

GENERAL DEVELOPMENT PLAN

EASTLAKE III

Adopted July 17, 2001
by Resolution No. 2001-120

Amended June 20, 2006
by Resolution No. 2006-190

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**SECTION I.1
GENERAL DEVELOPMENT PLAN (GDP)**

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I.1.1 Introduction & Background

I.1.1.1 Introduction

The purpose of this General Development Plan is to implement the City of Chula Vista's General Plan and extend the comprehensive planning concepts and high quality standards established in previous planning and development in the EastLake Community (EastLake I and EastLake II including the EastLake Greens and EastLake Trails neighborhoods, *etc.*) to the next major planning phase for the community.

The EastLake III project area is located in eastern Chula Vista and is the third and final major planning and development increment for the EastLake Planned Community (see Vicinity Map, Exhibit 1). Approval of a General Development Plan (GDP) is the initial step in the process of planning the property for development under P-C (Planned Community) Zoning in the City of Chula Vista.

The General Development Plan provides a policy bridge between the Chula Vista General Plan, which is city-wide in scope, and the detailed project development planning provided in Sectional Planning Area (SPA) Plans within the EastLake III GDP area. The EastLake III GDP was first adopted in 1990 and established a general development concept for the land located within the EastLake III planning area, including the Olympic Training Center (OTC). An implementing SPA Plan was subsequently adopted for the OTC. This document is a comprehensive revision of the original GDP, completely replaces the previous GDP and is being processed concurrently with a SPA Plan for most of the remainder of EastLake III.

This GDP is the second in a hierarchy of planning documents and programs that will guide the development of the EastLake III area. The first is the Chula Vista General Plan, including the Eastern Territories Area Plan. Consistent with the General Plan, this revised GDP and individual SPA Plans further detail the planning policies and programs that will administer and regulate development. The GDP and SPA Plan(s) are required components of Planned Community (PC) Zoning and have been established in accordance with Chapter 19.48 of the Chula Vista Municipal Code (CVMC) and apply to the property identified as the EastLake III General Development Plan area shown on Exhibit 2.

I.1.1.2 Background

As its name suggests, the EastLake III GDP is the third in a series of GDP approvals addressing development of the EastLake Planned Community. The first EastLake GDP, identified as EastLake I, included approximately forty percent of the property and was adopted in August 1982. The EastLake I SPA included three residential neighborhoods, EastLake Hills, EastLake Shores, and Salt Creek I, along with the EastLake Business Center I employment center and EastLake Village Center commercial area (see Exhibit 2).

The second major increment to the EastLake Planned Community was the planning of the EastLake Greens and EastLake Trails residential neighborhoods, located east of the proposed alignment of

SR-125, between Otay Lakes Road, and Olympic Parkway. These two neighborhoods were planned as separate SPAs within the EastLake II GDP. At the time of approval, the EastLake II GDP was merged with the EastLake I GDP and the two areas combined are now known as the EastLake II GDP (see Exhibit 2).

Concurrent with the planning of EastLake II, the opportunity to develop the Olympic Training Center was recognized. In order to allow for the preparation of a SPA Plan for the OTC, the original EastLake III GDP was adopted in 1990. An OTC SPA plan was subsequently approved and the training facility built.

More recently, the EastLake Business Center II was removed from the EastLake III GDP and added to the EastLake II GDP to allow its accelerated development in response to economic development opportunities.

The current EastLake III GDP contains four “neighborhoods” - EastLake Woods, EastLake Vistas, the OTC and the “panhandle parcel” located south of the OTC. This comprehensive General Development Plan amendment is intended to refine planning for the undeveloped portion of the EastLake III GDP area (all except the OTC SPA) in conjunction with preparation and approval of a SPA Plan for the EastLake Woods and Vistas neighborhoods (EastLake III SPA). Basic land use patterns were established for these areas with the initial GDP, however, due to the passage of over 10 years since the first approval of the EastLake III GDP, the need to update and revise the plan is evident.

Vicinity Map

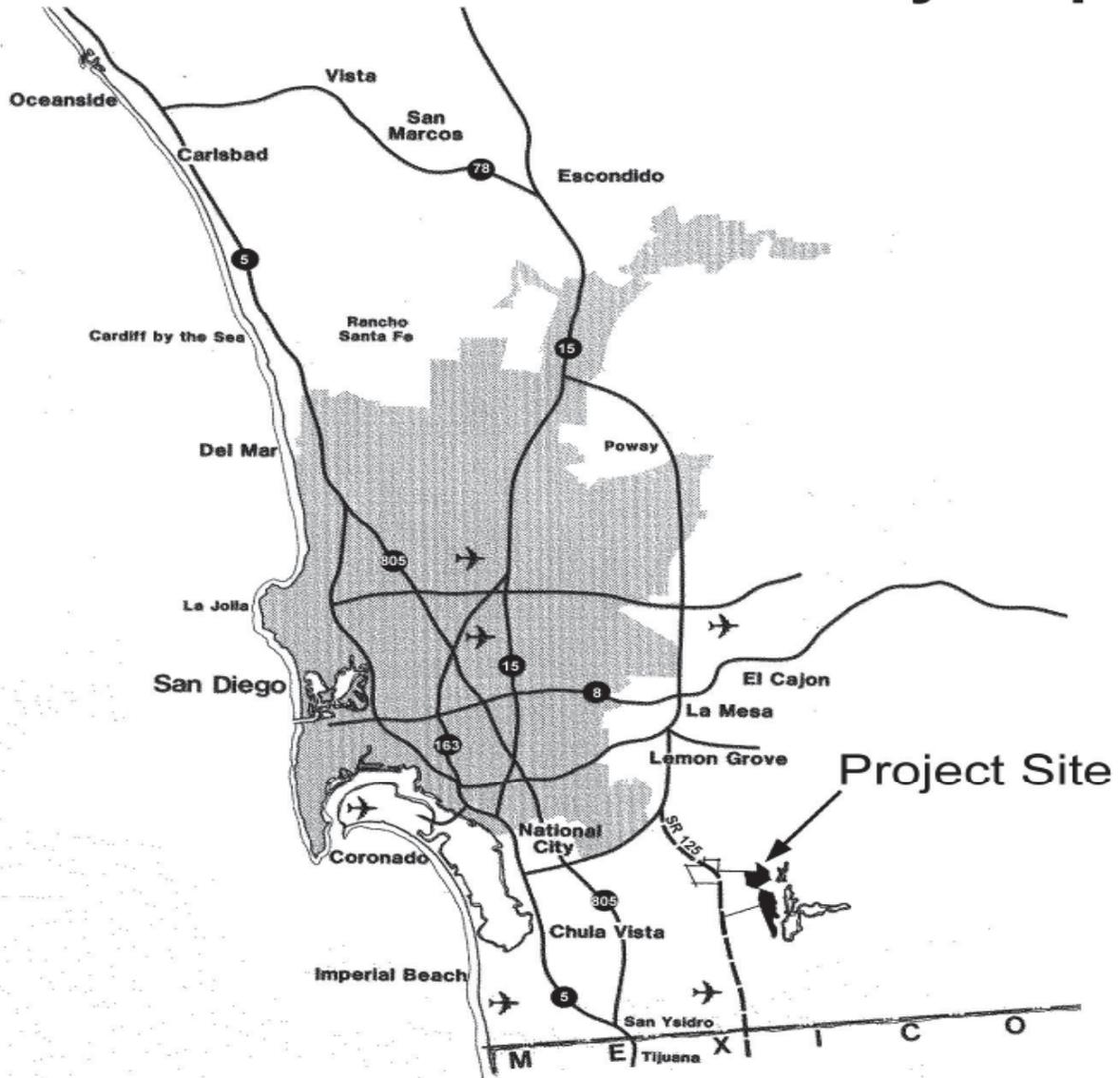


Exhibit 1

SPA Boundaries

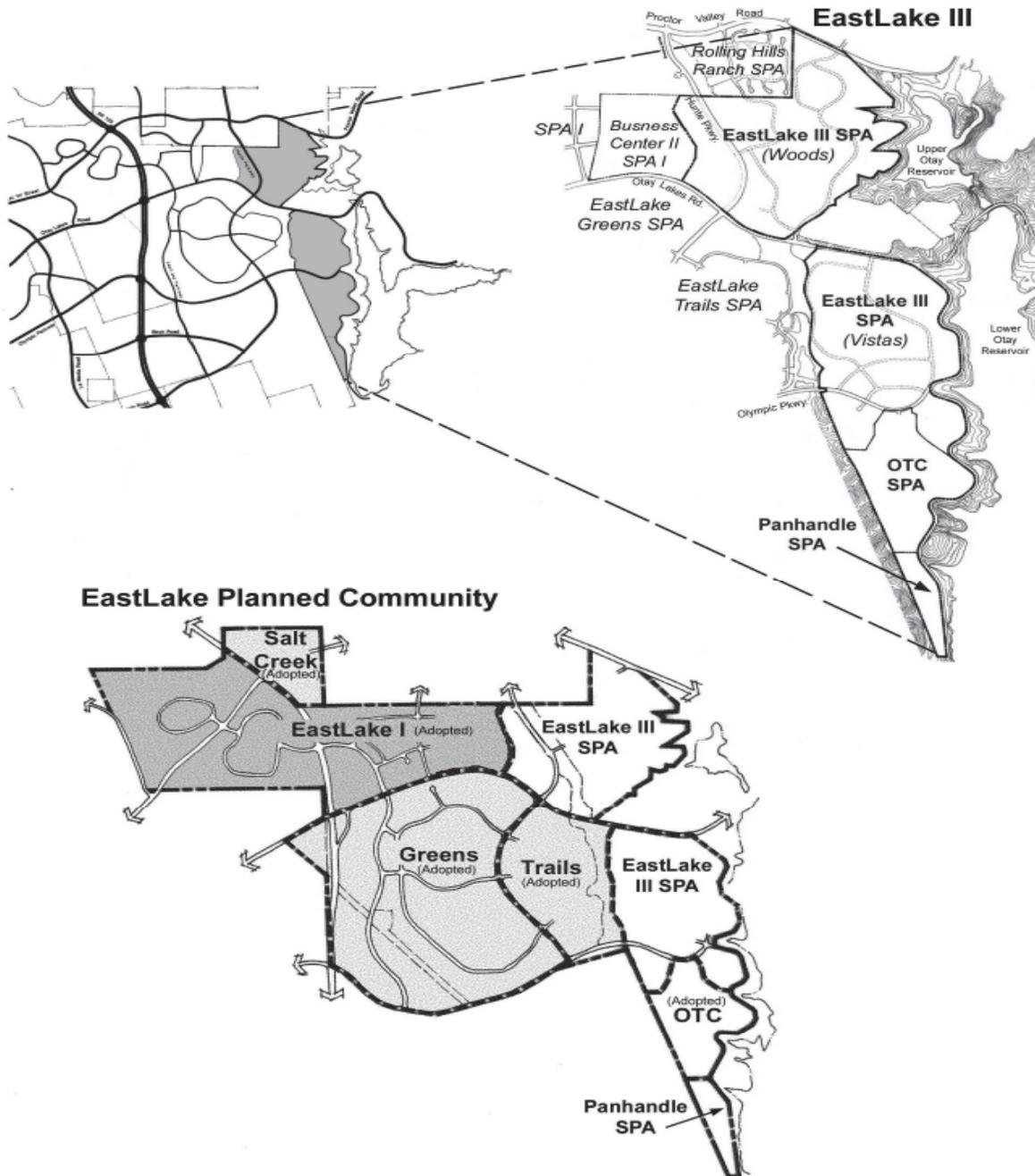


Exhibit 2

I.1.2 Record of Amendments

This document is a complete revision/replacement of the original EastLake III GDP text and exhibits. Future amendments to this new GDP document will be recorded below as they are adopted.

- I.1.2.1 2006 Amendment: An amendment to replace the Commercial Visitor land use (18.4 acres) at the end of Olympic Parkway with Residential High Density (494 du). The adoption of the GDP Amendment for EastLake III-Seniors project was June 20, 2006, resolution no. 2006-190.

I.1.3 Goals & Objectives

I.1.3.1 Purpose & Intent

This section provides goals and objectives intended to guide the development of EastLake III from inception through project completion. The attainment of some goals can only be measured during later phases of the planning process. And, the attainment of many goals anticipate actions by both the public and private sectors working together. One purpose of listing these goals and objectives is to establish a framework for the preparation of this General Development Plan. A further purpose is to refer to them during subsequent planning phases (*e.g.*, SPA plans and associated documents such as public facilities financing plans, design guidelines, *etc.*) to maintain consistency, assist in resolving issues and defining programs.

I.1.3.2 Community Goals

- To maintain and complete development of EastLake as an identifiable “community” within the City of Chula Vista; a community of distinct neighborhoods providing a human scale physical and social environment.
- To provide for adequate schools, parks and recreation facilities, “community purpose facilities” and other public/quasi-public uses.
- Conceptually size and locate land and facilities required for dedication to public or quasi-public purposes based on maximum residential development established with the General Development Plan, while providing standards and guidelines to refine sizes and locations as more detailed plans are prepared.
- Establish implementation phasing that provides or assures provision of public facilities concurrent with residential development, in accordance with the approved Public Facilities Financing Plan (PFFP) schedule.
- Provide uses and a community structure supportive of and complementary to the existing Olympic Training Center.
- Provide a balanced and dynamic community development plan with efficiently organized elements.
- Organize and design the individual elements of the plan for public and private efficiency.
- Recognize implementation and marketing factors in the allocation and phasing of land uses in the GDP and create an implementation process that is consistent with those factors, while ensuring that all essential community elements are provided and PFFP requirements are met.
- Accommodate changing demographic patterns and cultural diversity in the plan.

I.1.3.3 Residential Goals

- Provide an opportunity to create unique private communities overlooking the Otay Reservoirs and mountains along the eastern edge of the plan.
- To promote new home opportunities for all economic levels, economic stability and the enhancement of property values.
- Identify the private costs of public policies for housing and development and balance them with the intended benefits to the community, recognizing these costs are paid by new home buyers.
- Encourage emerging housing concepts and provide a variety of housing types to meet the needs of various age groups, income levels and family sizes.
- Provide for a range of intensity and product type consistent with each residential land use designation.
- Adopt development standards that encourage design innovation in housing and site planning concepts that are consistent with quality residential development.

I.1.3.4 Commercial Goals

- Encourage commercial facilities that enhance the economic viability and image of the City of Chula Vista and the EastLake community.
- Provide for development of commercial and employment uses that enhance public and private economic interests.
- Create strong linkage between the City of Chula Vista, EastLake, and the Olympic Training Center.
- Encourage facilities that support emerging shopping trends.
- Provide for a range of intensity and uses consistent with each commercial land use designation.
- Adopt development standards that include a level of flexibility that can accommodate new uses and structures to attract special shopping opportunities.

I.1.3.5 Open Space, Parks & Recreation Goals

- Provide adequate parkland and recreational facilities to meet the needs of new EastLake residents when needed.

- Conceptually size and locate land and facilities required for park dedication purposes based on maximum residential development established with the GDP, while providing standards and guidelines to refine sizes and locations as more detailed plans are prepared.
- Recognize that a range of types and sizes of parks is an integral component of a quality living environment and utilize the City's Park Dedication Ordinance and Landscape Manual to guide the design parks and park improvements.
- Incorporate new parks into the City's system as soon as these parks are ready to serve an increasing resident population.
- Encourage efficiency and cost savings in park acquisition/maintenance through cooperation and integration among public, private, and quasi-public interests.
- Implement the Chula Vista Greenbelt and open space connections within EastLake consistent with the Chula Vista General Plan.
- Maximize the utility and benefits of the Salt Creek Corridor consistent with natural resource protection.
- Protect and/or enhance areas within Salt Creek with significant biological resource.
- Locate facilities and amenities within the Salt Creek Corridor that promote recreational and educational experiences without affecting significant biological resources.
- Use parks and open space to reinforce community structure, design and safety.
- Design and integrate parks and open space areas into the community fabric to maximize their benefits and enhance community cohesiveness.
- Integrate trails and paths into the overall circulation system to provide alternative circulation routes.
- Include a comprehensive brush management plan for open space areas in SPA Plans.

I.1.3.6 Public Facilities, Circulation & Infrastructure Goals

- Provide a balanced community transportation system consistent with the City's General Plan Circulation Element.
- Implement, as needed, community circulation improvements required to serve new development within EastLake.

- Contribute to regional facility improvements in proportion to project traffic impacts consistent with the City's Threshold Standards.
- Encourage practical non-vehicular circulation.
- Connect neighborhoods and community facilities with pedestrian trail/bicycle route facilities.
- Plan for future public transit facilities and transportation demand measures such as, park-and-ride facilities, vanpools, shuttle services, and telecommunications (for home office).
- Encourage public facilities and infrastructure that are appropriate to individual circumstances.
- Recognize specific instances where aesthetic or environmental benefits may warrant an exception to standards for public facilities or infrastructure.
- Determine the need and requirements for public and quasi-public facilities within EastLake III.
- Explore the development of integrated telecommunications systems within the EastLake community, which would enhance communications between home, work, schools, and other community services.
- Continue to enhance the quality of the EastLake community through excellence in public and private education facilities, which serve all residents.
- Evaluate and phase the availability of adequate public facilities to satisfy the City's Threshold Standards.
- Provide opportunities for “community purpose facilities”, such as, churches, child care facilities, community meeting areas, and private educational services and recreational facilities.

I.1.3.7 Plan Administration Goals

- Promote the coordination and communication between public agencies, community groups, the community developer and builders.
- Provide effective development plan administration, implementing an adopted community structure, which promotes efficient and timely economic growth and development.
- Create an administrative process that allows for density transfers and other refinements in SPA Plans, providing they are consistent with the established community structure and do not create significant adverse environmental, public service or infrastructure impacts.

- Provide an implementation process that allows for change and refinement within established parameters, to preclude the burden of a formal amendment process for revisions that are consistent with the framework and intent of the GDP.
- Strive to carry out efficient processing procedures for all phases of plan implementation.
- Establish, within the implementing document, processing time frames for each level of plan review, appeal, amendment, or other routine application where these are not otherwise covered by City ordinance.
- Create a process that allows efficient conveyance of large parcels where no added entitlement or construction is involved in the subdivision.
- Balance the subdivision dedication of public facilities and other development exactions with the fiscal impacts of development.
- Create an implementation process which links the financing required for subsidy and exaction costs in early stages of development with the timing and amount of development revenues and consistency with the City's Threshold Standards.
- Encourage efficiency in the environmental review process.

I.1.3.8 Economic Goals

- Promote the economic vitality of both public and private interests.
- Incorporate positive economic results or incentives to both public and private interests at each phase of implementation.
- Promote planning that positively positions Chula Vista and EastLake in the mainstream of State and regional competitive forces.
- Establish minimum economic performance goals.
- Define in the Public Facility Financing Plan any required exaction so that the cost and timing of the exaction can be budgeted.

I.1.4 Purpose & Scope

This General Development Plan (GDP) establishes development parameters for the EastLake III General Development Plan Area. The GDP addresses the distribution of land uses, circulation pattern, defines the overall community structure and establishes development densities.

The planning objectives for the EastLake III GDP are:

- Implement the provisions of the adopted Chula Vista General Plan for the EastLake III property.
- Provide for orderly pre-planning and long-term development of EastLake III so that the entire community and subsequent extensions of the planning areas will provide an environment of stable and desirable character.
- Give the developer reasonable assurance that SPA plans prepared in accordance with this GDP will be acceptable to the City.
- Enable the City to adopt measures providing for the planning and development of the surrounding areas in a manner compatible with this GDP.
- Secure for the citizens of the City the social and economic advantages resulting from an orderly and planned use of its land resources.
- Establish conditions which will allow diverse land uses to exist in harmony with the community.
- Preserve designated open spaces and natural ecosystems existing on the property.
- Facilitate adequate provision of community facilities such as transportation, water and sewer service, schools, parks and other public requirements.
- Provide flexibility in development standards and permit planned diversification and innovation in the location of land uses and structures.
- Recognize the inherent influence that the economic market will have in the implementation of EastLake III.
- Allow a diversity of land uses, relationships, buildings and open spaces in planned concepts while ensuring substantial compliance with the spirit, intent and other provisions of the General Plan.

The GDP establishes land use designations for the site and defines in broad terms the type and intensity of development permitted within each designation. The GDP is implemented through the adoption of a Sectional Planning Area (SPA) Plan, which describes the proposed development in much greater detail and is accompanied by site-specific design, phasing and regulatory documents, as

well as subdivision maps. The GDP serves as a policy bridge between the City's General Plan and the SPA Plan and subdivision mapping.

The Environmental Impact Report (EIR 01-01), prepared in conjunction with the comprehensive General Development Plan amendment, fulfills the environmental review requirements per the California Environmental Quality Act (CEQA) for any proposed development, as long as the development is: 1) in conformance with the GDP; and, 2) consistent with the project addressed in the EIR.

The EastLake III General Development Plan is established in accordance with Chapter 19.48 P-C - Planned Community Zone of the City of Chula Vista Municipal Code (CVMC), and applies to the property outlined by the General Development Plan Map, included as Exhibit 4, in Chapter I.1.8.

Chapter 19.48 sets forth requirements for establishment of the P-C zone and contents of GDPs and SPA plans. The required content of a General Development Plan, which is listed in Section 19.48.040 CVMC, is as follows. EastLake III GDP compliance with the requirement is provided in parenthesis following each requirement.

GDP Contents Required

A. The plan diagram shall show the following:

- 1. The topographic character of the land (see Exhibit 3 Site Features)*
- 2. Any major grading intended (see Exhibit 5 Grading Concept)*
- 3. The general location of all existing and proposed uses of the land (see Exhibit 4 General Development Plan)*
- 4. The approximate location of all traffic ways; except those solely serving abutting uses (see Exhibit 6 Conceptual Circulation Plan)*
- 5. Any public uses, such as schools, parks, playgrounds, open space and undisturbed natural land (see Exhibit 4 General Development Plan)*
- 6. The approximate location of different residential densities of dwelling types (see Exhibit 4 General Development Plan)*

B. The application shall include a text which indicates:

- 1. Description of the project, including the boundaries and names of proposed sectional planning areas (see Chapter I.1.1 and Exhibit 2 SPA Boundaries)*

2. *The anticipated sequential development of each section of the development for which specific uses are intended or for which sectional planning area plans will be submitted*
3. *The approximate area of each sectional planning area of the development and the area of each separate land use (see Chapter I.1.8 and Exhibit 4 General Development Plan)*
4. *For residential development or residential areas of any P-C zone development:*
 - a. *The approximate number of dwelling units proposed by type of dwelling (see Chapter I.1.9 and Exhibit 4 General Development Plan)*
 - b. *The approximate total population anticipated in the entire development and in each sectional planning area (see Chapter I.1.9 - Table B)*
 - c. *The general criteria relating to height, open space, and building coverage (see Chapter I.1.8)*
 - d. *The number of dwelling units per gross acre proposed for each sectional planning area of the development (see Chapter I.1.9 and Exhibit 4 General Development Plan)*
 - e. *The approximate land area and number of sites proposed for public use of each type (see Exhibit 4 General Development Plan and Chapter I.1.11)*
 - f. *Where appropriate, the approximate retail sales area space in square feet and gross area in acres proposed for commercial development with standards of off-street parking and landscaping and circulation for vehicles and pedestrians (see Chapter I.1.8)*
5. *For commercial or industrial areas of any proposed P-C zone:*
 - a. *Types of uses proposed in the entire area and each sectional planning area thereof (see Chapter I.1.8)*
 - b. *Anticipated employment in the entire development and in each sectional planning area thereof (see Chapter I.1.9 - Table B)*
 - c. *Methods proposed to control or limit dangerous or objectionable elements, if any, which may be caused or emitted by proposed uses*
 - d. *The approximate standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading proposed for the intended structures or uses*

6. *For institutional, recreational or other nonresidential uses of any P-C zone:*
 - a. *Approximate types of uses proposed in the entire area and each sectional planning area thereof (see Chapter I.1.8)*
 - b. *Significant applicable information with respect to enrollment, residence, employment, patients, attendance, and other pertinent social or economic characteristics of development (see Chapter I.1.11 requiring subsequent plans which will detail these characteristics)*
 - c. *The approximate standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, proposed for the intended structures or uses*
 - d. *Determination of the amount of acreage required to be designated for “community purpose facilities” pursuant to Section 19.48.020(c) (see Chapter I.1.11, Section I.1.11.3)*

I.1.5 Definitions

I.1.5.1 General

The definitions of all terms used in this document shall have the same meaning as used in the adopted Chula Vista General Plan and Municipal Code, unless otherwise specifically defined herein.

I.1.5.2 Additional Definitions

Alternate Designation:

An Alternate Designation is an alternative GDP land use designation which may be implemented at the SPA plan and subsequent levels of approval without need of a GDP amendment. The Alternate Designation may only be utilized when the Chula Vista City Council determines that the primary designation (as shown on the GDP Map, Exhibit 4 herein) will not be implemented.

EastLake Planned Community:

The EastLake Planned Community refers to the combined area of EastLake II and EastLake III, as depicted in Exhibit 2 herein.

Panhandle Parcel:

The Panhandle Parcel is the approximately 45 acre parcel designated PQ on the EastLake III GDP map (Exhibit 3) herein, located south of the OTC SPA (also designated PQ). This site has an Alternate Designation of Low Density (L) Residential.

Greenbelt Trail:

The Greenbelt Trail is the trail identified in Section 7.3 of the Land Use Element of the Chula Vista General Plan. The trail is a hiking and bicycling route connecting developed parks within the greenbelt which surrounds the city. To assure continuous access for maintenance and security patrols, this trail is envisioned as the equivalent of a one-lane paved road, approximately eleven feet wide, with a structural design to allow maintenance vehicles to use the trail.

I.1.6 Regional Context

EastLake III is located within the Eastern Territories Planning Area identified in the Chula Vista General Plan. This Planning Area is comprised primarily of several large planned communities (implemented through P-C zoning). The EastLake Planned Community was the first of these significant projects to be planned and implemented in a comprehensive manner. It has evolved into two major implementation components, known as EastLake II and EastLake III, which combined represent the total EastLake project. It has always been envisioned as a complete community which included a full range of community components, providing opportunities to live, work, shop, and play within one master planned community.

Two other major planned communities which include commercial and employment uses are located nearby, within the Eastern Territories Planning Area. Rancho del Rey is essentially fully developed on a site north of Telegraph Canyon Road and bisected by East “H” Street, west of EastLake I. Otay Ranch is a much larger community with components to the south, west and east of EastLake III. The Otay Valley Parcel which is to be developed with a series of urban villages including residential, commercial and employment uses, abuts the OTC and panhandle parcels on the west.

To compare EastLake III with the other two planned communities, the following table provides the percentage allocation of land to uses comprising the live, work, shop, and play concept.

Table A
Land Use Balance

Planned Community	Percentage of Project (by area)					
	Live ¹	Work ²	Shop ³	Play ⁴	Other ⁵	Total
EastLake II ⁶	50%	7.6%	4.0%	13.0%	25.4%	100%
EastLake III ⁷	54%	0%	1.2%	1.6%	43.1%	100%
EastLake II & III ⁸	48%	8.4%	3.4%	8.8%	31.4%	100%
Rancho del Rey ⁹	52%	1.4%	4.6%	3.2%	38.8%	100%
Otay Ranch ¹⁰	35%	3.0%	3.9%	2.0%	56.1%	100%

1. *Live:* Includes all residential land uses as a percentage of the total project area.
 2. *Work:* Includes all industrial, office & administrative land uses as a percentage of the total project area. *EastLake III* will include some employment in commercially zoned areas which are shown under “shop” in the table.
 3. *Shop:* Includes all commercial land uses as a percentage of the total project area.
 4. *Play:* Includes all park and recreation uses as a percentage of the total project area.
 5. *Other:* Includes open space, public/quasi-public, CPF, major circulation, etc.
 6. *EastLake II:* Includes all of EastLake II GDP.
 7. *EastLake III:* Includes all of EastLake III GDP.
 8. *EastLake:* Includes all of EastLake II & III.
 9. *Rancho del Rey:* Includes all areas in the adopted El Rancho del Rey Specific Plan.
 10. *Otay Ranch:* Includes the Urban Villages (Otay Valley Parcel) in the adopted Otay Ranch GDP.
- Note: These statistics may change from time to time as projects are amended.

I.1.7 Site Characteristics

The EastLake III General Development Plan project area consists of approximately 942 acres at the eastern edge of the City's municipal boundary. The project area is comprised of two separate parcels located north and south of Otay Lakes Road. The northern parcel is planned for development of the EastLake Woods residential neighborhood. The parcel south of Otay Lakes Road includes the area planned for development as the EastLake Vistas neighborhood, the developed OTC SPA south of Olympic Parkway, and the "panhandle parcel" further to the south (see Exhibit 2).

All of the surrounding properties to the north, south and west are either developed, under development or planned for development. The surrounding land use to the north is Rolling Hills Ranch (approved as Salt Creek Ranch GDP and SPA) which is currently developing in a west to east fashion with primarily single family uses along Proctor Valley Road adjacent to similar uses proposed within the EastLake Woods neighborhood.

Property approved for development under the Otay Ranch GDP is located south of Olympic Parkway, to the southwest of the project. Otay Ranch is also undergoing initial development to the west along Telegraph Canyon/Otay Lakes Road and progressing east toward the EastLake III project site.

The EastLake II GDP area is located along the western edge of the project area with the EastLake Trails neighborhood located west of the proposed EastLake Vistas neighborhood and the EastLake Business Center II west of the proposed EastLake Woods neighborhood. The Salt Creek Greenbelt and recreation area will serve as a common amenity and as well as a separation between the EastLake Trails and EastLake Vistas neighborhoods. A grade separation is provided between the EastLake Business Center II and Woods West residential area to minimize conflicts between the employment and residential uses.

The Upper and Lower Otay Reservoirs which are owned and operated as a water storage facility by the City of San Diego are located along the eastern edge of the property. The County of San Diego operates a park facility located at the southerly terminus of Lower Otay Reservoir. This reservoir also serves as part of the emergency water supply for the Otay Water District which serves the eastern area of Chula Vista. The area between the project site and the reservoirs is planned for Greenbelt open space use in the Chula Vista General Plan.

The project site is generally comprised of gently rolling topography with the Salt Creek corridor forming the predominate geographic feature bisecting the northern parcel and forming the western edge of the southern parcel (see Site Features, Exhibit 3). The Otay Lakes are prominent features off-site to the east. The project site includes a single "ridgeline" (a series of rounded hilltops) between the creek bed and lakes. The range in elevation is approximately 100 feet from the creek bed to hilltop. The rounded features of the site reflect the years of plowing and discing associated with its historical dry farming use. Localized views to Salt Creek and developing areas of EastLake Trails and EastLake Business Center II are available from hillside locations looking west. To the east, views extend to and across the Otay Lakes and to the mountains beyond.

Salt Creek is also the most significant natural resource on the site. The southernmost portion has been identified as an environmentally sensitive area because of its biological and wildlife habitat value, and aesthetic value. The original EastLake EIR (EIR 81-03) biological survey of the area identified sensitive resources within Salt Creek and in the southernmost portions of the site. Habitat enhancement and mitigation areas within Salt Creek will be identified in EastLake III implementing plans and documents.

As an existing developed use on the site, the OTC will play a key role in determining the character and appearance of the commercial and multifamily residential uses developed adjacent to it. Together, these uses will implement the “Activity Center” concept described in the Eastern Territories Area Plan of the General Plan (see Chapter I.1.10 Consistency with the General Plan).

Site Features



EASTLAKE III
A planned community by The EastLake Company

Cinti Land Planning
2-20-01

Exhibit 3

I.1.8 General Development Plan Map & Policies

I.1.8.1 Land Use Plan

The proposed Land Use Plan for EastLake III is depicted on the General Development Plan Map (Exhibit 4). The project consists of two residential neighborhoods, and Olympic Training Facility complex and commercial support uses and 45 acres designated for Public Quasi-Public uses south of the Olympic Training Center. These diverse components have been arranged using sound land planning principles and incorporate the goals, policies and standards of the updated Chula Vista General Plan.

I.1.8.1.1 Land Use Arrangement

This General Development Plan (GDP) implements the General Plan for two neighborhoods identified in the Land Use Element of the General Plan Update. Both neighborhoods are within the Eastern Territories Planning Area and are identified in that plan as EastLake Woods (#35) and EastLake Vistas (#36). The area north of Telegraph Canyon Road is designated EastLake Woods, while that to the south is EastLake Vistas. These two areas comprise the EastLake III Residential SPA for the EastLake III PC zone. A third SPA is comprised of the Olympic Training Center (OTC), south of Olympic Parkway.

EastLake Woods is adjacent to an industrial development area located immediately to the west. The industrial area will be buffered by landscaped open space and by a grade differential; the roadway and residential areas are lower than the industrial area. Adjacent to the industrial area on the east is an area designated for low-medium density residential use. This use extends to the Salt Creek corridor where a community park, natural open space and Hunte Parkway are located.

A unified residential neighborhood is located east of Salt Creek within EastLake Woods. At this location, low-density residential uses provide an appropriate transition from the Salt Creek and Otay Lakes branches of the Chula Vista Greenbelt. An elementary school and junior high school sites are located within the Woods neighborhood.

The EastLake Vistas neighborhood, between Olympic Parkway and Otay Lakes Road, is an integrated residential neighborhood with a range of proposed housing types. South of Olympic Parkway, are two high density residential parcels and two CPF sites located adjacent to the OTC SPA. South of the OTC SPA is a narrow parcel intended for use in conjunction with the City's proposed University area.

A range of low density residential uses are proposed along the eastern edge of the project, low-medium to medium-high density residential uses are adjacent to Salt Creek and mixed commercial uses are to the south. The residential portion of EastLake Vistas is provided access by a spine road along the eastern edge, which connects to community collectors to the north and south (Olympic Parkway and Otay Lakes Road).

The Olympic Training Center site dominates the portion of the project south of Olympic Parkway, and it is designated as a separate SPA within this GDP due to its independent phasing and ownership.

The OTC facility is a major national training center for Olympic sports (*e.g.*, water sports, track and field, *etc.*). Activities include short- and long-term training for elite and development level athletes, seminars, clinics and conferences, as well as sports medicine and sports science research. The character of the facility is campus-like, with sports areas and buildings sited within ample open space. While the primary use of the site is sports training activities, the site also provides housing and dining for athletes, offices, laboratories, meeting rooms, parking and storage. Housing capacity could increase from 300 to 1,000 athletes at buildout.

The placement of an activity center such as the OTC has a significant impact on the character of the immediate area and creates a need for land uses, which support and complement the training facility. The development of the Olympic Training facility created an additional community activity center within the Eastern Territories. This induces changes to the desired character of the adjacent area, which will assume a unique identity associated with the training facility.

A proposed commercial parcel is intended to directly complement the training site. The retail commercial (north directly across Olympic Parkway) component is envisioned as a “village type” area with informal shopping, dining and entertainment. It will serve visitors, the residents of the training facility and local residents. It is not intended to be a typical neighborhood shopping center. Office commercial uses included in this area could house, among others, administrative offices for the OTC or associated professionals.

The southernmost parcel designated for Public/Quasi-Public could compliment the Olympic Training Center.

I.1.8.1.2 Land Use Categories

Residential Uses

Residential uses in five density categories are indicated on the General Development Plan Map for EastLake III (Exhibit 4). Each of the categories is statistically described and characterized below. Detailed and specific design standards, property development and use regulations will be elements of the SPA Plan process. The general characteristics presented below are intended to guide preparation of the precise standards.

The categories are cumulative in that for any particular category, those uses/products allowed in any lower density category are also permitted. Approximately 90% of the residential area (or 57% of the units proposed) is in the two lowest density categories. Clustering and density transfer are also permitted, subject to the provisions of the General Plan Land Use Element and this GDP.

A. Residential Low (RL)

Baseline Density: 0.5 dwelling units/acre
 Maximum Density: 3.0 dwelling units/acre

This category includes single-family detached homes on large lots. This is the predominant character of the residential uses overlooking the Otay Lakes and Salt Creek. The large lot character of this use compliments the edges of the proposed Chula Vista Greenbelt at most development edges.

B. Residential Low-Medium (R-LM)

Baseline Density: 3.0 dwelling units/acre
 Maximum Density: 6.0 dwelling units/acre

The typical housing types in this category are single-family detached homes. Under clustered site plans, some attached and small lot detached units would also be consistent with this designation.

This category is designated west of Hunte Parkway in EastLake Woods, adjacent to the EastLake Business Center II.

C. Residential Medium (R-M)

Baseline Density: 6.0 dwelling units/acre
 Maximum Density: 11.0 dwelling units/acre

Typical homes in this category include small single-family detached units, zero lot line homes, patio homes and attached units such as duplexes and townhouses.

D. Residential Medium-High (R-MH)

Baseline Density: 11.0 dwelling units/acre
 Maximum Density: 18.0 dwelling units/acre

Homes in this category include multi-family units such as townhouses and garden apartments with surface parking.

E. Residential High (R-H)

Baseline Density: 18.0 dwelling units/acre
 Maximum Density: 27.0 dwelling units/acre

Homes in this category include, multi-family and garden apartments with either surface or structured parking.

Commercial Uses

This area is proposed for development as activity centers with casual shopping, dining and entertainment uses, and residential uses also provided. They will cater to athletes in training, visitors and community residents.

The proposed combination of uses and the relative scale of each use are depicted on the GDP Map. The exact quantity and location of each use within this parcel will be refined in the EastLake III SPA Plan and other subsequent approvals for each area.

Retail Commercial (C)

This uses are intended to have a unique, low intensity character, influenced by their proximity to the training facility. It is not intended to be a typical neighborhood shopping center.

Public, Quasi-Public and Open Space Uses

A. Open Space (OS)

Typical uses for this category are open space such as floodplains and mountains, recreational uses, such as equestrian facilities and rural residential uses. The areas within EastLake III with this designation are generally semi-improved or natural greenbelts where limited grading and landscape improvements will occur or areas which will remain in natural open space to conserve biological resources. Both types will provide an open space/aesthetic amenity.

B. Public and Quasi-Public (PQ)

This designation is applied to areas to be used by schools, churches, hospitals, civic centers, fire stations and libraries. These areas are building sites for the construction of facilities owned and operated by public agencies and quasi-public organizations. Within EastLake Woods, a proposed junior high school site and an elementary school site are depicted with a “PQ” designation.

The entire Olympic Training Center SPA is depicted as “PQ”. This site operated as a year-round training and athletic education facility in support of U.S. Olympic athletes. As noted earlier, a variety of uses are or will be developed on the site including office, residential and commercial, all of which must directly support the athletic training function; the mix and distribution of such uses is determined by the approved SPA Plan and facility master plan.

C. Parks and Recreational Facilities (P)

This land use includes improved parks, recreation and community centers, large plazas and courtyards that exist independent of adjacent buildings. Within EastLake III, the “P” designation has been applied to the Salt Creek Community Park parcel in EastLake Woods.

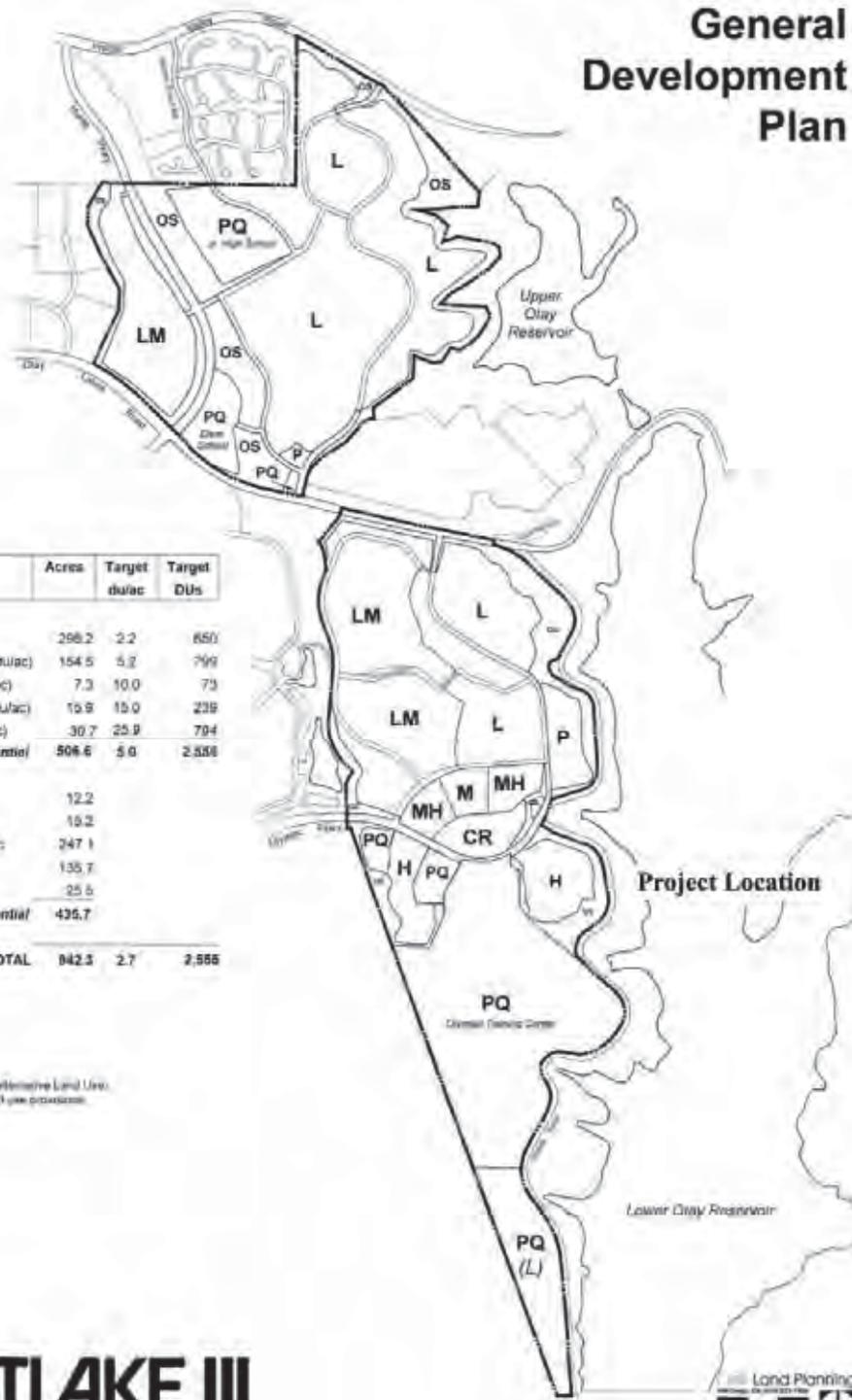
I.1.8.1.3 Land Use Flexibility

The land use arrangement and statistics depicted on the EastLake III General Development Plan exhibit describe the basic arrangement, variety and intensity of uses to be developed within EastLake III. Refinement of this plan, based on the more detailed data and studies completed in conjunction with SPA Plan, is expected and shall not require a formal amendment to this GDP.

Variation in uses (*e.g.*, clustering, density transfer, mixed uses, *etc.*) shall be permitted in accordance with the City’s General Plan Policies and the provisions herein. Detailed development and use standards, and regulations shall be established for separate land use districts within EastLake III concurrent with SPA Plan approval and prior to any actual construction.

Land use proposals that vary substantially from the development concept, intensity and Character established by this GDP shall require an amendment to this Plan.

General Development Plan



Land Use	Acres	Target du/ac	Target DUs
RESIDENTIAL			
L Low (0-3 du/ac)	298.2	2.2	650
LM Low Medium (3-6 du/ac)	154.5	5.2	799
M Medium (6-11 du/ac)	7.3	10.0	73
MH Med-High (11-18 du/ac)	19.9	15.0	299
H High (18-27+ du/ac)	30.7	25.9	794
Sub-total Residential	506.6	5.0	2,558
NON-RESIDENTIAL			
CR Comm/ Retail	12.2		
P Park	15.2		
PQ Public/Quasi-Public	247.1		
OS Open Space	135.7		
Circulation	25.5		
Subtotal Non-Residential	435.7		
TOTAL	942.3	2.7	2,558

(L) = Underlying Low Density alternative Land Use. Refer to text for alternative land use policies.



I.1.8.2 Development Standards

I.1.8.2.1 Landform/Grading

- A. The terrain of the project site provides several influences on future planning. Because of the irregular configuration of development areas, the pattern of residential lots/buildings should also be curvilinear. The terrain also permits views from homes. Homes should be sited to maximize the potential views. Grading for commercial and multi-family uses will require larger flat pad areas for development.
- B. All lots and buildings should be sited to ensure that the pattern, views and privacy potential are maximized. Chapter I.1.11 herein requires several levels of review to ensure that detailed planning is in concert with this concept. A goal should be to create variety and avoid development with a monotonous appearance.
- C. The conceptual grading plan for the project area is depicted in Exhibit 4. The plan indicates that the majority of the property should be developed using a number of small, terraced building areas. The arrows on the exhibit indicate gravity flow direction toward facilities located in Salt Creek for storm runoff and wastewater.
- D. Grading within this General Development Plan shall be subject to the requirements of the Municipal Code, subject to approval of a grading plan and in accordance with other provisions of this GDP.
- E. It is the intent of this General Development Plan that graded areas be contoured to blend with natural landforms. Rounding both vertical and horizontal intersections of graded planes, obscuring slope draining structures by massing a variety of plant materials, incorporating the use of variable slope ratios for larger slope banks, use of landscape planting to control erosion and obscure man-made banks, architectural solutions to topographic changes and other similar techniques should be used. Slope banks with rigid angular characteristics shall be avoided where feasible. Grading plans prepared in conjunction with and to implement SPA Plans should be responsive to the concepts of “Landform Grading” expressed in the Land Use Element of the City’s General Plan.
- F. General grading policies with regard to development within this GDP are as follows:
 - i. Designated significant slope areas should be preserved in their natural state by clustering development.
 - ii. Intrusions of graded slopes into areas designated as open space on the General Development Plan Map should be avoided except where necessary to construct infrastructure facilities, trails or where it can be demonstrated that such intrusion would result in superior site design. Such intrusion should not be in areas of

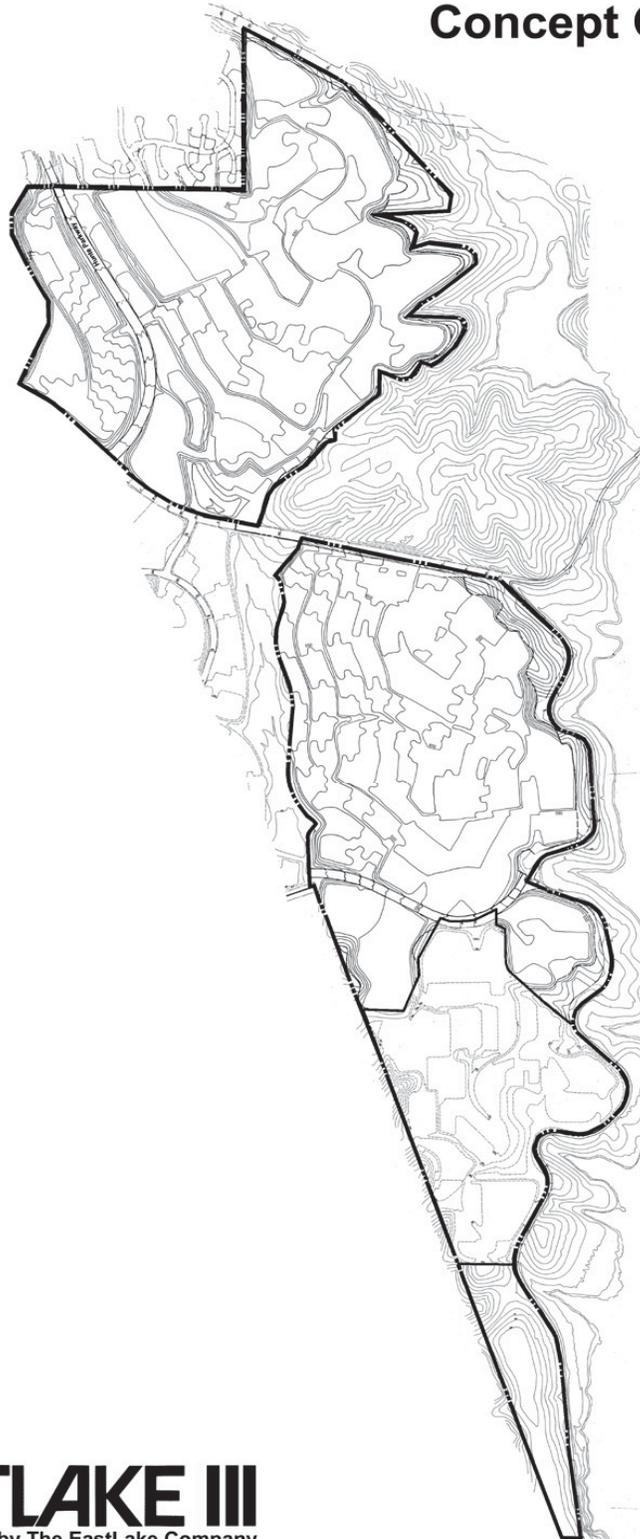
significant environmental sensitivity and shall be revegetated with indigenous species to recreate, to the extent feasible, the previous condition.

- iii. A variety of housing types, padding techniques, grading techniques, lot sizes, site designs, arrangement and spacing of homes and developments should be encouraged.
- iv. Facilities to rectify unstable slopes or slopes subject to erosion and deterioration shall be provided where recommended by the project soils engineer.
- v. Grading may be accomplished beyond the boundaries of an approved SPA Plan where necessary to implement the SPA Plan uses or infrastructure.
- vi. A plan for protecting Otay Reservoir from urban runoff and/or sewage contamination shall be approved by the City Engineer prior to the issuance of grading or building permits.

