20.4	126
R-7a	SFD					12.9	88				12.9	88
Subtotal		**102.6**	**482**			**29.5**	**199**	**41.0**	**202**		**173.1**	**883**
R-7b	MF					5.8	165					165
R-8	MF					11.7	337					337
R-9a	MF					21.8	163					163
R-9b	MF					12.7	326					326
R-10	MF	12.1	212									212
Subtotal		**12.1**	**212**			**52.0**	**991**				**64.1**	**1203**
Non-Residential												
CPF-1	CPF					5.2					5.2	
CPF-2	CPF			11.5							11.5	
S-2/ R-11[14]	Private High School			32.5							32.5	
MU-1	Com'l					3.0					3.0	
P-1	Neigh. Park									7.6	7.6	
S-1	Elem. School									10.0	10.0	
Major Streets		7.1		6.6		10.9		3.1			27.7	
SR-125										30.6	30.6	
Open Space		8.7		5.6		3.6		2.9		.6	21.1	
Subtotal		**15.8**		**56.2**		**22.6**		**5.9**		**48.7**	**149.2**	
Total		**130.5**	**694**	**56.2**	**0**	**104.1**	**1190**	**46.9**	**202**	**48.7**	**386.4**	**2086**

[13] May be located in any phase depending upon need. See Schools and Parks section of this PFFP.

[14] Proposed as a private high school site. Alternatively, the site could be built out as a single-family housing.

Table B.4 Alternative R-11 developed as SFD - Development Phasing												
Neigh-borhood	Land Use	Phase								Based On Need	Acreage Totals	DU Total
		Blue		Red		Yellow		Green				
		Acres	DU's	Acres	DU's	Acres	DU's	Acres	DU's			
R- 11	SFD alt.			32.5	146							146
Subtotal				32.5	146							146
Total		**130.5**	**694**	**56.2**	**146**	**104.1**	**1190**	**46.9**	**202**	**48.7**	**386.4**	**146**

II.5.3.5 Equivalent Dwelling Units

Transportation

The Transportation Development Impact Fee (TDIF) was updated on October 1, 2001. The current fee is $6,240 per Equivalent Dwelling Unit (EDU). Each new single-family detached dwelling shall be considered one EDU for the purposes of this fee. A single-family attached dwelling shall be 0.8 EDU's. A unit within a multi-family dwelling shall be considered 0.6 EDU's. Commercial/Office (under five stories in height) shall be charged at the rate of 25.0 EDU's per gross acre of land. The EDU rate for each CPF use shall be charged at the rate of 4.0 EDU's per gross acre of land. However, development by public agencies and non-profit agencies are exempted from the TDIF ordinance (City Council Ordinance 2671).

The current Interim Pre-SR-125 Development Impact Fee is $820 per EDU. The same EDU rates apply to the Interim Pre-SR-125 Development Impact Fee as for the Transportation Development Impact Fee. Under the proposed Village 6 SPA Plan, the total number of EDU's by Phase for Transportation and Interim SR-125 Facilities is 1,747 (see Table B.5 below).

Table B.5 Otay Ranch Village 6 EDU's by Phase for Transportation and Interim SR-125 Facilities							
Land Use	DU's	Acres	EDU's by Phase				Total EDU's
			Blue	Red	Yellow	Green	
SFR-Detached	883	N/A	482	0	199	202	883
MFR	1,203	N/A	127	0	595	0	722
COMMERCIAL	N/A	3.0	0	0	75	0	75
CPF	N/A	16.7	0	46	21	0	67
EDU's/Phase			609	46	890	202	1,747

If the Developer elects to develop the R-11 to the Single Family Detached land use, the total number of EDU's in phase red and the total would increase by 146 to 192. The additional 146 EDU's would result in a new total EDU count of 1,893.

Table B.6 Otay Ranch Village 6 Alternative EDU's) by Phase for Transportation and Interim SR-125 Facilities							
Land Use	DU's	Acres	EDU's by Phase				Total EDU's
			Blue	Red	Yellow	Green	
SFR-Detached	1,029	N/A	482	146	199	202	1,029
MFR	1,203	N/A	127	0	595	0	722
COMMERCIAL	N/A	3.0	0	0	75	0	75
CPF	N/A	16.7	0	46	21	0	67
EDU's/Phase			609	192	890	202	1,893

Public Facilities

The following table of equivalent dwelling units (EDU's) applies to the calculation of impact fees in accordance with Ordinance 2554 for public facilities. The current Public Facilities Development Impact Fee (DIF) is $2,618 per EDU. The fee funds, in part, the following facilities:

1. Civic Center Expansion $480
2. Police Facility and Equipment $735
3. Corporation Yard Relocation $386
4. Libraries $638
5. Fire Suppression System $203
6. GIS, Computer Systems, Telecommunications, Records Management System.. $42
7. Administration $134

Total $2,618

Each new single-family detached dwelling, single family attached dwelling, or unit within a multi-family dwelling in a Development Project shall be considered one EDU for purposes of this fee. Commercial/Office and Industrial development Projects shall be charged at the rate of 5.0 EDU's per gross acre of land. The EDU rate for each CPF use shall be charged at the rate of 3 EDU's per gross acre of land. However, development by public agencies and non-profit agencies are exempted from the DIF ordinance (City Council Ordinance 2671).

The calculations of PFDIF due for each facility addressed in the following sections of this report do not include the $79 amount for "administration." However, this amount is collected as part of the $2,618 fee per EDU. Under the proposed Village 6 SPA Plan, the total number of EDU's by Phase for Public Facilities is 2,168 (see Table B.7).

Table B.7 Village 6 EDU's by Phase for Public Facilities							
Land Use	DU's	Acres	EDU's by Phase				Total EDU's
			Blue	Red	Yellow	Green	
RESIDENTIAL	2,086	N/A	694	0	1,190	202	2,086
COMMERCIAL	N/A	3.0	0	0	15	0	15
CPF	N/A	16.7	0	46	21	0	67
EDU's/Phase			694	46	1,226	202	2,168

If the Developer elects to develop the R-11 parcel into Single Family Detached housing the total number of EDU's in phase red would increase by 146 for a red phase total of 192. The new Total EDU's would be 2,314 (see Table B.8 below).

Table B.8
Otay Ranch Village 6 Alternative
EDU's by Phase for Public Facilities

Land Use	DU's	Acres	EDU's by Phase				Total EDU's
			Blue	Red	Yellow	Green	
RESIDENTIAL	2,232	N/A	694	146	1,190	202	2,232
COMMERCIAL	N/A	3.0	0	0	15	0	15
CPF	N/A	16.7	0	46	21	0	67
EDU's/Phase			694	192	1,226	202	2,314

II.5.4 Facility Analysis

This portion of the PFFP contains 13 separate subsections for each facility addressed by this report. Of the 13 facilities, 11 have adopted threshold standards, except Civic Center and Corporation Yard.

The following table highlights the level of analysis for each facility:

Table B.9
Level of Analysis

Facility	Citywide	East of I-805	Service Area Sub-basin	Special District
Traffic	✓	✓		
Police	✓			
Fire/EMS	✓		✓	
Schools				✓
Libraries	✓			
Parks & Recreation		✓		
Water			✓	✓
Sewer			✓	
Drainage			✓	
Air Quality	✓			
Civic Center*	✓			
Corporation Yard*	✓			
Fiscal	✓		✓	

* Specific Threshold Standards have not been developed for these facilities

Each subsection analyzes the impact of the Otay Ranch Village 6 Project based upon the adopted Quality of Life Standards. The analysis is based upon the specific goal, objective,

threshold standard and implementation measures. The current master plan or documents that are being used in place of a completed master plan is used to determine facility adequacy and is referenced within the facility section.

Each analysis is based upon the specific project processing requirements for that facility, as adopted in the Growth Management Program. These indicate the requirements for evaluating the project consistency with the threshold ordinance at various stages (General Development Plan, Sectional Planning Area Plan/Public Facilities Finance Plan, Tentative Map, Final Map and Building Permit) in the development review process.

A service analysis section is included which identifies each facility service provider. An existing facilities inventory is included along with those future improvements that will be required through the conditioning of future forecasted development projects or are scheduled to be made in the City's adopted Capital Improvement Budget. The existing plus forecasted demands for the specific facility are identified in the subsection based upon the threshold standard.

Each facility subsection contains an adequacy analysis followed by a detailed discussion indicating how the facility is to be financed. The adequacy analysis provides a determination of whether or not the threshold standard is being met and the finance section provides a determination if funds are available to guarantee the improvement. If the threshold standard is not being met, mitigation is recommended in the Threshold Compliance and Recommendations subsection which proposes the appropriate conditions or mitigation to bring the facility into conformance with the threshold standard.

II.5.4.1 TRAFFIC

II.5.4.1.1 GMOC Threshold Standard

1. Citywide: Maintain Level of Service (LOS) "C" or better, as measured by observed average travel speed on all signalized arterial segments except that during peak hours a LOS of"D" can occur for no more than any two hours of the day.
2. West of Interstate 805: Those signalized intersections which do not meet the standard above may continue to operate at their current LOS, but shall not worsen.

II.5.4.1.2 GMOC Level of Service (LOS) Definition

Six levels of services (LOS) have been defined varying from A (free flow) to F (severe congestion). A general definition of LOS is summarized in Table C. The City of Chula Vista's GMOC uses an LOS definition for signalized arterial segments as a method for evaluating and comparing traffic conditions. Arterial LOS measurements consider average weekday peak hours and exclude seasonal and special circumstance variations. The following table summarizes the GMOC Traffic Quality of Life Threshold Standard for signalized arterial streets:

Table C
GMOC LOS Definition

Level of Service	Average Travel Speed (mph)		
	Class 1	Class 2	Class 3
A	> 35	> 30	> 25
B	> 28	> 24	> 19
C	> 22	> 18	> 13
D	> 17	> 14	> 9
E	> 13	> 10	> 7
F	< 13	< 10	< 7

SOURCE: Highway Capacity Manual, Special Report 209, 1985.

The arterial streets are divided into the following three classifications:

(1) Class I arterials are roadways where free flow traffic speeds range between 35 mph and 45 mph and the number of signalized intersections per mile is less than four (4). There is no parking and there is generally no access to abutting property.

(2) Class II arterials are roadways where free flow traffic speeds range between 30 mph and 35 mph, the number of signalized intersections per mile range between four (4) and eight (8). There is some parking and access to abutting properties is limited.

(3) Class III arterials are roadways where free flow traffic speeds range between 25 mph and 35 mph, and the number of signalized intersections per mile are closely spaced. There is substantial parking and access to abutting property is unrestricted.

II.5.4.1.3 Freeway Segment LOS and Thresholds

The analysis of freeway segment LOS is based on the procedure developed by Caltrans District 11, which is based on methods described in the *1965 Highway Capacity Manual.* The procedure involves comparing the peak hour volume of the mainline segment to the theoretical capacity of the roadway (V/C). Directional and truck factors are also used to calculate the

future freeway volumes. V/C ratios are then compared to the V/C ranges shown on the tables to determine the LOS for each segment. Caltrans recommends LOS E or better as an acceptable threshold for determining impacts on the regional freeway system. LOS E is used as the threshold of significance because a decrease from this level of service to LOS F determines the need to develop a freeway Deficiency Plan.

Caltrans LOS Definition

The concept of LOS is defined as a qualitative measure describing operational conditions within a traffic stream, and the motorist and/or passengers' perception of operations. A LOS definition generally describes these conditions in terms of such factors as speed, travel time, freedom to maneuver, comfort, convenience, and safety. LOS for freeway segments can generally be categorized per Table C.1.

Table C.1
Caltrans District 11 Freeway Segment LOS Definitions

LOS	V/C	Congestion/Delay	Traffic Description
Used for freeways, expressways and conventional highways			
A	<0.41	None	Free flow
B	0.42-0.62	None	Free to stable flow, light to moderate volumes.
C	0.63-0.80	None to minimal	Stable flow, moderate volumes, freedom to maneuver noticeably restricted
D	0.81-0.92	Minimal to substantial	Approaches unstable flow, heavy volumes, very limited freedom to maneuver.
E	0.93-1.00	Significant	Extremely unstable flow, maneuverability and psychological comfort extremely poor.
Used for conventional highways			
F	<1.00	Considerable	Forced or breakdown flow. Delay measured in average travel speed (MPH). Signalized segments experience delays >60.0 sec./vehicle
Used for freeways and expressways			
F(0)	1.01-1.25	Considerable 0-1 hr delay	Forced flow, heavy congestion, long queues form behind breakdown points, stop and go.
F(I)	1.26-1.35	Severe 1-2 hr delay	Very heavy congestion, very long queues.
F(2)	1.36-1.45	Very Severe 2-3 hr delay	Extremely heavy congestion, longer queues, more numerous breakdown points, longer stop periods.
F(3)	>1.46	Extremely Severe 3+ hours of delay	Gridlock

SOURCE: Caltrans 1992

II.5.4.1.4 Roadway Segment LOS Standards and Thresholds

This section presents the LOS standards and thresholds utilized by the City of Chula Vista to analyze arterial roadway segment performance. Table C.3 presents the City of Chula Vista roadway segment capacity and LOS standards for arterial roadways.

Table C.2 Arterial Segment LOS Threshold Descriptions	
LOS	**Description**
A	Describes primarily free-flow operations. Average operating speeds at the free-flow speed generally prevail. Vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream.
B	Also represents reasonably free-flow, and speeds at the free-flow speed are generally maintained. The ability to maneuver within the traffic stream is only slightly restricted, and the general level of physical and psychological comfort provided to drivers is still high.
C	Provides for flow with speeds still at or near the free-flow speed of the roadway. Freedom to maneuver within the traffic stream is noticeably restricted at LOS C, and lane changes require more vigilance on the part of the driver. The driver now experiences a noticeable increase in tension because of the additional vigilance required for safe operation.
D	The level at which speeds begin to decline slightly with increasing flows. In this range, density begins to deteriorate somewhat more quickly with increasing flows. Freedom to maneuver within the traffic stream is more noticeably limited, and the driver experiences reduced physical and psychological comfort levels.
E	Describes operation at capacity. Operations in this level are volatile, because there are virtually no usable gaps in the traffic stream. At capacity, the traffic stream has no ability to dissipate even the most minor disruptions, and any incident can be expected to produce a serious breakdown with extensive queuing.
F	Describes breakdowns in vehicular flow. Such conditions generally exist within queues forming behind breakdown points such as traffic incidents and recurring points of congestion. Whenever LOS F conditions exist, there is a potential for them to extend upstream for significant distances.

SOURCE: Highway Capacity Manual, 1994.

Table C.3
Chula Vista Segment Capacity and LOS Standards Average Daily Traffic Volumes

Functional Classification	Level of Service				
	A	B	C	D	E
Expressway (6-lane)	52,500	61,300	70,000	78,800	87,500
Prime Arterial (6-lane)	37,500	43,800	50,000	56,300	62,500
Major Street (6-lane)	30,000	35,000	40,000	45,000	50,000
Major Street (4-lane)	22,500	26,300	30,000	33,800	37,500
Class I Collector (4-lane)	16,500	19,300	22,000	24,800	27,500
Class II Collector (3-lane)	9,000	10,500	12,000	13,500	15,000
Class III Collector (2-lane)	5,600	6,600	7,500	8,400	9,400

SOURCE: City of Chula Vista Street Design Standards Policy (July 1991)

The analysis of street segment LOS is based on the functional classification of the roadway, the maximum desired level of service capacity, roadway geometries, and the existing or forecasted average daily traffic (ADT) volume. City of Chula Vista LOS D were utilized to determine if a segment would operate over or under capacity. Table C.3, Street Segment Level of Service Threshold Descriptions, is a description of the various street segment LOS thresholds.

II.5.4.1.5 Intersection LOS Standards and Threshold

The analysis of existing and projected peak hour intersection performance was conducted using the methodology documented in the *1994 Highway Capacity Manual (Transportation Research Board Special Report 209).* LOS D or better indicates acceptable operating conditions for

signalized intersections during AM and/or PM peak hour conditions. Those intersections found to have LOS E or F under an analysis of future conditions are considered to have significant impacts and will require mitigation.

II.5.4.1.5.1 Signalized Intersection Analysis

The analysis considers signalized intersections during the AM and PM peak hours by determining the average delay per vehicle entering the intersection. The delay was determined using a computer program, which utilizes the methodology found in Chapter 9 of the 1997 Highway Capacity Manual (HCM). The delay values (seconds) were qualified by giving a Level of Service (LOS) or "Grade" to the corresponding delay value for the intersection as a whole. LOS for signalized intersections vary from A (free flow, little delay) to F (forced flow, significant delays). Table C.4 is a description of the various intersection LOS thresholds.

Table C.4
Intersection LOS Threshold Descriptions

LOS	Description
A	Occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	Generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
C	Generally results when there is fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
D	Generally results in noticeable congestion. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	Considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.
F	Considered to be unacceptable to most drivers. This condition often occurs with over saturation i.e. when arrival flow rates exceed the capacity of the intersection. It may also occur at high volume-to-capacity ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

SOURCE: Highway Capacity Manual, 1994.

II.5.4.1.5.2 Unsignalized Intersection Analysis

The unsignalized intersections were analyzed by determining the delay and Levels of Service based on Chapter 10 of the 1997 HCM. Different methodologies are used to assess two-way stop-controlled intersections and all-way stop-controlled intersections. The LL&G Traffic Analysis contains a detailed explanation of the methodology as well as the unsignalized intersection calculation sheets.

II.5.4.1.6 Chula Vista Traffic Monitoring Program (TMP)

The TMP stipulates that the existing level of service on arterial segments in Chula Vista be maintained at LOS C or better, with the exception that LOS D is acceptable on signalized arterial segments for two hours per day maximum. The Public Works Department of the City of Chula Vista evaluates LOS for arterial roadway segments utilizing the HCM methodology, Chapter 11, based on average travel speeds to adhere to the Growth Management traffic threshold standards. The adopted Growth Management Ordinance mandates the project's

participation in the traffic section as it relates to the City's annual review of network performance. All major circulation element facilities within the City of Chula Vista are subject to review. Those facilities where traffic volumes have increased by at least 10% since the last review or have experienced a significant change in conditions or are at the upper fringes of LOS C approaching LOS D are included in the annual traffic study, which is reviewed for conformance by the Growth Management Oversight Committee (GMOC). The City of Chula Vista requires the application of these guidelines to the future development of the Otay Ranch Village 6 SPA Project.

Utilization of the roadway and intersection performance standards presented in this chapter and the required adherence to the Growth Management traffic threshold standards will result in full conformance with the requirements of the City of Chula Vista.

II.5.4.1.7 Service Analysis

The Public Works Department of the City of Chula Vista is responsible for ensuring that traffic improvements are provided to maintain a safe and efficient street system within the City. Through project review, City staff ensures the timely provision of adequate local circulation system capacity in response to planned development while maintaining acceptable levels of service. Planned new roadway segments and signalized intersections will maintain acceptable standards at the build out of the City's General Plan and Circulation Element.

The Circulation Element of the General Plan serves as the overall facility master plan. Additionally, the *Eastern Chula Vista Transportation Phasing Plan (ECVTPP)* provides additional information relevant to the phasing of development and necessary improvements required in the area east of I-805.

A *Traffic Impact Analysis for Village 6*, dated September 20, 2001, has been prepared by Linscott, Law and Greenspan (LL&G). This report addresses both existing and planned circulation system conditions, details necessary improvements and outlines the incremental circulation improvements based upon planned project phasing. Further, the Traffic Impact Analysis also includes an evaluation of impacts that are considered significant as a result of project development.

SANDAG Traffic Modeling

The basis of the traffic analysis is the 2020 City/County Forecast Traffic Model which is produced by the San Diego Association of Governments (SANDAG). LL&G worked with the City of Chula Vista and SANDAG to input the proper land use and network designations into the model for the following study years:

- Year 2005 (without SR-125)
- Year 2005 (with SR-125)
- Year 2010
- Year 2015
- Year 2020
- Buildout without Alta Road
- Buildout with Alta Road

For each of these study years, the model was run with both adopted land uses and proposed land uses for the entire study area. The Otay Ranch Village 6 proposed project land uses were coded into the proposed project Traffic Models exactly as proposed. The Village 6 adopted land uses were coded into the adopted Traffic Models as adopted. The difference between Village 6 proposed and adopted total trip generation was then added to the adopted model volumes to determine the overall adopted with Village 6 project traffic volumes.

The Traffic Impact Analysis report contains the tables showing the land uses which were coded into the traffic model for both the adopted and proposed project scenarios for all projects in the eastern territories of Chula Vista and the surrounding area. The City of Chula Vista determined the likely network system that would be constructed by each study year and SANDAG coded them into the model.

After the proper land use intensities and network configurations were inputted into the model for each study year scenario, the model was run. The SANDAG model outputs Average Daily Traffic volumes (ADTs) on all Circulation Element street segments.

An iterative process was conducted in which SANDAG would produce model runs for each study scenario; the project team would review the output and suggest revisions to improve output accuracy. After several iterations the output was deemed acceptable and ready for analysis.

GMOC Analysis

The Chula Vista TMP assesses the operating performance of the City's arterial street system for compliance with the Threshold Standards of the GMOC. The threshold standards specify that a Level of Service (LOS) of C or better, as measured by average travel speeds on the arterial, shall be maintained with an exception that during peak hours LOS D can occur for no more than any two hours of the day or LOS E for one hour.

A near-term analysis of the East H Street, Otay Lakes Road and Telegraph Canyon Road arterials was conducted based on the City of Chula Vista's GMOC Traffic Monitoring Program (TMP) methodology. Only these three arterials were analyzed since these arterials are the only street segments calculated to operate at LOS D or worse.

II.5.4.1.8 Project Processing Requirements

The PFFP is required by the Growth Management Program to address the following issues for the Traffic Facilities:

1. Identify phased traffic demand and demonstrate compliance with the "Eastern Chula Vista Transportation Phasing Plan."
2. Identify onsite and offsite impacts and improvements by phase of development.
3. Provide cost estimates for all improvements.

II.5.4.1.9 Existing Conditions

This section summarizes the operation of the existing transportation network in the Otay Ranch Village 6 Project Study Area for the key freeway segments, street segments, and intersections. Exhibit 5 illustrates the various existing and future freeway segments, street segments, and intersections that were analyzed in the LL&G Report.

Freeway Segments
The LL&G Traffic Impact Analysis included the existing operations on Interstate 805. According to the Analysis, two segments are calculated to operate at LOS E or F under existing conditions. These two segments of I-805 are:

- Bonita Road to East H Street - LOS F (F2).
- East H Street to Telegraph Canyon Road - LOS E.

Street Segments
According to the LL&G Analysis, all key street segments are calculated to operate at LOS C or better under existing conditions except the following:

- East H Street from I-805 to Hidden Vista Drive - LOS F.
- Telegraph Canyon Road from I-805 to Oleander Avenue - LOS D.

According to the LL&G Analysis, all key arterials are calculated to operate at LOS C or better. In the AM peak hour, the existing speeds on the arterials range from 22.2 mph (Otay Lakes Road from East H Street to Telegraph Canyon Road) to 41.1 mph peak hour, the speeds range from 27.4 (Otay Lakes Road from East H Street to Telegraph Canyon Road) mph to 43.1 in the PM peak hour (Telegraph Canyon Road from Medical Center Drive to Otay Lakes Road).

Existing and Planned City Street System
The following provides a brief description of the existing and planned street system in the vicinity of the Village 6 project area. This area roughly encompasses the Otay Ranch and adjacent areas between I-805 to the west (see Exhibit 5). Lower Otay Reservoir to the east, H Street to the north and Otay Valley Road to the south.

East H Street: East H Street is classified as a Six-Lane Prime Arterial from 1-805 to Otay Lakes Road, and as a Four-Lane Major east of Otay Lakes Road. Six lanes of divided travel exist today, narrowing to four lanes of divided travel east of Otay Lakes Road.

Olympic Parkway: Olympic Parkway is classified as a Six-Lane Prime Arterial from I-805 to Hunte Parkway, and as a Four-Lane Major east of Hunte Parkway. Olympic Parkway currently terminates at Brandywine Avenue, just east of I-805 and is a Four-Lane Major Street with bike lanes on both sides from I-805 to Oleander Avenue.

Telegraph Canyon Road/Otay Lakes Road: Telegraph Canyon Road/Otay Lakes Road is classified as a Six-Lane Major west of Paseo del Rey, and as a Six-Lane Prime Arterial east of Paseo del Rey. It is generally a six-lane facility, which transitions into a Two-Lane Collector to the east of Hunte Parkway. Bike lanes exist on both sides of the road and bus stops are located intermittently.

Medical Center Drive: Medical Center Drive is classified as a Class I Collector and currently provides four lanes of travel. Bike lanes exist on both sides of the street. Medical Center Drive becomes Brandywine Avenue south of E. Palomar Street.

Birch Road. Birch Road is classified as a Six Lane Major. Birch Road is planned to be constructed between Paseo Ranchero and EastLake Parkway. Further, it is planned to provide an interchange with SR-125.

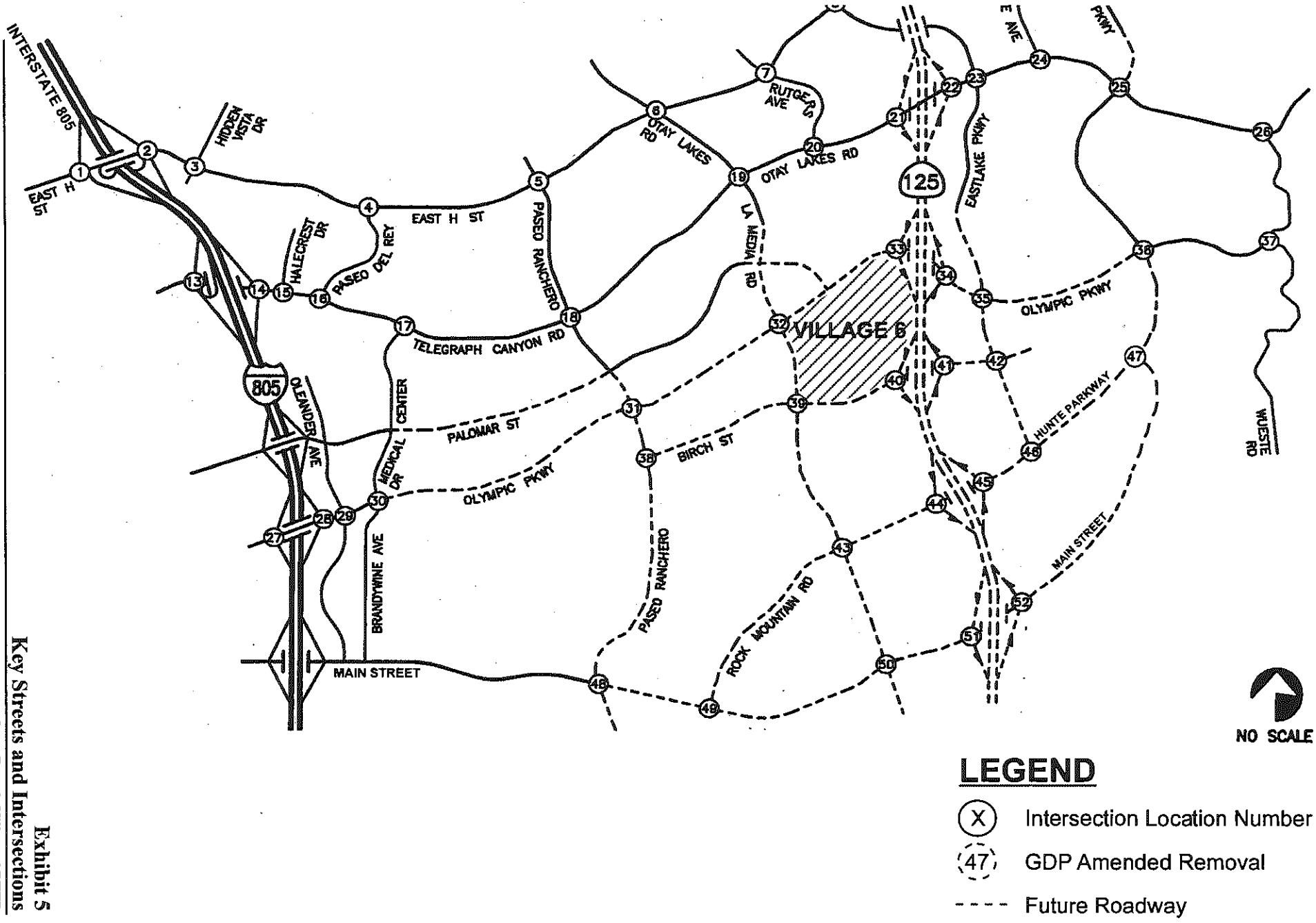


Exhibit 5
Key Streets and Intersections
Otay Ranch Village 6 PFFP

Paseo Ranchero: Paseo Ranchero is classified as a Class I Collector and currently extends from Rancho del Rey Parkway to Telegraph Canyon Road. Currently, the section from Telegraph Canyon Road to East Palomar Street is a Six-Lane Prime Arterial. Four lanes of travel are provided in the remaining section of Paseo Ranchero. Bike lanes exist today on both sides of the road with no curbside parking.

Otay Lakes Road: Otay Lakes Road is classified as a Six-Lane Prime Arterial. Currently, the existing Otay Lakes Road is a Four-Lane Major arterial between Bonita Road and Telegraph Canyon Road, at which point it turns to the east. East of La Media Road, Otay Lakes Road transitions into a Six-lane Prime Arterial, and eventually into a Class 2 Collector (two lanes) east of Hunte Parkway. Bike lanes exist on both sides of the road.

La Media Road: La Media Road is currently only built between Telegraph Canyon Road and Palomar Street. It is classified as a Prime Arterial.

Corral Canyon Road/Rutgers Avenue: Corral Canyon Road is classified as a a Class II Collector within City of Chula Vista. Corral Canyon Road becomes Rutgers Avenue, also a Class II Collector, south of East H Street. Four lanes of travel are provided on the portion south of East H Street to Gotham Street. Bike lanes exist on both Corral Canyon Road/Rutgers Avenue.

Eastlake Parkway: Eastlake Parkway is classified as a Four-Lane Major Street and as a Six-Lane Prime Arterial south of the SDG&E easement in Eastlake Greens. Currently, it provides four lanes (two lanes in each direction). Bike lanes exist on either side of the road and curbside parking is prohibited

.

Hunte Parkway: Hunte Parkway is classified as a Four-Lane Prime Arterial from Otay Lakes Road to Olympic Parkway. Currently, it extends south of Otay Lakes Road as a Four-Lane Major Street arterial. Bike lanes exist on either side of the road and curbside parking is prohibited.

Alta Road: Alta Road may be constructed as a Six-Lane Prime Arterial between Hunte Parkway and SR-905. It may be deleted from the City of Chula Vista's Circulation Element at some time in the future.

Wueste Road: Wueste Road is classified as a Class III Collector. It is currently a narrow, winding two-lane road extending between Otay Lakes Road and the south city limits.

Peak Hour Intersections

The LL&G Analysis analyzed existing AM and PM peak hour signalized intersection operations. According to the report all signalized intersections are calculated to currently operate at LOS D or better except the following:

- East H Street/I-805 Southbound Ramps (LOS F in the PM peak hour)
- Telegraph Canyon Rd/I-805 Northbound Ramps (LOS E in the AM & PM peak hours)
- Olympic Parkway/I-805 Southbound Ramps (LOS E in the PM peak hour)

The LL&G report also analyzed the existing AM and PM peak hour unsignalized intersection operations under existing conditions. The minor street left-turn movements at all the unsignalized intersections are calculated to operate at LOS C or better.

Peak hour intersection turning movement volumes were conducted by LL&G in April 2000 at 27 of the following 52 intersections. The 27 intersections exist today while the remaining 25 will be built in the future. The numbering of the intersections corresponds to the overall 52 intersections, which were analyzed, many of which do not exist today, and are illustrated on Exhibit 5.

1. East "H" Street/I-805 Southbound Ramps
2. East "H" Street/I-805 Northbound Ramps
3. East "H" Street/Hidden Vista Drive
4. East "H" Street/Paseo Del Rey
5. East "H" Street/Paseo Ranchero
6. East "H" Street/Otay Lakes Road
7. East "H" Street/Rutgers Avenue
8. East "H" Street/Eastlake Drive
9. East "H" Street/SR-125 SB Ramps **(Does not Exist)**
10. Proctor Valley Road/SR-125 NB Ramps **(Does not Exist)**
11. Proctor Valley Road (East "H" St.)/Lane Avenue
12. Proctor Valley Road (East "H" St.)/Hunte Parkway
13. Telegraph Canyon Road/I-805 Southbound Ramps
14. Telegraph Canyon Road/I-805 Northbound Ramps
15. Telegraph Canyon Road/Halecrest Drive
16. Telegraph Canyon Road/Paseo Del Rey
17. Telegraph Canyon Road/Medical Center Drive
18. Telegraph Canyon Road/Paseo Ranchero
19. Telegraph Canyon Road/La Media Road
20. Otay Lakes Road/Rutgers Avenue
21. Otay Lakes Road/SR-125 SB Ramps **(Does not Exist)**
22. Otay Lakes Road/SR-125 NB Ramps **(Does not Exist)**
23. Otay Lakes Road/Eastlake Parkway
24. Otay Lakes Road/Lane Avenue
25. Otay Lakes Road/Hunte Parkway
26. Otay Lakes Road/Wueste Road
27. Olympic Parkway/I-805 Southbound Ramps
28. Olympic Parkway/I-805 Northbound Ramp
29. Olympic Parkway/Oleander Avenue
30. Olympic Parkway/Brandywine Avenue/Medical Center Drive
31. Olympic Parkway/Paseo Ranchero **(Does not Exist)**
32. Olympic Parkway/La Media Road **(Does not Exist)**
33. Olympic Parkway/SR-125 SB Ramps **(Does not Exist)**
34. Olympic Parkway/SR-125 NB Ramps **(Does not Exist)**
35. Olympic Parkway/EastLake Parkway **(Does not Exist)**
36. Olympic Parkway/Hunte Parkway **(Does not Exist)**
37. Olympic Parkway/Wueste Road
38. Birch Road/Paseo Ranchero **(Does not Exist)**
39. Birch Road/La Media Road **(Does not Exist)**
40. Birch Road/SR-125 SB Ramps **(Does not Exist)**
41. Birch Road/SR-125 NB Ramps **(Does not Exist)**
42. Birch Road/EastLake Drive **(Does not Exist)**
43. Rock Mountain Road/La Media Road **(Does not Exist)**
44. Rock Mountain Road/SR-125 SB Ramps **(Does not Exist)**
45. Rock Mountain Road/SR-125 NB Ramps **(Does not Exist)**
46. Rock Mountain Road/EastLake Parkway **(Does not Exist)**
47. Rock Mountain Road/Hunte Parkway **(Does not Exist)**
48. Main Street/Paseo Ranchero **(Does not Exist)**
49. Main Street/Rock Mountain Road **(Does not Exist)**
50. Main Street/La Media Road **(Does not Exist)**
51. Main Street/ SR-125 SB Ramps **(Does not Exist)**
52. Main Street/ SR-125 NB Ramps **(Does not Exist)**

II.5.4.1.10 Transit

In order to reduce the public's dependence upon the automobile, transit and land use patterns should work together. The easy access to transit facilities in correlation with the service offered can make transit a viable travel mode alternative to the automobile, thus reducing traffic congestion. Currently, two /'B percent of trips are conducted on public transit in the region. Efforts should be made to increase this travel mode split by making transit accessible and convenient. Additionally, providing transit facilities will meet the City's CO2 Reduction Plan which mentions transit as one of the action measures to reducing CO2 emissions along with enhanced pedestrian connections to transit, increased housing density near transit, and site design with transit orientation.

Transit Policies

The following principles should be followed in determining the location of transit stops along planned transit routes in the community and in designing the pedestrian system:

1. Where there are numerous major pedestrian generators, access to stops for transit vehicles moving in both directions would be facilitated by locating transit stops near striped intersections.
2. Transit stops should be located and walkways designed to provide access as directly as possible without impacting residential privacy.
3. At intersection points of two or more transit routes, stops should be located to minimize walking distance between transfer stops.
4. Locating bus turnouts at the far side of intersections in order to permit right-turning vehicles to continue movement can mitigate transit vehicle conflicts with automobile traffic.
5. Transit stops should be provided with adequate walkway lighting and designed shelters.
6. Walkway ramps should be provided at transit stops to ensure accessibility to the handicapped.

Service Concepts

Green Car: Local circulators using mini to mid-size buses. Green Car would act as a collector and provide feeder access to Blue Car and/or Red Car concepts. Bus stop facilities would be Low to Medium level. Service provided on residential streets and major streets.

Blue Car: Provides short distance trips (1-5 miles) with frequent stops. This service provides basic mobility and equals the current Chula Vista Transit service. Bus stop facilities at a Medium to High level. Service provided on major streets and arterials.

For information, the Red Car concept describes the future Light Rail Transportation service planned for the Otay Ranch area.

Bus Stop Facilities and Costs

The various bus stop facility levels are defined below:

Low:	Bus stop sign/pole
Med:	Bus stop sign/pole/bench
Med-High:	Bus stop sign/pole/bench/shelter
High:	Bus stop sign/pole/bench/shelter/turnout

Conceptual Transit Plan

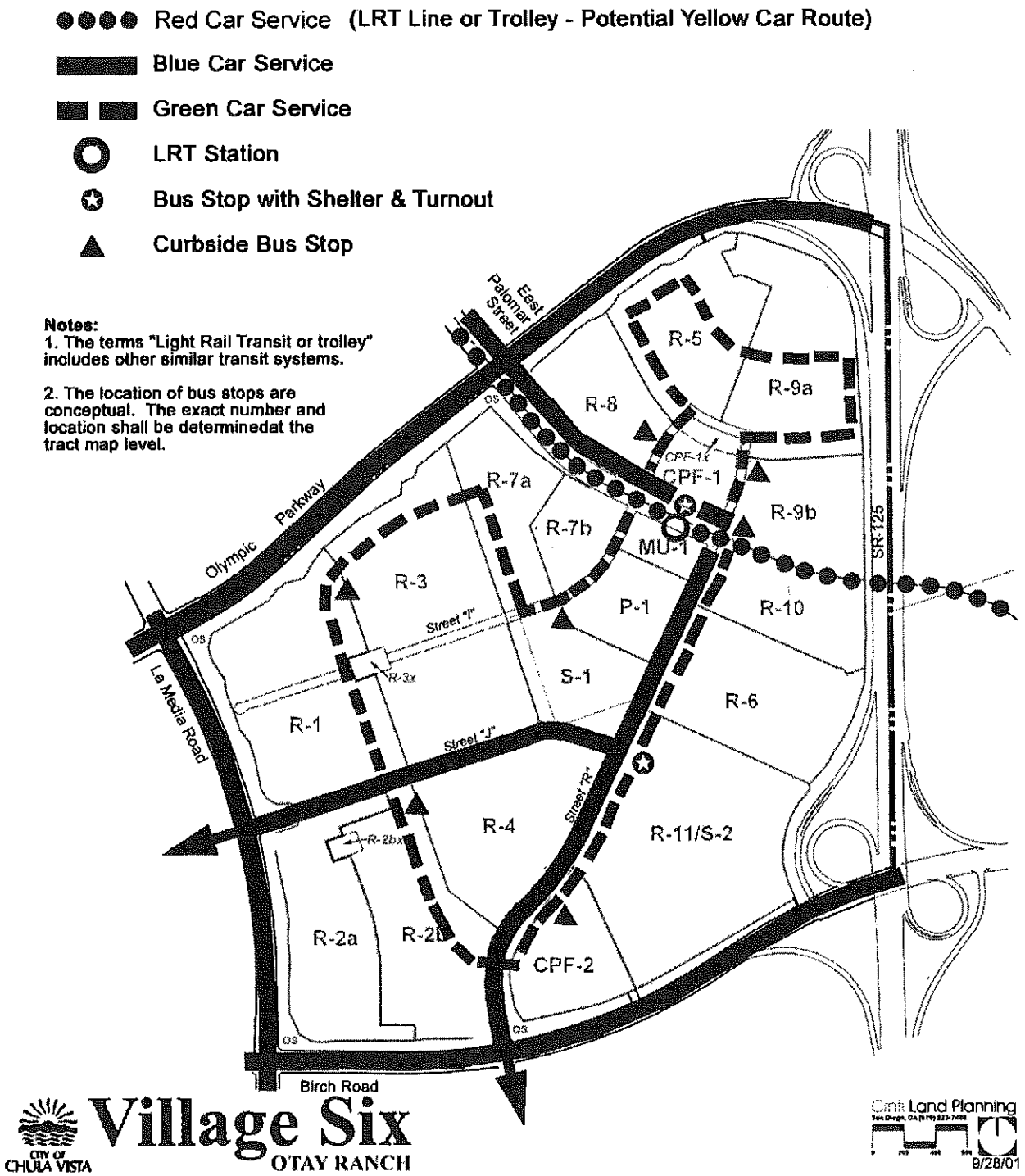


Exhibit 6
Public Transportation Plan

All bus stops shall meet or exceed ADA bus stop accessibility standards.

Basic Bus Stop Costs		Improved Bus Stop
Pole	$100	$100
Sign	$100	$100
Bench	$300	$300
Trash Recp.	$150	$150
Pad (10'x25')	$2,500	$2,500
Shelter	$0	$5,500
Turnout	$0	$15,000
Total	**$3,150**	**$23,650**

Bus Turnout Criteria

Bus turnouts should be considered if one or more of the following factors are present:

a) Location convenient to park & ride facilities, intermoda transfer facilities, and/or transfer facilities between bus services.
b) Location serves major pedestrian traffic generators (i.e. village centers, shopping malls, schools, transit centers, hospitals etc.).
c) Transit route dwell time exceeds 30 seconds.
d) Posted traffic speed limit is greater than 40 mph.
e) Bus volumes are 5 or more per peak hour.
f) Passenger volumes exceed 20 boardings per hour.
g) Traffic in the curb lane exceeds 250 vehicles during peak hours.
h) History of traffic and/or pedestrian accidents at the stop location.
i) Sight distance prevents traffic from stopping safely behind a stopped bus.

Bus turnouts should be designed to meet the regional standard described in the Metropolitan Transit Development Board's Designing For Transit Manual, and meet all applicable American With Disabilities Act (ADA) accessibility requirements.

Bus turnouts may be placed on the far side or near side of an intersection, or at mid-block locations. Far side placement at intersections is preferred in most cases to avoid conflicts with right turn movements and obstruction of views of traffic for pedestrians and autos.

II.5.4.1.10.1 Pedestrian Trails and Bridges

The pedestrian trails program is described in Section II.5.4.6, Parks, Trails and Open Space, of this document. The Trails Plan is depicted in Exhibit 8. The street cross-sections in the SPA Plan, Section II.2.3, illustrate the trails and pathways that are adjacent to the streets. The Village 6 SPA Circulation and Parks, Recreation & Open Space sections provide additional detailed discussion of the Village 6 trail system.

The Otay Ranch Village 6 SPA Plan provides for two potential pedestrian bridges to provide crossings over arterial streets. One bridge is proposed to cross Olympic Parkway from Village 5 near East Palomar Street. The other bridge is proposed to cross La Media Road providing pedestrian access between Village 2 and Village 6 near Street "J."

II.5.4.1.11 Trip Generation and Phasing

II.5.4.1.11.1 Project Trip Generation

The following is a description of the proposed and adopted project trip generation calculations.

Proposed Project

SANDAG trip generation rates were utilized to determine the amount of traffic the project would generate. Table C.5 shows the project trip generation for the Proposed Village 6 project. The project trip generation for the Proposed Village 6 is 32,780 ADT. Of this total amount 14,330 ADT are generated by non-residential uses.

A detailed transportation phasing analysis for the project was conducted by LL&G as part of the project traffic analysis titled *Traffic Impact Analysis* (for) *Otay Ranch Village 6*, dated September 20, 2001. The report developed a set of recommended transportation system improvements for each phase of the project development. For purposes of the traffic analysis, the project was subdivided into four phases. All four phases, Blue, Red, Yellow and Green, are expected to be completed before the year 2010. Phasing is discussed in section II.5.4.1.11.2 of this PFFP.

TABLE C.5
Village 6[15] Total Trips
Years 2010, 2015, 2020 and Buildout

Land Use	ADT Rate	Size	ADT Volume
Single Family	10/DU	883DU	8,830
Multi Family	8/DU	1,203 DU	9,620
Residential Total			**18,450**
Elementary School	60/AC	10.0 AC	600
Private High School	3.65/student	2,200 students	8,030
Commercial	120/1000 s.f.	42,000 s.f.	5,040
Church	9/1000 s.f.	69,000 s.f.	620
Public Park	5/AC	7.6 AC	40
Non-Residential Total			**14,330**
TOTAL			**32,780**

SOURCE: Traffic Impact Analysis (for) *Otay Ranch Village 6*, dated September 20, 2001

The project is designed in such a fashion as to keep a portion of the traffic internal to the project since schools; commercial uses and recreational uses are planned within the project. Therefore, calculations were conducted to determine how much of the project traffic would remain internal to the project site and therefore not add traffic to the regional street system.

[15] Traffic Impact Analysis Otay Ranch Village 6 assumptions.

TABLE C.6 Proposed Village 6 Internal Trips Years 2010, 2015, 2020 and Buildout		
Land Use	**% of Internal Trips Total**	**Internal Trips (ADT)**
A. Residential	30%	5,530
B. Non-Residential		
Elementary School	70%	420
Park	80%	30
Commercial	65%	3,280
Church	80%	500
Private High School	16%	1,300
Subtotal Non-Residential		5,530
TOTAL		**11,060**

* See Table C.5 for total trips.

Table C.6 shows the internal trip generation calculations with a base assumption that given the make-up of the non-residential uses, about 30% of the residential uses would remain internal to the site. Subtracting the internal trip generation from the total trip generation yields the external trip generation.

TABLE C.7 Proposed Village 6 External Trips Years 2010, 2015, 2020 and Buildout		
Land Use	**% of External Trips Total**	**External Trips (ADT)**
A. Residential	70%	12,920
B. Non-Residential		
Elementary School	30%	180
Park	20%	10
Commercial	35%	1,760
Church	20%	120
Private High School	84%	6,730
Subtotal Non-Residential ADT		8,800
TOTAL		**21,710**

NOTE: External trips obtained by subtracting Internal Trips (Table C.6) from Total Trips (Table C.5).

Table C.7 shows the external trip generation and indicates that the project is calculated to generate 21,710 ADT on the surrounding street system at project build-out. Since the project is expected to be completed prior to 2010, this traffic generation was assumed for the year 2010, 2015, 2020 and build-out analysis.

Table C.8 Village 6 SPA Trip Generation by Phase and Land Use							
Land Use	**ADT Rate**	**Blue Phase**	**Red Phase**	**Yellow Phase**	**Green Phase**	**As Needed**	**Total**
SFD	10/DU	4,820		1,990	2,020		8,830
MF	8/DU	1,695		7,925			9,620
Elementary School	60/AC					600	600
Private High School	3.65/ STUDENT		8,030				8,030
Commercial	120/1000 S.F.			5,040			5,040
Church	9/1000 S.F.		620				620
Park	5/AC					40	40
Total		**6,515**	**8,650**	**14,955**	**2,020**	**640**	**32,780**

Network Analysis

It was necessary to estimate future traffic volumes for several study years in order to determine if the planned circulation network or system could accommodate these volumes. As previously discussed, the SANDAG 2020 City/County Forecast Traffic Model was used to estimate these volumes. The traffic model outputs freeway and street segment ADTs. These ADTs were utilized directly as outputted by the model. In addition, it was also necessary to estimate peak hour intersection volumes. The LL&G report details the methodology to determine future traffic volumes.

The LL&G report considered the total future forecasted volumes for the following study scenarios with proposed and adopted land uses for all projects (except Village 6 which is assumed to be built as proposed), including the proposed Village 6 project:

- Year 2005 without SR-125
- Year 2005 with SR-125
- Year 2010
- Year 2015
- Year 2020
- Buildout

Network Performance Assessment Process

The Traffic Impact Analysis included the traffic model projections for cumulative development projects. The report also identified the number of daily trips for the phasing of developments on key roadway segments in order to perform the analysis of network performance based on daily segment levels of service. This performance evaluation was performed for roadway and freeway segments. A review of peak hour intersection operations was also performed which required the application of peak hour factors to average daily traffic volumes to develop peak hour turning movements at each key project intersection.

II.5.4.1.11.2 Project Phasing

The LL&G report assumed that the build out of Village 6 would occur prior to 2010. This results in a cumulative total trips of 32,780 daily trips loaded onto the circulation network at the build-out of the Village 6 development. The proposed phases are not sequential and may occur in any sequence or the phases may occur simultaneously. Therefore, the Traffic Impact Analysis includes all improvements based on average daily trips (ADT) and the trigger points for needed improvements. Further, the analysis determines the appropriate dwelling unit thresholds for when several roadway improvements are needed.

Before any units are constructed in the Blue, Green or Red phases, La Media Road between Olympic Parkway and Street J is needed. Table C.9 shows the unit triggers for several roadways based on cumulative dwelling unit amounts. Table C.10 shows which roadways are required for access or frontage reasons only. Tables C.9 and C.10 were prepared by City of Chula Vista Engineering Staff.

Table C.9
Public Facilities required to be Constructed by Village 6 and Unit Triggers[16]

Facility	Description	Roadway Unit Triggers (DU)
1	La Media Rd. - Olympic Parkway to Street "J"	750
2	Street "J"- Easterly Boundary of R-1 to La Media	750
3	Street "J" - Street "R" to La Media Road	750
4	Street "R" - Street "J" to Southerly Boundary of R-4	1500
5	Street "R" - East Palomar Street to Street "J"	750
6	East Palomar - Olympic Parkway to Street "R"	750
7	Street "J"- Easterly Boundary of R-2 to La Media	750
8	Street "R" - North Boundary of R-2 to Birch Rd.	1500
9	Birch Road - Street "R" to La Media Road[17]	1500
10	La Media Road - Street "J" to Birch Road [18]	1500
11	Birch Road - SR125 to Street "R"[19]	1500
12	Street "R" - Birch Rd to North Boundary of R-11	1500
13	Otay Lakes Road - East "H" St. to Telegraph Cyn Rd[20]	944

Source: Traffic Impact Analysis, Otay Ranch Village 6, September 20, 2001, Table 31, LL&G.