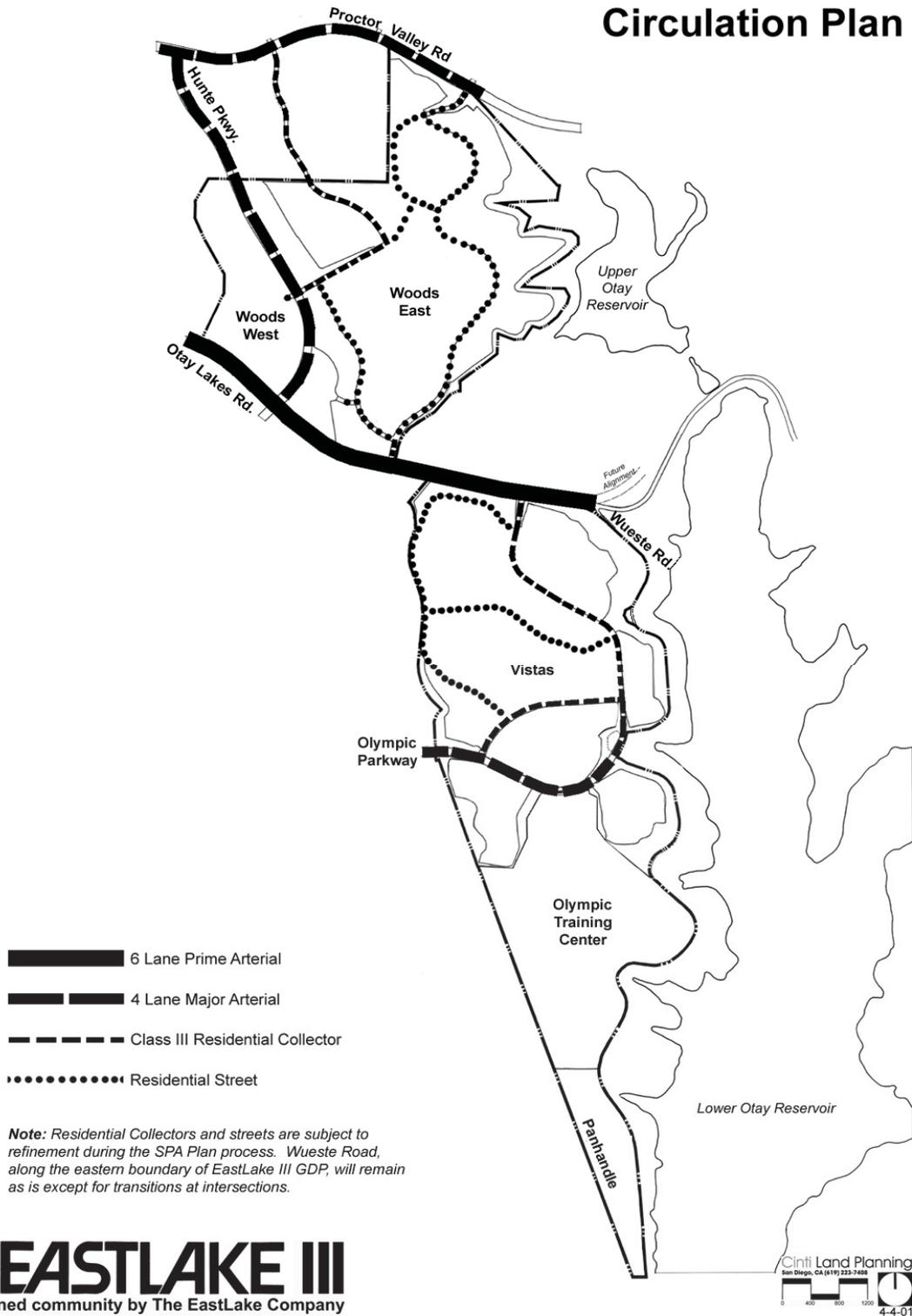
I.1.8.2.2 Circulation

- A. The circulation system of EastLake III shall meet the traffic and land service needs generated by the development of the area and shall, by design, promote conservation of natural open space, establishment of a suburban order, reduction of the need for grading and encouragement of economy in land development. The community and neighborhood level collector streets are indicated on the conceptual Circulation Plan, Exhibit 6. The specific alignments, geometrics and right-of-way requirements for the streets designated in the conceptual Circulation Plan shall be determined in the SPA planning process and consistent with the provisions of the Circulation Element of the General Plan.
- B. North/south hiking trails within Salt Creek are appropriate alternative circulation routes for the project and vicinity. Additional routes or variations and adaptations of the basic north/south route may become apparent and should be considered at such time as SPA Plans are prepared and grading plans are developed.
- C. A trail within the open space corridor shall be provided along the length of Wueste Road to accommodate future bicycle riders and joggers/walkers.
- D. Bicycle routes and/or pedestrian trails should also be established within other greenbelt areas of the project, where such establishment would be consistent with conservation of natural resources, as well as along the main streets of EastLake III.
- E. The EastLake III community should be served by the City of Chula Vista’s mass transit system. Plans for providing transit service to the project shall be incorporated in the EastLake III SPA and subject to approval of the Transit Coordinator.

Concept Grading Plan



Circulation Plan



EASTLAKE III
A planned community by The EastLake Company

Citi Land Planning
San Diego, CA (619) 223-7400
4-4-01

I.1.8.2.3 Landscaping

- A. The Landscape Concept for the EastLake III community recognizes the hierarchy of circulation linkages with the community and to adjacent areas, distinguishes two types of entries (community and neighborhood), identifies major and minor landmarks and designates a special natural/naturalized landscape zone.
- B. Trees shall be used to identify the hierarchy or linkages as follows:
 - i. The thematic corridor provides the common thread to link the major community elements together. The thematic corridor will have its own dominant tree as established in EastLake I and EastLake II.
 - ii. Arterial streetscapes will have an identifying landscape character. A separate dominant tree will be used in the median.
 - iii. District interior streets within a neighborhood will utilize the district theme trees. The tree selection for the district will be established with the SPA Plan.

Supplemental trees may be introduced to provide contrast and a transition into surrounding areas. This landscape approach will provide strong visual directions and connections throughout the site, while providing the necessary contrast to create an interesting experience as one travels through the community.

- C. Entries are identified as common points of entry into the community or neighborhood, and at significant intersections. Community entries are located on Otay Lakes Road entering from the east and Hunte Parkway entering from the north. Landscaping at these points will be used to establish a sense of arrival and transition into an area with unique characteristics. Accent planting and monumentation at community entries should be of a greater scale than that of neighborhood entries.
- D. Landmarks within the community are generally public facilities and recreation areas. The Olympic Training Center is the major landmark within EastLake III. Landscaping and community design proposals should recognize the important role this facility (*i.e.*, its design, character and landscaping) has with regard to adjacent areas. A similar relationship, although to a lesser extent, also exists between the minor landmarks and the surrounding areas. The schools, parks and commercial sites are considered minor landmarks. Landscaping plans developed during the SPA Plan process should identify and reinforce with plant materials and design, the place landmarks hold in the community fabric.

- E. Landscape plans prepared in conjunction with the SPA planning process shall respond to the concepts described above and shall be prepared consistent with the provisions of Chapter I.1.11 herein.
- F. Setbacks along Otay Lakes Road, Wueste Road and Olympic Parkway shall be a minimum of 50 feet and shall be landscaped to the satisfaction of the City’s Landscape Architect.

I.1.8.2.4 Residential Uses

- A. The purpose of this section is to state the underlying concepts for the diversity and distribution of residential densities and to provide the planning and design considerations for subsequent levels of plan review. It is intended that detailed site development standards will be an element of the SPA Plan review process as required in Chapter I.1.11 herein.
- B. A fundamental concept of the GDP is to provide for and integrate a diversity of residential densities, types and price ranges. It is intended that homes will range from single-family estates to multi-family projects with the attendant range of affordability levels.
- C. While providing an overall mix and diversity of residential types, the plan does recognize locational criteria for certain densities. It is for this reason that the more dense residential elements have been located within efficient proximity to major circulation routes and activity centers. The plan also recognizes the planned permanent open space to the east by specifying low-density development and assigning considerable amounts of open space on the adjacent portion of the plan area.
- D. A dominant element within each residential neighborhood is a spine road to permit convenient access to all areas within the residential neighborhoods.
- E. The urban design and site planning of all residential development within EastLake III shall be governed by a set of Comprehensive Design Guidelines formulated in conjunction with the SPA Plan. The design guidelines shall extend the community and neighborhood design concepts established by this GDP and subsequent SPA plans to the design of individual tracts, multi-building projects and individual structures, where necessary.

I.1.8.2.5 Commercial Uses

This section is established to provide standards for high quality development of uses indicated on the General Development Plan as Commercial or Industrial.

- A. The GDP designates one commercial site. The Plan has purposefully utilized collector streets and planned open space in a manner that should reduce commercial/residential friction and has limited the impact of commercial activities and traffic upon residential uses.

- B. Each commercial development shall be subject to Design Review and approval, and should respond to the following guidelines:
 - i. The commercial project should have an integrated design theme incorporating architecture, landscaping, signage and site planning aspects.
 - ii. The design theme and scale of the project should be consistent with the community character established by adjacent uses.
 - iii. All signs and other design issues shall be regulated by CC&Rs and other mechanisms implemented to ensure and maintain high aesthetic qualities.
- C. Permitted uses shall be consistent with the commercial designation intent described in this GDP. Sufficient landscape or other buffers shall be provided between all other sensitive land uses.
- D. Building setback/landscape buffer along Otay Lakes Road shall be 50 feet in width to permit landscaped areas along the street to preserve the scenic quality of the road.

I.1.8.2.6 Community Facilities & Services

This section is intended to provide for uses indicated on the General Development Plan Map as Open Space, Parks and Recreation, Public and Quasi-Public facilities or as may be otherwise referenced in this General Development Plan.

A. Open Space

Standards for open space uses are listed below and in Section I.1.8.3 Conservation Standards.

- i. The areas indicated as Open Space are generally intended for more passive forms of open space uses. The final use, ownership and maintenance responsibilities for open space areas shall be determined during the SPA planning process. Open space uses would include agriculture, active and passive open space, natural open space, bodies of water, public and private parks, equestrian uses, scenic highways, community facilities and other uses of a similar nature.
- ii. Open space areas shall be designated and uses established consistent with the relevant elements of the Chula Vista General Plan.

B. Parks and Recreation

- i. Sites for public parks indicated on the GDP Map are in conformance with the Parks and Recreation Element of the General Plan. The Director of Parks and Recreation shall approve all proposed park, open space and trail plans.

- ii. The Salt Creek corridor is envisioned as a candidate area for a natural park setting. Amenities such as picnic areas, wildlife observation points, nature trails, equestrian uses and other similar activities may be considered during the SPA planning process.

C. Schools

- i. School sites are indicated on the GDP Map. These sites are considered adequate to meet the needs of the school district(s).
- ii. The school sites, locations and configurations shall be acceptable to the respective school districts and agreements satisfactory to the districts shall be consummated prior to project construction.
- iii. Should the school district(s) reject a school site designated on the plan without indicating an alternate location within the vicinity of the original site, the site may then be used for residential uses of a type and density compatible with adjacent property.
- iv. The developer/landowner has satisfied all of the City's requirements with regard to implementation and financing of school facilities through previous agreements with each of the affected districts.
- v. Should the school district(s), within one year after a school site is offered and available for use as a school site, fail to acquire or accept dedication of said site, the site shall then be considered to be rejected by the school district(s) and developed as provided above in paragraph iii.
- vi. Any dwelling permitted by this provision (paragraphs iii and v above) shall not be subject to the maximum number of dwellings specified herein, but shall be otherwise subject to the provisions of this General Development Plan.

D. Public services and utilities shall be provided by the following unless otherwise approved during the adoption of a SPA Plan:

- i. Water – Otay Water District
- ii. Sewer – City of Chula Vista
- iii. Flood Control – City of Chula Vista
- iv. Electrical – San Diego Gas & Electric
- v. Natural Gas – San Diego Gas & Electric

- vi. School Facilities – Chula Vista Elementary School District and Sweetwater Union High School District
 - vii. Library Facilities – City of Chula Vista
 - viii. Public Parks – City of Chula Vista
 - ix. Fire Protection – City of Chula Vista Fire Department
 - x. Police Protection – City of Chula Vista Police Department
 - xi. Telephone – Pacific Telephone Company
 - xii. Cable TV – Cox Cable
- E. Fire, police and library service shall be in accordance with City standards and/or agreements consummated prior to construction.
- F. Five sites have been indicated on the GDP Map for public or quasi-public facilities. Additional sites for public facilities may be determined at the SPA planning level. These facilities may include schools, Community Purpose Facilities (CPFs), day care centers, governmental facilities or other similar community service uses.
- G. The Olympic Training Center facility shall be developed in accordance with an approved SPA Plan and implementing plans. Such plans shall address: the siting of buildings and other improvements, the provision of public services and facilities and the conservation of sensitive on-site resources. Because of the unique nature of this facility, the use regulations applied to the site should include sufficient flexibility to permit, under appropriate conditions, the diversity of uses associated with the training and education of resident athletes (*e.g.*, housing, athletic facilities and competitions, office and medical laboratory uses, incidental commercial, *etc.*). The OTC shall also be subject to Precise Plan approval.

I.1.8.3 Conservation Standards

The EastLake III General Development Plan advocates preservation or scientific relocation of sensitive environmental resources. It also provides for their protection from destructive activities associated with human settlements where such is feasible to create a balance between the natural and man-made environments. This section provides standards for the interface between the development of a community and the conservation of natural resources.

I.1.8.3.1 Natural Open Space Resources

- A. Candidate areas for natural open space uses are designated “OS” on the General Development Plan Map. Any area so designated shall be considered for natural open space use and preservation. The location and extent of such uses shall be determined as part of the SPA process, and natural open space uses shall be designated on each SPA Plan. Non-sensitive open space areas may be improved for recreational uses. The applicant shall prepare Open Space Concept Plans for the Salt Creek Open Space Corridor and Lower Otay Reservoir Open Space Corridor in conjunction with any subsequent planning applications submitted to the City.
- B. The natural open space of EastLake III shall determine the subject territory’s structure and basic design. As the land is subdivided, the preserved portions of Salt Creek should be complemented by adjacent common greens, view points and trail systems.

I.1.8.3.2 Drainage

All development within EastLake III GDP shall comply with all national, state and local regulations to limit pollutant discharges to storm drain systems. Specific requirements shall be established through the SPA planning and subdivision process, as appropriate.

I.1.9 General Development Plan Statistics

I.1.9.1 Statistical Summary

The statistics in Table B, below, are taken from General Development Plan Map (Exhibit 4) in the previous section. These statistics reflect the “panhandle parcel” being developed consistent with its primary PQ designation; should it develop under the alternate residential designation, the total number of units would increase by 90 units and population increase by 274 persons. All residential (except alternate designation) and commercial uses will occur in the EastLake III SPA. The anticipated gross residential density of that SPA is expected to be 2.8 du/ac.

Table B
General Development Plan Statistics

LAND USE	GROSS ACRES	TARGET DENSITY	TARGET UNITS
RESIDENTIAL USES			
Low (0-3 du/ac)	298.2	2.2 du/ac	650
Low-Medium (3-6 du/ac)	154.5	5.2 du/ac	799
Medium (6-11 du/ac)	7.3	10.0 du/ac	73
Medium-High (11-18 du/ac)	15.9	15.0 du/ac	239
High (18-27+ du/ac)	30.7	25.9 du/ac	794
Sub-total Residential	506.6	5.0 avg.	2,555
NON-RESIDENTIAL			
Retail Commercial	12.2		
Park	15.2		
Public/Quasi-public	247.1		
Open Space	135.7		
Circulation	25.5		
Sub-total Non-residential	435.7		
PROJECT TOTALS	942.3	2.7 avg.	2,555
Population Estimate (@3.04 persons/du) [all EL III SPA]			7,767
Employment Estimate (@12-25 emp./ac) [all EL III SPA]			368-768

I.1.9.2 Density Transfer

In order to promote flexibility in residential densities, the transfer of dwelling units from one GDP residential category to another, within any single SPA, may be approved as a part of the SPA plan process. Any such transfer must be consistent with the authorized overall GDP density and approved total number of units. The density of the receiving parcel shall not exceed the authorized maximum. Notwithstanding this provision, the clustering provisions of the General Plan shall be utilized to maintain the community character inherent in the density categories established by this General Development Plan.

Transfers of density shall be based on evidence that the proposed transfer would substantially improve the spatial or functional relationships of the involved SPA, or would materially increase the quality of land use, circulation or conservation pattern thereof. Transfers of density into the low density category should not result in a reduction in lot size requirements.

Transfer of units from one parcel to another within the same SPA may be processed administratively if:

- 1) The proposed unit count for all parcels remains within the range(s) indicated on the Site Utilization Plan;
- 2) The proposed product types are consistent with those listed for each parcel on the Site Utilization Plan;
- 3) The density of the receiving parcel does not exceed the authorized maximum; and,
- 4) The overall GDP and SPA total number of dwelling units is not exceeded. Modifications which are not consistent with all these criteria shall require a formal GDP and/or SPA amendment.

Should such a transfer be approved, applicable statistics and the General Development Plan Map shall be revised as an administrative update without the necessity of a formal plan amendment.

I.1.9.3 Alternate Land Use Designation

An alternate land use designation of Residential - Low Density is shown for the “panhandle parcel” on the EastLake III GDP Map. The primary land use designation for this parcel is PQ (public/quasi-public). However, if the Chula Vista City Council determines that the “panhandle parcel” can not be successfully developed with a PQ use, an alternative low density residential land use designation may be implemented, allowing up to a maximum of 90 dwelling units, consistent with this EastLake III GDP.

Implementation of the alternative residential use shall require preparation of a separate SPA Plan or EastLake III SPA Plan amendment addressing the site specific issues associated with the change in

proposed use from PQ to Low Density Residential and the cumulative effects of such a change. Cumulative effects include, but are not limited to, consistency with the City's park dedication requirements, Community Purpose Facility standards for the P-C zone and the Growth Management Ordinance.

The SPA or Supplemental SPA Plan shall address, either directly or by reference to other EastLake III plans, all issues and topics required of a standard SPA Plan. The Public Facilities Financing Plan (or Supplemental PFFP) for the project shall demonstrate that the proposed residential use is consistent with the City's Growth Management Program and meets all required thresholds and standards for residential development without constraining or burdening existing or previously approved development. Recognizing that it may be difficult to provide all required residential support uses within the parcel, provision of or contribution to off-site facilities, or payment of in-lieu fees may be permitted by the City Council.

I.1.10 Consistency with the General Plan

I.1.10.1 Introduction

This section describes the consistency of the project with the Chula Vista General Plan; the history of the project with respect to various General Plan amendments; and, the relationship of the project to the specific elements of the General Plan. Implementation of this GDP shall be consistent with the requirements of the General Plan. Specific implementation and phasing strategies have been, and will be, provided in the various SPA Plans which comprise EastLake III GDP Planning Area.

I.1.10.2 Background & History

When the planning of the EastLake Planned Community began in 1979, the General Plan for the Eastern Territories (Eastern Territories Area Plan) had not been developed to its current state, since development of a new community on the scale of EastLake had not been conceived prior to that time.

Individual development proposals were annexed to the City and incrementally added as amendments to the General Plan. The approval of EastLake I, which included the now existing communities of EastLake Shores, EastLake Hills, and the first phase of the EastLake Business Center, was the first of these incremental general plan amendments and was adopted in 1982.

The submittal of plans for the next phase of EastLake community planning, EastLake Greens and EastLake Trails, occurred prior to the comprehensive General Plan update, but was not adopted until 1989. This planning was reflected in the General Plan and adopted as the EastLake II GDP. The categories were broad interpretations of the specific planning being proposed for these neighborhoods. The EastLake Greens submittal included a SPA Plan concurrently with the General Plan and GDP. The EastLake Trails neighborhood was included in the proposed EastLake II GDP.

The next update of the General Plan for EastLake occurred when the EastLake III GDP area was initially approved, bringing the Olympic Training Center to Chula Vista in 1990. The original EastLake III GDP was adopted with a corresponding General Plan amendment. Over ten years has passed since the original EastLake III GDP was adopted.

A further major amendment to the General Plan for the EastLake community occurred in 1995 as a part of the Otay Ranch planning program. Lands were exchanged between EastLake and Otay Ranch to create more logical planning boundaries. The area added to EastLake during this exchange has come to be known as the “Land Swap” area. The General Plan designations for these Land Swap parcels were amended concurrently with the Otay Ranch General Plan amendment to reflect planned urban land uses.

Most recently, a minor General Plan amendment was adopted with approval of the EastLake Trails SPA Plan in 1999 along with a further refinement of the EastLake II GDP.

This comprehensive update/amendment of the EastLake III GDP is similarly accompanied by a General Plan amendment which establishes and maintains consistency between the two plans.

Concurrent processing of the EastLake III SPA Plan provides the implementation detail that has been the pattern with EastLake GDP and General Plan amendments.

This series of General Plan amendments and updates for the EastLake Planned Community reflect a consistent process of evolution since its original conception as a new community. All General Plan amendments have been adopted concurrently with more detailed development proposals so that the “effect” of the amendments have been evident at each stage. The current proposed amendment to the General Plan for this EastLake III GDP amendment is the latest example of this process. This concurrent planning process has maintained an ongoing consistency between the Chula Vista General Plan, EastLake GDPs and SPA Plans.

I.1.10.3 Consistency by General Plan Element

I.1.10.3.1 Land Use Element

The EastLake III GDP project area is approximately 942 acres. The individual neighborhoods within the EastLake III GDP are EastLake Woods, EastLake Vistas, and the Olympic Training Center (OTC). The “panhandle parcel” is located south of the OTC.

EastLake Woods is located north of Otay Lakes Road. It is predominately a low density (0-3 du/ac) residential neighborhood, consistent with the General Plan designation of “L” (0-3 du/ac) for the portion between Hunte Parkway and Upper Otay Lake. The eastern edge of the neighborhood overlooks Upper Otay Lake. The Salt Creek Greenbelt bisects the neighborhood, paralleled by Hunte Parkway. West of the parkway, a low-medium density residential area is known as “Woods West”. This area is identified for low medium density development consistent with the General Plan designation of “LM” (3-6 du/ac). An elementary school site, middle school site, private recreation site and fire station site are clustered along the Salt Creek Greenbelt, consistent with the facilities designated on the General Plan map. Open space is designated around the perimeter of the neighborhood.

EastLake Vistas is generally located between Otay Lakes Road and Olympic Parkway, with a pair of development sites east and west of the OTC entrance south of Olympic Parkway. Low and low-medium density residential uses make up the bulk of the neighborhood. At the southern end of the neighborhood medium, medium-high, and high density residential uses are clustered with non-residential uses at the OTC entrance. These residential densities are consistent with the General Plan designations of “L” (0-3 du/ac), “LM” (3-6 du/ac), “M” (6-11 du/ac), “MH” (11-18 du/ac) and “H” (18-27+ du/ac) in the southern portion of the neighborhood among commercial uses and adjacent to the OTC. These more intense uses are intended to support and complement the OTC.

A public park is located on the eastern edge of the neighborhood, overlooking Lower Otay Reservoir. A public/quasi-public parcel, intended for community purpose facilities (CPF), is located west and east of the high density residential parcel and west of the OTC entrance. Open

space is designated along the perimeter of the neighborhood and as a buffer between different uses.

The OTC is located south of Olympic Parkway and houses a resident athletic training center for members of the U.S. Olympic Team. The entire parcel is designated public/quasi-public and has been developed pursuant to a previously adopted SPA Plan. This use is consistent with the General Plan map.

The “panhandle parcel,” which is designated PQ and has an alternative designation of low density residential, is a separate parcel south of the OTC SPA. Development of this site is expected to occur as a separate SPA.

The Chula Vista Greenbelt is a major planning feature of the General Plan. The Chula Vista Greenbelt is the backbone of an open space and park system that extends throughout the city. The circumferential greenbelt utilizes existing developed and undeveloped open space and potential new open space linkages to effect a continuous 28 mile open space and park system around the city. The developed parks in the greenbelt are linked by a hiking and bicycle trail system that forms a continuous loop around the city. EastLake III implements the eastern and western arms of the Greenbelt depicted in the General Plan. From south to north, the eastern arm is comprised of the Lower and Upper Otay Lakes and adjacent shoreline and slopes which define the reservoir and the field areas of the Olympic Training Center. The Greenbelt extends north of the Upper Otay Reservoir along Proctor Valley Road and the adjacent drainage course to the vicinity of the Otay Water District property. The westerly arm of the Greenbelt is comprised of the Salt Creek canyon and drainage course and the adjacent defining slopes. It reconnects with the eastern arm at the Otay Water District property, north of EastLake. These areas are designated for open space and park uses on the General Development Plan map.

To assure continuous access, a Greenbelt Trail is envisioned as the equivalent of a one lane paved road, approximately eleven feet wide, with a structural design to allow maintenance vehicles to use the trail. The EastLake III plan will provide recreation trails within the Greenbelt. The size, design and location of these trails will be detailed in the EastLake III SPA Plan.

I.1.10.3.2 Circulation Element

The General Plan Circulation Element, as amended July 17, 2001 and unchanged for EastLake III in the December 2005 GPU, designated three major road facilities within the EastLake III GDP area. These are Otay Lakes Road and Olympic Parkway, prime arterial roadways, providing east-west access to the area and, Hunte Parkway, a four-lane major north-south connection between Rolling Hills Ranch to the north and Otay Ranch to the south. Proctor Valley Road, which is not within the EastLake III planning area, abuts the northern property line. Each of these roads requires a right of way to accommodate 4-6 lanes of traffic with raised

medians. All General Plan roads are shown on the GDP and adequate provisions are included to accommodate traffic generated by the development.

The Circulation Element also depicts Wueste Road, paralleling the shore of Lower Otay Lake between Olympic Parkway and Otay Lakes Road, off-site. This existing street is “implemented” as a country road with two intersections with Olympic Parkway. One intersection south of the park parcel connects north to Otay Lakes Road, while the second, just north of the high density residential site connects south to the County Park at the southern end of Lower Otay Lake.

The Circulation Element also addresses public transit and includes a Public Transit Plan. The transit plan identifies a proposed Local Express bus route extending east along Otay Lakes Road to EastLake Parkway, then south into the Otay Ranch community. Proposed Local Collector service is shown within EastLake Business Center and on Olympic Parkway as far east as Hunte Parkway. No Public Transit Plan facilities are shown within the EastLake III GDP area.

I.1.10.3.3 Parks and Recreation & Conservation/Open Space Elements

The General Plan designates a public park overlooking Lower Otay Reservoir in the EastLake Vistas neighborhood. There are also major open space corridors shown along Salt Creek in the EastLake Woods neighborhood and extending south between the EastLake Vistas and EastLake Trails neighborhoods. The Salt Creek corridor is planned for a combination of park, wildlife habitat, greenbelt trail and greenbelt open space. This combination of public and private park and open space uses is consistent with the General Plan Open Space land use category. A Greenbelt Corridor is also designated adjacent to the Otay Reservoir, bordering the eastern edge of EastLake III. The open space edges and public park in EastLake Vistas implements this portion of the Chula Vista Greenbelt identified in the General Plan. A portion of the Greenbelt Trail has been built adjacent to the OTC.

I.1.10.3.4 Public Facilities Element

The Public Facilities Element provides policy guidance for all development projects. It addresses water, sewer, drainage, hazardous waste disposal, schools and libraries. The EastLake III GDP implementation documents will provide detailed plans for the provision of public facilities in accordance with adopted Master Plans and the City's Quality of Life Threshold Standards.

Each SPA within this GDP must prepare a comprehensive Public Facilities Financing Plan to identify the public facilities to be provided by the developer to serve the development. Water plans for each neighborhood are approved by the Otay Municipal Water District and required facilities must be financed by the developer. Sewer plans are required to conform to the City's Sewer Master Plan and facilities such as transmission mains and pump stations are made

conditions of tentative maps. Drainage facilities are designed on the basis of master drainage plans and financed and made conditions of the development.

Hazardous wastes must be disposed of in accordance with State requirements of the Department of Health Services and the County Hazardous Materials Management Division. The only facility in Chula Vista is located at the Otay Landfill.

Master plans for both the elementary school district and the high school district provide the site locations for schools designated on the General Plan. The EastLake III GDP includes these school sites on the land use map and the future Public Facilities Financing Plans will provide the phasing and financing implementation necessary to construct schools in accordance with projected enrollments.

I.1.10.3.5 Housing Element

The Housing Element provides that all major projects shall construct 5% low income housing and 5% moderate income housing consistent with the HUD guidelines based on size and family incomes. The EastLake III GDP is included in the EastLake Comprehensive Affordable Housing Program, which includes all undeveloped portions of the EastLake Planned Community (EastLake Trails, EastLake Vistas, EastLake Woods and the “Land Swap Parcel”). This program, which was initially approved by the City Council on July 17, 2001 (Resolution #2001-220), provided specific details as to the number, type, location and construction timing mechanism for all required affordable housing units, implementing the General Plan policy for 5% low income housing and 5% moderate income housing.

An amendment to the previously adopted Affordable Housing Program for EastLake will be adopted with the 2006 GDP amendment. Because implementation of almost all of the residential development in the EastLake III General Development Plan has already occurred, there are limited opportunities within the GDP boundaries for Land Set-Asides. One potential solution for providing affordable housing exists within the OTC SPA Plan area. Other alternatives, including Off-site Locations and In-Lieu Contributions, are more specifically outlined in Section II.6, Affordable Housing Program.

I.1.10.3.6 Safety Element

The City of Chula Vista provides for public safety and seismic protection through a variety of mechanisms addressed in the EastLake III GDP and implementation programs. Sites for fire stations are identified in the GDP based on travel times to respond to fire or medical emergencies. Water systems are engineered to accommodate peak demand periods, including fire flow requirements. Streets are designed with adequate widths and safe routes for emergency vehicles. Building codes ensure the safety of buildings and seismic studies of fault lines identify appropriate setbacks and other safeguards from earthquake hazards. New

development planned in this GDP is in conformance with all of the life and property protections contained in the General Plan and implementing building codes and fire codes.

I.1.10.3.7 Noise Element

The Noise Element requires that the City apply noise protection standards which recognize the right of every citizen to live and work in a safe environment without excessive noise. Noise studies are carried out in conjunction with the environmental impact report requirements for GDP's to identify setbacks or noise buffers for sensitive areas within the development. These measures are carried out in the development of the project. There are no identified major noise generators located within the GDP project area except the planned major roadways: Olympic Parkway, Otay Lakes Road and Hunte Parkway. Increasing traffic with project development and development of adjacent parcels, has the potential to create significant noise impacting development sites along the road corridors. These noise conditions will be addressed at the SPA level by requiring the installation of sound walls strategically placed to reduce traffic noise to acceptable levels within development areas.

I.1.10.3.8 Eastern Territories Planning Area Plan

The area plans included in the General Plan deal either with issues and plans which are specific to the particular area or are more detailed than would be appropriate in the city-wide plan. The EastLake III GDP is located in the Eastern Territories Planning Area Plan. Because of its size and potential for development, this area plan is key to the future of Chula Vista. The area plan contains several specific provisions applicable to the planning and development of EastLake III. The following discussion highlights these portions of the area plan and identifies the consistent response provided in this GDP (or implementing SPA documents). Area Plan language is in *italics*, while responses are in **sans-serif type** below.

Goals & Objectives

Over the planning horizon covered by this General Plan, it is anticipated that most of new urban development projected for the city would take place in Eastern Territories. At the same time, Eastern Territories contains some of the most valuable environmental and visual resources of the General Plan area. The following issues, goals and objectives are intended to guide future developments in the Eastern Territories in a way which protects the unique resources of the area.

GOAL 1. NATURAL ENVIRONMENT

The environmental resources of Eastern Territories are associated primarily with its reservoirs, water courses and adjacent lands, and the principal hills and mountains. The goal of the city is to protect the most important environmental resources from urban development and its potential, negative impacts.

Objective 1. Direct new urban development in Eastern Territories to broad mesa tops which are generally located away from environmentally sensitive areas such as flood plains, canyons and steeply sloped area. -- Development areas in EastLake III are located away from the Salt Creek floodplain/canyon which is the only one of these resources on-site.

Objective 2. Require through environmental reviews of all proposed conversions of vacant or agricultural land to urban uses. -- The EastLake III GDP amendment and proposed SPA plan are subject to full environmental review per the requirements of the California Environmental Quality Act (CEQA).

Objective 3. Among the areas designated in Eastern Territories for open space preservation, place the highest priority on preservation and improvement of those sections of the proposed Chula Vista Greenbelt which are located in the planning area. These are the Otay Valley, Salt Creek and associated canyons, Upper and Lower Otay Reservoirs and the adjacent drainage areas, Mother Miguel Mountain and the Sweetwater Reservoir and adjacent drainage area. -- Those portions of the Chula Vista Greenbelt on-site, Salt Creek and lands near the reservoirs, are designated for appropriate open space, recreation and public/quasi-public uses.

Objective 4. Preserve and effectively manage large, contiguous areas of sensitive habitat for diverse native plant and animal species. Provide connections or corridors between these areas to allow for continued viability of natural habitat areas. -- No large habitat areas are within the planning area. Two small habitat conservation/preservation areas are located within the project, in Salt Creek and east of the EastLake Woods neighborhood. No designated wildlife corridors will be impacted.

GOAL 2. NEW URBAN DEVELOPMENT

It is anticipated that Eastern Territories will be subject to significant urban development over the planning horizon (20 to 50 years). It is the goal of the city to accommodate and regulate such development in ways which will protect the significant natural environment and create high quality urban environments for living and working.

Objective 5. Create, for the planning area as a whole, a balanced community of residential, commercial and industrial uses. To the extent that employment uses may be more difficult to establish, provide for additional designations of commercial and industrial land and encourage retention of vacant land for commercial and industrial uses. -- The proposed land use mix on the GDP map is consistent with this goal of the General Plan. The project includes tourist and specialty commercial uses along with residential.

Objective 6. Assure that all new developments are provided with acceptable levels of public services. Each development should include local public facilities required to serve the development. Interim services which vary from city-wide standards may be acceptable for projects with substantial public benefits. -- Provision of public facilities is assured through the

SPA plan process which includes a Public Facilities Financing Plan requiring the provision of facilities and services concurrent with need.

Objective 7. Encourage orderly and compact patterns of development, which will make maximum uses of existing public facilities and avoid “leapfrog” development. In particular, encourage development phasing which will substantially build out drainage and hydrologic basins with existing public service facilities before developing new basins. Exceptions should be allowed for projects with substantial public benefits, which should be permitted special public service consideration on an interim basis. -- The GDP project area includes one developed SPA and is the logical eastward extension of development within the EastLake Planned Community. It is also consistent with the predominate city-wide west-to-east development trend.

GOAL 3. EASTERN URBAN CENTER

This goal is not applicable because the Eastern Urban Center is not to be located within the EastLake Planned Community.

Planning & Design Proposals

RESIDENTIAL CHARACTER

The Eastern Territories is seen as an extension of the residential character of the existing areas of Chula Vista. The predominant residential type is single-family detached in the low and low/medium residential density categories. This corresponds to a density of 0.5 to 3 units per acre and 3-6 units per acre, respectively. Neighborhoods that are characterized by this single family density are located throughout the Eastern Territories.

Areas within the Eastern Territories which include higher density residential uses include the following:

- In addition, the area adjacent to the Olympic Training Center is identified as a Community Activity Center and includes areas designated for both medium and medium-high density residential development north of Olympic Parkway. Directly adjacent to the OTC, south of Olympic Parkway, a small high density residential component is included in the mixed use parcels.*

The residential density throughout EastLake III is low and low/medium density except near the OTC. In this area medium, medium/high and high density residential parcels are designated along with commercial areas to create a mixed-use neighborhood adjacent to the OTC.

OTHER ACTIVITY CENTERS

Olympic Training Center Activity Center

This is the most easterly located activity center and includes three basic components: the Olympic Training Facility, the adjacent mixed-use parcels and the increased residential density north of Olympic Parkway.

The training facility is intended to become the major training center in the nation for Olympic sports (e.g., water sports, track and field, etc.). Activities will include short- and long-term training for elite and development level athletes, seminars, clinics and conferences, as well as sports medicine and sports science research. The character of the facility is intended to be campus-like, with sports areas and buildings sited within ample open space. While the main use of the site will be for sports training activities, the site will also provide housing and dining for athletes, offices, laboratories, meeting rooms, parking and storage. Housing capacity could increase from 300 to 1,000 athletes at build-out.

The commercial area, which is intended to directly complement the training site, is envisioned as a “village type” area with information, shopping, dining and entertainment. It will serve visitors, the residents of the training facility and local residents. It is not intended to be a typical neighborhood shopping center. Both the lake and training facility will establish the character of the visitor-serving facilities. Office commercial uses in this area could house among others, administrative offices for the OTC or associated professions.

The increased residential density in the area is appropriate for an activity node. An increased population density will help support public services (e.g., public transit), commercial uses and establish a local neighborhood context for OTC residents.

The Olympic Training Center has been constructed per the previously approved OTC SPA Plan. The EastLake III GDP amendment and EastLake III SPA Plan will complete the activity center envisioned in the area plan, providing the increased density residential uses and the commercial areas desired. Development envisioned in the GDP and SPA plans is consistent with the description in the Area Plan quoted above.

CONNECTED COMMUNITY PARKS

The General Plan and Eastern Territories Area Plan includes a total of six community parks. These are, from north to south:

- 1. Bonita Miguel*
- 2. Salt Creek*
- 3. Chula Vista Community Park*
- 4. Wolf Canyon*

5. *Eastern Urban Center*
6. *Salt Creek South*

These parks are connected by an open space and trail system that extends throughout Eastern Territories.

The EastLake III GDP provides for the greenbelt open space and trail connections extending from the Salt Creek Community Park located in the adopted EastLake II GDP, just west of the EastLake Vistas neighborhood.

DEVELOPMENT NEAR RESERVOIRS

The Eastern Territories Area Plan designates the Upper and Lower Otay Reservoir and, although outside the planning area, the Sweetwater Reservoir as part of the Chula Vista Greenbelt. The Greenbelt includes the water surface of the reservoir, adjacent public lands, adjacent environmentally sensitive areas and adjacent scenic viewsheds.

West of Lower Otay Reservoir

Low density residential land use is planned along the west side of the Upper and Lower Otay Reservoir as part of the EastLake development. Within EastLake Vistas, residential development is shown along the hillsides but retaining a greenbelt space between the residential land use and Wueste Road. Medium density residential uses, low-intensity commercial uses and the Olympic Training Center are located near the intersection of Olympic Parkway and Wueste Road. All development is located west of Wueste Road which defines the development edge closest to the water for the area south of Olympic Parkway.

The final definition of the development area and the area which comprises the portion of the Chula Vista Greenbelt along the Lower Otay Reservoir should be included in further, more detailed planning. The first step in this process has been completed with the adoption of the EastLake III General Development Plan, which responds to the following major planning and design criteria:

1. *Maintenance of a substantial greenbelt between the low density residential development and Wueste Road.*
2. *Wastewater from development areas to flow west to utility systems in Salt Creek.*
3. *Storm drainage from developed areas to be collected in an urban runoff system and, by gravity flow, directed away from the reservoir.*

4. *Site planning, grading, landscaping and architectural design which is oriented to producing a high quality view from the lake and open space and parks east of the lake to the various developments visible from the lake and Wueste Road.*

This GDP amendment, along with the implementing EastLake III SPA plan, maintain these important planning criteria adopted with the initial EastLake III GDP Plan and included in the General Plan text quoted above.

CHULA VISTA GREENBELT

The Eastern Territories includes the largest portion of the Chula Vista Greenbelt. The Greenbelt extends east/west through Eastern Territories from I-805 along the Otay River Valley to Salt Creek and the Otay Lakes. It then extends north/south in two branches: one, comprising Salt Creek canyon and stream valley and the second the Upper and Lower Otay Lakes and their adjacent shorelines and defining slopes. The two branches intersect in the vicinity of Mother Miguel Mountain. The Greenbelt then extends along the southwesterly slopes of the mountain to Wild Mans Canyon and the Sweetwater Reservoir. There it connects to the Sweetwater Regional Park on the northwesterly edge of Eastern Territories.

The EastLake III GDP implements both branches of the greenbelt on-site, that within Salt Creek and that along the western shoreline of Upper and Lower Otay Lakes consistent with the Area Plan provisions.

I.1.11 Implementation

I.1.11.1 Growth Management & Phasing

This GDP and its implementing components such as SPA Plans, will be used by the City and the developer to ensure that development occurs in an orderly fashion and that public facilities are provided concurrent with need while providing flexibility to allow the development to respond to changing market conditions. Conceptual phasing information will be presented in SPA Plan(s) primarily based on circulation and other major public facility requirements detailed in the accompanying Public Facilities Financing Plan (PFFP). The objective of the PFFP is to demonstrate that public facilities will be provided concurrent with need and in accordance with the threshold standards established by the City of Chula Vista.

I.1.11.2 Community Facilities & Improvements

Specific community facility requirements will be identified for each SPA and detailed in the accompanying PFFP. The following standards have been established for community facilities:

- **Circulation:** Development within EastLake III shall comply with the City's Level of Service requirement for the operation of circulation element roads. A transportation phasing plan consistent with the City's Growth Management Element shall be incorporated into the SPA Plans (PFFPs) to ensure that level of service standards are met.
- **Water:** A detailed water master plan shall be prepared in conjunction with each SPA Plan. The water master plan shall be subject to review and approval by the Otay Water District.
- **Sewer:** A detailed sewer master plan shall be prepared in conjunction with each SPA Plan. The sewer master plan shall include facilities for reclaimed water and shall be subject to review and approval by the City of Chula Vista.
- **Drainage:** A conceptual drainage plan shall be included in each SPA Plan. The conceptual drainage plan shall, in particular, address drainage areas in Salt Creek and urban run-off to the Otay Reservoirs. Drainage plans for individual developments shall be prepared to the satisfaction of the City Engineer.
- **Fire and Police:** Each SPA Plan shall define specific facility requirements for fire and police protection to the satisfaction of the Chula Vista Police and Fire Departments.
- **Schools:** School facility requirements shall be defined in EastLake III and each subsequent SPA Plan to the satisfaction of the Chula Vista Elementary School District and the Sweetwater Union High School District. One elementary school site and one middle school site are provided within the EastLake III GDP area.

I.1.11.3 Community Purpose Facilities

I.1.11.3.1 Purpose and Intent

Chapter 19.48. P-C - Planned Community Zone, requires that all land in the PC zone provide a minimum of 1.39 acres of land per 1,000 persons for community purpose facilities (CPF), such as: a) Boy Scouts, Girl Scouts, and similar organizations; b) social and human service activities, such as Alcoholics Anonymous; c) services for the homeless; d) services for military personnel during the holidays; e) senior care and recreation; f) Worship, spiritual growth and development, and teaching of traditional family values; g) non-profit or for profit day care facilities that are ancillary to any of the above or as a primary use. For profit facilities as, primary use are subject to further requirements and additional criteria as outlined in Section 19.48.025 (f); h) private schools that are ancillary to any of the above; i) interim uses, subject to the findings outlined in 19.48.025(E); and j) recreational facilities, such as ball fields for non-profit organizations serving the local community, subject to the requirements outlined in 19.48.040(B)(6)(d). However, where recreational ball fields are desired as a conditional use in Community Purpose Facilities land use districts, a “CPF Master Plan”, showing the specific boundaries of the master plan and existing and proposed distribution of CPF uses within a SPA, GDP or overall Planned Community shall be considered and approved by the Director of Planning and incorporated as part of the Planned Community’s General Development Plan(s). In addition, recreational ball fields shall not utilize more than 35% of the overall SPA, GDP or Planned Community CPF acreage required, and no park credit may be granted for community purpose ball fields.

The total acreage required may be reduced by the City council in certain circumstances such as when shared parking facilities are available with other facilities.

I.1.11.3.2 Proposed CPF Master Plan

The CPF Master Plan boundaries encompass EastLake Greens (including the “Land Swap” Parcels), EastLake Trails, EastLake Business Center II, EastLake Vistas and EastLake Woods (see Exhibit 7). Four sites are distributed throughout the remaining SPAs insuring that each future CPF site will serve a different neighborhood. In addition, the sites are located along major road to enhance accessibility to the facility by community residents.

Based upon the anticipated development statistics for the CPF Master Plan area, the overall combined CPF acreage required and proposed is as follows:

Table C
Required Community Purpose Facility Acres for EastLake

	EastLake II* Greens SPA**	EastLake II* Trails SPA	EastLake III (GDP)	Total
Dwelling Units	3,443	1,143	2,555	7,767
CPF ac/du	0.004003	0.004003	0.004003	- -
Total CPF acres required	13.8	4.6	10.2	28.6
Total CPF acres provided	11.4	4.6	12.9	28.9
* EastLake I (North of Otay Lakes Road) is excluded from this table.				
** Includes proposed Land Swap amendment.				

I.1.11.3.3 Proposed CPF Sites

The CPF master Plan provide a total of 28.9 acres in three different sites. Exhibit 7, identifies the proposed CPF sites which are described in more detail below.

Site 1 (Existing): Located in EastLake Greens, a portion of this 11.4 acre site has been conveyed to a religious institution for use as a place of worship.

Site 2: This CPF site is located within the Trails neighborhood and is proposed to conditionally permit little league ball fields for non-profit organizations serving the local community. The development of the site (4.6 acres) would be subject to the requirements outlined in the EastLake II Planned Community District Regulations and Section 19.48.040(B)(6)(d) of the Chula Vista Municipal Code.

Site 3: This site is located in the Vistas neighborhood of EastLake III GDP and consists of two parcels totaling 12.9 acres. The EastLake III SPA Plan will refine the exact location and acreage for this site.

The sites identified on this Master Plan are, or will be, designated in the Planned Community District Regulations as “CPF” to insure their continued availability pursuant to city requirements.

With the exception of CPF site No. 2, which will include little league ball fields as a conditional use permit, the above mentioned CPF sites could accommodate by conditional use permit the following land uses:

- Boy Scouts, Girl Scouts, and other similar organizations;

- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- For profit and non-profit day care facilities that are ancillary to any of the above;
- Private schools that are ancillary to any of the above;
- Common useable open space;
- Interim uses, subject to the findings outlined in Section 19.48.025(E) of the Chula Vista Municipal Code;
- Recreational ball fields not to exceed 35% of the overall CPF acreage requirement for the CPF Master Plan.

Master Plan of Community Purpose Facilities

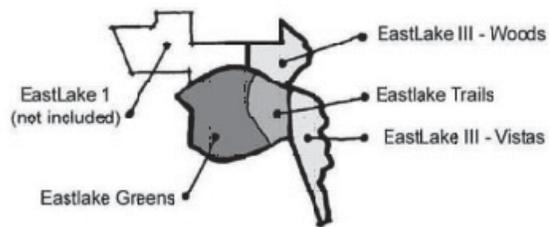
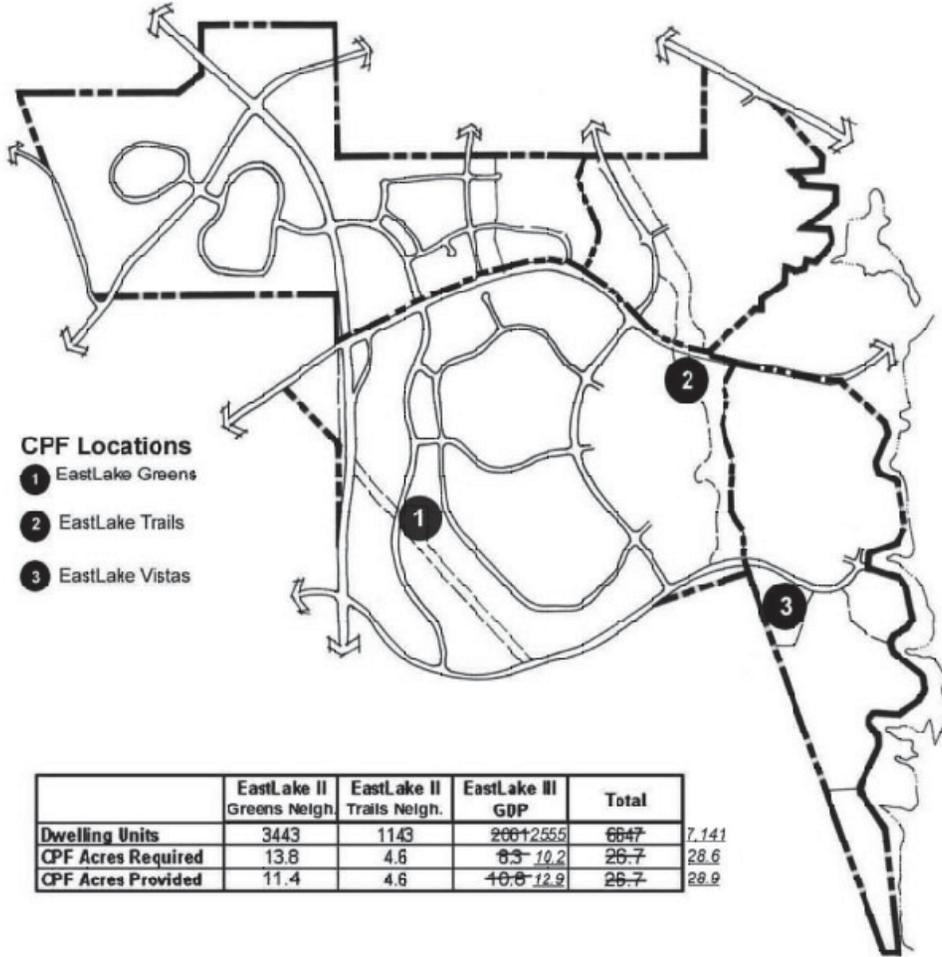


Exhibit 7

I.1.12 Administrative & Legislative Procedures

This General Development Plan is adopted pursuant to Title 19, Zoning, of the Chula Vista Municipal Code and is intended to implement the Chula Vista General Plan and the EastLake III Planned Community (P-C) Zone. The EastLake III planning area is zoned P-C Planned Community with the adoption of this EastLake III GDP pursuant to Chapter 19.48 CVMC. Any procedures not addressed herein or in subsequently adopted EastLake III documents (*e.g.*, SPA plan, PC regulations, *etc.*) shall be conducted as prescribed in Chapter 19.48, or other applicable section of the CVMC.

SPA PLAN

SECTIONAL PLANNING AREA

EASTLAKE III

Adopted July 17, 2001
by Resolution No. 2001-220

Amended June 20, 2006
by Resolution No. 2006-190

Amended April 8, 2008
by Resolution No. 2008-095

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**SECTION II.2
SECTIONAL PLANNING AREA (SPA) PLAN**

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SECTION II.2 SECTIONAL PLANNING AREA (SPA) PLAN

II.2.1 Introduction

II.2.1.1 Background

The most basic goals, policies and land use designations for development of EastLake III are provided in the Eastern Territories Area Plan of the Chula Vista General Plan. To implement the General Plan, the entire community has been zoned “Planned Community” (P-C) and designated for a range of urban uses defined in two General Development Plans (GDP’s) identified as the EastLake II GDP and the EastLake III GDP. All previous development approvals, except the Olympic Training Center (OTC) SPA, are within what is now identified as the EastLake II GDP. The EastLake III SPA includes the majority of the undeveloped lands in EastLake III, located north of the OTC SPA. The “panhandle parcel,” located south of the OTC is within the EastLake III GDP but is not included in the EastLake III SPA or the OTC SPA. Its ultimate development is expected to be associated with that of adjacent property to the west, within the Otay Ranch GDP

Historically, the EastLake property was used for ranching, grazing and dry farming. The EastLake III SPA site is currently vacant and without significant improvements. The OTC SPA is the only developed portion of the EastLake III GDP area. It has been developed by the United States Olympic Committee per an approved SPA plan and operates as a training facility for world-class athletes.

EastLake III includes the final residential neighborhoods to be developed within the EastLake Planned Community, EastLake Woods and EastLake Vistas. It continues the eastward development pattern established with the prior neighborhoods. The first three residential neighborhoods (EastLake Hills, EastLake Shores, and Salt Creek I) and the commercial and industrial districts (EastLake Village Center and EastLake Business Center I) were approved in the EastLake I SPA. EastLake Greens was the fourth residential neighborhood and was planned as a separate SPA which extended development south of Otay Lakes Road and further to the east. The EastLake Trails neighborhood and SPA continued the eastward development pattern reaching the west side of Salt Creek. EastLake III will complete the community, reaching the western edge of the Otay Lakes.

II.2.1.2 Scope & Purpose of the Plan

As an increment to the overall EastLake community, EastLake III SPA is, to a large extent, an extension of the existing development both in design and planning policy/regulations. As such, this SPA plan relies upon established policies, programs and regulations to a greater extent than the initial EastLake SPAs. It also provides more implementation flexibility to avoid the necessity of formal plan amendments for minor plan adjustments.

The objectives for the SPA Plan are to:

- Assure a high quality of development, consistent with City and Community goals and objectives, the Chula Vista General Plan and EastLake III General Development Plan.
- Create an economically viable plan that can be realistically implemented within current and projected economic conditions.
- Provide for orderly planning and long-range development of the project to ensure community compatibility.
- Establish the necessary framework for and identify financing mechanisms to facilitate adequate community facilities, such as transportation, water, flood control, sewage disposal, schools and parks and provide adequate assurance that approved development will provide the necessary infrastructure, when needed, to serve the future residents of EastLake III.
- Preserve open space and natural amenities.
- Establish a planning and development framework which will allow diverse land uses to exist in harmony within the community.

This SPA Plan refines and implements the development concept of the EastLake III General Development Plan (GDP) which itself refines and implements the development designated for the project site in the Chula Vista General Plan. This SPA Plan defines, in more detailed terms, the development parameters for the EastLake III planned community, 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, development standards and quality of life standards, plans and programs prescribed in the EastLake III Planned Community (PC) District Regulations, EastLake III Design Guidelines, Public Facilities Finance Plan (PFFP) and other associated regulatory documents adopted concurrently with, and as an integral part of this SPA plan.

The specific regulatory document and 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 item is not addressed in the SPA Plan and/or associated regulatory documents, then the applicable City-wide regulations shall apply.

The SPA Associated regulatory documents are as follows:

Planned Community District Regulations

The Planned Community District Regulations establish land use districts and regulations within those districts pursuant to Title 19 (Zoning Ordinance) of the Municipal Code in order to

safeguard and enhance the appearance and quality of development in the EastLake III, and promote the health, safety and general welfare of the EastLake III residents and the city of Chula Vista as a whole.

Public Facilities Finance Plan (PFFP)

The purpose of the PFFP is to implement the City's Growth Management Program and to meet the goals and objectives outlined in the Growth Management Element of the City's General Plan. The PFFP ensures that development of EastLake III occurs only when necessary public facilities and services exist or are provided concurrent with the demands of new development.

Design Guidelines

Design Guidelines are provided in a manual to guide the site planning, building architecture and landscape architecture within the different neighborhoods and land uses of EastLake III. They illustrate the Master Developer's philosophy and commitment to high quality planned development standards.

Affordable Housing Program

In order to guarantee the provision of affordable housing opportunities, the City requires that a specific Affordable Housing Program and agreement be consistent with the Housing Element of the General Plan. An affordable housing program is intended to delineate how, when and where the required affordable housing units will be provided; intended subsidies, income rent restrictions and method of verifying compliance. The program may be implemented through various mechanisms, including development agreements, tentative map conditions or specific housing project agreements.

Air Quality Improvement Plan

The purpose of the Air Quality Improvement Plan is to respond to the Growth Management policies of the city of Chula Vista. The most significant Air Quality Improvement measures are those policies and regulations established at broadest geographic levels (*i.e.*, State and Federal). However, at the local level, the Air Quality Improvement Plan identifies mitigation or improvement measures such as: pedestrian and bicycle paths, land use mix, access to regional vehicular systems, transit access, site design, park and ride facilities, and telecommuting, among others.

Water Conservation Plan

The purpose of the Water Conservation Plan is to respond to the Growth Management policies of the city of Chula Vista. The Water Conservation Plan is intended to respond to the long term need to conserve water in new development, establishing water conservation standards for future residents of EastLake III.

II.2.1.3 Record of Amendments

1. Section II.3.3.4 (Table E) and II.3.3.5 of the EastLake III Planned Community District Regulations were amended on April 23, 2002 by Ordinance Number 2857 to permit the Design Review process to establish certain site development standards for the RP1 and RP2 districts and to clarify porch requirements.
2. On May 28, 2002, the City Council adopted Resolution 2002-176 approving an amendment to the EastLake III Sectional Planning Area (SPA) Plan to incorporate Section II.8 Water Conservation Plan.
3. On August 13, 2002, the City Council adopted Resolution 2002-306 approving an amendment to the EastLake III Sectional Planning Area (SPA) Plan to incorporate Section II.7 Air Quality Improvement Plan.
4. Two SPA interpretations were made by the Planning Commission in regards to the Section II.3.3.4 of the EastLake III Planned Community District Regulations on September 24, 2002 by Resolution No. PCM 03-09 in regards to exterior side yard setbacks and number of permitted stories within residential districts.

The first interpretation indicated that since the exterior side yard is measured from the property line, if an open space lot with a minimum width of ten feet (10') separates the residential lot from street right-of-way, the setback could be reduced to five (5'). This determination only applies to those residential land use districts requiring a ten foot (10') minimum setback.

The second interpretation clarified that all for all residential land use districts containing a maximum height of twenty-eight (28') or thirty (30) feet, a maximum of 2 ½ stories can be built within said height limit.

5. On November 26, 2002, the City Council adopted Resolution 2002-484 approving an amendment to the Design Guidelines section of the EastLake III Sectional Planning Area (SPA) Plan to add Contemporary as a permitted architectural style for parcel WR-1. The amendment provides a historical precedent, design characteristics, and design requirements section for Contemporary housing style to guide future review processes.
6. On March 19, 2003, the Zoning Administrator approved modifications to the GDP, SPA Site Utilization Plan, and Land Use Districts Map to reflect the Final Map configuration for the CPF site(s). Based on Section(s) I.1.8.13 "Land Use Flexibility" of the GDP, II.2.2.3 "Density Transfer" of the SPA Plan, and II.3.2.2 "Minor Amendments to the Land Use Districts Map", the minor adjustment(s) can be approved administratively.
7. On May 4, 2004, the City Council adopted the change of 19.48 acres from RS-2 to RS-1A, within a portion of the Vistas Residential Neighborhood (PCM04-12).

8. On June 20, 2006, the City council adopted a resolution and ordinance changing the land use designation for 18.4 acres from C-2 (Commercial Tourist) to VR-13 (Multi Family Residential) and land use district from CT to RMS.
9. On April 8, 2008, the City Council adopted a resolution and ordinance changing the land use designation for 18.4 acres from RMS to RM-1 in order to remove Senior only restricted development standards.

II.2.1.4 Location & Regional Setting

The EastLake III SPA is located in the eastern portion of the Chula Vista city limits. The site is located immediately east of the EastLake Trails SPA and EastLake Business Center II within the EastLake I SPA, primarily east of the Salt Creek open space corridor, north and south of Otay Lakes Road, and approximately 8 miles east of the Chula Vista Civic Center. The Project Vicinity Map, Exhibit 1, identifies the location of the EastLake III SPA with respect to regional features of Eastern Chula Vista. The location of the EastLake III SPA within the overall EastLake Planned Community is depicted in Exhibit 2.

The EastLake III SPA is comprised of two parcels/neighborhoods, EastLake Woods and EastLake Vistas. EastLake Woods is located north of Otay Lakes Road and is bisected by the Salt Creek Greenbelt open space corridor and Hunte Parkway. The southern parcel includes the EastLake Vistas neighborhood which extends from Otay Lakes Road south to parcels surrounding the OTC entrance on Olympic Parkway. Developing areas of the EastLake Planned Community are located west of the project area, EastLake Business Center II west of EastLake Woods and EastLake Trails west of EastLake Vistas. Rolling Hills Ranch (Salt Creek Ranch GDP and SPA) is north of EastLake Woods. Otay Ranch is located to the west of the OTC SPA and the “panhandle parcel.”

Access to the site is provided via Otay Lakes Road and Olympic Parkway, both of which are existing east-west roadways. Hunte Parkway also exists, bisecting the EastLake Woods neighborhood site.

The project site is generally comprised of gently rolling topography with the Salt Creek corridor forming the predominate geographic feature bisecting the northern parcel and forming the western edge of the southern parcel. The Otay Lakes are prominent features off-site to the east. The project site includes a single “ridgeline” (a series of rounded hilltops) between the creek bed and lakes. The range in elevation is approximately 100 feet from the creek bed to hilltop. The rounded features of the site reflect the years of plowing and discing associated with its historical dry farming use. Localized views to Salt Creek and developing areas of EastLake Trails and EastLake Business Center II are available from hillside locations looking west. To the east, views extend to and across the Otay Lakes and to the mountains beyond.

Vicinity Map

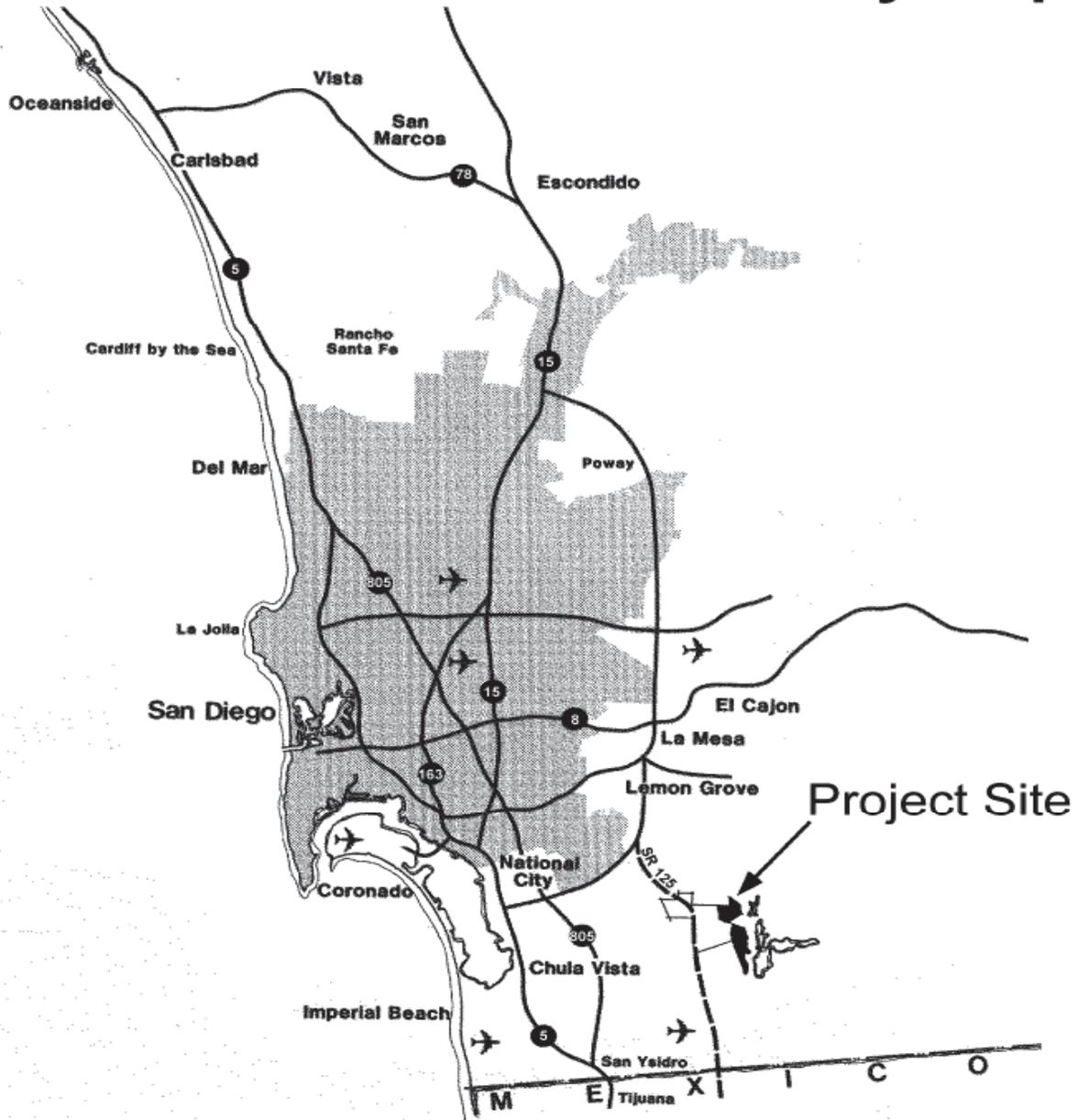


Exhibit 1

SPA Boundaries

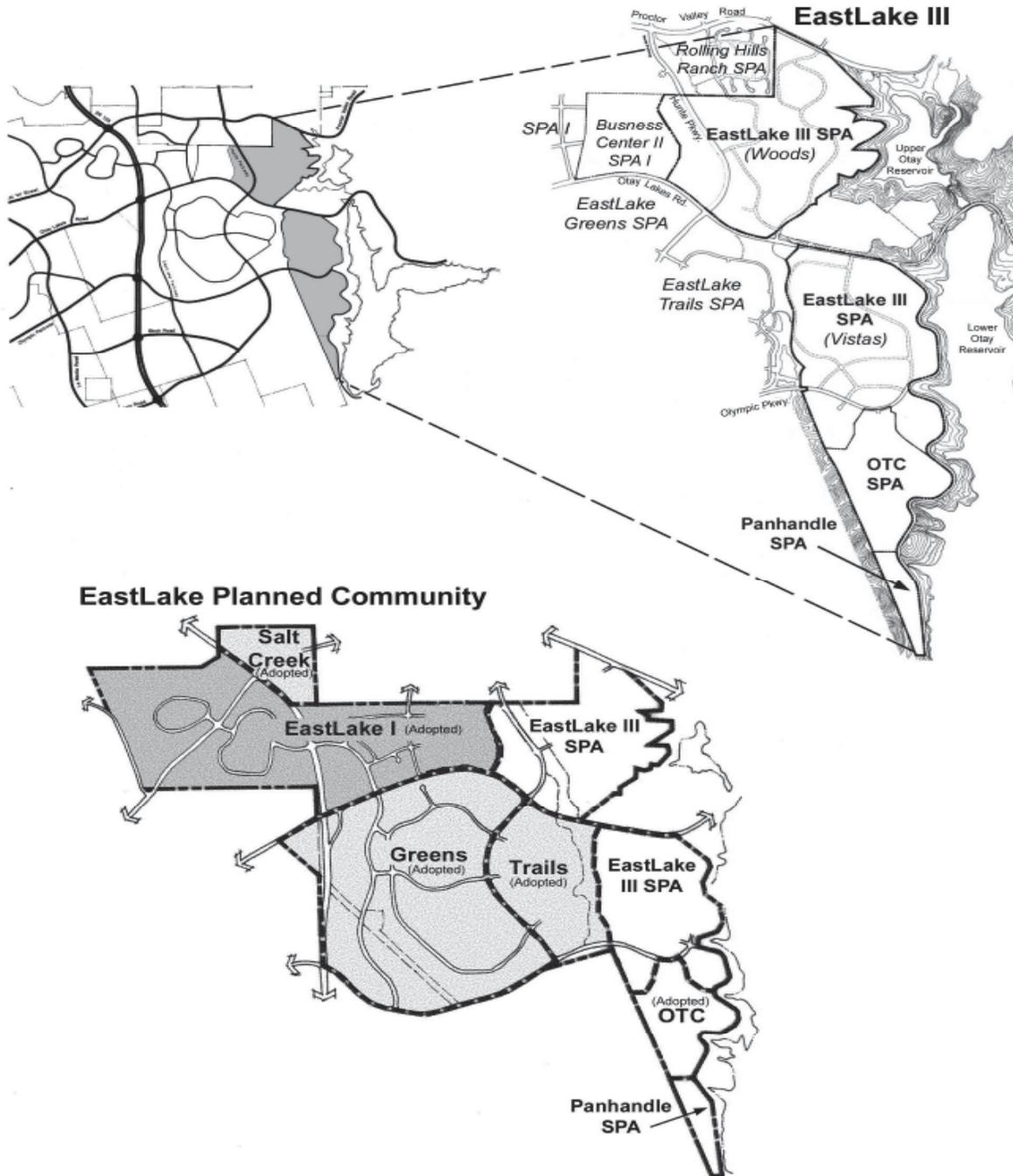


Exhibit 2



Exhibit 3

II.2.1.5 Community Structure

The community structure of the EastLake III neighborhoods, at the broadest level, is established by the EastLake III General Development Plan. This section is intended to highlight the design features of the two neighborhoods within the SPA plan as an introduction to the project. A more detailed discussion of the project with respect to the provisions of the EastLake III GDP is provided in Section II.2.1.6 SPA Plan Consistency with GDP.

The community structure of the EastLake III SPA reflects the inclusion of two separate residential neighborhoods, and a mixed-use “Activity Core” adjacent to the OTC entrance (see Exhibit 3). The major roads and Salt Creek corridor serve to integrate the neighborhoods with each other, the overall EastLake Community and Chula Vista’s Eastern Territories. The greenbelt corridor within Salt Creek is one of the two branches of the Chula Vista Greenbelt implemented by the project. The other is an open space/greenbelt buffer between the development areas and the Otay Lakes. These greenbelt components are part of a larger city-wide park and open space system connected by hiking and bicycle trails. The greenbelt and arterial road system provide a framework within which EastLake III will be developed. Beyond this framework however, the two EastLake neighborhoods have individual structures and identities.

The EastLake Woods neighborhood, to the north, is primarily a low density single family detached residential neighborhood with local, and some community serving, public facility sites. The neighborhood is bisected by the Salt Creek Greenbelt corridor which is paralleled by Hunte Parkway. The arterial road and greenbelt separate a low-medium density residential area from the remainder of the neighborhood. The low-medium area (Woods West) and the western portion of the Woods East are oriented to take advantage of views into the Salt Creek Greenbelt Corridor while the eastern portion of the Woods East is oriented to Upper Otay Reservoir.

The EastLake Vistas neighborhood is more complex in that it includes low and medium-low density residential along with higher density residential and commercial uses to serve both the EastLake community and OTC residents and visitors. The northern portion of the neighborhood is basically a single family detached neighborhood similar to EastLake Woods and EastLake Trails, to the north and west respectively. The eastern portion is oriented to the views to Lower Otay Reservoir while the western portion is oriented toward Salt Creek. Medium, medium-high and high density residential uses (single family attached and multifamily product types) are clustered at the southern end of the neighborhood with commercial uses which, with the OTC, form the EastLake III/OTC “Activity Center.”

The “Activity Center” is a social and activity focal point at the entrance to the Olympic Training Center, and somewhat independent of the remainder of the neighborhood. Medium and medium-high density residential sites surround a retail commercial area on the north side of Olympic Parkway, immediately across the street from the OTC entrance on the south side. A high density residential site is located east of the OTC entrance on the south side of Olympic Parkway and overlooking Lower Otay Reservoir. On the west side of the entrance, a high density residential site and “Community Purpose Facility” (CPF) site are located.

The “Activity Center” concept is identified in the Chula Vista General Plan. The General Plan envisions a commercial area as directly related to the OTC. The retail commercial component is envisioned as a “village type” area with information, shopping, dining and entertainment activities. It is intended to serve visitors, residents of the training facility as well as the local community, providing goods and services related to the OTC use. Office uses could include administrative offices for the training center or related professions. It is not intended to be a typical neighborhood shopping center.

The increased residential density is appropriate for an activity node. Increased population density will help support public services, commercial uses and a local “neighborhood” for OTC residents. The range of proposed uses and pattern of development proposed by the EastLake III SPA Plan implements the Activity Center concept from the General Plan.

The two branches of the Chula Vista Greenbelt frame the development areas and connect the public and quasi-public use sites within the project. Within the EastLake Woods neighborhood, these uses are clustered along the Salt Creek Greenbelt with a junior high school site located to the north on the east side of the open space area and an elementary school site to the south, on the west side of the greenbelt at the intersection of Hunte Parkway and Otay Lakes Road. East of the elementary school, a fire station site and private recreation area are designated at the neighborhood entry from Otay Lakes Road. These uses extend along the corridor to the north into Rolling Hills Ranch where a community park and CPF site are located. The Salt Creek Greenbelt continues south on the western edge of the EastLake Vistas neighborhood containing a community park and private recreation center developed within the adjacent EastLake Trails neighborhood. A public park is located on the eastern edge of the EastLake Vistas neighborhood, within the Eastern Greenbelt branch, overlooking Lower Otay Reservoir. The Salt Creek park and greenbelt feature is the focal point for residential uses in the western half of the neighborhood, while the park and views to the lake and beyond are the focal points for the eastern half.

II.2.1.6 Legal Significance/EIR

The California Environmental Quality Act (CEQA) requires the preparation of an environmental impact report (EIR) or other environmental analysis for any project that a lead agency (such as the City) proposes to implement, unless the project is specifically exempt by CEQA.

According to CEQA Section 21002.1, “The purpose of an EIR is to identify the significant effects of a project on the environment, to identify alternatives to the project and to indicate the manner in which those significant effects can be mitigated or avoided.” CEQA also provides mechanisms whereby the public and decision-makers can be informed about the nature of the proposed project and the type and extent of the impacts the project and project alternatives would have on the environment if implemented.

A subsequent environmental impact report (EIR_05-02) was prepared for the Seniors project according to the requirements of the city of Chula Vista and CEQA. As a subsequent EIR, it was tiered off prior EIRs which addressed previous approvals for projects on or adjacent to the EastLake III site. These include the 1989 Final EIR 89-9 for EastLake III/Olympic Training Center (OTC), EastLake Trails Prezone and Annexation EIR 90-12, EastLake Final EIR Volume 1 EIR 8103, EIR 90-12 for the OTC Boathouse, and FSEIR 01-01 dated June 2001 (for the Eastlake III Woods and Vistas Replanning Program. EIR (EIR_05-02) was prepared in 2006 to convert 18.4 acres from CT (Commercial Tourist) to VR-13 (Multi Family Seniors). An addendum has been prepared to this EIR for the Windstar Pointe Project.

II.2.1.7 SPA Plan Consistency with GDP

A SPA Plan must be consistent with the corresponding GDP and the Chula Vista General Plan in order to be approved.

Comparison of the GDP Map (Exhibit 4) and the EastLake III SPA Site Utilization Plan (Exhibit 5) is shown in Table A, below.

Table A
GDP and SPA Plan Statistical Comparison

GDP Designation	SPA Designation	RESIDENTIAL				Average Density
		GDP Statistics		SPA Plan		
		Acres	DU	Acres	DU	
EastLake Woods						
Low	WR-1 -WR-5	216.2	410	216.2	410	1.9 du/ac
Low-Medium	WR-6 - WR-7	43.0	257	43.0	257	6.0 du/ac
Subtotal		259.2	667	259.2	667	
EastLake Woods Avg Density		SPA = Low Density, 2.6 du/ac				
EastLake Vistas						
Low	VR-1	22.0	56	82.0	56	2.5 du/ac
Low-Medium	VR-3 - VR-8	170.7	658	111.1	658	4.3 du/ac
Medium	VR-9	7.3	73	7.3	73	10 du/ac
Medium-High	VR-10 - VR-11	15.0	239	15.0	239	15 du/ac
High	VR-12 -VR-13	30.7	794	30.7	794	25.9 du/ac
Subtotal		247.4	1,888	247.4	1,888	
EastLake Vistas Avg. Density		SPA = Medium Density, 6.1 du/ac				
Residential Subtotal		506.6	2,555	506.6	2,555	5.0 du/ac
EastLake III Density		GDP = Low Medium 5.0du/ac SPA = Low Medium 5.0du/ac				

Table continued following GDP and Site Utilization Plan exhibits on following pages.

General Development Plan

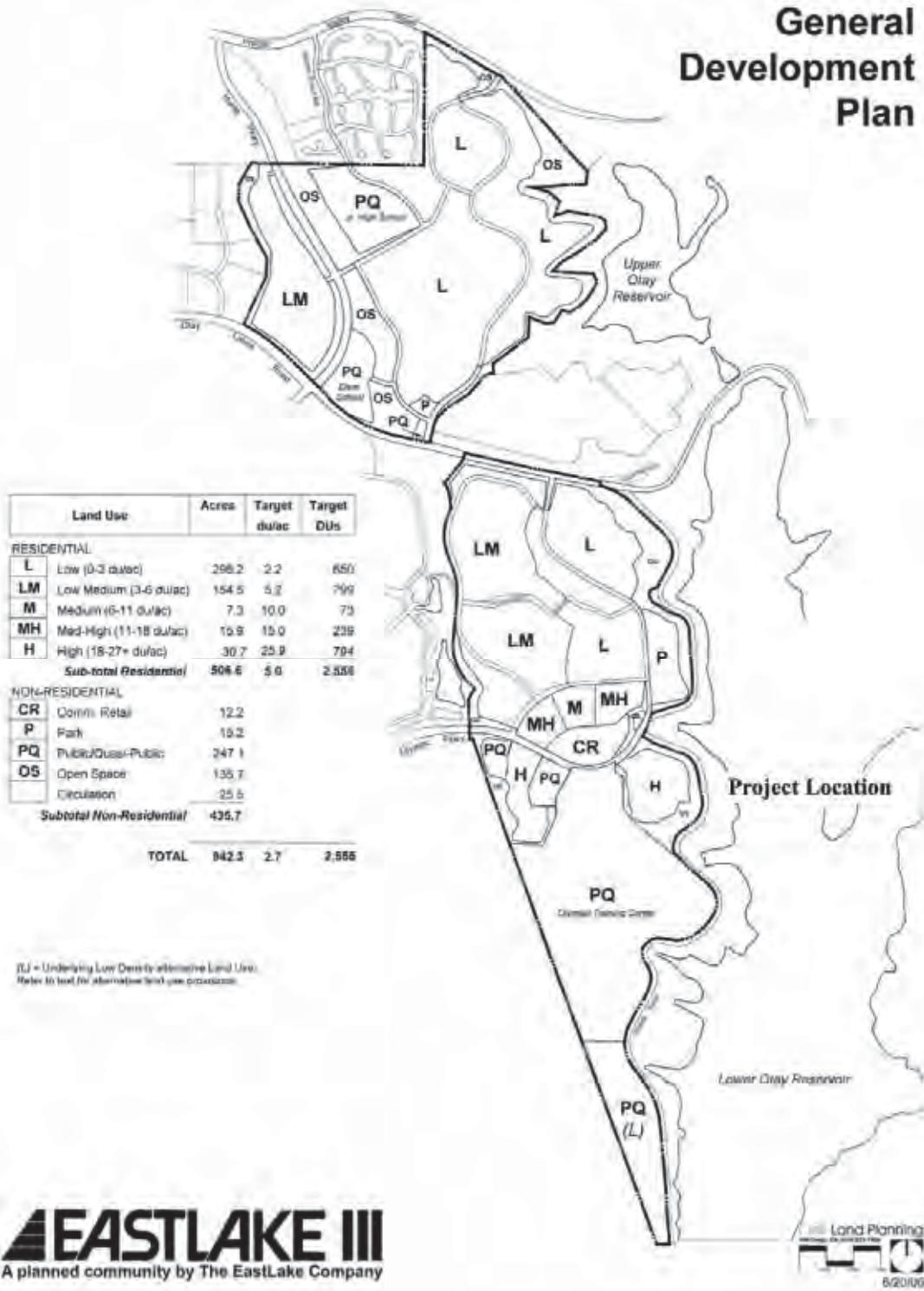


Exhibit 4

Site Utilization Plan

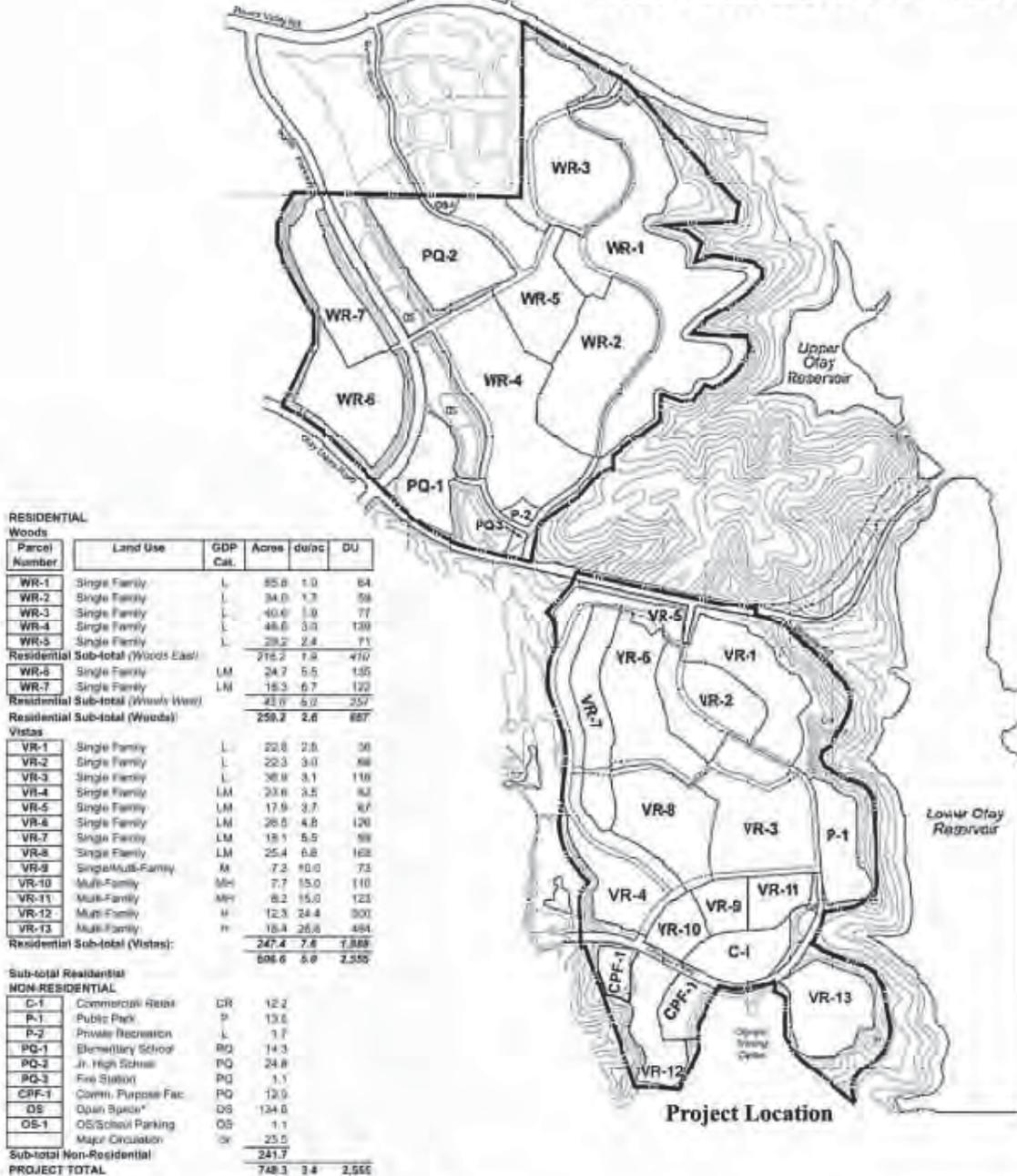


Exhibit 5

Table A (cont'd.)
GDP and SPA Plan Statistical Comparison

NON-RESIDENTIAL						
EastLake Vistas						
Retail Comm.	C-1	12.2	--	12.2		
Open Space	OS	134.6	--	134.6		
Public/PQ	PQ-1 - PQ-3	40.2	--	40.2	--	--
CPF	CPF - 1	12.9	--	12.9	--	--
Parks & Rec.	P-1 - P-2	15.2	--	15.2	--	--
Circulation		25.5	--	25.5	--	--
Subtotal		241.7		241.7		
Olympic Training Center SPA						
Public/PQ	PQ	150	--	N/A	--	--
Panhandle Parcel (future SPA)						
Public/PQ	N/A	45	--	N/A	--	--
Nonresidential Subtotal		436.7	--	241.7	--	--
TOTALS		946.7	2,555	748.3	2,555	3.4 du/ac

The following paragraphs establish SPA plan consistency with the different components of the EastLake III GDP:

II.2.1.7.1 Land Use

The land use designations shown on the EastLake III General Development Plan for the EastLake III SPA Plan area (748.3 acres of the 942.3 acre GDP area) consist of Low Density Residential (0–3 du/ac), Low-Medium Density Residential (3–6 du/ac), Medium Density Residential (6–11 du/ac), Medium-High Density Residential (11–18 du/ac), High Density Residential (18–27+ du/ac), Commercial Retail, Park, Public Quasi-Public, Open Space, and Circulation. The EastLake III SPA Site Utilization Plan (Exhibit 5) reflects the same land use pattern with respect to land use types and residential densities as depicted on the EastLake III General Development Plan map (Exhibit 4). Table A provides statistics from each map and includes average densities. All densities are consistent with their respective General Plan designations.

II.2.1.7.2 Circulation Network

The EastLake III General Development Plan designates three Circulation Element Roads which will serve, and are within, the EastLake III SPA Plan. They are: Hunte Parkway (4-lane Major Street), Otay Lakes Road (6-lane Prime Arterial) and Olympic Parkway (6-lane Prime Arterial west of Hunte Parkway and 4-lane Major Street to the east). The future extension of Proctor Valley Road is immediately north of EastLake III. Wueste Road is located along the eastern boundary of the project site (off-site), extending south from Otay Lakes Road to the southern end of the Lower Otay Reservoir. The alignment for the future SR-125 controlled access highway is to the west, along the western edge of the EastLake Greens neighborhood.

Hunte Parkway and Olympic Parkway are currently fully improved. Otay Lakes Road is fully improved to Wueste Road. The Circulation Plan is in substantial conformance with the EastLake III General Development Plan Circulation Plan.

The spine road in the eastern portion of the EastLake Woods neighborhood is a meandering street with a reduced pavement section and soft edges. This design was conceived to convey the character common in rural estate neighborhoods. This road links the areas planned for the most expensive homes in the SPA and is intended to contrast with the streets and streetscape character of typical residential subdivisions.

II.2.1.7.3 Parks & Open Space

The EastLake III General Development Plan designates Open Space within the Salt Creek corridor. This open space also includes the Chula Vista Greenbelt Trail, which is a major hiking trail intended to serve the entire community when completed. The EastLake III SPA Plan implements the open space and Greenbelt Trail within the Salt Creek corridor. In addition, a public park is located at the eastern edge of the EastLake Vistas neighborhood and a private recreation facility is located at the southern entrance to the EastLake Woods neighborhood, as shown on the Site Utilization Plan. Both sites are designated Park on the GDP map. See Chapter II.2.5 Parks, Recreation & Open Space for additional information.

The parks and open space component of the SPA complies with the parkland acquisition and development requirements prescribed in the City Zoning Ordinance and reflect the goals and objectives of the of the EastLake III General Development Plan and City's General Plan.

II.2.1.7.4 Public Facilities (Community Purpose Facility)

The EastLake III General Development Plan includes a Community Purpose Facility analysis for the overall EastLake Community which demonstrates that the CPF requirements of the P-C zone will be met. The analysis incorporates a CPF site of 8.3 acres within the EastLake III SPA. This site is one of three community purpose facility sites shown on the EastLake Community Purpose Facility Master Plan in the GDP. The proposed two CPF sites, south of Olympic Parkway and west of the OTC entrance, is are designated PQ on the GDP map, which is consistent with a CPF SPA level land use designation.

The other public facilities needed to serve the project, water, sewer, police and fire protection, schools, *etc.*, are identified and evaluated in the EastLake III Public Facilities Financing Plan, which was prepared concurrent with this SPA plan, and in accordance with the City's Growth Management Ordinance. Thus, the Public Facilities section of the SPA is in substantial conformance with the EastLake III general Development plan and City's General Plan (see Chapter II.2.7, Public Facilities for additional information).

II.2.1.7.5 Housing

The predominant land use in the EastLake III SPA is residential. The Master Developer's intent is to respond to current housing market demands. This SPA permits a variety of housing types ranging from attached condominiums projects to housing on lots exceeding one-acre. The SPA plan pre-determines the housing mix in five residential categories: 1) Low (0-3 du/ac); 2) Low-Medium (3-6 du/ac); 3) Medium (6-11 du/ac); 4) Medium-High (11-18 du/ac); and, 5) High (18-27 du/ac). Within these residential categories, a number of housing types are permitted to allow for changes in market conditions.

The city of Chula Vista, along with all other cities and counties, is required by state law to have a Housing Element as a component of the General Plan. The Housing Element describes the housing needs of the community and identifies responses to meet 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 developments with fifty units or more provide a minimum of 10% of the total number of dwelling units for low and moderate income households. One-half of these units (5%) being designated for low income and the other half to moderate income households.

The EastLake III General Development Plan provides 5% low income housing and 5% moderate income housing consistent with the Housing Element of the Chula Vista General Plan and HUD Guidelines based on size and family incomes. The SPA includes the EastLake Comprehensive Affordable Housing Program, which satisfies the affordable housing requirement for the project. The Affordable Housing Agreement between the city of Chula Vista and the Master Developer will guarantee the construction of the required low and moderate income units consistent with the phasing schedule for development of the EastLake III SPA Plan.

II.2.1.8 Related Documents

There are numerous other documents related to this SPA Plan. Prior to the preparation of this plan, the Chula Vista General Plan and EastLake III General Development Plan established the broad policy level standards and requirements for planning the EastLake III SPA. The GDP also quantified the development intended within the SPA and established the PC Zoning implementation process.

All of the other documents which are components of the SPA plan package (design guidelines, planned community district regulations, public facility financing plan, *etc.*) are prepared concurrently and based on this SPA plan. Project level CEQA documents are also prepared concurrently, building upon the more broad based environmental analysis completed at the GDP level, to document potential environmental impacts and identify mitigation measures to reduce or eliminate such impacts.

Subsequent to the approval of all the SPA level documents, subdivision maps 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 and related documents.

II.2.1.9 Planning Process

At the city-wide level, the planning process for EastLake III 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 EastLake III GDP was necessary and was made when the GDP was initially adopted and each time it is amended.

The role of the GDP is that of an implementation tool for the General Plan, via the PC zoning process. As an implementing tool, the GDP applies and details the broad policies of the General Plan to specific needs of the EastLake III project area. For example, the Land Use Element of the General Plan designates land uses for EastLake III in a more general manner but very similar to the EastLake III GDP map. Similarly, the policy requirements of the other General Plan Elements are implemented/detailed in the GDP which now serves as the primary guide for more detailed planning at the SPA level.

The EastLake III GDP was initially approved in 1990 to allow development of the Olympic Training Center. The 2001 amendment to the GDP, which replaces the original in its entirety, includes: 1) refinements to the size and location of schools, parks and public facility sites to improve their function within the community; 2) conversion of the “panhandle parcel” from park to public/quasi-public; 3) recognition of previous City Council action removing the EastLake Business Center II project area from the EastLake III GDP area; 4) changes to the configuration of higher density residential uses and non-residential uses adjacent to the OTC entrance to improve community structure and design; and, 5) increases in the overall number of units from 1767 to 2555.

II.2.2 Development Concept

II.2.2.1 Design Influences

The primary influences in developing the EastLake III SPA Plan are the Chula Vista General Plan and EastLake III General Development Plan, the EastLake Trails SPA Plan and on-going development in that neighborhood, other existing adjacent development and the natural landform characteristics of the site. The primary design influences for the project are depicted in Exhibit 6, Design Features & Considerations.

Site Characteristics and Visual Context

The project site is comprised of gently rolling topography with the Salt Creek corridor forming the predominate geographic feature bisecting the northern parcel and forming the western edge of the southern parcel. The Upper and Lower Otay Reservoirs are prominent features off-site to the east. The project site includes a single “ridgeline” (a series of rounded hilltops) between the creek bed and lakes. The range in elevation is approximately 100 feet from the creek bed to hilltop. The rounded features of the site reflect the years of plowing and discing associated with its historical dry farming use. Localized views to Salt Creek and adjacent hillsides are available from hillside locations looking west. To the east, views extend to and across the Otay Lakes to the mountains beyond. Land use and site design within the SPA reflect maximization of available views.

Salt Creek is also the most significant natural resource on the site. The southernmost portion has been identified as an environmentally sensitive area because of its biological and wildlife habitat value, and aesthetic value. The original EastLake EIR (EIR 81-03) biological survey of the area identified sensitive resources within Salt Creek and in the southernmost portions of the site. Only one significant archaeological or cultural resource site has been identified in several surveys of the project site. Currently, most adjacent properties are also currently utilized for dry farming.

Surrounding Land Uses

Existing development adjacent to the EastLake III SPA includes the major arterials which serve the site: Otay Lakes Road, Hunte Parkway, and Olympic Parkway on the south. These arterial roadways are not only the major circulation routes serving the site, but they also contain the major sewer, water and storm drain systems. The EastLake Trails SPA located west of Salt Creek and Rolling Hills Ranch (formerly Salt Creek Ranch) to the north are adjacent properties currently under development. The remaining adjacent property, Otay Ranch to the southwest, is also planned for future development but SPA level planning has not reached the property next to EastLake III. The Upper and Lower Otay Reservoirs are located along the eastern edge of the property. Views to the lakes are primary amenities and design factors for the residential development sites in EastLake III.

The Upper and Lower Otay Reservoirs which are owned and operated as a water storage facility by the City of San Diego. The County of San Diego operates a park facility located at the

southerly terminus of Lower Otay Reservoir. This reservoir also serves as part of the emergency water supply for the Otay Water District which serves the eastern area of Chula Vista. The area between the project site and the reservoirs is planned for Greenbelt open space use in the Chula Vista General Plan.

As an existing developed use on the site, the OTC will play a key role in determining the character and appearance of the commercial and multifamily residential uses developed adjacent to it. Together, these uses will implement the “Activity Center” concept described in the Eastern Territories Area Plan of the General Plan and implemented by the EastLake III GDP and SPA Plan.

Design Features & Considerations

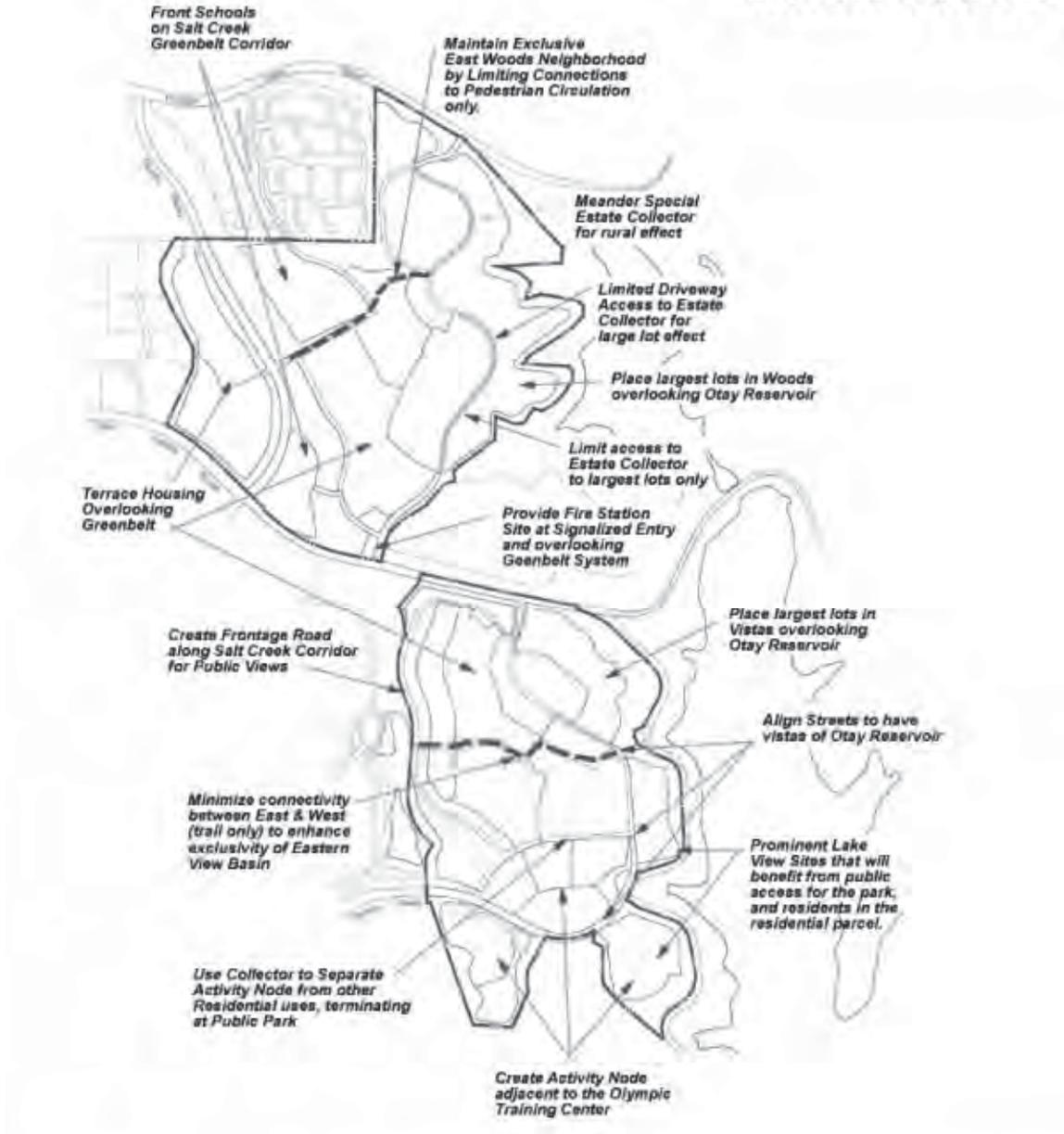


Exhibit 6

II.2.2.2 Land Use Pattern

The EastLake III SPA is designed as two predominately single family detached neighborhoods, EastLake Woods and EastLake Vistas (see Site Utilization Plan, Exhibit 5). The dominant land use in EastLake Woods is low density residential with target densities in the range of 1–3 units/acre (parcels WR-1–WR-5). The lowest density parcel is oriented to provide views to Upper Otay Reservoir. A low-medium density residential component is located west of the Salt Creek/Hunte Parkway corridor, adjacent to the EastLake Business Center II development area. Neighborhood and community support uses are clustered along the Salt Creek Greenbelt open space corridor with a junior high school site at the north end and an elementary school site at the south end. The local public park is to be provided within the Rolling Hills Ranch project, on an expanded community park site just north of the junior high school site. The neighborhood focal point is a private recreation facility (parcel P-2) located adjacent to the neighborhood entry from Otay Lakes Road. A fire station site (parcel PQ-3) is located on the corner of Otay Lakes Road and the entry road.

The bulk of the EastLake Vistas neighborhood is comprised of low density and medium-low density residential uses with high density adjacent to the Olympic Training Center. Low density is designated east of the central ridgeline with views overlooking Lower Otay Reservoir and the low-medium overlooking Salt Creek. The focal point for the residential neighborhood is the park site overlooking the lake on the eastern edge of the neighborhood. A trail connection is provided through the residential area between the Salt Creek and Otay Lake branches of the Chula Vista Greenbelt.

A cluster of increased intensity development is located at the southern end of the EastLake Vistas neighborhood to complement and enhance uses at the OTC. Residential development in the medium, medium-high and high density categories is proposed along with retail commercial uses. A CPF site is also located in this area which is intended to be a social and activity center for the EastLake Community, as well as Chula Vista and the region, focused on providing uses consistent with the attraction of the OTC activities and events.

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 unit, 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 parcel. Modifications, such as slight deviation from the internal circulation, parcel configuration and other minor adjustments not altering the design density or intent of this SPA plan, may occur as part of the Tentative Subdivision Map or other administrative process, provided the Director of Planning determines that the adjustments are minor and can be processed as an update to the SPA plan and associated regulatory documents. Minor modifications include changes to internal circulation;

changes in unit count or parcel size of less than 10%; and, similar small changes resulting from design refinements. Following approval of the tentative map, the corresponding changes to the GDP and/or SPA Plan text and exhibits shall be made and/or approved by the Director of Planning as an administrative action.

Further, the SPA Plan is not a guarantee that a certain dwelling unit yield will be achieved at the subdivision level. The maximum density (high end of DU range indicated) as specified for individual parcels 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 parcel to another may be permitted subject to Section II.1.9.2 of the EastLake III General Development Plan.

II.2.2.4 Housing Programs

The predominant land use in the EastLake III SPA plan 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 attached condominium projects to housing on lots exceeding 20,000 square feet. The SPA Plan only pre-determines the housing mix to the extent that five density categories are identified: low; low-medium; medium; medium-high; and, high. Within these residential categories, a number of housing types are permitted, consistent with the development standards of the respective land use district identified in the EastLake III PC District Regulations, to allow response to changing market conditions.

The City of Chula Vista, 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. 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. The EastLake Comprehensive Affordable Housing Program addresses the provision of Low and Moderate Income Housing in the EastLake III SPA, as well as EastLake Trails SPA and the Land Swap Area. The specific requirements are detailed in the Comprehensive Affordable Housing Program included as Section II.6 of the EastLake III SPA Plan package.