Based on a Street "J" capacity of 7500 ADT (Class III Collector), a 750 unit cap has been established for Street "J". The La Media Road/Olympic Parkway intersection was also assessed and the turning volumes indicate that this intersection can accommodate up to 750 units. Before 750 units are constructed, either Birch Road and La Media Road need to be constructed or the extension of East Palomar Street into the site is needed.

La Media Road (between Street "J" and Birch Road) and Birch Road (between La Media

16 Developer to enter into an agreement to construct and/or secure the facility prior to the final map that triggers the cumulative DU's or EDUs as defined in Table C.9.

17 Once secured, construction of these facilities may be deferred.

18 Once secured, construction of these facilities may be deferred.

19 Improvement shall be secured prior to the cumulative unit trigger, or with the "A" Map including CPF 2 and/or 3, whichever occurs first. The time to perform the construction of this facility may be extended by the Director of Public Works.

20 Improvement will be required only if the cumulative unit trigger is reached prior to the completion of SR 125.

Road and SR 125) would be needed once the capacity of the southbound left-turn lane at the La Media Road/Street "J" intersection is exceeded. This was calculated to be at about 1,500 total units. Therefore, Birch Road (between La Media Road and SR 125), La Media Road and the balance of Street "R" are needed once the total development reaches 1,500 units.

Since the high school generates a large amount of traffic, it is recommended that La Media Road (between Street J and Birch Road) and Birch Road (between La Media Road and SR 125) be completed prior to development of a high school on the site.

The 944-unit count that triggers improvements on Otay Lakes Road is the amount of units, which would account for 5 percent of the total traffic on that section of Otay Lakes Road.

Tables C.9 and C.10 indicate which facilities the Village 6 developers are required to secure (bond for) and agree to construct. The facilities in Table C.9 are to be secured sooner than those in C.10 if the specific dwelling unit triggers are achieved before the access or frontage triggers in Table C.10 are reached.

Table C.10
Village 6 Specific Planning Area Triggers[21]

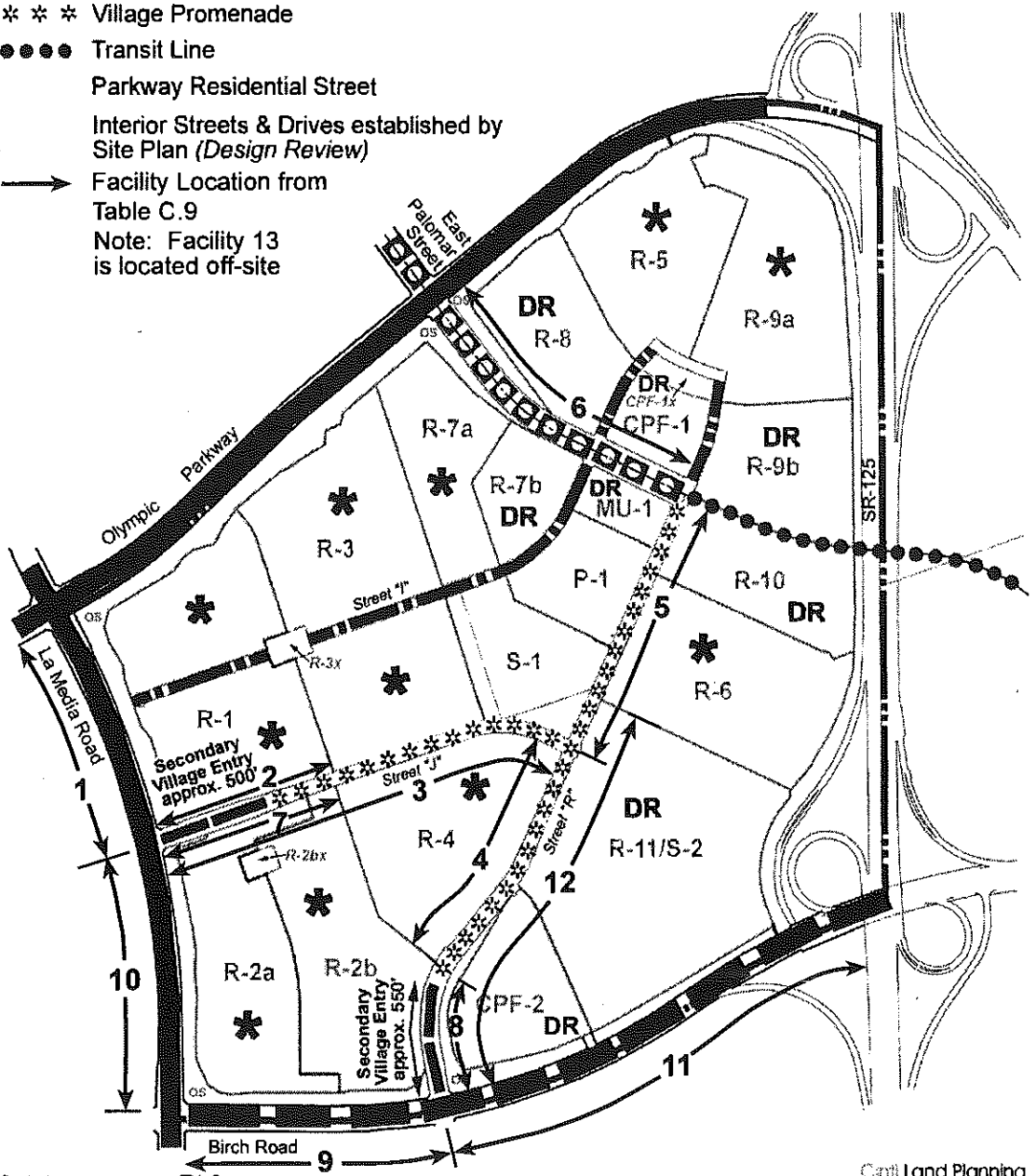
Phase	Area	Facility[22]	Roadway Required For Access ("A") Or Frontage ("F")[23]
Blue	R-1	1, 2	A, F
Blue	R-3	1, 3	A (1), F
Blue	R-4	1, 3, 4	A (1), F
Blue	R-6	1, 3, 5, 6[24]	A (1, 3), F
Blue	R-10	1, 3, 5, 6[25]	A (1, 3), F
Green	R-2 (a & b)	1, 7, 8, 9[26], 10[27]	A (1), F
Yellow	R-5	6	A
Yellow	CPF- 1	6	A, F
Yellow	R-7 (a & b)	6	A, F
Yellow	R-8	6	A, F
Yellow	R-9 (a & b)	6	A
Red	CPF-2	1, 3, 4, 11[28], 12	A (1, 3), F
Red	R-11	1, 11[29], 12	A (1), F
Yellow	MU-1	6	A, F
As Needed	P-1	1, 3, 5, or 5 & 6	A

Source: Traffic Impact Analysis, Otay Ranch Village 6, September 20, 2001, Table 32, LL&G.

21 Agree to construct and to secure the facility prior to the first final map in this planning area.
22 See Table C.9 for key to facility numbers.
23 Numbers in Parenthesis
24 Only emergency access along this facility shall be required prior to the first final map in either of these areas.
25 Only emergency access along this facility shall be required prior to the first final map in either of these areas.
26 Half-width improvements for these facilities shall be secured prior to the first final map in this planning area. The time to perform the construction of these facilities may be extended by the Director of Public Works. Full-width dedication for these facilities shall be offered on the "A" Map containing this planning area.
27 Ditto
28 The time to perform the construction of this facility may be extended by the Director of Public Works.
29 The time to perform the construction of this facility may be extended by the Director of Public Works.

Circulation

Prime Arterial - Ranch Theme Street
Six Lane Major Street
Transit Village Entry Street (with Transit in the Median)
Secondary Village Entry (First 500')
Core Promenade
Residential Promenade
Village Promenade
Transit Line
Parkway Residential Street
DR Interior Streets & Drives established by Site Plan *(Design Review)*
← X → Facility Location from Table C.9
Note: Facility 13 is located off-site



Village Six
OTAY RANCH
CITY OF CHULA VISTA

Cmtl Land Planning
11/30/01

Exhibit 7
Circulation

II.5.4.1.12 Adequacy Analysis

The adequacy of the traffic system is based upon the Traffic Impact Analysis that considered two cases for the Build-out of phase I of the project. First case considers SR-125 is not built by the year 2005 and the second case considers SR-125 is built by 2005. The analysis of the two cases was necessary in order to provide adequate mitigation for increased traffic levels for the initial phases of the project in the event SR-125 is not completed as scheduled. The approval and subsequent implementation of SR- 125 should allow the City to implement the second case analysis mitigation measures outlined in the Traffic Impact Analysis. Regardless, maintenance of the City's Growth Management Threshold Standards for level of services is required.

Street Segments

Street Segments were analyzed to determine whether a project-related impact is "significant" or "less than significant" with regard to the following three levels of criteria.

1. Project contribution of 800 or more daily trips to the roadway segment (800 or more daily trips is the CMP threshold for determining a project impact).
2. Five percent (5%) or more project traffic contributed to total ADT projected for the given study year.
3. Level of Service (LOS) drops from acceptable LOS A through D to LOS E or F; or LOS drops from LOS E to LOS F as compared to the given year with No Project conditions.

Criterion 1 is applied to all impacted segments to identify segments that meet the CMP threshold for having a project-related impact. If criterion 1 is not met, then criteria 2 and 3 are not applied. Criterion 2 is then applied to the list of segments with more than 800 daily trips contributed (criterion 1) to cumulative ADT to screen for impacts to be carried forward to criterion 3. If criterion 3 is met in addition to Criteria 1 and 2, the impact is considered a significant project-related impact. If an arterial roadway segment meets criteria 1 and 2, but does not meet criterion 3, is considered a less than significant project-related impact.

The City of Chula Vista General Plan Circulation Element recommends LOS C design capacity or better as acceptable for arterial roadway segment ADT volumes. These standards are generally used as long-range planning guidelines to determine the functional classification of roadways and maintain a quality circulation system for Southbay residents under ultimate, build out conditions. It should be recognized that the actual functional capacities of roadway facilities vary by the actual characteristics that exist on each facility under review.

Level of Service D is considered acceptable under Existing and Interim Conditions (Year 2010) for -roadway segments within the jurisdiction of the City of Chula Vista, assuming adjacent intersection performance is-acceptable. Due to the fact that the transportation network in the interim time frame is only partially constructed and the geographic distribution of trip activity is limited, there will be a lack of balance in the assignment of-traffic prior to the construction of full General Plan Circulation Element in the southeastern portion of the general plan area. It is for this reason that the analysis recommended LOS D as the interim standard for determining significant impacts.

The Traffic Impact Analysis by LL&G for Village 6 included an analysis to determine the appropriate dwelling unit thresholds for when several roadway improvements are needed. Exhibit 3 shows the Project Site Utilization Plan. Exhibit 4 shows the proposed project phasing. Table C.9 shows the unit triggers for several roadways based on cumulative dwelling unit amounts. Table C.10 shows the roadways that are required for access or

frontage reasons only. Table C.20 summarizes the segments potentially impacted in each future analysis year. The aforementioned tables were prepared by LL&G and are included in the Traffic Impact Analysis Otay Ranch Village 6, dated September 20, 2001.

Based on a Street J capacity of 7,500 ADT (Class III Collector), a 750-unit cap will be established for Street "J" and portions of La Media Road, Street "R", and East Palomar Street. Before more than 750 units are constructed, either Birch Road and La Media Road south of Street "J" need to be constructed or the extension of East Palomar Street into the site is needed. Since the eastbound right-turn movement capacity is close to being exceeded at the Olympic Parkway/La Media Road intersection and since building Birch Road (between La Media Road and Street "R") and La Media Road (between Street "J" and Birch Road) will not discourage traffic from using Street "J", it is recommended that E. Palomar Street be extended into the site prior to exceeding 750 units. Table C.9 reflects this recommendation. Street "R" between East Palomar Street and Street "J" would also be needed to complete the loop.

La Media Road (between Street "J" and Birch Road) and Birch Road (between La Media Road and SR 125) would be needed once the capacity of the southbound left-turn lane at the La Media Road/ Street "J" intersection is exceeded. This was calculated to be at about 1,500 total units. Therefore, Birch Road (between La Media Road and SR 125), La Media Road and the balance of Street "R" are needed once the total development reaches 1,500 units.

The 944-unit count that triggers improvements on Otay Lakes Road is the amount of units, which would account for 5 percent of the total traffic on that section of Otay Lakes Road.

Peak-Hour Intersections

Peak Hour Intersections were analyzed to determine whether a project-related impact is "significant" or "less than significant" with regard to the following two levels of criteria.

1. Five percent (5%) or more project traffic contributed to projected given study year total entering volumes.
2. Level of Service (LOS) drops from acceptable LOS A through D to LOS E or F; or LOS drops from LOS E to LOS F as compared to the given study year under No Project conditions.

If an impacted intersection meets Criteria 1 and 2, the impact is considered to be a significant project-related impact. If neither or just one criterion is met, the impact is considered to be less than significant.

The Traffic Impact Analysis Otay Ranch Village 6 by LL&G determined that no significant impacts were determined at the key intersections for the existing + project analysis. However, the LL&G report determined that the following intersections are cumulatively impacted under the '2005 without SR 125' analysis year since these intersections are calculated to operate at LOS E or F:

- East "H" Street/I-805 Southbound Ramps (1)
- East "H" Street/Hidden Vista Drive (3)
- Telegraph Canyon Road/I-805 Southbound Ramps (13)
- Telegraph Canyon Road/I-805 Northbound Ramps (14)

The '2020 and Buildout' analysis year determined that the Olympic Parkway/Wueste Road (53) is cumulatively impacted.

Freeway Segment

Freeway Segment Impacts/Mitigation: Impacts to freeway segments of I-805 in the vicinity of the Village 6 project have been identified as Bonita Road to East H Street and East H Street to Telegraph Canyon Road. These segments are forecasted to operate at LOS F. Under the regional Congestion Management Plan (CMP) a reduction in freeway segment level of service from LOS E to LOS F is considered a significant impact and requires the development of a Deficiency Plan. SANDAG, Caltrans, APCD, MTDB, and the City of Chula Vista would develop this Plan jointly.

One of the main purposes of the Deficiency Plan is to identify where and when a deficiency is expected to occur before it actually happens. Village 6 is one of many development plans for the Southbay that will contribute to the cumulative daily traffic volume growth, especially in the I-805 corridor. The early development of the Deficiency Plan by the multi-agency team will assist in the identification of project only fair-share contributions for improvements and mitigation.

Subsection C of Municipal Code Section 19.09.100 (Growth Management Ordinance) requires that if the City Manager determines that facilities or improvements within a PFFP are inadequate to accommodate any further development within that area the City Manager shall immediately report the deficiency to the City Council. If the City Council determines that such events or changed circumstances adversely affect the health, safety or welfare of City, the City may require amendment, modification, suspension, or termination of an approved PFFP.

II.5.4.1.13 Cost & Financing Traffic Improvements

Street Improvements

Table C.11 summarizes the Village 6 major Street improvements as it relates to Village 6 development phasing based on the project Traffic Impact Analysis by LL&G.

Table C.11
Village 6 Traffic Estimated Improvement Costs

Facility[30]	Description	Estimated Roadway Costs
1	La Media Road - Olympic Parkway to "J" Street	$1,300,000
2	Street "J"- Easterly Boundary of R-1 to La Media Road	$480,000
3	Street "J"- Street "R" to La Media Road	$1,150,000
4	Street "R"- Street "J" to Southerly Boundary of R-4	$730,000
5	Street "R"- East Palomar Street to "J" Street	$700,000
6	East Palomar - Olympic Parkway to Street "R"	$1,100,000
7	Street "J"- Easterly Boundary of R-2 to La Media Road	$480,000
8	Street "R"- Northerly Boundary of R-2 to Birch Road	$420,000
9	Birch Road - Street "R" to La Media Road	$1,260,000
10	La Media Road - Street "J" to Birch Road	$1,300,000
11	Birch Road - SR125 to "R" Street	$2,390,000
12	Street "R"- Birch Rd to Northerly Boundary of R-11 site	$1,280,000
13	Otay Lakes Road - East "H" Street to Telegraph Cyn Rd	$1,800,000
TOTAL		**$14,390,000**

[30] These intersections will be constructed with traffic signals

Transportation Development Impact Fee (TDIF)

On December 7, 1993, the Chula Vista City Council adopted Ordinance 2580 amending Ordinance 2251 which previously commenced collection of Transportation Development Impact Fees (TDIF) to be used to construct circulation element transportation facilities to accommodate increased traffic generated by new development within the City's eastern territories. The current TDIF, as of the date of this PFFP, is $6,240 per EDU. This fee is subject to amendment by the City Council.

The Village 6 project is within the boundaries of the TDIF program and, as such, the project is subject to the payment of the fees at the rates in effect at the time building permits are issued. However, the improvement identified on Table will be required to be constructed according to the approved phasing plan. In this case, the TDIF ordinance allows for the issuance of credit in lieu of fees when an eligible facility is constructed by the project. If the total eligible construction cost amounts to more than the total required TDIF fees as is indicated in subsequent tables, the owner/developer will be given credits toward future building permits outside of the SPA area.

The following equivalent dwelling units (EDU's) apply to the calculation of impact fees in accordance with Ordinance No's. 2580 for Transportation and 2579 for Interim Pre-SR125 facilities.

The TDIF is $6,240 per EDU. Each new single-family detached dwelling shall be considered one EDU for the purposes of this fee. A single family attached dwelling shall be 0.8 EDU's. A unit within a multi-family dwelling shall be considered 0.6 EDU's. Commercial/Office shall be charged at the rate of 25.0 EDU's per gross acre of land. The EDU rate for each CPF use shall be charged at the rate of 4.0 EDU's per gross acre of land.

Table C.12
Otay Ranch Village 6
Phasing EDU's for Transportation and Interim SR-125 Facilities

Land Use	DU's	Acres	EDU's by Phase				Total EDU's
			Blue	Red	Yellow	Green	
SFR-Detached	883	N/A	482	0	199	202	883
MFR	1,203	N/A	127	0	595	0	722
COMMERCIAL	N/A	3.0	0	0	75	0	75
CPF	N/A	16.7	0	46	21	0	67
EDU's/Phase			**609**	**46**	**890**	**202**	**1,747**

The following tables summarize the Village 6 TDIF and Interim SR-125 DIF based on the project development phasing:

Table C.13 Village 6 TDIF Fees		
Development Phase	**EDU's**	**Transportation Fee @ $6,240/EDU**
Blue	609	$3,800,160
Red	46	$287,040
Yellow	890	$5,553,600
Green	202	$1,260,480
Total	1747	$10,901,280

The current interim pre-SR-125 development impact fee is $820 per equivalent dwelling unit. The purpose of this fee is to implement the pre-SR-125 strategy as defined in the study entitled "Interim State Route 125 Facility Feasibility Study" dated May 1993. The same EDU rates apply to the Interim Pre-SR-125 Development Impact Fee as for the Transportation Development Impact Fee.

Table C.14 Village 6 Interim SR-125 DIF Fees		
Development Phase	**EDU's**	**Interim SR-125 Fee @ $820/EDU**
Blue	609	$499,380
Red	46	$37,720
Yellow	890	$729,800
Green	202	$165,640
Total	**1,747**	**$1,432,540**

If the Developer elects to develops the S-2 (Private High School) site as R-11 (Single Family Detached) housing the total number of dwelling units in Phase Red would increase by 146 EDU's. Table C.15 illustrates this alternative development option.

Table C.15
Otay Ranch Village 6 Alternative Project
Phasing EDU's for Transportation and Interim SR-125 Facilities

Land Use	DU's	Acres	EDU's by Phase				Total EDU's
			Blue	Red	Yellow	Green	
SFR-Detached	883	N/A	482	146	199	202	1029
MFR	1,203	N/A	127	0	595	0	722
COMMERCIAL	N/A	3.0	0	0	75	0	75
CPF	N/A	49.2	0	46	21	0	67
EDU's/Phase			**609**	**192**	**890**	**202**	**1,893**

The following tables summarize the Village 6 Alternative Project TDIF and Interim SR-125 DIF based on the project development phasing:

Table C.16 Village 6 Alternative TDIF Fees		
Development Phase	**EDU's**	**Transportation Fee @ $6,240/EDU**
Blue	609	$3,800,160
Red	192	$1,198,080
Yellow	890	$5,553,600
Green	202	$1,260,480
Total	1893	$11,812,320

Table C.17 Village 6 Alternative Project Interim SR-125 DIF Fees		
Development Phase	**EDU's**	**Interim SR-125 Fee @ $820/EDU**
Blue	609	$499,380
Red	192	$157,440
Yellow	890	$729,800
Green	202	$165,640
Total	**1,893**	**$1,552,260**

Traffic Signal Fee

Future development within Village 6 will be required to pay Traffic Signal Fees. The fee is calculated at $13.00 per vehicle trip generated per day for various land use categories.

Table C.18 Village 6 Traffic Signal Fees			
Development Phase	**Residential Trips**	**Non-Residential Trips**	**Traffic Signal Fee @ $13/Trip**
Blue	6,510	0	$84,630
Red	0	8,650	$112,450
Yellow	9,920	5,040	$194,480
Green	2,020	640	$34,580
Total	18,450	14,330	**$426,140**

Source: LL&G Traffic Analysis Report

If the Developer elects to develops the S-2 (Private High School) site as R-11 (Single Family Detached) housing the total number of dwelling units in Phase Red would increase by 146 EDU's. Table C.19 illustrates this alternative development option.

Table C.19 Village 6 Alternative Project Traffic Signal Fees			
Development Phase	**Residential Trips**	**Non-Residential Trips**	**Traffic Signal Fee @ $13/Trip**
Blue	6,510	0	$84,630
Red	1,460	620	$27,040
Yellow	9,920	5,040	$194,480
Green	2,020	640	$34,580
Total	18,450	6,300	**$340,710**

Non-DIF Streets and Signals
Village 6 contains residential streets and signals that by city policy, are not eligible for DIF credit. Ineligible streets, alleys and signals are located within the project boundary (i.e. Streets "A" through "T," Streets "AA" through "PP," alleys "N" through "Q" and signals at intersections of East Palomar & Street "R" and Street "J' & Street "R"). These streets and signals will be funded by the development.

II.5.4.1.14 Threshold Compliance and Recommendations

1. Threshold compliance will continue to be monitored through the annual congestion monitoring program.
2. Village 6 shall be conditioned to pay TDIF Fees and Interim PreSR-125 DIF Fees at the rate in effect at the time building permits are issued.
3. The measures outlined in Table C.21 are needed to mitigate cumulative and direct project impacts.
4. Additional lanes would be required on the north and south bound I-805 between Bonita Road and Telegraph Canyon Road to maintain acceptable LOS on I-805. Continued freeway planning efforts and deficiency planning by Caltrans and SANDAG will determine mitigation strategies for the regional freeway system.
5. Prior to approval of the first final map, which triggers the installation of the related street improvements, developer shall enter into an agreement to construct and secure fully activated traffic signals, including interconnect wiring at the following intersections:
   a) La Media and Street "J"
   b) La Media and Birch Road
   c) Birch Road and Street "R"
   d) Birch Road and S-2/R-11 Access

   Developer shall fully design the aforementioned traffic signals as part of the improvement plans for the related streets. Developer shall install underground improvements, standard and luminaries in conjunction with the construction of the related street improvements. In addition, developer shall install mast arms, signal heads, and associated equipment when traffic signal warrants are met, as determined by the City Engineer.
6. Conduct a traffic signal warrant analysis at the Palomar Street/"R" Street and "R" Street/"J" Street intersections once 1,500 residential units have been constructed within Village 6 or at the request of the City Engineer. Construct a fully activated traffic signal including interconnect wiring <u>if traffic signal warrants are met at either or both of the intersections</u>.
7. Prior to approval of the first final map, which triggers the installation of the related street improvements, developer shall enter into an agreement to construct and secure the necessary intersection modifications, as required by the City Engineer, including interconnect wiring to the following intersections:
   a) Olympic Parkway and La Media Road
   b) Olympic Parkway and East Palomar Street

   Developer shall fully design the aforementioned traffic signals as part of the improvement plans for the associated street.

8. Prior to the approval of a CUP for the private high school, the applicant shall prepare a site-specific access study and provide the required improvements acceptable to the City Engineer.

9. The City Engineer shall review all site plans for non-residential uses, (with the exception of schools), and require a project-specific traffic study if the project has the potential for resulting in circulation impacts. Recommendations to reduce potentially significant impacts shall be incorporated into the site plan and/or required as a condition of project approval.

10. Potential traffic impacts resulting from development and operation of the schools shall be reviewed by the respective school districts when specific projects are under consideration. Any street improvements shall be coordinated with the City, and the City shall request review of all draft plans.

11. Prior to approval of the first final map, Developer shall enter into an agreement with the City of Chula Vista, wherein Developer acknowledges and agrees that, prior to the construction of SR-125, the City shall stop issuing new building permits for Village 6 when the City, in its sole direction, determines either:

    a) Building permits for a total 9429 dwelling units have been issued for projects east of I-805 (the start date for counting the 9429 dwelling units is January 1, 2000); or,

    b) An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance.

    Developer shall also acknowledge and agree that notwithstanding the foregoing thresholds, the City may issue building permits if the City decides, in its sole discretion, that any of the following has occurred: 1) traffic studies demonstrate, to the satisfaction of the City Engineer, that the circulation system has additional capacity without exceeding the GMOC traffic threshold standards; 2) other improvements are constructed which provide additional necessary capacity; or 3) the City selects an alternative method of implementing the GMOC standards. These traffic studies would not require additional environmental review under CEQA; however, any improvements proposed in these traffic studies would be subject to additional environmental reviews as required. The above noted agreement shall run with the entire land contained within the Project.

12. The CVESD or the Catholic Diocese will review potential traffic impacts resulting from development and operation of the schools when specific projects are under consideration. Any street improvements shall be coordinated with the city and the city will be provided with all draft plans for city review and comment.

TABLE C.20 VILLAGE 6 SIGNIFICANCE OF IMPACTS AT SEGMENTS				
IMPACTED SEGMENTS	**INTERSECTIONS ALONG SEGMENT OPERATING @ LOS D OR BETTER?**	**PROJECT RESPONSIBLE FOR XX % OF TRIPS**	**# OF PROJECT TRIPS > 800**	**IMPACT: NOT SIGNIFICANT, CUMULATIVE OR DIRECT**
YEAR 2005 WITHOUT 125				
"H" STREET				
I-805 to Hidden Vista Dr. (LOS F)	No	-	No	Cumulative
TELEGRAPH CANYON ROAD				
I-805 to Paseo Del Rey (LOS D)	Yes	-	No	Not Significant
Paseo Del Rey to Paseo Rancehro (LOS D)	Yes	-	No	Not Significant
OTAY LAKES ROAD				
North of "H" St. (LOS F)*	-	2.0%	Yes	Cumulative
"H" St. to Telegraph Canyon Rd. (LOS F)*	-	3%	Yes	Cumulative
OLYMPIC PARKWAY				
I-805 to Oleander Ave. (LOS E)	Yes	4.5%	Yes	Not Significant
SR 125 to Eastlake Pkwy. (LOS F)	-	0.8%	No	Cumulative
Eastlake Pkwy. to Hunte Pkwy. (LOS F)	-	-	No	Cumulative
EASTLAKE PARKWAY				
N/O Otay Lakes Rd. (LOS D)	Yes	-	Yes	Not Significant
YEAR 2005 WITH 125				
"H" STREET				
I-805 to Hidden Vista Dr. (LOS E)	Yes	-	No	Not Significant
TELEGRAPH CANYON ROAD				
I-805 to Paseo Del Rey (LOS D)	Yes	-	No	Not Significant
OTAY LAKES ROAD				
North of "H" St. (LOS D)*	Yes	-	No	Not Significant
"H" St. to Telegraph Canyon Rd. (LOS E)*	Yes	2.2%	No	Not Significant
OLYMPIC PARKWAY				
I-805 to Oleander Ave. (LOS D)	Yes	2.5%	Yes	Not Significant
SR 125 to Eastlake Pkwy. (LOS F)	-	0.7%	No	Cumulative
Eastlake Pkwy. to Hunte Pkwy. (LOS F)	-	-	No	Cumulative
EASTLAKE PARKWAY				
N/O Otay Lakes Rd. (LOS E)	Yes	-	No	Not Significant

Note:
* Four lane major arterial until 2015.

TABLE C.20 Continued VILLAGE 6 SIGNIFICANCE OF IMPACTS AT SEGMENTS				
IMPACTED SEGMENTS	**INTERSECTIONS ALONG SEGMENT OPERATING @ LOS D OR BETTER?**	**PROJECT RESPONSIBLE FOR XX % OF TRIPS**	**# OF PROJECT TRIPS > 800**	**IMPACT: NOT SIGNIFICANT, CUMULATIVE OR DIRECT**
YEAR 2010				
"H" STREET				
I-805 to Hidden Vista Dr. (LOS E)	Yes	-	No	Not Significant
TELEGRAPH CANYON ROAD				
I-805 to Paseo Del Rey (LOS E)	Yes	-	No	Not Significant
Paseo Del Rey to Paseo Ranchero (LOS D)	Yes	-	No	Not Significant
OTAY LAKES ROAD				
North of "H" St. (LOS F)*	-	-	No	Cumulative
"H" St. to Telegraph Canyon Rd. (LOS F)*	-	6.3%	Yes	Cumulative
OLYMPIC PARKWAY				
I-805 to Oleander Ave. (LOS E)	Yes	8.0%	Yes	Not Significant
Palomar St. to SR 125 (LOS D)	Yes	14.6%	Yes	Not Significant
SR 125 to Eastlake Pkwy. (LOS F)	-	1.8%	Yes	Cumulative
Eastlake Pkwy. to Hunte Pkwy. (LOS F)	-	-	No	Cumulative
BIRCH ROAD				
La Media Rd. to SR 125 (LOS E)	Yes	3.0%	Yes	Not Significant
EASTLAKE PARKWAY				
N/O Otay Lakes Rd. (LOS E)	Yes	-	No	Not Significant
Olympic Pkwy. to Birch Rd. (LOS D)	Yes	-	No	Not Significant
YEAR 2015				
"H" STREET				
I-805 to Hidden Vista Dr. (LOS E)	Yes	-	No	Not Significant
TELEGRAPH CANYON ROAD				
I-805 to Paseo Del Rey (LOS D)	Yes	-	No	Not Significant
Paseo Del Rey to Paseo Ranchero (LOS D)	Yes	-	No	Not Significant
OLYMPIC PARKWAY				
I-805 to Oleander Ave. (LOS D)	Yes	8.7%	Yes	Not Significant
SR 125 to Eastlake Pkwy. (LOS F)	-	1.8%	Yes	Cumulative
Eastlake Pkwy. to Hunte Pkwy. (LOS F)	-	-	No	Cumulative
Hunte Pkwy. to Wueste Rd. (LOS D)	Yes	-	No	Not Significant
BIRCH ROAD				
La Media Rd. to SR 125 (LOS E)	Yes	3.2%	Yes	Not Significant
EASTLAKE PARKWAY				
N/O Otay Lakes Rd. (LOS E)	Yes	-	No	Not Significant
Olympic Pkwy. to Birch Rd. (LOS E)	Yes	-	No	Not Significant

Note:
* Four lane major arterial until 2015.

TABLE C.20 Continued VILLAGE 6 SIGNIFICANCE OF IMPACTS AT SEGMENTS				
IMPACTED SEGMENTS	**INTERSECTIONS ALONG SEGMENT OPERATING @ LOS D OR BETTER?**	**PROJECT RESPONSIBLE FOR XX % OF TRIPS**	**# OF PROJECT TRIPS > 800**	**IMPACT: NOT SIGNIFICANT, CUMULATIVE OR DIRECT**
YEAR 2020				
"H" STREET				
I-805 to Hidden Vista Dr. (LOS E)	Yes	-	No	Not Significant
TELEGRAPH CANYON ROAD				
I-805 to Paseo Del Rey (LOS D)	Yes	-	No	Not Significant
Paseo Del Rey to Paseo Ranchero (LOS D)	Yes	-	No	Not Significant
OTAY LAKES ROAD				
SR 125 to Eastlake Pkwy. (LOS D)	Yes	-	Yes	Not Significant
OLYMPIC PARKWAY				
I-805 to Oleander Ave. (LOS E)	Yes	8.0%	Yes	Not Significant
Paseo Ranchero to La Media Rd. (LOS D)	Yes	13.8%	Yes	Not Significant
SR 125 to Eastlake Pkwy. (LOS F)	-	1.8%	Yes	Cumulative
Eastlake Pkwy. to Hunte Pkwy. (LOS F)	-	-	No	Cumulative
Hunte Pkwy. to Wueste Rd. (LOS E)	Yes	-	No	Not Significant
EASTLAKE PARKWAY				
N/O Otay Lakes Rd. (LOS D)	Yes	-	No	Not Significant
Olympic Pkwy. to Birch Rd. (LOS E)	Yes	-	No	Not Significant
HUNTE PARKWAY				
SDG&E to SR 125 (LOS E)	Yes	-	Yes	Not Significant
BUILDOUT WITH ALTA ROAD				
"H" STREET				
I-805 to Hidden Vista Dr. (LOS E)	Yes	-	No	Not Significant
OTAY LAKES ROAD				
SR 125 to Eastlake Pkwy. (LOS F)	-	0.0%	Yes	Cumulative
OLYMPIC PARKWAY				
I-805 to Oleander Ave. (LOS D)	Yes	9.0%	Yes	Not Significant
SR 125 to Eastlake Pkwy. (LOS F)	-	1.4%	Yes	Cumulative
Eastlake Pkwy. to Hunte Pkwy. (LOS F)	-	-	No	Cumulative
ROCK MOUNTAIN ROAD				
La Media Rd. to SR 125 (LOS D)	Yes	-	No	Not Significant
EASTLAKE PARKWAY				
N/O Otay Lakes Rd. (LOS D)	Yes	-	No	Not Significant
Olympic Pkwy. to Birch Rd. (LOS D)	Yes	-	No	Not Significant

TABLE C.21 VILLAGE 6 SIGNIFICANT IMPACTS AND MITIGATION MEASURES	
SIGNIFICANT IMPACTS	**MITIGATION MEASURES**
A. <u>Direct Impacts</u> 1) Otay Lakes Road: H St. to Telegraph Canyon Rd.	1) No mitigation needed until development exceeds 944 units. If development exceeds 944 units without SR 125, widen to 6 lanes or construct intersection improvements on Otay Lakes Road, which provides additional capacity, to the satisfaction of the City Engineer.
B. <u>Cumulative Impacts</u> 2) Olympic Parkway: SR-125 to Eastlake Parkway.	2) The General Plan shall be amended to designate this portion of the roadway as an Enhanced Prime Arterial with 8 lanes. The required amendment shall be adopted no later than the first GPA considered for adoption in 2002. The applicant shall contribute a fair share towards the construction of the two additional lanes.
3) Olympic Parkway: Eastlake Parkway to Hunte Parkway.	3) Contribute fair share towards the construction to 6 lanes Prime Arterial Standards.
4) Otay Lakes Road: SR-125 to Eastlake Parkway.	4) The General Plan shall be amended to designate this portion of the roadway as an Enhanced Prime Arterial with 7 lanes. The required amendment shall be adopted no later than the first GPA considered for adoption in 2002. The applicant shall contribute a fair share towards the construction of the additional (westbound) lane.
5) Otay Lakes Road: H St. to Telegraph Canyon Rd.	5) Contribute fair share towards widening to 6 lanes or towards intersection improvements that provide additional capacity along Otay Lakes Road to the satisfaction of the City Engineer.
6) Otay Lakes Road: Bonita Road. to "H" Street (north of "H" Street).	6) Contribute fair share towards the widening to 6 lanes or towards intersection improvements that provide additional capacity along Otay Lakes Road to the satisfaction of the City Engineer.
7) Several intersections and roadways (Only without SR-125)	7) Prior to approval of the first final map, Developer shall enter into an agreement with the City of Chula Vista, wherein Developer acknowledges and agrees that, prior to the construction of SR-125, the City shall stop issuing new building permits for Village 6 when the City, in its sole direction, determines either: a. Building permits for a total 9429 dwelling units have been issued for projects east of I-805 (the start date for counting the 9429 dwelling units is January 1, 2000); or, b. An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance. Developer shall also acknowledge and agree that notwithstanding the foregoing thresholds, the City may issue building permits if the City decides, in its sole discretion, that any of the following has occurred: 1) traffic studies demonstrate, to the satisfaction of the City Engineer, that the circulation system has additional capacity without exceeding the GMOC traffic threshold standards; 2) other improvements are constructed which provide additional necessary capacity; or 3) the City selects an alternative method of implementing the GMOC standards. These traffic studies would not require additional environmental review under CEQA; however, any improvements proposed in these traffic studies would be subject to additional environmental reviews as required. The above noted agreement shall run with the entire land contained within the Project.
8) Olympic Parkway/Wueste Road.	8) Contribute a fair share towards the future signalization of this intersection.

II.5.4.2 POLICE

II.5.4.2.1 Threshold Standard

A. Emergency Response: properly equipped and staffed police units shall respond to 84 % of Priority I Emergency calls within 7 minutes and maintain an average response time to all "Priority One" emergency calls of 4.5 minutes or less, measured annually.

B. Urgent Response: Properly equipped and staffed police units shall respond to 62 % of Priority II Urgent calls within 7 minutes and maintain an average response time to all Priority II calls of 7 minutes or less measured annually.

II.5.4.2.2 Service Analysis

The City of Chula Vista Police Department provides police services. The purpose of the Threshold Standard is to maintain or improve the current level of police services throughout the City by ensuring that adequate levels of staff, equipment and training are provided. Current Police threshold performance has been analyzed in the "Report on Police Threshold Performance 1990-1999", completed April 13, 2000

Police Facilities are also addressed in *A Master Plan for the Chula Vista Civic Center Solving City Space Needs Through Year 2010,* dated May 8, 1989.

II.5.4.2.3 Project Processing Requirements

The PFFP is required by the Growth Management Program to address the following issues for Police Services.

1. Services reviewed must be consistent with the proposed phasing of the project.
2. Able to demonstrate conformance with *A Master Plan for the Chula Vista Civic Center* dated May 8, 1989, as amended.

II.5.4.2.4 Existing Conditions

The Chula Vista Police Department provides law enforcement services to the area encompassing Otay Ranch, Village 6 SPA. The Chula Vista Police Department is located at 276 Fourth Avenue in Chula Vista. Currently, CVPD maintains a staff of approximately 209 sworn officers and approximately 92 civilian and support personnel. The Department has been authorized 213 swore officers and 105 civilian staff. The Department is recruiting new officers and has approximately 31 officers in training. Village 6 SPA is within Police Patrol Beat 24 that is served by at least one patrol car 24 hours per day.

Police Facility Inventory

- Existing Facility: Police Headquarters, 276 4th Avenue.
- Future Facilities: Build New Facilities at a location to be determined.

II.5.4.2.5 Adequacy Analysis

Based upon the Growth Management Oversight Commission 1999 Report dated May 16, 2000, both citywide measures for Priority I and II Calls for Service (CFS) were not met. During the reporting period, the Police Department responded to 70.9% of Priority I

emergency cells within 7 minutes as opposed to the 84% threshold. The average Priority I call response time was 5:50 minutes compared to the 4:30 minute threshold time. Forty Five point eight percent (45.8%) of Priority II urgent calls were responded to within 7 minutes compared to the 62% threshold. The average Priority II call response time was 9:35 minutes compared to the 7:00 minute threshold time.

As presented in past GMOC reports, the Police Department has been out of compliance with the Threshold for several years, and along with the GMOC, has been waiting for information from the new CAD system (installed in 1998) to conduct a review of response time characteristics and the current Police Threshold Standard. This year, the GMOC was presented with an in-depth report prepared by the City's Special Projects Division in concert with the Police Department, titled "Report on Police Threshold Performance 1990-1999", completed April 13, 2000. The report investigates response times and Police Threshold performance based on analysis of CAD system data.

This report presents two key conclusions that explain the non-compliance, along with several recommendations, including a proposal for an adjustment to the Threshold Standard. With regard to response time calculation, the report indicates that part of this non-compliance result from the need to correct the measurement data provided from the original data collection system. When the threshold was set in 1988/89 a rudimentary system was in place to measure dispatch time and some human error inevitably occurred. Today, with the new computer-aided dispatch system (CAD) human error has been effectively eliminated. A comparison of the CAD calculated dispatch time to that recorded in 1988/89 reveals an average 18 second difference. In addition, the 1988/89 data included "zero" time calls, as well as calls which were hours long because the clock was not properly started or stopped.

In analyzing the historic data, the report indicates that the original Priority I Threshold should have been set at 81% of calls within 7 minutes, with an average response time of 5.5 minutes. The Priority II Threshold should have been set at 57% of calls within 7 minutes with an average response time of 7.5 minutes. The Report recommends that the Police Threshold Standard be adjusted to these rates. It is important to note that even if these adjustments were made, current response time levels would still not be in compliance (i.e. current Priority I call response rate is at 74% compared to the proposed, adjusted 81% standard).

The GMOC in its report to the City Council recognized the merit in adjusting the threshold to account for original "errors," however, it was their conclusion that a more thorough evaluation needs to be conducted for the 2001 report that encompasses the possible inclusion of other threshold measures in addition to response time. The GMOC recommended that the Council defer action on the adoption of the proposed response time adjustments to the Police Threshold Standard until the next GMOC review cycle, and direct staff to work with the GMOC to consider the adjustments in the context of other factors in measuring the quality of police services within the community. In addition, the GMOC submitted recommendations for continued improvement of the response to priority CFS by Council approval of the Police Department's proposed Advance Hire program and the addition of another police beat in eastern Chula Vista.

The Police Department is currently studying their current beat structure. This study is evaluating two alternatives. One alternative is the reassignment of beats, which would require additional officers. The other alternative is the restructuring of the beats into smaller but more numerous ones in the eastern territories. The results of this study are expected to be included in the next GMOC report scheduled for Spring 2001.

The Otay Ranch Village 6 SPA development will increase the demand for police service in the project area. According to the demand methodology identified in the Otay Ranch GDP, the projected population increase generated by Village 6 will require an additional 8 officers at build out to maintain current levels of police service. Approximately 1,636 sq. ft. of police facilities would be required to house the additional 8 officers.

II.5.4.2.6 Financing Police Facilities

In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809-B on June 20, 2000. The current fee established by Ordinance is $2,618.00 per equivalent dwelling unit (EDU). The portion of the fee attributable to police services in the existing fee program is $735/EDU.

The Otay Ranch Village 6 SPA is subject to the public facilities DIF program. The project is subject to the payment of the fee rate that is in effect at the time building permits are issued. At the current fee rate, the Otay Ranch Village 6 obligation at build out is $1,653,015.

Table D
Village 6 Public Facilities Fees For Police

Development Phase	EDU's	Police Fee @ $735/EDU
Blue	694	$510,090
Red	132	$97,020
Yellow	1,221	$897,435
Green	202	$148,470
Total	**2,249**	**$1,653,015**

If the Developer elects to develop the R-11 as housing, instead of the Private High School, the total number of dwelling units in phase Red would increase by 146 EDU's. (see Table D.1).

Table D.1
Alternative Village 6 Public Facilities Fees For Police

Development Phase	EDU's	Police Fee @ $735/EDU
Blue	694	$510,090
Red	278	$204,330
Yellow	1,221	$897,435
Green	202	$148,470
Total	**2,395**	**$1,760,325**

II.5.4.2.7 Threshold Compliance and Recommendations

The City will continue to monitor police responses to calls for service in both the Priority I Emergency and Priority II Urgent categories and report the results to the GMOC on an annual basis.

Otay Ranch Village 6 will be conditioned to pay Public Facilities Fees at the rate in effect at the time building permits are issued.

The City will continue the redeployment of its Police Officers and Equipment to best match the needs inherent in the growing eastern community. With City Council approval, the city will add another police beat in eastern Chula Vista.

II.5.4.3 FIRE AND EMERGENCY MEDICAL SERVICES

II.5.4.3.1 Threshold Standard

Emergency response: Properly equipped and staffed fire and medical units shall respond to calls throughout the City within seven (7) minutes in 85 percent (current service to be verified) of the cases (measured annually).

II.5.4.3.2 Service Analysis

The City of Chula Vista Fire Department (CVFD) provides fire and Emergency Medical Services. The City also has county wide mutual and automatic aid agreements with surrounding agencies should the need arise for their assistance. The purpose of the Threshold Standards and the monitoring of response times are to maintain and improve the current level of fire protection and emergency medical services (EMS) in the City. Fire/EMS facilities are provided for in the *Fire Station Master Plan,* dated August 14, 1997. The Fire Station Master Plan indicates that the number and location of fire stations primarily determine response time. The Master Plan evaluates the planning area's fire coverage needs, and recommends a nine (9)-station network at build out to maintain compliance with the threshold standard.

II.5.4.3.3 Project Processing Requirements

Developments shall be in accordance with the project guidelines outlined in the Fire Station Master Plan, as may be amended from time to time. In accordance with the Master Plan, the City, at its sole discretion, shall determine when a new fire station is required in order to achieve threshold service levels, meet specific project guidelines or maintain general operational needs of the Fire Department.

The requirement to pay for fire station construction and related equipment shall be the sole responsibility of the developer or developers and the City may require said developer or developers to provide a guarantee mechanism to assure the availability of such finding.

The PFFP is required by the Growth Management Program to address the following issues for Fire Services.

1. Specific siting of the facility takes place, which conforms with the *Fire Station Master Plan,* August 14, 1997.
2. The site is reserved.
3. The necessary equipment is identified.
4. Method of financing is identified and implemented.
5. Timing of construction is consistent with threshold service levels, specific project guidelines and/or general operational needs of the Fire Department.
6. Demonstrate the ability to provide adequate facilities to access required fire stations in conjunction with the construction of sewer and water facilities.

II.5.4.3.4 Existing Conditions

There are currently 6 city stations and 1 fire protection district station serving the City of Chula Vista. The existing and future stations are listed in Table E.

Table E FIRE STATION INVENTORY		
Chula Vista Existing Facilities	**Location**	
Station #1	447 "F" Street	
Station #2	80 East "J" Street	
Station #3	1410 Brandywine	
Station #4 + Fire Training Tower	850 Paseo Ranchero	
Station #5 (Montgomery)	391 Oxford Street	
Interim Station #6	975 Lane Avenue	
Fire Prevention Bureau	447 "F" Street	
Fire Administration	447 "F" Street	
Fire Protection District Facility		
Bonita/Sunnyside Fire Protection Dist.	4900 Bonita Road	
Planned Facilities		**Cost Estimate**[31]
Station #5 (to be reconstructed)	391 Oxford Street	$1,200,000
Station #6 (permanent facility)	Rolling Hills	$1,000,000
Otay Ranch #7	Village 2	None Established
Rolling Hills Ranch/Mt. Miguel #8	Rolling Hills Ranch/Mt. Miguel	None Established
Otay Ranch #9	Village 13	None Established
Other Capital Improvements		
Public Safety Communications (CAD/RMS)	Dispatch Center	$4,612,050
Public Safety Communications (800MHz)	Citywide	None Established
Brush Engine	Eastern Territories	$225,000

II.5.4.3.5 Adequacy Analysis

The CVFD currently serves areas within the City's boundaries including the Otay Ranch Village 6 SPA. The closest existing or planned CVFD stations to the project site are:

- Relocated Fire Station #4, located at 850 Paseo Ranchero in Rancho del Rey (3 miles).
- Interim Fire Station #6, EastLake Business Park at 975 Lane Avenue 3.25 miles).
- Planned Fire Station #7, to be located in Village 2 (.25 mile).
- Relocated Fire Station #3, located at 1410 Brandywine in Sunbow (3 miles)

The closest CVFD stations to the project site are: Fire Station #4 and Fire Station #6. Once East Palomar is completed to Medical Center, Station #3 will also serve Village 6. Ultimately, the first-in coverage to the project area will be from Planned Fire Station #7, which will be constructed in Village 2. Construction plans for Station #7 is expected to be completed in early 2002. The construction of Fire Station #7 is planned to be completed in June 2003. The Fire Station Master Plan provides for a 9 fire station network at build out.

During the 1999 calendar year reporting period, the Fire Department responded to 77.2% of emergency calls within 7 minutes, compared with the 85% threshold level that had been based on an estimated 1.3 minute dispatch and turnout and 5.7 minute travel time. However, the Fire Department is recommending a new threshold level of 80% of emergency calls responded to within 7 minutes (2 minutes dispatch and turnout and 5 minute travel). This recommendation is based on new data that was obtained through the use of the 1999 Computer-Aided Dispatch System (CAD).

[31] Cost Estimates are approximate figures and subject to refinement by the City of Chula Vista.

The Fire Department reported to the GMOC that the factors contributing to travel time increases include responding to freeway incidents, the lower density, hilly terrain, and circuitous non-grid nature of streets in new residential neighborhoods, in eastern Chula Vista. The Fire Department maintains that had this situation existed in 1989 the threshold travel time (set at 5 minutes) would have reached 79.6% of emergency calls.

Emergency medical services are provided by American Medical Services on a contract basis for the City of Chula Vista, National City and Imperial Beach. There are five American Medical Services paramedic units. Two are located in Chula Vista; two in National City and one unit serves Imperial Beach. Village 6 will be served by these existing fire and emergency service facilities as it develops.

II.5.4.3.6 Financing Fire Service Facilities

In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the city. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809-B on June 20, 2000. The portion of the fee attributable to fire and emergency medical services is $203/EDU. The Village 6 SPA project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the Village 6 obligation at build out is $456,547.00 (see Table E.1).