II.2.2.5 Urban Design Concept

There is no overriding urban design concept for development of EastLake III. Landscaping and hardscaping, such as community walls and monument signs, will be used to establish neighborhood identity and will be consistent with EastLake Community standards. The architecture and urban design features of various projects within each neighborhood are expected to reflect a diversity of design themes and influences while unified within a single project, consistent with high quality suburban residential development.

The mixed-use Activity Center adjacent to the OTC will reflect a stronger, single urban design theme consistent with its function as community focal point. The design theme and concepts will be drawn from the established development within the OTC entry area which will be integrated into the complementary surrounding development.

Additional details regarding urban design and site planning are provided in the EastLake III Design Guidelines (Section II.4 of the SPA Plan package).

II.2.2.6.1 Site Design Considerations

Although there is no specific overall urban design theme for the EastLake III SPA, site topography and land use plans combine to establish important design considerations which should be addressed as site planning and architectural designs are developed.

Large Lot Estate Housing Concept

The provision of large lot estate housing is a key component of the EastLake III proposal. The development of such housing in the project is also specified in the City's General Plan. However, the development proposal is also very cognizant of the high end home buyer expectations which will determine the viability of the upscale executive housing.

In the eastern portion of the Woods neighborhood, where the topography, expansive lake views and exclusive setting can create very valuable home sites, the largest and finest lots are proposed. The eastern portion of the Vistas can provide exclusive homesites based on topography and spectacular lake views, but provide a different ambiance than that of the Woods. Hence, lots here reflect a different upscale concept, providing a larger number of lake view executive homes.

Homesites on the western side of the ridges which divide both neighborhoods, will have views, but not as expansive lake and mountain views which can satisfy the expectations of estate home buyers. Homesites in these areas look back into Salt Creek and other portions of the EastLake Community. In these locations, single family housing is also sometimes adjacent to schools and other public facilities which are less desirable neighbors to upscale estate housing. Single

family housing more typical of adjacent EastLake Trails or other developed areas is proposed in these locations to create a more balanced project.

EastLake Woods Neighborhood

The site features of the Woods neighborhood which influence the development plan are the topography, view potential, and designated Chula Vista Greenbelt along Salt Creek to the west and along Upper Otay Reservoir to the east. Site topography is primarily a north-south ridgeline. The easterly half of the Woods has the potential to become the venue for the finest estate homes in Chula Vista. Homes located along the easterly side of the ridge would have expansive views of such features as San Miguel Mountain, Jamul Mountains, San Ysidro Mountains and the Upper Otay Reservoir. With sweeping panoramic views of the surrounding mountains, this neighborhood will be the address where custom homes, tennis courts and swimming pools are carefully sited within groves of trees and natural landscaping.

Views from the area west of the ridgeline orient to the Salt Creek portion of the designated Greenbelt and the various park and school facilities to be located along the Salt Creek corridor.

These community facilities, linked by a trail and natural open space areas, are the northerly continuation of the Salt Creek Greenbelt that is part of the EastLake Trails neighborhood. The single family detached homes sited around the future junior high school, elementary school, and parks will be similar in style and density to the older single family neighborhoods of Chula Vista.

EastLake Vistas Neighborhood

The site features of the Vistas which most influence the neighborhood design are site topography, view potential, the designated Chula Vista Greenbelt on both the east and west, and drainage considerations adjacent to Lower Otay Reservoir. The topography is defined by the same north-south ridgeline that also defines the direction of storm water flows and influences lower densities/larger lots in the Lower Otay Reservoir watershed. The shape of the Vistas neighborhood is considerably longer and more narrow than the Woods, which can provide more water view opportunities for both residents and the general public.

The easterly part of the Vistas, similar to the Woods, provides expansive views of the surrounding mountain ranges and water vistas of Lower Otay Reservoir, creates the setting for another exceptional estate neighborhood, although a different character than that of the Woods.

In this area, a winding tree-lined road would lead to estate homes overlooking the lake and, on the most prominent overlook, a neighborhood park. The view from this park features a spectacular combination of mountains, water, Olympic athletes practicing daily, fishermen and joggers on the shoreline trails next to the lake.

The westerly portion of the Vistas is proposed for more traditional single family homes oriented toward Salt Creek and EastLake Trails. The mix of housing types is compatible with the

EastLake Trails neighborhood on the other side of Salt Creek. The concept is to connect the Vistas and the Trails via a landscaped “Paseo” which extends to the lake overlook park, to encourage pedestrian and bicycle access between the two neighborhoods.

The southerly portion of the Vistas lies next to the Olympic Training Center. In this area, the intent of the plan is to create an urban village which will be supportive to the Olympic Training Center and provide neighborhood services to EastLake residents. The “Activity Center” is surrounded by attached housing to provide affordable housing supporting staff and families of the athletes in training.

EastLake III/OTC Activity Center

At the southern end of the Vistas neighborhood is a unique opportunity to create a special area which supports and complements the adjacent Olympic Training Center (OTC). Appropriate uses would include affordable housing for athletes and spouses, shopping including retail outlets, supporting manufacturers of athletic equipment, sponsors' exhibits, restaurants, and visitor lodging in a village setting.

The site is sandwiched between Salt Creek and the Otay Lakes Greenbelt Corridors, with spectacular views east to Lower Otay Reservoir. The design concept is to site uses and structures in a manner that links the two Greenbelt Corridors together into a seamless pattern with dramatic entries and landmarks for both the Vistas neighborhood and OTC.

A special site located to the east of the OTC will provide housing for luxury apartment living. The Activity Center plan also contains a Community Purpose Facility (CPF), west of the OTC, which could provide a facility for non-profit groups associated with the OTC which have a need for special office or other facilities near the OTC.

Together with the Activity Center concept for neighborhood commercial, sponsors exhibits, offices and other supporting uses, completes the picture for a “visitor destination” at the OTC.

II.2.5.7 Landscape Concept

The General Landscape Plan, Exhibit 7, provides a general design framework which allows latitude and flexibility to each individual project while maintaining the overall goals and objectives of the community. Landscape Intensity within each EastLake III neighborhood is illustrated on Exhibits 8a and b.

The intent of the landscape concept is to reinforce the design pattern established by the Site Utilization Plan. This pattern consists of the predominate residential district and an recreation/greenbelt corridor along with a series of paths, edges and landmarks. Dominant trees have been selected to create distinct identities and visual continuity. Each neighborhood, the thematic

corridor and major thoroughfares shall have identified dominant trees (Refer to EastLake III Design Guidelines, II.4.3.2).

Supplemental trees may be introduced to provide contrast and a transition into surrounding areas. This landscape approach will provide strong visual directions and connections throughout the site, while providing the necessary contrast to create an interesting experience as one travels through the community.

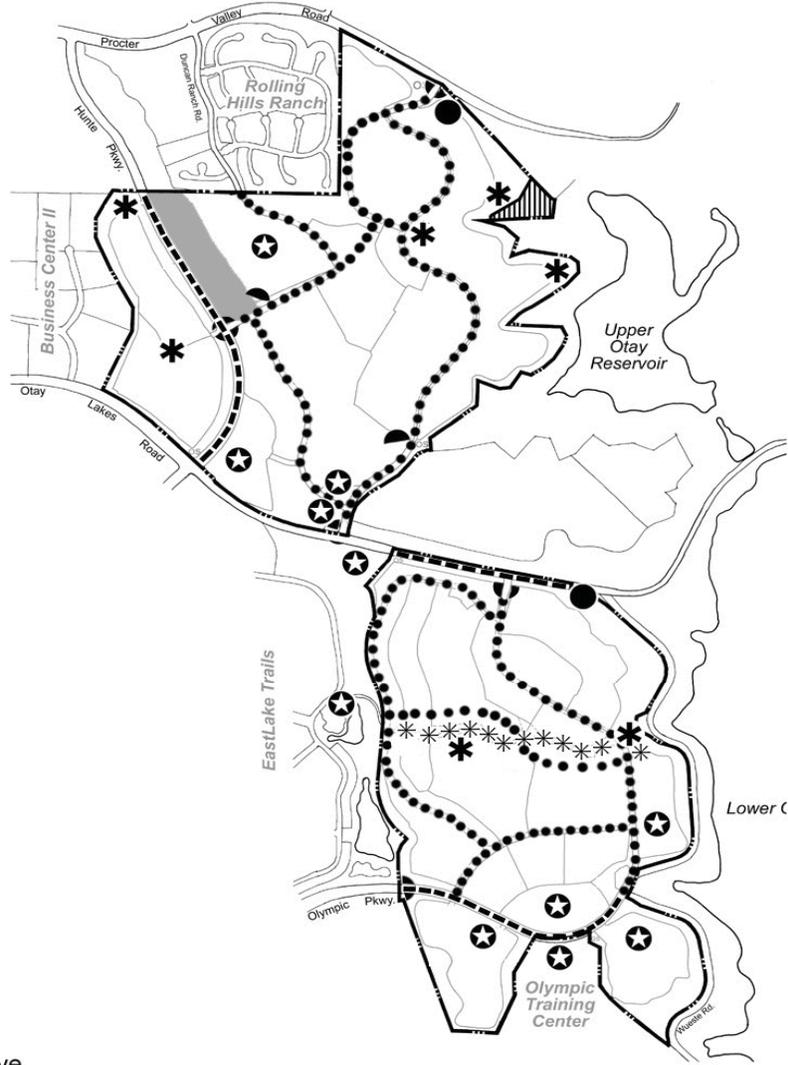
Additional elements in the Landscape Concept include:

- Edges: Edges will be strongly defined by landscaping. This will create the appropriate delineation of one district or area to another.
- Arterial Landscape Buffers: Landscaped areas, primarily slopes, from development areas to arterial roads will be designed to provide buffering and visual screening. Landscape designs (planting patterns, theme species, *etc.*) have been established with landscaping installed along existing segments of these roads (Refer to EastLake III Design Guidelines, II.4.3.2).
- Entries: These are common points of entry and significant intersections. The hierarchy of entries is 1) Community Entry (Hunte Parkway from the north, Otay Lakes Road from the east, and Olympic Parkway from the west) and 2) Neighborhood Entry. A tree which differs from the adjacent path and district trees will be to provide a distinct accent statement and sense of arrival at entries.
- Landmarks: Each landmark, whether major or minor, will have a distinct landscape character (similar to the district concept). As an example, all parks may have a common theme tree, so that parks are easily recognized and highlighted throughout the community.
- Environmental Landscape: These are areas where the landscaping is primarily determined by environmental values, either as mitigation or for conservation of sensitive resources.

Landscape design is addressed in greater detail in the EastLake III SPA Design Guidelines.

All development in EastLake III shall be in compliance with the Chula Vista Landscape Manual, adopted by Resolution No. 17735 in November 1994. Any landscaping within the Otay Reservoir Basin will be designed consistent with the City of San Diego's Source Water Protection Guidelines.

General Landscape Plan



Paths

- Exterior Arterials
- Main Interior Streets
- **** Thematic Corridor

Entry Monuments

- ◐ Neighborhood Entry
- ◑ Neighborhood Entry
- Community Entry

Landmarks

- ⊕ Major Landmark
- * Minor Landmark

Environmental

-  Otay Tar Plant Preserve
-  Wetland Mitigation

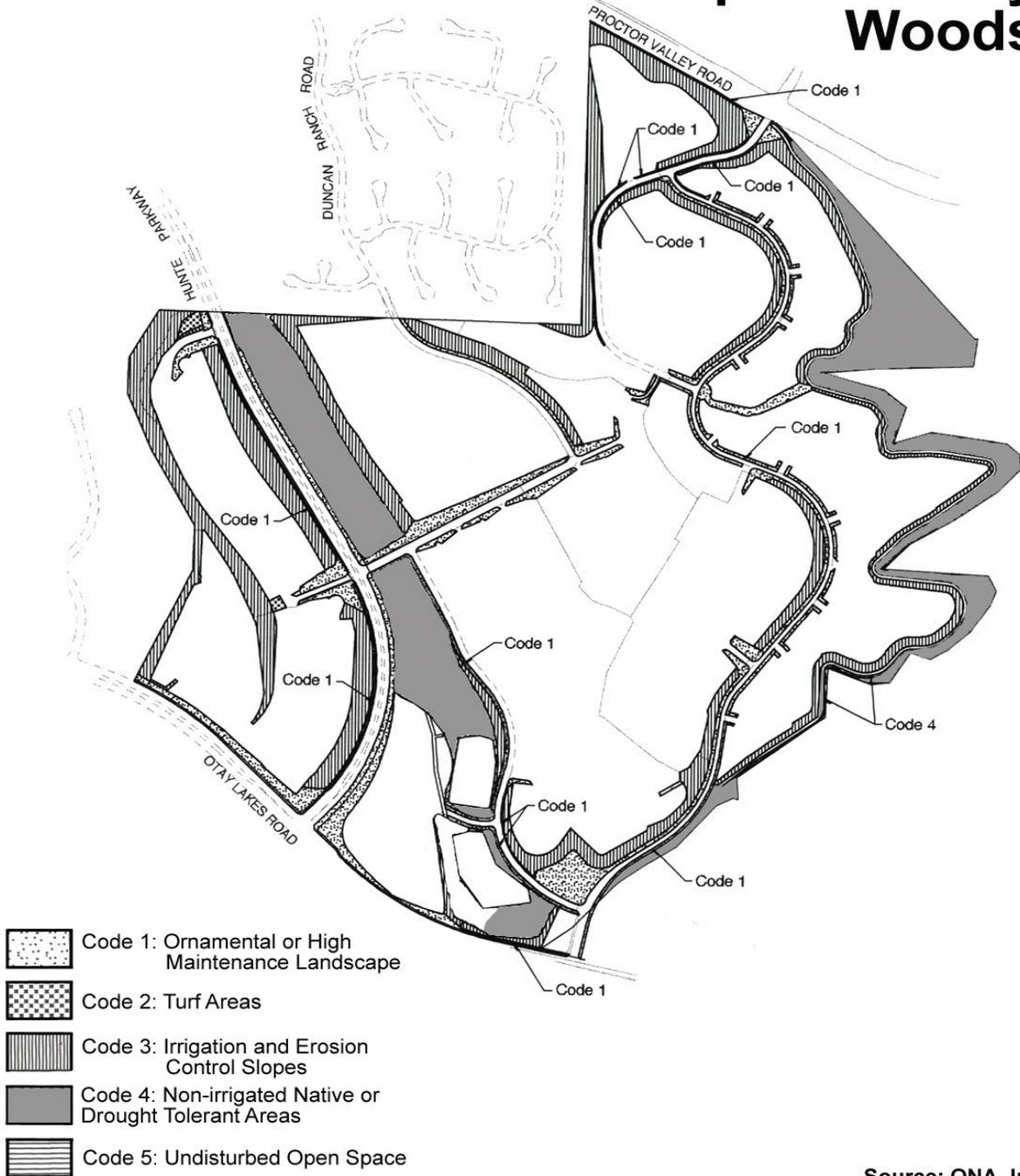
(Refer to engineering plans for precise boundaries of environmental areas depicted)

Source: ONA, Inc



Exhibit 7

Landscape Intensity Woods



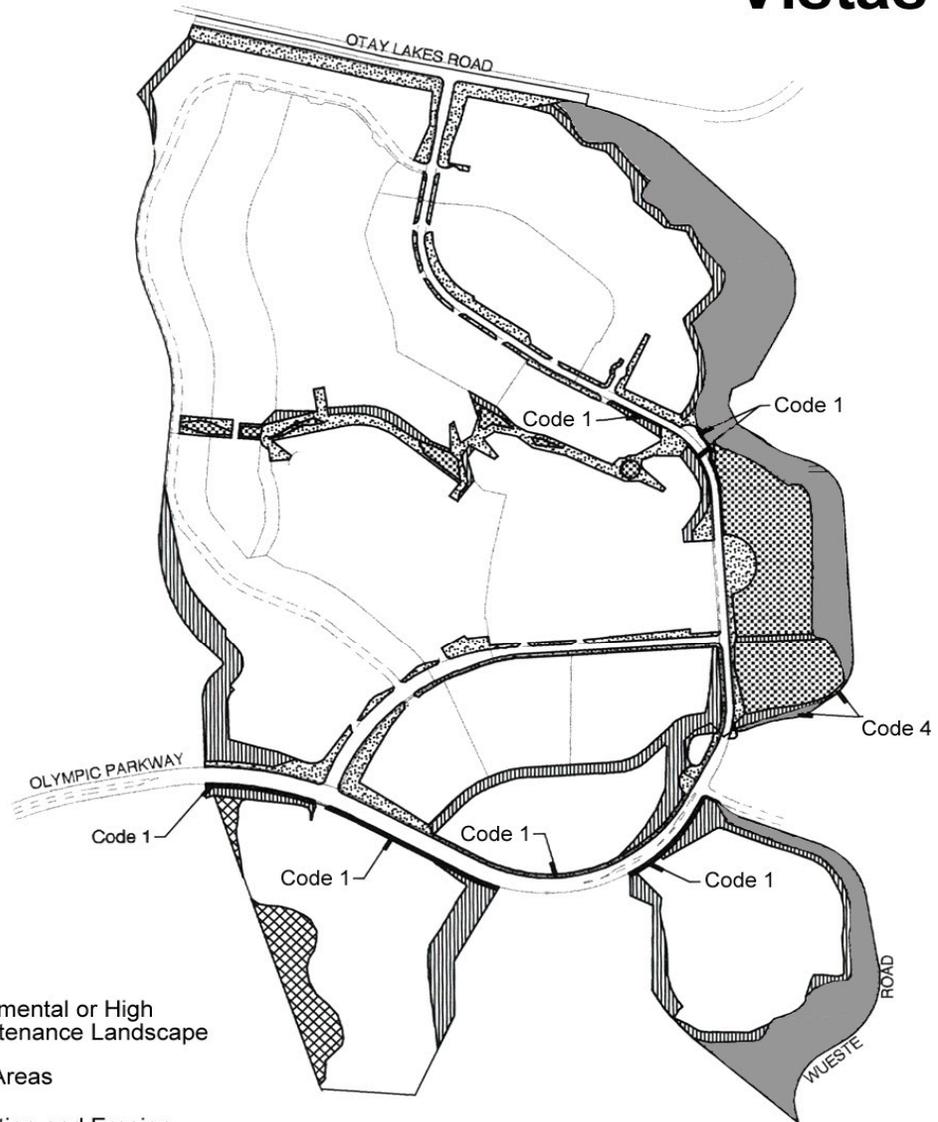
Source: ONA, Inc.

EASTLAKE III SPA
A planned community by The EastLake Company

Civil Land Planning
San Diego, CA (619) 223-7408
10-16-00

Exhibit 8a

Landscape Intensity Vistas



-  Code 1: Ornamental or High Maintenance Landscape
-  Code 2: Turf Areas
-  Code 3: Irrigation and Erosion Control Slopes
-  Code 4: Non-irrigated Native or Drought Tolerant Areas
-  Code 5: Undisturbed Open Space

EASTLAKE III SPA
A planned community by The EastLake Company

Source: ONA, Inc.



II.2.3 Project Circulation Network

II.2.3.1 Introduction

The EastLake III Circulation Plan is primarily an extension of the existing circulation routes and includes vehicular and non-vehicular circulation networks.

The plan arranges the roads into a hierarchy to provide a system of roadways organized by function and traffic volumes. The circulation plan will implement access to the community as established by the EastLake III General Development Plan and in accordance with the City of Chula Vista General Plan.

The SPA Plan Public Facilities Financing Plan (see Section II.5 Public Facilities Financing 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, and internal circulation, including bicycle, pedestrian, hiking and road crossings will be determined by the City Engineer during the tentative tract map process. Variations to the circulation concepts described in this section may occur where safety or efficiency can be enhanced.

The EastLake III plan also considers non-vehicular circulation systems by making provisions to connect to local and regional trails systems, such as the Chula Vista Greenbelt, to create a comprehensive system of vehicular and non-vehicular routes.

II.2.3.2 Project Access

Primary access to the project will be provided from Otay Lakes Road (6-lane prime arterial), Olympic Parkway (6-lane prime arterial), and Proctor Valley Road (6-lane prime arterial). Regional access is provided by I-805, located west of the site. The future construction of SR-125 immediately west of the EastLake Greens SPA will provide additional north-south regional access. Secondary access to EastLake Vistas is provided by Wueste Road (2-lane collector), which parallels the western shore of Lower Otay Reservoir and intersects with Olympic Parkway near the Activity Center. Hunte Parkway (4-lane major street) extends north-south through the EastLake Woods neighborhood.

Currently, Otay Lakes Road and Olympic Parkway exist, although Otay Lakes Road has not yet been constructed to its ultimate improvement width or alignment beyond Hunte Parkway. Otay Lakes Road extends beyond the project area to the east, beyond the Otay Lakes, as a two lane road. Olympic Parkway has been constructed from Hunte Parkway, east to the OTC entrance and connecting to Wueste Road. Construction of Olympic Parkway westward from Hunte Parkway to connect to I-805 has been completed.

II.2.3.3 Internal Circulation Network

The internal circulation network is conceptually shown on the Circulation Plan (Exhibit 9). The internal circulation concept is to disperse traffic in a series of local residential streets without using a looping collector. In EastLake Vistas, Olympic Parkway becomes the residential collector as it turns north past the OTC Activity Center area, connecting to Otay Lakes Road to form the northern neighborhood entrance. Other collector streets, define the north side of the Activity Center and extend along the east side of the Salt Creek Greenbelt. In EastLake Woods, two collectors extend north from the Otay Lakes Road neighborhood entry, one serving the public use corridor and residential uses on the west side of the central ridge and the other serving the residential area to the east. Both connect to Proctor Valley Road, off-site to the north. The low-medium density residential uses to the west of Hunte Parkway (Woods West) have their own entry from Hunte Parkway, aligned with an entry crossing Salt Creek and connecting to the western collector near the junior high school site. These conceptual plans may be modified as subdivision design progresses.

The two neighborhood entries from Otay Lakes Road are proposed to be signalized as are those from Hunte Parkway, Olympic Parkway and Proctor Valley Road. However, the final determination of which intersections are to be signalized shall be made by the City Engineer.

II.2.3.4 Street Standards

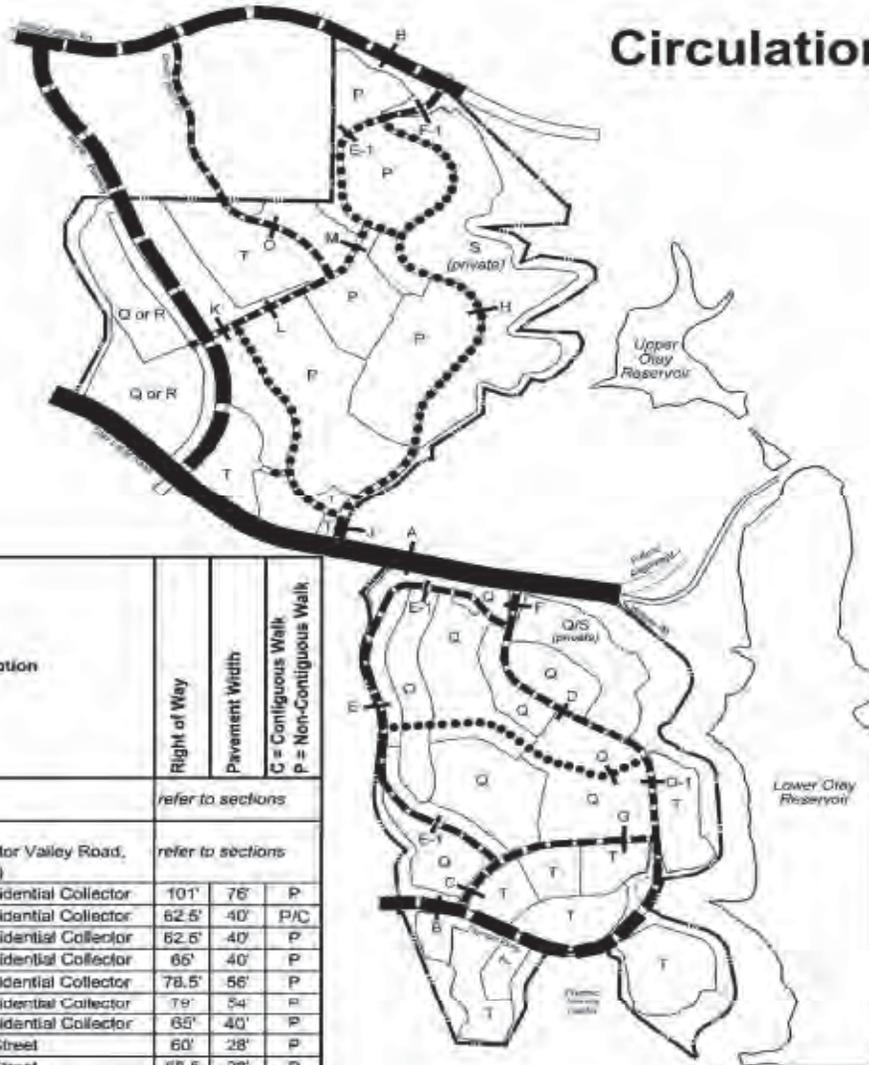
Street standards for the arterial roads within the SPA have been established in the Circulation Element of the Chula Vista General Plan and previous project development approvals. Internal streets will be constructed to meet City engineering standards. The Street Section Plans (Exhibits 10a-f) indicate the proposed street sections. Some of these streets vary from city-wide standards to provide unique design features in the community. These are subject to approval by the City Engineer. Streets shall be evaluated for their ability to accommodate all proposed utilities and Otay Water District standards. The final improvement designs will be determined as a part of the subdivision approval process.

Some projects may be proposed as private neighborhoods with gate guarded access to limit entrance to residents and their guests only (see Exhibit 11). In such a case, the internal streets will be private.

Any such private streets shall be constructed to the adopted standards for EastLake III. All gates should be equipped with “opticom,” “knox” switch or box, and shall have an override in case of electrical problems for emergency access.

In some moderate density areas, the use of public alleys may be appropriate. Alleys can provide rear entrances for vehicles, decreasing intrusions into fronting residential streets. Any alleys proposed with a site design/subdivision submittal, must be approved by the City Engineer.

Circulation



Map Symbol/ Section Key	Description	Right of Way		Pavement Width
A	6 Lane Prime (Olay Lakes Road)	refer to sections		
B	4 Lane Major (Hunte Parkway, Proctor Valley Road, and Olympic Parkway)	refer to sections		
C	Modified Class III Residential Collector	101'	76'	P
D/D-1	Modified Class III Residential Collector	62.5'	40'	P/C
E	Modified Class III Residential Collector	62.5'	40'	P
E-1	Modified Class III Residential Collector	66'	40'	P
F	Modified Class III Residential Collector	78.5'	56'	P
F-1	Modified Class III Residential Collector	78'	54'	P
G	Modified Class III Residential Collector	65'	40'	P
H	Modified Residential Street	60'	28'	P
I	Modified Residential Street	68.5'	28'	P
J	Modified Class III Residential Collector	85'	54'	P
K	Modified Class III Residential Collector	70'	54'	C
L	Modified Class III Residential Collector	82'	54'	P
M	Modified Residential Collector	62'	34'	P
N	Modified Residential Street	62.5'	40'	P/I
O	Modified Class III Residential Collector	89.5'	44'	C/P
P	Modified Residential Street	59'	34'	P
Q	Modified Residential Street	56'	36'	P
R	Residential Street	56'	36'	C
S	Priv. Common Hammerhead Dr.	40'	20'	NA
T	Internal Streets & Drives	per Site Plan		

- 6 Lane Prime Arterial
- 4 Lane Major Arterial
- Class III Residential Collector
- Residential Street

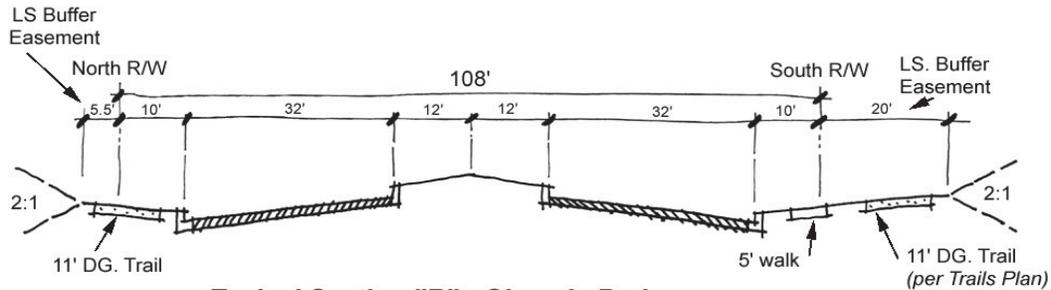
Note: Refer to Sections for Modifications

Note: Transitions of street classification changes (or to existing roads) and phasing of improvements to be determined at Tentative Map stage.

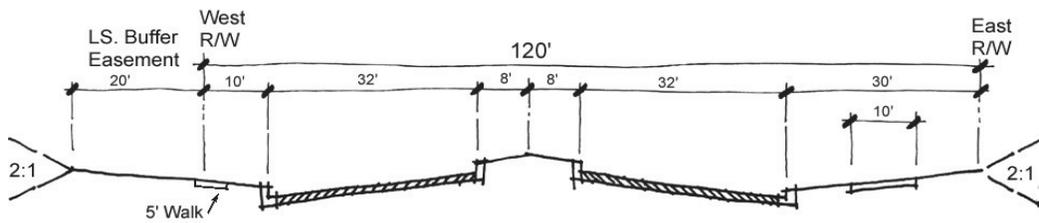


Exhibit 9

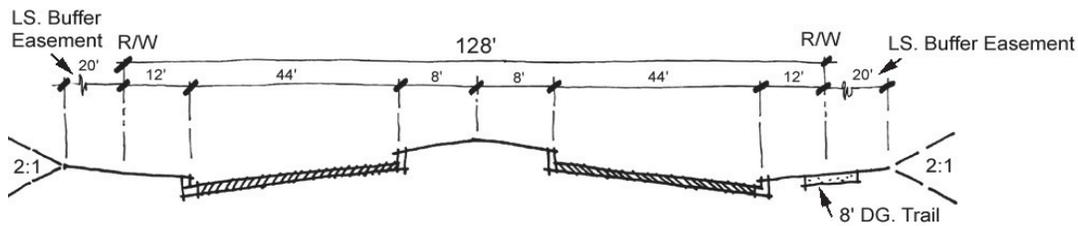
Arterial Highway Sections



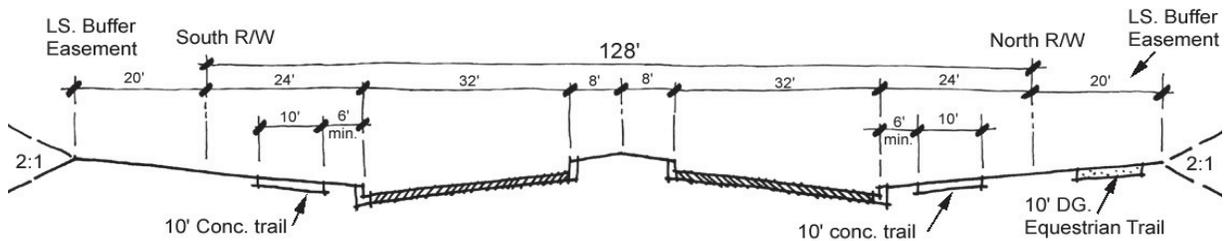
Typical Section "B" - Olympic Parkway



**Typical Section - Hunte Parkway
(Existing)**



Typical Section "A" - Otay Lakes Road



Typical Section - Proctor Valley Road

Exhibit 10a

Street Sections

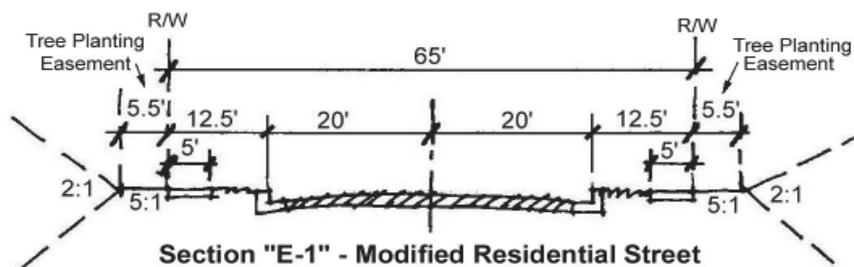
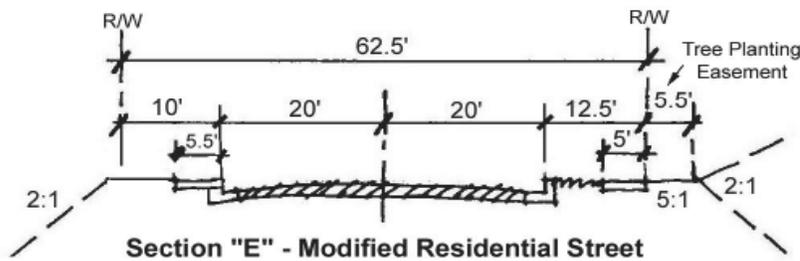
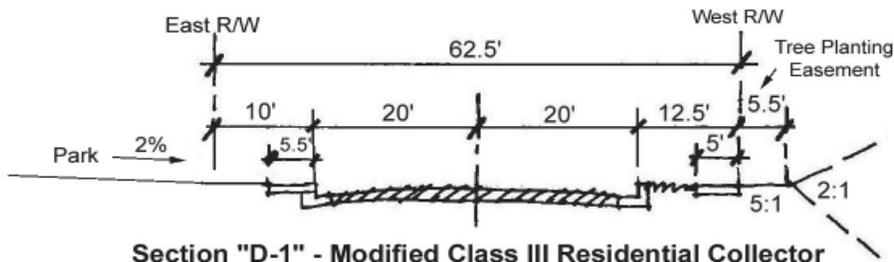
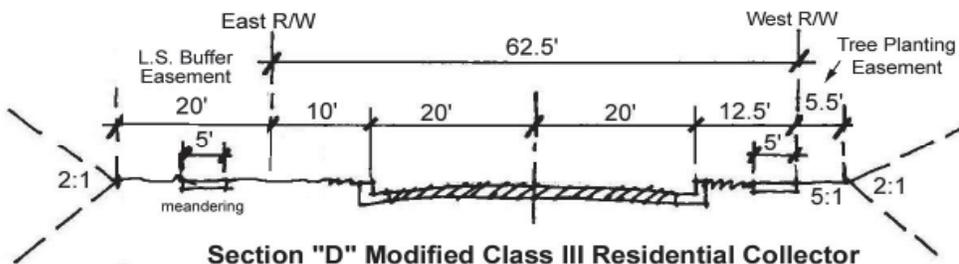
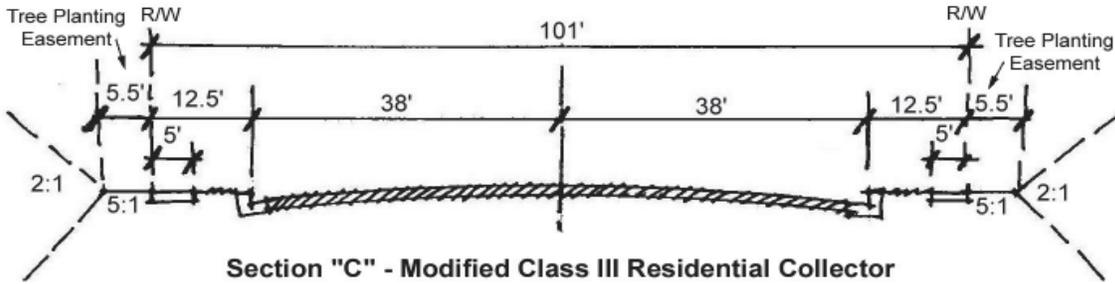
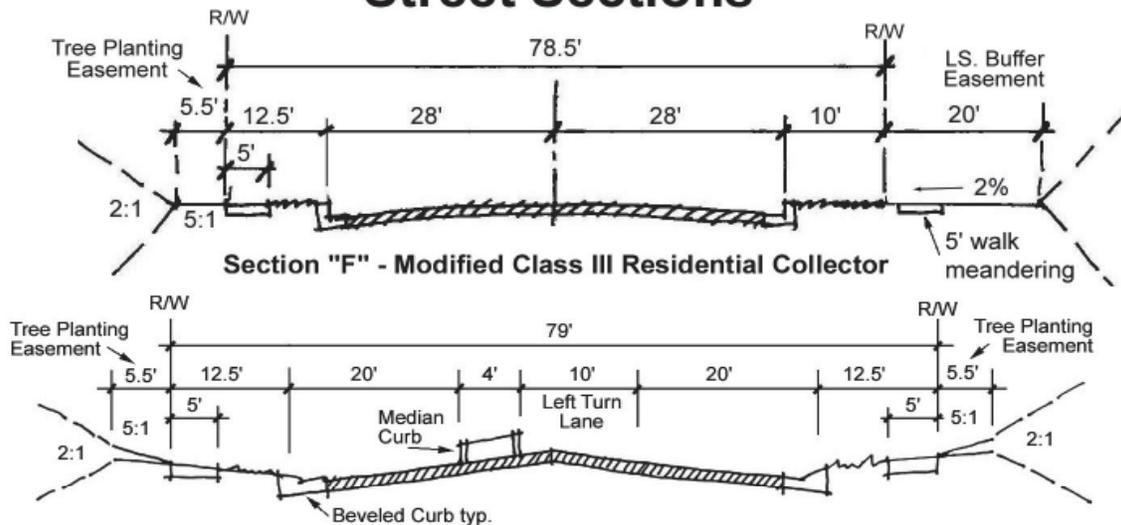
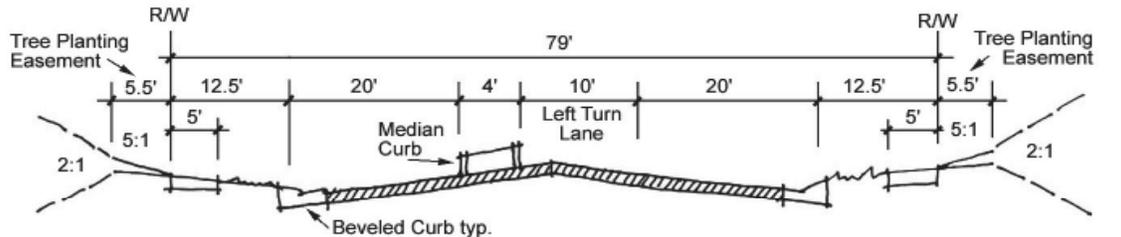


Exhibit 10b

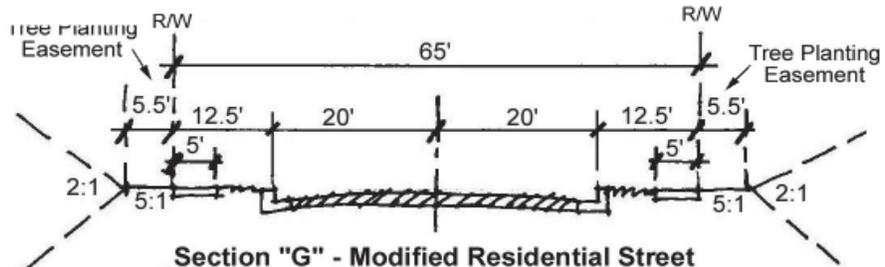
Street Sections



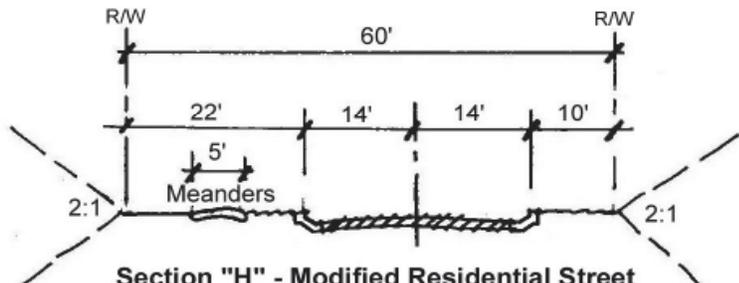
Section "F" - Modified Class III Residential Collector



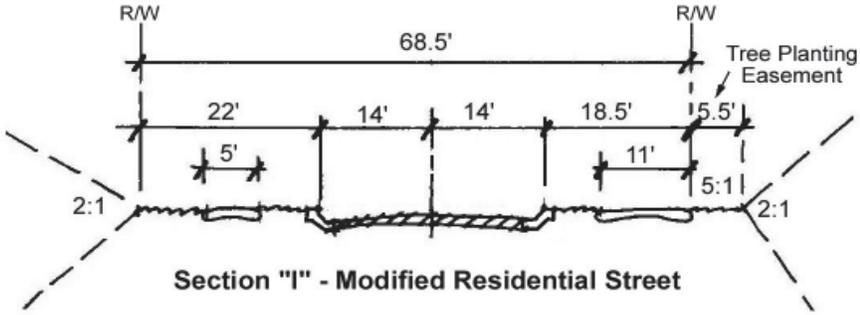
Section "F-1" - Modified Class III Residential Collector



Section "G" - Modified Residential Street



Section "H" - Modified Residential Street



Section "I" - Modified Residential Street

Exhibit 10c

Street Sections

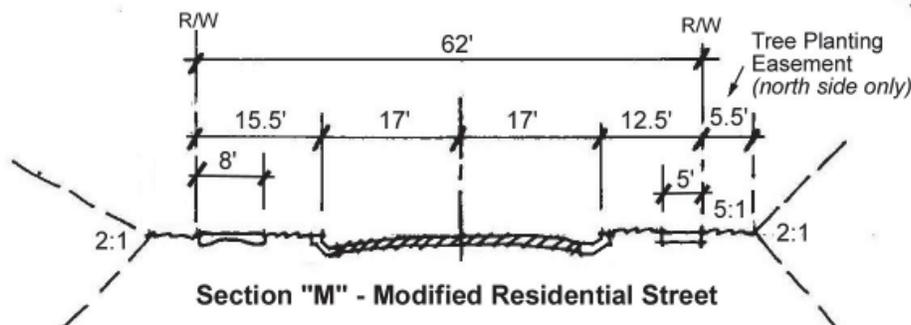
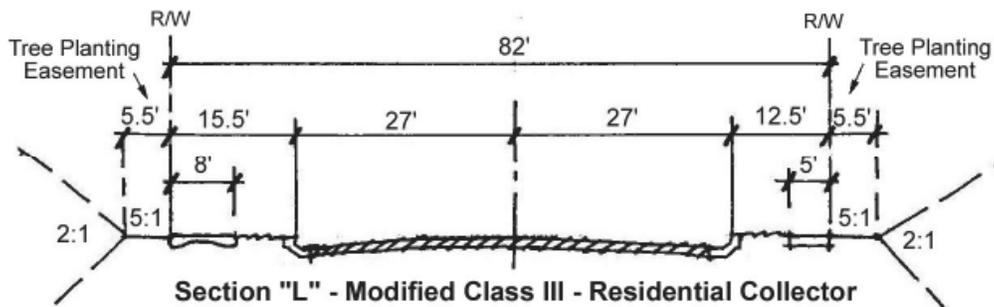
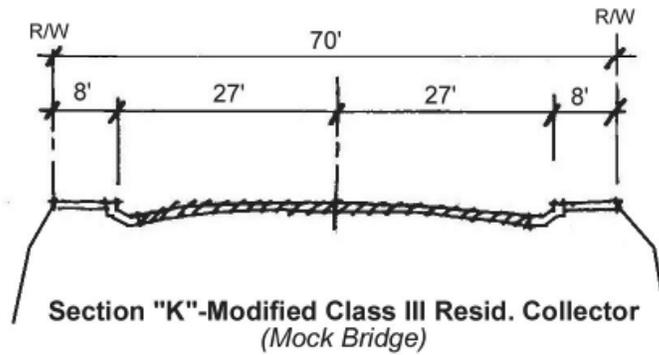
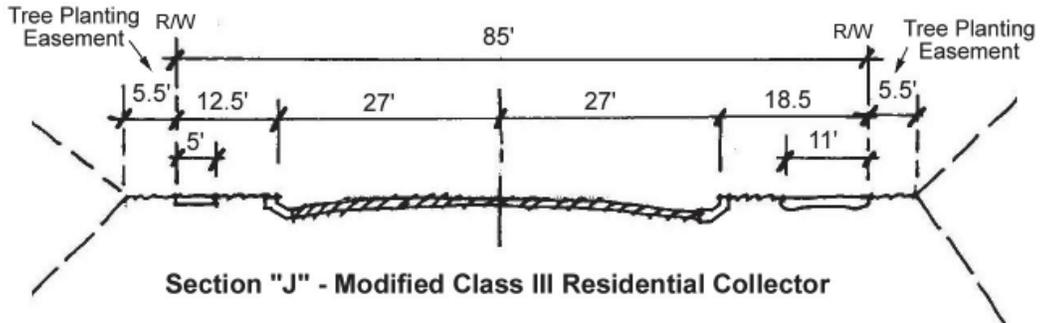


Exhibit 10d

Street Sections

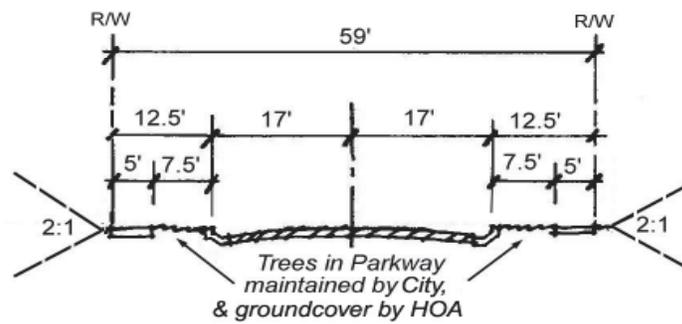
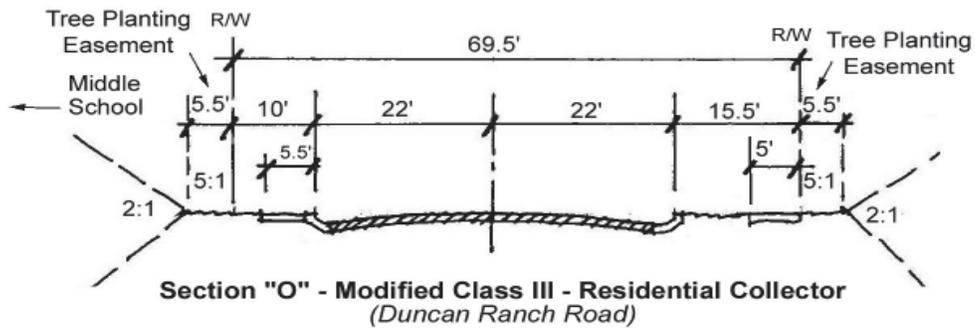
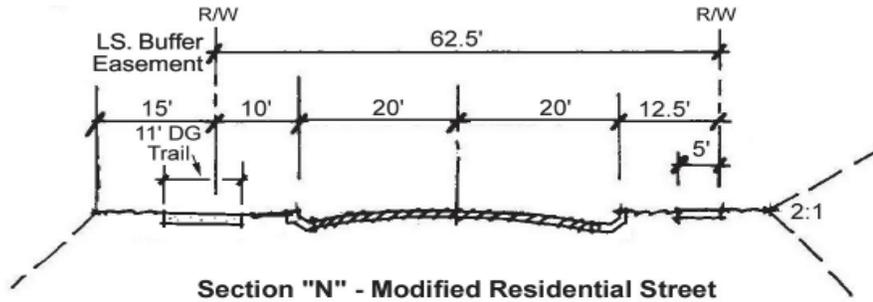
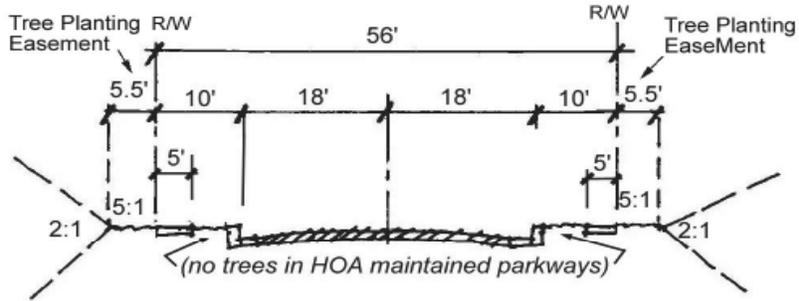
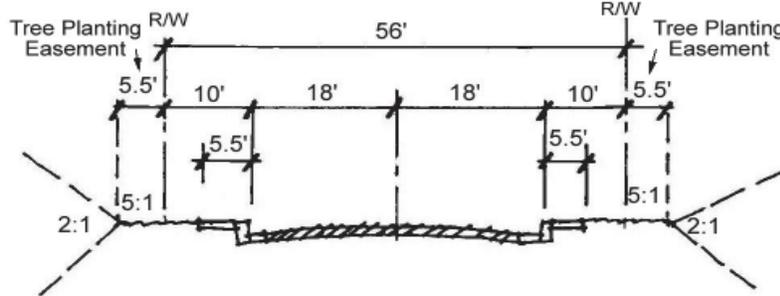


Exhibit 10e

Street Sections

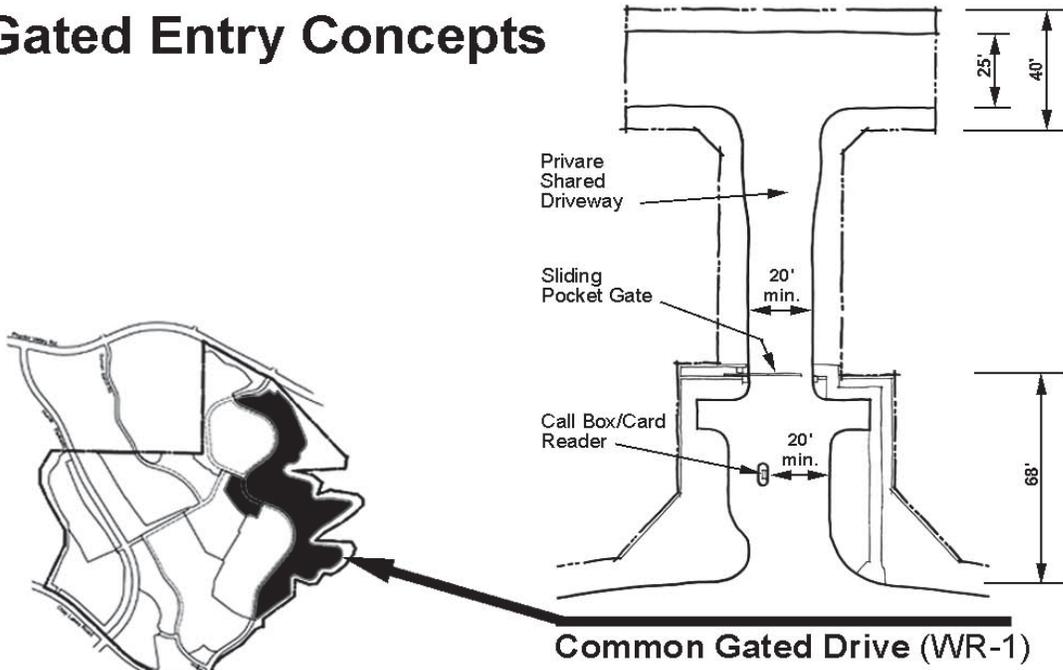


Section "Q" - Modified Residential Street
(Typical Residential Street in the Vistas)

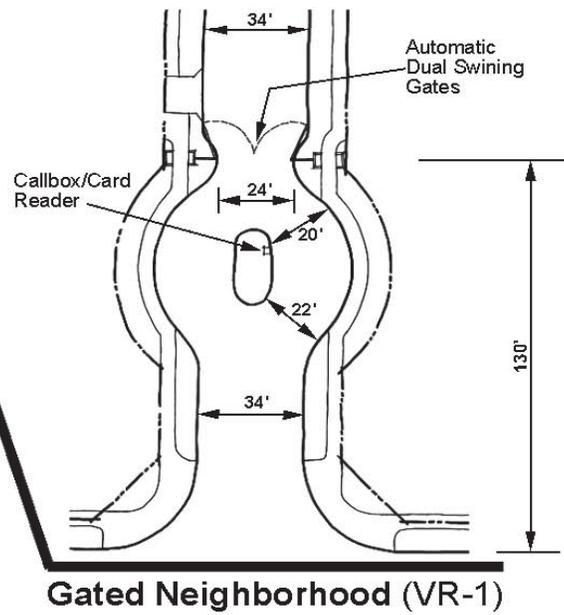
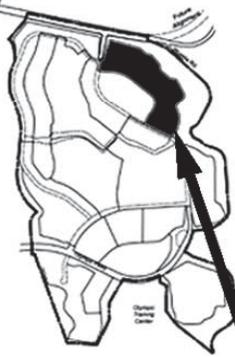


Section "R" - Residential Street
(Typical Residential Street in Woods West)

Gated Entry Concepts



Common Gated Drive (WR-1)



Gated Neighborhood (VR-1)

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 EastLake III Public Facilities and Financing Plan (Section II.5 of the SPA Plan package). These improvements have been phased and designed to maintain an adequate level of service in the circulation system serving the EastLake III SPA throughout the development process. The provision of adequate internal circulation improvements is expected to be controlled via subdivision map conditions.