Table E.1
Otay Ranch Village 6
Public Facilities Fees For Fire/EMS

Development Phase	EDU's	Fire/EMS Fee @ $203/EDU
Blue	694	$140,882
Red	132	$26,796
Yellow	1,221	$247,863
Green	202	$41,006
Total	**2,249**	**$456,547**

Table E.2
Otay Ranch Village 6 Alternative
Public Facilities Fees For Fire/EMS

Development Phase	EDU's	Fire/EMS Fee @ $203/EDU
Blue	694	$140,882
Red	278	$56,434
Yellow	1,221	$247,863
Green	202	$41,006
Total	**2,395**	**$486,185**

If the Developer elects to develop the R-11 site as Single Family Detached housing, instead of a Private High School, the total number of EDU's would increase in Phase Red by 146 EDU's. The total obligation at build out would be $486,185.

II.5.4.3.7 Threshold Compliance and Recommendations

Similar to the discussion concerning the Police Department, the Fire Department has been out of compliance with the Threshold for several years. The GMOC 1999 report, dated April 29, 2000 included a discussion on an in-depth report that was prepared by the City's Special Projects Division in concert with the Fire Department, titled "Report on Fire Threshold Performance 1990-1999", April 13, 2000. The report investigated response times and Fire/EMS Threshold performance based on analysis of CAD system data.

This report presents three key conclusions that explain the non-compliance, along with several recommendations, including a proposal for an adjustment to the Threshold Standard. With regard to calculating the aforementioned Threshold response rates, it should be noted that the CAD system data was "normalized[32]" in order to account for changes in service levels resulting from the redistribution of calls for service from urban (western) to non-urban (eastern) districts. The GMOC and the City Council agreed with the use of this method for both the current, and future analyses.

As presented in the GMOC Report, three key factors are cited to explain why the Fire Department has been in non-compliance. These factors are: (1) original measurement and data corrections, (2) increased travel time, and (3) operational changes. The Report makes several recommendations in this regard including an adjustment to threshold response times, addition of an ambulance company at Station #5, and the possible inclusion of additional service thresholds. These recommendations are listed below. The GMOC, however, decided that a more thorough evaluation was in order that encompasses the possible inclusion of other threshold measures in addition to response times. To this end the GMOC and Fire Department agreed to work together for the next years GMOC recommendation.

Recommendations:

- The City will continue to monitor Fire Department responses to emergency fire and medical calls and report the results to the GMOC on an annual basis.
- The Otay Ranch Village 6 SPA shall be conditioned to pay Public Facilities Fees at the rate in effect at the time building permits are issued.
- The closest CVFD stations to Village 6 are: Fire Station 4, located on Otay Lakes Road, south of East H Street; and, Fire Station 6, located in the EastLake Business Park. Once East Palomar is completed to Medical Center, Station #3 will also serve Village 6.
- The Otay Ranch GDP requires that as a condition of SPA plan approval, the Fire Department review fuel modification plans. The Draft Brush Management Program, an addendum to the City of Chula Vista's Landscape Manual, prepared by the Chula Vista Fire Department was the basis for information included in the Fuel Modification and Brush Management section of the SPA 1 Parks, Recreation, Open Space and Trails Master Plan, which will also be implemented as applicable in the Village 6 project.

[32] In this case the normalized figures assure that current data is consistent with historic threshold benchmarks by accounting for the relative increase in calls from the eastern part of the city. This process allows for consistent comparison of actual performance levels at two points in time; when the threshold was originally set in 1988 and today. See GMOC report for a more detail.

II.5.4.4 SCHOOLS

II.5.4.4.1 Threshold Standard

The City annually provides the two local school districts with a 12 to 18 month development forecast and requests an evaluation of their ability to accommodate the forecast and continuing growth. The Districts' replies should address the following:

1. Amount of current capacity now used or committed.
2. Ability to absorb forecasted growth in affected facilities.
3. Evaluation of funding and site availability for projected new facilities.
4. Other relevant information the District(s) desire(s) to communicate to the City and GMOC.

II.5.4.4.2 Service Analysis

School facilities and services in Chula Vista are provided by two school districts. The Chula Vista Elementary School District (CVESD) administers education for kindergarten through sixth grades. The Sweetwater Union High School District (SUHSD) administers education for the Junior/Middle and Senior High Schools of a large district, which includes the City of Chula Vista. The purpose of the threshold standard is to ensure that the districts have the necessary school sites and funds to meet the needs of students in newly developing areas in a timely manner, and to prevent the negative impacts of overcrowding on the existing schools. Through the provision of development forecasts, school district personnel can plan and implement school facility construction and program allocation in line with development.

On November 3, 1998, California voters approved Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998. Prior to the passage of Proposition 1A, school districts relied on statutory school fees established by Assembly Bill 2926 ("School Fee Legislation") which was adopted in 1986, as well as judicial authority (i.e., Mira-Hart-Murrieta court decisions) to mitigate the impacts of new residential development. In a post Proposition 1A environment, the statutory fees provided for in the School Fee Legislation remains in effect and any mitigation requirements or conditions of approval not memorialized in a mitigation agreement, after January 1, 2000, will be replaced by Alternative Fees (sometimes referred to as Level II and Level III Fees). The statutory fee for residential development is referred to in these circumstances as the Level I Fee (i.e., currently at $2.05 per square foot for unified school districts).

CVESD utilizes their School Facilities Needs Analysis (SFNA), February, 2000, to quantify, for the next five-year period, the impacts of new residential development on the districts school facilities, and to calculate the permissible Alternative Fees to be collected from such new residential development. To ensure the timely construction of school facilities to house students from residential development in Village 6, alternative fees or implementation of a Mello Roos Community Facilities District (CFD) will be necessary.

SUHSD utilizes the "Sweetwater Union High School District Long Range Comprehensive Master Plan", dated November 1989 and updated in May 1993.

II.5.4.4.3 Project Processing Requirements

The PFFP is required by the Growth Management Program to address the following issues for School Services:

1. Identify student generation by phase of development.
2. Specific siting of proposed school facilities will take place in conformance with the *Sweetwater Union High School District Long Range Comprehensive Plan,* November 1989 and Chula Vista Elementary School District's Standards and Criteria.
3. Reserve school sites, if necessary, or coordinate with the district for additional school classrooms.
4. Provide cost estimates for facilities.
5. Identify facilities consistent with proposed phasing.
6. Demonstrate the ability to provide adequate facilities to access public schools in conjunction with the construction of water and sewer facilities.
7. Secure financing.

II.5.4.4.4 Existing Conditions

School Facilities Inventory, Chula Vista Elementary School District

Currently, the CVESD's inventory consists of 37 elementary schools including 5 Charter schools. Next year the district's inventory is expected to increase to 40 schools. Table Q lists existing schools together with the capacity and enrollment of each. Capacity using existing permanent and relocatable buildings is 24,804. Enrollment is currently approximately 23,351. Three of the 37 schools, Casillas, Castle Park and Lauderbach are over capacity. Eleven of the 37 schools, Chula Vista LCC, Cook, Feaster, Finney, Hilltop, Kellogg, Otay, Palomar, Valle Lindo, Valley Vista and Vista Square are either near or slightly above capacity (see table Q). Nineteen schools are on a traditional calendar and 18 are on year-round calendar.

New elementary schools will be needed to meet the educational needs of students generated from the projected development and resultant population increase. The district has experienced rapid growth during the past decade. During the period from 1990 to 1998 District enrollment went up by 3,035 students, an increase of 17%. This growth was reportedly due to:

1. Demographic changes in older neighborhoods;
2. New growth in the eastern territories; and
3. Higher student generation ratios (students per household) in some new developments in the east.

Within the next nine months the district will have three new elementary schools completed. Two of these new elementary schools are located in the Otay Ranch development within Village 1 and Village 5. These two schools will increase the District capacity by 1,500 students, 750 students per school. The third school under construction is the Chula Vista Learning Community Charter School located at Broadway and K Street. Further, the district

has two additional school sites located in the Sunbow and Otay Ranch Village 1 West developments, if needed.

Table F
Chula Vista Elementary School District
Enrollments vs. Capacity

School	Enrollment 10/20/2000	Capacity using Existing Bldg.	Over Capacity
Allen	440	450	-10
Arroyo Vista	688	750	-62
Casillas	825	750	76
Castle Park	615	600	15
Chula Vista Hills	564	600	-36
Chula Vista LCC	353	350	3
Clear View	590	600	-10
Cook	534	530	4
Discovery	910	960	-50
EastLake	690	800	-110
Feaster	1125	1120	5
Finney	536	540	-4
Halecrest	530	590	-60
Harborside	732	780	-48
Hilltop Drive	552	560	-8
Juarez-Lincoln	651	750	-99
Kellogg	431	430	1
Lauderbach	984	940	44
Loma Verde	724	740	-16
Los Altos	513	540	-27
Marshall	409	750	-341
Montgomery	463	510	-47
Mueller	869	900	-31
Olympicview	710	820	-110
Otay	688	690	-2
Palomar	451	450	1
Parkview	414	550	-136
Rice	729	750	-21
Rogers	572	630	-58
Rohr	582	610	-28
Rosebank	720	730	-10
Silver Wing	610	630	-20
Sunnyside	567	590	-23
Tiffany	663	710	-47
Valle Lindo	521	520	1
Valley Vista	679	680	-1
Vista Square	716	720	-4
Total	**23,351**	**24,620**	**-1269**

Source: CVESD.

Table F.1 Sweetwater Union High School District Enrollments vs. Capacity			
School site	**Adjusted Total Capacity**	**10/2000 Unofficial CBEDS Enrollment**	**Capacity vs. '00 CBEDS**
Middle Schools			
Bonita Vista	1,738	1,198	540
Castle Park	1,613	1,298	315
Chula Vista	1,396	1,201	195
Granger	1,380	1,100	280
Hilltop	1,504	1,227	277
Mar Vista Mid.	1,581	1,431	150
Montgomery Mid.	1,614	1,098	516
National City Mid.	1,054	891	163
Rancho del Rey	1,613	1,240	373
Southwest Jr.	1,350	1,160	190
Subtotal	**14,843**	**11,844**	**2,999**
High Schools			
Bonita Vista	2,487	2,485	2
Castle Park	2,061	1,973	106
Chula Vista	2,420	2,440	-20
EastLake	2,424	2,235	189
Hilltop	2,019	1,998	21
Mar Vista	1,879	1,926	-47
Montgomery	2,440	2,530	-90
Southwest	2,408	2,205	203
Sweetwater	2,163	2,189	-26
Palomar.	713	522	191
Subtotal	**21,034**	**20,503**	**531**
Total	**36,877**	**32,347**	**3,530**
Other		2,753	
CBED's Total		**35,100**	

Source: SUHSD

School Facilities Inventory, Sweetwater Union High School District

The SUHSD currently administers ten (10) junior high/middle schools and nine (9) senior high schools plus one continuation high school within the District. Of the nine junior highs, six have been converted to middle schools serving grades seven and eight. As the population grows, the District is projecting a need for and must secure funding for 3 middle schools and 3 high schools throughout the District's boundaries.

Within the district, the primary need over the next several years is at the high school level. In 2001, the district commenced construction on the Otay Mesa High School. Another new high school will be located in the Otay Ranch Village 2. Depending upon state funding, the district expects the new Otay Ranch Village 2 High School to commence construction in mid-

2002. Planned for the future are two middle schools, and another high school will be located in Otay Ranch. In addition, another middle school is planned in EastLake.

Table F.2 Sweetwater Union High School District 2002-2005 Planned Schools		
Future Schools	**Capacity**	**Est. Opening Date**
Junior/Middle School in EastLake Woods	1,500	2005
High School/Otay Mesa	2,400	2002
High School/Otay Ranch	2,400	2002/3

II.5.4.4.5 School Sizing and Location

The Otay Ranch Village 6 is proposed to consist of 2,086 dwelling units at build out. At completion, the proposed project could generate approximately 1,367 students using the following Student Generation Factors:

Elementary (K-6) = .335* students/dwelling unit

Middle School (7-8) = .11 students/dwelling unit

High School (9-12) = .21 students/dwelling unit

* Rate from CVESD fee justification report, February 2000.

By phase and school category, Otay Ranch Village 6 SPA project is expected to generate the following students:

Table F.3 Otay Ranch Village 6 Student Generation By Development Phase					
Phase	**Dwelling Units**	**Student Generation**			
		Elementary .335 per DU	**Middle .11 per DU**	**Sr. High .21 per DU**	**Total Students**
Blue	694	233	76	146	455
Red	0	0	.0	0	0
Yellow	1,190	399	131	250	780
Green	202	68	22	42	132
Subtotal	2,086	700	229	438	1367

As an alternative, parcel R-11 may be developed as a residential project instead of a private high school. If this alternative is chosen, Otay Ranch Village 6 SPA project is expected to generate the following students:

Table F.4 Otay Ranch Village 6 Alternative development of Parcel R-11 Student Generation By Development Phase					
Phase	Dwelling Units	Student Generation			
		Elementary .335 per DU	Middle .11 per DU	Sr. High .21 per DU	Total Students
Blue	694	233	76	146	455
Red	146	48	16	31	96
Yellow	1,190	399	131	250	780
Green	202	68	22	42	132
Subtotal	2,232	748	245	469	1462

School Size Standards:	Elementary	700-750 students
	Middle	1,500 students
	Senior High	2,400 students

Chula Vista Elementary School District

The CVESD is in agreement with the location of the school site in Otay Ranch Village 6. The State Department of Education must approve the site prior to district acceptance. Due to the tremendous growth and enrollment in the CVESD, it is the district's intent to retain the 10-acre site as identified in the SPA Plan. However, should the site be determined at a later date to be excess property for the purposes of a new school, the district will notify appropriate parties at that time.

The Village 6 Site Utilization Plan identifies a 10-acre elementary school site within the village core. As noted in Table F.2, the build-out of Village 6 would generate the need to house approximately 700 elementary school age students. Generally, CVESD prefers to construct elementary schools that serve approximately 750 students. If the developer elects the alternative (see Table F.3), the total number of elementary school age children would be approximately 748.

Sweetwater Union High School District

It is anticipated that the 229 middle school students generated by Village 6 will be served at facilities in Rancho del Rey until the first Otay Ranch middle school is constructed. Rancho del Rey Middle School is located approximately two miles north of Village 6 along Paseo Ranchero. The Otay Ranch GDP School Facility Implementation Plan is based on the premise that schools will be constructed when half of the school's projected students reside in the community. The maximum middle school capacity is 1,500 students, which would indicate a school construction trigger of approximately 750 students. However, throughout the district there is abundant middle school capacity. Additional middle schools will be constructed when overall demand begins to approach existing capacity. If the developer elects the alternative (see Table F.3) the total number of junior high school age children would be approximately 245.

The maximum capacity of a high school is approximately 2,400 students. It is anticipated that the 424 students generated from Village 6 will be served at existing facilities until the first

Otay Ranch high school is constructed within Village 2. Depending on actual build-out and the capacity of existing area schools, it may be necessary to construct a high school within Otay Ranch prior to build-out of Village 6. Currently, Otay Ranch Village 11 has a designated site for a Middle School. If the developer elects the alternative (see Table F.3) the total number of high school age children would be approximately 469.

Demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility can be constructed in the Eastern Urban Center or a site reserved pursuant to the Otay Ranch GDP.

II.5.4.4.6 Financing School Facilities

California Government Code section 65995 et. seq. and Education Code Section 17620 et. seq. authorizes school districts to impose facility mitigation exactions on new development as a way to address increasing enrollment caused by that development.

The current allowable rate for school fees has been limited by the recent passage of SB 50 (as Proposition IA on November 31, 1998). The current fee is $2.05 per square foot for residential construction and $.33 per square foot for nonresidential. These amounts are divided between the two districts as follows: For the Sweetwater District - $1.15 and $0.18 per square foot for residential and nonresidential, respectively; and for the Chula Vista District - $0.90 and $0.15 per square foot for residential and nonresidential, respectively.

Although the collection of school fees is one method available to defray the cost of new development, it is not an acceptable solution since the maximum amount that could be collected by law represents less than one-fourth the cost to construct schools. The SUHSD is unable to meet the needs of this project with current school facilities and it is unable to construct new facilities to meet the impacts of this project through the provision of school fees.

In recognition of this funding deficiency, it is the policy of each district to fully mitigate the facility impacts caused by a master planned community via the creation of a Mello Roos Community Facilities District as a condition of approval of the SPA Plan (CVESD) or prior to recordation of a final map (SUHSD). The following Mello-Roos Districts have been created by each district:

SUHSD

CFD No.	1	EastLake
CFD No.	2	Bonita Long Canyon
CFD No.	3	Rancho del Rey
CFD No.	4	Sunbow
CFD No.	5	Annexable
CFD No.	6	Otay Ranch
CFD No.	7	Rolling Hills Estate
CFD No.	8	Coral Gate (Otay Mesa)
CFD No.	9	Ocean View Hills
CFD No.	10	Remington Hills/Annexable
CFD No.	11	Lomas Verdes
CFD No.	12	Otay Ranch (Village 1 West)
CFD No.	13	San Miguel Ranch

CVESD

CFD No.	1	EastLake
CFD No.	2	Bonita Long Canyon
CFD No.	3	Rancho del Rey
CFD No.	4	Sunbow
CFD No.	5	Annexable
CFD No.	6	Otay Ranch
CFD No.	10	Annexable for future annexations
CFD No.	11	Otay Ranch (Lomas Verde)
CFD No.	12	Otay Ranch (Village 1, West)

Based on historical data available from each district an estimate of costs for the construction of school facilities on a per student basis is provided. Both districts follow state standards for

determining the costs and size for school construction. The cost for a high school, including land acquisition, is approximately $21,666 per student (2000 dollars). Excluding land, the cost for a high school is approximately $17,500 per student. The cost for a middle school, including land acquisition, is approximately $16,666 per student (2000 dollars). Excluding land, the cost for a middle school is $13,333 per student. The cost for an elementary school, including land acquisition, is approximately $17,507 per student (2000 dollars). Excluding the land, the cost for an elementary school is approximately $14,646 per student. Land acquisition cost is calculated at approximately $225,000/net usable acre (10 acre elementary school site). Using the aforementioned costs per student together with the school size, the following costs per facility can be anticipated.

Elementary School Cost	
(750 students) ($14,646/student w/o land cost)	$10,984,500
(750 students) ($17,507 /student w/land cost)	$13,130,250
Middle School Cost	
(1,500 students) ($13,333/student w/o land cost)	$20,000,000
(1,500 students) ($16,666/student w/ land cost)	$25,000,000
High School Cost	
(2,400 students) ($17,500/student w/o land cost)	$42,000,000
(2,400 students) ($21,666/student w/ land cost)	$52,000,000

II.5.4.4.7 Threshold Compliance and Recommendations

1. As future development applications are processed in the Eastern Territories, the City shall coordinate with each school district to ensure that development does not occur until acceptable school site(s) are identified and a financing mechanism satisfactory to each district is in place.

2. Prior to Final Map approval, the project proponent(s) shall provide documentation to the City confirming satisfaction of SUHSD and CVESD facility funding requirements to offset student generation impacts. Funding shall be satisfied through the Mello-Roos Community Facilities District financing method or other means acceptable to each District. In addition, condition the first tentative map to require that no final map shall be approved unless and until a school facility financing mechanism is in place to the satisfaction of the Sweetwater Union High School District and the Chula Vista Elementary School District.

3. Prior to the approval of the private high school, the applicant shall prepare a site specific access study and provide the required improvements to the satisfaction of the City Engineer.

II.5.4.5 LIBRARIES

II.5.4.5.1 Threshold Standard

Population ratio: 600 square feet (gross) of library adequately equipped and staffed facility per 1,000 population.

II.5.4.5.2 Service Analysis

The City of Chula Vista Library Department provides library facilities.

II.5.4.5.3 Project Processing Requirements

The PFFP is required by the Growth Management Program to address the following issues for Library services:

1. Identify phased demands in conjunction with the construction of streets, water and sewer facilities.
2. Specifically identify facility site in conformance with the *1998 Chula Vista Library Master Plan.*

II.5.4.5.4 Existing Conditions

The City provides library services through the Chula Vista Public Library at Fourth and "F" Street (Civic Center), the South Chula Vista Library in the Montgomery/Otay planning area, and the library at the EastLake High School. The Castle Park and Woodlawn Libraries have been closed. The existing and future libraries are listed on the Table G and Table G.1, respectively.

Table G
EXISTING LIBRARY FACILITIES

Existing Libraries	Square Footage
Chula Vista (Civic Center)	55,000
South Chula Vista	37,000
EastLake	10,000
Total Existing Square Feet	**102,000**

II.5.4.5.5 Adequacy Analysis

Using the threshold standard of 500 square feet of library space per 1,000 population, the demand for library space based on a May 3, 2000, population of 174,319 (Based on California Department of Finance Estimate, May 3, 2000) is 87,160 square feet. Chula Vista currently provides 102,000 square feet of library space. This represents a 14,840 square foot excess. The demand generated by the 14,258 forecasted dwelling units (2005) is 21,458 square feet (14,258 x 3.01/1,000) x 500). The demand for library space generated by the existing and forecasted dwelling units totals 108,618 (87,160 + 21,458) square feet. Comparing this demand to the existing library square footage of 102,000 square feet results in a deficit of 6,618 square feet after build-out of the 14,258 forecasted dwelling units.

A new Library Master Plan Update was adopted by the City Council on December 8, 1998. The Update addresses such topics as library siting and phasing, the impacts of new technologies on library usage, and floor space needs. The plan calls for the construction of a full service regional library of approximately 30,000 square feet east of I-805 by the year

2005. The plan also recommends that this first branch be built in the Rancho del Rey at east H Street and Paseo Ranchero. However, with construction of this facility, the 10,000 square foot EastLake Library is recommended to be closed. With this closure, there is a projected net loss in library space of 11,403 square feet by the year 2005. Ultimately, the construction of a new regional library in Otay Ranch will offset the deficit. Currently, the city is considering locating a new regional library in Village 2. This action will require approval of a GDP Amendment.

Future library facilities are listed in the following table:

Table G.1
FUTURE LIBRARY FACILITIES

Future Libraries	Net Square Footage	Estimated Cost
1st regional library (Rancho Del Rey) @ 30,000 sf	20,000*	$12,000,000
2nd regional library (Otay Ranch) @ 36,758 sf	36,758**	$14,703,200
Total Future Net Square Feet	**56,758**	
Total Master Plan Library Square Feet (existing and future)	**158,758**	

* Assumes construction of the first 30,000-square foot regional library by year 2005 and the closure of the 10,000-square foot EastLake library, per the 1998 Library Master Plan.

** Assumes construction of the second 36,758-square foot regional library (Otay Ranch Village 6 SPA Plan).

The following table highlights existing plus forecasted project demands for library space as compared to the existing and scheduled library space as well as the impact of the Otay Ranch Village 6 SPA on library facilities.

Table G.2
Otay Ranch Village 6 SPA
Library Space Demand vs. Supply

	Population[33]	Demand Square Footage	Supply Square Footage	Above/(Below) Standard
Existing (Citywide)	174,319	87,160	102,000	14,840
Forecasted Projects to 2005 (14,258 x 3.01)	42,917	21,458	0	(6,618)
1st regional library			20,000	(8,341)
2nd regional library			36,758	28,417
Subtotal	**216,636**	**108,618**	**158,758**	**28,417**

Otay Ranch Village 6 SPA will generate a total library demand of 4,161 square feet, which can be accommodated in the projected total square feet of Library space.

11.5.4.5.6 Financing Library Facilities

In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule

[33] Based on California Department of Finance Estimate, May 3, 2000.

has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809-B on June 20, 2000. The portion of the fee attributable to Library Facilities is $638/EDU.

The Otay Ranch Village 6 SPA project is within the boundaries of the current public facilities DIF program, and the projects will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current library fee rate, the Otay Ranch Village 6 SPA library obligation at build-out is $1,434,862.

Table G.3
Village 6 SPA
Public Facilities Fees For Libraries

Development Phase	EDU's	Library Fee @ $638/EDU
Blue	694	$442,772
Red	132	$84,216
Yellow	1,221	$778,998
Green	202	$128,876
Total	**2,249**	**$1,434,862.00**

Alternatively, if the Developer elects to develop the R-11 parcel as Single Family Detached housing in the Red Phase instead of a Private High School the total number of EDU's would increase by up to 146 EDU's. Therefore, the total obligation at build out would be $1,528,010.

Table G.4
Village 6 SPA Alternative
Public Facilities Fees For Libraries

Development Phase	EDU's	Library Fee @ $638/EDU
Blue	694	$442,772
Red	278	$177,364
Yellow	1,221	$778,998
Green	202	$128,876
Total	**2,395**	**$1,528,010.00**

11.5.4.5.7 Threshold Compliance and Recommendations

Based upon the analysis contained in this library section, the city's current library facilities (102,000 square feet) are 2,591 below the threshold standard (see Table G.2). The existing plus proposed new library space totals 158,758 square feet. The total forecasted projects including the Otay Ranch Village 6 SPA project totals a demand 25,750 square feet. This results in an excess (above standard) supply of 28,417 square feet.

No mitigation is required other than the payment of the Public Facilities DIF for library facilities at the rate in effect at the time building permits are issued.

II.5.4.6 PARKS, TRAILS AND OPEN SPACE

II.5.4.6.1 Park Threshold Standard

Three (3) acres of neighborhood and community parkland with appropriate facilities shall be provided per 1,000 residents. This standard is specified in Section 17.10.040 of the Chula Vista Municipal Code.

II.5.4.6.2 Service Analysis

The City of Chula Vista provides public park and recreational opportunities through the Public Works, and Parks & Recreation Departments which are responsible for the acquisition and development of parkland. All park development plans are reviewed by City staff and presented to the Parks and Recreation Commission for review. A recommendation is made by this Commission to the deciding body, the City Council.

The Parks and Recreation Element of the General Plan dated July 1990 and revisions through September 5, 1995, serves as the master plan for park facilities. While there is currently no existing citywide detailed parks master plan, the City is nearing completion of a new Park Master Plan, which it expects to forward to the City Council for adoption.

II.5.4.6.3 Project Processing Requirements

SPA Plan/Public Facilities Finance Plans

1. Identify phased demands in conformance with street improvements and in coordination with the construction of water and sewer facilities.
2. Specific siting of the facility will take place in conformance with the *Chula Vista General Plan Park and Recreation Element.*
3. Site reserved.

II.5.4.6.4 Existing Conditions

The existing and future parks as depicted in the Park and Recreation Element of the General Plan and as updated by the inclusion of more recent information are contained in the city's Park Master Plan. The City of Chula Vista Park Master Plan is expected to be completed in early 2002.

11.5.4.6.3 Project Park Requirements

Compliance with Public Park Standards

Village 6 generates an estimated population of 6,279 (2,086 dwelling units x 3.01 population factor). To meet the city threshold requirements the amount of parkland dedicated is based on a standard of 3 acres per 1,000 populations (see Table H). The standard is based on State of California Government Code 66477, also known as the Quimby Act, that allows a city to require by ordinance, the dedication of land or payment of fees for park or recreational purposes.

Table H
Quimby Act Parkland Requirements

Village 6 Population	Standard	Parkland Acres Required
6,279	3 acres per 1,000 population	18.8

The City's Parklands and Public Facilities Ordinance (CVMC 17.10) is based on the Quimby Act. Based on the City's Parklands and Public Facilities Ordinance, the parkland requirement is 16.52 acres (see Table H.2). If the Developer of R-11 constructs the residential alternative instead of the private high school, the total number of parkland acres would increase to 17.95 acres (see Table H.3).

All new development in the City of Chula Vista is subject to the requirements contained in the City's Parkland Dedication Ordinance CVMC Chapter 17.10. The ordinance establishes land development fees for park acquisition and development, sets standards for dedication and establishes criteria for acceptance of parks and open space by the City of Chula Vista. Fees vary depending upon the type of dwelling unit that is proposed. Single Family Detached dwelling units are defined as standard tract housing, zero lot line and small lot detached homes. Single Family Attached dwelling units include townhouses and condominiums. Multi-Family dwelling units are apartments. Parkland dedication requirements are shown on Table H.1.

Table H.1
City of Chula Vista Parkland Dedication Ordinance Standards

Dwelling Unit Type	Land Dedication per Unit	Dwelling Units per Park Acre
Single-Family - Detached	423 sf/du	103 du/ac.
Multiple - Family	288 sf/du	151 du/ac.

The City's Parkland Dedication Ordinance requirements for the Otay Ranch Village 6 SPA project are outlined in Table H.2.

Table H.2
Otay Ranch Village 6
Parkland Dedication Requirements per City Ordinance

Dwelling Unit Type	Number of D.U.	Parkland Required/DU	Required Acres
Single Family Detached	883	423 sf/du	8.57
Multiple Family	1,203	288 sf/du	7.95
TOTALS	**2,086**		**16.52**

As an alternative, if the developer elects to develop parcel R-11 as housing instead of a private High School the total number of dwelling units in Phase Red would increase by 146 EDU's. Therefore, the total parkland dedication requirements for the Otay Ranch Village 6 SPA project would increase. This increase is outlined in Table H.3 below:

Table H.3
Otay Ranch Village 6 Alternative Development
Parkland Dedication Requirements per City Ordinance

Dwelling Unit Type	Number of D.U.	Parkland Required/DU	Required Acres
Single Family Detached	1,029	423 sf/du	10.00
Multiple Family	1,203	288 sf/du	7.95
TOTALS	**2,232**		**17.95**

The Otay Ranch Village 6 SPA Phasing (Table B.3) and Site Utilization Plan identifies the park designations and acreage that are also shown in Table H.3. Table H.3 also identifies the phase of development in which the park will be constructed and the park acres that the city has determined will be given credit for purposes of satisfying the project's parkland dedication as measured against the City's Parkland Dedication Ordinance. The Neighborhood Park will be graded and offered for dedication in the context of the development of whatever phase is initiated by the Otay Ranch Village 6 Developers.

Table H.4
Otay Ranch Village 6 SPA Plan
Park Acres And Eligible Credits[34]

PARK IDENTIFICATION	NET ACREAGE	PHASE	PROPOSED CREDIT %	ELIGIBLE CREDIT ACRES
NP - NEIGHBORHOOD PARK	7.0	Based on Need	100%	7.0
CP - COMMUNITY PARK	0.0	N/A	0	0.0
TOTAL ACRES ELIGIBLE FOR CREDIT AGAINST PAD				7.0
VILLAGE 6 SPA PAD REQUIREMENTS				16.52
TOTAL VILLAGE 6 SPA CP OBLIGATION				9.52[35]

II.5.4.6.6 Park Adequacy Analysis

The table below, is a comparison of park acreage demands and supply east of Interstate 805 for existing, approved projects, as well as the phased addition of the Village 6 SPA project.

Table H.5
Park Acreage Demand Compared to Supply East of Interstate 805
As of January, 2001

	Population East of I-805	Demand Park Acres[36]	Supply Park Acres	Eligible Credit Acres	Net Acres +/- Standard	Project Cumulative +/- Standard
Existing[37]	62,149	186.5	240.6	240.6	54.1	n/a
Forecasted Projects to 2005	42,917[38]	128.8	81.3	81.3	-47.5	n/a
Subtotal	**105,066**	**315.3**	**321.9**	**321.9**	**6.6**	**n/a**

A review of the existing and approved park demands with including Otay Ranch Village 6 indicates a total demand for 315.3 acres of Neighborhood and Community Park east of Interstate 805. The supply of park acres is approximately 321.9, which is 6.6 acres more than the demand.

34 Parkland fee and acreage obligations are subject to change pending changes in the dwelling unit types and numbers.

35 If the developer develops parcel R-11 as single family housing (146 SFD units) there will be additional park fees paid.

36 Based on City Threshold requirement of 3 acres of neighborhood and community parkland per 1,000 residents east of I-805.

37 Existing figures from the Chula Vista Planning and Building Department, March 2001.

38 Population calculation: 14,258 DU's @ 3.01/DU

Table H.6 Otay Ranch Village 6 SPA by Phase							
Phase	**Dwelling Units**		**Demand Park Acres**	**Supply Park Acres**	**Eligible Credit Acres**	**Net Acres +/- Standard**	**Project Cumulative +/- Standard**
	SFD	**MF**					
Blue	482	212	6.08	7.0	7.0	+.92	+.92
Red	0		0.0	0.0	0.0	+.92	+.92
Yellow	199	991	8.48	0.0	0.0	-7.56	-7.56
Green	202		1.96	0.0	0.0	-9.52	-9.52
Total	**883**	**1,203**	**16.52**	**7.0**	**7.0**	**-9.52**	**-9.52**

The proposed development of the Otay Ranch Village 6 SPA project requires a total of 16.52 acres for public parkland. The Otay Ranch Village 6 SPA plan identifies one 7.0 acre net public Neighborhood Park. It will be located within the village core of the project and will be phased in as determined by the Director of Planning and Building Department. The difference in the proposed Neighborhood Park requirements and the total parkland obligation will be accommodated through the payment of parkland development fees and/or dedication of land for Community Park elsewhere in Otay Ranch. Community Park acreage requirements will be accommodated through the payment of fees.

II.5.4.6.7 Open Space and Trails

Open Space

The Otay Ranch GDP established a 12-acre per 1000 person open space standard, which is being met primarily by the offsite dedication of open space acreage within the Management Preserve pursuant to the RMP. On-site the location and general extent of open space is determined at the GDP level of planning. The Village 6 SPA provides 21.1 acres of on-site open space that includes the use of buffer areas, slopes and scenic corridors as required by the Otay Ranch GDP.

Natural open space can be classified as land that has not been disturbed by development. The bulk of the natural open space within Otay Ranch is included within the RMP. The RMP establishes a Resource Preserve, which does not include any of the Village 6 planning area. The GDP categorizes "other open space" as a mixture of neighborhood and community parks, bike trails, hiking trails, school playgrounds, utility easements, scenic corridors, pedestrian walkways, landscape buffers, and other public recreation areas. The other open space areas identified for Village 6 are the arterial highway corridors/development perimeter slopes.

The 21.1 acres of Open Space lands as indicated on the Village 6 Site Utilization Plan shall be preserved through the dedication of open space easements and/or lots to the City, CFD or other appropriate agency, or to a Master Community Association, which will be determined at the tentative tract map level of approval. Uses will be strictly controlled through zoning regulations (see Section 11.3 PC District Regulations). Landscaping within open space areas shall comply with all requirements of the Chula Vista Landscape Manual.

Trails

Off-street trails are proposed to connect to the community-wide system of the Otay Ranch as well as the regional system as described in the Chula Vista General Plan's Circulation Element are included as components of the perimeter arterials of Village 6. Both Olympic Parkway and La Media Road include a 10-foot off-street (Class I) trail for pedestrian and bicycle use within their ROWs. Birch Road includes bike lanes (Class II) adjacent to the curb

on both sides of the street. Within the proposed project, 10-foot wide off-street paths are provided along the Village Entry Streets and Village Core Streets, providing Class I connections between the Village Core and the regional system. A cart/pedestrian/bicycle overpass connecting to Village 5 to the north shall be provided over Olympic Parkway, as required and described in the SPA One approval.

Bicyclists will be able to share the internal streets with motor vehicles due to the low traffic volume and limited speeds allowed. The trails and bike lanes provided are indicated on the SPA Plan and the Trials Plan, Exhibit 8. The pedestrian trails generally follow the bicycle routes. Where the trails are off-street, the pedestrian and bicycle facilities are shared. Where bicyclists share the roadway with other vehicles, sidewalks are provided for pedestrians.

II.5.4.6.8 Financing Park Facilities

Chapter 17.10 of the Chula Vista Municipal Code, as amended, governs the financing of parkland and improvements. Included as part of the regulations are Park Acquisition and Development (PAD) fees established for the purpose of providing neighborhood and community parks. The Ordinance provides that fees are paid to the City prior to approval of a final subdivision map.

TABLE H.7
Village 6 Park Acquisition and Development (PAD) Fees
Development Component Only

DEVELOPMENT PHASE	DWELLING UNITS		DEVELOPMENT COMPONENT OF PAD FEE's/DU TOTAL		TOTAL FEES DUE
	SFD	MFD	SFD@$2,935	MFD@$2,012	
Blue	482	212	$1,414,670	$426,544	$1,841,214
Red	0	0	$0	$0	$0
Yellow	199	991	$584,065	$1,993,892	$2,577,957
Green	202	0	$592,870	$0	$592,870
TOTAL	**883**	**1,203**	**$2,591,605**	**$2,420,436**	**$5,012,041**

The Otay Ranch Village 6 SPA project is responsible for the park development component of the PAD Fees as shown in Table H.6 and H.7. However, an applicant may dedicate and construct parks and receive credit against the payment of such PAD fees.

Alternatively, if the Developer elects to develop the R-11 parcel as Single Family Detached housing in the Red Phase instead of a Private High School PAD fee's would increase by $428,510. Therefore, the total development obligation at build out would be $5,440,551.

TABLE H.8
Village 6 Alternative Project Park Acquisition and Development (PAD) Fees
Development Component Only

DEVELOPMENT PHASE	DWELLING UNITS		DEVELOPMENT COMPONENT OF PAD FEEs/DU TOTAL		TOTAL FEES DUE
	SFD	MFD	SFD@$2,935	MFD@$2,012	
Blue	482	212	$1,414,670	$426,544	$1,841,214
Red	146	0	$428,510	$0	$428,510
Yellow	199	991	$584,065	$1,993,892	$2,577,957
Green	202	0	$592,870	$0	$592,870
TOTAL	**1,029**	**1,203**	**$3,020,115**	**$2,420,436**	**$5,440,551**

TABLE H.9 Village 6 Park Acquisition and Development (PAD) Fees Acquisition Component Only					
DEVELOPMENT PHASE	DWELLING UNITS		ACQUISITION COMPONENT OF PAD FEES/DU TOTAL		TOTAL FEES DUE
	SFD	MFD	SFD@$2,115	MFD@$1,440	
Blue	482	212	$1,019,430	$305,280	$1,324,710
Red	0	0	$0	$0	$0
Yellow	199	991	$420,885	$1,427,040	$1,847,925
Green	202	0	$427,230	$0	$427,230
TOTAL	**883**	**1,203**	**$1,867,545**	**$1,732,320**	**$3,599,865**

The Otay Ranch Village 6 SPA parkland demand is 16.52 acres based on the 3 acres per 1,000 population. The Village 6 project will provide 7.0 net acres of parkland. The 9.2 acre balance will be provided through the payment of PAD fees and dedication of land elsewhere in Otay Ranch. Table H.7 identifies the fees calculated for the development component of the PAD fees while Table H.9 identifies the fees calculated for the parkland acquisition component of the PAD fees. The applicant has the opportunity to dedicate the 11.8 acres in lieu of paying the acquisition component of the PAD fees, which has been calculated in Table H.8 to be $3,599,865.

Alternatively, if the Developer elects to develop the R-11 parcel as Single Family Detached housing in the Red Phase instead of a Private High School PAD fee's would increase by $308,790. Therefore, the total acquisition obligation at build out would be $3,908,655.

TABLE H.10 Village 6 Alternative Park Acquisition and Development (PAD) Fees Acquisition Component Only					
DEVELOPMENT PHASE	DWELLING UNITS		ACQUISITION COMPONENT OF PAD FEES/DU TOTAL		TOTAL FEES DUE
	SFD	MFD	SFD@$2,115	MFD@$1,440	
Blue	482	212	$1,019,430	$305,280	$1,324,710
Red	146	0	$308,790	$0	$308,790
Yellow	199	991	$420,885	$1,427,040	$1,847,925
Green	202	0	$427,230	$0	$427,230
TOTAL	**1,029**	**1,203**	**$2,176,335**	**$1,732,320**	**$3,908,655**

II.5.4.6.9 Threshold Compliance and Recommendations

Based upon the analysis contained in this section of the PFFP, the parks standard for both neighborhood and community parks measured on an area-wide basis east of Interstate 805 is projected to be met at the completion of the Otay Ranch Village 6 SPA project.

On a project-level, the Neighborhood Park provided within Otay Ranch Village 6 SPA does not meet the demand on a cumulative basis. In order to comply with the City's local park standard, it is the responsibility of the developer to comply with the City's Landscape Manual related to park planning, to grade the sites according to the approved plan, to install improvements, and pay fees at a rate in affect at the time of building permit issuance, dedicate land, or a combination thereof, as required by the City's Parkland Dedication Ordinance.

Community Park Phasing

The Community Park obligation will be met through the payment of PAD fees and/or dedication of land elsewhere in Otay Ranch.

Neighborhood Park Phasing

1. Prior to the Approval of the first Final Map for the Project, Applicant shall enter into an agreement with the City wherein Applicant agrees to comply with the following schedule for commencement of construction and delivery to the City of the project's park (P-l):

    a. Prior to issuance of a building permit for the 300th dwelling unit for the Project, Applicant shall have commenced construction of project's Park (P-l), to the satisfaction of the Director of Parks and Recreation. Applicant shall complete construction of the park within nine (9) months of commencement of construction. The term "complete construction" shall mean park construction has been completed according to the City approved construction plans and accepted by the Director of Parks and Recreation. Furthermore "complete construction" shall mean prior to and shall not include the City's established maintenance period required prior to acceptance by the City for Public use. At any time the Director of Parks and Recreation may, at his sole discretion, modify the neighborhood development phasing and construction sequence for the project's park should conditions change to warrant such revision.

    b. Applicant acknowledges that prior to commencement of park construction. Applicant shall prepare, submit and obtain the approval from the City Council of a Park Master Plan and prepare, submit and obtain the approval form the Director of Parks and Recreation of Park Construction Documents and accompanying security.

2. The Neighborhood Park may be constructed under one of two alternative processes as determined by the Director of Parks and Recreation. These alternative processes consist of:

    a. The City collects PAD fees for development of the park facilities and the City uses such fee revenues to construct the park; or.

    b. The City accepts a "turn-key" park constructed by the Applicant/developer. The City's Planning Division acts to oversee the process to insure the park is constructed to City standards, which includes selecting the design and engineering consultants as well as the prime contractor.

3. Due to the fact that the City is in the process of preparing and adopting a citywide master plan, the park phasing is subject to refinement during the tentative map process.

Parks & Open Space

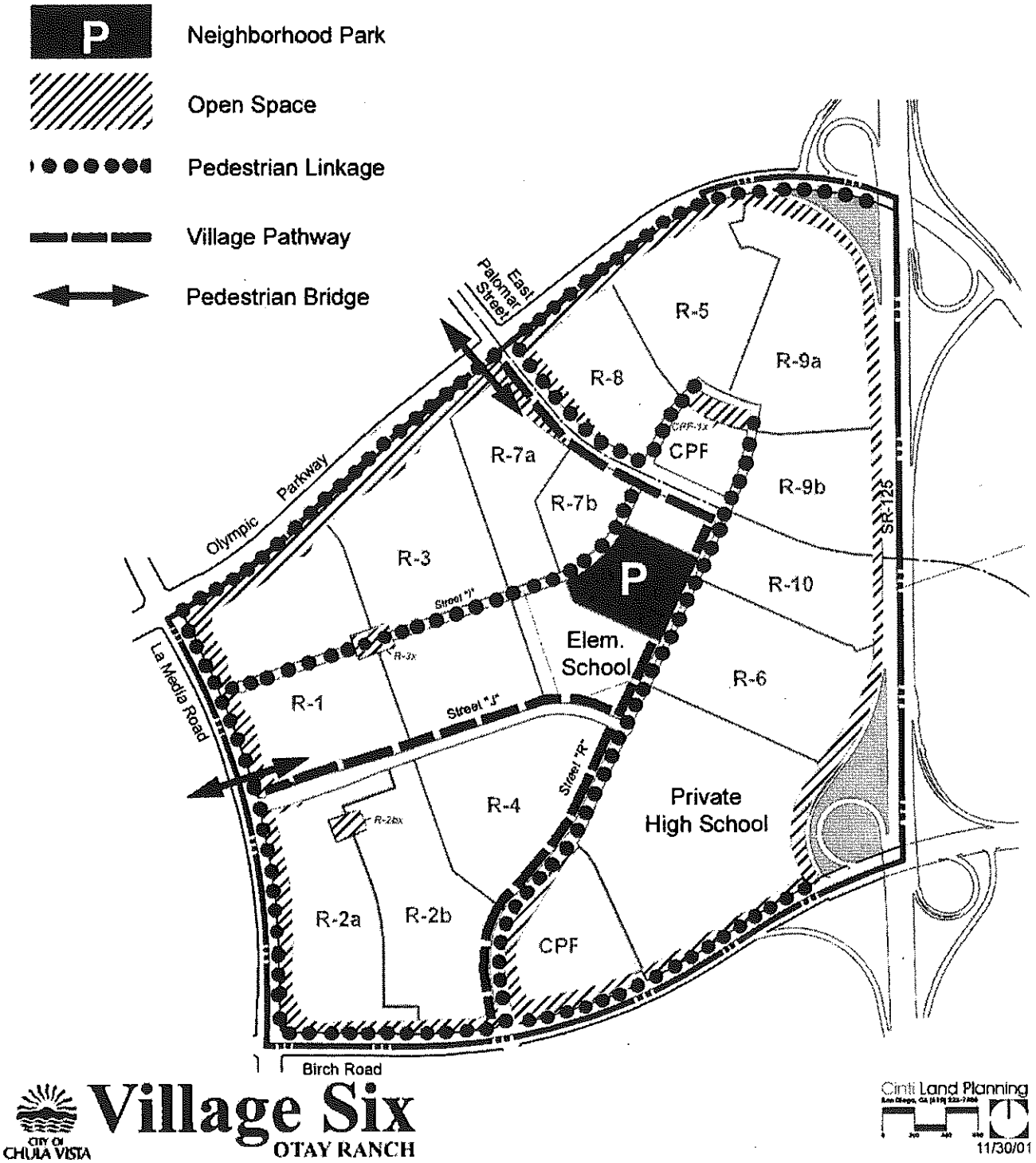


Exhibit 8
Park & Open Space Map

Trails Plan

15' Wide Village Pathway

10' Wide Village Pathway

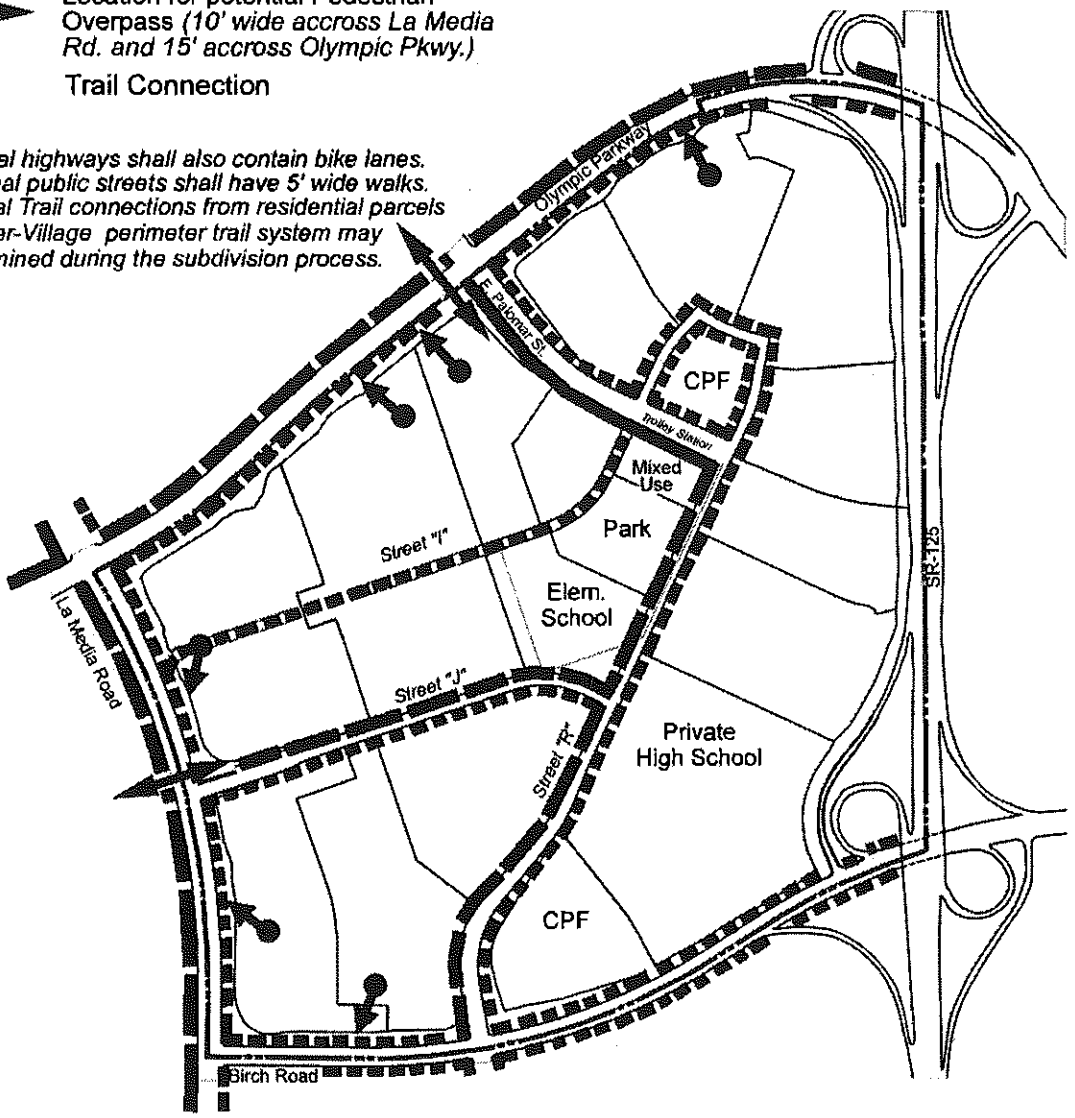
5' Wide Pedestrian Trail

Location for potential Pedestrian Overpass *(10' wide accross La Media Rd. and 15' accross Olympic Pkwy.)*

Trail Connection

Note:

1. *All arterial highways shall also contain bike lanes.*
2. *All internal public streets shall have 5' wide walks.*
3. *Additional Trail connections from residential parcels to the inter-Village perimeter trail system may be determined during the subdivision process.*



Village Six
OTAY RANCH
CITY OF CHULA VISTA

Orni Land Planning
11/30/01

Exhibit 9
Trails Plan

II.5.4.7. WATER

II.5.4.7.1. Threshold Standard

1. Developer will request and deliver to the City a service availability letter from the Water District for each project, as defined by the City.

2. The City shall annually provide the San Diego County Water Authority, the Sweetwater Authority, and the Otay Water District with a 12 to 18 month development forecast and requests an evaluation of their ability to accommodate the forecast and continuing growth. The Districts' replies should address the following:

   a. Water availability to the City and Planning Area, considering both short and long term perspectives.

   b. Amount of current capacity, including storage capacity, now used or committed.

   c. Ability of affected facilities to absorb forecasted growth.

   d. Evaluation of funding and site availability for projected new facilities.

   e. Other relevant information the District(s) desire(s) to communicate to the City and GMOC.

The growth forecast and water district response letters shall be provided to the GMOC for inclusion in its review.

II.5.4.7.2. Service Analysis:

The Otay Water District will provide water service for Village Six. Annexation into Improvement Districts 22 and 27 will be required prior to water service being provided. The Otay Water District has existing and planned facilities in the vicinity of the project; expanding the existing system can provide water service. This report will provide recommendations for improvements in each of the zones needed to provide water service to the proposed Village Six development. The Otay Water District will also be the purveyor of recycled water to the project.

The Otay Water District utilizes the 1995 *Water Resources Master Plan* prepared by Montgomery Watson. The document is the planning document used for all future CIP water facilities work. An environmental impact report was also prepared to assess the impacts of the Master Plan.

On October 8, 2001, the Otay Water District approved the *Sub-Area Water Master Plan (SAMP) for McMillin and Otay Ranch Village 6,* dated September 2001. Powell/PBSJ prepared the SAMP for the McMillin and Otay Ranch ownership of Village 6.

II.5.4.7.3. Project Processing Requirements

The SPA Plan and the PFFP are required by the Growth Management Program to address the following issues for water services.

1. Identify phased demands consistent with street improvements.

2. Identify location of facilities for onsite and offsite improvements consistent with the OWD Master Plan.

3. Provide cost estimates and proposed financing responsibilities.

4. Identify financing methods.
5. A Water Conservation Plan is required for all major development projects (50 dwelling units or greater), or commercial and industrial projects with 50 EDU's of water demand or greater.

II.5.4.7.4. Existing Conditions

Much of the water used in the San Diego County Water Authority (SDCWA) area is imported from the Metropolitan Water District. MWD receives its water supply through the State Water Project and the Colorado River Aqueduct. The San Diego County Water Authority conveys water from the MWD to local purveyors within San Diego County.

Otay Ranch Village 6 SPA is located entirely within the Otay Water District's Central Service Area.

Potable water is provided to the Central Service Area by the SDCWA via the Second San Diego Aqueduct. Water is delivered at Aqueduct connections No. 10 and No. 12 and is conveyed by gravity to the District's terminal reservoirs at a grade of 624 feet. One hundred percent of Otay Water District's demand is satisfied by purchases from the SDCWA together with use of recycled water from the Ralph W. Chapman Water Recycling Facility (RWCWRF). A small amount is also purchased from the Helix Water District (HWD).

The delivery and guaranteed availability of water to the City of Chula Vista continues to improve through the cooperative efforts of the water districts and the SDCWA.

II.5.4.7.5 Adequacy Analysis - Water Conservation Plan

A Water Conservation Plan is required for all major development projects (50 dwelling units or greater, or commercial and industrial projects with 50 EDU's of water demand or greater). This plan is required at the Sectional Planning Area (SPA) Plan level, or equivalent for projects which are not processed through a Planned Community Zone. The City is in the process of developing guidelines for the preparation and implementation of Water Conservation Plans. This effort involves a pilot study to evaluate the relative effectiveness, costs and issues associated with the implementation of additional water conservation measures beyond those currently mandated, in three new development projects including Village 6. The evaluation will encompass additional technical water saving devices, as well as the potential expanded use of recycled water, and possible gray water use. The pilot study will provide information to be used in finalizing a Water Conservation Plan for Village 6 to be considered in conjunction with actions on the project's Tentative Subdivision Map.

A *Draft Water Conservation Plan for the Otay Ranch Company Village 6,* prepared by Wilson Engineering, dated April 2001, provides an analysis of water usage requirements of the proposed project, as well as a plan of proposed measures for water conservation, use of reclaimed water, and other means of reducing per capita water consumption from the proposed project, as well as defining a program to monitor compliance. As indicated, this document will be finalized based upon outcomes of the pilot study. The Water Conservation Plan will be presented in conjunction with the SPA Plan document and Tentative Map and is, therefore, not a part of the Public Facilities Financing Plan.

<u>Otay Ranch Village 6 SPA Water Demand</u>

Otay Ranch Village 6 SPA is within the Otay Water District's 711 and 980 pressure zones.

Water demand is projected using unit demand factors from the April 1995 Otay Water District Resources Master Plan. The projected annual demand is approximately 6.7 MGD.

Until recently, the policy of the Otay Water District was to provide emergency storage equivalent to ten average days' demand. However, this policy has recently been revised to provide a maximum of five average days of terminal storage capacity and a minimum of five average days of supply from interconnections and other sources. Adequate capacity exists to meet the five-day storage requirement.

Otay Water District Master Plan

The Otay Water District's water and reclaimed water master plan includes water demands for this project as part of the overall demands in the area based upon land use data.

II.5.4.7.6 Existing Water Facilities

Potable Water

Potable water can be supplied to the Village 6 project by the Otay Water District, which currently relies solely on the SDCWA for water supply. The Otay Water District has several connections to SDCWA Pipeline No. 4, which delivers filtered water from the Metropolitan Water District's filtration plant at Lake Skinner in Riverside County. The Otay Water District also has a connection to the La Mesa - Sweetwater Extension Pipeline, which delivers filtered water from the R.M. Levy Water Treatment Plant in the Helix Water District. Currently, this connection supplies water to the north portion of the Otay Water District only. The Otay Water District has a connection to the City of San Diego's water system in Telegraph Canyon Road and has an agreement that allows them to receive water from the Lower Otay Filtration Plant once the District's Lower Otay Pump Station is completed.

The Central Service Area of the Otay Water District will serve the Village 6 project. This area of the District is supplied water from Connection Number 10 and 12 to the SDCWA aqueduct, which fills 624 Zone reservoirs. Water is then distributed within the 624 Zone and pumped to the 711 Zone and 980 Zone storage and distribution systems.

711 Zone

There is currently one pump station in the 711 Zone, referred to as the Central Area Pump Station, that is located south of Otay Lakes Road adjacent to the 624 Zone Patzig Reservoir. This station pumps water from the 624 Zone system into the 711 Zone distribution system and into two existing reservoirs that is located in the EastLake Greens development. The 711 Zone Pump Station currently has four pumps (one standby), each rated for 4,000 gpm, which results in a firm capacity of 12,000 gpm. There is one spare can at this station that allows for the addition of a fifth pump in the future.

There are currently two reservoirs in the 711 Zone. These reservoirs are located at the same site within the EastLake Greens development and have capacities of 2.8 and 2.2 million gallons for a total of 5.0 million gallons. Another 711 Zone Reservoir is in the construction stage and is located in the Otay Water District Use Area Property north of the Salt Creek Ranch project. When completed, this reservoir will have a capacity of 16.0 million gallons and is expected to be completed this year. The major 711 zone pipelines in the vicinity of the Village 6 project include a 20-inch line in EastLake Parkway, a 24-inch line in La Media Road and a 16-inch line in East Palomar.

980 Zone

There is presently one pump station in the 980 Zone, referred to as the EastLake Pump Station, which lifts water from the 711 Zone to the 980 Zone distribution system. This pump station is located on the south side of Otay Lakes Road at Lane Avenue. This pump station is equipped with three 4,000 gpm pumps (one standby) for a firm capacity of 8,000 gpm.

There are two existing reservoirs in the 980 Zone system. The reservoirs are located on the Otay Water District Use Area Property north of the Rolling Hills project. The reservoirs have a capacity of five million gallons each for a total of 10 million gallons.

The only existing 980 Zone transmission lines in the vicinity of the Village 6 project are located northeast of the project, within the EastLake Development. These lines include 16-inch lines in Hunte Parkway and Greensview Drive and a 36-inch line in EastLake Parkway.

Recycled Water

Currently, the only source of recycled water for the Otay Water District is the Ralph W. Chapman Water Recycling Facility. This facility currently has a rated capacity of 1.3 mgd with a maximum production of approximately 1.1 mgd and could be expanded to an ultimate capacity of 2.50 mgd. Typically, summer demands exceed the 1.1 mgd plant capacity and approximately 1.0 mgd is currently utilized on an average annual basis. At the present time, there is capacity available on an average annual basis to meet projected recycled water demands. The District has the capability to supplement the recycled water supply with the potable 980 Zone water system which has facilities in the area. The South Bay Water Treatment Plant will provide additional recycled water to meet future demands within the District.

Two ponds in the District's Recycled Use Area provide storage of the effluent. The storage ponds have a high water line of approximately 950 feet and provide the storage and supply for the 950 Zone distribution system. Initially the 680 Zone distribution system will be supplied by pressure reducing off the 950 Zone system. Ultimately, the South Bay Water Reclamation Plant will supply the 680 Zone. There are currently no 950 Zone or 680 Zone pipelines in place to supply recycled water to Village 6. Facilities within both of these zones are planned within Olympic Parkway along the northern boundary of the project.

II.5.4.7.7 Proposed Facilities:

The following descriptions reflect the information contained in the *Sub-Area Water Master Plan (SAMP) for McMillin and Otay Ranch Village 6,* dated September 2001. Powell/PBSJ prepared the SAMP for the McMillin and Otay Ranch ownership of Village 6. The Otay Water District approved the SAMP on October 8, 2001. The following sections detail the improvements necessary to provide water facilities to Village 6.

711 Zone

There are several proposed 711 Zone transmission lines surrounding Village 6 that are included in the Otay Water Districts Capital Improvement Program. These facilities include 16-inch and 20-inch lines in Olympic Parkway, a 20-inch line in La Media Road, and a 16-inch line in Birch Road.

980 Zone

The Otay Water District Capital Improvement Program does not currently include 980 Zone transmission lines within Village 6. However, a 16-inch regional loop is proposed in Olympic Parkway, East Palomar Street, and Birch Road.

Recycled Water

The largest potential recycled water use areas in the Village 6 project include open space and parks. Recycled water may also be utilized to irrigate parkway landscaping and the common areas of schools, and commercial facilities. To the extent that the water Conservation Plan Study noted in Section II.5.4.7.5 affects areas to be irrigated with recycled water, those areas are reflected in the SAMP. The 680 Zone will serve the Village 6 project and 950 Zone recycled water systems. The Otay Water District Capital Improvement Program identifies 950 Zone transmission lines in Olympic Parkway, La Media Road, and Birch Road and 680 Zone transmission lines in Olympic Parkway and La Media Road.

II.5.4.7.8 Facility Phasing:

The development of Village 6 will be completed in multiple phases to ensure construction of necessary infrastructure for each phase as the project progresses. The proposed phasing reflects the developers anticipated market demand for housing and commercial uses. The phasing for Village 6 is non-sequential (see Exhibit 4, Phasing Plan). The Village 6 PFFP permits non-sequential phasing by imposing specific facilities requirements for each phase to ensure that new development is adequately served and City threshold standards are met.

Blue Phase:

- **Potable Water Supply**

  Development of this phase requires that potable water supply be provided from both the 711 and 980 pressure zones. Potable water supply to the phase requires construction of the planned 711 and 980 Zone transmission mains in Olympic Parkway to the proposed connection location at Street F of the development.

  A connection to the 711 Zone and 980 Zone transmission mains in Olympic Parkway will serve the distribution system in the respective pressure zones. Redundant supply to the 711 Zone will be provided by a connection at La Media Road and Olympic Parkway to an existing 711 Zone pipeline in La Media Road which was included in the development north of Village 6. A temporary potable water pump station supplied by the 711 Zone to serve the 980 Zone will provide a redundant source of potable water supply to the 980 Zone.

- **Recycled Water Supply**

  Development of this phase requires that recycled water supply be provided from both the 680 and 950 recycled water pressure zones. Recycled water supply to the phase requires construction of the planned 680 and 950 Zone transmission mains in Olympic Parkway to La Media Road and south along La Media Road to Street J.

  Connections to the 680 Zone recycled water main along Olympic Parkway and La Media Road will serve the proposed slopes along the respective streets. A connection to the 950 Zone recycled water main at the intersection of La Media and Street J will continue along Street J to Street R.

Red Phase:

- **Potable Water Supply:**

  Development of this phase requires that potable water supply be provided from both the 711 and 980 pressure zones. Potable water supply to the phase requires construction of the planned 711 and 980 Zone transmission mains in Olympic Parkway to the proposed

connection location at Street F of the development. A connection to the 980 Zone transmission main in Olympic Parkway will serve as the primary source of supply to the proposed development, which includes a private high school and Catholic Church as well as an elementary school and public park.

A temporary potable water pump station supplied by the 711 Zone to serve the 980 Zone will provide a redundant source of potable water supply to the 980 Zone.

- **Recycled Water Supply:**

  Development of this phase requires that recycled water supply be provided from the 950 recycled water pressure zone. Recycled water supply to the phase requires construction of the 950 Zone transmission main in Olympic Parkway to East Palomar Street. The connection to the transmission main at East Palomar Street will continue south along East Palomar Street to serve the elementary school and public park. To serve the remainder of the phase, a recycled water pipeline extending from East Palomar Street south along Street R to the proposed high school location is also necessary

Yellow Phase:

- **Potable Water Supply:**

  Development of this phase requires that potable water supply be provided from both the 711 and 980 pressure zones. Potable water supply to the phase requires construction of the planned 711 and 980 Zone transmission mains in Olympic Parkway to the proposed connection location at East Palomar Street.

  The on-site distribution system will connect to the planned 711 Zone & 980 Zone transmission mains in Olympic Parkway at East Palomar Street. The 711 Zone distribution system, which will have a second connection to Olympic Parkway east of East Palomar Street, will serve single-family and multi-family residential development. The 980 Zone will serve residential dwelling units as well as the elementary school and public park.

  A temporary potable water pump station supplied by the 711 Zone to serve the 980 Zone will provide a redundant source of potable water supply to the 980 Zone.

- **Recycled Water Supply:**

  Development of this phase requires that recycled water supply be provided from the 950 recycled water pressure zone. Recycled water supply to the phase requires construction of the 950 Zone transmission main in Olympic Parkway to East Palomar Street. A connection to the 950 Zone recycled water main at East Palomar Street will continue along East Palomar Street to serve the distribution system within the phase including the elementary school and public park.

Green Phase

- **Potable Water Supply**

  Development of this phase requires that potable water supply be provided from both the 711 and 980 pressure zones. Potable water supply to the phase requires construction of

the planned 711 and 980 Zone transmission mains in Olympic Parkway to the proposed connection location at East Palomar Street. A connection to the 980 Zone transmission main at East Palomar Street will serve the elementary school, and a public park.

A redundant supply to the 711 Zone will be provided by a connection at La Media Road and Olympic Parkway to an existing 711 Zone pipeline in La Media Road which was included in the development north of Village 6. A temporary potable water pump station supplied by the 711 Zone to serve the 980 Zone will provide a redundant source of potable water supply to the 980 Zone.

- **Recycled Water Supply**

Development of this phase requires that recycled water supply be provided from the 950 recycled water pressure zone. Recycled water supply to the phase requires construction of the 950 Zone transmission main in Olympic Parkway to East Palomar Street. A connection to the 950 Zone recycled water main at East Palomar Street will continue south along East Palomar Street to serve the elementary school and public park.

The residential development associated with this phase includes only single-family dwelling units. The potential for expanded use of recycled water for residential development will be addressed in the Water Conservation Pilot Study noted in Section II.5.4.7.5. Any necessary additional connections to the 950 zone are included in the approved SAMP and phasing plan.

II.5.4.7.9 Financing Water Facilities:

The financing and construction of potable water facilities is provided by the following two methods:

- **Capacity Fees:**

Otay Water District's Capital Improvement Program (CIP) wherein the District facilitates design and construction of facilities and collects an appropriate share of the cost from developers through collection of capacity fees from water meter purchases. Capital Improvement Projects typically include supply sources, pumping facilities, operational storage, terminal storage, and transmission mains.

The Otay Water District may use bond debt financing from Improvement District 27 to assist in the financing of the District's CIP program. CIP projects are paid for by capacity fees collected on the sale of water meters after building permit issuance.

Otay Ranch Village 6 SPA is currently within the boundaries of Improvement District 27. The project will be required to annex into Improvement District 22.

- **Exaction:**

Wherein the developer designs and constructs facilities, which serve his development only. When complete, the facilities are dedicated to the District. The developer is required to finance and construct water and recycled water facilities and dedicates these facilities to the Otay Water District.

Potable Water Improvement Costs

The total capital cost for potable water facilities are determined at the time the system is designed and the SAMP approved. In accordance with District Policy No. 26, the District may provide reimbursement for construction and design costs associated with development of these improvements.

Reclaimed Water Improvement Costs

The total capital cost for recycled water facilities are determined at the time the system is designed and the SAMP approved. The District may provide reimbursement for construction and design costs associated with development of these improvements.

II.5.4.7.10 Threshold Compliance and Recommendations

On October 8, 2001, the Otay Water District approved the *Sub-Area Water Master Plan (SAMP) for McMillin and Otay Ranch Village 6,* dated September 2001. Powell/PBSJ prepared the SAMP for the McMillin and Otay Ranch ownership of Village 6. The SAMP identifies the water facilities that will be constructed to provide the appropriate level of water service established within the plan. Additionally, the potable and recycled water systems have been designed and the costs will be identified by phase of development. The applicant shall be responsible for funding the required system improvements.

The developer shall request and deliver to the City a service availability letter from the Otay Water District prior to each final map.

Domestic Water Plan

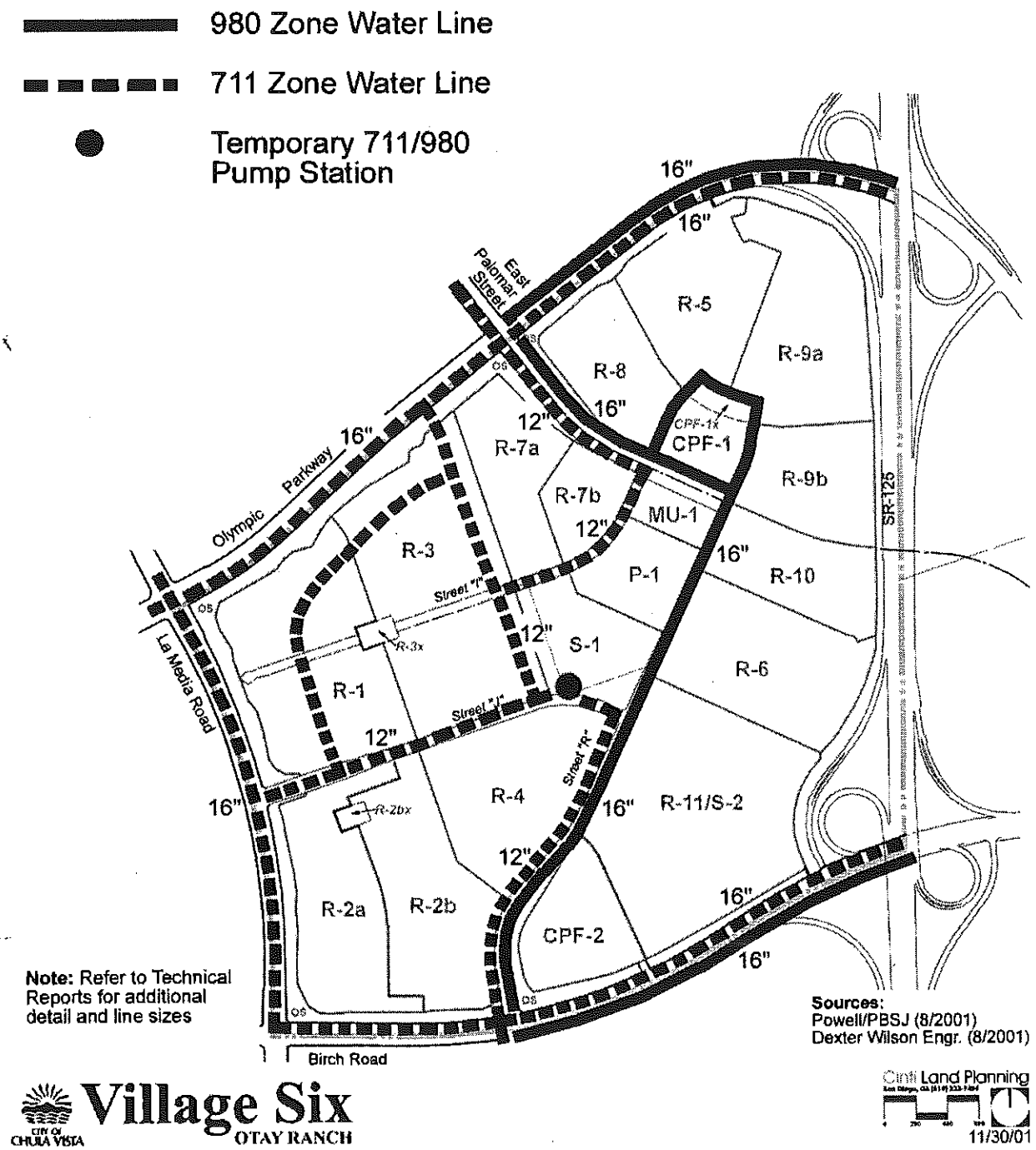
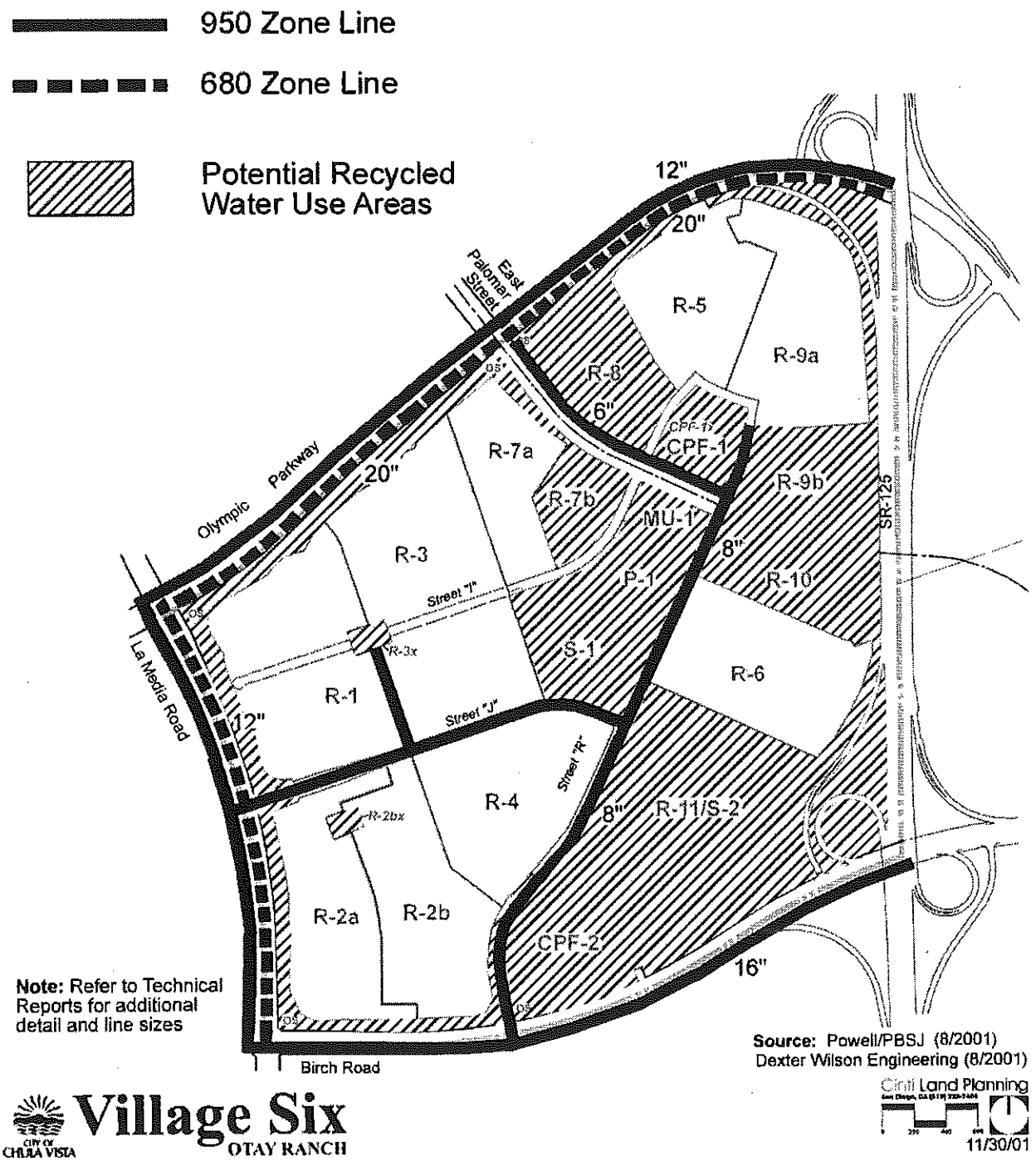


Exhibit 10
Domestic Water Plan

Recycled Water Plan



Note: Refer to Technical Reports for additional detail and line sizes

Source: Powell/PBSJ (8/2001)
Dexter Wilson Engineering (8/2001)

Civil Land Planning
11/30/01

Village Six
OTAY RANCH
CITY OF CHULA VISTA

Exhibit 11
Proposed Recycled Water Plan

II.5.4.8 SEWER

II.5.4.8.1 Threshold Standard

1. Sewage flows and volumes shall not exceed City Engineering Standards.

2. The City shall annually provide the San Diego Metropolitan Sewer Authority with a 12-18 month development forecast and request confirmation that the projection is within the City's purchased capacity rights and an evaluation of their ability to accommodate the forecast and continuing growth. As an alternative, the City Engineering Department staff shall gather the necessary data. The information provided to the GMOC shall include the following:

   A. Amount of current capacity now used or committed.

   B. Ability of affected facilities to absorb forecast growth.

   C. Evaluation of funding and site availability for projected new facilities.

   D. Other relevant information.

II.5.4.8.2 Service Analysis

The City of Chula Vista currently purchases capacity for wastewater treatment through the City of San Diego. Chula Vista oversees the construction, maintenance and the operation of the sewer trunk line system. The City Engineer is responsible for reviewing proposed developments and ensuring that the necessary sewer facilities are provided with each development project.

The Sewer Threshold Standard was developed to maintain healthful, sanitary sewer collection and disposal systems for the City of Chula Vista. Individual projects are required to provide necessary improvements consistent with the City of Chula Vista Wastewater Master Plan dated July 1989 and shall comply with all city engineering standards.

Information regarding the existing and recommended sewer facilities is presented in the two following studies:

1. McMillin Otay Ranch Village 6 Sewer Study prepared by Powell/PBSJ dated August 23, 2001.
2. Overview of sewer service for the Otay Ranch Company Village 6 prepared by Dexter Wilson Engineering dated August 31, 2001.

II.5.4.8.3 Project Processing Requirements

The SPA Plan and the PFFP are required by the Growth Management Program to address the following issues for Sewer Services:

1. Identify phased demands for all sewer trunk lines in conformance with the street improvements and in coordination with the construction of water facilities.
2. Identify location of facilities for onsite and offsite improvements in conformance with the *Conceptual Sewer Plan for Otay Ranch Villages 6, 7 and PA-12* prepared by Powell/PBSJ dated January 2001.
3. Provide cost estimates for all facilities and proposed financing responsibilities.
4. Identify financing methods.

II.5.4.8.4 Existing Conditions

The entire Village 6 project is within the Poggi Canyon Basin. The existing Poggi Canyon Trunk Sewer has been extended easterly in Orange Avenue to Brandywine Avenue, approximately 4 miles west of Village 6. Plans have been prepared for the extension of the Poggi Canyon Trunk Sewer in Olympic Parkway to future State Route 125. Construction of Olympic Parkway and the Poggi Canyon Trunk Sewer extension are anticipated to precede development within Village 6.

The Poggi Canyon Trunk Sewer is currently connected to the Date-Faivre Trunk Sewer, but will ultimately be reconnected to Reach 9B of the Salt Creek Sewer Interceptor upon completion of Reach 9B construction. Operation of Reach 9B is anticipated in early 2002.

Recent sewer metering conducted by the City of Chula Vista indicates that there are 1,900 equivalent dwelling units (EDUs) currently generating flows within the Poggi Canyon Gravity Basin. The data also shows that in the most restricted portion of the Date-Faivre line, remaining capacity can support 4,276 EDUs if a "depth-to-diameter" (d/D) ratio of up to 0.85 is temporarily allowed during the construction of Salt Creek Reach 9B.

According to City records, there are 3,329 entitled or approved EDUs in the Poggi Canyon Gravity Basin from Otay Ranch Specific Plan Area (SPA) I (Villages 1 and 5, and SPA I West), and Sunbow II. Because 3,329 out of the remaining 4,276 EDUs have entitlements for development, the available capacity in the Poggi Canyon Trunk Sewer is 947 EDUs[39].

II.5.4.8.5 Adequacy Analysis

The wastewater master plan evaluates sewer facilities from two aspects. The current and future adequacy of trunk sewers and the future wastewater treatment facilities.

Wastewater Treatment

Current Chula Vista average daily wastewater flow is approximately 14.262 million gallons per day (mgd). The City's allocation is 19.84 mgd resulting in a capacity surplus of 5.581 mgd.

Both the Wilson and the Powell Report uses the following sewage generation factors:

1. Single Family Residential	265 gpd/unit
2. Multi-Family Residential	199 gpd/unit
3. Commercial	2,500 gpd/acre
4. Industrial	2,500 gpd/acre
5. Community Purpose Facilities	2,500 gpd/acre
6. Elementary School	15 gpcd (Gallons per Capita per Day (assume 750 students)
7. High School	20 gpcd (assume 2,400 students)
8. Parks	500 gpd/acre

[39] There are existing sewer flows from 1,165 EDUs in EastLake Greens that are currently being pumped to the Telegraph Canyon Trunk Sewer due to Poggi Canyon capacity constraints.

The Development Phasing Forecast Summary, as shown on Table I lists 14,258 residential dwelling units (includes Village 6), 161.4 acres of industrial, and 53.2 acres of commercial in various categories of entitlement through the year 2005. Applying the per day wastewater factors for each land use generates approximately 4,314,870 gallons per day (gpd) of wastewater associated with the forecasted development category. This amount associated with forecasted development reduces the capacity surplus from 5.581 to 1.266 mgd (5,581,000 - 4,314,870).

Table I
Sewer capacity used by forecasted development

Land Use Type	Estimated 2005 Forecast	Generation Factor	Gallons per Day
Residential	14,258 DU	265 gpd/unit	3,778,370
Commercial	53.2 Acres	2,500 gpd/unit	133,000
Industrial	161.4 Acres	2,500 gpd/unit	403,500
Total used by Forecasted Development			**4,314,870**
Total remaining sewer capacity			**1,266,130**

The projected flows from the Otay Ranch Village 6 project are shown in Table I.1.

Table I.1
Sewer Capacity Used by Otay Ranch Village 6

Land Use Type	DU's or Acres	Generation Factor	Gallons per Day
SFR Units	883 DU	265 gpd/du	233,995
MFR Units	1,203 DU	199 gpd/du	239,397
Commercial	3.0 Acres	2,500 gpd/acre	7,500
CPF-1 & 2	16.7 Acres	2,500 gpd/acre	41,750
R-11 (Private High School)*	32.5 Acres	20 gpcd/site (assume 2,200 students)	44,000
Elementary School	10.0 Acres	15 gpcd/site (assume 750 students)	11,250
P-1 Neighborhood Park	7.6 Acres	500 gpd/acre	3,800
Total			**581,692**

* If the Developer elects to develop parcel R-11 as Single Family Detached housing instead of a Private High School the total number of SFR Units would increase by 146 dwelling units (38,690 gpd sewer flow). Therefore, the total gpd would decrease by 5,310.

Trunk Sewers

Currently, the Poggi Canyon Trunk Sewer has capacity to accommodate approximately 948 EDUs in addition to existing and entitled development within Otay Ranch SPA 1 and Sunbow. Several improvements will expand the sewer capacity in Poggi Canyon for future gravity and pumped flows, if permitted by City Council Policy, into the Poggi Canyon basin. These improvements include Connection to Reach 9B of Salt Creek Interceptor (P-1), Poggi Canyon Trunk Sewer Reach 205 Upgrade (P-2) and the Poggi Canyon Trunk Sewer Upgrade (P-3) (Olympic Parkway between East Palomar and La Media).

The July 1997 Poggi Canyon Basin Study estimated that 2,098 EDUs of sewage flow would be generated by the Otay Ranch Village 6 project. Based on the information contained in this report and the study prepared by Powell for the McMillin portion of Village 6, the current EDU projection is an estimated 2,257 EDUs.

In a memorandum dated February 19, 2001, the City of Chula Vista Engineering Staff summarized their evaluation of capacity constraints in the Poggi Canyon Trunk Sewer. This analysis evaluated capacity for future development within the Poggi Canyon Basin as well as the temporary diversion of flows from outside the basin.

The findings from the City's study indicate that there are currently 4,276 EDUs of remaining capacity in the Poggi Canyon system. This assumes that a depth-to-diameter ratio of 0.85 is allowable on an interim basis. Of this remaining capacity, there are currently 3,329 entitled or approved EDUs within the Poggi Basin, leaving approximately 948 EDUs capacity for future projects that do not already have entitlements.

There are a number of planned capacity improvements that will increase the available capacity in the Poggi Canyon System. These improvements include Reach 9B of the Salt Creek Interceptor (P-1), upgrading the existing sewer line where it crosses Interstate 805 (P-2), and over-sizing a portion of the Poggi Canyon Trunk Sewer from 15-inches to 18-inches from La Media Road to East Palomar Street (P-3). Table I.2 summarizes the capacity thresholds associated with these planned upgrades.

Table I.2
Poggi Canyon Trunk Sewer Capacity Analysis

Condition	Total Capacity EDU's	Existing EDU's	Entitled Development EDU's	EastLake* Greens Existing EDU's	Remaining Capacity EDU's
Existing	6,176	1,900	3,329	—	947
Reach 9B Complete	11,104	1,900	3,329	1,165	4,710
1-805 Upgrade Complete	13,505	1,900	3,329	1,165	7,111
La Media-E. Palomar Oversizing Complete**	13,505	1,900	3,329	1,165	7,111

* Existing flows within Eastlake that are being pumped to the Telegraph Canyon Interceptor.
** This oversizing does not increase overall system capacity, but would allow approximately 3,650 EDUs from outside the Poggi Basin to be accommodated by this section of sewer line.

The results of the City's analysis indicate that through planned upgrades to the system, the Poggi Canyon Trunk Sewer can accommodate all gravity flows within the basin as well as approximately 3,650 EDUs from outside the basin.

II.5.4.8.6 Recommended Sewerage Facilities

Village 6 On-site Improvements:

All onsite sewer lines internal to the Villages 6 project have been sized based on preliminary street grades and sewer alignments. This sizing should be verified once pipe slopes have been better defined. Figure 9 provides the recommended sewer line sizing for the project. As shown, 8-inch and 10-inch gravity sewers are recommended.

Village 6 Off-site Improvements:

The Village 6 project is planned to sewered via the Poggi Canyon Trunk Sewer. Off-site improvements may be required to accommodate Village 6.

Based on the City's analysis, the Poggi Canyon Trunk Sewer has capacity to accommodate 947 EDUs in addition to the existing and entitled development in Otay Ranch SPA One and Sunbow. Gravity and temporary pumped flows in the Poggi Canyon Trunk Sewer above 947 EDUs can be accommodated only with concurrent system improvements. Table I.3 identifies the thresholds for improvements required for increases in both gravity and pumped flows, and Table I.4 summarizes the thresholds for those improvements only needed for pumped flows.

Table I.3
Improvement Threshold for Gravity and Pumped Flows

EDUs	Required Improvement
948	Reach 9B of the Salt Creek Interceptor (P-l)
3,770	Poggi Canyon Trunk Sewer Reach 205 Upgrade (P-2)

TableI.4
Improvement Thresholds for Pumped Flows*

EDUs	Required Improvement
1,694	Over-sizing a portion of the Poggi Canyon Trunk Sewer (P-3)

* In addition to improvements identified in Table I.3.

Village 6 Phasing:

The development of Village 6 will be completed in multiple phases to ensure construction of necessary infrastructure for each phase as the project progresses. The proposed phasing reflects the developers anticipated market demand for housing and commercial uses. The phasing for Village 6 is non-sequential (see Exhibit 4, Phasing Plan). The Village 6 PFFP permits non-sequential phasing by imposing specific facilities requirements for each phase to ensure that new development is adequately served and City threshold standards are met.

- **Blue Phase**

  Development of this phase requires that the Poggi Canyon Sewer Interceptor be constructed west along Olympic Parkway from La Media Road and the construction of a sewer main in La Media Road from Street J to Olympic Parkway. The on-site sewer collection system will convey sewage to the La Media Road main at Street J.

- **Red Phase**

  Development of this phase requires that the planned Poggi Canyon Sewer Interceptor be constructed west along Olympic Parkway from La Media Road and construction of a sewer main in La Media Road from Street I to Olympic Parkway. One or more sewer mains for the Catholic Church and the private school and additional sewer mains for the elementary school and public park may need to be constructed through the development. The system will drain to La Media Road and subsequently flow to the Poggi Canyon Interceptor in Olympic Parkway.

- **Yellow Phase**

  Development of this phase requires that the Poggi Canyon Sewer Interceptor be constructed eastbound to East Palomar Street. The system will drain in a northerly direction to a connection to the interceptor at East Palomar Street.

- **Green Phase**

  Development of this phase requires that the Poggi Canyon Sewer Interceptor be constructed westbound in Olympic Parkway to approximately East Palomar Street and the construction of a sewer main in La Media Street. The elementary school and public park will drain north to Olympic Parkway just west of East Palomar Street. The proposed single-family residential area will drain north along La Media Road to the planned Poggi Canyon Sewer Interceptor.

II.5.4.8.7 Financing Sewerage Facilities

To fund the necessary improvements to the Poggi Canyon Interceptor, development impact fees have been established by the City of Chula Vista.

Poggi Canyon Basin Impact Fees

To serve ultimate projected development within the drainage basin, most reaches of the existing Poggi Canyon Interceptor will have to be upgraded and the interceptor will need to be extended to the east. The July 31, 1997 Poggi Canyon Basin Gravity Sewer Basin Plan was prepared for the City of Chula Vista by Wilson Engineering to establish future improvements required to the Poggi Canyon Interceptor and to establish a fee for funding these improvements. City of Chula Vista Ordinance Number 2716 established the fee to be paid by future development within the Poggi Canyon Basin. Table I.5 summarizes the fees to be paid for each land use type.

Table I.5
Poggi Canyon Basin Impact Fees

Land Use	Fee
Single FamilyResidential	$400/unit
Multi-FamilyResidential	$300/unit
Commercial	$3,572/acre
Community Purpose	$3,572/acre
Elementary School	$12,856/site
Junior High School	$40,000/site
High School	$68,572/site
Park	$716/site

The following fees apply to the Village 6 project:

Table I.6
Projected Village 6 Poggi Canyon Impact Fees

Phase	Land Use	Acres	DU's	Fee	Projected Fee
Blue	Single family Residential	102.7	482	$400/unit	$192,800
	Multi-family Residential	12.1	212	$300/unit	$63,600
	Subtotal	**114.7**	**694**		**$256,400**
Red*	Church (CPF-2)	11.5		$3,572/acre	$41,078
	Private H.S. (R-11)	32.5		$68,572/site	$68,572
	Subtotal	**44.0**			**$109,650**
Yellow	Single-family Residential	29.5	199	$400/unit	$79,600
	Multi- family Residential	52.0	991	$300/unit	$297,300
	CPF-1	5.2		$3,572/acre	$185,744
	Commercial (MU-1)	3.0		$3,572/acre	$10,716
	Subtotal	**89.7**	**1,190**		**$573,360**
Green	Single-family Residential	41.0	202	$400/unit	$80,800
	Subtotal	**41.0**	**202**		**$80,800**
As Needed	Elementary School (S-1)	10.0		$12,856/site	$12,856
	Neighborhood Park (P-1)	7.6		$716/site	$716
	Subtotal	**17.6**			**$13,572**
Total		**307.0**	**2,086**		**$1,033,782**

* If the Developer elects to develop parcel R-11 as Single Family Detached housing instead of Private High School, in the Red Phase, the total number of DU's would increase by 146. Therefore, the total obligation at build out would decrease by $10,172.

The applicant shall:

1. Underwrite the cost of all studies and reports required to support the addition of sewer flows to existing lines, including the study required by Council Policy 570-03.
2. Assume the capital cost of all sewer lines, pump stations, and connections identified herein.
3. Pay all current sewer fees required of the City of Chula Vista and the County of San Diego.

II.5.4.8.8 Threshold Compliance and Recommendations

Facilities to accommodate sewer flows have been identified. The construction of new sewer lines must be phased on or before the construction of streets. As such, the facilities identified in this PFFP shall be required of the applicant as constructed facilities. See Tables I.3 and I.4.

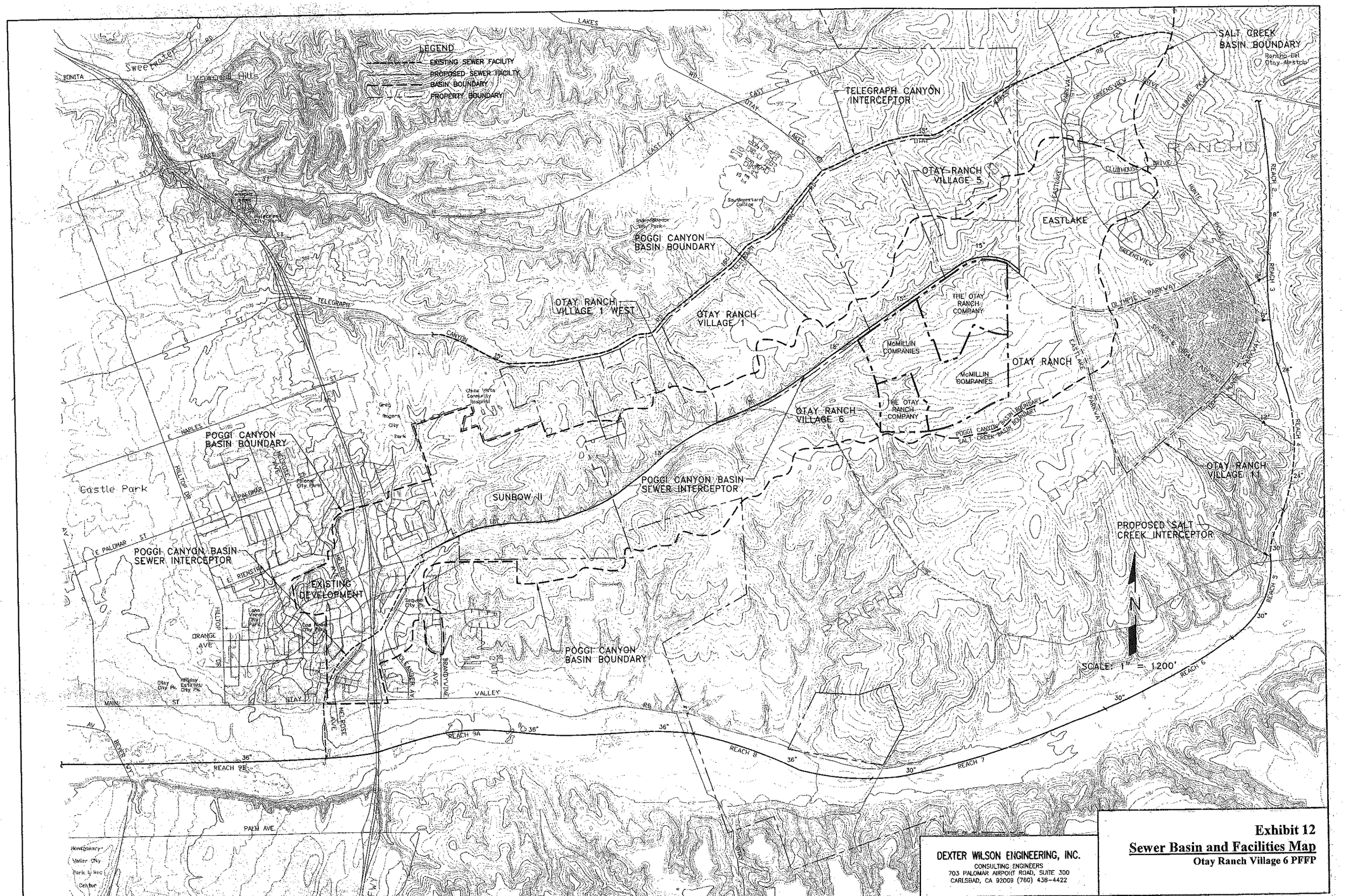
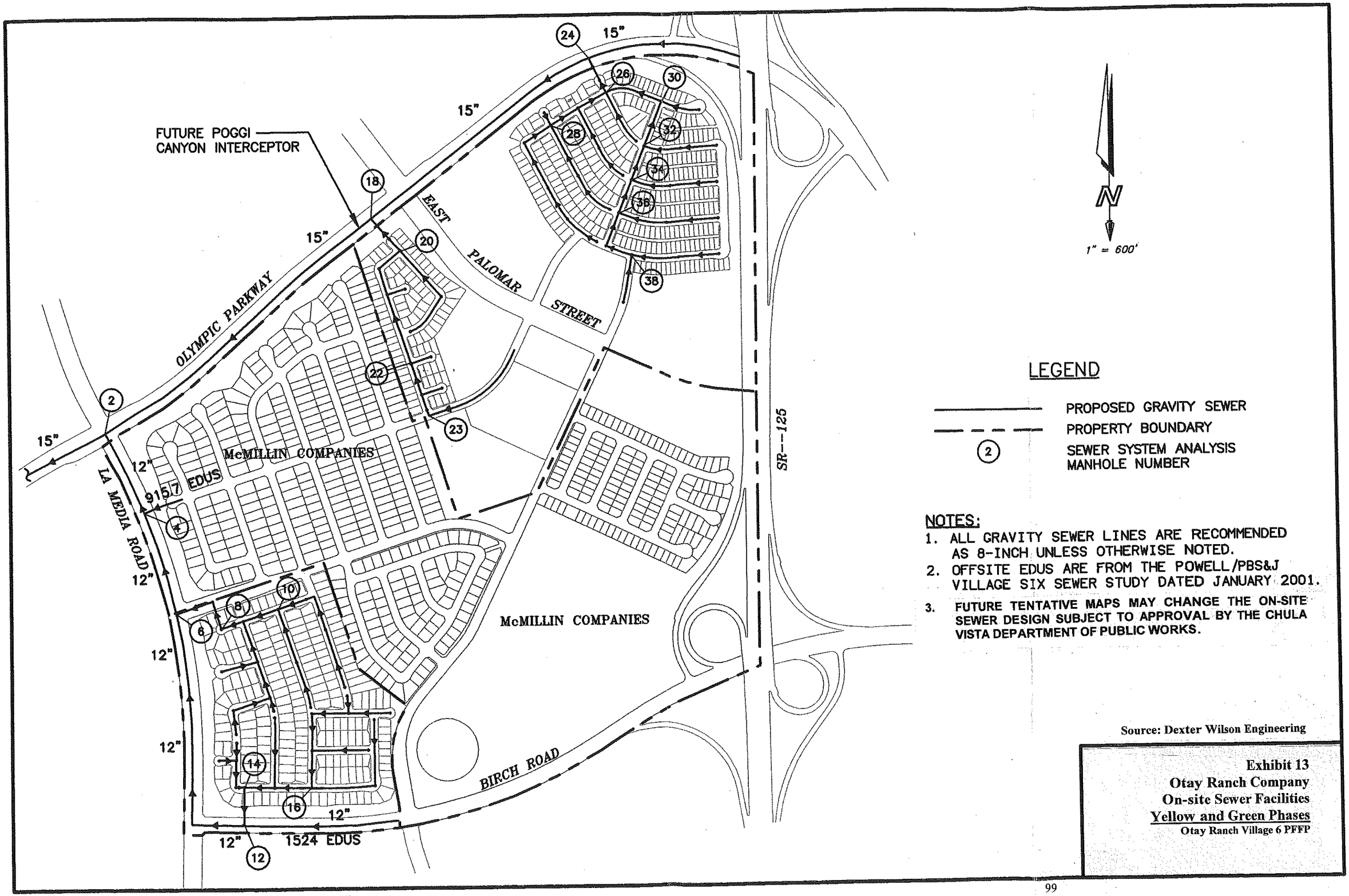


Exhibit 12

Sewer Basin and Facilities Map

Otay Ranch Village 6 PFFP



Source: Dexter Wilson Engineering

Exhibit 13
Otay Ranch Company
On-site Sewer Facilities
Yellow and Green Phases
Otay Ranch Village 6 PFFP

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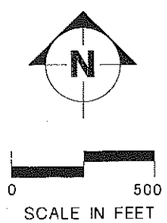


LEGEND

12"	SEWER MAIN, DIAMETER, DIRECTION OF FLOW
13	MANHOLE NUMBER
OS7	OFFSITE MANHOLE NUMBER

NOTE:
ALL PIPES SHOWN ARE 8" UNLESS OTHERWISE NOTED.

ON-SITE AND OFF-SITE SEWAGE FACILITIES

Exhibit 14

P:\48\210\vol2bg2sew\48210v2sewer-A.dwg August 21, 2001

II.5.4.9 DRAINAGE

II.5.4.9.1 Threshold Standard

1. Storm water flows and volumes shall not exceed City Engineering Standards.

2. The GMOC shall annually review the performance of the City's storm drain system to determine its ability to meet the City's goals and objectives.

II.5.4.9.2 Service Analysis

The City of Chula Vista Public Works Department is responsible for ensuring that safe and efficient storm water drainage systems are provided concurrent with development in order to protect the residents and property within the city. City staff is required to review individual projects to ensure that improvements are provided which are consistent with the drainage master plan(s) and that the project complies with all City engineering drainage standards.