II.2.3.6 Transit Planning Principles

Potential transit stops will be strategically located near vehicular and pedestrian main access points along Hunte Parkway, Olympic Parkway and/or Otay Lakes Road to serve future EastLake Woods and EastLake Vistas residents. Medium-high to high level transit facilities are expected to be provided in the EastLake III/OTC Activity Center and lower level facilities at other locations.

The planned transit system within EastLake III is shown in the Transit Plan, Exhibit 12. 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 is the light rail service planned for the Otay Ranch area.

These 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.

II.2.3.7 Bicycle Routes & Pedestrian Trails

Bicycle Routes

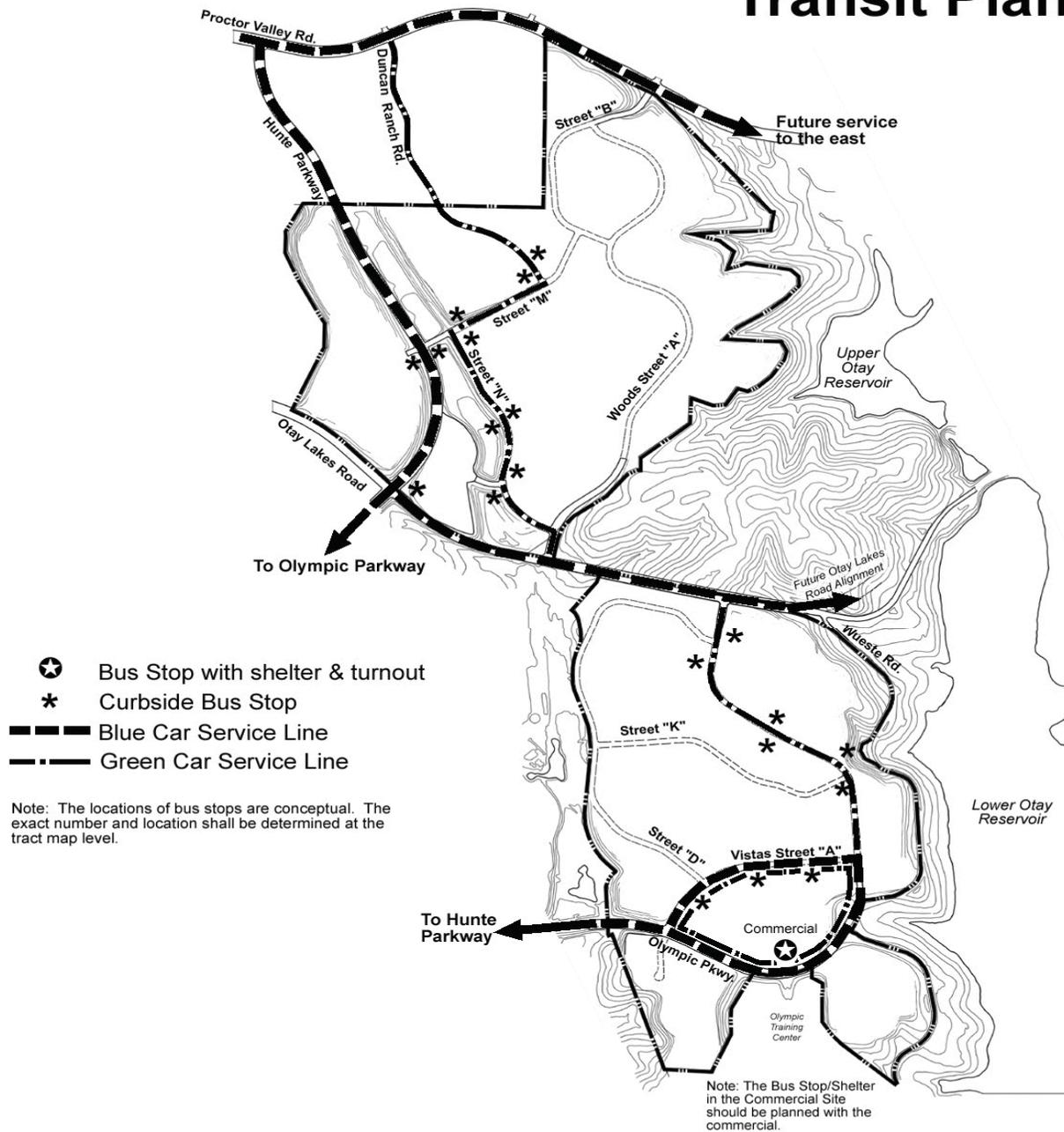
Although no designated regional off-street bicycle routes are included as components of the internal circulation network, bicyclists will be readily able to share the internal streets with motor vehicles due to the low traffic volume and limited speeds allowed. Bicycle route segments to connect to regional systems have been incorporated as prescribed by the Circulation Element of the General Plan. On-street bike lanes are included on the adjacent arterial highways. The bike lanes will be paved components of the street systems indicated.

Pedestrian Trails

Two major off-street pedestrian trails are included in the EastLake III SPA: the EastLake Community Trail and the Chula Vista Greenbelt Trail. The EastLake Community Trail (Thematic Corridor) which extends from EastLake Hills through the developed portion of the EastLake Planned Community to its current terminus in EastLake Trails within Salt Creek, will be extended across the EastLake Vistas neighborhood to the park overlooking Lower Otay Lake. A pedestrian trail through the Salt Creek park/open space corridor branch of the Greenbelt as well as along the Otay Lakes branch, will connect to the city-wide system.

These trails will connect to the detached walk along the perimeter arterial highways to create numerous loop routes as well as interconnecting pedestrian systems. Sidewalks along the internal streets will also provide pedestrian routes and access to all destinations in the EastLake III neighborhoods, as well as connections to other destinations throughout the EastLake Planned Community. All pedestrian trails and sidewalks shall be concrete, except for those identified on the Trails Plan (Exhibit 13) which are proposed to be decomposed granite. Trail widths are also noted on the Trails Plan exhibit. The Greenbelt Trail is proposed to total 11 feet in width, consistent with the General Plan requirement for the width of that trail.

Transit Plan

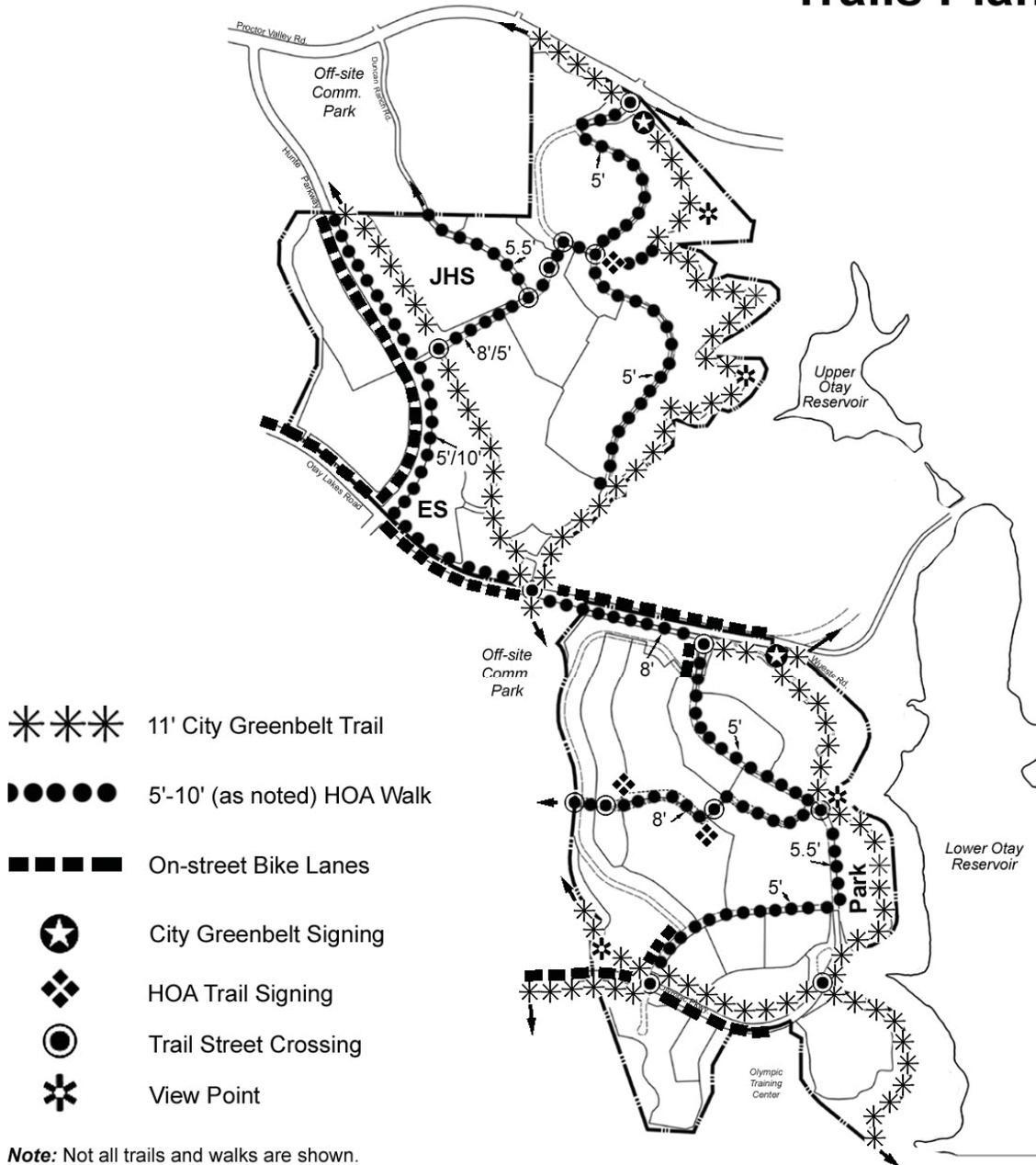


EASTLAKE III
A planned community by The EastLake Company

Cinti Land Planning
San Diego, CA (619) 223-7408
0 400 800 1200
5-01-01

Exhibit 12

Trails Plan



Note: Not all trails and walks are shown. Refer also to Street Sections for additional trail and walk details. The trails indicated are subject to refinement during the subdivision process.

Source: ONA Inc., SB&O, Inc. & Cinti Land Planning



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 offer the best sites for development. Steeply sloped hillsides and valleys can serve as open space/greenbelt resources, linking the developed areas which they intersect. For the EastLake III SPA, the Salt Creek corridor along the eastern edge of the project and the slopes down to the Otay Reservoirs has been identified as such greenbelt resources. Development sites within the remainder of the SPA should be graded to blend with and create an aesthetically pleasing edge to the greenbelt corridors.

II.2.4.2 Grading Concept

The SPA level grading plan for EastLake III 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 14. Preliminary estimates of grading quantities are balanced within each major development area: 520,000 CY cut/fill in Woods West; 3,500,000 CY cut/fill in Woods East; and, 4,700,000 CY cut/fill in EastLake Vistas.

The grading concept is based on the following objectives:

- Preservation of the sensitive areas of Salt Creek.
- Creating efficient man-made landforms that visually respond to natural terrain characteristics where practical.
- Creating and maintaining on and off-site views.
- Creating useable building areas and private yards.
- Separating potential public and private use conflicts.
- Creating, where possible, barriers or physical separation from traffic noise sources.

II.2.4.3 Grading Requirements

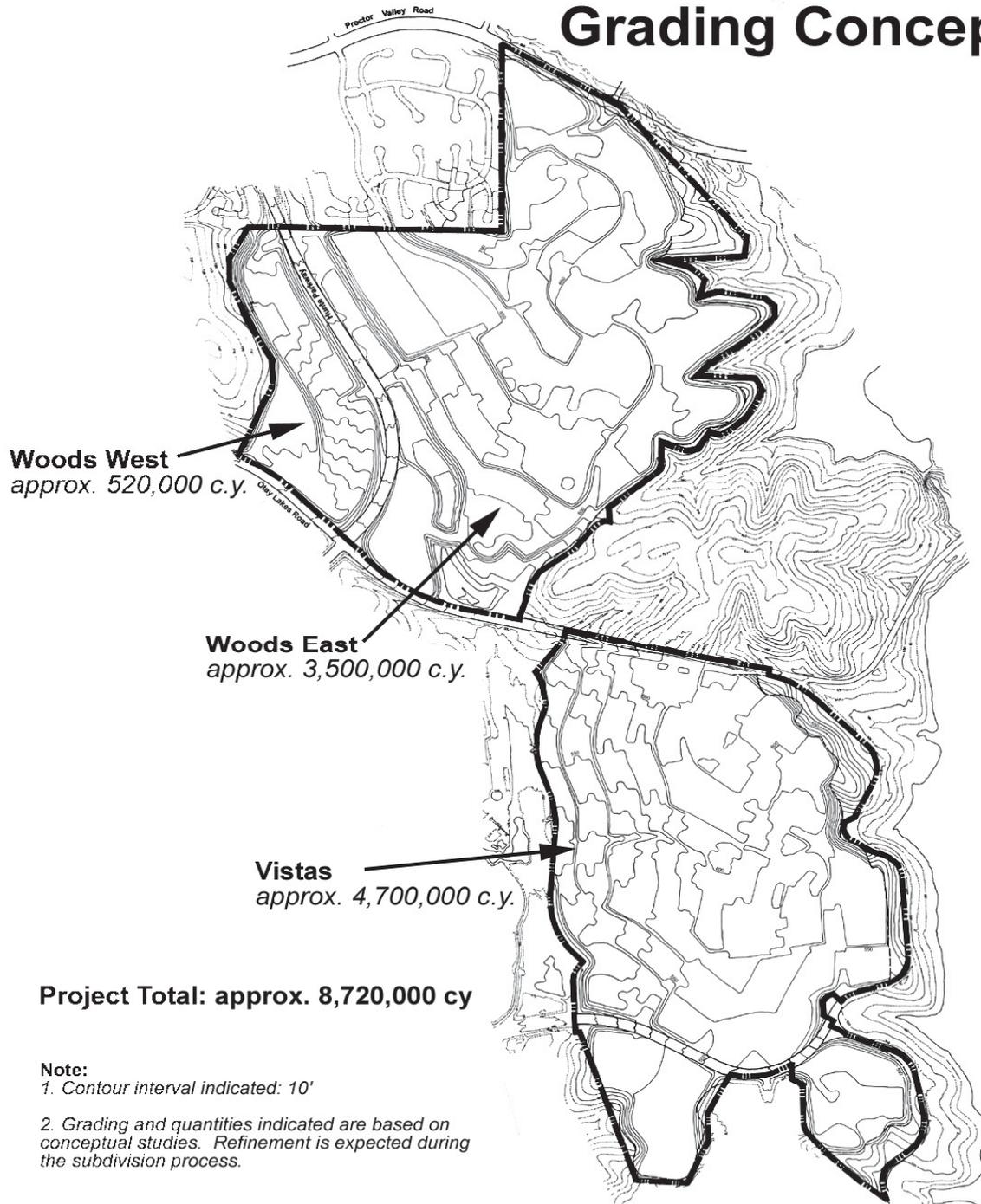
Final grading design to implement the SPA grading concept should incorporate the following:

- General Standards: Grading within EastLake III shall be subject to Chapter 15.04 - Excavation, Grading and Fills of the Municipal Code.
- Grading Design: Graded areas should be contoured to blend with natural landform characteristics. Rounding both vertical and horizontal intersections of graded planes; obscuring slope drainage structures with a variety of plant material massing; incorporating the use of

variable slope ratios for larger slope banks; use of landscape planting for erosion control and to obscure man-made banks; and, other similar techniques should be used. Artificially appearing slope banks with rigid angular characteristics should be avoided.

- **Cut and Fill Slope Construction:** Slope banks in excess of five feet in height should be constructed at a gradient of 2 to 1 (horizontal to vertical) or flatter unless otherwise approved by the City Engineer. Minor interior slopes between lots may be 1.5 to 1.
- **Erosion Mitigation:** 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. 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. Spray-on applications and coatings, combined with jute or hemp mesh can be effective methods for stabilizing soils. Final plans should be based on coordinated input from a licensed landscape architect. The project shall comply with all NPDES requirements at the time of construction as well as any listed as erosion mitigation in the project EIR. The project will be required to have a Storm Water Pollution Prevention Plan (SWPPP) prepared at the start of construction per NPDES and State Water Resources Control Board requirements.
- **Maintenance:** The application for any grading permit should provide assurance acceptable to the City Engineer that landscaped slope banks will have adequate maintenance to ensure continued viability of landscaping. Generally, except for private lots, slope banks which exceed ten feet in height should be maintained by a homeowners' or property owners' association.

Grading Concept



Project Total: approx. 8,720,000 cy

- Note:**
- 1. Contour interval indicated: 10'
 - 2. Grading and quantities indicated are based on conceptual studies. Refinement is expected during the subdivision process.

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San Diego, CA (619) 223-7408

10-16-00 0 400 800 1200

Exhibit 14

II.2.5 Parks, Recreation & Open Space

II.2.5.1 Introduction

The EastLake III SPA Plan provides for a range of parks, recreation facilities and open space areas. Park and recreation facilities include a large public park overlooking Lower Otay Reservoir on the east side of the EastLake Vistas neighborhood (Parcel P-1), a private recreation facility site at the southern end of the EastLake Woods neighborhood (Parcel P-2) and recreational opportunities in the Salt Creek Greenbelt corridor. Refer to the Parks and Open Space Plan (Exhibit 15) for locations.

The private recreation facility will serve as the neighborhood amenity and focal point. It is located at the southern entry to the EastLake Woods neighborhood and help to establish neighborhood character. The public park in the EastLake Vistas neighborhood is located east of the neighborhood collector street and surrounded on three sides by open space buffering Lower Otay Reservoir. Facilities within Salt Creek will be developed for passive recreational use per the Salt Creek Greenbelt Master Plan. The two schools, elementary and junior high, within EastLake Woods, are not included in the park category but will include recreational facilities available to the public during non-school hours. These will supplement the public park facilities.

The proposed private facility will be owned and maintained by a Master Community Association. The community greenbelt along Salt Creek will be dedicated to the City and maintained by the City. The precise boundary and size of this area will be determined by the Tentative Tract Map and Salt Creek Greenbelt Master Plan process.

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 are specified in Section 17.10.040 of the Chula Vista Municipal Code and are provided in Table B(converted from acres per 1000 population to square foot of park per dwelling unit), below.

Table B
Park Land Dedication Standards

Dwelling Unit Type	Park Area Dedication/DU	DU/Park Acre Dedicated
Single Family Detached	423 SQ FT/DU	103 DU/AC
Attached/PUD	366 SQ FT/DU	119 DU/AC
Duplex	325 SQ FT/DU	134 DU/AC
Multiple Family	288 SQ FT/DU	151 DU/AC
Mobile Home	215 SQ FT/DU	203 DU/AC

The dedication requirement for the EastLake III SPA, based on the proposed target number of units and an assumed single family detached product type for Parcel VR-5 is calculated in Table C, below. The park requirements for the two neighborhoods within the SPA have been calculated separately.

Table C
Park Land Dedication Required

Dwelling Unit Type	Target Unit Count (DU)		Park Area/DU	Park Acres Required (AC)	
	Woods	Vistas		Woods	Vistas
Single Family Detached	667	782	423 SQ FT/DU	6.48	7.59
Single Family Attached	0	73	366 SQ FT/DU	0	0.61
Multiple Family	0	1,033	288 SQ FT/DU	0	6.83
TOTALS	667	1,394	--	6.48	15.03*
PROJECT TOTAL	2,555		--	21.51*	
*May not total due to rounding.					

Public parkland to serve the EastLake Woods neighborhood is to be provided through the expansion of the community park in the Rolling Hills Ranch project, just north of the EastLake Woods area. The community park is located north of the junior high school site (Parcel PQ-2). The EastLake III project will pay a park fee to the City in-lieu of providing an on-site park. This fee will be used to acquire and improve additional land for park use in the adjacent neighborhood, but readily accessible to EastLake Woods residents.

EastLake Vistas will be served by a fully improved public park on Parcel P-1. A conceptual design for improvements in the public park are illustrated in Exhibit 16. Table D, below, indicates that the fully improved on-site park *may* not meet the public park requirement for EastLake. The parkland fee will be adjusted upward or downwards during the subdivision process to insure that the net useable parkland acres provided by EastLake, both on and off site, will meet EastLake III’s parkland dedication requirement. In addition to the provision of parkland, a specified standard level of improvement is required. Improvements provided by the developer which exceed this standard will be credited to the project. Excess land or improvements provided may be credited as land, improvement cost, or any combination thereof, using the provisions of the ordinance to determine equivalence.

Table D estimates that the project will provide parkland less than that required for the EastLake III SPA, based on the Site Utilization Plan statistics. This park acreage calculation is subject to refinement at more detailed levels of review. The precise boundary and size of the proposed neighborhood park and other project requirements will be determined by the Tentative Tract Map.

Park fees will be adjusted at the Tentative Tract Map stage so that the parkland and improvements provided are sufficient for the lots/units approved, consistent with the City’s park dedication requirements. Credit for all private recreation facilities within EastLake III will be considered. This is not included in Table D below, which only includes credit for public parks.

Table D
Park Acreage Provided and Eligible Credits

Neighborhood	Park Provided	Proposed Credit	Estimated Credit Acres
EASTLAKE WOODS	PAD Fees = 5.6 AC	100%	5.6
EASTLAKE VISTAS P-1 Public Park & P-2 Private Park	12.9 AC	100%	12.9
Total Provided	18.5 AC	--	18.5
Total Required	--	--	21.51
SPA BALANCE	--	--	-3.01* AC

* Any shortfall in parkland acreage dedication shall result in payment of the park acquisition component of the Park Acquisition and Development (PAD Fee). Given the lack of available acreage that could be acquired to serve the development, the acquisition component of the PAD Fee will be waived and a payment of \$2,666,260, or the amount required at the time the property is developed, will be made which can be utilized to fund construction of park and public facilities serving the EastLake Community. Any excess funds that remain once these facilities are complete can be utilized on other park or public facilities serving the Eastern Territories of Chula Vista. The Developer will pay the development component of the PAD Fee as required by the City.

II.2.5.3 Open Space

While generally accepted standards have been established for the provision of acreage and a functional hierarchy of parks, the “need” for open space is more difficult to quantify. Usually the need, amount and location of open space is determined by the natural environmental conditions of the land and facility related needs such as detention basins, future road rights-of-way, and buffer space between unrelated land uses, *etc.* Steep slopes and sloping lands with unstable geologic conditions are obvious candidates for open space, as are noise buffer areas along major traffic ways.

The location and general extent of open space is determined at the GDP level of planning. Open space within EastLake III is to be provided for buffer areas, slopes and open space corridors as required by the EastLake III GDP. The SPA open space areas will fit into the overall regional/community-wide open space system identified in the Chula Vista General Plan, EastLake Planned Community GDPs and GDPs for adjacent planned communities.

Open space lands indicated on the EastLake III Site Utilization Plan include the Salt Creek corridor within the EastLake Woods neighborhood, slopes adjacent to both Upper and Lower Otay

Reservoirs, slope/buffer areas adjacent to Otay Lakes Road, Hunte Parkway and Olympic Parkway, and a buffer between the western edge of the EastLake Woods residential neighborhood and the EastLake Business Center light industrial uses, off-site to the west.

Designated open space areas will be preserved 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 Habitat Enhancement

Habitat enhancement will be completed in the Salt Creek corridor within the EastLake Woods neighborhood. Two specific mitigation programs are envisioned.

Salt Creek Wetland Mitigation Area

Approximately nine acres within EastLake Woods will be reserved for wetland mitigation plantings on site. The area is within the northern portion of the Salt Creek drainage south of the property line, bordered on the west by Hunte Parkway and by the junior high school site and residential neighborhoods on the east. The wetland mitigation area accommodates approximately two acres of mitigation from EastLake Trails and all additional wetland mitigation required for EastLake Woods and Vistas. The extent and type of wetland plantings will be determined in the conceptual mitigation plan to be prepared in the future under consultation with the resource agencies. Transitional native plantings will be installed on the slopes adjacent to the mitigation area to provide a biological buffer around the created habitat. The conceptual grading plan incorporates undulated slopes and small islands to be planted with native habitat within the larger mitigation site. The mitigation provided will offset project impacts to jurisdictional areas protected by the U.S. Army Corps of Engineers and California Department of Fish and Game.

Otay Tarplant Mitigation Area

To offset project impacts to approximately 3 percent of the Otay tarplant (*Hemizonia conjugens*) on site, an approximately 0.15 acre area on EastLake Woods will be restored in the open space area east of parcel WR-1. The area is situated adjacent to an existing larger tarplant area observed during Spring 2000 and near Multiple Species Conservation Plan (MSCP) preserve off-site. Restoration will consist of spreading seeds collected from the existing tarplant population on site (and nearby). The target seed area will be flagged and fenced to prevent unauthorized entry. Seeding will continue for a period of time to increase the long-term seed bank in the mitigation area.

II.2.5.5 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 park will be provided by the City. 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.

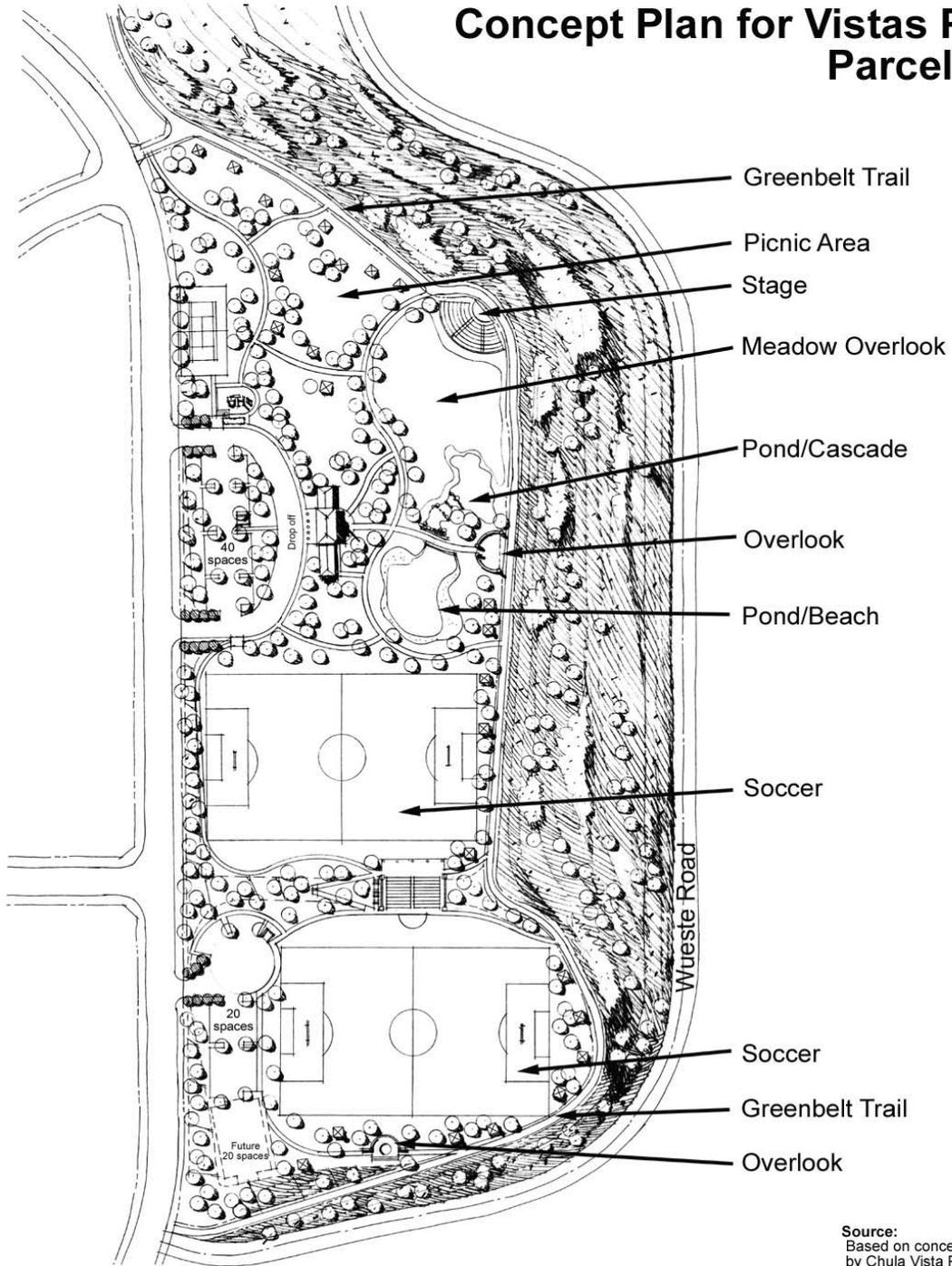
The phasing of community development concurrent with the provision of adequate park land and improvements is fully described in the Public Facilities and Financing Plan (Section II.5 of the SPA Plan package). The schedule of improvements has been developed to maintain an adequate level of service for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

Parks & Open Space Plan



Exhibit 15

Concept Plan for Vistas Park Parcel P-1



EASTLAKE III SPA
A planned community by The EastLake Company

Source:
Based on concept provided
by Chula Vista Parks Dept.

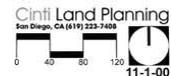


Exhibit 16

II.2.6 Development Phasing

Three primary phases of development are envisioned. These are illustrated in the Conceptual Phasing Plan (Exhibit 17). Initial residential development will occur in throughout the EastLake Woods neighborhood and in the western portions of the EastLake Vistas neighborhood. Phase 2 will include development of parcels WR-2 and WR-5, and the eastern portion of the EastLake Vistas neighborhood. The third phase includes the commercial uses within the Activity Center at the southern end of the EastLake Vistas neighborhood. Anticipated phasing by parcel for residential and commercial parcels is provided in Table E, below. Parks, public/quasi-public and CPF sites will be available for development when adjacent residential sites are developed.

The proposed phasing and actual construction timing may be modified during the EastLake III Master Tentative Map process and modification to the Public Facilities Financing Plan resulting from the Master Tentative Map conditions of approval.

Table E
Conceptual Phasing by Parcel

Parcel	Phase 1	Phase 2	Phase 3
WR-1	X		
WR-2		X	
WR-3	X		
WR-4	X		
WR-5		X	
WR-6	X		
WR-7	X		
VR-1		X	
VR-2		X	
VR-3		X	
VR-4	X		
VR-5	X		
VR-6	X		
VR-7		X	
VR-8		X	
VR-9		X	
VR-10	X		
VR-11	X		
VR-12		X	
VR-13			X
C-1			X

Phasing Plan

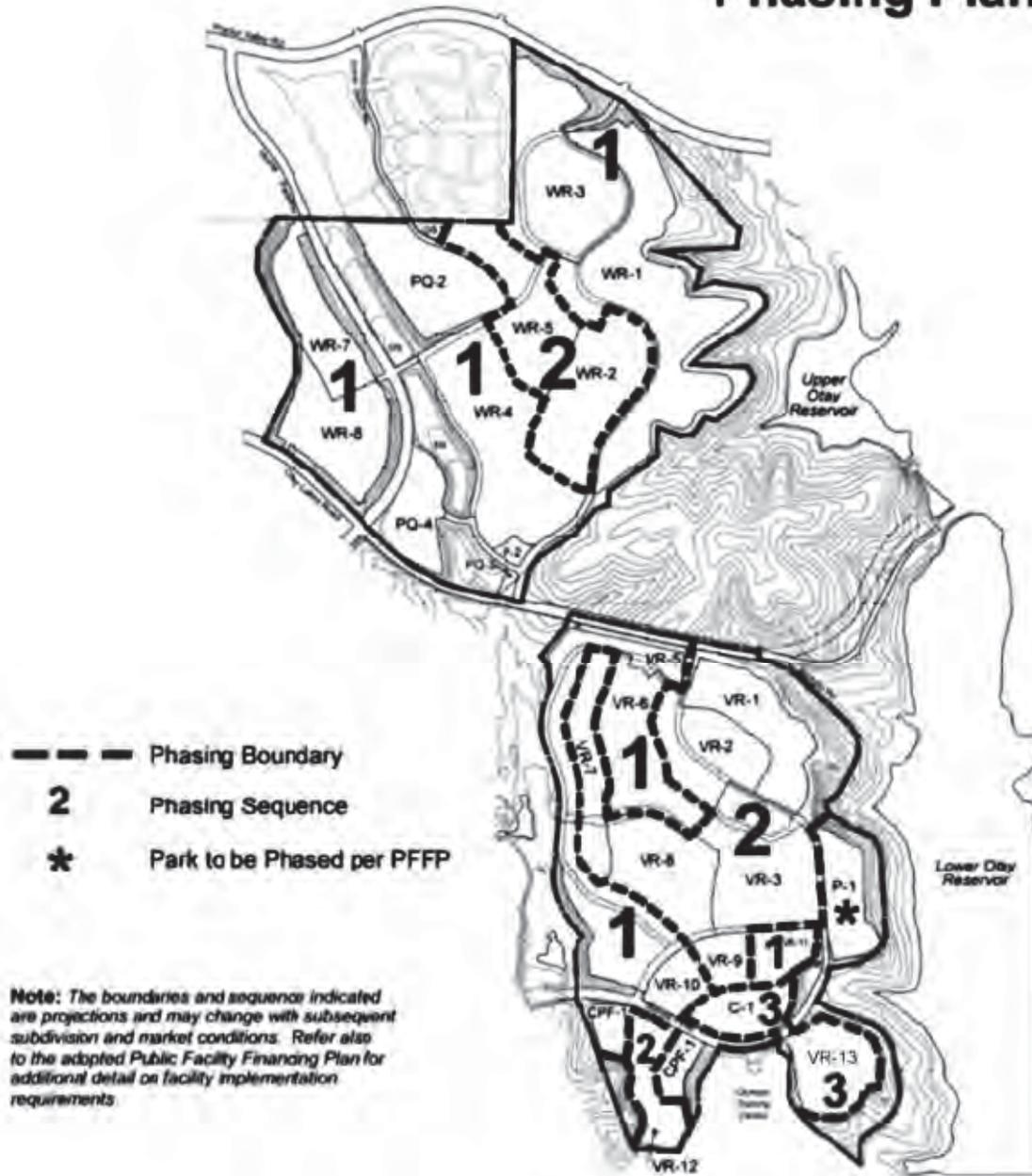


Exhibit 17

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 companion Public Facilities and Financing Plan (Section II.5 of the EastLake III SPA Plan package) describes the “backbone” facilities in more detail and assigns the responsibility for construction and financing of all required facilities.

The facilities described in the SPA Plan have been identified and capacities determined based upon projected land uses and their distribution, as shown on the Site Utilization Plan (Exhibit 5).

II.2.7.2 Potable Water Supply & Master Plan

The EastLake Planned Community, including the EastLake III SPA, is located within the boundaries of the Central Service Area of the Otay Water District (OWD), which is responsible for providing local water service. OWD is a member of the County Water Authority and the Metropolitan Water District of Southern California.

Potable water is provided to the Central Service Area by the San Diego County Water Authority via the Second San Diego Aqueduct. Water is delivered at Aqueduct connections No. 10 and No. 12 (former connections No. 4 and No. 9) and is conveyed by gravity to District reservoirs with a high water level of 624 feet. Water is then pumped from the 624 Zone to the 711 and 980 Zones.

The Central Area Pump Station located at the Patzig 624 Zone Reservoir site, pumps water to the 711 Zone distribution system and storage reservoirs. The Central Area Pump Station currently has four pumps (including one standby), each rated for approximately 4,000 gallons per minute (gpm) which results in a firm capacity of about 12,000 gpm. There is space for the addition of a fifth pump in the future.

The 980 Pump Station located at the 624 Reservoir site is the primary supply to the 980 Zone. The pump station was completed in 2006. The 980 Zone is also supplied by the EastLake Pump Station, which lifts water from the 711 Zone distribution system to the 980 Zone distribution system and storage reservoirs. This pump station is located on the south side of Otay Lakes Road at Lane Avenue and includes three 4,000 gpm pumps (including one standby) for a firm capacity of 8,000 gpm.

The 711 Zone has two existing operational reservoirs, the 711-1 and 711-2 Reservoirs, located at a common site within the EastLake Greens development just south of Otay Lakes Road. The reservoirs have capacities of 2.8 and 2.2 million gallons (MG). The 711 Zone also includes the 16 MG 711-3 Reservoir for a total of 21.0 MG in the 711 Zone. There are two existing operational reservoirs in the 980 Zone, designated as the 980-1 and 980-2 Reservoirs. These reservoirs are

located within the Otay Water District Use Area situated north of the Rolling Hills Ranch development. The reservoirs have a capacity of five million gallons (MG) each for a total of 10 MG.

EastLake III will be supplied by both the 711 and 980 Zones. The majority of development sites, all of EastLake Woods and most of EastLake Vistas, will be served by the 980 Zone. The 711 Zone is limited to the EastLake Vistas multifamily and CPF parcels south of Olympic Parkway and west of the OTC entrance. Existing 12-inch 711 and 24-inch 980 Zone transmission mains are located in Otay Lakes Road. Current development of the Rolling Hills Ranch, EastLake Trails, and Otay Ranch developments will extend transmission mains in Proctor Valley Road, Otay Lakes Road, and Olympic Parkway to the EastLake III boundary. Exhibit 18 shows existing and proposed regional facilities that will serve the project.

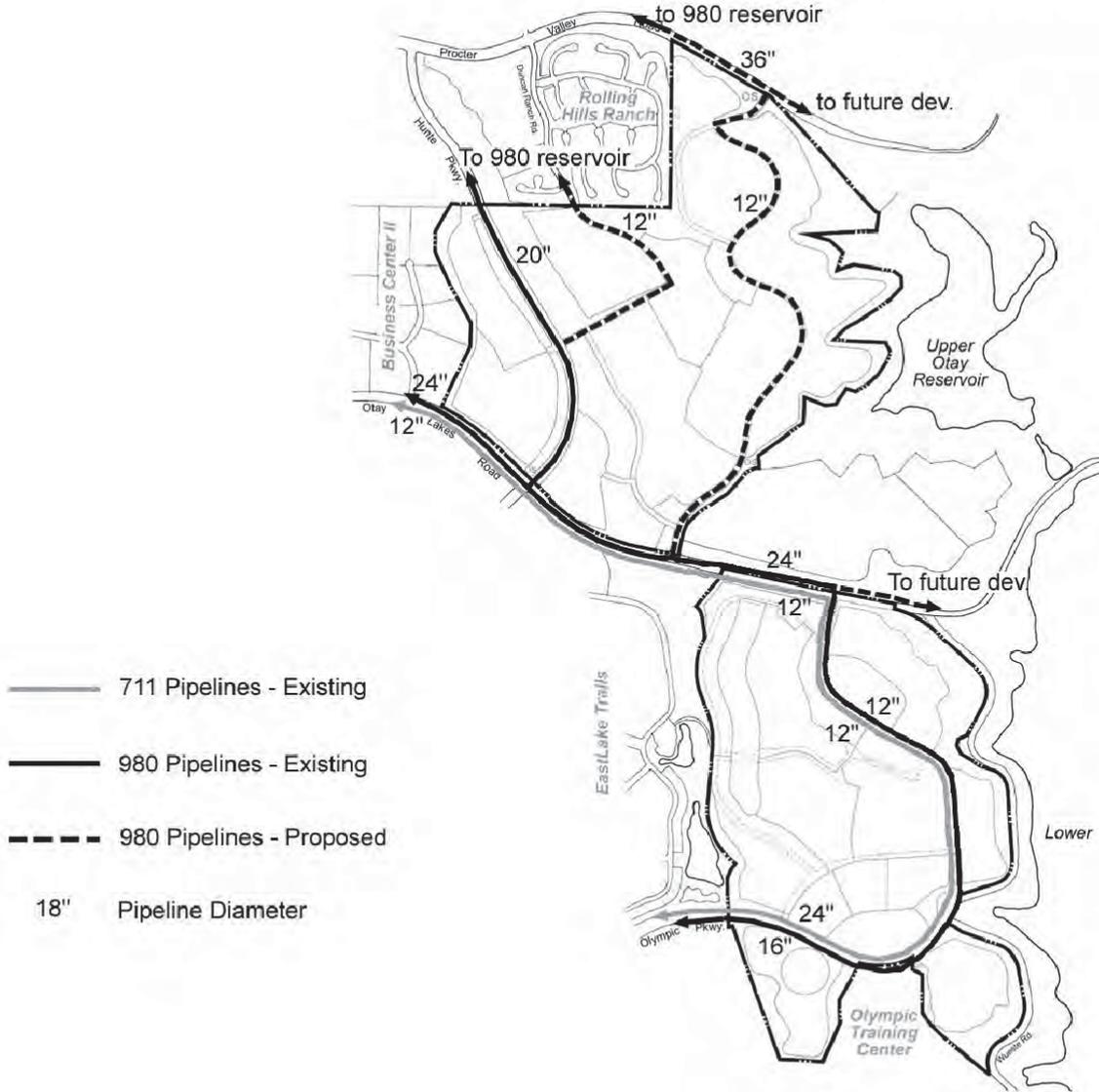
As part of the District's Capital Improvement Program (CIP), additional storage, increased pumping capacity and water transmission system extensions will be completed. These improvements are based on the water demands of EastLake III as well as other major projects within the Central Service Area. Storage improvements include the planned 6.0 MG 980-3 reservoir, which is located off-site, north of EastLake Woods. The 980 Zone transmission system has recently been extended east in Otay Lakes Road and Olympic Parkway, and south in Hunte Parkway. The 711 Zone transmission system has also been extended east in Olympic Parkway.

II.2.7.3 Potable Water Demand

Domestic water demand for EastLake III SPA has been estimated as a part of the Sub-Area Water Master Plan process which is overseen by the OWD and must be approved in its final form at the time of subdivision map approval. A preliminary estimate of the EastLake III SPA water demand is 947,000 gallons per average day (0.95 MGD; not including the “panhandle parcel”), as calculated in the Preliminary Sub-Area Master Plan for EastLake III prepared by John Powell/PBS&J, dated February 2001. This was updated on May 2, 2005 and supplemented with August 1, 2005 cover letter.

Additional analyses will be completed as the project is refined to assure that sufficient supplies are planned to be available as demand is generated by the project. Water “will serve” acknowledgments from the Water District will be required by the City during the subdivision map process.

Potable Water System



Source: John Powell/PBS&J



Exhibit 18

II.2.7.4 Recycled Water Supply & Master Plan

Based on current OWD policies regarding new subdivision development, landscape irrigation for parks, schools, greenbelts, road medians, and multi-family residential is required to utilize, where available, recycled water. The project is located in the OWD Central Service Area which currently receives recycled water from the District's 1.3 MGD capacity Ralph W. Chapman Recycling Facility.

Recycled water is delivered to two existing storage ponds located in the District Use Area situated north of Proctor Valley Road. Pond No. 1, has a high water level of approximately 950 feet and Pond No. 2 operates with a high water level of approximately 940 feet. Potable water is currently used to supplement the recycled water supply during supply shortfalls caused by high demand conditions. EastLake III SPA will receive recycled water from connections to the 950 Recycled Zone distribution system. Exhibit 19 shows the proposed backbone recycled water system within the project and the areas to be served.

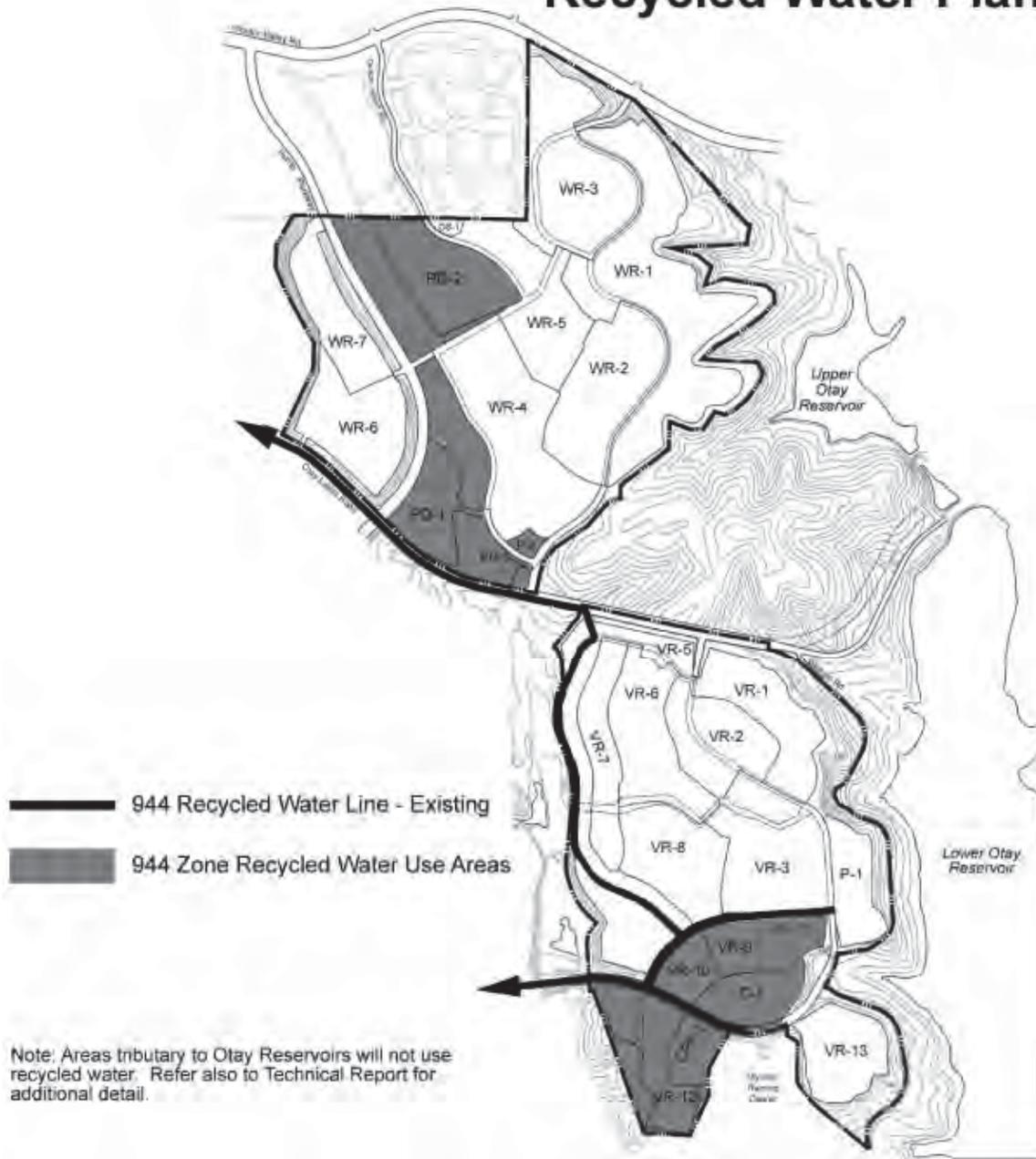
Supplemental recycled water supply will be available from the City of San Diego's planned 15 MGD capacity South Bay Water Reclamation Plant (anticipated to start in summer 2007). The plant is located in the Tijuana River Valley near the Mexican border. Deliveries to the District will be pumped up to the 680 Zone Recycled Reservoir to be located in EastLake Greens. The District will have the option of pumping recycled water from the 680 Zone Reservoir to supply 944 Zone demands.

The City has developed guidelines for the preparation and implementation of Water Conservation Plans. The new guidelines will provide information to be used in finalizing a Water Conservation Plan for EastLake III to be considered in conjunction with actions of the SPA Plan.