The City of Chula Vista Public Facilities Plan Flood Control Summary Report, dated March 1989 (Phase II) provides details for the city planned drainage facilities.

Otay Ranch Village 6 drainage improvements are identified in the following two reports:

1. *Preliminary Regional Drainage Study, Major Drainage Patterns and Facilities, for Otay Ranch Village 6* prepared by P&D consultants revised September 4, 2001.
2. *Preliminary Hydrology Study for Otay Ranch Village 6* prepared by Hunsaker & Associates dated July 18, 2001.

This *Preliminary Regional Drainage Study* by P&D consultants was prepared in conjunction with the SPA applications for Village 6. It also was prepared for the McMillin Otay Ranch Tentative Map application for a portion of the Village 6 SPA area. The study establishes general design procedures, identifies preliminary flows and major drainage facilities and sets preliminary guidelines for subsequent phase(s) of the project. The scope of the study is not intended to be used for final engineering and therefore it does not include a detailed analysis of all the related drainage facilities (i.e. peak runoff at each inlet, outlet, interceptor, and concentration or confluence point). Additional drainage analysis may be required at the tentative map phase of the project. In addition, future drainage reports shall be prepared as required for the final engineering phase(s) of the project.

The *Preliminary Hydrology Study for Otay Ranch Village 6* by Hunsaker & Associates, July 18, 2001, was prepared in conjunction with Otay Ranch's application for a Tentative Map for their ownership of Village 6. The study establishes general design procedures, identifies preliminary flows and major drainage facilities. This study is not intended for final engineering. Additional drainage analysis shall be prepared as required for the final engineering phase(s) of the project.

II.5.4.9.3 Project Processing Requirements

The SPA Plan and the PFFP are required to address the following issues for drainage issues:

1. Identify phased demands.
2. Identify locations of facilities for onsite and offsite improvements.
3. Provide cost estimates.
4. Identify financing methods.

II.5.4.9.4 Existing Conditions

The *City of Chula Vista Public Facilities Plan, Flood Control Summary Report,* March, 1989, shows fifteen major drainage basins in Chula Vista. These drainage basin boundaries were determined by existing topography, drainage conditions and land uses. Four of these are essentially developed and not expected to have significant changes in runoff. Eleven drainage basins are east of I-805 with one of the basins, Long Canyon, is mostly developed to the predicted densities in Scenario 4 of the general plan. Only the remaining ten basins will experience major development and the subsequent changes in drainage conditions.

The City's Drainage Master Plan analyzed current and future requirements for drainage facilities. The report details three alternative solutions for drainage in each basin. Because drainage facilities are directly related to the type and location of future development, it is not possible to determine which specific improvements will be required until the development project is presented and reviewed by staff.

Others have prepared several reports and these reports have included an analysis of the Village 6 area. The reports are as follows: The Fogg Report (A Special Study of Storm Drain Facilities) by Lawrence, Fogg, Florer and Smith on file at the City of Chula Vista; The Master Drainage Study for Poggi Canyon Creek by Hunsaker and Associates dated October 19, 1999; and Construction Change McMillin Otay Ranch Phase 3 Grading Addendum to Otay Ranch Poggi Canyon Channel Design by Rick Engineering dated March 1, 2000. Although these studies address a similar area, they differ slightly from each other in scope and purpose. The P&D preliminary drainage study was based on a review of these prior studies. There are differences in the flow estimates stated in the various reports. The differences are summarized in Table J. The primary reasons for the differences are related to land use assumptions and HEC-1 coefficient assumptions.

Table J
Summary of Proposed Discharges (Q50)
at the intersection of La Media & Olympic

	Hunsaker & Associates	**Rick Engineering**	**P&D Consultants**
Basin	1A, 1B, 1D	SUB1	1
Area (Square Miles)	1.05	1.13	1.12
Q (cfs)	523	815	804
Basin	1C	SUB2	2&3
Area (Square Miles)	.89	.92	.89
Q (cfs)	451	634	607
Totals			
Area (Square Miles)	1.94	2.05	2.01
Q (cfs)	973	1,449	1,411

In addition to the three reports mentioned above, California Transportation Ventures (CTV) has also prepared a drainage report (dated 7/94) for their work associated with the design of SR-125. The P&D Preliminary Drainage Study was been prepared with the benefit of the CTV report. Specifically the study used information from the CTV report to calculate HEC-1 flows for the upper portion of basins 1, 2, and 3.

Throughout Village 6 and the adjacent Freeway Commercial areas, the terrain consists of predominantly rolling hills with arroyos draining to canyons that flow to the west, away from the Otay Reservoir basin. These canyons converge into one major canyon, Poggi Canyon,

which ultimately discharges into the Otay River, 4.5 miles southwest of the study area. The major drainage course for Village 6 and Freeway Commercial is Poggi Canyon and an unnamed tributary canyon that flows into Poggi Canyon just west of Village 6. Poggi Canyon is the location of Olympic Parkway (currently under construction), a 6-lane prime arterial that runs east and west along the northerly limits of Village 6 and Freeway Commercial. In the future, the two areas will be separated by proposed SR-125 with Village 6 on the west and Freeway Commercial on the east.

For the flows from the eastside of SR-125, the P&D study accepted the results from the CTV report titled "SR-125 South. offsite Hydrology Report" dated July 1994. The discharges in the CTV report were modified based on revisions to the runoff coefficients that were taken from the City of Chula Vista's runoff coefficients and the Eastern Chula Vista land use Exhibit and based on the use of a HEC-1 analysis.

The limits of the proposed Village 6 and Freeway Commercial drainage basins, based on the proposed grading design, do not follow exactly the limits of the natural drainage basins. After development, approximately 28 acres of runoff, that currently drains south to the Wolf Canyon basin, will drain north to the Poggi Canyon basin. However, based on the findings of the P&D study, the development of Village 6 and a portion of the Freeway Commercial will not adversely impact the existing natural drainage condition. The increased runoff due to development will be mitigated by the detention basin located in the western end of Poggi Canyon as identified in the "Master Plan Study for Poggi Canyon Creek" by Hunsaker and Associates.

No detention basins are planned within the Village 6 project area since a regional type basin is contemplated downstream as shown in the aforementioned Hunsaker and Associates drainage study.

II.5.4.9.5 Proposed Facilities

The P&D study is divided their study area into three major drainage basins to establish general drainage patterns and define master drainage facilities (see Exhibit 15). There are four master drainage facilities identified in the study. They are an open channel drainage system located along the north side of Olympic Parkway (by others), a storm drain system located in Olympic Parkway, two storm drain systems located in proposed La Media Road, and a storm drain system located in proposed Birch Parkway.

The open channel along the north side of Olympic Parkway is an integral part of the study area hydrology, although it is not part of the proposed master facilities included in the P&D study. The drainage study and subsequent design of this open channel drainage system is being done by others (i.e. Construction Change-McMillin Otay Ranch Phase 3 Grading Addendum to Otay Ranch Poggi Canyon Channel Design by Rick Engineering dated March 1, 2000). The storm drain system located in Olympic Parkway is a master facility as it is part of the culvert system proposed by Caltrans to convey drainage from the east side to the west side of SR-125. This master facility is the extension of the Caltrans facility to the Poggi Canyon open channel. Sub-basins 1A, 1B, and 1C flow into Poggi Canyon from the north side of Olympic Parkway. Sub-basins 1D and 1E flow into Poggi Canyon from the south side of Olympic Parkway.

The two paralleling storm drain systems located in La Media Road are considered master facilities because it intercepts drainage outside the Poggi Canyon watershed and transports it to the open channel on the north side of Olympic Parkway. The watershed of these two systems is identified as sub-basins 2A, 2B and 3A, 3B. Sub-basins 2A and 2B flow directly

into a proposed storm drain system in La Media and connects into the Olympic Parkway channel. Sub-basins 3A and 3B flow directly into a master facility in Birch Parkway and then into a second proposed storm drain system in La Media. The system in La Media will also connect into the Olympic Parkway channel. The two proposed storm drain systems are anticipated to parallel each other in the La Media right-of-way (i.e. Construction Change-McMillin Otay Ranch Phase 3 Grading Addendum to Otay Ranch Poggi Canyon Channel Design by Rick Engineering dated March 1, 2000).

The Birch Parkway storm drain is considered a master facility because it will connect to the culvert system proposed by Caltrans to convey drainage from the east side to the west side of SR-125 at the Birch Parkway overpass. This proposed storm drain runs west under Birch Parkway and connects to the proposed master drainage facility in La Media. The watershed to this system is identified as major basins 3A and 3B.

II.5.4.9.6 Financing Drainage Facilities

Onsite Facilities

City policy requires that all master planned developments provide for the conveyance of storm waters throughout the project to City engineering standards. Otay Ranch Village 6 will be required to construct all onsite facilities that have not yet been identified through the processing of a subdivision.

In newly developing areas east of I-805, it is the City's policy that development projects assume the burden of funding all maintenance activities associated with drainage channels and detention basins. As such, the City will enter into an agreement with the Otay Ranch Village 6 applicant whereby maintenance of the channels and detention basins will be assured by one of the following funding methods:

1. A homeowner's association (HOA) that would raise funds through fees paid by each property owner; or

2. A Community Facilities District (CFD) established over the entire project to raise funds through the creation of a special tax for drainage maintenance purposes.

Offsite Facilities

There are no *offsite* drainage facilities required of Otay Ranch Village 6.

II.5.4.9.7 Threshold Compliance and Recommendations

Compliance

The planned development of Village 6 will not adversely impact the existing natural drainage condition. The increased runoff due to the development will be mitigated by the detention basin located in the western end of the Poggi Canyon as identified in the "Master Drainage Study for Poggi Canyon Creek" by Hunsaker and Associates.

Recommendations

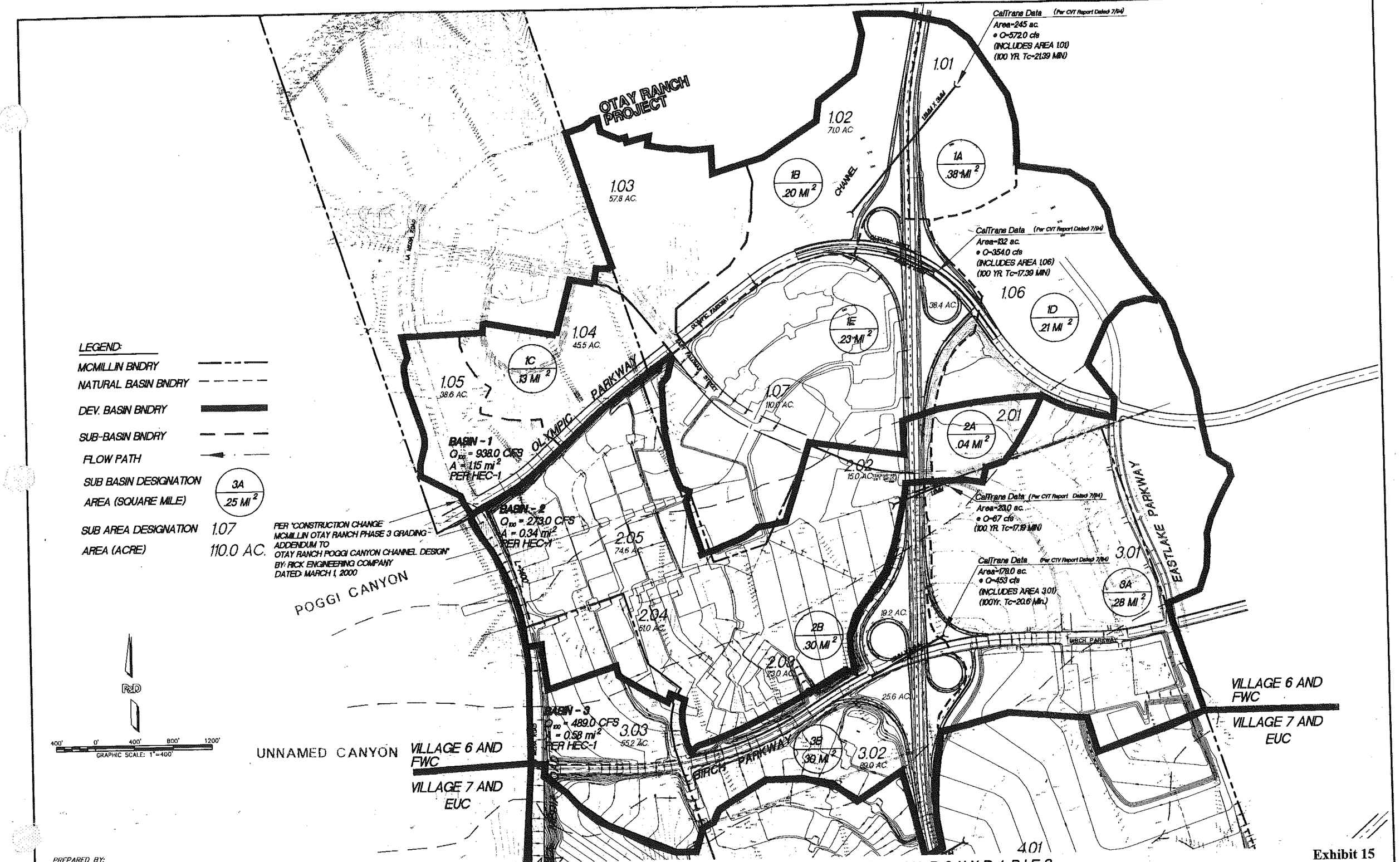
Otay Ranch Village 6 shall be responsible for the conveyance of storm water flows in accordance with City Engineering Standards. The City Engineering Division shall review all plans to ensure compliance with such standards.

Otay Ranch Village 6 shall incorporate urban runoff planning in the Tentative Tract Map. Village 6 shall be required to comply with all current regulations related to water quality including best management practices (BMPs) for the construction and post construction phases of the project. Both the future land development construction drawings and associated reports shall be required to include details, notes and discussions relative to the required or recommended BMPs.

The Otay Ranch Village 6 applicant will assure the maintenance of the channels and detention basins by participation in a Community Facilities District (CFD) established over the entire project to raise funds through the creation of a special tax for drainage maintenance purposes.

Additional drainage analysis shall be required at the tentative map phase of the project to demonstrate the adequacy of the proposed on-site storm drain system(s) and the existing storm drain connections constructed at the intersection of La Media Road and Olympic Parkway.

Future drainage reports shall be prepared by the Applicant, as required by the City of Chula Vista, for the final engineering phase(s) of the Village 6 project.



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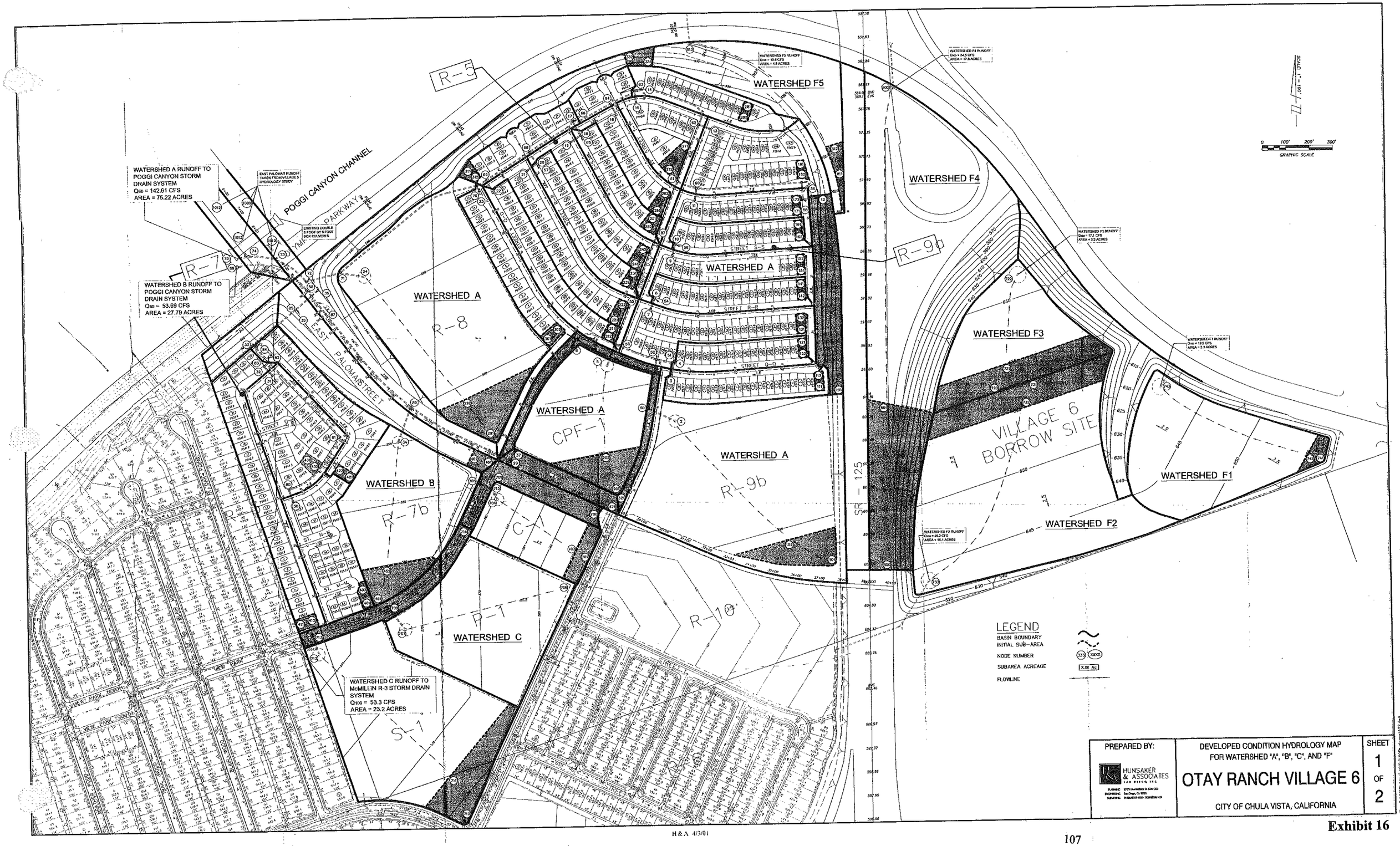
DEVELOPED DRAINAGE BASIN BOUNDARIES

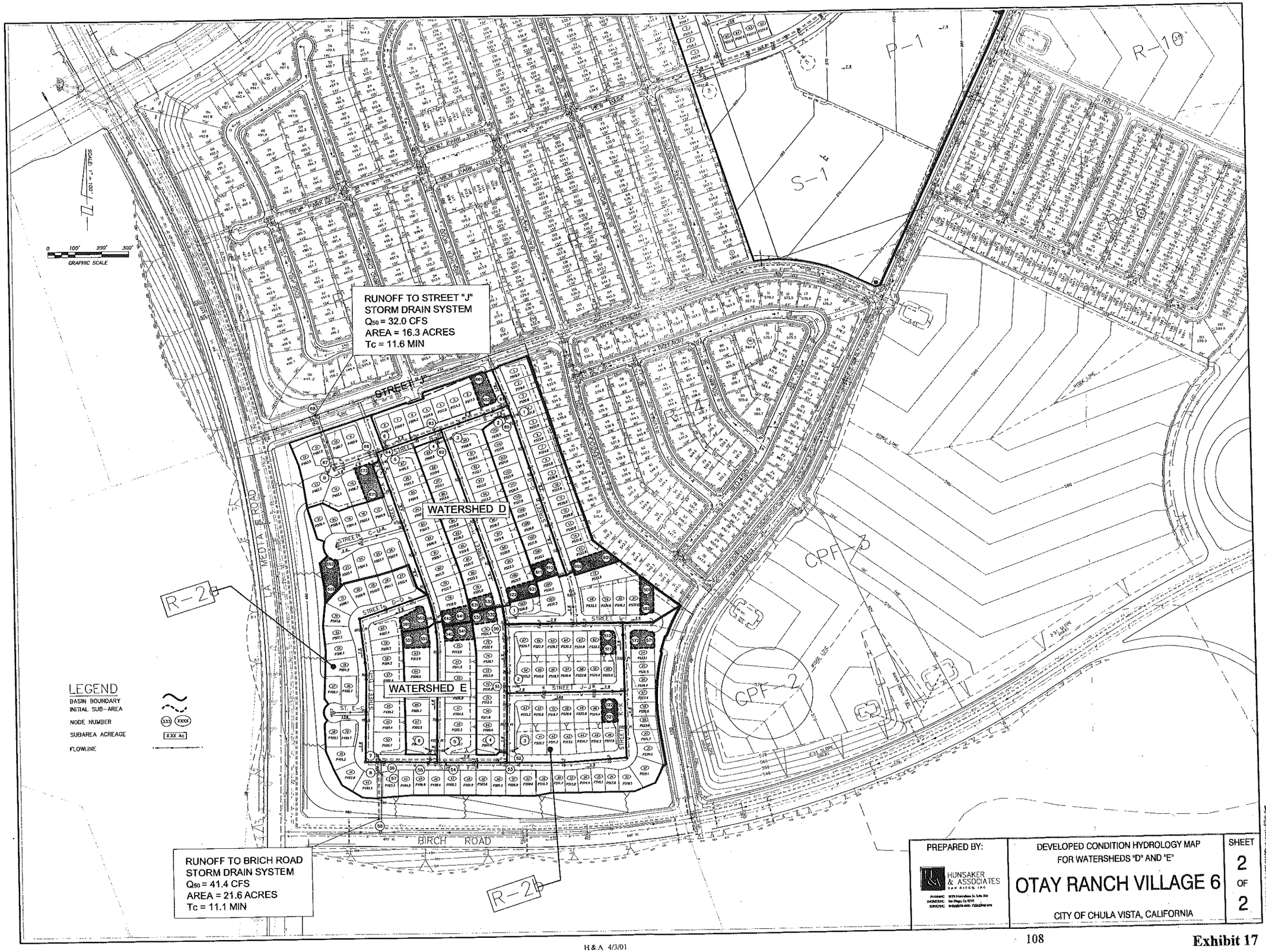
McMILLIN - LOMAS VERDES (VILLAGE 6)
CHULA VISTA, CA

Exhibit 15
Drainage Map



H&A 4/3/01

Exhibit 16



PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC.

DEVELOPED CONDITION HYDROLOGY MAP
FOR WATERSHEDS "D" AND "E"

OTAY RANCH VILLAGE 6

CITY OF CHULA VISTA, CALIFORNIA

SHEET 2 OF 2

H & A 4/3/01

Exhibit 17

II.5.4.10 AIR QUALITY

II.5.4.10.1 Threshold Standard

The City annually provides the San Diego Air Pollution Control District (APCD) with a 12-18 month development forecast and request an evaluation of its impact on current and future air quality management programs, along with recent air quality data. The growth forecast and APCD response letters shall be provided to the GMOC for inclusion in its annual review.

II.5.4.10.2 Service Analysis

Air Quality Improvement Plan

An Air Quality Improvement Plan (AQIP) is required for all major development projects (50 dwelling units or greater, or commercial and industrial projects with 50 EDU's of water demand or greater). This plan is required at the Sectional Planning Area (SPA) Plan level, or equivalent for projects that are not processed through a Planned Community Zone.

On November 14, 2000, the City Council adopted the Carbon Dioxide (C02) Reduction Plan, which included implementing measures regarding transportation and energy efficient land use planning and building construction measures for new development. In this Plan, it was recognized that the City's efforts to reduce carbon dioxide emissions from new development are directly related to energy conservation and air quality efforts. As a result, the City is initiating a pilot study effort to develop a program to be implemented in new SPA Plans through updating the guidelines for preparation of required AQIPs. In summary, the pilot study involves the development of a computer model to evaluate the relative effectiveness of applying various site design and energy conservation features in new development projects. The pilot study will analyze the Otay Ranch Village 6 SPA project (and two other pending SPA projects), and result in the preparation of an AQIP for Otay Ranch Village 6 that will be considered in conjunction with actions on the project's Tentative Subdivision Map.

The Air Pollution Control District is responsible for the Air Quality Maintenance Program in compliance with the California Clean Air Act. There is no local Master Plan for Air Quality. The draft *Air Quality Improvement Plan - Otay Ranch Village 6 SPA* dated November 30, 2000, was prepared by Hans Giroux. The plan identifies the following goals:

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

A final AQIP will be presented in conjunction with the projects Tentative Map and incorporating the results of the pilot study.

11.5.4.10.3 Threshold Compliance and Recommendations

The City continues to provide a development forecast to the APCD in conformance with the threshold standard. A separate Air Quality Improvement Plan will be provided as part of the SPA and Tentative Map process as noted in Section II.5.4.10.2.

II.5.4.11. CIVIC CENTER:

II.5.4.11.1 CITY THRESHOLD STANDARDS:

There are no adopted threshold standards for these facilities. The facility information is being provided in this report to aid in establishing operational benchmarks, which will determine construction phasing of the Civic Center. These facilities are funded through the collection of the DIF fees in effect at the time building permits are issued.

II.5.4.11.2 SERVICE ANALYSIS:

Although the existing Civic Center successfully accommodated city administration offices prior to the mid-1980's population growth, increase in City staff to meet new demands of growth has caused increasing congestion problems. Most staff in the Public Services Building experience space shortages, lack of privacy and storage, and frequent noise distractions. This was reported in a survey, which is included in the Civic Center Master Plan dated May 8, 1989. Site Alternative Three "The Suburban Scheme" was selected from the master plan at a City Council conference on June 22,1989.

II.5.4.11.3 EXISTING CONDITIONS:

Table K
Civic Facilities Inventory

Existing Civic Center facilities	Square Feet
Civic Center	111,940 s.f.
Previous County Health Center	3,120 s.f.
Future Public Works Inspections Division	1,200 s.f.
Total	**116,260 s.f.**

Parking Lots: 333 spaces

Table K.1
Future Facilities Cost

FUTURE FACILITIES COST	SIZE	ESTIMATED COST
1. City Hall	25,765 s.f.[40]	$2,203,300
2. Public Services Facility	40,615 s.f.	$3,023,500
3. New City Hall Annex	28,925 s.f.	$3,023,600
4. Legislative Offices	6,000 s.f.	$1,330,000
5. Subterranean Parking	126 spaces	$1,008,000
6. Parking Structure	359 spaces	$2,872,000
7. Demolition	5,920 s.f.	$83,600
8. Surface Parking	45,425 s.f.	$227,100
9. Misc. Site Improvements	15,000 s.f.	$180,000
10. Landscaping	55,000 s.f.	$698,500
11. Land Acquisition (459 F St.)	-	
12. Master Plan	-	$65,250
TOTAL		**$15,459,300**

[40] Some of the size figures represent a combination of remodeled existing square footage and newly constructed square footage. The completed civic facilities will total 149,120 square feet with 625 parking spaces.

II.5.4.11.4 ADEQUACY ANALYSIS:

The need for the Civic Center cannot be easily related to population figures or acres of commercial and industrial land, which will be developed in the future. The facilities, according to the master plan, are currently inadequate because of the lack of space. This inadequacy will worsen as employee numbers and their workloads increase in response to demands for services, which are generated by new development.

The City is moving ahead to implement Phase #1 of the Civic Center Master Plan by acquiring additional land to the west of the existing Civic Center for the proposed parking garage.

II.5.4.11.5 FINANCING CIVIC CENTER FACILITIES:

In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for nine categories of public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809-B on June 20, 2000. The Public Facilities Development Impact Fee (PFDIF) is $2,618 per equivalent dwelling unit. The portion of the proposed fee attributable for Civic Center is $480/EDU.

The Otay Ranch Village 6 SPA project will be subject to the payment of the fee at the rate in effect at the time of building permits are issued.

Table K.2
Civic Fee For Otay Ranch Village 6 SPA

Development Phase	EDU's	Civic Fee @ $480/EDU	Civic Center Fee
Blue	694	$333,120	$333,120
Red	132	$63,360	$63,360
Yellow	1,221	$586,080	$586,080
Green	202	$96,960	$96,960
Total	2,249	$1,079,520	$1,079,520

Alternatively, if the Developer elects to develop the R-11 parcel as Single Family Detached housing in the Red Phase instead of a Private High School the total number of EDU's would increase by up to 146 EDU's. Therefore, the total obligation at build-out would be $1,149,600.

Table K.3
Civic Fee For Otay Ranch Village 6 SPA Alternative

Development Phase	EDU's	Civic Fee @ $480/EDU	Civic Center Fee
Blue	694	$333,120	$333,120
Red	278	$133,440	$133,440
Yellow	1,221	$586,080	$586,080
Green	202	$96,960	$96,960
Total	2,395	$1,149,600	$1,149,600

II.5.4.11.6 THRESHOLD COMPLIANCE AND RECOMMENDATIONS:

Civic Center facilities will be funded through the collection of the public facilities fees at the rate in effect at the time building permits are issued.

II.5.4.12 CORPORATION YARD

II.5.4.12.1 THRESHOLD STANDARDS:

There is no adopted threshold standard for this facility. The facility information is being provided in this report to aid the City in establishing operational benchmarks, which will determine construction phasing of the corporation yard.

II.5.4.12.2 SERVICE ANALYSIS:

The corporation yard is currently operating beyond capacity. New development, with its resultant increase in required maintenance services, creates a need for a larger corporation yard. The new yard is under construction at 1800 Maxwell Road. The City of Chula Vista Corporate Yard Master Plan provides a detailed assessment of this new facility and estimated costs. Table L provides a summary of the costs for the new Corporate Yard Facility.

II.5.4.12.3 EXISTING CONDITIONS:

Table L
Corporation Yard Facility

Existing Facilities	**Location**	
Corporation Yard	707 "F" Street	
Future Facilities		**Cost Estimate**
1. New Buildings		$9,352,700
2. Renovated Buildings		$2,204,600
3. Bus Wash/Fuel Island/CNG + equipment		$2,128,200
4. Sitework and demolition		$2,892,000
Subtotal		**$16,577,500**
5. Site acquisition		$8,830,000
6. Construction Contingency (@ 5%)		$828,900
7. Architect/Engineer Fees (@ 9%)		$1,492,000
8. Construction Management		$497,300
9. Soils Reports, Materials Testing and Inspection		$240,000
10. Permits		$165,800
11. Furniture		$829,100
12. Telecommunications/Data System		$300,000
Subtotal		**$13,183,100**
TOTAL		**$29,760,600**

II.5.4.12.4 ADEQUACY ANALYSIS:

The need for the Corporate Yard cannot be easily related to population figures or acres of commercial and industrial land, which will be developed in the future. The growth in population, increase in street miles and the expansion of developed areas in Chula Vista, requires more equipment for maintenance as well as more space for storage and the administration of increased numbers of employees. The need for a larger Corporation Yard can be specifically related to new development.

5.3.12.4. FINANCING CORPORATE YARD FACILITIES:

In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for nine categories of public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809-B on June 20, 2000. The Public Facilities Development Impact Fee (PFDIF) is $2,618 per equivalent dwelling unit. The portion of the proposed fee attributable for Corporation Yard Facilities is $386/EDU.

The Otay Ranch Village 6 SPA project will be subject to the payment of the fee at the rate in effect at the time of building permits are issued.

Table L.1
Corporate Yard Fee For Otay Ranch Village 6 SPA

Development Phase	EDU's	Corp. Yard Fee @ $386/EDU	Corp. Yard Fee
Blue	694	$267,884	$267,884
Red	132	$50,952	$50,952
Yellow	1,221	$471,306	$471,306
Green	202	$77,972	$77,972
Total	2,249	$868,114	$868,114

Alternatively, if the Developer elects to develop the R-11 parcel as Single Family Detached housing in the Red Phase instead of a Private High School the total number of EDU's would increase by up to 146 EDU's. Therefore, the total obligation at build out would be $924,470.

Table L.2
Corporate Yard Fee For Otay Ranch Village 6 SPA Alternative

Development Phase	EDU's	Corp. Yard Fee @ $386/EDU	Corp. Yard Fee
Blue	694	$267,884	$267,884
Red	278	$107,308	$107,308
Yellow	1,221	$471,306	$471,306
Green	202	$77,972	$77,972
Total	2,395	$924,470	$924,470

5.3.12.5. THRESHOLD COMPLIANCE:

Corporate Yard facilities will be funded through the collection of the public facilities fees at the rate in effect at the time building permits are issued.

5.3.13. OTHER PUBLIC FACILITIES

5.3.13.1. THRESHOLD STANDARD:

There is no adopted threshold standard for these facilities which are part of the Public; Facilities Development Impact Fee Program and include GIS, Mainframe Computer, Telephone System Upgrade, and Records Management. The information regarding these capital items is being provided in this section of the PFFP to aid the City and the Developer in calculating the PFDIF fees to be paid by the Otay Ranch Village 6 SPA project.

5.3.13.2. SERVICE ANALYSIS:

The public facilities identified above are described in the report entitled *Development Impact Fee for Public Facilities* dated April 20, 1993 (document number C093-075).

5.3.13.2. EXISTING CONDITIONS:

The City continues to collect funds from building permit issuance in the Eastern Territories for deposit to the accounts associated with other public facilities. These facilities include administration, telecommunications, computer systems and GIS.

5.3.13.3. FINANCING OTHER PUBLIC FACILITIES:

In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for nine categories of public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809-B on June 20, 2000. The Public Facilities Development Impact Fee (PFDIF) is $2,618 per equivalent dwelling unit. The portion of the proposed fee attributable to other public facilities is $176/EDU.

The Village 6 SPA project will be subject to the payment of the fee at the rate in effect at the time of building permits are issued. At the proposed fee rate, the Village 6 SPA obligation at build-out is estimated at $395,824 as shown on the following table:

Table M
Otay Ranch Village 6
Public Facilities Fees For Other Public Facilities

Development Phase	EDU's	Other Public Facilities Fee @ $176.00/EDU
Blue	694	$122,144
Red	132	$23,232
Yellow	1,221	$214,896
Green	202	$35,552
Total	2,249	$395,824

Alternatively, if the Developer elects to develop the R-11 parcel as Single Family Detached housing in the Red Phase instead of a Private High School the total number of EDU's would increase by up to 146 EDU's. Therefore, the total obligation at build out would be $421,520.

Table M.1 Alternative Otay Ranch Village 6 Project Public Facilities Fees For Other Public Facilities		
Development Phase	**EDU's**	**Other Public Facilities Fee @ $176.00/EDU**
Blue	694	$122,144
Red	278	$48,928
Yellow	1,221	$214,896
Green	202	$35,552
Total	2,395	$421,520

5.3.13.4 THRESHOLD COMPLIANCE AND RECOMMENDATIONS:

Other Public Facilities will be funded through the Collection of public facility fees at the rate in effect at the time building permits are issued

II.5.4.14 FISCAL ANALYSIS

II.5.4.14.1 Threshold Standard

1. The GMOC shall be provided with an annual fiscal impact report which provides an evaluation of the impacts of growth on the City, both in terms of operations and capital improvements. This report should evaluate actual growth over the previous 12-month period, as well as projected growth over the next 12-18 month period, and 3-5 year period.

2. The GMOC shall be provided with an annual "economic monitoring report" which provides an analysis of economic development activity and indicators over the next previous 12-month period, as well as projected growth over the next 12-18 month period, and *3-5* year period.

II.5.4.14.2 Facility Master Plan

There is no existing Master Plan for fiscal issues. However, an economic base study and a long range fiscal impact study was prepared by P&D Technologies as part of the Chula Vista General Plan.

II.5.4.14.3 Project Processing Requirements

The SPA Plan and the PFFP are required by the Growth Management Program to Prepare a phased fiscal/economic report dealing with revenue vs expenditures including maintenance and operations.

II.5.4.14.4 Fiscal Analysis of Project

II.5.4.14.4.1 Introduction

This analysis identifies the estimated fiscal impact that the Otay Ranch Village 6 Project will have on the operation and maintenance budgets of the City of Chula Vista (general fund). Information pertaining to the scope of development was derived from Otay Ranch Company and McMillin Companies.

Two basic methodologies were utilized in estimating public agency revenues and expenditures; the case study and per unit/acre multiplier methods. The case study method was used to estimate secured property tax. The case study method is based on specific characteristics of the project from which revenues can be estimated. Appropriate city officials were contacted to identify actual tax rates, fees and costs. The per unit/acre multiplier method, which represents a more general approach was utilized to estimate unsecured property tax, sales tax, TOT, property transfer tax, utility tax, license fees, fines, other revenues and fees and all expenditures. CIC also utilized input from the fiscal impact prepared for Eastlake Trails, Eastlake III, and San Miguel Ranch. The City of Chula Vista's FY 2000-2001 Budget was utilized to estimate per unit/acre multipliers.

Future revenues and expenditures are presented in current (2001) dollars. Also, revenues and expenditures are depicted annually, reflecting a conservatively projected development absorption schedule based on information provided by the city and the developer. This approach identifies annual project fiscal surpluses and deficits and represents a more realistic approach when compared to assuming instant build-out.

II.5.4.14.4.2 Project Description

The Otay Ranch Village 6 Project is proposed to be developed in the City of Chula Vista and includes 883 single family units, 1203 multi-family units, 3.0 acres of retail uses and 7.0 acres of publicly maintained park at build-out. Presented in Table N is a description of the product types and projected absorption schedule, both provided by the City and the developer. This schedule includes a 8 year (2003 to 2011) development schedule. For the purpose of this analysis, absorption represents new units being sold (or rented) and occupied.

Housing market values were estimated by the developer and ranged from $140,000 (multi-family mixed use) to $350,000 (single family – medium sized lots). The values used in the table represents the estimated average unit price for each type of development. Commercial values were estimated using COMP's (Commercial Property Information Services) and previous studies.

II.5.4.14.4.3 Project Demographics and Land Uses

In developing per unit/acre multipliers, CIC utilized demographic and land use information related to the City of Chula Vista as a whole and, more specifically, the subject Otay Ranch Village 6 Project. Included in Table N.2 are population, housing, land-use and infrastructure characteristics. The developer (Otay Ranch Company and McMillin Companies) provided the number of housing units and acres by land use for Otay Ranch Village 6 Project. In addition, Otay Ranch Company and McMillin Companies provided the number of street miles, lane miles and street widths. The number of streetlights also represents an estimate and was derived by using the City standard of 350 feet between streetlights.

Table N
Otay Ranch Village 6
Absorption Schedule and Market Values by Land Use

Land Use	Per Unit/Net Acre Value (000's)	Cumulative Developed and Occupied Units/Acres							
		2003	2004	2005	2006	2007	2008	2009	2010
Single Family Detached	$275	100	200	300	400	500	600	700	883
Multi-Family	$152	0	50	250	450	650	850	1750	1203
Total Residential Units		100	250	550	850	1150	1450	1750	2086
Commercial Acres	$2,172	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Source: CIC Research, Inc.

Table N.1 Otay Ranch Village 6 Project Fiscal Impact		
General Assumptions		
Chula Vista		**Sources**
Population	174,319	CA Dept. of Finance
Occupied Housing Units	56,925	CA Dept. of Finance
Persons Per Household	3.04	CA Dept. of Finance
Street Miles	336	CV Public Works
Lane Miles	778	CV Public Works
Traffic Signals	142	CV Engineering
Street Lights	6,307	CV Engineering
Estimated Avg. HH Income	$55,992	Claritas, Inc.
Median Housing Price	$183,000	DataQuick Info.Serv.
Land Uses (Developed Acres)		
Commercial	1,093.46	CV Planning
Industrial	724.62	CV Planning
Residential	6,876.98	CV Planning
Park	339.85	CV Planning
Otay Ranch Village 6 Project		
Estimated Population	6,333	CV Planning
Housing Units	2,086	CV Planning
Persons Per Household	3.01	CV Planning
Commercial Retail Acres	3.0	Otay Ranch Company and McMillin Companies
Public Park Acres	7.0	Otay Ranch Company and McMillin Companies
Street Miles	7.9	Otay Ranch Company and McMillin Companies
Lane Miles	25.3	Otay Ranch Company and McMillin Companies
Street lights	119	CIC Research, Inc
Estimated Avg. HH Income	$80,000	CIC Research, Inc
Median Housing Price	$238,000	Otay Ranch Company and McMillin Companies

Source: CIC Research, Inc.

II.5.4.14.4.4 Revenues

Operating revenues for the City of Chula Vista resulting from the development of the proposed Otay Ranch Village 6 Project are estimated in this section. The major revenue sources which are expected to be generated from the subject developments and detailed in this chapter include property tax (secured and unsecured), property transfer tax, sales tax, franchise fees, TOT, utility tax, license revenue, miscellaneous fines, homeowner's property tax relief, motor vehicle license fees, gas tax and charges for various current services. The City of Chula Vista's Budget (FY 2000/2001) for these revenue items is detailed in Table N.2 along with allocation rates. The following section details each of the revenue sources and the methodology employed to estimate revenues from the subject developments. For each identified revenue source, a detailed table reflecting the revenue flow over the project build-

out (2003 to 2011) is presented in the Appendix of this report. All dollar figures are presented in 2001 dollars (no inflation rates were used).

Table N.2
Otay Ranch Village 6 Project Fiscal Impact
Revenue Generation Assumptions

Revenues	City of Chula Vista FY2000/01 Revenues	Allocation Assumption
Property Taxes		
Secured	$9,787,848	Based on 10.844% of 1% of TAV
Unsecured	450,000	$245 commercial acre
Other Taxes		
Property Transfer Tax	$575,000	Annual Avg. $28 per housing unit/$85 per commercial acre
Sales & Use Tax	17,702,000	$326 per housing unit/$1,200 commercial acre
Franchise Fees	2,285,890	$33 per housing unit/$1,544 commercial acre
TOT	1,510,000	$2 per housing unit/ $75 per commercial acre
Utility Tax	3,100,000	$24 per housing unit/$1,132 commercial acre
Licenses		
Business License	$750,000	$598 commercial acre
Animal & Bicycle Licenses	55,000	$1 per housing unit
Fines		
Library Fines	$195,470	$3 per housing unit
Parking Citations	199,880	$4 per housing unit/$42 commercial acre
Revenues from other Agencies		
State Homeowners Prop Tax Relief	$185,000	$3 per housing unit
Motor Vehicle Licenses	8,798,000	$154 per housing unit
Gas Tax	2,365,320	$36 per housing unit, $188 commercial
Charges for Current Service		
Recreation	477,908	$8 per housing unit

Source: CIC Research, Inc.

Secured Property Tax

Secured property tax revenues generated from the proposed developments were calculated on the basis of a one-percent tax rate on the current market value of the residential and commercial construction The subject properties are in tax rate areas 0162. According to the Mr. Pete Redman of the County of San Diego property tax services, the City of Chula Vista would receive 10.6 % of the 1 % of the property taxes collected in those tax rate areas. It should be noted that the citywide average share of property tax is roughly 14.7 %. .

As previously mentioned, market values (assessed values) for the residential units were estimated by the developers. Market values for commercial uses were estimated using COMPS, Commercial Property Information Services, Inc., as well as previous studies. These identified market values also represent the assessed values. Although assessed values increase two percent per year and readjust after the property resells, this analysis assumes no inflation and all values remain in 2001 dollars. Included in Tables A-2 in the appendix is the cumulative assessed value over the build-out of the developments. Total assessed values for the Otay Ranch Village 6 Project range from $27.5 million during the first year (2003) to $432.2 million at build-out (2011).

The City of Chula Vista's share of the collected annual property tax is $458,100 for the Otay Ranch Village 6 Project (Appendices Table A-3) at build-out.

Unsecured Property Tax

Unsecured property, which includes personal property such as equipment, inventory, furniture, etc. is taxed for primarily commercial and industrial businesses. CIC utilized the County Assessor's Office estimate of unsecured tax allocation. The County Assessor estimates 65 percent of the unsecured property tax is associated with commercial development and 25 percent is allocated to industrial development. Using the City's budget figure of $450,000 (unsecured tax collect-FY 2000/01) and an estimated 1,194 acres of commercial development results in a ratio of $245 per commercial acre (450,000 x .65 ÷ 1,194) for the City's share of unsecured property tax.

The study portion of the Otay Ranch Village 6 Project includes roughly 3 acres of commercial uses. This would generate an estimated $700 in unsecured annual property tax at build-out (refer to Table A-4).

Property Transfer Tax

Sales of real property in San Diego County are taxed at a rate of $1.10 per $1,000 of the sales price. Chula Vista would receive 50 percent of the tax. An analysis conducted by the San Diego Association of Governments (SANDAG) indicates that the average turnover rate for residential property is once every seven years and once every 14 years for nonresidential property. The following formulas, which take both the transfer tax formula and the average turnover rate into account, were utilized to yield average annual per unit property transfer tax.

Single Family Residential	$\frac{\$.55}{\$1,000}$	X	1/7	=	.00007857
Commercial/Industrial	$\frac{\$.55}{\$1,000}$	X	1/14	=	.00003929

Using these formulas, an estimated annual average property tax can be calculated. The Otay Ranch Village 6 Project would generate $33,500 (refer to Table A-5) in average, annual property transfer tax at build-out.

Sales Tax

This fiscal impact methodology equates the collection of sales tax to both residential units and commercial acreage. Based on an analysis conducted by the City of San Diego's Finance Department and given the study site location and land-use mix, CIC utilized the following tax allocations, 75% for residential, 10% for retail/office commercial. The City's share of sales tax generated by the residential portion of the study property is based on $280 per household per year, which is based on 75 percent of the total sales tax collection in the City of Chula Vista, divided by the number of housing units. The estimated sales tax multipliers were adjusted roughly 10 percent to reflect the assumed higher household income in the Otay Ranch Village 6 Project versus the overall City average. Household incomes were estimated for the study project using the City's ratio of household income to housing value. Retail sales taxes for commercial land was based on 10% of the City's sales tax divided by commercial acreage which resulted in a multiplier of $1,482 per acre of retail commercial. Total annual sales tax generated by the Otay Ranch Village 6 Project is estimated at $636,500 at build-out (refer to Table A-6).

Franchise Fees

The City of Chula Vista receives a franchise tax fee from sales of natural gas, electricity, cable television and trash collection. Using the sale of gas and electricity as a guideline and based on a study prepared by San Diego Gas and Electric (SDG&E), 37 percent of the franchise fees are attributed to residential uses, 36.5 percent to retail/office uses and the remaining 26.5 percent is attributed to industrial uses. Using these guidelines, the city budget, area demographics and land use information results in an estimated $33 in annual franchise fees per housing unit, and $1,544 per developed commercial acre. Utilizing these ratios results in a total annual franchise fee of $73,500 for Otay Ranch Village 6 Project (see Table A-7) at build-out.

Transient Occupancy Tax

Transient occupancy tax (TOT) is a tax added to the price charged for the use of a hotel or motel room. The majority of the tax is associated with new hotel developments. Since there is no planned hotel/motel development in this project, TOT would be generated by the residents and commercial retail enterprises by their use of local hotels/motels. The San Diego Convention and Visitors Bureau estimates that of all visitors who stay in hotels and motels, eight percent are visiting friends or relatives and an additional nine-percent are in San Diego on non-convention business. Utilizing the City's 2000/01 budget for TOT of $2,064,000 and assuming eight percent is generated by residential land uses and nine percent by non-residential uses (assume 50% retail and 50% industrial uses), results in multiplier ratios of roughly $3 per housing unit and $78 per commercial acre. Using these ratios and the estimate of TOT generated by the tourist commercial, the City of Chula Vista will receive a total annual TOT tax of $6,500 associated with the Otay Ranch Village 6 Project (refer to Table A-8).

Utility Users' Tax

The City of Chula Vista's FY2000/01 budget for utility taxes is $3,705,000. These taxes are paid by the residents on gas, electric and telephone services. CIC utilized the same methodology for utility taxes and franchise fees. Using the land use allocation of 37 percent residential uses, 36.5 percent to retail/office uses and 26.5 percent to industrial uses, results in an estimated $24 in annual utility tax per housing unit and $1,132 per developed commercial acre. These ratios result in a total annual utility tax of $53,500 for the Otay Ranch Village 6 Project (refer to Table A-9) at build-out.

Business License Fees

Business license fees are allocated based on a survey reported by the City of San Diego's Financial Management Department, which indicated that 78 percent of the fees were generated by commercial uses and 22 percent were generated by industrial uses. Using the City of Chula Vista's budget ($915,200), the above proportions and the number of citywide developed commercial acres, results in a multiplier of $598 per commercial acre. Using this multiplier, total business license fees attributed to Otay Ranch Village 6 Project are $1,800 per year at build-out (refer to Table A-10 in the Appendices).

Miscellaneous Revenues

CIC grouped numerous revenues into the category of miscellaneous. These revenues include: animal licenses, bicycle licenses, motor vehicle licenses, State homeowners property tax relief, gas tax, library fines, parking citations, swimming pool fees, recreation programs and park reservation fees. With the exception of gas tax and parking citations, all the revenues are assumed to be allocated entirely to residential uses. For these revenues, multipliers were developed by dividing the total revenues by the total number of citywide occupied housing units. Total miscellaneous revenues attributed to the Otay Ranch Village 6 Project are $433,200 per year at build-out (refer to Table A-11 in the Appendices). The allocation of gas tax and parking citations was calculated as follows:

- **Gasoline Tax:** Gasoline tax revenue accrues on the basis of a complicated formula utilizing county to state and incorporated to unincorporated portion of population. According to the City of San Diego's "Fiscal Impact of New Development" and the Department of Motor Vehicle's auto registration records, an estimated 50 percent is attributed to residential uses and the remaining 50 percent is allocated based on vehicle registration (75% residential, 19% commercial and 6% industrial).

- **Parking Citations:** Parking violation revenues were allocated by vehicle registration classification as estimated by the Department of Motor Vehicles (75% residential, 19% commercial and 6% industrial).

II.5.4.14.4.5 Operating Expenditures

Operating expenditures for the City of Chula Vista resulting from development of the Otay Ranch Village 6 Project are outlined in this section. The expenditure categories to be impacted by the subject developments include administration overhead, planning, police, fire, library, public works and parks and recreation. The City of Chula Vista's operating expenditure budgets for fiscal year 2000/01 and allocation assumptions are presented in Table N.3. These expenses are utilized in estimating per unit/acre expenditures for the project. The methodologies used to estimate project expenses are discussed in more detail in the following sections. Similar to the revenue analysis, all figures shown are in current (2001) dollars. The projection of costs in this analysis assumes no significant or predictable changes in the service standards of the City of Chula Vista. Detailed tables reflecting the annual expenditure cash flows are presented in the appendix to this report.