Recycled water will be used to irrigate all landscaped areas identified in the sub-area master plan, and shall be consistent with the Water Conservation Plan. Land that drains to the Upper and Lower Otay Reservoirs (Tributary Basin) will not be included. Within the Tributary Basin, potable water will be used for irrigation to avoid the potential for contamination of the drinking water supplies in the reservoirs. Recycled water demand for EastLake III has been calculated to be 207,000 gallons on an average day (0.21 MGD) in the Sub-Area Master Plan for EastLake III by PBS&J, dated May 2, 2005 with August 1, 2005 cover letter.

Other development projects surrounding EastLake III will be extending the 944 Zone recycled water transmission mains eastward in Otay Lakes Road and Olympic Parkway to the project boundary. The on-site recycled water distribution system will be specified in the subdivision sub-area master plans to be prepared in conjunction with the tentative subdivision maps. To the extent that the Water Conservation Plan study affects areas to be irrigated with recycled water, these areas will be incorporated in the sub-area master plans. In accordance with Regional Water Quality Control Board and County Environmental Health Department guidelines, best management practice will be used to eliminate or minimize ponding, surface run-off, or overspray of irrigation water. The irrigation system will be designed such that no direct drainage of recycled water to storm drains occurs.

Recycled Water Plan



Source: John Powell/PBS&J

EASTLAKE III
A planned community by The EastLake Company

CIM Land Planning
12/7/05

II.2.7.5 Sewer Service

Sewer service to the project site is provided by the City of Chula Vista. EastLake III SPA is located in the Salt Creek Sewer basin. Existing and proposed sewer facilities have been planned to accommodate all existing and planned development within EastLake III. Exhibit 20 depicts the internal; sewer lines and connection to the sewer main. Phasing and responsibilities of facilities is included in the PFFP and adopted Subdivision Conditions of Approval.

The specific provisions for these facilities are included in the following technical studies, included herein by reference:

- Preliminary Sewer Study for EastLake III Woods and Vistas; prepared by SB&O, Inc.
Dated June 22, 2001
- EastLake Peninsula Off-Site Sewer capacity Analysis, draft No. 3; prepared by PBS&J.
Dated November 8, 2005

Sewer Plan



Note: The sewer system indicated is subject to technical refinement during the subdivision process. Refer also to Technical Sewer Reports for additional detail.

Source: SB&O, Inc.



Exhibit 20

II.2.7.6 Storm Drain System

Review and approval of storm drain system design and implementation is the responsibility of the City. Conceptually, the on-site run-off from developed areas in the EastLake III SPA will be collected by an on-site system and discharged into the Salt Creek drainage. The drainage system will be required to control post-development run-off so that it does not exceed pre-development conditions.

Prior master planning and conceptual design efforts for EastLake III envisioned that storm water improvements would be required. A detention basin at Olympic Parkway and enhanced wetlands in Salt Creek, between Olympic Parkway and Otay Lakes Road, have been constructed to enhance water quality and attenuate storm water run-off. These facilities were designed to serve the EastLake Vistas planning area, as well as the EastLake Trails SPA. However, the design reports for these facilities did not mitigate for the potential impacts from the EastLake Woods area or the panhandle parcel. Upstream within Salt Creek, the Rolling Hills Ranch project (formerly Salt Creek Ranch) built detention basins at two locations. The basins significantly reduce the peak 100 year run-off. Plans for EastLake III incorporate these reductions. Detention volumes are based on the need to control run-off volume to pre-development levels and water quality mitigation which requires a drain time of 24 to 72 hours to allow time for sediments to settle, *etc.*

Anticipated flows have been calculated in a Preliminary Drainage & Detention Study prepared by SB&O, dated February 27, 2001 and the supplement by Rick Engineering, dated August 5, 2005. The drainage master plan for the area identifies two locations for detention basins in the vicinity of Salt Creek. These are the major road crossings at Otay Lakes Road and Olympic Parkway. A 12 foot by 10 foot box culvert with detention basin and spillway has already been constructed at the Olympic Parkway crossing. A 12 foot by 12 foot reinforced concrete box culvert has also been constructed across Otay Lakes Road. Given the current configuration, this facility provides negligible attenuation of the storm water run-off. The most significant new drainage facility is a new detention basin at Otay Lakes Road to serve the EastLake Woods project area as identified in the technical report and approved by the City Engineer.

Rick Engineering prepared a letter report, dated April 23, 2007, which analyzed the impact of converting the Seniors Housing (VR-13) to high density multi-family rentals. This analysis concluded that the land use conversion would have no negative impact to the storm drain system.

Due to site planning, topographic and access constraints, the detention facility consists of two successive detention basins. The upper basin provides 29.0 ac-ft of total storage (water quality and detention). Outflow will be constrained by two rectangular control structures with four weir openings. Twin 78-inch pipes will convey the storm water under the school access road to the lower facility. The lower basin provides 16.2 ac-ft of total storage. Outflow will be controlled by a similar structure. In order to capture the maximum amount of run-off, the lower control structure will be connected to the existing box culvert. No significant conflicts between storm drain facilities and recreation use of the Salt Creek corridor are anticipated.

The proposed detention basin, with the water quality features, will allow effective removal of the suspended sediment and silt. In order to address the increase in total dissolved solids (TDS) and other contaminants, an extended detention facility with wetland plantings is recommended. It should be noted that the effectiveness of this type of facility is in the range of 65% to 90% pollutant reduction.

Based upon preliminary estimates and rough calculations, the additional areas and diversions from the EastLake Vistas neighborhood may exceed the capacity of the existing Olympic Parkway storm drain system. The final design of the EastLake Vistas storm drain should direct storm water run-off beyond the capacity of the Olympic Parkway system to the existing Salt Creek outfall(s) located on-site. These storm drain systems should be reviewed during final design to verify that capacity is adequate to accommodate the additional flows.

The phased construction of storm drain facilities, based on the city-approved master plan, will be incorporated into the Public Facilities Financing Plan and/or subdivision map conditions to assure timely provision of required facilities. The Storm Drainage Plan for the project is depicted in Exhibit 21.

II.2.7.7 Urban Run-off

The Upper and Lower Otay Lakes are operated by the City of San Diego as domestic water reservoirs. These reservoirs must be protected from urban run-off to maintain water quality for domestic use. Storm water run-off from urbanized areas generally contains higher total dissolved solids (TDS) than is desired for domestic purposes. Further, significant contaminants including hydrocarbons, fertilizer, pesticides, and the potential for other point source pollutants, may represent additional health risks. Because the science involved in treating storm water run-off and the costs associated with treatment of the run-off from the projects are unknown, a more practical solution is to divert as much of the storm water run-off as possible away from the lakes. The combined Woods and Vista projects will divert approximately 243 acres of run-off from the Otay Lakes to the Salt Creek basin. This diversion will be accomplished by gravity flow/mechanical means and storm drain systems to convey run-off to Salt Creek. This diversion concept is consistent with that originally approved with the adoption of the EastLake III GDP in 1990 and confirmed in the Eastern Territories Area Plan adopted with the General Plan. The proposed diversion will need to be approved by the City of Chula Vista based on the City of San Diego's Source Water Protection Guidelines. The Urban Run-off Diversion Plan for the project is provided in Exhibit 22

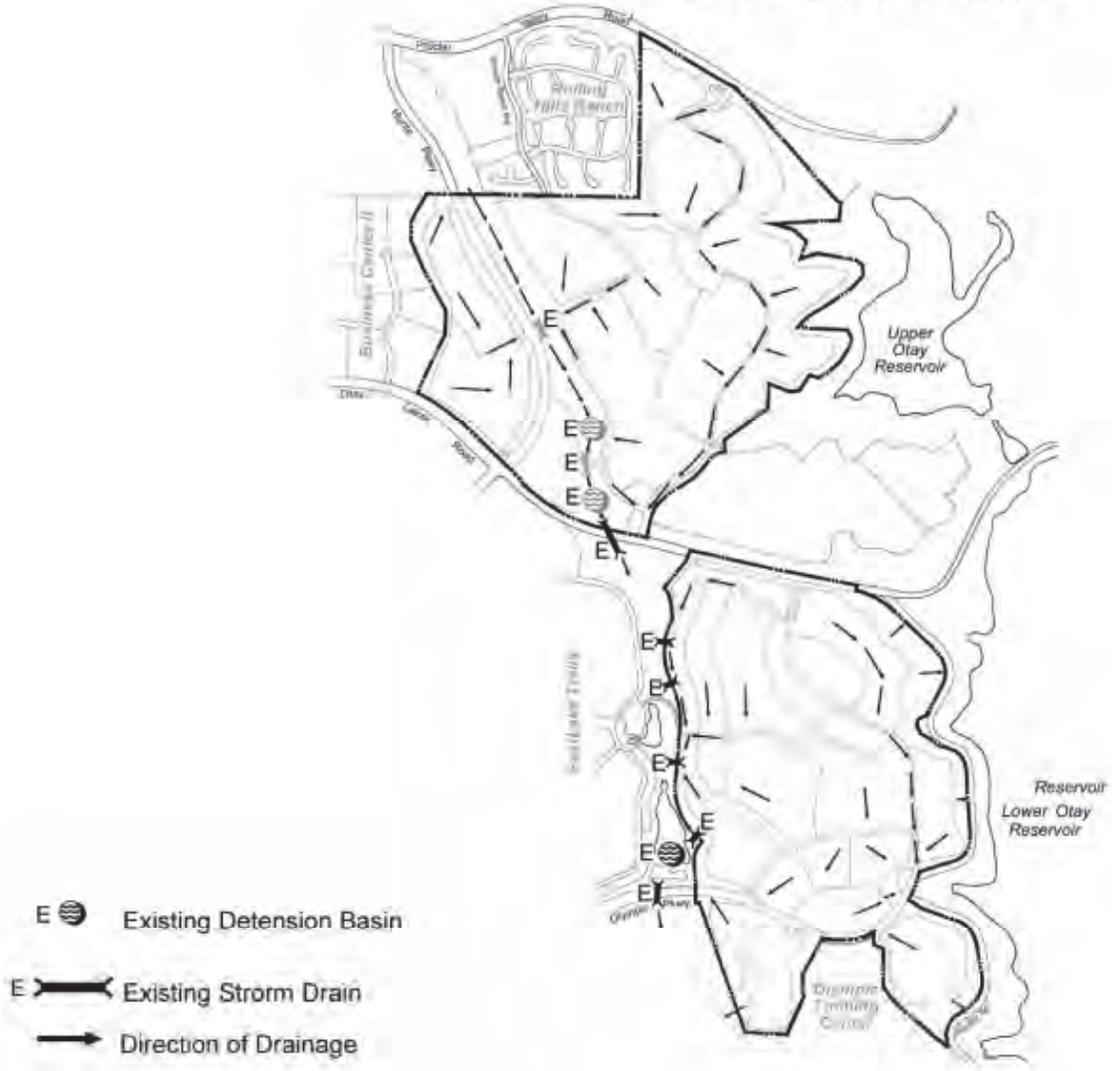
The diversion of 243 acres of developed property represents an increase of approximately 10% in Salt Creek drainage basin size. The increased run-off from the diversions have the potential for greater channel and soil erosion where the diverted water is discharged. Further, water quality changes associated with development could impact the Salt Creek watershed. The most cost effective and efficient structural control to mitigate these varied impacts is provided with a detention basin with a water quality/de-silting component as described in the project drainage facilities

discussion above. The detention basin will allow removal of the suspended sediment and silt. In order to address the increase in total dissolved solids (TDS) and other contaminants, an extended detention facility and wetland plantings will be constructed. This type of facility provides a cost-effective solution with minimal long-term maintenance costs. Maintenance of drainage channels and detention facilities will be provided through funding from a homeowner's association (HOA) or community facilities district (CFD), per the PFFP.

Based upon preliminary estimates and rough calculations, additional areas and diversions from the EastLake Vistas could exceed the capacity of the existing Olympic Parkway storm drain system. The final design of the EastLake Vistas storm water system should direct run-off beyond the capacity of the Olympic Parkway system to the existing Salt Creek outfall(s) located on-site. The storm drain systems should be reviewed during final design to verify that capacity is adequate to accommodate the additional flows.

Run-off from off-site portions of Otay Lakes Road and Proctor Valley Road, which are the obligation of EastLake III will need to be diverted by mechanical means or treated by an approved urban treatment facility.

Storm Drainage

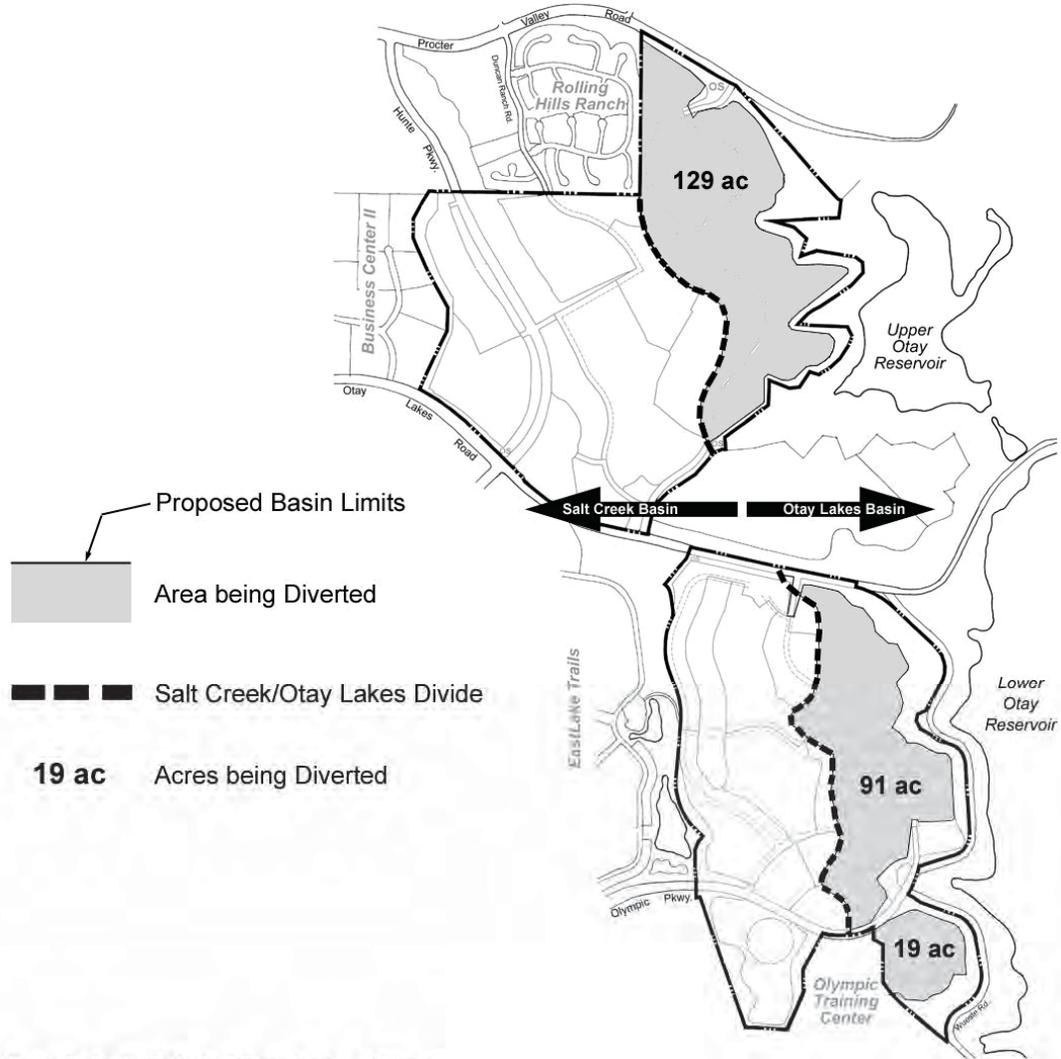


Source: SB&O, Inc.



Exhibit 21

Urban Run-off Diversion



Note: Refer to Technical Reports for additional detail on diversion of urban runoff. The areas indicated are projections. The exact area to be diverted shall be established by approved grading plans.

Source: SB&O, Inc.



II.2.7.8 Roads

Roads included in the EastLake III SPA are addressed in Chapter II.2.3 Circulation of this SPA Plan. The Public Facilities Financing Plan (Section II.5 of the SPA Plan package) details their phasing and financing.

II.2.7.9 Schools

One objective for all EastLake neighborhoods is to provide the schools necessary to serve community needs in a manner which relates directly to the planned neighborhood structure of the project. The location of schools is intended to contribute to the sense of community, provide reduced maintenance costs with combined school/park complexes, and provide flexibility to respond to changing student populations as the community matures. Planned school facility sites are identified in Exhibit 23, School Location Map.

The EastLake III SPA is located within the Sweetwater Union High School District and the Chula Vista Elementary School District. The Board of Trustees of the Sweetwater Union School District and the Board of Education of the Chula Vista Elementary School District have each formed Community Facilities (Mello-Roos) Districts for the purpose of financing school facilities within EastLake III through the use of special taxes and the issuance of bonds.

The need for an elementary school site within the EastLake III SPA is anticipated. Elementary schools have been provided in the EastLake Hills neighborhood, north of East “H” Street in EastLake I, and in the EastLake Greens and EastLake Trails neighborhoods, immediately to the west.

The EastLake III SPA designates a 14.3 acre elementary school site, Parcel PQ-1, at the intersection of Hunte Parkway and Otay Lakes Road, with access across Salt Creek from internal streets of EastLake Woods. The site will be reserved for acquisition by the school district, as provided in the Public Facilities Financing Plan. EastLake III is projected to generate 618 elementary school students which is approximately equivalent to the capacity of one school.

The Sweetwater Union School District provides secondary education for the area. Existing schools in the area include Bonita Vista High School and Junior High School, both located near the intersection of East “H” Street and Otay Lakes Road. A new high school to serve students from EastLake and other projects in the vicinity has been constructed within the EastLake Greens SPA. A new junior high school has been constructed within the EastLake Woods neighborhood, at the northern end of the Salt Creek corridor. This 25.1 acre site is also accessed from internal streets.

EastLake III is projected to generate 206 junior high school students and 392 high school students.

Adult school services are provided in the evening at local school district facilities. Southwestern College, located approximately one mile west of EastLake, provides community college services to local residents.

School Location Map

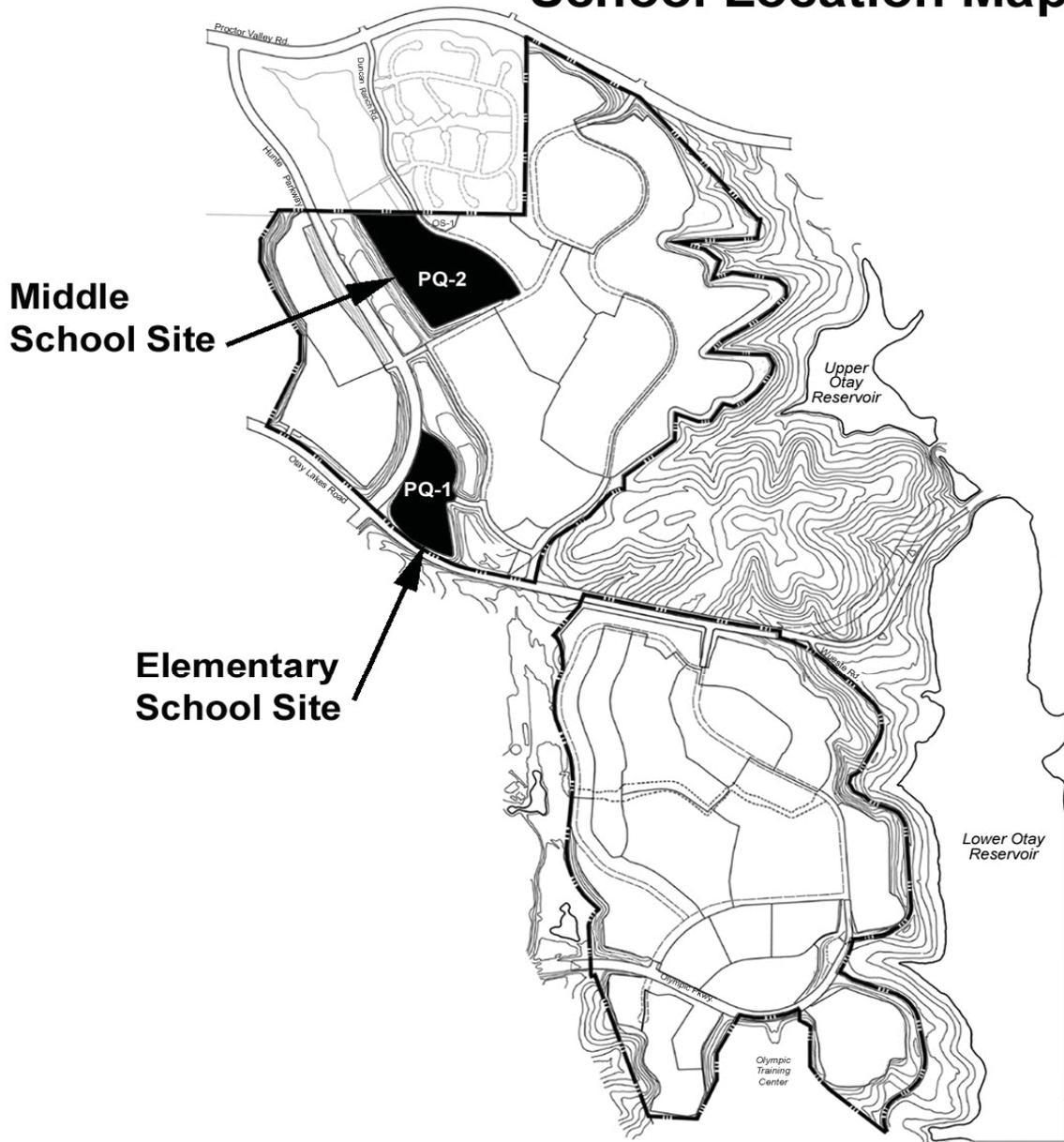


Exhibit 23

II.2.7.10 Child Care Facilities

The city adopted the Child Care Element of the Chula Vista General Plan 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.”

EastLake III SPA, and the EastLake Planned Community as a whole, 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, commercial 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 6 children and large family day care homes (LFDCH) that serve 7-12 children. The Chula Vista Municipal Code allows the establishment of SFDCHs and LFDCHs within the R-1 Zone as well as the RE and RS land use districts of the PC Zone. A conditional use permit is required for all family day care homes within R-2 and R-3 Zones. Consistent with Chula Vista zoning, SFDCHs could potentially be located within all residential zones in the EastLake III SPA. Since the State of California has family day care home licensing responsibility, all family day care homes within the EastLake III SPA would be required to comply with both state and local regulations.

The City of Chula Vista has established specific requirements for operating a large family day care home, which have been incorporated in the Planned Community District Regulations adopted for EastLake III (see Section II.3, Planned Community District Regulations). Facility-based child care may be conducted by non-profit quasi-public organizations or commercial providers. These facilities may be located on a variety of non-residential parcels (including PQ and CPF sites).

The State has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and physical environment for child day care and day care centers. All child care facilities within the SPA will need to comply with state, as well as local regulations.

The EastLake III SPA design and land use regulations can accommodate home day care facilities in many locations within the residential neighborhood. Facility based care could be sited on PQ parcels. Elsewhere in the EastLake Planned Community, such as in the EastLake Village Center or EastLake Business Center, day care facilities could easily be sited. Having child care facilities located near other compatible services and activities is consistent with efficient land use planning, as well as the goals and objectives of the City's Child Care Element.

The EastLake III SPA alone cannot be responsible for the provision of child care facilities; however, through community design and the dissemination of information, as promoted in the Child Care

Element, potential child care providers will be better informed and will have an opportunity to locate facilities when and where needed.

II.2.7.11 Police and Fire Services

Both police and fire services are provided by the City of Chula Vista. Police services are provided from the central police facility in central Chula Vista. Three fire stations are in close proximity to the project site. One, (Station #6), is located at 605 Mt. Miguel Road, in Rolling Hills Estates, immediately north of EastLake III. A second station (#7) is located approximately 5 minutes away at 1640 Santa Venetia. The third station (#8) is located at 975 Lane Avenue in the EastLake Business Center, less than 5 minutes away. A fourth fire station (#8) is being constructed by the City of Chula Vista on Otay Lakes Road.

II.2.7.12 Library Services

Library services are provided by the City of Chula Vista. The City operates a central library, which is located at 4th and "F" Streets in central Chula Vista, to serve the entire community. The library at EastLake High School is cooperatively operated by the City and School District to serve both the public and high school students. Growth in eastern Chula Vista raises questions as to how library service is to be provided within the Eastern Territories and in what locations. Smaller branch libraries or a large facility to serve the area east of I-805 are under consideration.

A Library Service Master Plan has been completed which suggests a branch library in the eastern area of the City should be considered. Rancho del Rey reserves a site for a City library along East "H" Street. In addition, the EastLake Village Center Master Tentative Map reserves a 1 acre site for a library within EastLake I. Currently, the city operates a shared facility on the EastLake High School campus which provides neighborhood library services. No additional library facilities are planned or required within EastLake III.

II.2.7.13 Community Purpose Facilities (CPF)

II.2.7.13.1 Purpose and Intent

Chapter 19.48. P-C - Planned Community Zone, requires that all land in the PC zone provide a minimum of 1.39 acres of land per 1,000 persons for community purpose facilities (CPF), such as: a) Boy Scouts, Girl Scouts, and similar organizations; b) social and human service activities, such as Alcoholics Anonymous; c) services for the homeless; d) services for military personnel during the holidays; e) senior care and recreation; f) Worship, spiritual growth and development, and teaching of traditional family values; g) non-profit or for profit day care facilities that are ancillary to any of the above or as a primary use. For profit facilities as, primary use are subject to further requirements and additional criteria as outlined in Section 19.48.025 (f); h) private schools that are ancillary to any of the above; i) interim uses, subject to the findings outlined in 19.48.025(E); and j) recreational facilities, such as ball fields for non-

profit organizations serving the local community, subject to the requirements outlined in 19.48.040(B)(6)(d). However, where recreational ball fields are desired as a conditional use in Community Purpose Facilities land use districts, a “CPF Master Plan”, showing the specific boundaries of the master plan and existing and proposed distribution of CPF uses within a SPA, GDP or overall Planned Community shall be considered and approved by the Director of Planning and incorporated as part of the Planned Community’s General Development Plan(s). In addition, recreational ball fields shall not utilize more than 35% of the overall SPA, GDP or Planned Community CPF acreage required, and no park credit may be granted for community purpose ball fields.

The total acreage required may be reduced by the City council in certain circumstances such as when shared parking facilities are available with other facilities.

II.2.7.13.2 CPF Master Plan

The CPF Master Plan boundaries encompass EastLake Greens (including the “Land Swap” Parcels), EastLake Trails, EastLake Business Center II, EastLake Vistas and EastLake Woods (see Exhibit 24). Four sites are distributed throughout the remaining SPAs insuring that each future CPF site will serve a different neighborhood. In addition, the sites are located along major road to enhance accessibility to the facility by community residents.

Based upon the anticipated development statistics for the CPF Master Plan area, the overall combined CPF acreage required and proposed is as follows:

Table F
Required Community Purpose Facility Acres for EastLake

	EastLake II* Greens SPA**	EastLake II* Trails SPA	EastLake III (GDP)	Total
Dwelling Units	3,443	1,143	2,555	7,141
CPF ac/du	0.004003	0.004003	0.004003	--
Total CPF acres required	13.8	4.6	10.2	28.6
Total CPF acres provided	11.4	4.6	12.9	28.9
* EastLake I (North of Otay Lakes Road) is excluded from this table.				
** Includes proposed Land Swap amendment.				

II.2.7.13.3 Proposed CPF Sites

The CPF Master Plan provide a total of 28.9 acres in three different sites. Exhibit 24 identifies the proposed CPF sites which are described in more detail below.

Site 1 (Existing): Located in EastLake Greens, a portion of this 11.4 acre site (12.2 acres) has been conveyed to a religious institution for use as a place of worship.

Site 2: This CPF site is located within the EastLake Trails neighborhood and is proposed to conditionally permit little league ball fields for non-profit organizations serving the local community. The development of the site (4.6 acres) would be subject to the requirements outlined in the EastLake II Planned Community District Regulations and Section 19.48.040(B)(6)(d) of the Chula Vista Municipal Code.

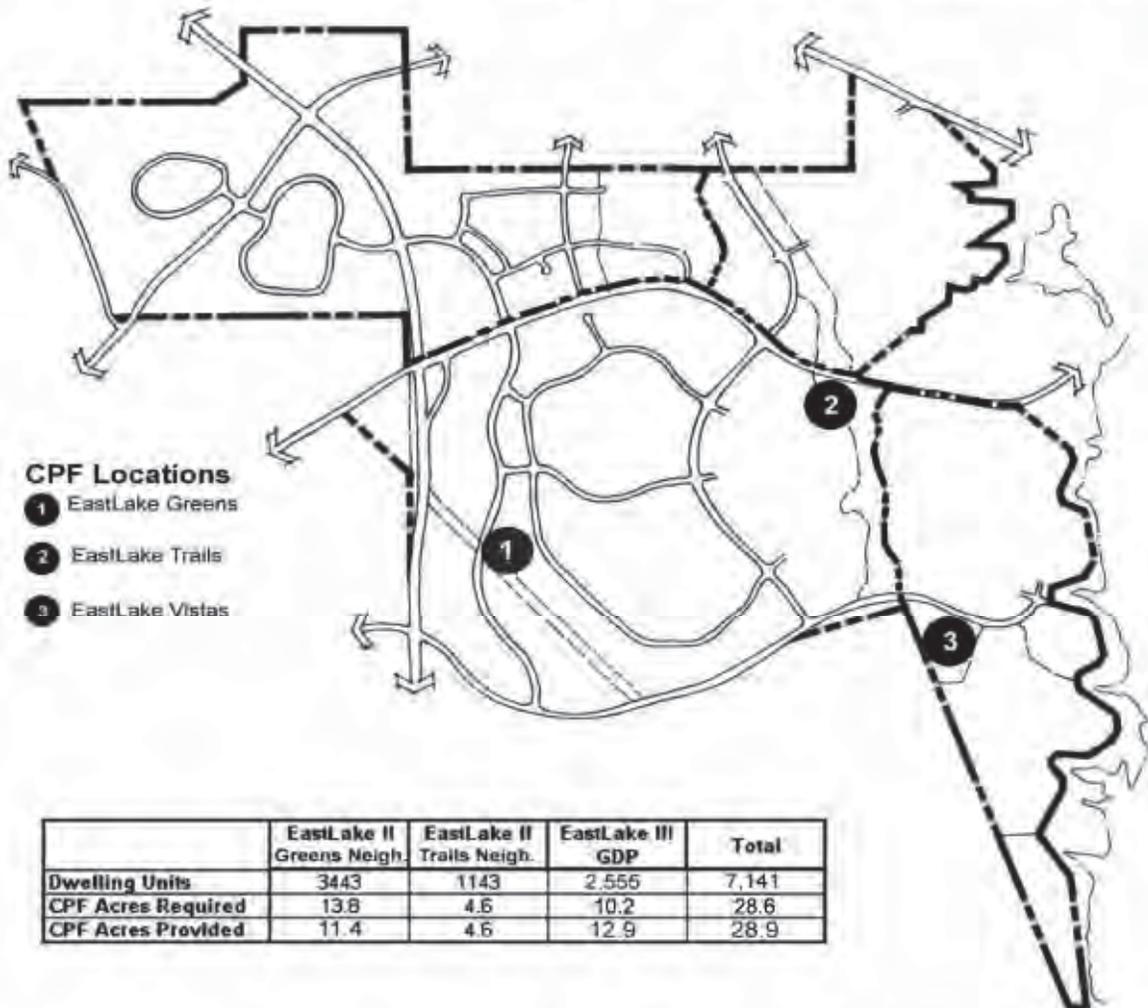
Site 3: This site is located in the EastLake Vistas neighborhood of EastLake III GDP and consists of two parcels totaling 12.9 acres. The EastLake III SPA Plan will refine the exact location and acreage this site.

The sites identified on this Master Plan are, or will be, designated in the Planned Community District Regulations as “CPF” to insure their continued availability pursuant to city requirements.

With the exception of CPF site Nos. 2 and 3, which will include little league ball fields as a conditional use permit, the above mentioned CPF sites could accommodate by conditional use permit the following land uses:

- Boy Scouts, Girl Scouts, and other similar organizations;
- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- For profit and non-profit day care facilities that are ancillary to any of the above;
- Private schools that are ancillary to any of the above;
- Interim uses, subject to the findings outlined in Section 19.48.025(E) of the Chula Vista Municipal Code.
- Recreational ball fields not to exceed 35% of the overall CPF acreage requirement for the CPF Master Plan.

Master Plan of Community Purpose Facilities



- CPF Locations**
- 1 EastLake Greens
 - 2 EastLake Trails
 - 3 EastLake Vistas

	EastLake II Greens Neigh.	EastLake II Trails Neigh.	EastLake III GDP	Total
Dwelling Units	3443	1143	2,555	7,141
CPF Acres Required	13.8	4.6	10.2	28.6
CPF Acres Provided	11.4	4.6	12.9	28.9



Exhibit 24

II.2.8 Appendices

PLANNED COMMUNITY DISTRICT REGULATIONS

EASTLAKE III

Adopted July 17, 2001
by Ordinance 2839;

Amended April 23, 2002
by Ordinance 2857

Amended on July 11, 2006
by Ordinance 3037,

Amended April 15, 2008
by Ordinance 3112

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**SECTION II.3
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SECTION II.3
PLANNED COMMUNITY DISTRICT REGULATIONS

II.3.1 General Provisions

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- II.3.1.2 Private Agreements
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- II.3.1.7 Clarification of Ambiguity
- II.3.1.8 Effect of Regulations
- II.3.1.9 Definitions of Terms
- II.3.1.10 General Design Review Requirements

II.3.1.1 Purpose and Scope

For the purpose of promoting and protecting 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 EastLake III (EastLake Vistas and EastLake Woods) Sectional Planning Area (SPA) of the EastLake III General Development Plan (GDP) area, and to provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources, these Planned Community District Regulations defining land use districts and regulations within those districts are hereby established and adopted pursuant to Title 19 (Zoning Ordinance) of the Chula Vista Municipal Code (CVMC), specifically Chapter 19.48 P-C Planned Community Zone.

The EastLake III Planned Community District Regulations are intended to:

- Ensure that the SPA Plan(s) is prepared and implemented in accordance with the provisions of the EastLake III GDP.
- Implement the Chula Vista General Plan for the Eastern Territories.
- Promote the orderly planning and long term phased development of the EastLake III GDP area.
- Establish conditions which will enable EastLake III and its component SPA(s) 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 these Planned Community District Regulations.

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 EastLake III GDP area is hereby divided into the following Land Use Districts:

Table A
EASTLAKE III LAND USE DISTRICTS DEFINITIONS

SYMBOL	PC LAND USE NAME	PURPOSE & GENERAL DEFINITION
RL1	Low Density Residential	For Single Family Residential buildings in excess of 3,200 square feet on a minimum lot size of 20,000 square feet
RL2	Low Density Residential	For Single Family Residential buildings in excess of 2,900 square feet on a minimum lot size of 13,500 square feet
RL3 & RL4	Low Density Residential	For Single Family Residential with minimum lot size of 10,000 square feet
RE1	Estate Residential	For Single Family Residential with minimum lot size of 8,000 square feet
RE2 & RE3	Estate Residential	For Single Family Residential with minimum lot size of 7,000 square feet
RS1	Single Family Residential	For Single Family Residential with minimum lot size of 6,000 square feet
RS2 & RS2-A	Single Family Residential	For Single Family Residential with minimum lot size of 5,000 square feet
RP1	SFD/Planned Unit Residential	For Single Family Residential with minimum lot size of 4,200 square feet
RP2	SFD/Planned Unit Residential	For Single Family Residential with minimum lot size of 3,150 square feet.
RC	Condominium Residential	For Single Family/Multi-Family Residential intended for housing ranging from 8 units/acre to 15 units/acre including small lot single family, alley and duplex product types
RM	Multi-family Residential	For Multi-Family Residential intended for housing at densities of 15 units/acre and greater
RM-1	Multi-Family Residential	For Multi-Family Residential intended for housing at densities of 15 units/acre and greater
VC	Village Commercial	For Village Commercial for commercial uses such as, but not limited to, retail shops, professional offices and service commercial
TC	Tourist Commercial	For Tourist/Visitor Commercial for commercial activities such as retail shops, services, activities and accommodations oriented to visitors
PQ	Public and Quasi-Public	For Public and Quasi-Public for uses such as schools, utilities, public safety facilities and similar uses owned and operated by public or quasi-public agencies or organizations
OS/P	Open Space & Park	For Open Space/Park for developed or usable open space and park uses, and may include naturalized open space
OS	Open Space	For non-improved, naturalized or undisturbed open space
CPF	Community Purpose Facility	For Community Purpose Facility for uses established pursuant to the Community Purpose Facilities requirements of the Chula Vista (P-C) Planned Community Zone

II.3.1.5 Adoption of Land Use Districts Map and Development Regulations

Land Use Districts and Land Use District boundaries are established and adopted by ordinance as shown, delineated and designated on the EastLake III GDP/SPA Land Use Districts Map (see Exhibit PC-1) of the city of Chula Vista. This map, together with all notations, references, data, district boundaries and other information thereon, are made an integral part of these EastLake III Planned Community District Regulations and adopted concurrently herewith.

II.3.1.6 Amendments to the Land Use Districts Map

Changes to the Land Use Districts and Land Use District boundaries of the land use districts shall be processed as a SPA amendment and adopted by Ordinance as provided in Section II.3.9.3 of this Planned Community District Regulations.

II.3.1.7 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.3.1.8 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 these Planned Community District Regulations.

II.3.1.9 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, including SPA amendment, Conditional Use Permit, Variance, Site Pan and Architectural Review.

The use of the term “Administrative”, such as in Administrative Review, Administrative Process, Administrative Update, or other similar combinations, refers to a process of the Chula Vista Zoning Administrator.

The terms minimum lot size and minimum pad size refers to the minimum legal lot size and the minimum size of the useable area within a lot respectively. The useable area of a lot is the area flatter than 5:1 and includes minor berms and swales for on-site drainage.

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 the EastLake III GDP area not covered by these district regulations or subsequent plan approvals shall be regulated by the applicable chapter of the CVMC.

II.3.1.10 General Design Review Requirements

Design Review for certain land uses is required by either the Zoning Administrator or the Design Review Committee as follows:

- A Zoning Administrator Review required for:
 - Design Review for Residential Land Use Districts targeted for planning areas having lots < 7,000 sq. ft.
 - Site Plan and Architectural Review for Residential Land Use Districts targeted for lots > 20,000 sq. ft.
 - Public/Quasi-Public Facility Projects

- B. Design Review Committee Required for:
 - Multi-Family Projects greater than 5 units
 - Commercial Projects
 - Items referred by Zoning Administrator or appealed to the Design Review Committee.

II.3.2 Land Use Districts Map

II.3.2.1 Adoption of the Land Use Districts Map

II.3.2.2 Minor Amendments to the Land Use District Map

II.3.2.3 Special Implementation Provisions

Land Use Districts Map

II.3.2.1 Adoption of the Land Use Districts Map

This chapter consists of the Land Use Districts (Zoning) Map for the EastLake III GDP area included in a reduced form as Exhibit PC-1. The original EastLake III GDP 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.3.2.2 Minor Amendments to the Land Use District Map

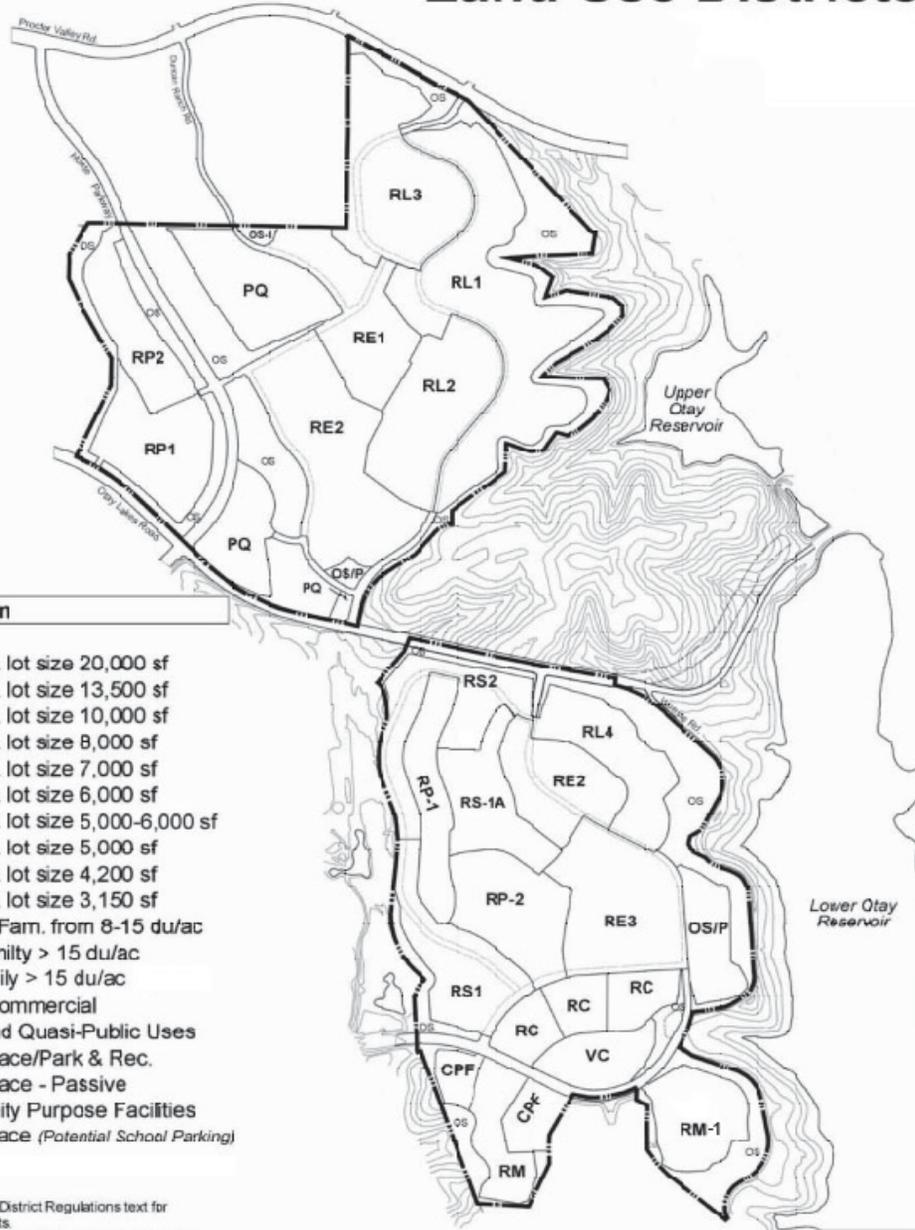
The land use district boundaries shown on the map are intended to coincide with proposed streets, alleys or lot lines. Minor amendments to these boundaries resulting from the relocation of a boundary street, alley or lot line by the approval of a tentative or final subdivision map shall be incorporated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

II.3.2.3 Special Implementation Provisions

The Community Purpose Facility site (CPF District) is designated within the development area shared with high density residential uses (RM District), as shown on the Land Use Districts Map. In order to assure that both uses will be properly implemented, a conceptual site plan demonstrating the viability of both uses shall be required prior to development of either use. A Design Review submittal prepared for development approval of either use shall include a conceptual depiction of the second use within the overall development area and demonstrate both uses can be developed in accordance with applicable development standards and design requirements. The configuration of the two parcels may be adjusted providing the required CPF acres is maintained.

The purpose of the companion conceptual plan for the area not included in the Design Review package is to determine if the approval of the application will be compatible with expected future development. The Conceptual Plan will include at least a depiction of circulation, parking areas, building areas, and pedestrian circulation in the same scale as the Design Review site plan being reviewed. Approval of a Design Review accompanied by the conceptual plan will not be construed as an “in effect approval” of the conceptual plan.

Land Use Districts



Symbol	Definition
RL1	SFD min. lot size 20,000 sf
RL2	SFD min. lot size 13,500 sf
RL3 & RL4	SFD min. lot size 10,000 sf
RE1	SFD min. lot size 8,000 sf
RE2 & RE3	SFD min. lot size 7,000 sf
RS1	SFD min. lot size 6,000 sf
RS-1a	SFD min. lot size 5,000-6,000 sf
RS2	SFD min. lot size 5,000 sf
RP1	SFD min. lot size 4,200 sf
RP2	SFD min. lot size 3,150 sf
RC	SF/Multi-Fam. from 8-15 du/ac
RM	Multi-Family > 15 du/ac
RM-1	Multi-family > 15 du/ac
VC	Village Commercial
PQ	Public and Quasi-Public Uses
OS/P	Open Space/Park & Rec.
OS	Open Space - Passive
CPF	Community Purpose Facilities
OS-1	Open Space (Potential School Parking)

Notes:
 1. Refer to the Planned Community District Regulations text for complete definitions and requirements.
 2. Boundaries of Land Use Districts are subject to minor adjustment in the subdivision process without formal amendment to this exhibit.



Exhibit PC-1

II.3.3 Residential Districts

- II.3.3.1 Purpose
- II.3.3.2 Residential District Categories/Intent
- II.3.3.4 Permitted and Conditional Uses
- II.3.3.4 Property Development Standards
- II.3.3.5 Accessory Buildings and Uses
- II.3.3.6 Walls and Fences
- II.3.3.7 Recreational Vehicles
- II.3.3.8 Performance Standards

II.3.3.1 Purpose

The purpose of the EastLake III Residential Districts is to achieve the following:

- To implement the residential policies of the EastLake III General Development Plan.
- To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the EastLake III 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

Three basic residential development types are anticipated in EastLake III: a range of low density/large lot single family detached homes, standard single family detached homes and attached/multi-family units.

- The RL district group identifies large lot (10-20,000 square foot average lot sizes) development areas.
- The three single family land use district groups, RE, RS and RP, are utilized to distinguish single family detached units in traditional density ranges (8,000 square foot and smaller lots).
- Three attached/multi-family districts are also established, RC, RM and RM-1. The RC district is intended to accommodate typical single family attached and multi-family units ranging from duplexes to townhouses, as well as innovative housing products, falling in the range of 8 to 15 dwelling units per acre (du/ac). The typical housing product in the RM district is intended to include stacked units and group parking which would be expected at densities greater than 15 du/ac. The RM-1 district applies only to the Windstar Pointe Project Resort project. The RM-1 district is similar to the RM district, but intended to allow for additional flexibility in development standards.

II.3.3.4 Permitted and 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.
- “CC” = Permitted subject to Conditional Use Permit approved by the Chula Vista City Council.
- “ZA” = Permitted subject to Conditional Use Permit by the Zoning Administrator.
- “a” = Permitted Accessory Use to a Permitted or Conditional Use.
- “I” = Permitted Interim Use.
- “N” = Use Not Permitted.

The group headings RL, RE, RS and RP on the matrix identify permitted and conditional uses for each of the land use districts in the respective group and are used to identify their respective land use district groups throughout these regulations.

Table B
PERMITTED USE MATRIX – RESIDENTIAL DISTRICTS

LAND USE	ZONING DISTRICT				
	RL/RE	RS	RP	RC/RM	RM-1
Residential Uses:					
Single-family dwelling	P	P	P	a	N
Guest dwelling or accessory living quarters (Sec.19.04.106 CVMC)	ZA ¹	N	N	N	N
Mobile home which is certified under the National Mobile Home Construction and Safety Standards Act of 1974 on individual lots	ZA	ZA	ZA	ZA	N
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	N
Duplex dwelling	N	N	P	P	N
Multiple dwellings (3 units and above)	N	N	ZA	P	P
Townhouse dwellings	N	N	P	P	N
Agricultural Uses:					
All types of horticulture, including tree farming	I	I	I	I	I
Agricultural crops or grazing	I	I	I	I	I
Community garden	I	I	I	I	I
Public and Semi-public Uses:					
Day nurseries, daycare schools and nursery schools	N	N	C	C	C
Essential public services, including but not limited to: private school, library, museum, park, public works facility and other civic uses	C	C	C	C	C
Family daycare home, large (subject to Chapter 19.58 CVMC)	p ²	p ²	p ²	p ²	p ²
Public safety facility such as police or fire station	C	C	C	C	C
Public utility and public service sub-stations, reservoirs, pumping plants and similar installations	C	C	C	C	C
Recreation facility less than 2 acres in size	ZA	ZA	ZA	ZA	ZA
Recreation facility over 2 acres in size	C	C	C	C	C

¹ Permitted by right in the RL1 District. ² Large Family Daycare Home permit required when located in residential districts.

Table B
PERMITTED USE MATRIX – RESIDENTIAL DISTRICTS (cont'd.)

LAND USE	ZONING DISTRICT				
	RL/RE	RS	RP	RC/RM	RM-1
Home Occupations:					
Home occupations (subject to Section II.3.6.3)	P	P	P	P	P
Other Uses:					
Keeping of up to three (3) dogs and/or three (3) cats (over the age of four months)	P	P	P	P	P
Stables private and public	N	N	N	N	N
Nursing homes per Sec. 19.58.220 CVMC	P	P	P	P	N
Convalescent homes	N	N	N	N	N
Model homes (subject to Section II.3.6.2, Temporary Uses)	ZA	ZA	ZA	ZA	ZA
Other accessory uses and accessory buildings customarily appurtenant to a permitted use (subject to Chapter 19.58 CVMC)					
- Garden Shelter, Covered Patio, Storage Shelter, Pool House, Greenhouse, or similar yard improvement	a	a	a	a	a
- Guest House without Cooking Facilities	a	N	N	N	N
- Guest House with Cooking Facilities	ZA ¹	N	N	N	N
- Stable	N	N	N	N	N
- Attached & detached garages < 600 sf	a	a	a	a	a
Other temporary uses as prescribed in Section II.3.6.2	C	C	C	C	C
Temporary tract offices and tract signs (subject to Section II.3.6.2, Temporary Uses)	ZA	ZA	ZA	ZA	ZA
Unclassified uses (subject to Chapter 19.54 CVMC)	CC	CC	CC	CC	CC

¹ A Guest House with Cooking Facilities is permitted in the RL District must obtain a Conditional Use Permit from the Zoning Administrator.

II.3.3.4 Property Development Standards

A. General Standards

The following Property Development Standards shall apply to all land and buildings permitted in their respective residential land use district. The use of the symbol "SP" indicates that the standard is established by the Design Review approval. Refer to Section II.3.10, herein, for Design Review Procedures for all zoning districts.

The use of the symbol "BSP" indicates that the standard is established by the Building Siting Plan as provided for in Section II.3.3.4.F.

The use of the symbol "SP" indicates that the standard is established by the approved Site Plan for the Windstar Pointe Resort Project.

Unless otherwise noted, dimensions and standards are minimums. Minor variations may be permitted subject to Design Review, variance, or tract map approval. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site specific conditions. Refer to Section II.3.10 Administrative Procedures, for further information regarding processing requirements. Also see Section II.3.11 for exceptions and modifications to these standards.

B. Specific Standards

See property development standards matrices on the following pages. The intent of the minimum lot size is to indicate the typical minimum useable area ("pad"), even though measurements are to be based on the actual legal lot dimensions and boundaries. Notwithstanding the minimum lot size permitted, the average useable area ("pad") for any Residential Land Use District should be at least equal to the minimum lot size.

C. Water Quality Compliance

The project shall comply and remain in compliance with the California Water Quality Control Board, San Diego Region (SDRWQCB) Order No. 2001-01 National Pollution Discharge Elimination System (NPDES) No. CAS0108758 Waste Discharge Requirements for Discharges of Urban Runoff from Municipal Separate Storm Systems (MS4s) Draining the Watersheds of the County of San Diego, the Incorporated Cities of San Diego County, and the Unified Port District.

Table C

PROPERTY DEVELOPMENT STANDARDS – RL GROUP RESIDENTIAL DISTRICTS

DEVELOPMENT STANDARD	ZONING DISTRICT			
	RL1	RL2	RL3	RL4
Lot Criteria:				
Minimum lot area (square feet)	22,000	13,500	10,000	10,000
Maximum lot coverage (%)	BSP	45	50	50
Minimum lot depth (feet)	BSP	120	110	110
Minimum lot width (feet):				
-measured at property line ⁷	BSP	115	95	95
-flag lot street frontage	BSP	35	25	25
-knuckle or cul-de-sac street frontage ⁶	BSP	40	35	35
Yards and setbacks:*				
Minimum front yard setback:				
-to direct entry garage	BSP	30	25	25
-to side entry garage	BSP	20	20	20
-to main residence	BSP	25	20	20
Minimum side yard setback (feet) ^{1,4:}				
-to adjacent residential lot (one side/total)	BSP	10/25	7/20	7/20
-distance between detached units	BSP	20	17	17
-to adjacent residential street (corner lot)	BSP	20	20	17
Minimum rear yard setback (feet) ¹	BSP	25	25	25
Building height (stories/feet):	2/30 ⁵	2/28	2/28 ²	2/28 ²
Parking:				
-minimum on-site spaces (minimum in garage)	6 ⁷ (2)	2(2)	2(2)	2(2)
-minimum on-street spaces	0	2	2	0
-maximum driveway width at curb (feet)	16	24	24	16 ³

¹ Side and rear yard setbacks for accessory buildings (Refer to Section II.3.3-5)

² Maximum height is 35 feet, if approved by Zoning Administrator.

³ Maximum width is 24 feet for shared driveway serving more than one primary residence.

⁴ The side yard setback for an entry drive trellis or portico may be reduced by 50% subject to Variance approval.

⁵ Maximum height may be increased to 3 stories and 35', as defined in Chapter 19.04.038, with Design Review approval.

⁶ For cul-de-sacs and knuckles the lot width shall be measured at the front setback line.

⁷ The four on-site parking spaces in RL1, that are in addition to the two primary spaces, may be in garages, parking bays, or use driveways, providing they do not block ingress and egress of the two primary on-site spaces in garages.

Additional Notes:

*Refer to Section II.3.3.4C for allowable building area for each Land Use District.

*Refer to Section II.3.3.4F for special setbacks for Scenic Highways.

Table D

PROPERTY DEVELOPMENT STANDARDS – RE GROUP RESIDENTIAL DISTRICTS

DEVELOPMENT STANDARD	ZONING DISTRICT		
	RE1	RE2	RE3
Lot Criteria:			
Minimum lot area (square feet)	8,000	7,000	7,000
Maximum lot coverage (%)	50	50	50
Minimum lot depth (feet)	105	105	108
Minimum lot width (feet):			
-measured at property line ³	80	70	65
-flag lot street frontage	20	20	20
-knuckle or cul-de-sac street frontage ³	25	25	25
Yards and setbacks:*			
Minimum front yard setback (feet from back of sidewalk):			
-to direct entry garage	20	20	20
-to side entry garage	15	15	15
-to main residence	15	15	15
Minimum side yard setback (feet) ^{1,2} :			
-to adjacent residential lot (one side/total)	5/15	5/10	5/10
-distance between detached units	12	10	10
-to adjacent residential street (corner lot)	15	10**	10**
Minimum rear yard setback (feet) ^{1,3} :	25	20	20
Building height (stories/feet):	2½/28	2½/28	2/28
Parking:			
-minimum on-site spaces (minimum in garage)	2(2)	2(2)	2(2)
-minimum on-street spaces	1	1	1
-maximum driveway width at curb (feet)	24	24	24

¹ Side and rear yard setbacks for accessory buildings (Refer to Section II.3.3-5).

² The side yard setback for an entry drive trellis or portico may be reduced by 50%. Subject to Variance approval.

³ For cul-de-sacs and knuckles the lot width shall be measured at the front setback line.

Additional Notes:

*Refer to Section II.3.3.4C for allowable building area for each Land Use District.

*Refer to Section II.3.3.4F for special setbacks for Scenic Highways.

**Refer to Section II.2.1.3 for planning interpretation of these setback requirements.

Table E
PROPERTY DEVELOPMENT STANDARDS – RS & RP RESIDENTIAL DISTRICTS

DEVELOPMENT STANDARD	ZONING DISTRICT				
	RS1	RS2	RS1A	RP1	RP2
Lot Criteria:					
Minimum lot area (square feet)	6,000	5,000	5,000-6,000	4,200	3,150
Maximum lot coverage (%)	50	50	50	50	50
Minimum lot depth (feet)	100	100	100	90	70
Minimum lot width (feet):					
-measured at property line. ³	60	50	50	42	45
-flag lot street frontage	20	20	20	SP	SP
-knuckle or cul-de-sac street frontage ³	25	25	25	SP	SP
Yards and setbacks:*					
Minimum front yard setback:					
-to direct entry garage	20	20	20	SP	SP
-to side entry garage	15	15	15	SP	SP
-to main residence	15	15	15	SP	SP
Minimum side yard setback (feet) ^{1,2} :					
-to adjacent residential lot	5/10	5/10	5/10	SP	SP
-distance between detached units	10	10	10	SP	SP
-to adjacent residential street (corner lot)	10**	10**	10**	SP	SP
Minimum rear yard setback (feet) ^{1,3} :	20	15	15	SP	SP
Building height (stories/feet):					
-main building	2/28	2/28	2/28	2/28	2/28
-accessory building	1/15	1/15	1/15	1/15	1/15
Parking:					
-minimum on-site spaces (minimum in garage)	2(2)	2(2)	2(2)	2(2)	2(2)
-minimum on-street spaces	1	1	1	1	1
-maximum driveway width at curb (feet)	24	24	24	16.5	16.5

¹ Side and rear yard setbacks for accessory buildings (Refer to Section II.3.3-5).

² The side yard setback for an entry drive trellis or portico may be reduced by 50%. Subject to Variance approval.

³ For cul-de-sacs and knuckles the lot width shall be measured at the front setback line.

Additional Notes:

*Refer to Section II.3.3.4C for allowable building area for each Land Use District.

*Refer to Section II.3.3.4F for special setbacks for Scenic Highways.

**Refer to Section II.2.1.3 for P.C. Interpretation of these setback requirements.

Table F

PROPERTY DEVELOPMENT STANDARDS – RC & RM RESIDENTIAL DISTRICTS

DEVELOPMENT STANDARD	ZONING DISTRICT		
	RC	RM	RM-1
Lot Criteria:			
Average lot area (square feet)	SP	SP	SP
Minimum lot area (square feet)	SP	SP	SP
Maximum lot coverage (%)	SP	SP	SP
Minimum lot depth (feet)	SP	SP	SP
Minimum lot width (feet):			
-measured at exterior property line	SP	SP	SP
-flag lot street frontage	SP	SP	SP
-knuckle or cul-de-sac street frontage	SP	SP	SP
Yards and setbacks:*			
Minimum front yard setback ¹ :			
-to direct entry garage	20	20	SP
-to side entry garage (single story)	20	20	SP
-to main residence	20	20	SP
-to accessory structures	20	20	SP
Minimum side yard setback (feet) ¹ :			
-to adjacent residential lot	20	20	SP
-distance between detached units	20	20	SP
-to adjacent residential street (corner lot)	20	20	SP
Minimum rear yard setback (feet) ¹ :	20	20	SP
Building height (stories/feet):	2.5/35	3/35	4/50 ³
Parking spaces:			
Single family dwelling unit (garage spaces)	2 ²	2 ²	NA
Multiple dwellings:			
-per studio unit	1	1	1
-per 1 bedroom unit	1½	1½	1½
-per 2 bedroom unit	2	2	2
-per 3 bedroom unit	2½	2½	2½

¹ Yard setbacks indicated are to the exterior property line of the parcel. Setbacks to interior property lines are subject to Design Review Approval.

² Option: 1 car garage and 1 carport with Design Review approval.

³ Architectural feature may be up to 65' in height in accordance with Section II.3.12.1. The measurement of height as defined in CVMC Section 19.04.38.

Additional Notes:

*Refer to Section II.3.3.4C for allowable building area for each Land Use District.

*Refer to Section II.3.3.4F for special setbacks for Scenic Highways.

D. Allowable Building Area

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 FAR factor multiplied by the lot area or the listed maximum building square footage, whichever is greater. The maximum building area for RC and RM Districts shall be shown on an approved Site Plan. Homeowner additions shall be permitted only where consistent with these standards. A three hundred square foot maximum, open (partially covered and open on three sides) patio shall be permitted on each residential lot and shall be exempt from inclusion in this calculation. Additional building area may be approved by Design Review for projects deemed by the Zoning Administrator to have extraordinary design details and features.

Table G
SINGLE FAMILY RESIDENTIAL ALLOWABLE BUILDING AREA

ZONING DISTRICT	MAXIMUM (FAR)	MAXIMUM BUILDING AREA
RL1	.45	FAR only
RL2	.50	8,000 SF
RL3 & RL4	.50	6,400 SF
RE1	.50	5,600 SF not to exceed .60
RE2 & RE3	.50	4,500 SF not to exceed .70
RS1 & RS1A	.50	3,900 SF not to exceed .70
RS2	.50	3,600 SF not to exceed .70
RP1	.55	2,900 SF not to exceed .70
RP2	.55	2,550 SF not to exceed .70

E. Building Siting Plan for RL1 District

Yard setbacks for lots in the RL1 district shall be established by a Building Siting Plan (BSP). The general requirements and intent is established by the exhibit included herein as Exhibit PC-2, Building Siting Plan. The BSP shall identify the “front” yard of each lot and establish minimum setback distances for all yards with respect to adjacent property lines. Refined supplemental updates to the Building Siting Plan, with dimensions more precisely defined for each lot, shall be submitted to the Zoning Administrator concurrent with submittal of any tentative subdivision map within this district. Following tentative map approval, the accompanying BSP shall be approved by the Zoning Administrator per Section II.3.10.2 herein, if it is found otherwise consistent with the purpose and intent of these regulations, shall be included in this document as a replacement to Exhibit PC-2. Following approval, the BSP shall be utilized to determine compliance with setback standards of the

RL1 district. Modifications to the BSP for consistency with a final map may be approved by the Zoning Administrator using the same procedure as the initial approval; modification of the setbacks on an individual lot is permitted with Design Review approval.

F. Special Parking Provisions

1. Group Parking Standards for RC, RM, & RM-1 Districts: Parking requirements for the RC, RM and RM-1 districts include three-tenths 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.
2. Parking Standards for Affordable and Age-Restricted Housing: Parking standards may be reduced from that specified for the RS, RP, RC, RM, or RM-1 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 (Chapter 19.14.060 *et. seq.* CVMC). A parking study shall be prepared by a registered traffic engineer to ensure adequate parking will be provided.
3. Three Car Garages: Direct entry three car garages (garage doors facing the street) are permitted within tracts where the average lot size is 6,000 square feet or greater. Such garages shall be allowed on one-half of the lots within the tract unless a larger number is approved by Zoning Administrator Design Review. These garages shall be placed only on lots with street frontage of sixty feet or greater and the garage portion of the front elevation shall not exceed fifty percent of the street frontage of the lot. Three car garages with tandem spaces or with one or more side entry garage spaces are not restricted and may be constructed on any lot where applicable development standards are met.
4. Four Car and Larger Garages: Four car and larger garages are permitted within the RL, and in RE Districts with Zoning Administrator Design Review. An access of sufficient width to the required on-site parking shall not be counted as a parking area to meet the minimum parking requirements.
5. Criteria for Parking and Panhandle Lots shall be in conformance with 19.22.150 CVMC, Section G-7.

G. Special Requirements

1. Model Homes:

Model homes, their garages and private recreation facilities 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. A Conditional Use Permit shall be required for model home sites. Refer to Temporary Uses, Section II.3.6.2.

2. Private Streets

Subdivisions which propose private streets varying from adopted EastLake III SPA street standards shall be subject to subdivision approval regardless of the zoning district.

3. Building Elevations

A minimum of three front elevations shall be provided for each floor plan on all single family detached residential housing, except custom homes.

4. Special Setbacks for Scenic Highways

There shall be a landscaped buffer along the full length of Otay Lakes Road, Hunte Parkway, Wueste Road and Olympic Parkway. This landscape buffer shall average a minimum of 75 feet from the back of curb with a minimum dimension of 50 feet at any point. Residential structures, including fences shall not be permitted within this buffer, except as provided for in Section II.3.12.3 herein for Scenic Highway Setback Encroachments.

II.3.3.5 Accessory Buildings and Uses

Refer to Exhibits PC-2a-k and PC-3 for Setbacks, Review Processes, General Design Standards, Connection to City Greenbelt Trail, and Slope Planting and Fencing for RL1 District, Parcel WR-1.

Accessory uses and accessory structures that are subordinate to and customarily appurtenant to a permitted use are allowed in accordance with the Permitted Land Use Matrices herein. Accessory buildings and structures, attached or detached, used 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 Site Plan and Architectural Review. Such accessory buildings shall not be allowed to encroach into required setbacks, unless permitted by special provisions herein.

- B. Detached accessory structures are subject to the approval of Site Plan and Architectural Review and shall meet the front yard setback requirements of the main building. 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. Porches, steps and architectural features such as, eaves, awnings, chimneys, balconies, stairways, wing walls, or bay windows may not project more than four feet into any required front or rear yard area, and not into any required side yard setback (provided side yard is 10' or greater) more than one-half of said setback. The width of a porch shall not exceed a distance equal to one-third of the building width, except as may be approved through the applicable Site Plan and Architectural Review or Design Review process. Said porch encroachment shall remain completely open on three sides (or two sides if abutting a structure). No screen or other materials shall be used which have the effect of enclosing the porch structure.

II.3.3.6 Walls and Fences

In any required front yard adjacent to a street, the wall, fence, or hedge shall not exceed 42 inches in height, except as provided herein:

- A. Walls, fences, or hedges not more than six feet in height 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 exterior side yard, except as required by a site specific noise study. Corner cut-off shall be provided, as required by the City Traffic Engineer, whenever necessary for line-of-sight visibility and safety.
- B. Walls, fences or hedges adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed 42 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, except in the front yard, 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.
- E. A privacy fence on top of a retaining wall along the interior property line shall not exceed a combined height of 8 feet, unless separated by a horizontal distance of a minimum four foot landscaped area.

II.3.3.7 Recreational Vehicles

The parking or storage of recreational vehicles on streets or in areas visible from the street, an adjacent residential or open space lot, for purposes other than loading and unloading, shall be prohibited. Recreational vehicles that are completely screened from all public view may be parked within a residential yard.

II.3.3.8 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 and 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 Chapter 19.66 CVMC for definitions and additional details.)

Table H

EXTERIOR NOISE LIMITS

RECEIVING LAND USE DISTRICT	7 a.m. – 10 p.m.	10 p.m. – 7 a.m.
RL, RE, RS, RP	55 dBA	45 dBA
RC, RM	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: the maximum permissible dwelling unit interior noise levels are given as follows:

Table I
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. Special Standards - RC, RM, and RM-1 Districts

In the RC, RM, and RM-1 Districts, when developed with multi-family uses 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 an EastLake III SPA Plan or Design Guidelines or as required by a site specific noise study.
2. When other residential districts are adjacent to the RC or RM district, a minimum of fifteen feet of landscaped area shall be provided on the multi-family lot between such uses. Trees shall be provided in the amount of one 24-inch box tree per thirty linear feet of common lot line.
3. Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups.
4. Conveniently located and well-screened enclosures for trash and recyclables shall be provided for all dwelling units, unless provided per 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. A minimum of eighty cubic feet of lockable, enclosed storage shall be provided in the carport area. Substitutions may be approved by the Zoning Administrator.

II.3.4 Commercial Districts

- II.3.4.1 Purpose
- II.3.4.2 Permitted and Conditional Uses
- II.3.4.3 Accessory Uses and Buildings
- II.3.4.4 Property Development Standards
- II.3.4.5 Outdoor Storage and Sales Areas
- II.3.4.6 Trash Storage
- II.3.4.8 Landscaping
- II.3.4.9 Performance Standards

II.3.4.1 Purpose

Commercial uses in EastLake III are concentrated in the area near the entrance to the Olympic Training Center (OTC) SPA. The commercial district is Village Commercial District (VC) to meet the retail and service needs of the Olympic Training Center, and to a lesser extent, service adjacent development.

The Commercial District is 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 local area and visitors to the OTC.
- To provide an opportunity for commercial and tourist/visitor oriented uses and facilities.
- To encourage commercial 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 adjacent residential and public/quasi-public 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 commercial developments within the city of Chula Vista.

II.3.4.2 Permitted and Conditional Uses

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

- “P” = Permitted.
- “C” = Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission.
- “CC” = Permitted subject to Conditional Use Permit approved by the Chula Vista City Council.
- “ZA” = Permitted subject to Conditional Use Permit by the Zoning Administrator.
- “a” = Permitted Accessory Use to a Permitted or Conditional Use.
- “T” = Permitted Interim Use, subject to Conditional Use Permit approval.
- “N” = Use Not Permitted.

Notwithstanding the uses permitted by the matrix of land uses, the total floor area square footage within the Village Commercial “VC” Land Use District shall not exceed the following maximums:

Retail	65,000 square feet
Office	65,000 square feet
Total all uses	130,000 square feet

Table J
PERMITTED USE MATRIX – COMMERCIAL DISTRICTS

LAND USE	ZONING DISTRICT
	VC
Administrative and Professional Services:	
Business & professional office	P
Financial institution or office	P
Medical, dental & health services and offices (including laboratories)	ZA
Real estate sales office	P
General Commercial Uses:	
Antique shop (no outdoor storage)	P
Apparel store	P
Appliance store, including repair (no outdoor storage)	N
Arcade and electronic games (subject to Chapter 19.58 CVMC)	ZA
Art, music and photographic studio or supply store	P
Athletic and health club	C
Automobile and/or truck services, sales, rental agencies, car wash (subject to Chapter 19.58 CVMC)	N
Bakery, retail	P
Barber and beauty shop	P
Bicycle shop, non-motorized	P
Blueprint and photocopy services	P
Books, gifts and stationery store	P
Cabaret, live entertainment	N
Candy store or confectioner	P
Catering establishment	P
Cleaners	P
Cocktail lounge, bar or tavern, including related entertainment	N
Commercial recreation facilities not otherwise listed (subject to Chapter 19.58 CVMC)	C
Electronics store, including sales and repair (< 10 ksf)	P

Table J
PERMITTED USE MATRIX – COMMERCIAL DISTRICTS (cont'd.)

LAND USE	ZONING DISTRICT
	VC
Equipment rental (enclosed in building)	I
Fast food restaurants with drive-in or drive-through (subject to Chapter 19.58 CVMC)	C
Feed and tack store (no outside storage); (subject to Chapter 19.58 CVMC)	P
Florist shop	P
Specialty Market, drug store or pharmacy (< 25 ksf)	P
Furniture, carpet or home furnishing store (<10 ksf)	P
Gasoline service station (subject to Chapter 19.58 CVMC) with or without car wash	C
Hardware or home improvement store (<10 ksf)	P
Hobby shop	P
Hotel or motel and accessory uses, including restaurant, bar, shops and services (subject to Chapter 19.58 CVMC)	N
Janitorial services/supplies	N
Jewelry store	P
Junior department or department store, discount or membership department store (<10 ksf)	N
Kiosk, including photo sales, located in parking lot	ZA
Laundry (coin-operated)	P
Liquor store	C
Mortuary	N
Motorcycle sales and services, including motorized bicycles (subject to Chapter 19.58 CVMC)	N
Newspaper and magazine store	P
Nursery or garden supply store in enclosed area	C
Office supplies/stationery store	P
Outdoor sales and display (subject to Chapter 19.58 CVMC)	P
Parking facilities, commercial (subject to Chapter 19.58 CVMC)	N
Printing shop	N

Table J
PERMITTED USE MATRIX – COMMERCIAL DISTRICTS (cont’d.)

LAND USE	ZONING DISTRICT
	VC
Recycling drop-off bins (subject to Chapter 19.58 CVMC)	ZA
Restaurant serving alcoholic beverages with entertainment or dancing	C
Restaurant with cocktail lounge or bar serving alcoholic beverages	ZA
Restaurant with incidental serving of beer/wine but without cocktail lounge, bar, entertainment or dancing	P
Restaurant, coffee shop, delicatessen	P
Retail store or shop (<10,000 sf)	P
Sign painting shop (enclosed building)	N
Snack bar or refreshment stand contained within a building	P
Stamp and/or coin shop	P
Swimming pool supply store	P
Television, stereo, radio store, including sales and repair	P
Temporary uses as prescribed in Section II.3.6.2	ZA
Theater, movie or live	N
Tire sales and service	N
Travel agency	P
Veterinary office and/or animal hospital	N
Any other retail business or service establishment supplying commodities or performing services which is determined by the Planning Commission to be of the same general character as the above mentioned permitted retail business or service uses and open during normal business hours of the above uses	P
Public and Semi-public Uses:	
Convalescent home, group care facility	N
Day nursery, daycare school or nursery school	ZA
Educational institution	CC
Essential public services, including but not limited to: library, museum, park, public works facility, post office or other civic use	CC
Public safety facility such police or fire station	CC

Table J
PERMITTED USE MATRIX – COMMERCIAL DISTRICTS (cont’d.)

LAND USE	ZONING DISTRICT
Public utility and/or public service sub-station, reservoir, pumping plant and similar installation	CC
Recreational facilities, including but not limited to: tennis and swim clubs, basketball, racquetball and handball courts	C
Religious institution	C
Other Uses:	
Unclassified uses (subject to Chapter 19.54 CVMC)	C

II.3.4.3 Accessory Uses and Buildings

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

Roof mounted satellite dishes shall be permitted as accessory structures subject to the following standards or conditions:

- A. The dish shall be screened using appropriate matching architectural materials or parapet walls;
- B. Dishes shall be of a neutral color, match the building, or as otherwise approved by the Zoning Administrator;
- C. A building permit shall be required; and,
- D. No advertising material shall be allowed on the satellite dish antenna. Satellite dish antennae containing advertising material shall be considered signs.

II.3.4.4 Property Development Standards

The property development standards that shall apply to all land and buildings permitted in the Commercial Districts shall be those indicated on an approved site plan submitted and approved pursuant to Chapter 19.14.420 *et. seq.* CVMC.

A Precise Plan shall be required to be prepared and submitted for review and approval for all areas in the Visitor Commercial District. A master precise plan may be prepared for

the entire tourist/visitor commercial area and updated with each significant new project. This precise plan shall establish specific locations for access, buildings, parking, landscaping, signs, *etc.* within the development area. This plan shall be prepared in accordance with City standards, as specified in Chapter 19.14.579 *et seq.* CVMC.

Minimum Property Development Standards for Village Commercial (VC):

Setback from residential structures	50'
Setback from Scenic Highway (from curb)	75'
Maximum Building Height	45'

II.3.4.5 Outdoor Storage and Sales Areas

Except where otherwise approved on a site plan, permanent outdoor storage 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.3.4.6 Trash Storage

- A. All developments in the commercial districts shall provide areas for trash storage as determined by the City. 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.
- B. The number of containers required shall be not less than required by the City and sanitary service operator on the site and a specified number by the zoning administrator for all commercial 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 as a part of the site plan.
- E. Recycling Standards shall be as established by the City of Chula Vista from time to time.

II.3.4.7 Wall Requirements

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

II.3.4.8 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. Decorative type retaining walls shall be used where exposed to public view.

II.3.4.9 Performance Standards

- A. The noise level emanating from any commercial use or operation shall not exceed the standards established in the Chula Vista Municipal Code.
- 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 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 and adjacent public streets.
- D. Reciprocal ingress and egress, circulation and parking arrangement 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. Light fixtures should be integrated within the architecture of the building. The intensity of light at the boundary of any commercial district shall not exceed 75 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 on 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 SPA Design Guidelines for additional design guidelines and criteria

II.3.5 Public, Quasi-Public, Open Space and Parks Districts

- II.3.5.1 Purpose
- II.3.5.2 Permitted and Conditional Uses
- II.3.5.3 Property Development Standards
- II.3.5.4 Accessory Uses and Buildings
- II.3.5.5 Performance Standards

II.3.5.1 Purpose

These districts are intended for public facilities, open space, landscaping, recreation, habitat preservation and public uses. The Public and Quasi-Public (PQ) District is intended for public and quasi-public uses and facilities such as a school, public service facility or similar uses. The Open Space/ Park (OS/P) District is intended for developed park and recreation, or improved open space uses; while the Open Space (OS) District is intended for the preservation of natural or naturalized open space areas. However, the Open Space District identified as "OS-1", may be utilized as a parking facility to serve schools or park facilities, subject to a conditional use permit by the Zoning Administrator, and the specific design guidelines prescribed in Section II.4.3 of the EastLake III Design Guidelines. Uses in each district are limited to those which are consistent or complementary to the primary uses defining the district. There is no lot size limitation and it is intended that these districts 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.

Public, quasi-public, open space/park districts are 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 EastLake community components.
- 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 and 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.
- “CC” = Permitted subject to Conditional Use Permit approved by the Chula Vista City Council.
- “ZA” = Permitted subject to Conditional Use Permit by the Zoning Administrator.
- “a” = Permitted Accessory Use to a Permitted or Conditional Use.
- “T” = Permitted Interim Use.
- “N” = Use Not Permitted.

Table K
PERMITTED USE MATRIX – PUBLIC, QUASI-PUBLIC, OPEN SPACE/PARK DISTRICTS

LAND USE	ZONING DISTRICT			
	PQ	OS/P	OS	OS-1
Agricultural Uses:				
All types of horticulture	I	I	N	N
Arboreta - horticultural garden	I	I	N	N
Agriculture, exiting (interim use)	I	I	N	N
Community gardens	I	I	N	N
Public and Semi-public Uses:				
Church or similar religious institution	C	N	N	N
Commercial recreation	C	C	N	N
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	P	C	N	N
Incidental concessions	a	a	N	N
Park and recreation uses, developed per approved SPA plan	P	P	ZA	N
Recreational courts, including but not limited to: tennis, basketball and similar uses	ZA	ZA	N	N
Parking for Public School	P	N	N	ZA
Accessories uses customarily appurtenant to a permitted use, including garden shelters, covered patios, trash enclosures, storage shelters, kiosk, and similar.	a	a	a	a
Utilities, public or private	a	a	a	N
Unclassified uses	C	C	N	N
Temporary uses as prescribed in Section II.3.6.2.	C	C	N	N
Residential Uses:				
Residential development per RI.1 District standards	N	N	N	N

II.3.5.3 Property Development Standards

A. Site Planning

All development proposals in Public, Quasi-Public, and Open Space/Park Districts shall be reviewed on a case-by-case basis to determine appropriate buffering and setbacks. Except as provided herein, required property development standards shall be those shown on an approved site plan. All permanent signs shall be included in the review and specifically approved. Neighborhood and community-level signs included in an EastLake III SPA Plan shall be permitted in areas designated in the SPA Plan.

The following minimum Site Development Standards for all uses and accessory use shall be:

Building Setbacks:

From property line not abutting a street (minimum)	10'
From property line abutting a local street	20'
From structure abutting a Scenic Highway	75' to curb

Building Height (maximum)	30'
Accessory Structures	15'

B. Landscaping

All landscaping shall meet the requirements of the City of Chula Vista Landscape Manual.

II.3.5.4 Accessory Uses and Buildings

Accessory uses and accessory buildings customarily appurtenant to and subordinate to a permitted use are allowed in accordance with the Permitted Land Use Matrix herein and Design Review approval.

II.3.5.5 Performance Standards

All uses in Public, Quasi-Public and Open Space/Parks districts shall conform to the performance standards provided in Chapter 19.66 and 19.68 CVMC.

II.3.6 Special Uses and Conditions

- II.3.6.1 Purpose
- II.3.6.2 Temporary Uses and Special Events
- II.3.6.3 Home Occupations
- II.3.6.4 Recreational Facilities

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 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 and 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 Conditional Use Permit by the Zoning Administrator as required for the project.

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, subject to approval of a temporary special event sales permit.
3. Subdivision sales offices, sales information centers, sales pavilions, and model home complexes and signage located within the subdivision, subject to an Administrative Conditional Use Permit and 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 one hundred-twenty 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 one hundred-twenty 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 a minimum of six parking spaces, including one handicap space 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.

- e. 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 subject to approval by the Zoning Administrator of a temporary sales permit.
- 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 subject to a Conditional Use Permit by the Zoning Administrator.
- 7. Seasonal retail sales of agricultural products (fruit and vegetable stands) for periods for less than 90 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 Conditional Use Permit by the Zoning Administrator. 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. Charitable or school sponsored drop-off bins for recycling of cans, newspapers, or similar items, or for drop-off of clothes and small items subject to approval of a Conditional Use Permit by the Zoning Administrator. 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."
- 10. Temporary tract signs for marketing purposes subject to Site Plan Review by the Zoning Administrator.
- 11. 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 Conditional 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

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.

- A. There shall be no stock in trade or exterior storage of materials in the conduct of home occupation.
- B. 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.
- C. 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.
- D. No one other than the residents of the dwelling unit may be engaged in the conduct of the home occupation.
- E. There shall be no sale of goods on the premises.

- F. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
- G. There shall be no signs other than those permitted by these regulations.
- H. The required residential off-street parking shall be maintained.
- I. 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.
- J. 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 Conditional Use Permit approved by the Zoning Administrator and a finding that adjacent properties will not be unduly affected.

Recreation courts shall meet the following minimum standards:

- A. A maximum twenty 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 or, as prescribed by the Conditional Use Permit approved by the Zoning Administrator.
- 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.3.7.1 Purpose
- II.3.7.2 Facility Sites
- II.3.7.3 Permitted and Conditional Uses
- II.3.7.4 Property Development Standards

II.3.7.1 Purpose

The purpose of the Community Purpose Facility (CPF) District is to implement the provisions of Chapter 19.48.025 CVMC, which requires the provision of land zoned for only CPF uses in an amount based on the anticipated population within a new planned community.

II.3.7.2 Facility Sites

Chapter 19.48.025 CVMC requires 1.39 acres per 1,000 population for Community Purpose Facility (CPF) Sites. An adequate amount of land in the EastLake III GDP area is designated for CPF use, as indicated on both the Site Utilization Plan (see SPA Plan) and on the Land Use Districts Map, herein. The final CPF requirement will be based on the lot count at the Tentative Map stage. Should a CPF acreage adjustment be required, the area(s) zoned CPF on the Land Use Districts Map shall be adjusted to conform with the tentative map approval as an administrative matter per Section II.3.2.1 herein.

II.3.7.3 Permitted and Conditional Uses

Only those uses listed in Chapter 19.48.025 CVMC shall be permitted in the CPF District. All uses shall require approval of a Conditional Use Permit to be established.

II.3.7.4 Property Development Standards

The following property development standards apply to all land and buildings authorized in the CPF District.

A. General Requirements

The standards in the following table are minimums unless otherwise stated. See Section II.3.11 for exceptions and modifications to these standards.

Table L
PROPERTY DEVELOPMENT STANDARDS

STANDARD	DIMENSION
Lot width (feet) ¹	100
Lot depth (feet) ¹	100
Front yard setback (feet)	20
Side yard setback, each (feet)	20
Rear yard setback (feet)	20
Building height, maximum for main building (feet)	35
Building Setback from Scenic Highway (feet from curb)	75
Lot coverage, maximum (% net lot area)	50
Landscaping, minimum (% net lot area)	15

¹ Minimum lot width and depth dimensions shall not apply to a portion of a lot limited to use as an access road or driveway.

B. Special Requirements

1. Along all street frontages situated across from any residentially zoned property, the use of berms, fences, and landscaping shall be used consistent with the SPA Design Guidelines.
2. Streetscapes shall be enhanced to provide an easy transition from the street to the building. Patios, circulation and parking spaces may be included in setback areas to help buffer adjoining parcels from one another.

II.3.8 Comprehensive Parking Regulations

- II.3.8.1 Purpose
- II.3.8.2 Size and Access Requirements
- II.3.8.4 Number of Spaces Required for Designated Land Use
- II.3.8.5 General Provisions
- II.3.8.6 Parking Screening Requirements
- II.3.8.7 Parking Area Landscaping
- II.3.8.8 Parking Area Lighting
- II.3.8.9 Parking Area Front Setback

II.3.8.1 Purpose

The parking regulations in this section are provided to assure 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 minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate off-street parking.

II.3.8.2 Size and Access Requirements

The following property development standards shall apply to all commercial, residential, park, public and quasi-public, and open space parking areas:

A. General Requirements

The following are minimums unless otherwise stated. The stall length for exterior parking stalls may be reduced by 2 ½ feet to allow planter curbs to serve as wheel stop provided the planter or sidewalk is increased as required for functionality:

1. Automobile

Standard Space: Covered in a garage or carport - 10 feet by 20 feet each space (interior dimensions).
Uncovered - 9 feet by 19 feet each space (10 feet by 19 feet adjacent to walls).

Parallel Space: 8 feet by 24 feet each space

Compact Space: 8 feet by 15 feet each space

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

3. Bicycle Space: 2 feet by 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 drainage of all surface water from the site.

5. Off-street parking bays for more than three vehicles, except single family detached residential districts, shall be provided with a concrete curb not less than six inches in height to confine vehicles to the parking area. A six foot landscape bay, including

curbs, shall be provided at the end of each parking bay. Additional landscape nodes shall be provided at the rate of approximately one per ten parking spaces. Landscape nodes dividing contiguous parking bays shall be six feet wide, including curbs and one-foot step areas.

6. Striping and Identification

- a. Automobile: All parking stalls shall be clearly outlined with 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, with a greater than 59 foot right-of-way, 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 in width if the furthest unit is eighty feet or less from the front property line, and a minimum of fifteen feet in width if the distance is over eighty feet long. 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. The standard for private common drives/street (Hammerhead drives in RL-1) shall be as specified in the EastLake III SPA Plan.

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.
4. Tandem parking shall not qualify as required parking unless specifically approved by the Zoning Administrator or Planning Commission.

C. Special Requirements

In commercial zones, shared parking may be permitted, subject to the approval of a Conditional Use Permit. The application for the Conditional Use Permit shall be accompanied by a shared parking study prepared by a professional traffic engineer, addressing the following items:

1. 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.
2. 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.
3. 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.

II.3.8.4 Number of Spaces Required for Designated Land Use

- A. The number of off-street parking spaces required shall be as set forth in the following Table M:

**Table M
OFF-STREET PARKING REQUIREMENTS**

LAND USE	MINIMUM OFF-STREET PARKING REQUIRED
Commercial:	
Administrative & professional services offices	1 space/300 square feet of gross floor area; minimum 4 spaces
Appliance, furniture, home furnishings store	1 space/600 square feet of gross floor area
Auto or truck sales	1 space/10 car storage/display spaces
Bowling alley or billiard hall	5 spaces/alley plus 2 for each billiard table plus required parking of any other uses on the site
Eating & drinking establishment (non-fast food)	1 space/each 2½ seats or 1 space/50 square feet of seating area where there are no fixed seats
Fast food restaurant w/ drive-in or drive through	1 space/each 7 seats plus 1 space per employee, minimum 15 spaces and on-site queue line for at least 8 vehicles when drive through is included
Gasoline dispensing and/or automotive services stations	2 spaces plus 4 spaces for each service bay or as required by C.U.P.
Hotel or motel	1 space per unit plus 1 space for every 25 rooms or portion thereof provided on the same lot
Medical, dental or veterinary office or clinic	1 space/200 square feet of gross floor area; minimum 5 spaces
Theater or movie	1 space/3½ seats
Shopping Center and General Commercial, not otherwise listed	1 space/200 square feet of gross floor area
Parks (public or private recreation facilities):	To be determined by the Zoning Administrator
Public and Semi-public Uses:	
Day nurseries, daycare schools, nursery schools	1 space/staff member plus 1 space/ 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 (public)	1 space/employee plus 5 spaces or as required by C.U.P.
High school	1 space/4 students or as required by C.U.P.
College or vocational school	1 space/2 faculty members 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, classroom or sanctuary, whichever is greater, where there are no fixed seats
Public utilities	To be determined by the Zoning Administrator
Residential	see Residential District Regulations

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 rate established in Table N below.
3. Handicapped parking spaces required by this section shall count toward fulfilling off-street automobile parking requirements.

Table N
HANDICAPPED PARKING REQUIREMENTS

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

C. Bicycle Parking Requirements

Commercial uses are required to install four bicycle parking facilities for any tenant in excess of 10,000 square feet. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.

D. Motorcycle Off-Street Parking Requirements

Motorcycle parking areas shall be provided for all uses, except residential, at the following rate:

1. Uses with 25 to 100 automobile parking spaces shall provide one designated area for use by motorcycles.
2. Uses with more than 100 automobile parking spaces required shall provide motorcycle parking areas at the rate of one motorcycle parking area for every 100 automobile parking spaces provided.

II.3.8.5 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, providing the site is within a reasonable walking distance (typically 200 feet) of the entrance to the building without crossing arterial highways.
- 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 at all times except as provided by a shared parking study.
- F. Where the application of these requirements 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 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. Guest parking spaces in multi-family developments shall be clearly identified as guest parking.
- K. 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.

II.3.8.6 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.

II.3.8.7 Parking Area Landscaping

- A. Parking areas shall be landscaped in accordance with the City’s Landscape Manual.
- 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 EastLake III SPA Design Guidelines for additional guidelines relating to parking lot landscaping.
- C. Off-street parking bays 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. A six foot landscape bay, including curbs, shall be provided at the end of each parking bay. Additional landscape nodes shall be provided at the rate of approximately one per ten parking spaces. Landscape nodes dividing contiguous parking bays shall be six feet wide, including curbs and one-foot step areas. All landscaped parking lot islands shall have a minimum inside dimension of three feet and shall contain a one foot wide walk adjacent to the parking stall and be separated from vehicular areas by a six inch high, six inch wide concrete curbing. Ten percent of the parking area shall be landscaped.
- D. All landscaped areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.

II.3.8.8 Parking Area Lighting

Glare emanating from parking lot lighting shall be directed away from adjacent properties, streets, and open space, and shall comply, and remain in compliance with, Sections 19.66.060 and 19.66.1000. Performance Standards of the CVMC. 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.

II.3.8.9 Parking Area Front Setback

No part of any front yard or exterior side yard (*i.e.*, any street frontage) shall be used for off-street parking (paved area) or access, except driveways.

II.3.9 Comprehensive Sign Regulations

- II.3.9.1 Purpose
- II.3.9.2 Sign Permit Required
- II.3.9.3 Application-contents, Determination, Authority & Appeals
- II.3.9.4 Sign Permit Exceptions
- II.3.9.5 Political Signs
- II.3.9.6 Real Estate Signs
- II.3.9.7 Off-premises Temporary, Open House Real Estate Signs
- II.3.9.8 Prohibited Signs and lighting
- II.3.9.9 Residential Sign regulations
- II.3.9.10 Commercial Sign Regulations
- II.3.9.11 PQ/CPF/OS/P Sign Regulations
- II.3.9.12 Sign Maintenance and Construction Standards
- II.3.9.13 Temporary Signs in Any Land Use District
- II.3.9.14 Signs Related to inoperative activities
- II.3.9.15 Enforcement Legal Procedures and Penalties

II.3.9.1 Purpose

The sign regulations are intended to ensure that the character and image of the community is maintained while adequate provision is made for the signs necessary to direct residents and visitors, and identify locations and businesses within the community. These regulations are intended to promote well designed and, properly sized and located signs which can achieve their purpose without cluttering or otherwise detracting from the overall community.

II.3.9.2 Sign Permit Required

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 Chapter 19.60.030 CVMC, except as provided by Chapter II.3.9.4 below.

II.3.9.3 Application Contents, Determination, Authority, Appeals

All signs requiring a sign permit shall be submitted for approval by the Zoning Administrator prior to installation. The application shall indicate the size, location, design, color, lighting and materials of all signs to be erected. The application shall also contain sufficient information on the architecture, colors and materials of the building on the site, as is necessary to determine compatibility of the sign to the building. In addition, the applicant shall submit a color rendering and/or paint sample boards or chips and/or actual materials to be used on the sign.

The Zoning Administrator, or the Design Review Committee on appeal, shall determine whether approval shall be granted for any sign based on its conformance with the regulations and design standards set forth herein and in the EastLake III Design Guidelines. Where an application is denied by the Zoning Administrator or the Design Review Committee on appeal, the applicant shall be informed in writing of the changes necessary in order to approve the application. If the applicant chooses to amend the application to reflect said changes, the Zoning Administrator shall grant the permit.

The Zoning Administrator shall render a decision on a sign permit within seven working days of the date of application. If at the end of that period a decision has not been reached, the applicant may demand in writing that action be taken on the permit. The Zoning Administrator shall render a decision within three working days of the date of the receipt of the written demand or the permit shall be deemed approved as submitted. The decision of the Zoning Administrator may be appealed to the Design Review Committee within 10 working days after the decision is rendered. In the absence of such appeal, the determination by the Zoning Administrator shall be final.

The Design Review Committee shall render a decision on a sign appeal at the next available Design Review Committee meeting at which a quorum is present. An appeal received at least ten days prior to a Design Review Committee meeting shall be scheduled for that meeting. If the Design Review

Committee fails to render a decision at the next available meeting, the applicant may demand in writing that action be taken. The Design Review Committee shall render a decision at the next available meeting following receipt of the written demand or the appeal shall be deemed approved as submitted. The decision of the Design Review Committee may be further appealed in accordance with the provisions of Section 19.14.583 of the City of Chula Vista Municipal Code.

II.3.9.4 Sign Permit Exceptions

The following signs are exempt from the sign regulations and sign permit requirements. However, signs in excess of the specific exemptions listed below shall require a sign permit.

- A. Official and Legal Notices: Notices issued by any court, public body, person or officer or in furtherance of any non-judicial process approved by State or local law.
- B. Signs Providing Direction, Warning or Information: Signs or structures required or authorized by law or by Federal, State, County or City authority.
- C. Residential Building Identification Signs: Signs used to identify individual residences and not exceeding 4 square feet in area.
- D. Name Plates: One gate or wall-mounted plate per parcel not to exceed 4 square feet in area for single-family residential uses.
- E. Traffic signs or other signs erected or maintained by a government body or agency, including railroad crossing signs, historical signs, etc.
- F. Special event signs on or over public property permitted by the City Council by special approval.
- G. Specially licensed signs on or over public property permitted by the City Council by franchise, such as bus benches or trash receptacles.
- H. Seasonal decorations, greetings and displays, excluding there from advertising signs.

II.3.9.5 Political Signs

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 in any land use district subject to the following provisions and any other applicable provisions within this section:

- A. All political signs shall be placed, erected, constructed, painted or assembled no earlier than 30 calendar days prior to the election and shall be removed no later than 10 calendar days following the date of the election.

- B. A political sign shall not exceed 5 square feet in total area for one side in a residential district and 12 square feet in a non-residential district. Double-faced signs shall not exceed 5 square feet per side in residential districts and 12 square feet per side in non-residential 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.
- C. All political signs shall not exceed 3-1/2 feet in height in the front setback area from the finished grade immediately around the sign, and such sign shall not exceed 6 feet in height behind the building setback area.
- D. 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.
- E. 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 posed 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 the public right-of-way.
- F. No political sign shall be posed in violation of any provisions of this section. Further, the Zoning Administrator or his/her 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.
- G. With the exception of signs posed in the public right-of-way, which may be removed without notice, the Director of Planning & Building or his/her designee is hereby authorized, after giving 24 hours notice to the owner of the sign, to remove any political signs that do not conform to the standards herein provided. The notice shall specify the provision of the sign ordinance being violated, and shall inform the owner that removal charges will be assessed. The owner may, within 24 hours, request a hearing before the Director of Planning & Building to appeal the decision to remove the sign. If the owner so requests, the sign shall not be removed until the hearing has been held and a final decision rendered.

If the owner cannot be located after reasonable effort to do so, the sign may be treated as abandoned property and removed.

II.3.9.6 Real Estate Signs

One real estate sign designating the sale, rental or lease of real property shall be allowed subject to the following:

- A. Maximum Sign Area: Commercial and industrial zones, 32 square feet; agricultural zones, 32 square feet for undeveloped acreage of 1 acre or more, otherwise 4-1/2 square feet; residential zones, 4-1/2 square feet.
- B. No freestanding sign shall exceed 10 feet in height in any commercial or industrial zone or in the agricultural zone for undeveloped acreage of 1 acre or more. No freestanding sign shall exceed 4-1/2 feet in all residential zones and the agricultural zone for parcels less than 1 acre.
- C. Through lots shall be allowed one sign on each street. Corner lots shall be permitted one sign only.
- D. Freestanding signs shall maintain a 10-foot setback from all property lines.
- E. Real estate signs reflecting the vacancy status and availability of commercial or industrial space within a structure designed for multiple occupancy, whether through rental, sale or lease, shall be limited to a maximum sign area of 16 square feet. Not more than one sign may be used facing a dedicated street. The sign may be attached flat against the building or be part of a permitted freestanding sign if designed to be part of said sign and providing the total sign area does not exceed the area permitted for the freestanding sign.

II.3.9.7 Off Premises Temporary Real Estate Open House Signs

Off premises temporary real estate open house signs shall be permitted within all residential zones subject to the following conditions:

- A. No more than five off premise open house signs shall be allowed for each residential open house which occurs.
- B. No more than one sign shall be allowed to be placed on any interior parcel and no more than two on a corner lot (one per street frontage).
- C. Off premise open house signs shall only be displayed during daylight hours.
- D. Signs shall be no larger than 4 square feet and shall be located at a minimum of 3 feet from the sidewalk or 10 feet from the curb or edge of pavement, where no sidewalk exists.

An off premise temporary real estate open house sign shall only be permitted in conjunction with an open house held for the resale of one single-family residence. Off premise signs advertising the sale of more than one lot or more than two dwellings constitutes a subdivision directional sign subject to the regulations outlined in Section 19.60.480.

II.3.9.8 Prohibited Signs and Lighting

All signs and lighting not exempt or expressly permitted with issuance of a sign permit are prohibited in all land use districts. The following signs and lighting shall not be permitted in any land use district:

- A. Roof signs.
- B. Flashing lights or signs (except time and temperature signs).
- C. Animated signs or lights that convey the illusion of motion (except as may be approved in a commercial district).
- D. Revolving or rotating signs (except as may be approved in a commercial district).
- E. Vehicle signs (when parked or stored on property to identify a business or advertise a product).
- F. Portable signs (except where permitted in this section).
- G. Off-site signs (except temporary subdivision or residential real estate signs).
- H. 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.
- I. Signs located on public property except as may be permitted in this section or required by a governmental agency.
- J. Signs within the public 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.*).
- K. Signs blocking doors or fire escapes.
- L. Outdoor light bulb strings and exposed neon tubing outside of buildings (except for commercial use areas and temporary uses such as Christmas tree lots, carnivals and similar events having prior approval of the City).

Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in Section II.3.6.2).
- M. Advertising structures (except as otherwise permitted in this section).

- N. Statuary (statues or sculptures) advertising products or logos of the business located outside of the structure that houses the business.
- O. The use of decals, stick-on or transfer letters or tape on the walls or parapets of buildings, fences, walls and other structures.
- P. Signs 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.

II.3.9.9 Sign Regulations

The following signs may be placed in any of the specified land use districts with approval of a sign permit provided it is in compliance with all other applicable laws and ordinances. These signs are subject to the provisions listed.

A. Signs Allowed in Single-Family Residential land Use Districts

1. Wall Signs: Maximum area 1-1/2 square feet.
2. Freestanding: Maximum area 1-1/2 square feet; maximum height 6 feet. Sign shall maintain a 10-foot setback.
3. Other Signs: See Sections II.3.9.4 to II.3.9.6 and Chapter 19.60 of the Chula Vista Municipal Code for unclassified uses, additional regulations and standards.

B. Signs Allowed in the Multi-Family Residential Land Use District

Types of Signs Allowed: Residential (wall, freestanding or ground), manager's and vacancy sign subject to the following conditions:

1. Wall: One wall sign for each street frontage. A maximum of 15 square feet of sign area for buildings with a width of 30 feet or less. Buildings over 30 feet in width shall be allowed an additional 1 square foot for each foot over 30 feet to a maximum of 30 square feet. In cases of more than one building on the property, the area of the sign shall be based on the lineal frontage of the building on which it is placed. Only the name and address may be placed on the building.
2. Freestanding: One freestanding sign may be used in lieu of one wall sign. Through lots will be allowed an additional freestanding sign if the frontage is used for access. Only the name and address may be placed on the sign except the vacancy status and location of the manager's office may be placed on the sign, if designed as part of the

sign. Maximum height, 5 feet. Maximum sign area, 12 square feet, except an additional 2 square feet may be added for the vacancy status.