Table N.3 Otay Ranch Village 6 Project Fiscal Impact Cost Allocation Assumptions		
Expenditures	**City of Chula Vista FY00/01 Expenditures**	**Allocation Assumptions**
OVERHEAD FUNCTIONS		
Administration Overhead	$15,775,747	
City Council	$508,081	
Boards and Commission	$10,060	
Community Promotions	$316,506	
City Attorney	$1,283,362	
City Clerk	$535,172	
Admin	$2,732,103	
Management	$2,436,549	
Human Resources	$3,151,693	
Finance	$2,110,266	
Non-Dept	$2,691,955	
Public Works	$2,072,821	
Building Maintenance	$713,079	
Custodial Maintenance	$1,121,028	
Communications	$238,714	
TOTAL OVERHEAD	**$17,848,568**	**Based on 30.7% of Line Operations**
LINE OPERATIONS		
Planning (non current)	$1,187,606	$13 per housing unit, $104 commercial acre
Community Development	$1,902,411	N/A
Police	$26,587,483	$303 per housing unit, $4,622 commercial acre
Fire	$8,303,616	$123 per housing unit, $1,012 commercial acre
Building and Housing	$2,768,991	N/A
Library	$6,429,116	$75 per housing unit
OPERATIONS		
Public Works	$7,381,034	
Operations		
Operations Administration	$631,275	$7 per housing unit/$54 commercial acre
Traffic Operations	$526,180	$726 per lane mile
Street Maint (1)	$1,136,493	$1,327
Overlay Program (CIP)	269,000	$346 per lane mile
Sidewalk Maint (CIP)	$140,000	$436 per street mile
Pavement Rehab (CIP)		
Slurry Seal (2)	$178,040	$6,650 per lane mile
Chip Seal (2)	$178,150	$11,400 per lane mile
Street Sweeping	$356,330	$261 per lane mile
Street Tree Maint	$595,657	$1,402 per street mile
Sanitary Sewer Maint.	$2,315,870	Self supporting

Source: CIC Research, Inc.

Table N.3 Continued Otay Ranch Village 6 Project Fiscal Impact Cost Allocation Assumptions		
Expenditures	**City of Chula Vista FY00/01 Expenditures**	**Allocation Assumptions**
OPERATIONS		
Wastewater Maint.	$459,964	Self supporting
Engineering		
Engineering Admin.	$447,548	$7 per housing unit/$52 commercial acre
Design	$950,138	Self supporting
Advance Planning	$163,414	Self supporting
Land Development	$1,048,137	Self supporting
Construction Inspection	$1,258,745	$1 per housing unit/$11 commercial acre (90% self funded)
Traffic Engineering	$586,957	$483 per lane mile (20% self funded)
Traffic Signal/Lights Maint.	$1,166,727	$2,683 per signal, $100 per street light
Parks	$3,127,682	$8,399 per park acre (3)
Admin-Parks	374,260	
Admin-Open Space	334,552	Provided by lighting/landscape district
Maintenance	2,418,870	
Recreation	$2,502,606	$47 per housing unit
Athletics	260,720	$5 per housing unit
Aquatics	516,172	$10 per housing unit
Senior Citizens	288,839	$5 per housing unit
General	1,062,615	$20 per housing unit
Administration	374,260	$7 per housing unit
C.V. Woman Ctr.	14,002	Self supporting
TOTAL LINE OPERATIONS (4)	**$53,804,275**	
TOTAL EXPENDITURES	**$65,729,544**	

Source: CIC Research, Inc.

(1) Estimated at 20% in year 5, 40% in year 6, to 100% in year 9.
(2) Slurry seal will occur after 3 years then every 7 years (residential), chip seal after 3 years then every 7 (major streets).
(3) Reflects the annual cost which is based on the total cost divided by the total number of acres.
(4) Includes all planning expenses and all public works admin.

Government Administration

The total costs for city administration services projected in FY 2000/2001 are $11,925,269, as shown in Table N.3. In order to allocate these overhead expenses to the projects, CIC assumed the City cost for the subject developments would incur an overhead rate similar to the City of Chula Vista (city administration overhead ÷ total line operations expenditures=29.8%). Table A-12 in the appendix shows annual overhead expenditures for the Otay Ranch Village 6 Project ($337,900) at build-out.

Planning (Non-Current)

Non-current planning costs are allocated based on the City of Chula Vista's land use allocation (79% residential and 13% commercial/office) and the number of housing units in the city and developed commercial acreage. Utilizing these proportions results in multipliers of $16 per housing unit, $130 per commercial acre. These multipliers translate into annual planning (non-current) costs of $34,700 for the Otay Ranch Village 6 Project (refer to Table A-13, Appendices).

Police

The Chula Vista Police Department will provide police protection for the projects. CIC contacted representatives of the local police department to obtain information on service calls and beat activity attributable to residential, business and industrial land uses. No information was available regarding the nature of local calls and regular beat activity. As a result, CIC utilized City of San Diego's cost allocation by land use from the City of San Diego's "Fiscal Impact Model of New Development".

The San Diego Police Department estimates that calls for service account for roughly 50 percent of their expenditures. They are distributed as follows: 66.6% in or around residential structures, 32.3% in or around commercial structures and 1.1% associated with industrial structures. The other 50 percent of expenditures are attributed to normal "beat" activity, and are allocated in proportion to land use acreage (79% to residential land use and 13% to commercial land use). Averaging the percentages for both service-call activity and "beat" activity yields the following per unit allocations for police service in Chula Vista.

Land Use	Combined Percent of Budget Allocation	Estimated Per Unit Expenditures
Residential	73%	$339/housing unit
Commercial/Office	23%	$5,050/acre

The above estimates are based upon a FY 2000/01 police budget of $6,587,483 and results in annual police costs of $723,300 for Otay Ranch Village 6 Project (refer to Table A-14 Appendices) at build-out.

Fire Protection

As previously mentioned, Otay Ranch Village 6 Project includes a moderate amount of open space (136.7 acres). Fire protection for the open space will be provided by the Chula Vista Fire Department. According to the Chula Vista Fire Department, the City experiences very few brush fires compared to other service calls. However, the potential for a large brush fire does exist and the City could incur extra costs, which are not covered in the State Master Mutual-Aid Agreement.

The proposed urban uses form the basis for allocating fire costs to the Otay Ranch Village 6 Project. The Chula Vista Fire Department also provided CIC with a breakdown of calls for fire protection service in 1997; residential uses 84.2%, commercial uses 14.3% and industrial uses 1.5%. Based on these allocations for fire protection service, the following per unit costs were developed for the project, which results in annual fire protection costs of $309,000 for the Otay Ranch Village 6 Project (refer to Table A-15, Appendices). It should be noted that these costs do not include any expenses for large brush fires.

Paramedic Services

The City of Chula Vista contracts privately with American Medical Response Group to provide paramedic services. Services are charged on a fee for service basis, at no resulting cost to the City. Therefore, the project will not incur any current paramedic expenses and no expense category is shown in the expenditure cash flow analysis for this service. It should be noted that at some future time, the City could be asked to help fund costs associated with a new paramedic unit to handle future eastern growth.

Library Services

For past studies, CIC Research contacted the Chula Vista Library's Director, Mr. David Palmer regarding allocations by land use for new development's impact on library services. He was able to provide CIC with a breakdown of resident versus nonresident patronage. In fiscal year 1996/1997, 37 percent of local library use (three branches) was by nonresidents of the community. Alternatively, 63 percent of library use was by residents. Since the library is primarily a local resource used by residents as opposed to businesses, the entire budget is allocated to residential uses.

In the FY 2000/01 proposed budget, total library costs are estimated at $6,429,116, which calculates to a multiplier of $113 per housing unit. Total annual library costs associated with the Otay Ranch Village 6 Project are $235,600 (refer to Table A-16, Appendices) at build-out.

Public Works

The Public Works Department has a proposed FY 2000/01 budget of $17,530,000 (this figure excludes some overhead costs, which were included in overhead functions). The Public Works Department is divided into operations and engineering. Mr. David Byers (Deputy Director of Public Works/Operations) assisted CIC in allocating operation costs for a previous study. Building maintenance, custodial maintenance and communications were included in City overhead functions. Operations' administration costs were allocated based on developed acreage proportions and housing units. The other operation costs were allocated on a per street or lane mile basis. As presented in Table N.1, the City of Chula Vista includes 321 street miles and 778 lane miles. The Otay Ranch Village 6 Project is estimated to include 7.9 street miles and 25.3 lane miles at build-out. Approximately 33% of the lane miles would be on major roads while the remainder would be residential. Per Mr. Byers' suggestion, CIC included three (Overlay Program, Sidewalk Maint. and Pavement Rehab.) expenditure categories which represent operating costs but were included in CIP programs. Pavement rehabilitation costs were based on $.07 per square foot for slurry seal and $.12 per square foot for chip seal and allocated to the lane miles in the proposed projects. All of the operation costs begin in year one with the exception of street maintenance (begins in year 5 at 20% and adds 20% each year to year 9), slurry seal and chip seal (begin in year 3 and then every 7 years). Slurry seal costs were allocated to residential streets and chip seal costs were applied to the heavy traffic, major streets. The following Table N.4 details the results of the above allocations.

Table N.4 City of Chula Vista Public Works Cost per Unit/Acre/Mile		
		Allocation
Operations		
Administration	$ 631,275	$9 per housing unit/$69 commercial acre
Traffic Operations	526,180	$676 per lane mile
Street Maintenance	1,136,493	$1,461 per lane mile (1)
Overlay Program (CIP)	269,000	$346 per lane mile
Sidewalk Maint. (CIP)	140,000	$417 per street mile
Pavement Rehab (CIP)		
Slurry Seal	178,040	$6,650 per lane mile (2)
Chip Seal	178,150	$11,400 per lane mile (3)
Street Sweeping	356,330	$458 per lane mile
Street Tree Maintenance	595,657	$1,773 per street mile
Wastewater Maintenance	2,315,870	Self supporting
Wastewater Life Station Maint.	459,964	Self supporting
Engineering		
Engineering Admin.	$ 207,632	$3 per housing unit/$23 commercial acre
Design	950,138	CIP Program Funded
Advanced Planning	163,414	Self supporting
Land Development	1,048,137	Self supporting
Construction Inspect.	1,258,745	$2 per housing unit/$14 commercial acre (90% self supporting)
Traffic Engineering	586,957	$604 per lane mile (20% self supporting)
Traffic Signal Maint.		
Signal costs	466,691	$3,287 per signal
Street light costs	700,036	$111 per street light
Transit Service Operations	186,808	Self supporting

Source: CIC Research, Inc.

1) Begins in year 5 at 20%, 40% in year 6 to100% in year 9.
2) Start after year 3 and then every 7 years (residential streets).
3) Start after year 3 and then every 7 years (major streets).

Mr. Cliff Swanson (Deputy Director of Public Works/City Engineering) assisted CIC in allocating public works engineering costs for a previous study. Numerous engineering costs are entirely or partially self funded with fees. The entire engineering administration and a portion of construction inspection and GIS costs were allocated based on citywide land-use acres and housing units. Traffic signal and street light operations and maintenance costs were allocated based on the number of citywide signals and street lights (145 signals and 5,940 street lights) and estimated project signals and lights (0 signals and 204 street lights). The estimated numbers of streetlights in the projects were calculated based on the City standard of one light per 350 feet. The following Table N.4 details engineering cost allocations.

Using the identified ratios and multipliers result in a total annual public works cost of $58,300 for the Otay Ranch Village 6 Project at build-out (refer to Table A-17, Appendices). Because of the length of the presented building schedule, these figures include average annual (15 year) estimates for street maintenance, slurry seal and chip seal costs, which occur infrequently or are phased in, as is the case with street maintenance. Because these street maintenance costs will occur infrequently or possibly delayed depending on conditions, the public works cost will be less in some years and more in other years.

Parks and Recreation Services

The City of Chula Vista's FY 2000/01 proposed park and recreation budget is $5,644,290. CIC Research contacted Mr. Jerry Foncerrada with the Chula Vista Parks and Recreation Department for a previous study. He indicated that close to 100 percent of the department's expenditures go towards the local residential community. The public works department handles the maintenance of city parks and provided park maintenance costs of $8,399 per public park acre. CIC allocated the park cost on a per acre (340 citywide and 8 acres for the Otay Ranch Village 6 Project) and recreation costs on a per housing unit basis.

Annual park maintenance costs allocated to the Otay Ranch Village 6 Project are estimated at $67,400 at build-out ($8,399 * 9.9). Costs for recreation services total $47 per housing unit. Using this multiplier, results in costs of $94,000 for the Otay Ranch Village 6 Project (refer to Table A-18, Appendices). The following table details the cost allocation for Parks and Recreation.

Table N.5
City of Chula Vista
Cost Allocation for Parks and Recreation

	2000/01 Budget	Cost Allocation Unit/Acre
Parks	$3,127,684	$8,399 per park acre
Administration-Parks	374,260	
Administration-Open Space	334,552	Provided by lighting & landscape district
Maintenance	2,418,870	
General	2,147,445	
Marina Park	271,425	Not applicable
Recreation	$2,502,606	$47 per housing unit
Athletics	260,720	$5 per housing unit
Aquatics	516,172	$10 per housing unit
Senior Citizens	288,839	$5 per housing unit
General	1,062,615	$20 per housing unit
Administration-Recreation	374,260	$7 per housing unit

Source: CIC Research, Inc.

NET FISCAL IMPACT

Utilizing the previously mentioned methodologies estimated net fiscal impacts are presented in Table N.6. As previously mentioned, all values are in 2001 dollars. No annual adjustments to revenues or costs were utilized. The estimated annual flows of costs and revenues are primarily related to the estimated project absorption and street maintenance schedules.

Table N.6 presents the results of the fiscal impact associated with the Otay Ranch Village 6 Project. Fiscal revenues range from $88,300 in the first year of development (2003) to $1,697,500 at build-out (2010). Fiscal expenditures range from $84,600 in year one to $1,879,300 at build-out. The net fiscal impact from developing the Otay Ranch Village 6 Project is positive in year one ($3,800) but decreases in year two ($2,500). However, the project has a negative impact in year three ($14,000) and remains negative through project build-out ($181,800). The change is caused by the increase in population (and therefore services required) caused by the lower priced multi-family residential with a lower property tax revenue stream. In addition, expenses in subsequent years are effected by the phasing of the public park land and the maintenance required for it, as well as the maintenance on local streets that does not occur until later in the phasing. It should be noted that during some years the net fiscal impact will be more or less due to infrequently needed street repairs.

Table N.6
Net Fiscal Impact of the Otay Ranch Village 6 Project
On the City of Chula Vista

Revenue Sources		Revenues (In Thousands)							
		2003	2004	2005	2006	2007	2008	2009	2010
Secured Property Tax		$29.2	$66.4	$127.7	$189.1	$250.5	$318.8	$380.1	$458.1
Unsecured Property Tax		$0.0	$0.0	$0.0	$0.0	$0.0	$0.7	$0.7	$0.7
Property Transfer Tax		$2.2	$4.9	$9.5	$14.0	$18.6	$23.1	$27.7	$33.5
Sales & Use Tax		$30.3	$75.8	$166.7	$257.6	$348.5	$443.8	$534.7	$636.5
Franchise Tax		$3.3	$8.3	$18.2	$28.1	$38.0	$52.5	$62.4	$73.5
TOT Tax		$0.3	$0.8	$1.7	$2.6	$3.5	$4.6	$5.5	$6.5
Utility Tax		$2.4	$6.0	$13.2	$20.4	$27.6	$38.2	$45.4	$53.5
Business License		$0.0	$0.0	$0.0	$0.0	$0.0	$1.8	$1.8	$1.8
Miscellaneous Revenues		$20.7	$51.8	$114.0	$176.3	$238.5	$301.4	$363.6	$433.2
TOTAL REVENUES		**$88.3**	**$213.9**	**$450.9**	**$687.9**	**$925.0**	**$1,185.0**	**$1,422.1**	**$1,697.5**
Expenditure Sources		Expenditures (In Thousands)							
		2003	2004	2005	2006	2007	2008	2009	2010
Government Admin.		$15.3	$38.1	$83.8	$129.6	$175.6	$225.8	$286.6	$337.9
Planning		$1.6	$4.1	$9.0	$14.0	$18.9	$24.2	$29.1	$34.7
Police		$33.9	$84.9	$186.7	$288.5	$390.4	$507.4	$609.2	$723.3
Fire		$14.6	$36.5	$80.2	$124.0	$167.7	$216.2	$260.0	$309.0
Library		$11.3	$28.2	$62.1	$96.0	$129.9	$163.8	$197.6	$235.6
Public Works		$2.7	$6.8	$14.8	$22.8	$32.1	$40.4	$48.7	$58.3
Park and Recreation		$4.5	$11.3	$24.8	$38.3	$51.8	$65.3	$146.2	$161.3
TOTAL EXPENDITURES		**$84.0**	**$209.9**	**$461.5**	**$713.2**	**$966.4**	**$1,256.3**	**$1,593.4**	**$1,879.3**
		2003	2004	2005	2006	2007	2008	2009	2010
TOTAL REVENUES		$88.3	$213.9	$450.9	$687.9	$925.0	$1,185.0	$1,422.1	$1,697.5
TOTAL EXPENDITURES		$84.0	$209.9	$461.5	$713.2	$966.4	$1,256.3	$1,593.4	$1,879.3
NET FISCAL IMPACT		**$4.4**	**$4.0**	**($10.6)**	**($25.3)**	**($41.4)**	**($71.3)**	**($171.3)**	**($181.8)**

Source: CIC Research, Inc.

4.1 PUBLIC FACILITY FINANCE

4.1.1 Overview

The City will ensure the appropriate public facilities financing mechanisms are utilized to fund the acquisition, construction and maintenance of public facilities required to support the planned development of the Otay Ranch Village 6 project in compliance with the City's Growth Management Program.

Public facilities are generally provided or financed in one of the following three ways:

1. Subdivision Exaction:	Developer constructed and financed as a condition of project approval.
2. Development Impact Fee:	Funded through the collection of an impact fee. Constructed by the public agency or developer constructed with a reimbursement or credit against specific fees.
3. Debt Financing:	Funded using one of several debt finance mechanisms. Constructed by the public agency or developer.

It is anticipated that all three methods will be utilized for the Otay Ranch Village 6 project to construct and finance public facilities.

4.1.2 Subdivision Exactions

Neighborhood level public improvements will be developed simultaneously with related residential and non-residential subdivisions. Through the use of the Subdivision Map Act, it is the responsibility of the developer to provide for all local street, utility and recreation improvements. The use of subdivision conditions and exactions, where appropriate, will insure that the construction of neighborhood facilities is timed with actual development.

The imposition of subdivision conditions and exactions does not preclude the use of other public facilities financing mechanisms to finance the public improvement, when appropriate.

4.1.3 Development Impact Fee Programs

Development Impact Fees are imposed by various governmental agencies, consist with State law, to contribute to the financing of capital facilities improvements within the City of Chula Vista. The distinguishing factor between a fee and a subdivision exaction is that exactions are requested of a specific developer for a specific project whereas fees are levied on all development projects throughout the City or benefit area pursuant to an established formula and in compliance with State law.

Otay Ranch Village 6, through policy decisions of the City of Chula Vista and other governing agencies, is subject to fees established to help defray the cost of facilities that benefit Village 6 and areas beyond this specific project. These fees may include but not be limited to:

1. Eastern Chula Vista TDIF — established to provide financing for circulation element road projects of regional significance in the area east of I-805.
2. Interim Pre-SR 125 Transportation Fee - Effective January 1, 1995, to fund interim improvements within the SR 125 right-of way consistent with the pre SR 125 strategy as identified in the Interim State Route 125 Facility Feasibility Study dated May 1993.
3. Traffic Signal Fee — to pay for traffic signals associated with circulation element streets.
4. Public Facilities Development Impact Fee — Public Facilities DIF established to collect funds for Civic Center Facilities, Police Facilities, Corporation Yard Relocation, Libraries, Fire Suppression System, Geographical Information System (GIS), Mainframe Computer, Telephone System Upgrade and a Records Management System.
5. Park Acquisition and Development Fee — PAD Fee established to pay for the acquisition and development of park facilities.
6. Poggi Canyon Sewer Basin Development Impact Fee — to pay for constructing sewer improvements within the Poggi Canyon basin.
7. Otay Water District Fees — It should be noted that the Water District may require the formation of or annexation to an existing improvement district or creation of some other finance mechanism which may result in specific fees being waived

4.1.4 Debt Finance Programs

The City of Chula Vista has used assessment districts to finance a number of street improvements, as well as sewer and drainage facilities. Both school districts have implemented Mello-Roos Community Facilities Districts to finance school facilities.

Assessment Districts

Special assessment districts may be proposed for the purpose of acquiring, constructing, maintaining certain public improvements under the Municipal Improvement Act of 1913, the Improvement Bond Act of 1915, the Benefit Assessment Act of 1982, and the Lighting and Landscape Act of 1972. The general administration of the special assessment district is the responsibility of the public agency.

Special assessment financing may be appropriate when the value or benefit of the public facility can be assigned to a specific property. Assessments are levied in specific amounts against each individual property on the basis of relative benefit. Special assessments may be used for both publicly dedicated on-site and off-site improvements and maintenance.

As a matter of policy, the City limits the type of improvements that can be financed by assessment district bonding in residential projects. Such improvements are generally limited to collector streets and larger serving entire neighborhood areas or larger. This policy applies to backbone infrastructure including streets, water, sewer, storm drain, and dry utility systems.

Mello-Roos Community Facilities Act of 1982
The Mello-Roos Community Facilities Act of 1982 authorizes formation of community facilities districts, which impose special taxes to provide the financing of certain public facilities or services. Facilities that can be provided under the Mello-Roos Act include the purchase, construction, expansion, or rehabilitation of the following:

1. Local park, recreation, or parkway facilities;
2. Elementary and secondary school sites and structures;
3. Libraries;
4. Any other governmental facilities that legislative bodies are authorized to construct, own or operate including certain improvements to private property.

4.1.5 Other Methods Used to Finance Facilities

General Fund
The City of Chula Vista's general fund serves to pay for many public services throughout the City. Those facilities and services identified as being funded by general fund sources represent those that will benefit not only the residents of the proposed project, but also Chula Vista residents throughout the City. In most cases, other financing mechanisms are available to initially construct or provide the facility or service, then general fund monies would only be expected to fund the maintenance costs once the facility is accepted by the City.

State and Federal Funding
Although rarely available to fund an entire project. Federal and State financial and technical assistance programs have been available to public agencies, in particular the public school districts.

Dedications
Dedication of sites by developers for public capital facilities is a common financing tool used by many cities. In the case of Otay Ranch Village 6, the following public sites are proposed to be dedicated:

1. Roads (if public)
2. Park sites
3. Open space and public trail systems

Homeowners Associations
One or more Community Homeowner Associations may be established by the developer to manage, operate and maintain private facilities and common areas within Otay Ranch Village 6.

Developer Reimbursement Agreements
Certain facilities that are off-site of Otay Ranch Village 6 and/or provide regional benefits may be constructed in conjunction with the development of Otay Ranch Village 6. In such instances, developer reimbursement agreements will be executed to provide for a future payback to the developer for the additional cost of these facilities. Future developments are required to pay back their fair share of the costs for the shared facility when development occurs.

Special Agreements/Development Agreement

This category includes special development programs for financing construction of Telegraph Canyon Road and State Route 125. It also includes any other special arrangements between the City and the developer such as credits against fees, waiver of fees, or charges for the construction of specific facilities.

A development agreement can play an essential role in the implementation of the Public Facilities Financing Plan. The Public Facilities Financing Plan clearly details all public facility responsibilities and assures that the construction of all necessary public improvements will be appropriately phased with actual development, while the development agreement identifies the obligations and requirements of both parties.

4.1.6 Public Facility Finance Policies

The following finance policies were included and approved with the Growth Management Program to maintain a financial management system that will be implemented consistently when considering future development applications. These policies will enable the City to effectively manage its fiscal resources in response to the demands placed on the City by future growth.

1. Prior to receiving final approval, developers shall demonstrate and guarantee that compliance is maintained with the City's adopted threshold standards.

2. The Capital Improvement Program Budget will be consistent with the goals and objectives of the Growth Management Program. The Capital Improvement Program Budget establishes the timing for funding of all fee related public improvements.

3. The priority and timing of public facility improvements identified in the various City fee programs shall be made at the sole discretion of the City Council.

4. Priority for funding from the City's various fee programs shall be given to those projects which facilitate the logical extension or provision of public facilities as defined in the Growth Management Program.

5. Fee credits, reimbursement agreements, developer agreements or public financing mechanisms shall be considered only when it is in the public interest to use them or these financing methods are needed to rectify an existing facility threshold deficiency. Such action shall not induce growth by prematurely extending or upgrading public facilities.

6. All fee credit arrangements or reimbursement agreements will be made based upon the City's plans for the timing and funding of public facilities contained in the Capital Improvement Program Budget.

7. Public facility improvements made ahead of the City's plans to construct the facilities will result in the need for additional operating and maintenance funds. Therefore all such costs associated with the facility construction shall become the responsibility of the developer until such time as the City had previously planned the facility improvement to be made.

4.1.7 Cumulative Debt

The City of Chula Vista has an established policy limiting the maximum debt to be placed on a residential dwelling unit to an additional one percent above the property tax. This policy was restated in the adopted Growth Management Program.

Like many other cities, Chula Vista has long understood that it is not the only agency which can utilize public finance mechanisms and, therefore, cannot always guarantee that the total debt will remain at or below a maximum of 2 percent. As a result, the City makes an effort to coordinate its debt finance programs with the other special districts (schools and water) which provide service to the residents of Chula Vista to ensure that the cumulative debt does not become excessive. Coordination is also necessary to guarantee all public facilities needed to support a development can be financed and constructed as needed.

Debt capacity is found by totaling the assessed value of residential and commercial/industrial property and applying to this total two percent rate cap established by City policy as can be seen in Table O. Subtracting from this total assessed value the value of taxes resulting from application of the effective property tax rate as determined by the County Tax Collector (1.12%), produces the revenue available from indebtedness that could be placed on the property.

Table O.1 identifies $14,390,000 as the estimated cost of facilities that may qualify for debt financing. This amount is less than any of the alternative interest cost and bond term examples identified on the following page. Using the alternative of 6 % net interest cost (NIC) and 20 year bond term applied to a conservative $4 million in available annual debt service allows for the financing of approximately $ 45,880,000 in eligible improvements. This results in an excess bonding capacity of approximately $31,490,000 some of which will be utilized by school financing. Therefore, there appears to be sufficient revenue capacity available to finance the improvements listed, although additional analysis will be required at the time of the first utilization of debt financing in the SPA.

The Public Works Department generally requires the preparation of an assessment district feasibility plan for the build-out of a master planned community prior to initiation of the first assessment district in order to determine the debt capacity limits and benefit zones related to using public financing to fund infrastructure improvements.

Table O Estimated Revenue Available for Debt Service on Land Secured Financings			
DU's or Acres	**Assessed Value/Unit or Acre**	**FAR[41]**	**Total AV**
883 Single Family Detached	$275,000	N/A	$242,825,000
1,203 Multi-Use Residential Units	$152,000	N/A	$182,856,000
3.0 Commercial Acres	$2,172,000	N/A	$6,516,000
		Total Assessed Value	$432,197,000
		2.0% Tax Rate Cap by City Policy	$8,643,940
		1.03486% Tax Rate Utilized	$4,472,633
Annual revenue available to pay debt service @ 2.00% - 1.12%			$4,171,307

Using $4 million as a conservative amount available for annual debt service and varying the net interest cost (NIC) and term of bond, the following public facility costs could be funded through a financing vehicle such as Mello-Roos and special assessment districts bonds.

- A 5.5% (NIC) and 30 year term will fund approximately $72.7 million.
- A 6.5% (NIC) and 25 year term will fund approximately $61.0 million.
- A 6.5% (NIC) and 20 year term will fund approximately $55.1 million.
- A 7.5% (NIC) and 25 year term will fund approximately $55.7 million.
- A 7.5% (NIC) and 20 year term will fund approximately $51.0 million.

Table O.1 Estimate of Facilities Cost Potentially Funded from Debt Service		
Facility	**Segment**	**Estimated Roadway Costs**
1	La Media Road - Olympic Parkway to Street "J"	$1,300,000
2	Street "J" - Easterly Boundary of R-1 to La Media Road	$480,000
3	Street "J" - Street "R" to La Media Road	$1,150,000
4	Street "R" - Street "J"to Southerly Boundary of R-4	$730,000
5	Street "R" - East Palomar Street to Street "J"	$700,000
6	East Palomar - Olympic Parkway to Street "R"	$1,100,000
7	Street "J" - Easterly Boundary of R-2 to La Media Road	$480,000
8	Street "R" - Northerly Boundary of R-2 to Birch Road	$420,000
9	Birch Road - Street "R" to La Media Road	$1,260,000
10	La Media Road - Street "J" to Birch Road	$1,300,000
11	Birch Road - SR125 to Street "R"	$2,390,000
12	Street "R" - Birch Road to Northerly Boundary of R-11 site	$1,280,000
13	Otay Lakes Road - East "H" Street to Telegraph Canyon Rd	$1,800,000
TOTAL		**$14,390,000**

[41] Floor Area Ratio. Used as a percentage to calculate building square footage from parcel acreage.

4.1.8 Lifecycle Cost

Section 19.09.060 Analysis subsection F(2) of the Growth Management Ordinance requires the following:

"...The inventory shall include Life Cycle Cost ("LCC") projections for each element in 19.09.060(E)...as they pertain to City fiscal responsibility. The LCC projections shall be for estimated life cycle for each element analyzed. The model used shall be able to identify and estimate initial and recurring life cycle costs for the elements..."

Background

The following material presents information on the general aspects of life cycle cost analysis as well as its specific application to the City of Chula Vista operations. The discussion regarding the general benefits and process of LCC is meant to provide a common base of understanding upon which further analysis can take place.

Life cycle costing (LCC) is a method of calculating the total cost of asset ownership over the life span of the asset. Initial costs and all subsequent expected costs of significance are included in the life cycle cost analysis as well as disposal value and any other quantifiable benefits to be derived as a result of owning the asset. Operating and maintenance costs over the life of an asset often times far exceed initial costs and must be factored into the (decision) process.

Life cycle cost analysis should not be used in each and every purchase of an asset. The process itself carries a cost and therefore can add to the cost of the asset. Life Cycle Cost analysis can be justified only in those cases in which the cost of the analysis can be more than offset by the savings derived through the purchase of the asset.

Four major factors which may influence the economic feasibility of applying LCC analysis are:

1. Energy Intensiveness — LCC should be considered when the anticipated energy costs of the purchase are expected to be large throughout its life.
2. Life Expectancy — For assets with long lives (i.e., greater than five years), costs other than purchase price take on added importance. For assets with short lives, the initial costs become a more important factor.
3. Efficiency — The efficiency of operation and maintenance can have significant impact on overall costs. LCC is beneficial when savings can be achieved through reduction of maintenance costs.
4. Investment Cost — As a general rule, the larger the investment the more important LCC analysis becomes.

The four major factors listed above are not, however, necessary ingredients for life cycle cost analysis. A quick test to determine whether life cycle costing would apply to a purchase is to ask whether there are any post-purchase costs associated with it. Life cycle costs are a combination of initial and post-purchase costs.

Applications for LCC Analysis

The City of Chula Vista utilizes the concepts of life cycle cost analysis in determining the most cost effective purchase of capital equipment as well as in the determination of replacement costs for a variety of rolling stock. City staff uses LCC techniques in the preparation of the City's Five Year Capital Improvement Budget (CIP) as well as in the Capital Outlay sections of the annual Operating Budget.

In addition to these existing processes, the City should require the use of LCC analysis prior to or concurrent with the design of public facilities required by new development. Such a requirement will assist in the determination of the most cost effective selection of public facilities.

APPENDICES

A. Fiscal Impact Analysis Tables

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Table A-1
ABSORPTION SCHEDULE BY LAND USE

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Developed and Occupied Units/Net Acres 2003	2004	2005	2006	2007	2008	2009	2010	TOTAL
SINGLE FAMILY RESIDENTIAL UNITS	$275	100	200	300	400	500	600	700	806	806
MULTI-FAMILY RESIDENTIAL UNITS	$152	0	50	250	450	650	850	1050	1210	1210
COMMERCIAL ACRES	$2,172	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0	3.0

Table A-2
ASSESSED VALUE

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Assessed Value(000's) 2003	2004	2005	2006	2007	2008	2009	2010	TOTAL
SINGLE FAMILY RESIDENTIAL UNITS	$275	$ 27,500	$ 55,000	$ 82,500	$ 110,000	$ 137,500	$ 165,000	$ 192,500	$ 221,650	$ 221,650
MULTI FAMILY RESIDENTIAL UNITS	$152	$ -	$ 7,600	$ 38,000	$ 68,400	$ 98,800	$ 129,200	$ 159,600	$ 183,920	$ 183,920
COMMERCIAL ACRES	$2,172	$ -	$ -	$ -	$ -	$ -	$ 405	$ 405	$ 405	$ 405

Table A-3

SECURED PROPERTY TAX REVENUES		Secured Property Tax Revenue (000s) 2003	2004	2005	2006	2007	2008	2009	2010
TOTAL OTAY RANCH VILLAGE 6									
Total Assessed Values		$ 27,500	$ 62,600	$ 120,500	$ 178,400	$ 236,300	$ 294,605	$ 352,505	$ 405,975
Tax Rate	1.0%	$275	$626	$1,205	$1,784	$2,363	$2,946	$3,525	$4,060
TOTAL CHULA VISTA SHARE*	10.6%	**$29.2**	**$66.4**	**$127.7**	**$189.1**	**$250.5**	**$312.3**	**$373.7**	**$430.3**

Table A-4

UNSECURED PROPERTY TAX	Tax Per Acre	Unsecured Property Tax Revenue (000's) 2003	2004	2005	2006	2007	2008	2009	2010
Commercial Uses	$245.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.7	$0.7	$0.7
TOTAL OTAY RANCH VILLAGE 6		**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.7**	**$0.7**	**$0.7**

* Derived from discussions with the County Assessors Office and the City of Chula Vista (According to the Master Tax Agreement between

Table A-5

TIMATED PROPERTY TRANSFER TAX REVENUES

Single Family Resale Ratio	0.00007857
Commercial Resale Ratio	0.00003929

Product	Resale Rate (Years)	rty Transfer Tax (000s) 2003	2004	2005	2006	2007	2008	2009	2010
Single Family Units	7	$2.2	$4.3	$6.5	$8.6	$10.8	$13.0	$15.1	$17.4
Multi Family Units	7	$0.0	$0.6	$3.0	$5.4	$7.8	$10.2	$12.5	$14.5
Commercial Acres	14	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
TOTAL OTAY RANCH VILLAGE 6		**$2.2**	**$4.9**	**$9.5**	**$14.0**	**$18.6**	**$23.1**	**$27.7**	**$31.9**

Table A-6

ESTIMATED SALES TAX REVENUES

2000/2001 Budget	
For Sales Tax	$17,702,000

Land Use	Sales Tax Per Unit/Acre (000s)	ista's Share of Sales Tax (000s) 2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$0.303	$30.3	$60.6	$90.9	$121.2	$151.5	$181.8	$212.1	$244.2
Total Multi Family Units	$0.303	$0.0	$15.2	$75.8	$136.4	$197.0	$257.6	$318.2	$366.6
Total Commercial Acres	$1.482	$0.0	$0.0	$0.0	$0.0	$0.0	$4.4	$4.4	$4.4
TOTAL OTAY RANCH VILLAGE 6		**$30.3**	**$75.8**	**$166.7**	**$257.6**	**$348.5**	**$443.8**	**$534.7**	**$615.3**

Table A-7

ESTIMATED FRANCHISE FEES

1998/1999 Budget
For Franchise Fees $5,052,000

Land Use	Per Unit	se Fee Revenue (000's)							
		2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$33	$3.3	$6.6	$9.9	$13.2	$16.5	$19.8	$23.1	$26.6
Total Multi Family Units	$33	$0.0	$1.7	$8.3	$14.9	$21.5	$28.1	$34.7	$39.9
Total Commercial Acres	$1,544	$0.0	$0.0	$0.0	$0.0	$0.0	$4.6	$4.6	$4.6
TOTAL OTAY RANCH VILLAGE 6		**$3.3**	**$8.3**	**$18.2**	**$28.1**	**$38.0**	**$52.5**	**$62.4**	**$71.2**

Table A-8

ESTIMATED TRANSIENT OCCUPANCY TAX

1998/1999 Budget
For Transient Occupancy Tax $2,064,000

Land Use	TOT per Unit/Net Acre	Transient Occupancy Tax (000's)							
		2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$3	$0.3	$0.6	$0.9	$1.2	$1.5	$1.8	$2.1	$2.4
Total Multi Family Units	$3	$0.0	$0.2	$0.8	$1.4	$2.0	$2.6	$3.2	$3.6
Total Commercial Acres	$78	$0.0	$0.0	$0.0	$0.0	$0.0	$0.2	$0.2	$0.2
TOTAL OTAY RANCH VILLAGE 6		**$0.3**	**$0.8**	**$1.7**	**$2.6**	**$3.5**	**$4.6**	**$5.5**	**$6.2**

Table A-9

ESTIMATED UTILITY TAX

1998/1999 Budget
For Utility Tax $3,705,000

Land Use	Tax per Unit/Net Acre	Utility Tax Revenue (000's)							
		2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$24	$2.4	$4.8	$7.2	$9.6	$12.0	$14.4	$16.8	$19.3
Total Multi Family Units	$24	$0.0	$1.2	$6.0	$10.8	$15.6	$20.4	$25.2	$29.0
Total Commercial Acres	$1,132	$0.0	$0.0	$0.0	$0.0	$0.0	$3.4	$3.4	$3.4
TOTAL OTAY RANCH VILLAGE 6		**$2.4**	**$6.0**	**$13.2**	**$20.4**	**$27.6**	**$38.2**	**$45.4**	**$51.8**

Table A-10

ESTIMATED BUSINESS LICENSE REVENUE

1998/1999 Budget	
For Business License Tax	$915,200

Land Use	Average Business License Fee Per Acre	Business License Fees (000's) 2003	2004	2005	2006	2007	2008	2009	2010
Total All Commercial Acres	$598	$0.0	$0.0	$0.0	$0.0	$0.0	$1.8	$1.8	$1.8
TOTAL OTAY RANCH VILLAGE 6		**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$1.8**	**$1.8**	**$1.8**

Table A-11

ESTIMATED MISCELLANEOUS REVENUES

1998/1999 Budget	Total Budget	Allocation of Budget: Residential	Allocation of Budget: Commercial	Per House Unit	Per Comm. Acre
Animal License	$63,072	$63,072		$1.11	
Bicycle License	$0	$0		$0.00	
Motor Vehicle Licenses	$8,798,000	$8,798,000		$154.55	
State HOPTR	$0	$0		$0.00	
Gas Tax	$2,365,320	$2,069,655	$224,705	$36.36	$188.2
Library Fines	$195,472	$195,472		$3.43	
Parking Citations	$266,500	$199,875	$50,635	$3.51	$42.4
Charges for Current Services					
Swimming Pools	$0	$0		$0.00	
Recreation Program	$477,908	$477,908		$8.40	
Park Reservation Fees	$0	$0		$0.00	
Other Park & Recr. Fees	$0	$0		$0.00	
Total Misc. Revenue	$12,166,272	$11,803,982	$275,340		
	Per Unit/Acre			$207.36	$230.57

Land Use	Per Unit/Acre	Miscellaneous Revenue (000's) 2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$207.36	$20.7	$41.5	$62.2	$82.9	$103.7	$124.4	$145.2	$167.1
Total Multi Family Units	$207.36	$0.0	$10.4	$51.8	$93.3	$134.8	$176.3	$217.7	$250.9
Total Commercial Acres	$230.57	$0.0	$0.0	$0.0	$0.0	$0.0	$0.7	$0.7	$0.7
TOTAL OTAY RANCH VILLAGE 6		**$20.7**	**$51.8**	**$114.0**	**$176.3**	**$238.5**	**$301.4**	**$363.6**	**$418.7**

Table A-12

ESTIMATED EXPENDITURES FOR GOVERNMENT ADMINISTRATION

2000/2001 Budget For Government Administration	$11,925,269

Land Use	Allocated Cost
All Land Uses	22.2% of total line operations

Land Use	Government Administration (000's)							
	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL OTAY RANCH VILLAGE 6	**$15.3**	**$38.2**	**$83.9**	**$129.7**	**$175.8**	**$226.2**	**$287.0**	**$327.5**

Table A-13

ESTIMATED PLANNING COST

(Non-Current)

2000/2001 Budget For Planning Expenditures	$1,187,606

	Cost per Unit /Net Acre
Residential	$16.43
Commercial	$129.90

Land Use	Planning Costs (000's)							
	2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$1.6	$3.3	$4.9	$6.6	$8.2	$9.9	$11.5	$13.2
Total Multi Family Units	$0.0	$0.8	$4.1	$7.4	$10.7	$14.0	$17.3	$19.9
Total Commercial Acres	$0.0	$0.0	$0.0	$0.0	$0.0	$0.4	$0.4	$0.4
TOTAL OTAY RANCH VILLAGE 6	**$1.6**	**$4.1**	**$9.0**	**$14.0**	**$18.9**	**$24.2**	**$29.1**	**$33.5**

Table A-14

ESTIMATED POLICE PROTECTION COST

2000/2001 Budget For Police Expenditures	$26,587,483

	Cost per Unit/Net Acre
Residential	$339.47
Commercial	$5,050

	Police Protection Costs (000's)							
Land Use	2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$33.9	$67.9	$101.8	$135.8	$169.7	$203.7	$237.6	$273.6
Total Multi Family Units	$0.0	$17.0	$84.9	$152.8	$220.7	$288.5	$356.4	$410.8
Total Commercial Acres	$0.0	$0.0	$0.0	$0.0	$0.0	$15.1	$15.1	$15.1
TOTAL OTAY RANCH VILLAGE 6	**$33.9**	**$84.9**	**$186.7**	**$288.5**	**$390.4**	**$507.4**	**$609.2**	**$699.5**

Table A-15

ESTIMATED FIRE PROTECTION COST

2000/2001 Budget For Fire Expenditures	$8,303,616

	Cost per Unit /Net Acre
Residential	$145.87
Commercial	$1,577

	Fire Protection Costs (000's)							
Land Use	2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$14.6	$29.2	$43.8	$58.3	$72.9	$87.5	$102.1	$117.6
Total Multi Family Units	$0.0	$7.3	$36.5	$65.6	$94.8	$124.0	$153.2	$176.5
Total Commercial Acres	$0.0	$0.0	$0.0	$0.0	$0.0	$4.7	$4.7	$4.7
TOTAL OTAY RANCH VILLAGE 6	**$14.6**	**$36.5**	**$80.2**	**$124.0**	**$167.7**	**$216.2**	**$260.0**	**$298.8**

Table A-16

ESTIMATED LIBRARY COST

2000/2001 Budget For Library Expenditures	$6,429,116

	Cost per Unit/Net Acre
Residential	$112.94
Commercial	$0

	Library Costs (000's)							
Land Use	2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$11.3	$22.6	$33.9	$45.2	$56.5	$67.8	$79.1	$91.0
Total Multi Family Units	$0.0	$5.6	$28.2	$50.8	$73.4	$96.0	$118.6	$136.7
Total Commercial Acres	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
TOTAL OTAY RANCH VILLAGE 6	**$11.3**	**$28.2**	**$62.1**	**$96.0**	**$129.9**	**$163.8**	**$197.6**	**$227.7**

Table A-17

ESTIMATED EXPENDITURES FOR PUBLIC WORKS

2000/2001 Budget For Public Works	$17,530,224	Cost Allocation Unit/Acre	
		Residential	Commercial
Operations			
Administration	$631,275	$11.61	$91.76
Traffic Operations	$526,180	$676.32	per lane mile
Street Maintenance	$1,136,493	$1,460.79	per lane mile (1)
Street Sweeping	$356,330	$345.76	per lane mile
Street Tree Maintenance	$595,657	$416.67	per street mile
Wastewater Maintenance	$2,315,870	self supporting	
Wastewater Lift Station Maint.	$459,964	self supporting	
Engineering			
Traffic Signal Maint.			
Signal costs	$466,691	$3,287	per signal
Street light costs	$700,036	$111	per street light
Transit Service Operations	$180,655	self supporting	
Environmental Mgmt	$164,207	self supporting	

1) Estimated at 20% in year 5, 40% in year 6, to 100% in year 9

	Public Works Expenditures (000's)								
	2003	2004	2005	2006	2007	2008	2009	2010	TOTAL
Public Street Lane Miles *	0.4	1.0	2.2	3.4	4.6	5.8	7.0	7.9	7.9
Public Street Miles *	1.3	3.2	7.0	10.8	14.6	18.4	22.2	25.3	25.3
Street Lights**	6	15	33	51	69	87	105	119	119
Signals**	0	0	0	0	0	0	0	0	0
Operations Admin.	$ 1.2	$ 2.9	$ 6.4	$ 9.9	$ 13.3	$ 16.8	$ 20.3	$ 23.4	
Street Mile Costs	$ 0.5	$ 1.3	$ 2.9	$ 4.5	$ 6.1	$ 7.7	$ 9.3	$ 10.5	
Lane Mile Costs	$ 0.4	$ 1.0	$ 2.2	$ 3.5	$ 4.7	$ 5.9	$ 7.2	$ 8.0	
Street Maint.***	$ -	$ -	$ -	$ -	$ 1.3	$ 1.7	$ 2.0	$ 2.3	
Signal/street light costs	$ 0.7	$ 1.7	$ 3.7	$ 5.7	$ 7.7	$ 9.7	$ 11.7	$ 13.2	
TOTAL OTAY RANCH VILLAGE 6	**$ 2.8**	**$ 6.9**	**$ 15.2**	**$ 23.5**	**$ 33.1**	**$ 41.8**	**$ 50.4**	**$ 57.5**	

* The phasing of streets were estimated based on the estimated absorption of residential units.

** The phasing of signals and street lights were based on the phasing of streets

***Represent a 15 year annual average during the period from 2003 to 2017

Table A-18

ESTIMATED EXPENDITURES FOR PARK AND RECREATIONS

Estimated Park Development Schedule	Park Acres							
	2003	2004	2005	2006	2007	2008	2009	2010
	0	0	0	0	0	0	7.6	7.6

2000/2001 Budget For Park & Recreation	$5,644,290	Cost Allocation Unit/Acre	
Parks, Recreation and Open Space	$5,644,290		
Parks	$3,012,952	$8,866	per park acre
Administration - Parks	$385,488		
Administration - Open Space	$334,552		provided by lighting and landscape district
Maintenance	$2,292,912		
General	$2,147,445		
Marina Park	$271,425		Not Applicable
Recreation	$2,564,298	$45.05	per housing unit
Administration- Recreation	$237,124	$4.17	per housing unit
Swimming & Sports	$868,943	$15.26	per housing unit
Senior and youth Services	$303,107	$5.32	per housing unit
Recreation Facilities	$1,155,124	$20.29	per housing unit

	Park and Recreations(000's)							
	2003	2004	2005	2006	2007	2008	2009	2010
Park	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$67.4	$67.4
Recreation	$4.5	$11.3	$24.8	$38.3	$51.8	$65.3	$78.8	$90.8
TOTAL OTAY RANCH VILLAGE 6	**$4.5**	**$11.3**	**$24.8**	**$38.3**	**$51.8**	**$65.3**	**$146.2**	**$158.2**

Table N
Otay Ranch Village 6 Project
Absorption Schedule and Market Values by Land Use

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Developed and Occupied Units/Acres							
		2003	2004	2005	2006	2007	2008	2009	2010
SINGLE FAMILY RESIDENTIAL UNITS	$275	100	200	300	400	500	600	700	883
MULTI FAMILY RESIDENTIAL UNITS	$152	0	50	250	450	650	850	1050	1203
TOTAL RESIDENTIAL UNITS		100	250	550	850	1150	1450	1750	2086
COMMERCIAL ACRES	$2,676	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0

Source: McMillin Cos., Otay Ranch Co.,
City of Chula Vista,
CIC Research, Inc.

Table N.6
Net Fiscal Impact of the Otay Ranch Village 6 Project
On the City of Chula Vista

Revenue Sources	Revenues (In Thousands)							
	2003	2004	2005	2006	2007	2008	2009	2010
Secured Property Tax	$29.2	$66.4	$127.7	$189.1	$250.5	$312.3	$373.7	$451.7
Unsecured Property Tax	$0.0	$0.0	$0.0	$0.0	$0.0	$0.7	$0.7	$0.7
Property Transfer Tax	$2.2	$4.9	$9.5	$14.0	$18.6	$23.1	$27.7	$33.5
Sales & Use Tax	$30.3	$75.8	$166.7	$257.6	$348.5	$443.8	$534.7	$636.5
Franchise Tax	$3.3	$8.3	$18.2	$28.1	$38.0	$52.5	$62.4	$73.5
TOT Tax	$0.3	$0.8	$1.7	$2.6	$3.5	$4.6	$5.5	$6.5
Utility Tax	$2.4	$6.0	$13.2	$20.4	$27.6	$38.2	$45.4	$53.5
Business License	$0.0	$0.0	$0.0	$0.0	$0.0	$1.8	$1.8	$1.8
Miscellaneous Revenues	$20.7	$51.8	$114.0	$176.3	$238.5	$301.4	$363.6	$433.2
TOTAL REVENUES	**$88.3**	**$213.9**	**$450.9**	**$687.9**	**$925.0**	**$1,178.3**	**$1,415.4**	**$1,690.8**

Expenditure Sources	Expenditures (In Thousands)							
	2003	2004	2005	2006	2007	2008	2009	2010
Government Admin.	$15.3	$38.1	$83.8	$129.6	$175.6	$225.8	$286.6	$337.9
Planning	$1.6	$4.1	$9.0	$14.0	$18.9	$24.2	$29.1	$34.7
Police	$33.9	$84.9	$186.7	$288.5	$390.4	$507.4	$609.2	$723.3
Fire	$14.6	$36.5	$80.2	$124.0	$167.7	$216.2	$260.0	$309.0
Library	$11.3	$28.2	$62.1	$96.0	$129.9	$163.8	$197.6	$235.6
Public Works	$2.7	$6.8	$14.8	$22.8	$32.1	$40.4	$48.7	$58.3
Park and Recreation	$4.5	$11.3	$24.8	$38.3	$51.8	$65.3	$146.2	$161.3
TOTAL EXPENDITURES	**$84.0**	**$209.9**	**$461.5**	**$713.2**	**$966.4**	**$1,243.2**	**$1,577.5**	**$1,860.1**

	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL REVENUES	$88.3	$213.9	$450.9	$687.9	$925.0	$1,178.3	$1,415.4	$1,690.8
TOTAL EXPENDITURES	$84.0	$209.9	$461.5	$713.2	$966.4	$1,243.2	$1,577.5	$1,860.1
NET FISCAL IMPACT	**$4.4**	**$4.0**	**($10.6)**	**($25.3)**	**($41.4)**	**($64.8)**	**($162.1)**	**($169.3)**

Source: CIC Research, Inc.

SECTION II.6

VILLAGE SIX COMPREHENSIVE AFFORDABLE HOUSING PROGRAM

A COMPREHENSIVE PLAN
FOR
THE PROVISION OF
AFFORDABLE HOUSING

Approved by the Chula Vista City Council
Resolution No. 2002-022
Date: January 22, 2002

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II.6.1 INTRODUCTION

The City of Chula Vista ("City"), along with all other cities in California, is required by state law to have a Housing Element as a component of its General Plan. The Housing Element describes the housing needs of the community and the responses necessary to fulfill them.

The City of Chula Vista Housing Element of 1991 contains numerous objectives, policies and related action programs to accomplish these objectives. Key among these policies is the affordable housing policy which requires that residential development with fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for low and moderate income households, one-half of these units (5% of the total project) being designated to low income and the remaining five percent (5%) to moderate income households.

In order to guarantee the provision of Affordable Housing opportunities, the City requires that a specific Affordable Housing Program ("AHP") and agreement be consistent with the Housing Element of the Chula Vista General Plan and be prepared and signed by the Developer. This Affordable Housing Program is intended to delineate how, when and where the units would be provided, intended subsidies, income rent restrictions and methods to verify compliance. The program may be implemented through various mechanisms including development agreements, tentative map conditions, and specific housing project agreements which may impose additional terms and conditions consistent herewith.

The Village Six Comprehensive Affordable Housing Program, as used herein, applies to all neighborhoods within the Village Six SPA in the Otay Ranch General Development Plan. However, there are two separate ownership interests within the Village Six SPA and the obligations have been separated accordingly.

The Village Six Comprehensive Affordable Housing Program is consistent with the City's affordable housing policies Within the McMillin portion, 35 low income and 35 moderate income units are required. That low-income obligation may be satisfied by the use of credits from both Rancho del Rey (17 credits) and the Teresina project in Village 5 (12 credits), and subject to the terms and conditions outlined in the Affordable Housing executed on February 10, 1990 (known as Document No. 1998.0115872 recorded in the San Diego County Recorder's office). Any remaining low-income units will be satisfied by providing granny flat units within neighborhoods R-1 and R-3, or the requirement may be deferred to a future Village wherein McMillin has sufficient multi-family units (Village 7 or planning area 12). The moderate-income units will be provided within neighborhood R-10, planned as market rate condominium units Within the Otay Ranch Company portion, 67 low income and 67 moderate income housing units are required. The low-income obligation may *be satisfied at the Otay Ranch Company's discretion by either the use of*

existing credits from the Otay Ranch Village One R-47/C-1 affordable housing project, and/or the provision of low income housing units on neighborhood R7b, or R-8, orR-9b in Village 6. The moderate income units will be provided within neighborhoods R-7a, R-8 or R-9a. Village Six is planned to include a total of 2086 housing units.

The location of candidate low and moderate income housing sites is shown on Exhibit 1, Low and Moderate Income Housing Sites. *To the extent that the property owner satisfies its, low and/or moderate housing obligations on one or more of these candidate sites, the selection of which site or sites to use shall be entirely on the property owner's discretion. In the event that the provision of low and/or moderate income housing units in Village 6 results in the provision of more units than required herein, the property owner or its successors or assigns shall be permitted to use such excess credits elsewhere within the boundaries of the Otay Ranch General Development Plan.*

II.6.2 DEFINITIONS

Affirmative Marketing Plan:

An outline that details actions the developer will take to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, sex, sexual orientation, marital status, familiar status, color, religion, national origin, ancestry, handicap, age, or any other category which may be defined by law now or in the future.

Low Income Household:

A household of persons who claim primary residency at the same unit with combined incomes that do not exceed 80% of the Area Median Income for the San Diego area (adjusted annually) based on household size., as established by and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937 and as also published in the California Administrative Code. See Exhibit "___" for the annual income limits as published by the United States Department of Housing and Urban Development (HUD). Household size is calculated by the number of persons residing at the same unit as their primary residency.

Moderate Income Household:

A household of persons who claim primary residency at the same unit with combined incomes between 80% to 120% of the Area Median Income for the San Diego area (adjusted annually) based on household size, as established by and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937 and as also published in the California Administrative Code. See Exhibit "___" for the annual income limits as published by the United States Department of Housing and Urban Development (HUD).

Household size is calculated by the number of persons residing at the same unit as their primary residency.
San Diego Area Median Income:

The San Diego County area median income level as determined from time to time by the Department of Housing and Urban Development, United States Government, based on household size.

Subsidized Financing:

Any financing provided by any public agency specifically for the development and construction of low or moderate income housing units, including but not limited to the following:

- Low Income Housing Tax Credits (LIHTC) – statewide competition;
- Housing Bonds – State;
- Housing Bonds – City;
- Redevelopment Low and Moderate-income Housing fund – Redevelopment Agency;
- HOME – City and County;
- CDBG – City; and,
- Other Public Financing – State and Federal

II.6.3. NEEDS ASSESSMENT

According to SANDAG's Preliminary 2020 Cities/County Forecast, Chula Vista is expected to gain 46,000 new residents and 13,801 new households. The characteristics of the City's population, housing, and employment that affect its housing goals, policies, and programs include:

- Chula Vista residents have household income and age characteristics that nearly match the regional median.
- The population has more diversity in race/ethnicity than the region, in that 44 percent of the population is white (non-Hispanic) and 42 percent is Hispanic (all races), this compares to 61 percent and 23 percent respectively.

- Household size is slightly larger than the region, at 3.0 persons per household for Chula Vista, compared to 2.83 persons per household for the region.

- A large supply of vacant developable land is planned for communities with a wide variety of densities and land use types.

- The well established neighborhoods and master planned neighborhoods create different opportunities and require a different set of policies and programs to address housing needs.

- The City's diverse employment base will grow by more than 47 percent between 1995 and 2005, with the majority of growth in the retail, service, and government sectors.

- A high rate of new home construction is anticipated due to the many approved master planned communities in the City.

- Reinvestment in the well-established neighborhoods of Western Chula Vista continues to be needed.

- Approximately 13,000 units will be 50 years or older by 2004.

- A home ownership rate of 53 percent is nearly the same as the region's rate of 54 percent.

- The very low rental vacancy rate of 1.1 percent indicates likely increased housing costs and greater likelihood of over-crowding.

- The median housing cost (resale) of $177,000 is $18,500 less than the region's median cost of $195,500.

- Average rents are 10 percent to 30 percent lower than the region wide average rents.

The City has two sets of numerical housing goals established by SANDAG, which are also addressed in the Housing Element; the City's share of the region's future housing needs (regional share goals) and the affordable housing goal for self-certification. The total regional share goal is 10,401 new housing units of which 1,889 are very low-income units and 1,535 are low-income units. The estimated affordable housing goal for self-certification in 2004 is 1,029 housing opportunities for low-income households.

II.6.4 VILLAGE SIX AFFORDABLE HOUSING PROGRAM

II.6.4.1 LOW INCOME HOUSING

- Requirements

The Village Six development is required to provide a minimum of 10% of the number of permitted dwelling units as affordable housing, of which one-half shall be provided as low income housing and one- half will be provided as moderate income housing

Based on the total number of permitted dwelling units, a total of 204 low and moderate-income housing units are required to be provided, of which 102 will be provided for low-income households, and 102 will be provided for moderate-income households. *The McMillin obligation is to provide 35 low-income and 35 moderate income units. The Otay Ranch Company obligation is to provide 67 low-income and 67 moderate income units.*

- Types of Affordable Housing

The housing policies and programs established in the City of Chula Vista General Plan Housing Element advocate a broad variety and diversity of housing types. The affordable housing obligations of Village Six development will be met through a combination of housing types that may include rental housing, "for-sale" housing, second dwelling units or other forms of housing. In general, low income housing needs will be satisfied through the provision of rental units and "for-sale" housing. *It is anticipated that* housing opportunities to meet the need of moderate-income households will be primarily provided by "for-sale" housing, *but rental units shall not be precluded or discouraged.* In addition, McMillin is utilizing credits available from excess units built in prior projects in Rancho del Rey and Otay Ranch Village 5. Otay Ranch Company is utilizing excess credits from a project in Village One of SPA I.

- Site Selection Criteria

The location of affordable housing developments shall take into consideration proximity and availability of the following:

a. Existing or proposed public transit facilities, including bus routes along arterial highways, or transportation routes;

b. Existing or proposed community facilities and services, such as retail, commercial and support services, public facilities and schools; and,

c. Existing or future employment opportunities.

Every effort will be made to ensure compatibility with adjacent residential units (i.e., densities, design, etc.).

- Design

Affordable housing shall be compatible with the design and use of the market rate units, in terms of appearance, materials, and finish quality. The developer shall have the option of reducing the interior amenities, levels, and square footage of the affordable units.

- Unit Mix By Bedroom Count

The affordable units shall have an overall unit mix by bedroom count which reflects the appropriate community need. Given that 14 percent of the households in Chula Vista (according to the 1990 Census) are large families of five persons or more and a desire on the part of the City to have housing opportunities for these families throughout the City, proposed affordable housing developments shall provide a minimum number of three or more bedrooms. A minimum of fifteen (15) percent of the required affordable units shall have three or more bedrooms to meet the needs of larger families. Affordable housing to be sold and occupied by income eligible households (for sale units) shall also provide a minimum of two bedrooms.

Should the developer satisfy the affordable housing obligation through the provision of housing for senior citizens as defined by Section 51.3 of the California Civil Code, the developer does not need to provide three bedroom units. However, the developer may only satisfy such obligation through the provision of housing for senior citizens if the City considers such housing to be a high priority need *and/or* it provides advantages as to location, diversity of housing types, and/or affordability levels *and/or* other factors deemed to be of significant concern by the City.

- Affordable Housing Credits For Large Units

Given that 14 percent of the households in Chula Vista, according to the 2000 Census, are large families of five persons or more and a lack of large units to accommodate these households, the city desires to encourage the development of large family units of three or more bedrooms. The City will provide a*n* additional 0.5 unit credit for those three bedroom units created and a 1 unit credit for those four bedroom units.

- Low Income Housing Sites

Sites have been selected *as potential sites* for low income housing units within Village Six (See Exhibit 1). *To the extent a property owner is required to satisfy its obligations herein within Village Six, the selection of which of the potential sites within the property owner's ownership is to be used, shall be solely within the property owner's discretion.*

- Phasing

The low income housing units have been provided in prior phases of Otay Ranch Development. The additional six units required of the McMillin Company will be provided either by utilizing "granny-flat" units in the initial phase of development, or by transferring the remaining obligation to a future Village. *The additional 67 units required of the Otay Ranch Company will be provided, at the Otay Ranch Company's discretion, either by use of its existing credits from the Otay Ranch Village One R-47/C-1 affordable housing project or the provision of low income housing units on Neigborhoods R7b, R-8. The Otay Ranch Company may also use "granny flats" in single-family neighborhoods to satisfy the obligation or pay fees in lieu.*

- Implementation Schedule

Low Income Housing **Village Six Comprehensive Affordable Housing Program**	
Timing	**Items to be Completed**
McMillin: Prior to "B" Map for Neighborhoods R-1 and R-3	In order to respond to the unique conditions of each development, McMillin or Otay Ranch Company may, at the sole descretion of City Council, enter into an Agreement to satisfy their respective low income affordable housing obligation through the following options: 1. Provisions of affordable for-sale or rental housing units at those identified candidate sites; 2. Second Dwelling units; 3. Utilizing available affordable housing credits; 4. Defer obligation to a future Village wherein McMillin
Otay Ranch Co: Prior to "B" Map for Neighborhood R-7b, R-8 and R-9b	

- Contingency Plan

Developer shall diligently pursue completion of the construction of the low-income housing units as per the above implementation schedule. However, if the performance obligations are not achieved as per the implementation schedule, in addition to any and all other rights and remedies the City may have to enforce Developer's affordable housing obligations, the

City shall have the right to require that the surplus low-income units be automatically used to satisfy the low-income housing obligation of Village Six. In any event, each owner within Village Six shall only be obligated to perform according to their respective Affordable Housing Agreement.

II.6.4.2 MODERATE INCOME HOUSING

- Moderate Income Housing Requirements

Village 6 includes 2,086 housing units of which five percent (5%), or105, must be moderate income housing units. The moderate income housing obligation may be met through a combination of housing types including rental and "for sale" housing.

- Moderate Income Housing Sites

Various neighborhoods have been selected as the sites for moderate income housing units within Village Six. The location of these neighborhoods are distributed throughout the project (refer to Village Six SPA Plan).

Phasing

The moderate income housing for McMillin, 35 units, would be completed in the initial phase of their ownership in Parcel R-10, which contains 212 market rate condominium units. Implementation Schedule

Moderate Income Housing Village Six Comprehensive Affordable Housing Program McMillin (Blue Phase)	
Timing	**Items to be Completed**
Prior to "B" Map for R-10	Enter into an Affordable Housing Agreement that specifies the timing of provision of the 35 moderate-income units within R-10.
Moderate Income Housing Village Six Comprehensive Affordable Housing Program Otay Ranch Company (Green and Yellow Phase)	
Timing	**Items to be Completed**
Prior to initial "B" Map for R-7b, R-8 or R-9b	Enter into an Affordable Housing Agreement that specifies the timing of provision of the 67 moderate-income units.

II.6.4.3 AFFORDABLE HOUSING RESTRICTIONS

- Income Eligibility

To determine the eligibility of a household for the low income housing unit, the household purchasing or renting the affordable unit must qualify as a low income household, as established by and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937 and as also published in the California Administrative Code. See Exhibit 2 for the annual income limits as published by the United States Department of Housing and Urban Development (HUD).

- Affordable Monthly Rents

For rental housing, compliance with the affordable housing requirements is determined by verifying that the total rent cost paid by the tenant is considered affordable as defined below.

To determine affordable rent costs, monthly "Affordable Rent" includes all actual or projected monthly payments for the following:1

- Use and occupancy of a housing unit and the associated land and facilities;
- Any separately charged fees and service charges assessed by the lessor which are required by all tenants but is not to include security deposits;
- A reasonable allowance for utilities (including garbage collection, sewer, water, electricity, gas and other heating, cooking, and refrigeration fuels but not to include telephone service, cable TV, or high speed modem) as defined by the Federal Regulations for the Tenant Based Rental Assistance Program; and,
- Possessory interest taxes or other fees and charges assessed for use of the associated land and facilities by a public or private entity other than the lessor.

1 25 California Code of Regulations Section 6918

Affordable monthly rent is not to exceed the following calculations:

- Very Low Income: 50 percent of the Area Median Income (AMI) for San Diego County, adjusted for household size appropriate for the unit, multiplied by 30 percent and divided by 12.
- Low Income: 80 percent of the Area Median Income (AMI) for San Diego County, adjusted for household size appropriate for the unit, multiplied by 30 percent and divided by 12.
- Moderate-income: 120 percent of the Area Median Income (AMI) for San Diego County, adjusted for household size appropriate for the unit, multiplied by 28 but not more that 35 percent and divided by 12.

Should subsidized financing and other incentives from a public agency be proposed and obtained, the affordable monthly rent shall be dictated by such program or granting Agency. If no affordable rent is specified, affordable monthly rents shall be established in accordance with Section 50053 of the California Health and Safety Code.

- Affordable Housing Costs for Owner Occupied Housing

For ownership housing (for sale units), compliance with the affordable housing requirements is determined by verifying that the sales price paid by the buyer equates to a total housing cost that is considered affordable as defined below.

To determine affordable housing costs, monthly "Housing Payments" includes all actual or projected monthly payments for the following:

- Principal and interest on a mortgage loan, including rehabilitation loans, at the time of initial purchase by the home buyer;
- Allowances for property and mortgage insurance;
- Property taxes and assessments; and
- Homeowner association fees.

Affordable monthly housing payments are not to exceed the following calculations:

- Very Low Income: 50 percent of the Area Median Income (AMI) for San Diego County, adjusted for household size appropriate for the unit, multiplied by 30 percent and divided by 12.
- Low Income: 80 percent of the Area Median Income (AMI) for San Diego County, adjusted for household size appropriate for the unit, multiplied by 30 percent and divided by 12.

- Moderate-income: 120 percent of the Area Median Income (AMI) for San Diego County, adjusted for household size appropriate for the unit, multiplied by 28 but not more that 35 percent and divided by 12.

Should subsidized financing and other incentives from a public agency be proposed and obtained, the affordable monthly housing payment shall be dictated by such program or granting Agency. If no affordable monthly housing payment is specified, the affordable monthly housing payment shall be established in accordance with Section 50052.5 of the California Health and Safety Code.

- Underwriting Requirements

To ensure the preservation of affordability of proposed low and moderate-income housing and the financial viability of program participants, the City shall encourage the following policies:

- Fixed rate mortgages only. No adjustable rate mortgages;
- Affordable monthly housing payments not to exceed 33 percent of household income ("Front End Ratio"). Total debt payments not to exceed 45 percent of household income ("Back End Ratio");
- No "teaser" rates; and,
- No non-occupant co-borrowers.

- Resale Provisions of Owner Occupied Housing

In order to ensure the continued affordability of the units, resale of the units must be restricted for the required term of thirty (30) years. After initial sale of the affordable units to a low-income household, all subsequent buyers of such units must also be income eligible and the unit must be sold at an affordable price. A developer may opt to have no income or sales price restriction for subsequent buyers, provided however that restrictions to the satisfaction of the City are in place that would result in the recapture by the City or its designee of a financial interest in the units equal to the amount of subsidy necessary to make the unit affordable to a low income household and a proportionate share of any equity, to be determined and specified within the Affordable Housing Agreement executed for the proposed affordable housing development. Funds recaptured by the City shall be used to provide assistance to other identified affordable housing production or contributions to a special needs housing project or program. To the extent possible, projects using for-sale units to satisfy the obligations of developers under the City's Affordable Housing Program shall be designed to be compatible with conventional mortgage financing programs including secondary market requirements.

- Term of Affordability Restrictions

Should subsidized financing be proposed and obtained, income and rent restrictions for an affordable rental project shall be implemented for the remaining life of the project, which is presumed to be a minimum of fifty-five (55) years from the date of completion of the final inspection for each structure. In the event that no subsidized financing is obtained, such affordability restrictions shall remain in effect for thirty (30) years from the date of completion of the final inspection for each structure. The term of affordability and resale restrictions for affordable for-sale units is more appropriately described above, "Resale Provisions of Owner Occupied Housing".

- Priority For Occupancy or Sale of Units

Priority for the occupancy or sale of income or rent restricted units shall be given to individuals who have been residents of or employed within the City of Chula Vista for a minimum of one year prior to application.

II.6.4.3 SUBSIDIES, INCENTIVES AND FINANCING MECHANISMS

The City agrees to use its reasonable best efforts to assist the developer in pursuing the benefit of certain financing mechanisms, subsidies, and other incentives to facilitate the provision of affordable housing for low and moderate income households to the extent such resources and programs for this purpose are available. These mechanisms, subsidies, and incentives, which could reduce the cost of providing affordable housing, include, but are not limited to, local, state and federal subsidies, City density bonuses, planning and design and development techniques and standards, and City fee subsidies, deferrals or waivers (collectively, the "Cost Reducing Mechanisms").

Potential subsidies, incentives, and financing mechanisms that may be used to facilitate the provision of affordable housing include the following:

- Low Income Housing Tax Credits (LIHTC) - statewide competition;
- Housing Bonds - State;
- Housing Bonds - City;
- Redevelopment Low and Moderate-income Housing fund - Redevelopment Agency;
- HOME - City and County;
- CBDG - City; and
- Other Public Financing - State and Federal.

This list is not intended to limit the use of other subsidies, incentives, or other financing mechanisms that are now available or may become available in the future.

The parties acknowledge that the City is not hereby committing and cannot guarantee the availability of any Cost Reducing Mechanisms to the Developers for Village Six. The City reserves the right to approve or disapprove, in its sole discretion, any developer request for substantial financing.

- Density Bonus

Projects which meet the applicable requirements of State Law (Government Code Section 65915) as a result of the affordable housing units are entitled to a density bonus or other additional incentives in accordance with the provisions of such law.

II.6.4.4 COMPLIANCE REPORTING

All Compliance Reports shall be submitted to the City of Chula Vista Community Development Department and an independent trustee hired by the Developer to monitor the Developer's compliance. The requirements imposed by providers of subsidized financing or other Cost Reducing mechanisms may replace the terms described below if City so approves.

Rental Units' Compliance Packet and Audit

a. Should a Developer seek approval by the City to credit a tenant toward its low income housing obligation, the Developer must give the City, at a minimum, a compliance packet including the following:

- Supplemental Rental Application - Exhibit 3
- Semi-Annual Report - Exhibit 4-A, 3-B, 3-C
- Authorization to Release Information by Purchaser
- Acknowledgment that the Information is for City's Reporting and Administration Use Only

Developer shall not be required to perform any extraordinary investigation or verification regarding such information other than Developer's usual and customary means of income verification. Developer shall retain the Supplemental Rental Application and any supporting documents for a period of at least three (3) years after the applicant ceases to occupy a low income housing unit.

b. Should a Developer seek approval by the City to credit a dwelling unit towards its moderate income housing obligation, the Developer must give the City, at a minimum, a report verifying compliance with the terms of this document and/or the subsidized financing program:

- Annual Moderate Income Affordable Rental Housing Monitoring Report (Exhibit ___).

Developer shall retain any supporting documents for a period of at least three (3) years after the initial occupancy of the unit to verify the accuracy of the monitoring report.

Developer shall not be required to perform any investigation or verification of income for purposes of qualifying the household for moderate income eligibility.

c. A household occupying a designated low income unit whose annual income increases subsequent to occupying said unit (referred to as "over income household") and thus exceeds the 80% of area median income, need not vacate the apartment. However, at the Developer's discretion, this over income household's monthly rent (including utilities) may be increased to the market rate. Regardless of a rent increase, the Developer can no longer credit this over income household toward its 5% low income requirement and is obligated to replace this unit by renting the next comparable unit to a low income household as per the paragraph below. Thus, the Developer shall ensure appropriate language is included in the lease requiring tenant to provide income information biannually and acknowledge that should its income increase, the household may be subject to a higher rent. Adjusted monthly incomes can be calculated using rules according to the HUD Handbook 4350/3 Occupancy Requirements for HUD Subsidized Multifamily Housing.

The location of the designated units may change over time (to be referred to as "floating units") as long as the total number of affordable units remains constant and that substituted units are comparable in terms of size, features, and the number of bedrooms, as determined by the Director of the Community Development Department. If the over income household does not vacate the unit, the Developer must assure that when the next comparable apartment becomes vacant, the newly available unit must be rented to a low and/or moderate income household, as a floating unit, to replace the previously designated unit no longer housing a low income household. If the over income household chooses to leave, the vacated unit retains its low income unit designation.

If a residential apartment complex is designated as 100% low income, the over income household will not be required to vacate, if it pays the increased rent, and the unit will not be replaced with a "floating unit". When the over income household vacates the unit, the unit retains its low income unit designation.

c. If the city determines that an outside audit is necessary to verify the accuracy of the submitted rent roll, then on a basis no more frequently than once a year, it may

require such an audit at the expense of Developer. In such event, within ten (10) days after delivery of the City's written request for such outside audit, Developer shall deliver to the City the names of three (3) certified public accountants doing business in the Metropolitan San Diego area. City will promptly deliver to Developer notice of approval by the City of one or more of said names.

The audit shall be completed by an approved certified public accountant, at Developer's sole cost and expense, within sixty (60) days after the delivery to Developer of City's approval. The certified public accountant shall promptly deliver a copy of the written audit to the City. Such audit shall be an audit of Developer's records, including the information supplied to Developer by the low income tenants. The auditor shall not be required to verify the accuracy of the information provided by the low income tenants.

- Home Ownership Units' Compliance Packet

Should Developer seek approval by the City to credit a home purchase toward its low income housing obligation, the Developer must give the City at a minimum a compliance packet including the following:

- Copy of Settlement Sheet
-
- Final 1003 Uniform Underwriting Transmittal Summary Settlement Statement and Good Faith Estimate
- Verification of low income buyer completed by developer under or on behalf of the City

Developer shall not be required to perform any extraordinary investigation or verification regarding such information other than Developer's usual and customary means of income verification.

Developer may contact the City's Community Development Housing Division's Housing Coordinator to confirm the City's acceptance of the applicant as credit toward Developer's low income housing unit obligation. Developer may contact the City prior to the sale of the unit for consultation purposes if desired; however, approval will be given in writing only after required documents are reviewed and accepted by the City.

Should Developer seek approval by the City to credit a home purchase toward its moderate income housing obligation, the Developer must give the City at a minimum a compliance packet including the following:

- Homebuyer's Qualifying Form (Exhibit 6).

Developer shall retain any supporting documents, such as copies of settlement sheets, the Final 1003 or other appropriate documents, for a period of at least three (3) years after the initial sale of the unit to verify the accuracy of the monitoring report.

Developer shall not be required to perform any investigation or verification of income for purposes of qualifying the household for moderate income eligibility.

II.6.4.5. AFFIRMATIVE MARKETING PLAN

Developer shall provide a marketing plan acceptable to the City, in the City's reasonable discretion, for proactively marketing the low and moderate income housing units to low and moderate income tenants and purchasers, respectively, at the time specified in the Implementation Schedules in Sections A5 and B4 above. Developer shall use good faith and reasonable best efforts to market the low and moderate income housing units to low and moderate income tenants and purchasers according to the affirmative marketing plan. See Exhibit 7, attached hereto, which sets forth the plan requirements.

The City will in its discretion use good faith and reasonable best efforts to assist Developer in marketing low and moderate income housing units to low and moderate income tenants and purchasers, obtaining the services of a third-party organization in connection with such marketing efforts, processing the applications of prospective tenants and purchasers of low and moderate income housing units, and complying with the reporting requirements as required herein.

II.6.4.6 IMPLEMENTING AGREEMENTS AND CONDITIONS

This AHP may be implemented through various mechanisms including development agreements, tentative map conditions, and specific housing project agreements which may impose additional terms and conditions consistent herewith.

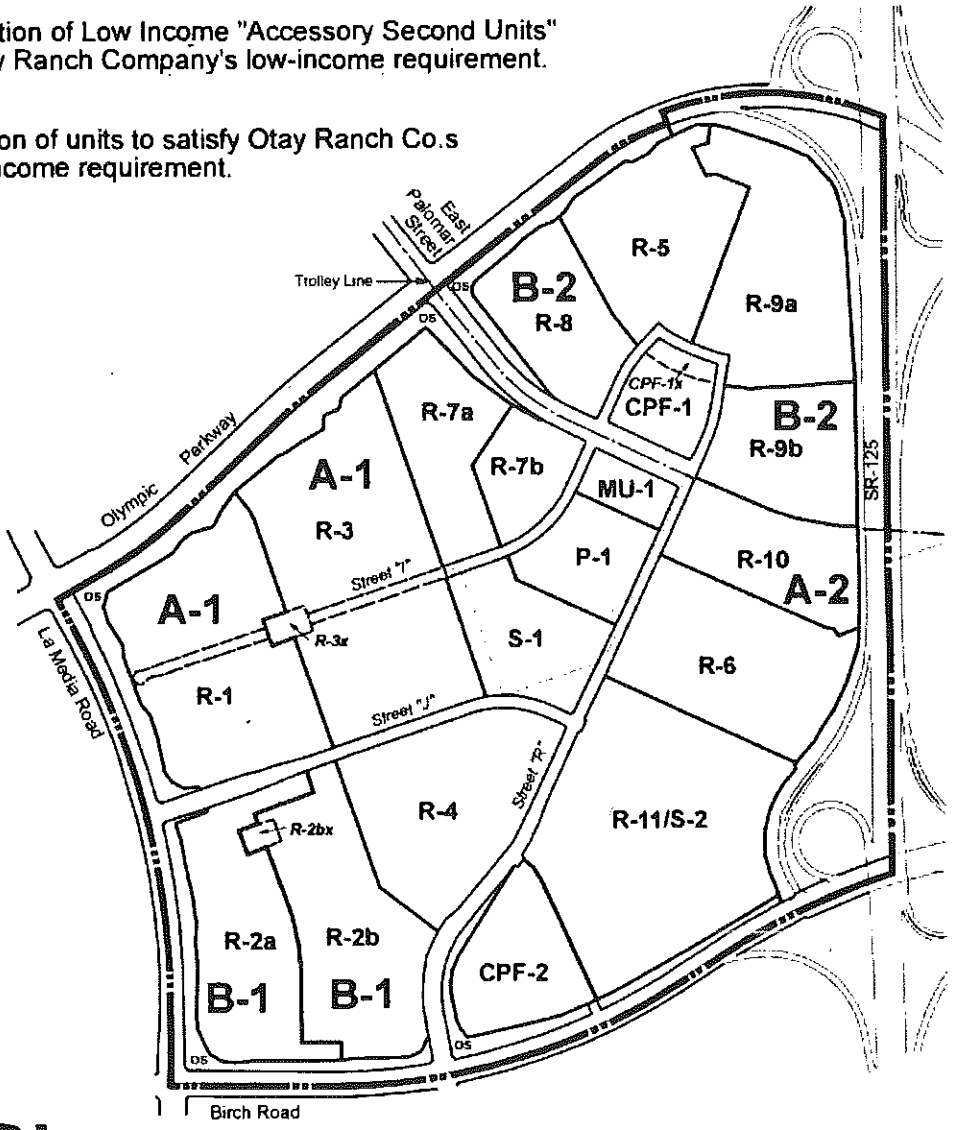
Potential Affordable Housing Sites

A-1 Potential Location of Low Income "Accessory Second Units" to satisfy McMillin's low-income requirement.

A-2 Location of units to satisfy McMillin's 35 unit Moderate Income requirement.

B-1 Potential Location of Low Income "Accessory Second Units" to satisfy Otay Ranch Company's low-income requirement.

B-2 Potential location of units to satisfy Otay Ranch Co.s 67 Moderate Income requirement.



Village Six

Otay Ranch General Development Plan

Land Planning

11/30/01

Exhibit 1

CITY OF CHULA VISTA

INCOME AND MAXIMUM HOUSING EXPENSES FOR LOWER AND MODERATE-INCOME HOUSEHOLDS

(Based upon 2001 HUD Median Income Data Effective April 6, 2001)

HOUSEHOLD SIZE	30% VERY LOW INCOME				40% VERY LOW INCOME				50% VERY LOW INCOME			
	ANNUAL INCOME	MONTHLY INCOME	25%	30%	ANNUAL INCOME	MONTHLY INCOME	25%	30%	ANNUAL INCOME	MONTHLY INCOME	25%	30%
ONE	$11,950	$996	$249	$299	$15,950	$1,329	$332	$399	$19,900	$1,658	$415	$498
TWO	$13,650	$1,138	$284	$341	$18,200	$1,517	$379	$455	$22,750	$1,896	$474	$569
THREE	$15,350	$1,279	$320	$384	$20,500	$1,708	$427	$513	$25,600	$2,133	$533	$640
FOUR	$17,050	$1,421	$355	$426	$22,750	$1,896	$474	$569	$28,450	$2,371	$593	$711
FIVE	$18,450	$1,538	$384	$461	$24,600	$2,050	$513	$615	$30,750	$2,563	$641	$769
SIX	$19,800	$1,650	$413	$495	$26,400	$2,200	$550	$660	$33,000	$2,750	$688	$825
SEVEN	$21,150	$1,763	$441	$529	$28,200	$2,350	$588	$705	$35,300	$2,942	$735	$883
EIGHT	$22,550	$1,879	$470	$564	$30,050	$2,504	$626	$751	$37,550	$3,129	$782	$939

HOUSEHOLD SIZE	60% LOW INCOME				70% LOW INCOME				80% LOW INCOME			
	ANNUAL INCOME	MONTHLY INCOME	25%	30%	ANNUAL INCOME	MONTHLY INCOME	25%	30%	ANNUAL INCOME	MONTHLY INCOME	25%	30%
ONE	$23,900	$1,992	$498	$598	$27,900	$2,325	$581	$698	$31,850	$2,654	$664	$796
TWO	$27,300	$2,275	$569	$683	$31,850	$2,654	$664	$796	$36,400	$3,033	$758	$910
THREE	$30,750	$2,563	$641	$769	$35,850	$2,988	$747	$896	$40,950	$3,413	$853	$1,024
FOUR	$34,150	$2,846	$711	$854	$39,850	$3,321	$830	$996	$45,500	$3,792	$948	$1,138
FIVE	$36,850	$3,071	$768	$921	$43,000	$3,583	$896	$1,075	$49,150	$4,096	$1,024	$1,229
SIX	$39,600	$3,300	$825	$990	$46,200	$3,850	$963	$1,155	$52,800	$4,400	$1,100	$1,320
SEVEN	$42,350	$3,529	$882	$1,059	$49,400	$4,117	$1,029	$1,235	$56,450	$4,704	$1,176	$1,411
EIGHT	$45,050	$3,754	$939	$1,126	$52,600	$4,383	$1,096	$1,315	$60,100	$5,008	$1,252	$1,503

HOUSEHOLD SIZE	90% MODERATE INCOME				100% MODERATE INCOME				110% MODERATE INCOME				120% MODERATE INCOME			
	ANNUAL INCOME	MONTHLY INCOME	25%	30%	ANNUAL INCOME	MONTHLY INCOME	25%	30%	ANNUAL INCOME	MONTHLY INCOME	25%	30%	ANNUAL INCOME	MONTHLY INCOME	25%	30%
ONE	$35,850	$2,988	$747	$896	$39,850	$3,321	$830	$996	$43,800	$3,650	$913	$1,095	$47,800	$3,983	$996	$1,195
TWO	$40,950	$3,413	$853	$1,024	$45,500	$3,792	$948	$1,138	$50,050	$4,171	$1,043	$1,251	$54,600	$4,550	$1,138	$1,365
THREE	$46,100	$3,842	$960	$1,153	$51,200	$4,267	$1,067	$1,280	$56,350	$4,696	$1,174	$1,409	$61,450	$5,121	$1,280	$1,536
FOUR	$51,200	$4,267	$1,067	$1,280	$56,900	$4,742	$1,185	$1,423	$62,600	$5,217	$1,304	$1,565	$68,300	$5,692	$1,423	$1,708
FIVE	$55,300	$4,606	$1,152	$1,383	$61,450	$5,121	$1,280	$1,536	$67,600	$5,633	$1,408	$1,690	$73,750	$6,146	$1,536	$1,844
SIX	$59,400	$4,950	$1,238	$1,485	$66,000	$5,500	$1,375	$1,650	$72,600	$6,050	$1,513	$1,815	$79,200	$6,600	$1,650	$1,980
SEVEN	$63,500	$5,292	$1,323	$1,588	$70,550	$5,879	$1,470	$1,764	$77,600	$6,467	$1,617	$1,940	$84,650	$7,054	$1,764	$2,116
EIGHT	$67,600	$5,633	$1,408	$1,690	$75,100	$6,258	$1,565	$1,678	$82,600	$6,883	$1,721	$2,065	$90,150	$7,513	$1,878	$2,254

1. Annual Income =Gross annual income adjusted by household size.
2. Monthly Income =The annual income adjusted by household size divided by 12 months.
3. 25% =The monthly amount of household income used for total housing expenses (i.e., Monthly Income times .25).
4. 30% =The monthly amount of household income used for total housing expenses (i.e., Monthly Income times .30).

Specific program requirements may vary. Please contact the City of Chula Vista Community Development Department Housing Division for specific program information.

EXHIBIT 3A

SUPPLEMENTAL RENTAL APPLICATION

The rental unit for which you are applying has received governmental assistance under programs to encourage more affordable housing. As a result, the unit carries a rent level restriction and is restricted to occupancy by low and moderate income households.

The information required on this form is necessary to determine you income eligibility to occupy the unit. You must report all household income. Information provided will be confidential and not subject to public disclosure pursuant to State Government Code Section 6254(h).

---

1. Rental Unit Address _____

2. Applicant Name _____

3. Other Household Members _____

4. Total Current Annual Household Income from all Sources:
   TOTAL $_____

   Detail:

Household Member	Income	Source

5. Total Gross Annual Household Income shown on most recent Federal Tax return (attach copies of most recent Federal Tax returns for all household members receiving income. Include other verification of income not appearing on tax forms.)
   TOTAL $_____

APPLICANT'S STATEMENT

I certify, under penalty of perjury, that the foregoing information is true and correct to the best of my knowledge. I understand that any misrepresentation of the information contained herein may be cause for eviction.

Signature _____ Date _____
Applicant

EXHIBIT 3B

OWNER'S STATEMENT

Based on the foregoing information, I certify, under penalty of perjury, that the applicant is eligible to occupy this restricted affordable unit. Eligibility is based on finding that the applicant household=s current annual income is $_____ and does not exceed the current maximum household income of $_____ allowed under the terms of a Development Agreement with the City of Chula Vista regarding this residential development.

Name _____

Title _____

Signature _____ Date _____

EXHIBIT 4-A

Owner's Certification

I am the owner or owner's representative for an affordable housing development in the City of Chula Vista, which is bound by a Housing Agreement with the City.

I certify under penalty or perjury that the attached rent roll for affordable units at my project is true and correct to the best of my knowledge and complies with the terms and conditions stipulated in the Affordable Housing Agreement, or any agreement that implements the same, with the City of Chula Vista.

Name _____

Title _____

Signature _____ Date _____

CITY OF
CHULA VISTA

SEMI-ANNUAL AFFORDABLE HOUSING MONITORING REPORT

EXHIBIT 4-B

Project Name: _____

Project Address: _____

Contact Person: _____ Title: _____

Telephone No.: _____ Fax No.: _____

As of (Date): ☐ June 30, _____ ☐ December 31, _____

Reviewed By: _____ Date: _____

Bdrm Size	Restricted - Affordable	Non-Restricted		TOTAL
	No. of Units	No. of Units	Avg Monthly Rent	
Studio				
1 Bedroom				
2 Bedrooms				
3+Bedrooms				
TOTAL				

	Unit No.	Bdrm Size	Monthly Rent $	Name of Household	No. of Occupants	Total Monthly Household Income $	Percent Median Income	Seniors – One Occupant 60 Yrs+ (Y/N)	Date of Last Income Re-Examination	FOR CITY USE ONLY Unit in Compliance (Y/N)
	Example	2	$695	Doe, John	2	$2,800	%	N/A	1/99	
1.			$			$	%			
2.			$			$	%			

CITY OF CHULA VISTA

SEMI-ANNUAL AFFORDABLE HOUSING MONITORING REPORT

Project Name: _____

As of (Date): ☐ June 30, _____ ☐ December 31, _____

	Unit No.	Bdrm Size	Monthly Rent $	Name of Household	No. of Occupants	Total Monthly Household Income $	Percent Median Income	Seniors – One Occupant 60 Yrs+ (Y/N)	Date of Last Income Re-Examination	FOR CITY USE ONLY Unit in Compliance (Y/N)
3.			$			$	%			
4.			$			$	%			
5.			$			$	%			
6.			$			$	%			
7.			$			$	%			
8.			$			$	%			
9.			$			$	%			
10.			$			$	%			
11.			$			$	%			
12.			$			$	%			
13.			$			$	%			
14.			$			$	%			
15.			$			$	%			
16.			$			$	%			
17.			$			$	%			
18.			$			$	%			
19.			$			$	%			

Deadline for Submittal: January 15th and July 15th of each year.

Revised: January 2001

CITY OF CHULA VISTA

SEMI-ANNUAL AFFORDABLE HOUSING MONITORING REPORT

Project Name: _____

As of (Date): ❒ June 30, _____ ❒ December 31, _____

	Unit No.	Bdrm Size	Monthly Rent $	Name of Household	No. of Occupants	Total Monthly Household Income $	Percent Median Income	Seniors – One Occupant 60 Yrs+ (Y/N)	Date of Last Income Re-Examination	FOR CITY USE ONLY Unit in Compliance (Y/N)
20.			$			$	%			

Deadline for Submittal: January 15th and July 15th of each year.

EXHIBIT 4-C

SEMI-ANNUAL REPORT

(insert memo from City)

Exhibit 5

CITY OF CHULA VISTA

ANNUAL MODERATE INCOME AFFORDABLE HOUSING MONITORING REPORT

Project Name (*include Master Plan Community if applicable*): _____

Project Address: _____

Contact Person: _____ Title: _____

Telephone No.: _____ Fax No.: _____

As of (Date): ☐ June 30, _____ ☐ December 31, _____

Reviewed By: _____ Date: _____

Bdrm Size	Affordable-Moderate Income		Non-Restricted/Market Rate		TOTAL UNITS
	No. of Units	Monthly Rent	No. of Units	Avg Monthly Rent	
Studio					
1 Bedroom					
2 Bedrooms					
3 Bedrooms					
4 Bedrooms					
TOTAL					

Exhibit 5

CITY OF
CHULA VISTA

ANNUAL MODERATE INCOME AFFORDABLE HOUSING MONITORING REPORT

Owner's Certification

I am the owner or owner's representative for an affordable housing development in the City of Chula Vista, which is bound by a Housing Agreement with the City.

I certify under penalty or perjury that the attached rent roll for affordable units at my project is true and correct to the best of my knowledge and complies with the terms and conditions stipulated in the Affordable Housing Agreement, or any agreement that implements the same, with the City of Chula Vista.

Name _____

Title _____

Signature _____ Date _____

EXHIBIT 6

CITY OF
CHULA VISTA

HOMEBUYER'S QUALIFYING FORM

BUYER'S INFORMATION

Buyer's Name: _____

Current Address: _____

Current Household Income: $ _____ Household Size: _____

NEW HOME INFORMATION

Master Plan Community: _____

Name of Residential Development: _____

Tract: _____ Lot No.: _____

Lot Address: _____

No. of Bedrooms: _____

Purchase Price2: _____

Monthly PITI Payment: $ _____ % of Income: _____ %

Year of Purchase: _____

Sales Representative: _____

_____ _____

Signature of Homebuyer Authorizing Release to City — Date

2 The sales price of any unit being sold in partial satisfaction of Developer's obligation to provide moderate income housing shall not exceed the affordable housing costs for owner occupied housing as defined within the Affordable Housing Program for the master plan community.

EXHIBIT 6

CITY OF
CHULA VISTA

HOMEBUYER'S QUALIFYING FORM

This information is for the City's Reporting and Administrative Use Only.

EXHIBIT 7

City of Chula Vista Equal Housing Opportunity Requirements For The Low/Moderate Income Housing Affirmative Marketing Plan

Every Developer complying with the City of Chula Vista's Housing Element's "Affordable Housing Plan" shall submit to the City an Affirmative Marketing Plan for City Review and Approval which details actions the Developer will take to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, sex, sexual orientation, marital status , family status, color, religion, national origin, ancestry, or handicap, age or any other category which may be defined by law now or in the future.

I. The City of Chula Vista Affirmative Marketing Requirements are as follows. Please note, however, the Plan is not limited to these Requirements.

(i) Detail methods for informing the public, buyers and potential tenants about Federal fair housing laws and the City of Chula Vista's affirmative marketing policy;

(ii) Publicize to minority persons the availability of housing opportunities through the type of media customarily utilized by the applicant, including minority outlets which are available in the housing market area;

(iii) Identify by language and by number any significant number of persons in a community within the housing market area who have limited fluency in the English language:

(iv) Where there is a significant number of person in a community within the housing market area who have limited fluency in the English language, the Plan shall:

(a) Identify the media most likely to reach such persons.

(b) Advertise for the housing development in the native language of such persons, in addition to the English language, and

(c) Describe the provisions which the housing sponsor will make for handling inquiries by and negotiations with such persons for the rental or sale of units in the development.

(v) Detail procedures to be used by the Developer and/or property manager to inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach (e.g., use of community organizations, places of worship, employment centers, fair housing groups, or housing counseling agencies).

II. Records must be kept describing actions taken by the Developer and/or property managers to affirmatively market units and records to assess the results of these actions:

(i) The records shall include a copy or transcript of the advertisement copy, the identity of the media in which it was disseminated, and the date(s) of each appearance. The housing sponsor shall also keep a record of the dates and places of any meetings or communications between the housing sponsor and any individual or group referred to the housing sponsor by the agency or organizations representing any of the groups within the community acting on behalf of any classification of minority persons described above. Such records shall be retained for a period of five years;

(ii) A description of how the Developer and/or property managers will annually assess the success of affirmative marketing actions and what corrective actions will be taken where affirmative marketing requirements are not met; and

(iii) The Developer/property manager shall furnish all information and reports required hereunder and will permit access to its books, records and accounts by the City of Chula Vista, HUD or its agent, or other authorized Federal and State officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

III. The City of Chula Vista may from time to time review the Plan and the Developer's and property manager's activities pursuant to the Plan and may require amendments to the Plan if it does not fully comply with the requirements of this section.

IV. An affirmative marketing program shall be in effect for the duration of the Qualified Term defined in the Affordable Housing Agreement.

V. If a source of funding used in a low/moderate income housing development, such as federal or state funds, has affirmative marketing requirements more restrictive than the City of Chula Vista's affirmative marketing requirements, then the more restrictive applies.

OTAY RANCH VILLAGE SIX SPA
AIR QUALITY IMPROVEMENT PLAN

On November 14, 2000, the City Council adopted the Carbon Dioxide (CO_2) Reduction Plan, which included implementing measures regarding transportation and energy efficient land use planning and building construction measures for new development. In this Plan, it was recognized that the City's efforts to reduce carbon dioxide emissions from new development are directly related to energy conservation and air quality efforts. As a result, the City is initiating a pilot study effort to develop a program to be implemented in new SPA Plans through updating the guidelines for preparation of required Air Quality Improvement Plans (AQIPs). In summary, the pilot study involves the development of a computer model to evaluate the relative effectiveness of applying various site design and energy conservation features in new development projects. The pilot study will analyze the Otay Ranch Village Six SPA project (and two other pending SPA projects), and result in the preparation of an AQIP for Otay Ranch Village Six which should be considered in conjunction with actions on the project's Tentative Subdivision Map. A final, approved AQIP will be placed in this section of the SPA document upon adoption.

OTAY RANCH VILLAGE SIX SPA
WATER CONSERVATION PLAN

The City of Chula Vista is in the process of developing guidelines for the preparation and implementation of Water Conservation Plans. This effort involves a pilot study to evaluate the relative effectiveness, costs and issues associated with the implementation of additional water conservation measures beyond those currently mandated, in three new development projects including Otay Ranch Village Six. The evaluation will encompass additional technical water saving devices, as well as the potential expanded use of recycled water, and possible gray water use. The pilot study will provide information to be used in finalizing a Water Conservation Plan for Otay Ranch Village Six and is expected to be considered in conjunction with actions on the project's Tentative Subdivision Map. A final approved Water Conservation Plan will be placed in this Section of the SPA document upon adoption.

OTAY RANCH VILLAGE SIX SPA
NON-RENEWABLE ENERGY CONSERVATION PLAN

Recognizing the importance of energy conservation, the Otay Ranch General Development Plan includes goals, objectives and policies that provide for the long range increase in energy conservation and reduction of energy consumption. The General Development Plan requires the preparation of a Non-Renewable Energy Conservation Plan to identify feasible methods to reduce the consumption of nonrenewable energy resources, including transportation, building design and use, lighting, recycling, alternative energy sources and land use.

Fossil fuels, which are non-renewable energy sources, provide the majority of energy utilized in the San Diego region. These fuels are directly consumed in the form of gasoline, diesel fuel, and natural gas, and indirectly as electricity generated from these fuels.

On November 14, 2000, the Chula Vista City Council adopted the Carbon Dioxide (CO_2) Reduction Plan which included implementing measures regarding transportation and energy efficient land use planning and building construction measures for new development. In this plan, it was recognized that the City's efforts to reduce carbon dioxide emissions from a new development are directly related to energy conservation and air quality efforts. As a result, the City is initiating a pilot study to develop a program to be implemented in new SPA plans through updated guidelines for the preparation of required Air Quality Improvement Plans (AQIPs). In summary, the pilot study involves the development of a computer model to evaluate the relative effectiveness of applying various site design and energy conservation features in new development projects. The pilot study will analyze the Otay Ranch Village Six project (and two other pending SPA projects), and will result in the preparation of an AQIP for the project which will be considered in conjunction with actions on the Tentative Subdivision Map for the SPA.

Opportunities for energy conservation in new development fall into three general categories: 1) the arrangement and intensity of land uses; 2) mass transit and alternative transportation modes; and, 3) building siting, design and construction. The greatest opportunities for significant conservation are transportation related. The Village Six SPA maximizes these opportunities by implementing a land use plan which concentrates intensity around new transit facilities, provides for eventual extension of light rail transit service into the project area and encourages alternative transportation modes such as walking, bicycle and electric cart.

A. Land Use & Community Design

Energy conservation features or components of the Otay Ranch Village Six land use plan and community design features include:

- Transit Oriented Development: The Village Six project is a transit oriented village, with a trolley station included within the core area. Housing, shops, services, schools, parks and civic

facilities are located in close proximity to the trolley station. The compact design and integrated street/path circulation system places daily need within easy walking or biking distance. The central transit facility will provide ready access to public mass transit for commuting trips. The city will provide bus service to this village in addition to the MTDB light rail system. Bus stops will be conveniently located in the Village Core, along the transit village entry street and on the secondary entry streets connecting to Villages Two, Five and Seven.

- Housing Efficiency: In addition to the transit benefits associated with increased density near transit centers, there are building related energy benefits. Smaller single-family, attached single-family and multi-family homes use less energy for space heating and cooling than typical single-family detached homes. Village Six includes a high proportion of multi-family dwelling units (58% of total units).

- Street Widths, Pavement and Street Trees: Reducing street widths can reduce heat build-up and consequently energy demand for air conditioning. In addition to reduced pavement width, the inclusion of street trees which shade the pavement will reduce temperatures. Village Six streets have reduced widths consistent with the standards in the Otay Ranch General Development Plan; residential streets have a 32 foot paved section compared to a 36–40 foot section typical of suburban development patterns.

- House Design: Homes in Village Six are required include porches and verandas per the PC District Regulations. These features shade some windows reducing solar heating of interior spaces and also provide comfortable outdoor sitting areas, reducing the need to expend energy to cool interiors.

C. Transit Facilities

In addition to the transit facilities and transit oriented design, the Otay Ranch Village Six project includes specific design measures to accommodate additional transportation modes (see SPA Plan Section II.2.3 Circulation):

- Light Rail Transit Service: Village Six includes a right-of-way for future expansion of the San Diego light rail transit (LRT) system through Otay Ranch; the Red Car concept in the MTDB *TransitWorks* Strategic Plan. The LRT right-of-way extends approximately 0.6 mile through the project site. Timing for construction of the LRT system through Otay Ranch Villages One and Five is uncertain. The SPA One Non-Renewable Energy Conservation Plan assumes the transit will be in place in 15 years.

- Bus Service: Village Six will also include facilities based on the Green Car and Blue Car service concepts using buses described in the recently adopted *TransitWorks* Strategic Plan by MTDB. The Green Car represents local routes using mini to mid-size buses. The Green Car would act as a collector and provide feeder to Blue or Red Car concepts. Green Car service is

to be provided on residential and major streets. The Blue Car will provide short distance trips (1–5 miles) with frequent stops along major streets and arterials.

- Electric Cart: The provision of circulation routes which can accommodate electric cart use provides another alternative mode of transportation, in addition to bicycles and walking for short trips. Within Village Six, separate paths provide the opportunity for cart travel from residential areas to the village core. At this time, the viability of electric cart use is unknown since it depends on market, price, consumer acceptance and access to adjacent activity centers/destinations.

D. Building Siting & Construction

Energy conservation features for building siting and construction include the following:

- Improved Building Construction Standards: Buildings constructed today use approximately 50% less energy than buildings constructed prior to 1978, before energy efficiency standards went into effect in the mid-1970s. These Building Energy Efficiency Standards appear in Title 24 of the California Code of Regulations and have recently been updated (by AB970).

- Solar Access: Passive solar design and building orientation can take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer. The land use plan for Village Six depicts a street system with the many single family lots oriented in a north-south direction, maximizing southern exposure through the front or rear yard.

- Commercial Lighting: Interior lighting consumes approximately 30% of the energy used in commercial buildings. The large component in commercial energy use makes it a good target for the application of conservation measures. By encouraging commercial builders to include energy efficient lighting, a reduction in commercial electrical demand could be expected.

- Energy Efficient Appliances: New homes in Village Six will be equipped with new appliances which are significantly more energy efficient than earlier models. According to the U.S. Department of Energy, new appliances included in new homes such as ranges, ovens and dishwasher save 30 to 50% compared with appliances manufactured 20 years old. Homes in Village Six will require significantly less energy than those in older areas of the region due to increased building and appliance energy efficiency.

- Public Area Lighting: Lighting for public areas such as streets, parks and other public spaces will utilize energy efficient fixtures, consistent with City standards and requirements.

As identified above, the Village Six project is proposed to incorporate energy saving features which respond to the energy conservation provisions of the Otay Ranch General Development Plan.

PARKS, RECREATION, OPEN SPACE & TRAILS PLAN

Village Six Sectional Planning Area (SPA)
Otay Ranch GDP

Adopted January 22, 2002

by Resolution No. 2002-022

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OTAY RANCH VILLAGE SIX
PARKS, RECREATION, OPEN SPACE & TRAILS PLAN

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I. Introduction

A. Purpose

This Master Facility Plan identifies and describes park, recreation, open space and trail facilities and implementation processes for Otay Ranch Village Six. This plan complies with the Otay Ranch Parks, Recreation and Open Space goals, objectives, policies and implementation measures identified in the Otay Ranch General Development Plan (GDP) to assure provision of adequate parks, recreation and open space amenities in the development of the Otay Ranch community. The overall GDP goal is to enhance the quality of life for residents and visitors by providing a variety of active and passive recreational opportunities. The goal is to be achieved through specific actions and/or requirements to be implemented at the village level planning and subdivision stages of the project design and approval process. This plan incorporates both Sectional Planning Area (SPA) and Tentative Map (TM) level requirements for planning parks, recreation facilities, open space and trails provisions associated with the development of Village Six.

B. Regulatory Framework

The provision and implementation of parks and open space in Village Six will occur within the following regulatory framework:

Chula Vista Municipal Code - Planned Community (P-C) Zoning

Otay Ranch is zoned P-C which requires adoption of a general development plan which describes the overall development program and sectional planning area (SPA) plans which detail the development in integrated sub-areas. Section 19.48.090 of the Chula Vista Municipal Code establishes the required content for SPA plans. Subsection C.l.j requires the following information to be contained in a SPA site utilization plan:

Show land uses (including acreage for each), including:

- Parks
- Open Space

Chula Vista Municipal Code - Parklands & Public Facilities

Chapter 17.10 of the Chula Vista Municipal Codes establishes the requirements for dedication of land, development of improvements, parkland criteria, in-lieu fees for land dedication and development improvements, commencement of park development, and collections and distribution of park fees.

Otay Ranch General Development Plan (GDP)

The adopted Otay Ranch GDP requires specific identification of park, recreation and open space provisions at the SPA Plan level. The SPA requirements are:

- Provide a Parks Master Plan
- Identify specific sites
- Identify equipment needs
- Identify alternative financing methods
- Identify alternative maintenance entities and funding
- Identify phasing
- Identify plans for the use of reclaimed water, as appropriate
- Review need for special purpose parks

Chula Vista Landscape Manual

The Chula Vista Landscape Manual outlines the park and open space development process and specific submittal requirements. Subsequent to final map approval, the following process will be initiated:

1. Parks

The Landscape Manual requires the preparation of a Park Concept Plan, Master Plan, Design Development and Construction Documents as described below:

a. Concept Plan: The Concept Plan is the initial phase in the park design process. Work product relative to this phase includes, but is not limited to meeting with staff to discuss the project and the desired uses, site analysis, program development of site features and components; development of various schematic alternatives to evaluate site planning options; determination by staff of the preferred alternatives; and preparation and submittal of the refined concept plan.

b. Master Plan: The Master Plan phase is the refinement of the Concept Plan to bring the park design to a detail and graphic level acceptable for presentation to the Parks & Recreation Commission and City Council. The plan(s) are to be colored renderings, mounted on foam-core board. All Master Plans will be retained by the Parks & Recreation Department for presentation purposes and archival data.

c. Design Development: This phase focuses on the refinement of the Master Plan, to a level of detail sufficient to move into the Construction Document phase. The determination of materials, finishes, colors, plants, quantities, *etc.*, are to be analyzed and determined.

d. Construction Documents: The Construction Document phase consists of the preparation, review and approval of all plans necessary for utilization by the contractor for the installation of the project. Typical sheets may include: planting, irrigation, construction, grading, layout and related construction details.

2. Public Open Space

The Chula Vista Landscape Manual requires the preparation of an Open Space Concept and Analysis Plan, Master Plan and Construction Documents as described below:

a. Open Space Concept and Analysis Plan: The Concept Plan for an open space project shall serve as a comprehensive plan identifying the following aspects: analysis of the existing conditions, and the mitigation of any impacts generated by the proposed project; existing features on site and any sensitive plant, habitat or wildlife existing on-site that might be impacted; identification of the various open space lots being proposed for turnover to the City by letter designation; the level of modifications or improvements to be installed relative to the "code" system utilized by the City; gross area of each lot and the total area of all open space lots, proposed or existing adjacent land uses; and other proposed improvements such as trails, kiosks, signage, walls, *etc.*

b. Master Plan: The focus of this submittal is to graphically indicate the location of the project, the types and locations of improvements, relationships to the adjacent land uses and the benefits that will be derived from the project by the City and its citizens. The plan shall be at an appropriate scale to allow for accurate analysis. This plan shall be a rendered plan, mounted on foam-core board and will be retained by the Parks and Recreation Department for presentation purposes and archival data.

c. Construction Documents: The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include: planting, irrigation, construction, grading, layout and related construction details.

Based upon the scope and type of project, staff will identify the quantity and sets to be submitted for review. Four sets of plans will typically be required for routing to other City Departments.

3. Streetscape (Medians & Parkways)

The Chula Vista Landscape Manual requires the preparation of a Master Plan and Construction Documents for Streetscapes (Medians and Parkways) as described below:

a. Streetscape Master Plan: The focus of this submittal is to graphically indicate the location of the project, the types and locations of improvements, relationships to the adjacent land uses and the benefits that will be derived from the project by the City and its citizens.

b. Construction Documents: The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include: planting, irrigation, construction, grading, layout and related construction details.

Based upon the scope and type of project, staff will identify the quantity and sets to be submitted for review. Four sets of plans will typically be required for routing to other City Departments.

Village Six Public Facilities Financing Plan

The Municipal Code establishes, as a condition of SPA approval, the preparation of a Public Facilities Financing Plan (PFFP). The PFFP must show how and when facilities and services necessary to accommodate the development will be installed and financed, including a phasing schedule to ensure that facilities are provided in a timely manner and that one area will not utilize more than the area's fair share of facility or service capacity.

Entitlement Documents

Park, recreation and open space provisions are further defined as development entitlements are processed as follows:

- Tentative Map requirements:
  - Include local park sites in Conditions of Approval
  - Identify funding for local parks
  - Review existing or proposed trails on adjacent properties to ensure linkages
  - Review of proposed bicycle trails to ensure linkages as shown on the City of Chula Vista Bikeway Master Plan, dated August 1996.

- Subdivision Landscape Master Plan requirements:
  - Include all principal landscape design concepts (same size/scale as Tentative Map)
  - Include all park, recreation, open space and trails
  - Identify ownership and maintenance responsibilities

- Final Map requirements:
  - Dedicate local park sites
  - Assure funding for local parks
  - Implement design guidelines

- Building Permit Requirements:
  - Pay impact fee (if established)

C. Otay Ranch Goals and Policies

The Otay Ranch GDP parks and recreation goals, objectives and policies provide for a variety of parks and recreation amenities. The Otay Ranch community will provide the opportunity for a full range of passive and active recreational opportunities both locally and on a regional basis. Otay Ranch GDP goals, objectives and policies related to park and recreation facilities include the following:

Goal: Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project, residents of all ages and physical abilities.

Objective: Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.

Policy: Encourage joint use of utility easements with appropriate and compatible uses, including, but not limited to, open space, agriculture, parking and trails.

Objective: Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.

Policy: Commercial recreation opportunities may be permitted within town square, community and regional parks to generate revenue to defray park operational expenses.

Policy: Utilize conservation measures including reclaimed water, efficient irrigation systems and drought tolerant plant material in the development of public and private parks where allowed.

Policy: Minimize park operation and maintenance costs and identify funding sources for continued operation and maintenance of all Otay Ranch park and open space land.

Objective: Provide neighborhood and community park and recreational facilities to serve the recreational needs of local residents.

Policy: Provide a minimum of 3 acres of neighborhood and community park land (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.

Policy: Encourage the design of park sites adjacent to public schools and other public lands where co-location of facilities is feasible. Joint use agreements with school districts are encouraged.

D. Village Six Parks Requirements

Parks requirements for Village Six are described and determined by the Otay Ranch GDP, Chula Vista Municipal Code, Chula Vista Landscape Manual and Village Six SPA Plan as described below.

Otay Ranch GDP

In order to serve the recreational needs of Otay Ranch residents, a standard of three acres of land per 1,000 residents (as calculated applying the Park Dedication Ordinance provisions) shall be provided in the form of local parks. The draft city-wide Parks Master Plan specifies that a

minimum of 7 acres of public neighborhood park be provided in the village and that the remaining acreage requirement be satisfied through contributions toward community parks located elsewhere in Otay Ranch. The park acreage requirement is determined by the number and type of dwelling units approved on the Village Six Tentative Map, in accordance with the Chula Vista Municipal Code.

The Village Six SPA Plan provides a 7-acre neighborhood park in the village core and adjacent to the elementary school as required by the draft city-wide Parks Master Plan (see Site Utilization Plan, Exhibit 1).

Within the village secondary area, two common useable open space areas that provide additional public gathering opportunities. These are Neighborhoods R-2bx and R-3x on the Site Utilization Plan. The common useable open space areas are proposed to be credited towards Community Purpose Facilities and/or other common open space requirements. Within the village core a third common useable open space area is proposed, CPF-1x, which is located within the Community Purpose Facility site, CPF-1.

Chula Vista Municipal Code

The City of Chula Vista Municipal Code, Chapter 17.10, Parklands and Public Facilities (Park Dedication Ordinance), establishes the method by which actual required park acreage is to be calculated, based on the number and type of residential units determined at the Tentative Map level. In accordance with Chapter 17.10, each single family dwelling unit typically generates a need for 423 square feet of developed parkland; each attached, cluster housing, or planned unit development (either condominium or subdivided ownership) typically generates a need for 366 square feet of developed parkland; and, each multi-family dwelling unit typically generates a need for 288 square feet of developed parkland. Based on the proposed mix of residential unit types shown on the Site Utilization Plan, the Code establishes a parkland obligation of approximately 17.4 acres for Village Six. The actual park acres required will be based on dwelling units and dwelling unit types approved at the subdivision and Design Review stages. If Neighborhood S-2 were converted to residential use additional fees would be required based on the dwelling units approved in the conversion.

The Municipal Code also describes the requirements for provision of parks as land or in-lieu fees, as well as elements that may be required within neighborhood and community parks. The Village Six park obligation is met through the provision of 7 net acres of neighborhood park land within the village and a fee contribution and/or dedication of land towards community parks elsewhere in Otay Ranch.

City of Chula Vista Landscape Manual

Part Three of the City Landscape Manual addresses the requirements and criteria of -public projects, including parks, open space and streetscapes (whether a City Public Works project or a private "turnkey" project). The Manual provides the requirements for submittals, graphics and standards, design standards and criteria, landscaping, irrigation and trails.

Village Six SPA Plan

The Otay Ranch GDP requires that the SPA-level planning include definition of the location, acreage and boundaries of neighborhood and community parks and open space. These components are included on the Site Utilization Plan (Exhibit 1). The Public Facilities Financing Plan (PFFP) SPA Plan component includes additional analysis of the phasing and financing of required parkland in Village Six.

The proposed Village Six parks, recreation, open space and trails facilities, as identified in the Village Six SPA Plan, are described in the following chapter of this plan.

Site Utilization Plan

RESIDENTIAL

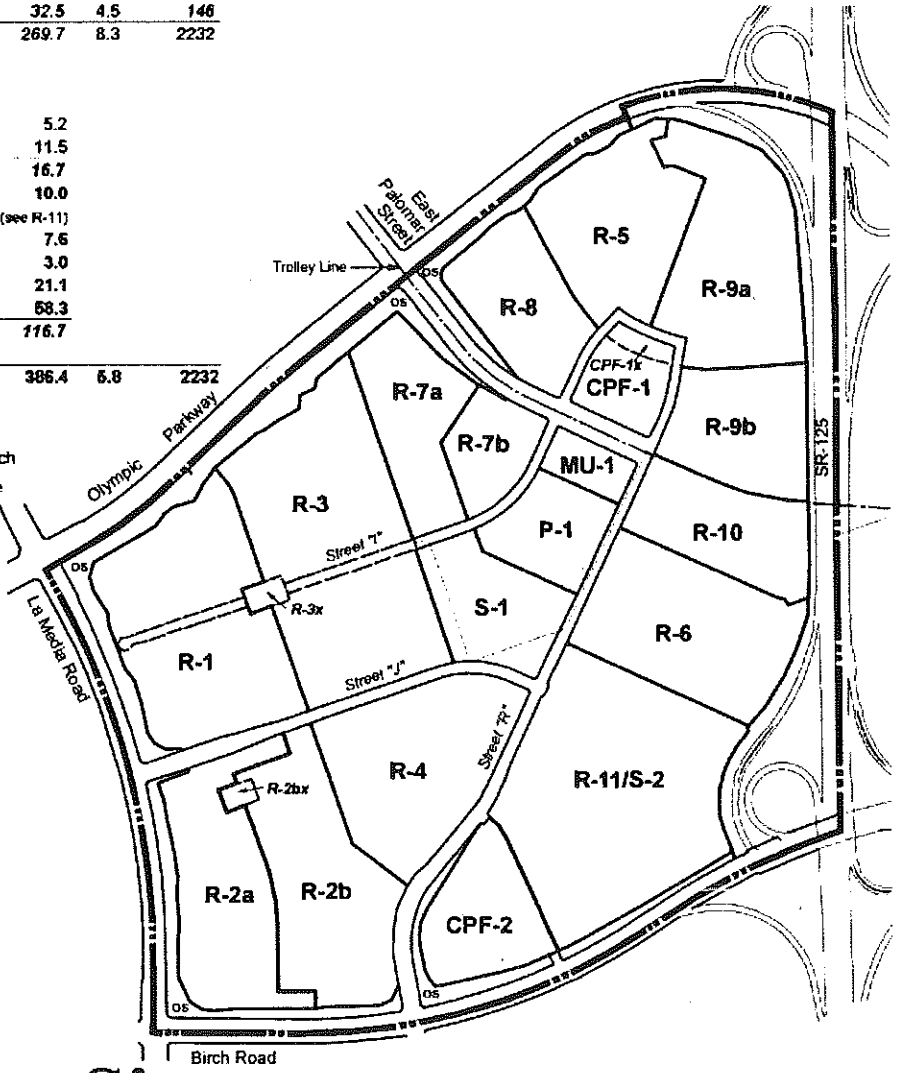
Neigh.	Land Use	Acres	du/ac	DU
R-1	Single Family	26.2	4.0	105
R-2a	Single Family	19.7	4.4	87
R-2b	Single Family	21.3	5.4	115
R-3	Single Family	35.6	4.5	159
R-4	Single Family	20.4	4.5	92
R-5	Single Family	16.6	6.7	111
R-6	Single Family	20.4	6.2	126
R-7a	Single Family	12.9	6.8	88
Sub-total Single Family		***173.1***	***5.1***	***883***
R-7b	Multi-family	5.8	28.4	165
R-8	Multi-family	11.7	28.8	337
R-9a	Multi-family	21.8	7.5	163
R-9b	Multi-family	12.7	25.7	326
R-10	Multi-family	12.1	17.5	212
Sub-total Multi-family		***64.1***	***18.8***	***1203***
TOTAL RESIDENTIAL		**237.2**	**8.8**	**2086**
R-11	*SF Resid. Alt. To S-2*	*32.5*	*4.5*	*146*
Total with Alternative to S-2		*269.7*	*8.3*	*2232*

NON-RESIDENTIAL

CPF-1	CPF Site	5.2		
CPF-2	CPF Site	11.5		
Sub-total CPF		***16.7***		
S-1	Elem. School Site	10.0		
S-2	Private High School	(see R-11)		
P-1	Public Park	7.6		
MU-1	Commercial	3.0		
OS	Open Space	21.1		
cir	Major Circulation	58.3		
NON-RESIDENTIAL TOTAL		***116.7***		
PROJECT TOTAL		**386.4**	**6.8**	**2232**

Notes:

1. An "x" following a Neighborhood, such as R-3x, indicates a sub-parcel that may be converted to CPF use as an alternative for purposes of providing a landscaped community gathering/meeting area.
2. R-11 is the base land use, which permits the intended private high school. The boundary between CPF-2 and R-11 may be refined during future detailed planning applications.
3. Subject to being in substantial conformance, acres may be refined during the subdivision process.



Village Six
OTAY RANCH

CITY OF CHULA VISTA

Land Planning
12/28/01

Exhibit 1

II. Village Park & Recreation Program

This chapter describes the park, recreation, open space and trails facilities provided within Otay ranch Village Six.

The Otay Ranch Parks and Recreation Facility Implementation Plan (adopted by the City Council on October 28, 1993) identifies the park facility improvement standards for Otay Ranch. The City of Chula Vista Park and Recreation Department has conducted subsequent facilities needs assessments and proposed some modifications to the adopted Otay Ranch Plan. This Village Six Master Plan strives for consistency with the Otay Ranch Plan and the current proposed plans and policies of the Parks and Recreation Department. This Master Plan identifies the types, quantities and location of the facilities provided at the Village Six park site. In addition to identifying specific facility needs and requirements, the goal of the Master Plan is to describe the elements necessary to ensure a rich variety of recreational opportunities, while satisfying identified recreation needs.

A. Recreation

The village concept is to organize land uses to produce a cohesive, pedestrian friendly community, encourage non-vehicular trips and foster interaction between residents. The Village Six SPA Plan provides a variety of recreational opportunities to support the village concept. The recreational plan is based on the following principles:

- Recreation standards such as total parks and recreation acreage, minimum park size, and facility design shall conform to the City of Chula Vista requirements.
- Progressive parks and recreation concepts shall be employed with programs tailored to people rather than people to programs.
- Standards for size and design of activity areas and facilities shall be reviewed periodically and adapted to the changing needs of the population served.
- Logical site selection criteria to distinguish between "community" and "neighborhood" parks. Recreational considerations such as active versus passive, big-muscle versus small motor muscle, family-oriented versus adult-oriented shall be considered in the context of overall land planning.
- Ownership and maintenance responsibilities for parks and recreation facilities within the villages shall be analyzed to appropriately reflect areas of benefit, public funding limitations and fiscal impact.
- Major parks and recreation facilities shall be linked by a trail system for pedestrians and bicycles.
- To the extent practical, community and neighborhood parks shall be located near school sites to increase the potential for shared use of facilities. Joint planning and design of adjacent school/park facilities is encouraged.

<u>Parks & Recreational Activity Categories and Accommodations</u>

A variety of recreation opportunities contribute to the quality of life of residents of Village Six and the Otay Ranch community. The following is a list of recreational activity categories that

will be provided through recreational programming in Village Six and throughout the Otay Ranch community via the parks and recreation system:

- Big muscle (playground equipment, sports fields, recreation building facilities and sports courts).
- Quiet games (shuffleboard, croquet, horseshoes, archery)
- Nature learning (hiking, bird watching, environmental education)
- Hand-intellect (art/crafts and scientific activities, vocational/special interest classes)
- Informal play (open space play areas)
- Creative play (adventure playgrounds for multiple ages, specially equipped parks)
- Informal social activities (conversation areas, informal seating arrangements)
- Relaxation (hobby-oriented such as fishing, gardening and picnicking)
- Rhythm and music (indoor and outdoor facilities for live music and dancing/classes)
- Drama (performance facilities/classes)
- Social activities (neighborhood group, social dance, club meeting facilities)
- Service (volunteer program, club, committee meeting facilities)

Accommodations for recreational activity for Otay Ranch residents will be provided though the following parks and recreational facilities:

1. *Special Recreation Facilities* - Special recreation facility areas provide for recreational needs not fulfilled by conventional public park facilities. Such facilities are privately owned and operated through commercial enterprise, community association or maintenance district.

2. *Regional Park* - Regional parks may include recreational activities such as riding and hiking trails, picnic areas, golf course, active and informal play areas and natural open areas.

3. *Community Park* - Recreational facilities in community parks include lighted ball fields and courts, recreation complexes (buildings and swimming pools), and areas for children's play, informal play and picnicking.

4. *Neighborhood Park* - Recreational facilities may include ball fields and courts, children's play equipment/tot lots, informal play and picnic areas.

5. *Pedestrian Parks* - Pedestrian parks emphasize informal social and recreational activities. Facilities may include informal play areas, tot lots and seating areas.

6. *Town Squares* - Town squares are the focal points of some village core and provide the opportunity to create a social center in the village. Facilities may include plazas or open areas for village events and performances, seating areas, tot lots and play areas.

7. *Public Schools* - Public school buildings and outdoor play areas provide an opportunity for recreational activities within a village. The location of schools adjacent to parks enhance both uses and may allow for shared use of facilities.

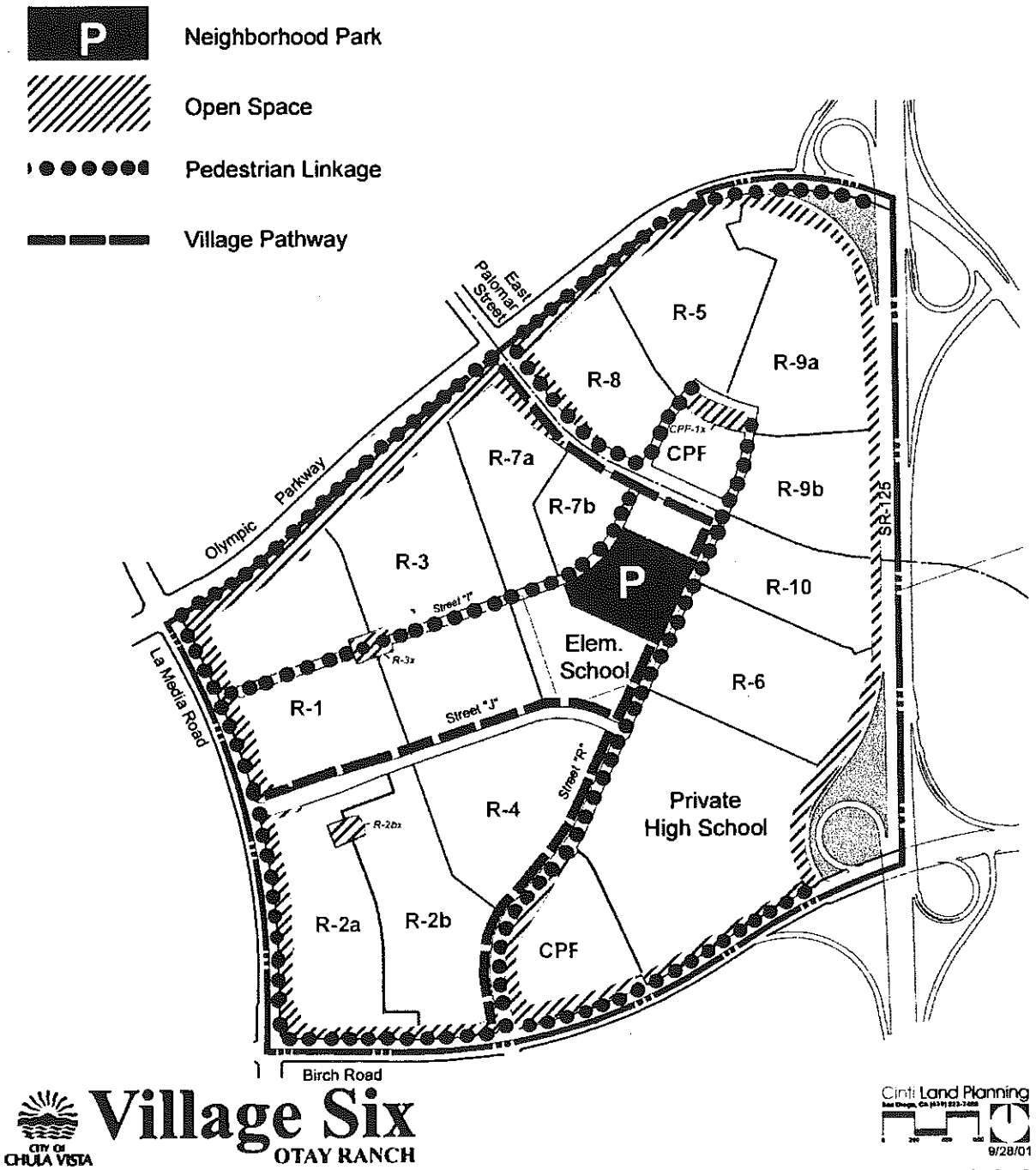
8. *Commercial Centers* - Commercial areas within a village can provide recreational opportunities in the form of outdoor seating and eating areas. Businesses such as cafes, bookstores and bike shops promote leisure and recreational activities.

9. *Community Purpose Facilities (CPF)* - Recreational activities that serve the village may be provided by a community purpose facility such as a church, Boys and Girls Club or similar non-profit entity. Facilities may include swimming pools, senior or teen centers and meeting rooms.

10. *Village Pathway, Paseos and Trails* - Special pedestrian and bicycle routes provide an opportunity for expanded recreation and for conveniently traveling to parks or other recreational sites within a village.

Within the Village Six SPA, a range of recreational activity sites/facilities will be provided. These are depicted on Exhibit 2, Parks & Open Space. A neighborhood park and elementary school are located adjacent to each other in the village core. The village pathway and trails connect to adjacent villages to the north, west and south, as well as the regional routes paralleling the arterial roads along the village edges. The private high school and two CPF sites provide additional potential recreational activity sites. Some recreational activities may also be provided in conjunction with commercial uses in the mixed-use Neighborhood at the center of the village core.

Parks & Open Space



Village Six
OTAY RANCH
CITY OF CHULA VISTA

Cinti Land Planning
9/28/01

Exhibit 2

B. Park

Park Development Standards

The Village Six park, open space and trails design and development will adhere to the standards and requirements set forth in the City of Chula Vista Landscape Manual. General standards include the following for determining net useable park acreage:

- Areas for ball fields or built facilities (tennis and basketball courts, *etc.*) shall be graded to a 2% slope to provide for proper drainage
- Slopes steeper than 4:1 may not be considered for lawn areas
- Perimeter and interior slopes steeper than 3:1 are not credited towards park acreage
- Graded slopes are to be constructed in conformance with the City's landform grading policies
- All park areas shall be accessible per the American Disabilities Act (ADA) requirements

Note: Neighborhoods, R-2bx, R-3x, and CPF-1x, are common useable open spaces and are not eligible to receive park credit. Private improvements, which will be probably limited to turf, will be designed, implemented and maintained privately.

Park Description

Village Six park is a 7-acre (net) neighborhood park located adjacent to the elementary school site in the village core. The park is located in the center of the village to conveniently serve all residents. The location of the park next to the elementary school maximizes "green space," vistas and a feeling of spaciousness in the village core. This setting also minimizes the negative affects of play field lights, noise and traffic on nearby sensitive single family residential neighborhoods.

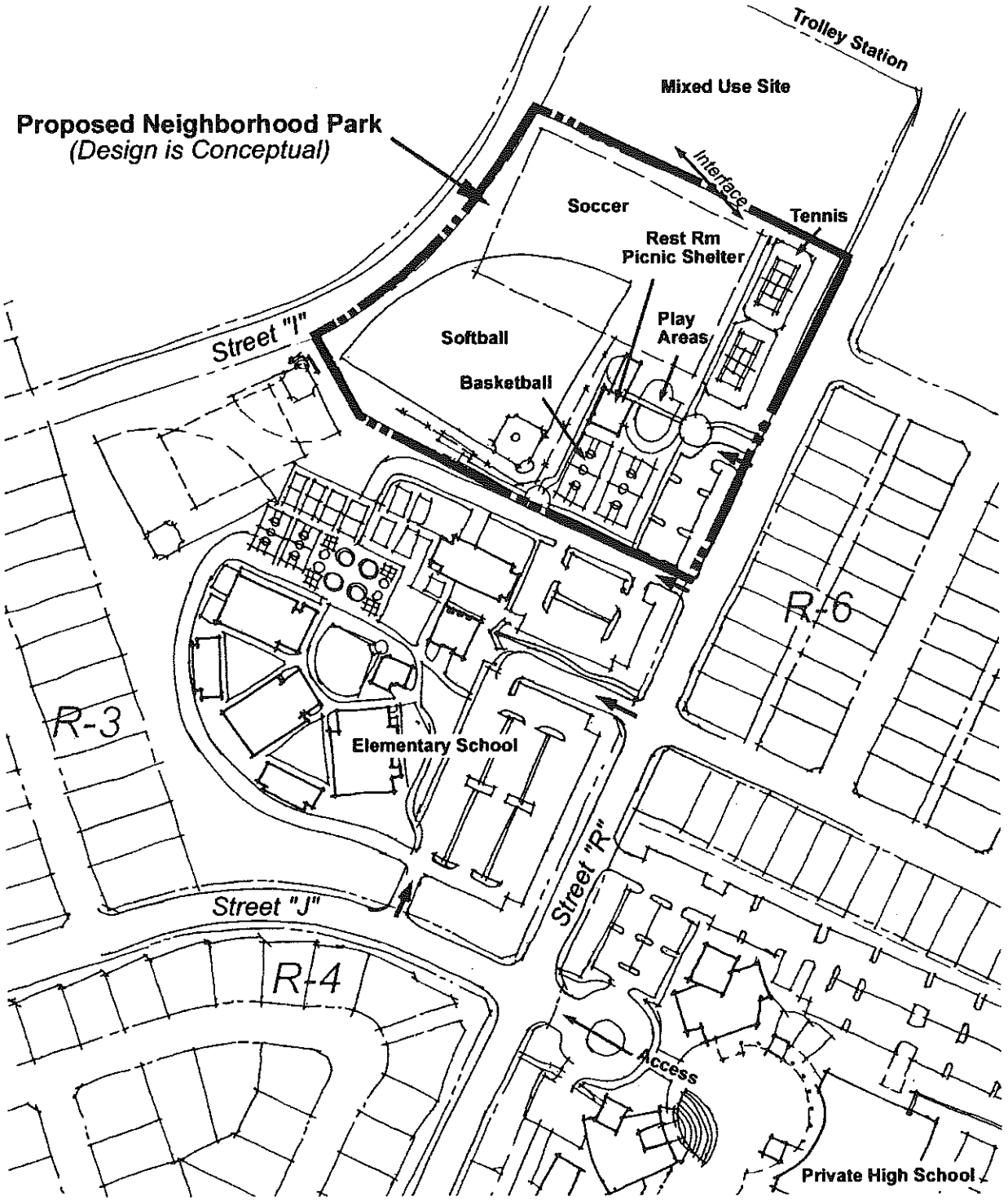
The facilities and improvements within the park will be consistent with the proposed City of Chula Vista Parks & Recreation Master Plan. Exhibit 3 depicts a conceptual design of the Village Six neighborhood park which provides for the following park facilities, as specified in the city-wide master plan:

- Restrooms/maintenance building
- 1 softball field
- 1 soccer field
- 2 tennis courts with lighting
- 2 basketball courts with lighting
- 1 play area with play equipment (multi-age equipment to be determined during park design process)
- 7 picnic tables (quantity shade structures to be determined during park design process)
- Open lawn areas
- Paved walkways with lighting
- Parking (need to be determined during park design process)

Ownership, Funding & Maintenance

The neighborhood park site will be dedicated by landowner/master developer to the City of Chula Vista. The park will be owned and maintained by the City of Chula Vista. Funding for park improvements is governed by the Chula Vista Park Dedication Ordinance. Included as part of the regulations are Park Acquisition and Development (PAD) fees established for the purpose of providing neighborhood and community parks and improvements. The Ordinance provides that fees are paid to the City prior to approval of a final subdivision map. The Village Six SPA developer(s) may pay the PAD fees or, alternately, construct the park and receive credit against the payment of PAD fees. The Village Six Public Facilities and Finance Plan (PFFP) provides a detailed description of the financing and phasing of the public park.

Conceptual Park Plan



Sources:
ONA, Inc. &
Cinti Land Planning

8/31/01

Exhibit 3

C. Village Trails

Village Six has been designed to accommodate the trails program established by the Otay Ranch Overall Design Plan and GDP (see Exhibit 4, Trails Plan). The plan recognizes that provision of bicycle, cart and pedestrian circulation is fundamental to creating a pedestrian-oriented village. All circulation elements within the village have been located and designed to be as accessible as possible, however, some off-street traverse steep topography that may limit bicycle use. All village streets and sidewalks have been designed at gradients to facilitate pedestrian, bicycle and cart travel. The plan proposes 25 mile per hour travel speeds on all internal village streets to allow bicycles and carts to travel on village streets without separately designated travel lanes. The landscape treatment and design elements of village trails are illustrated and described in more detail in the Village Design Plan. Additional trail location and dimension details may also be found in the Village Six SPA Plan, Circulation section.

Regional Trails

One segment of the Regional Trail system identified in the Otay Ranch GDP occurs near Village Six. It is located along the north side of Olympic Parkway. This segment provides east-west regional circulation and connects to neighborhood trails via the East Palomar Street village entry.

Surrounding Pathways/Scenic Corridors

Community-serving paths are located within the 75-foot landscaped parkways along Olympic Parkway, La Media Road and Birch Road. Both Olympic Parkway and La Media Road include a 10-foot off-street (Class I) trail for pedestrian and bicycle use within their ROWs. Birch Road includes bike lanes (Class II) adjacent to the curb and a five-foot wide pedestrian path behind the curb on both sides of the street. Village Six residents can access these routes via village pathways and trails.

Olympic Parkways is designated a scenic roadway which is comprised of the road, its right-of-way, and the scenic corridor. The scenic corridor is the visible area outside the highway's right-of-way generally described as the view from the road. The treatment of these roadways is an important design and aesthetic consideration because they provide the identity for Otay Ranch. Olympic Parkway will be constructed in accordance with the Olympic Parkway Master Plan that provides for Olympic-themed landscaping.

The trails will be constructed in conjunction with street construction. Maintenance of all facilities within the public right-of-way will be the responsibility of the City of Chula Vista. Landscape maintenance adjacent to the public ROW is expected to be provided by a maintenance district, homeowner's association or Community Facilities District (CFD),

Village Pathway

Village pathways are inter-village cart and pedestrian paths that link the Otay Ranch villages and specifically, provide access to the planned regional transit stations. In Village Six, a regional light rail transit station is planned for the area between the mixed-use Neighborhood (MU-1) and the village core CPF Neighborhood (CPF-1). Village pathways are proposed along each of the village entries to the village core and around the CPF Neighborhood. A 15-foot village pathway extends along the East Palomar Street village entry, connecting to a potential pedestrian overpass to Village Five, north of Olympic Parkway. A similar, 10-foot wide village pathway extends from the village core along the Street "J" and Street "R" village entries. A potential overpass connection to Village Two is shown across La Media Road. Five-foot wide pedestrian trails are shown on the opposite side of the street from the Village Pathways and on both side of the Promenade Street "I."

Segments of the village pathway will be constructed concurrent with construction of the adjacent streets. Village path improvements will be within the public ROW and maintained by the City of Chula Vista.

Village Streets

All village residential streets include sidewalks, landscaped parkways and lighting. The preferred design provides for five-foot wide sidewalks separated from the roadway by a landscaped parkway. The streets have homes on one or both sides. Parking is provided along the sides of the streets. Bike travel is permitted in the roadway without specially designated lanes due to low speed limits. Cart travel is permitted on streets with 25 mph posted speed limits. In the village core areas, wider sidewalks are provided on the non-residential side to allow for window shopping and amenities such as seating and outdoor dining.

All sidewalks and parkways within the public right-of-way will be owned by the City of Chula Vista and maintained by the City, maintenance district or CFD. All landscaped parkways and medians will be maintained through a maintenance district or CFD.

Trails Plan

15' Wide Village Pathway

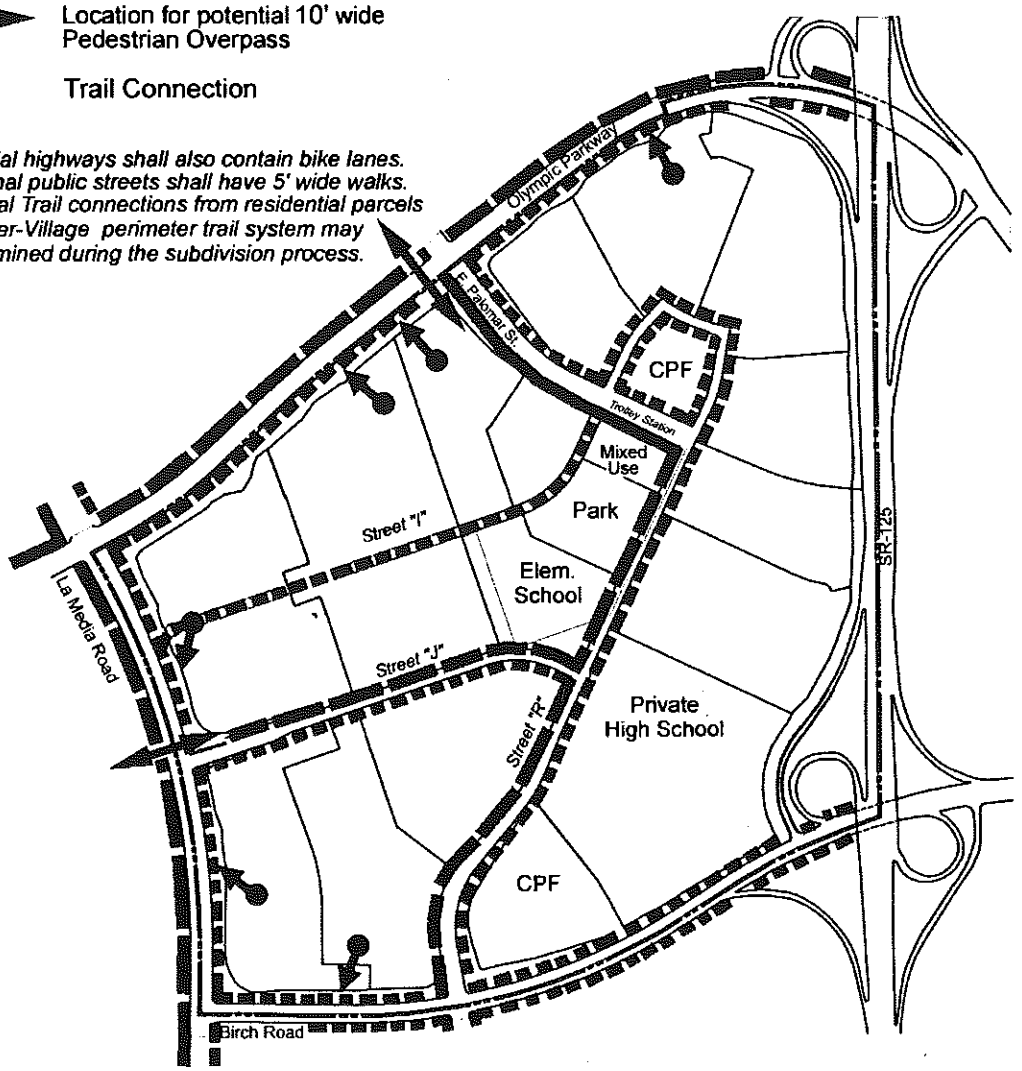
10' Wide Village Pathway

5' Wide Pedestrian Trail

Location for potential 10' wide Pedestrian Overpass

Trail Connection

Note:
1. All arterial highways shall also contain bike lanes.
2. All internal public streets shall have 5' wide walks.
3. Additional Trail connections from residential parcels to the inter-Village perimeter trail system may be determined during the subdivision process.



Village Six
OTAY RANCH
CITY OF CHULA VISTA

Land Planning
9/28/01

Exhibit 4

D. Open Space

Open space within Village Six is comprised of common open spaces including private pedestrian parks and manufactured slopes, the 75-foot (average) parkways adjacent to surrounding major streets and village street parkways. These open spaces provide pedestrian connections within the village, passive recreational opportunities and view opportunities. Open space lands will be established and maintained through the dedication of open space easements and/or lots to the City, CFD or other appropriate entity.

Manufactured Slopes

Slopes within the village are located between development areas within the village and along the surrounding major streets.

All manufactured slopes will be constructed and landscaped to City standards and guidelines provided in the Village Design Plan. All slopes (over 5 feet in height) will be permanently irrigated, with the exception of the temporary slopes. Slopes within the public ROW will be maintained by the City. All slopes outside of the public right-of-way will be owned and maintained through a maintenance district or CFD. Irrigation may be required on temporary slopes depending on the time of year planting occurs.

Community Gardens

The Otay Ranch GDP requires that policies and guidelines be developed at the SPA level for community gardens. Community garden guidelines regarding size, location, facilities and operations were prepared and adopted in conjunction with the Otay Ranch SPA One project. However, no community gardens are proposed within the Village Six SPA.

E. Water Conservation

Based on current Otay Water District (OWD) policies regarding new subdivision development, landscaped areas for parks, schools, greenbelts, road medians and multifamily residential are required to utilize recycled water where available. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will irrigate street parkway landscaping, parks and manufactured slopes along open space areas.

The project is located in the OWD Central Service Area which currently receives recycled water from the District's 1.3 million gallons per day (mgd) capacity Ralph W. Chapman Recycling Facility. The recycled water system consists of a series of pump stations, transmission piping and storage reservoirs that will provide recycled water to portions of Otay Ranch, including the Village Six SPA project area. The existing recycled water distribution system serves Villages One and Five and connections to the system to serve Village Six are planned, as described in the Recycled water discussion in the Village Six SPA Plan.

The recycled water consumption factor for all irrigated areas is 2,230 gallons per day per acre (gpd/ac). Potential demand within Village Six is estimated in the Recycled Water discussion in

Village Six SPA Plan. Recycled water requirements for the project will be coordinated by the OWD and the City. Phased construction of recycled water facilities, based on the District approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

The Otay Ranch GDP and the Chula Vista Growth Management Program require the approval of a water conservation master plan concurrent with SPA approval. The City of Chula Vista is in the process of developing guidelines for the preparation and implementation of Water Conservation Plans. This effort involves a pilot study to evaluate the relative effectiveness, costs and issues associated with the implementation of additional water conservation measures beyond those currently mandated, in three new development projects including Otay Ranch Village Six. The evaluation will encompass additional technical water saving devices, as well as the potential expanded use of recycled water, and possible gray water use. The pilot study will provide information to be used in finalizing a Water Conservation Plan for Otay Ranch Village Six to be considered in conjunction with actions on the project's Tentative Subdivision Map.

F. Brush Management

Brush Management occurs in areas where development abuts native area. This condition does not exist in Village Six so brush management will not be required in this project.

III. Contributions to Otay Ranch Community Parks & Open Space

A. Community Parks

The development of Village Six will generate a total demand for approximately 16.5 acres of neighborhood and community park land. This demand is to be met through the provision of the 7 acre neighborhood park within the village and equivalent financial contributions or land dedication to acquire and improve parkland in other locations within Otay Ranch.

Consistent with the Otay Ranch GDP, the community park acreage for Village Six is to be met at one of the GDP defined community park sites. Village Six will meet its obligation towards community parks through the payment of PAD fees and/or dedication of land.

Community park facilities will be determined by the plans and policies of the Parks and Recreation Department, including the proposed Chula Vista Parks & Recreation Master Plan, which identify the types and quantities of facilities, and development standards for community parks.

Community park sites are dedicated to the City of Chula Vista. The City of Chula Vista will own and maintain these parks. Chapter 17.10 of the Chula Vista Municipal Code governs funding for the park improvements. The Code identifies Park Acquisition and Development (PAD) fees and establishes fee rates which will be used to provide community parks and improvements. The ordinance provides that fees are paid to the City prior to approval of a final subdivision map.

B. Open Space

The largest component of open space in the Otay Ranch is the Resource Management Plan (RMP) Preserve. As prescribed by the RMP, the development of each Otay Ranch Village requires a contribution to the Otay Valley preserve. The required contribution is 1.188 acres of open space conveyance per one acre of development less the acreage of "common use lands," (local parks, schools, arterial roads and other land designated as public use areas). The 386.4-acre Village Six SPA less 97.0 acres of common use land yields a net development area of 289.4 acres which requires a conveyance of 343.8 acres.

IV. Ownership & Maintenance Options

The following are options for ownership and maintenance of park, open space and trail facilities in Village Six.

A. Maintenance District & Community Facilities District

Facilities not maintained by private property owners or directly by a public agency will be maintained through a Maintenance District and/or Community Facilities District (CFD). Such areas may include public common areas, common slope areas, common open space, entry landscaping, walls facing the public right-of-way and trails. Certain public facility areas may also be included, as determined by the Director of Public Works, such as detention basins and enhanced median and parkway landscaping in the public right-of-way.

B. Public Agency Maintenance

Public agencies will be responsible for maintaining the facilities on publicly owned land. These areas include landscaping within street and highway rights-of-way (unless maintained by a maintenance district or a community facilities district), public parks, schools, any utility easements and other similar public lands.

C. Chula Vista Public Works Department

Public streets, walks, parkways 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 City of Chula Vista Public Works Department (unless maintained by a homeowners association or a community facilities district).

TABLE A - OWNERSHIP and MAINTENANCE OPTIONS

★ = Available Ownership and Maintenance Option (more than one option exists for some conditions)

Land Use or Condition	Ownership		Maintenance				
	Public	Private	General Fund	CFD	Other Public	HOA	Private
Parkways in public R.O.W.	★			★		★	★
Slopes within Open Space lot	★			★		★	
Slopes within Resid. lot		★				★	★
Public Park	★		★				
Private Recreation		★				★	
Common Useable O.S. (Public)	★			★			
Common Useable O.S.(private)		★				★	
Public School	★				★		
Private School		★					★
Utilities	★		★		★		

V. Phasing

A. Neighborhood Park

The neighborhood park is within the first development phase of Village Six. The phasing requirements for the park are described in the Village Six PFFP.

Completion and adoption of the city-wide parks master plan may result in modification or refinement of this proposed park phasing during the tentative map process.

B. Open Space

Open spaces adjacent to the major surrounding streets will be phased with street construction. All slopes and other open spaces will be implemented in conjunction with adjacent development.

Conveyance of the RMP land or payment of in-lieu fees will comply with the Phase 2 RMP policies requiring conveyance of 1.188 acres of preserve land for every acre of development area. This conveyance or payment will occur on a phased basis concurrent with the phasing of development activity.

C. Trails

Trails will be phased in conjunction with adjacent development, including regional and village streets, and slope construction.