3. **Manager's Sign:** A 1-1/2 square foot sign designating the location of the manager's office may be placed on or near the main entrance to the units. Such sign may be attached to the dwelling or incorporated in the design of the freestanding sign. Maximum square footage of the freestanding sign shall not be increased to accommodate said sign.
4. **Vacancy Sign:** A separate freestanding vacancy sign, a maximum of 3-1/2 feet in height and 2 square feet in area, may be used if no other freestanding sign exists on the property; otherwise, it shall be placed on the building.
5. **Screening Wall Sign:** One sign may be placed on a structure used for screening of parking in lieu of a wall or freestanding sign. Only the name and address may be placed on the structure. Maximum area, 15 square feet.

II.3.9.10 Signs Allowed in Commercial Land Use Districts

Planned Signing Program: A planned signing program per the provisions of Chapter 19.60.490 CVMC is required for the specialty commercial commercial land use districts. Application for and approval of a planned signing program shall be subject to the requirements of Chapter 19.60.490 and 19.60.500-520 CVMC.

II.3.9.11 Allowed in PQ, OS/P and CPF Land Use Districts

Public and Quasi-Public Signs: Churches, schools, community centers and any other public or institutional building shall be allowed the following signs:

- A. Churches are allowed one wall sign not to exceed 30 square feet in area and one bulletin board, announcement or monument sign, not to exceed 24 square feet in area and 10 feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a 10-foot setback from all streets.
- B. Other public and quasi-public uses are permitted one wall or monument sign not to exceed 30 square feet in area and a bulletin board or announcement sign not to exceed 50 square feet in area and 12 feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a 10-foot setback from the streets.
- C. 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.

- D. Special event signs shall be located on the premises of the institution or organization having the special event and shall not exceed 5 feet in height nor contain more than 25 square feet of sign area. Freestanding signs shall maintain a minimum 10-foot setback from any property line abutting a street right-of-way. Only one sign shall be allowed for each street frontage.
- E. 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 Chapter 19.60.290 CVMC.

II.3.9.12 Sign Design, Maintenance and Construction Standards

- A. 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.
- B. 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 30 calendar days following notification of the business by the City and will be abated.
- C. 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

an element(s) is 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.
3. 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.
4. 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).
5. 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.
6. 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.

II.3.9.13 Temporary Signs

A. On-Site Subdivision Signs:

1. One temporary, on-site subdivision sign not to exceed 64 square feet total area on two sides or 32 square feet on one side and total overall height of 12 feet may be permitted.

2. 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.
 3. Such signs shall be removed within 10 calendar days from the date of the final sale of the land and/or residences. Signs shall be removed after a period of 36 months with extensions of 12 months available through approval of the Zoning Administrator.
 4. A cash deposit of \$300.00 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.
 5. Signs shall be maintained in good repair at all times.
- B. 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 the EastLake III Community. Community special events such as a rodeo or community fair may be permitted the following signage:
- C. Subdivision Directional Signs: Directional advertising signs deemed necessary to indicate a change in direction to a subdivision may be authorized subject to a Conditional Use Permit issued by the Zoning Administrator in accordance with the provisions of this title and the following conditions:
1. The request shall denote the number of signs, their location, size and design for consideration by the Zoning Administrator.
 2. The applicant shall file a letter of approval from each property owner or occupant on whose property proposed signs are to be located.
- The Conditional Use Permit may be issued for a reasonable period but not to exceed 6 months; provided however, that the Zoning Administrator may grant two extensions for 1-year periods without re-notification or rehearing.
3. The signs may pertain to only those subdivisions, which are located within the City.
 4. The signs may be either single- or double-faced or V-shaped, provided the angle between the two faces does not exceed 45 degrees.
 5. No freestanding sign may exceed a height 3-1/2 feet or exceed 4-1/2 square feet in area.

- D. Temporary Tract Signs: For any subdivision there may be one indirectly-illuminated tract sign for each principal entrance to the subdivision advertising the sale of dwelling units or lots on the same premises or subdivision on which the sign is maintained. The maximum sign area shall be limited to 200 square feet and a maximum height of 20 feet for subdivisions with five lots or more. For subdivisions with four or less lots, the maximum sign area shall be limited to 32 square feet and the maximum height shall be 8 feet. The sign shall be removed within 10 days after the sale of all the homes within the subdivision, or sooner, subject to staff review

Additional signs may be located on a model home site subject to the following requirements.

1. Signs to advertise the features within a model home on the lot where such signs are located.
2. Two signs totaling 12 square feet for each model home in the subdivision.
3. All signs shall be removed upon sale of the model home or discontinuance of said use.

II.3.9.14 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 30 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.

II.3.9.15 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 ordinances. 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 no less than \$3.00 per sign. All signs removed by the City may be destroyed 30 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.

II.3.10 Legislative Procedures

II.3.10.1 Purpose

II.3.10.2 Adoption of Planned Community District Regulations

II.3.10.3 Amendments

II.3.10.1 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 city 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, 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.3.10.2 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 EastLake III General Development Plan (GDP), and the EastLake Woods and EastLake Vistas Sectional Planning Area (SPA) Plan. The EastLake Woods and EastLake Vistas SPA is zoned P-C Planned Community pursuant to the adoption of the EastLake III 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 EastLake Woods and EastLake Vistas SPA 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
- Signing regulations

These PC District Regulations, along with the EastLake Woods and EastLake Vistas SPA Plan, delineate precisely the allowable use of the property.

II.3.10.3 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.3.11 Administrative Procedures

- II.3.11.1 Purpose and Intent
- II.3.11.2 Zoning Administrator Authority
- II.3.11.3 Design Review Committee
- II.3.11.4 Design Review Committee – Appeals Procedure
- II.3.11.5 Site Plan and Architectural Approval
- II.3.11.6 Site Plan and Architectural - Appeals
- II.3.11.7 Conditional Use Permit
- II.3.11.8 Conditional Use Permit - Appeals
- II.3.11.9 Variance
- II.3.11.10 Variance - Appeals

II.3.11.1 Purpose and 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 EastLake III 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 EastLake III SPA 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.3.11.2 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 (“ZA”) Zoning Administrator 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 there 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, industrial 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 commercial, industrial or institutional projects with a total floor area of 20,000 square feet or less. 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:

1. For development with lots averaging <5,000 square feet the required elements are as follows:
 - 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. Existing 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.
2. Location and design of private recreational areas, if applicable.
 3. For development with lots averaging 5,000 to 7,000 square feet the required elements are as follows:
 - a. Tentative Subdivision Map with lots having buildings with enhanced side and rear elevations identified.
 - b. Proposed location, height and setbacks of buildings on typical lots, including typical colors and materials for front elevations; floor area, number of stories, number of units and bedrooms; and, typical design concepts proposed for enhanced rear and side elevations.
 - c. Location, height and size of signs proposed on the property.
 - d. 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.
 - e. Location and design of private recreational areas, if applicable.

The Zoning Administrator shall determine from data submitted whether the proposed use will meet the development standards and design guidelines established in the EastLake III Planned Community District Regulations and Design Guidelines, 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:

1. It is not a purpose of this section that the control of design character 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 EastLake III SPA plan and associated regulatory documents.

2. The siting of any structure on the property, as compared to the siting of other structures in the immediate neighborhood, shall be considered.
3. 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 by Section II.3.9 of the EastLake III Planned Community District regulations.
4. Landscaping is provided in accordance with the EastLake III 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.

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 EastLake III SPA Plan, the purpose and intent of these Planned Community District Regulations, and Design Guidelines;
- 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 of the Planned Community of EastLake.

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.3.11.3 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, commercial 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 EastLake III General Development Plan, EastLake III Sectional Planning Area Plan, Planned Community District Regulations, Design Guidelines and other associated regulatory documents.

II.3.11.4 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 EastLake III General Development Plan, Sectional Planning Area Plan, Planned Community District Regulations, Design Guidelines and other associated regulatory documents.

II.3.11.5 Site Plan and Architectural Approval

The purpose of site plan and architectural approval is only to determine compliance with the EastLake III Sectional Planning Area Plan, Planned Community District Regulations, Design Guidelines, 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. Existing 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 EastLake III Planned Community District Regulations and Design Guidelines, 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:

- 1. 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 EastLake III SPA plan and associated regulatory documents.

2. The siting of any structure on the property, as compared to the siting of other structures in the immediate neighborhood, shall be considered.
3. 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 by Section II.3.9 of the EastLake III Planned Community District regulations.
4. Landscaping is provided in accordance with the EastLake III 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.3.11.6 Site Plan and 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 EastLake III SPA plan and Design Guidelines. 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.3.11.7 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:

1. 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.
2. 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.
3. That the proposed use will comply with the regulations and conditions specified in this code for such use.
4. 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.3.11.8 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.3.11.9 Variance

The granting of a Variance is an administrative act to allow a variation from the strict application of the adopted EastLake III development regulations of the particular zone, and to provide a reasonable use for a parcel 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 parcel 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:

1. 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.
2. 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.

3. That the authorizing of such Variance will not be of substantial detriment to adjacent property, and will not materially impair the purposes of this Chapter or the public interest.
4. 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.3.11.10 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.3.12 Exceptions and Modifications

- II.3.12.1 Height Limitation Exceptions
- II.3.12.2 Projections into Required Yard Permitted
- II.3.12.3 Scenic Highway Setback Encroachments

II.3.12.1 Height Limitation Exceptions

Height limitations stipulated in these regulations shall not apply to:

Church spires, belfries, cupolas, bell towers, 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;

II.3.12.2 Projections into Required Yard Permitted

Certain architectural features may project into required yards or courts as follows:

- A. Cornices, canopies, fire escapes, bay windows, chimneys, balconies, 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.
- B. 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;
- C. 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.

II.3.12.3 Scenic Highway Setback Encroachments

To reduce the potential for building being lined up at the Scenic Highway setback line, to improve functionality, or to encourage a variety of visual characteristics along Olympic Parkway, the Design Review Committee may reduce the otherwise required setback from the Olympic Parkway Scenic Highway.

II.3.13 Enforcement

II.3.13.1 Enforcement by City Officials

II.3.13.2 Actions Deemed Nuisance

II.3.13.3 Remedies

II.3.13.4 Penalties

II.3.13.1 Enforcement by City Officials

The City Council, City Attorney, City Manager, City Engineer, Director of Public Works, Fire Chief, Chief of Police, Director of Building & Housing, Director of Parks and Recreation, Director of Planning, City Clerk and all officials charged with the issuance of licenses or permits shall enforce the provisions of this ordinance. Any permit, certificates or license issued in conflict with the provisions of this ordinance shall be void.

II.3.13.2 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.3.13.3 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.

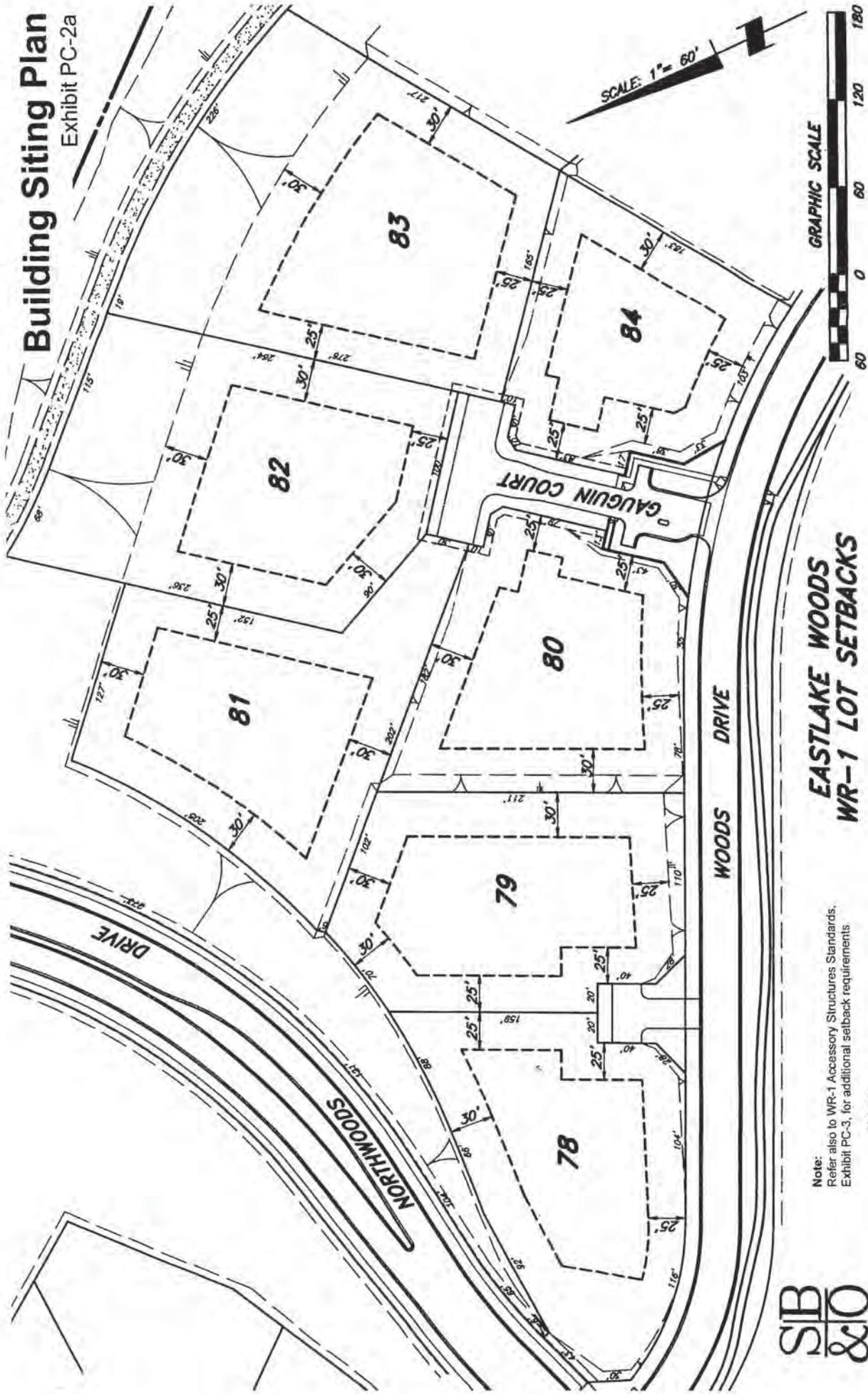
II.3.13.4 Penalties

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.

(EXHIBIT PC-2 Building Siting Plans for RL1 District inserted here)

Building Siting Plan

Exhibit PC-2a



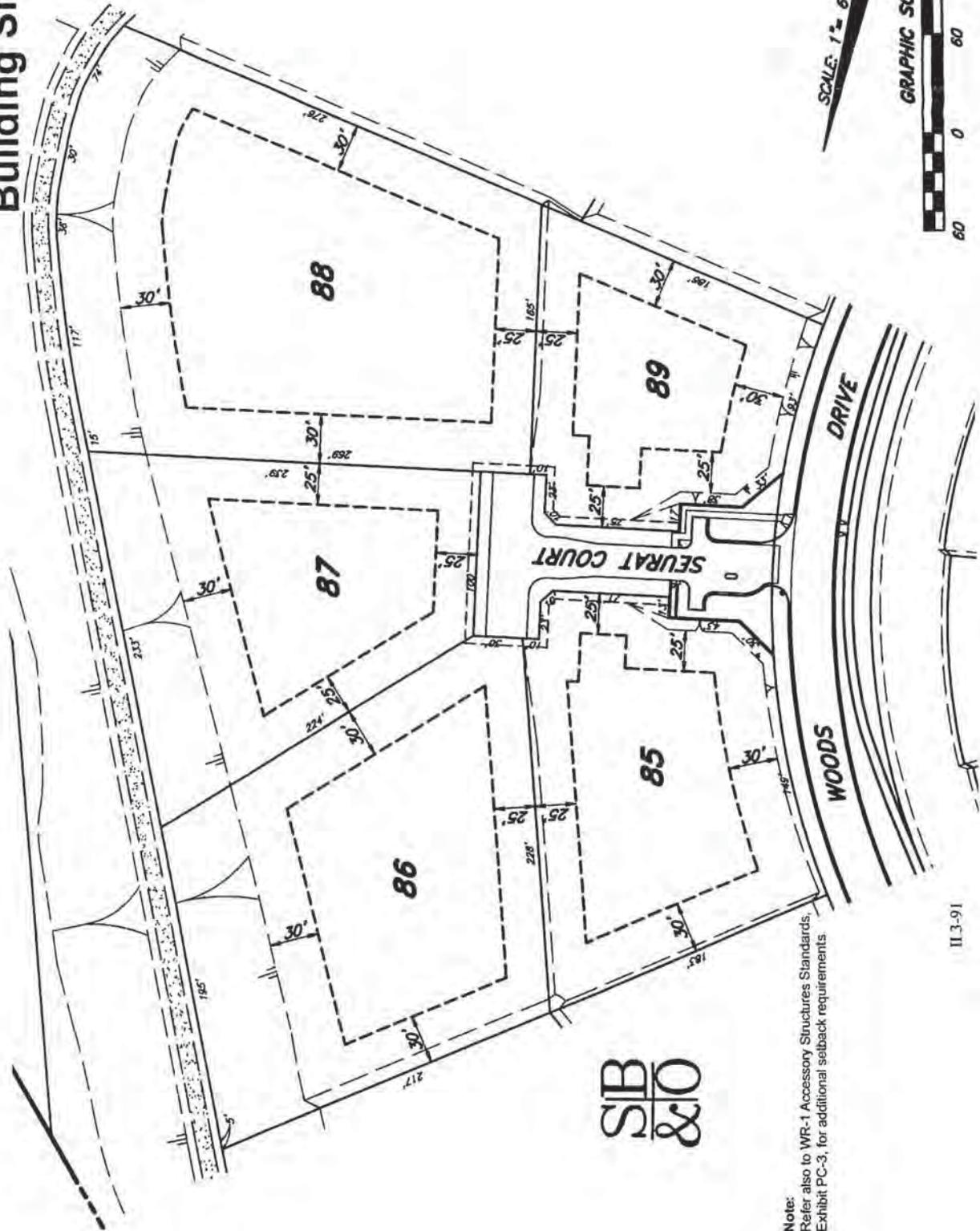
Note:
Refer also to WR-1 Accessory Structures Standards.
Exhibit PC-3, for additional setback requirements

11.3-90

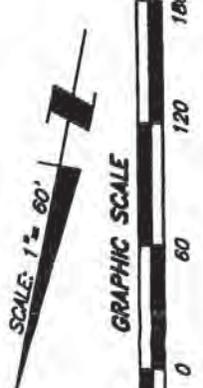
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Building Siting Plan

Exhibit PC-2b

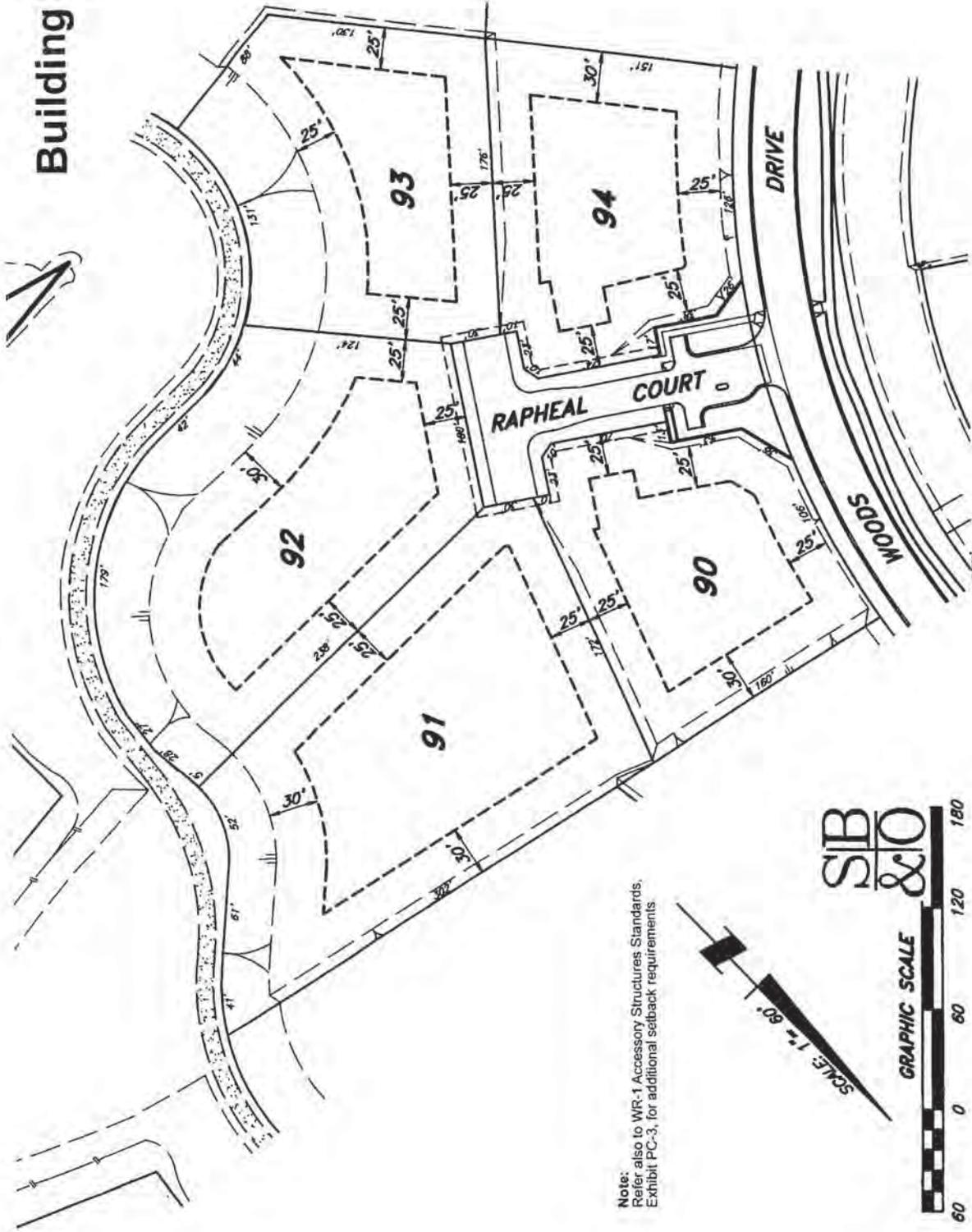


Note:
Refer also to WR-1 Accessory Structures Standards,
Exhibit PC-3, for additional setback requirements.



Building Siting Plan

Exhibit PC-2c



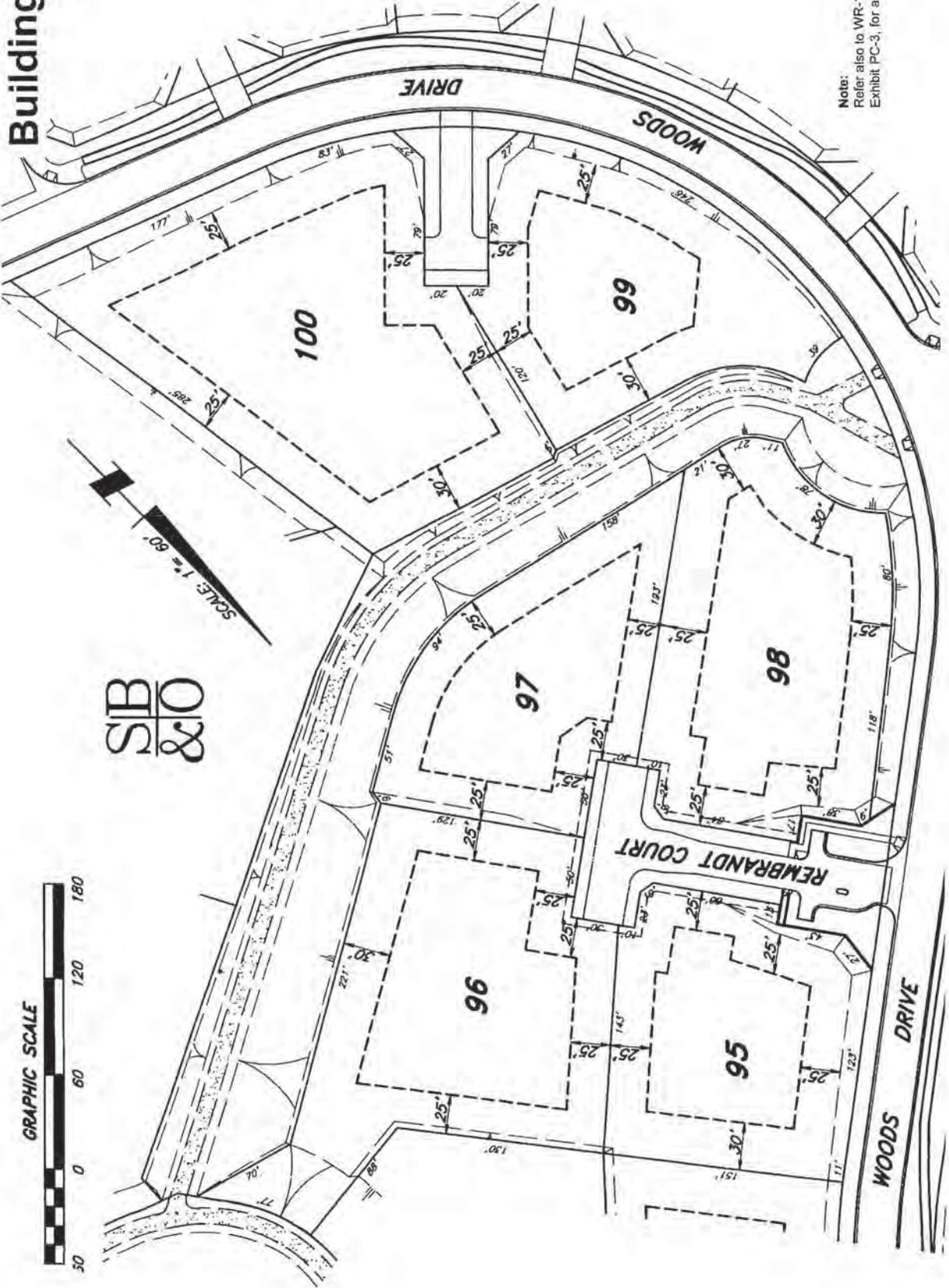
Note:
Refer also to WR-1 Accessory Structures Standards,
Exhibit PC-3, for additional setback requirements



11.3-92

Building Siting Plan

Exhibit PC-2d



SIB
&O

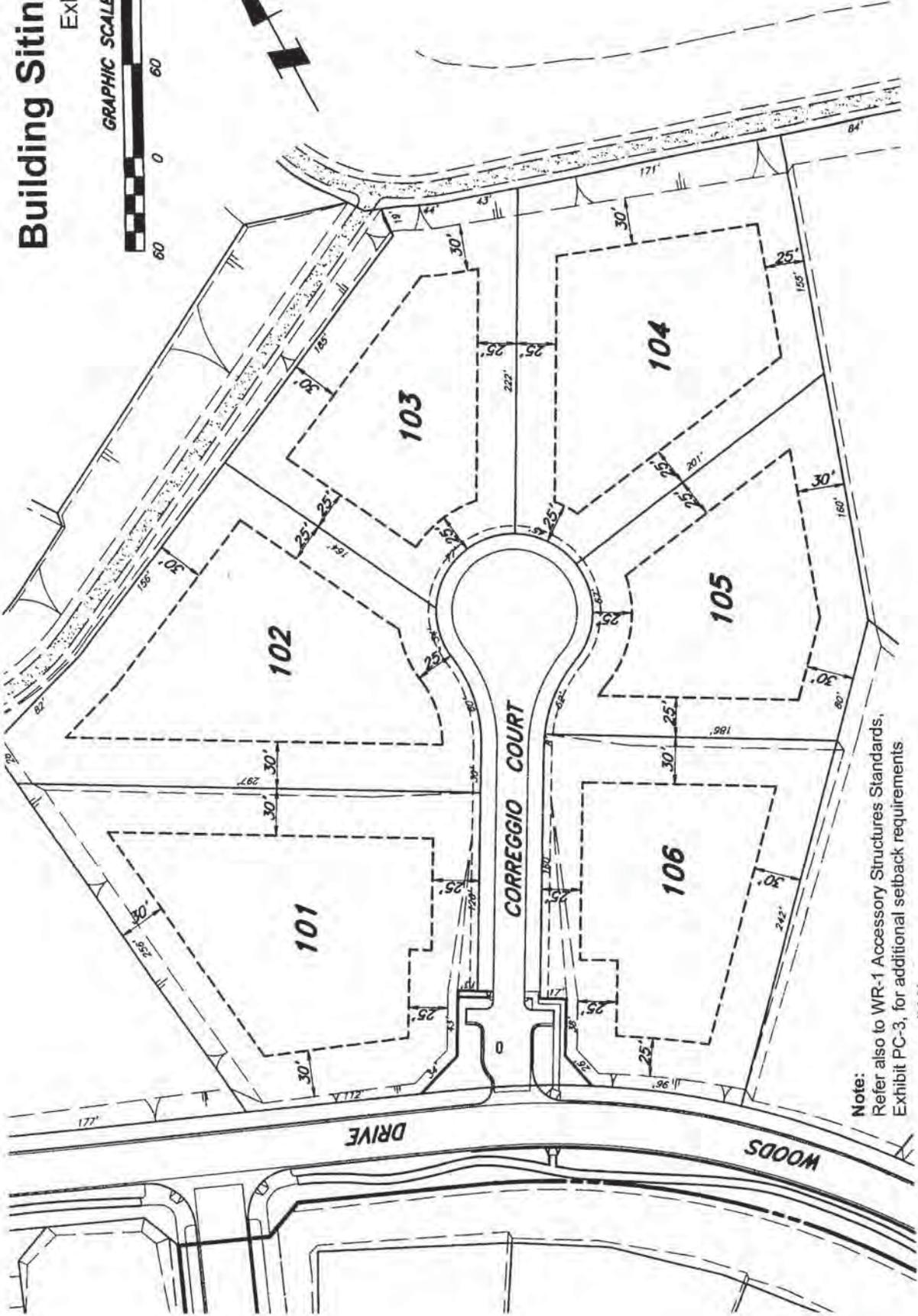
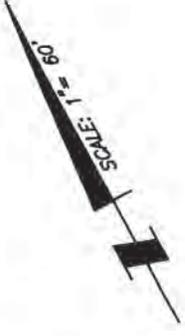


Note:
Refer also to WR-1 Accessory Structures Standards,
Exhibit PC-3, for additional setback requirements

Building Siting Plan

Exhibit PC-2e

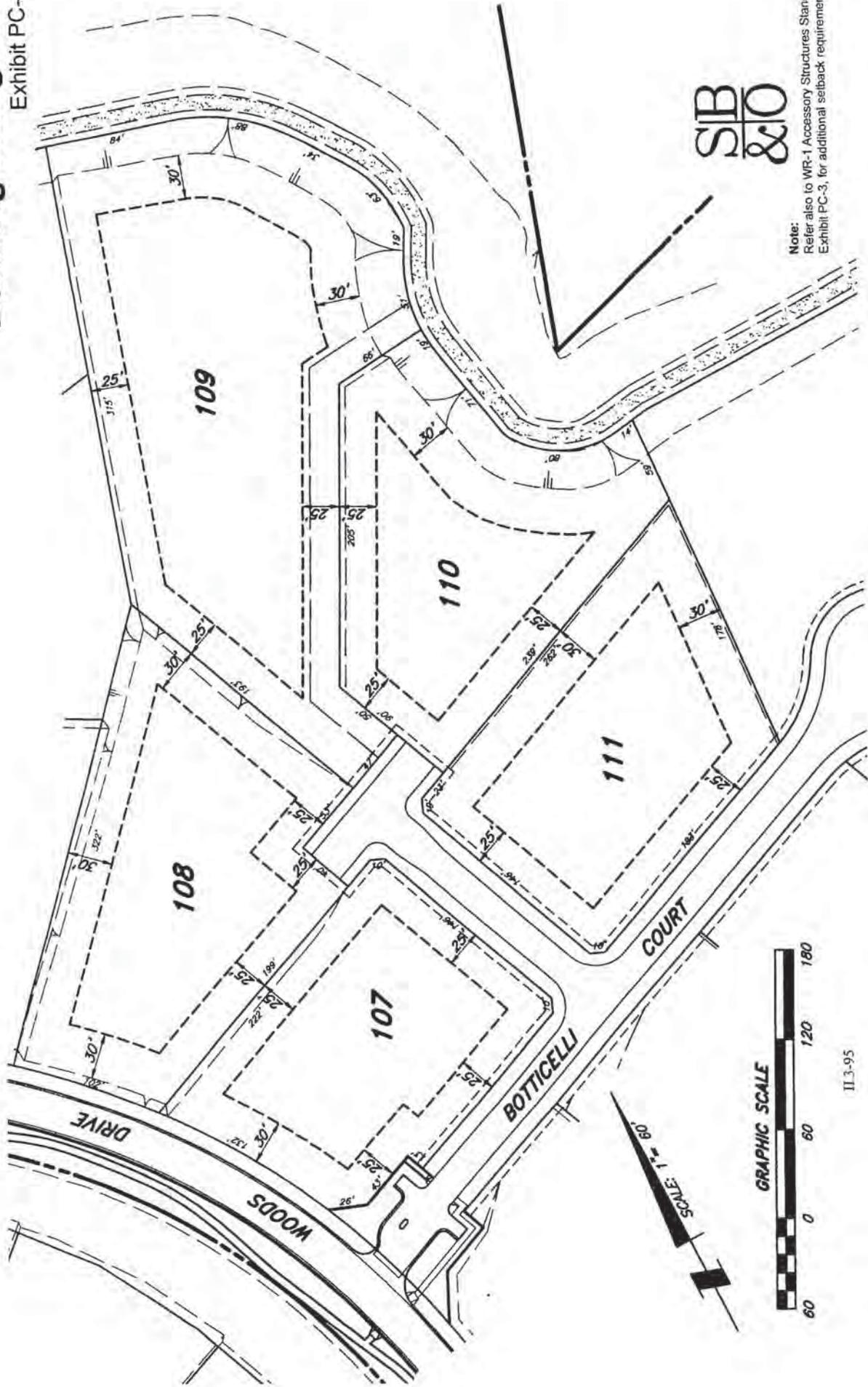
GRAPHIC SCALE



Note:
Refer also to WR-1 Accessory Structures Standards,
Exhibit PC-3, for additional setback requirements.

Building Siting Plan

Exhibit PC-2f



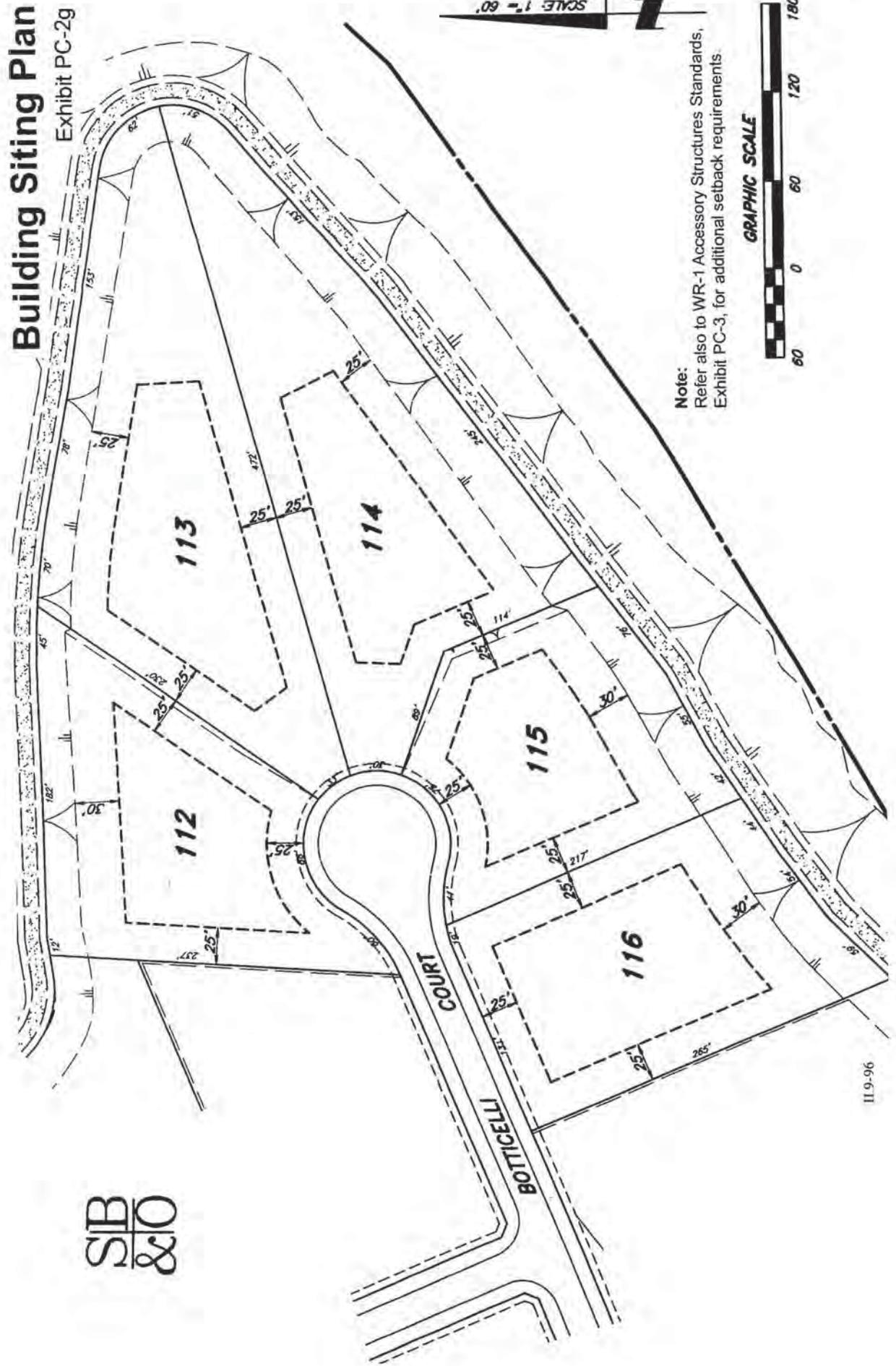
SIB
&O

Note: Refer also to WR-1 Accessory Structures Standards, Exhibit PC-3, for additional setback requirements

11.3-95

Building Siting Plan

Exhibit PC-2g



Note:
Refer also to WR-1 Accessory Structures Standards,
Exhibit PC-3, for additional setback requirements.

GRAPHIC SCALE

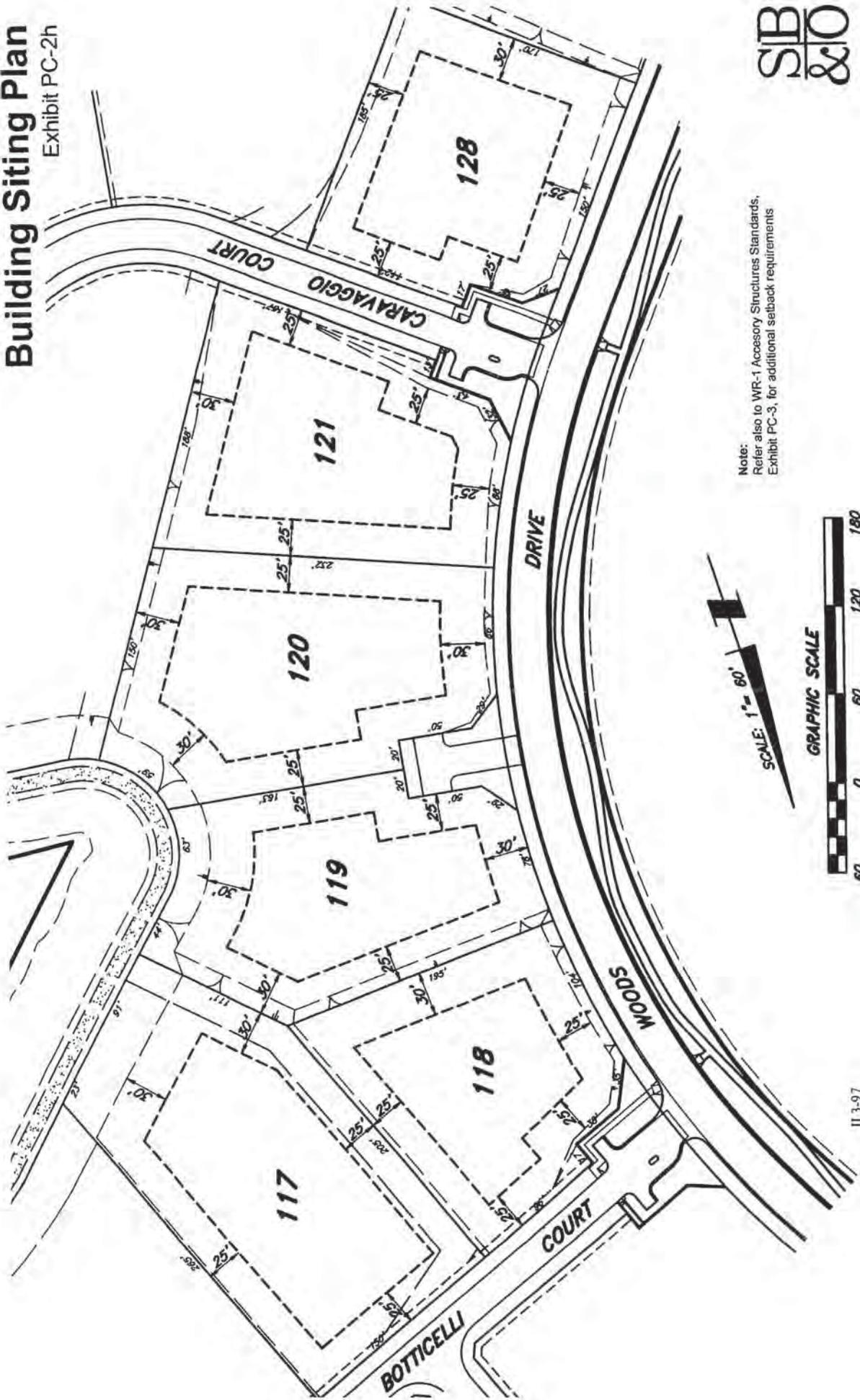


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11.9-96

Building Siting Plan

Exhibit PC-2h



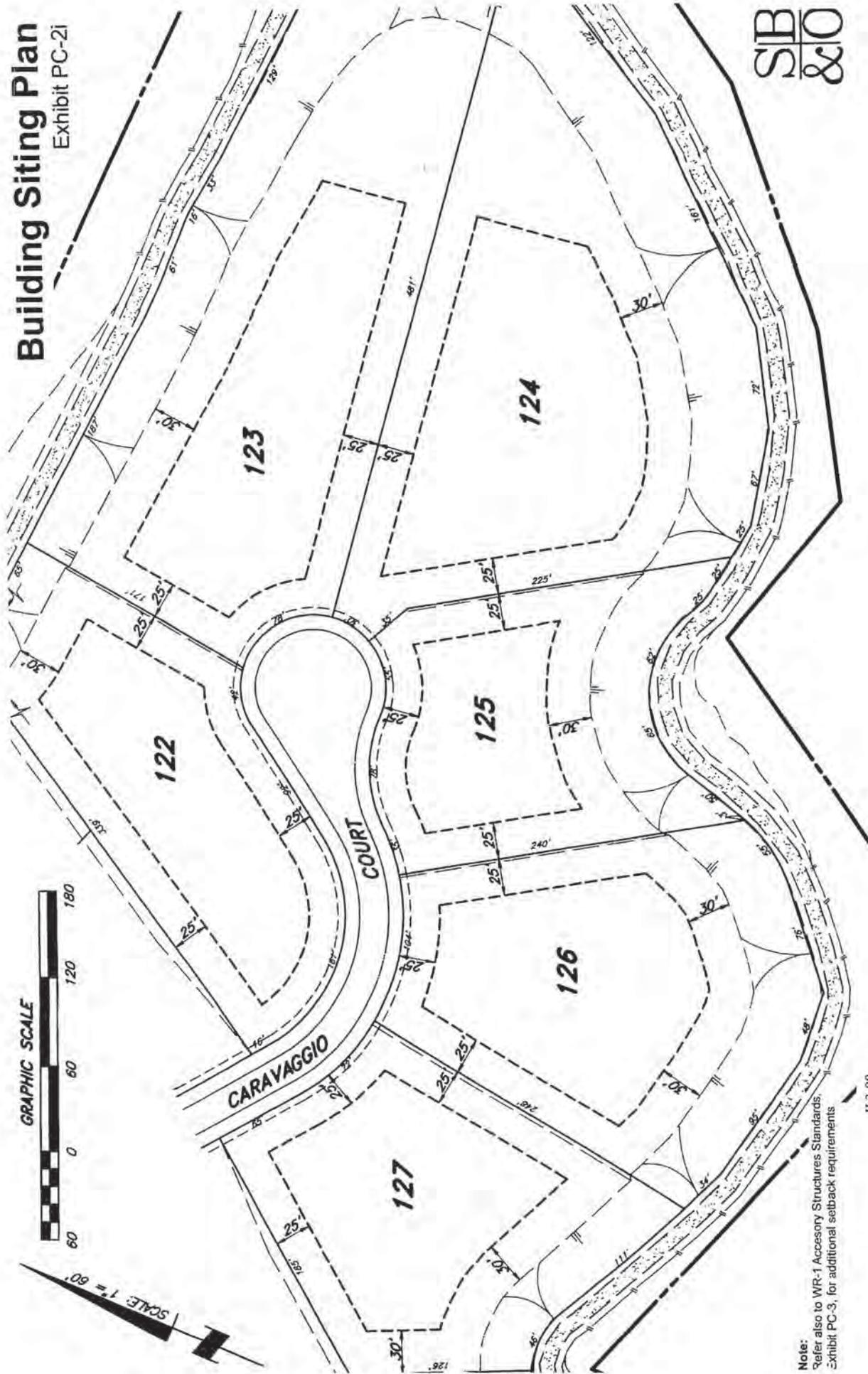
Note:
Refer also to WR-1 Accessory Structures Standards,
Exhibit PC-3, for additional setback requirements



Building Siting Plan

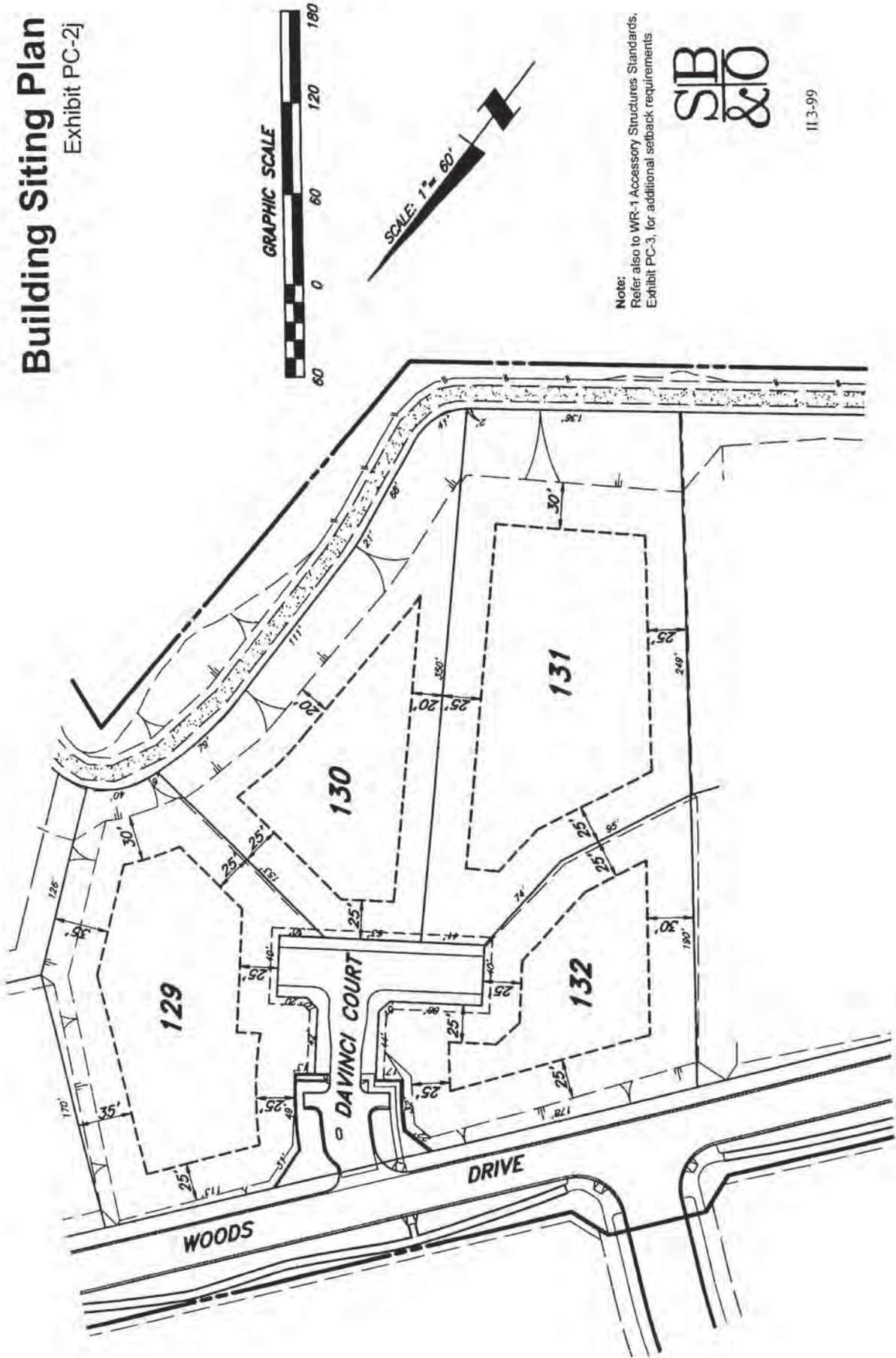
Exhibit PC-2i

SIB
&O



Building Siting Plan

Exhibit PC-2j



Note:
Refer also to WR-1 Accessory Structures Standards,
Exhibit PC-3, for additional setback requirements

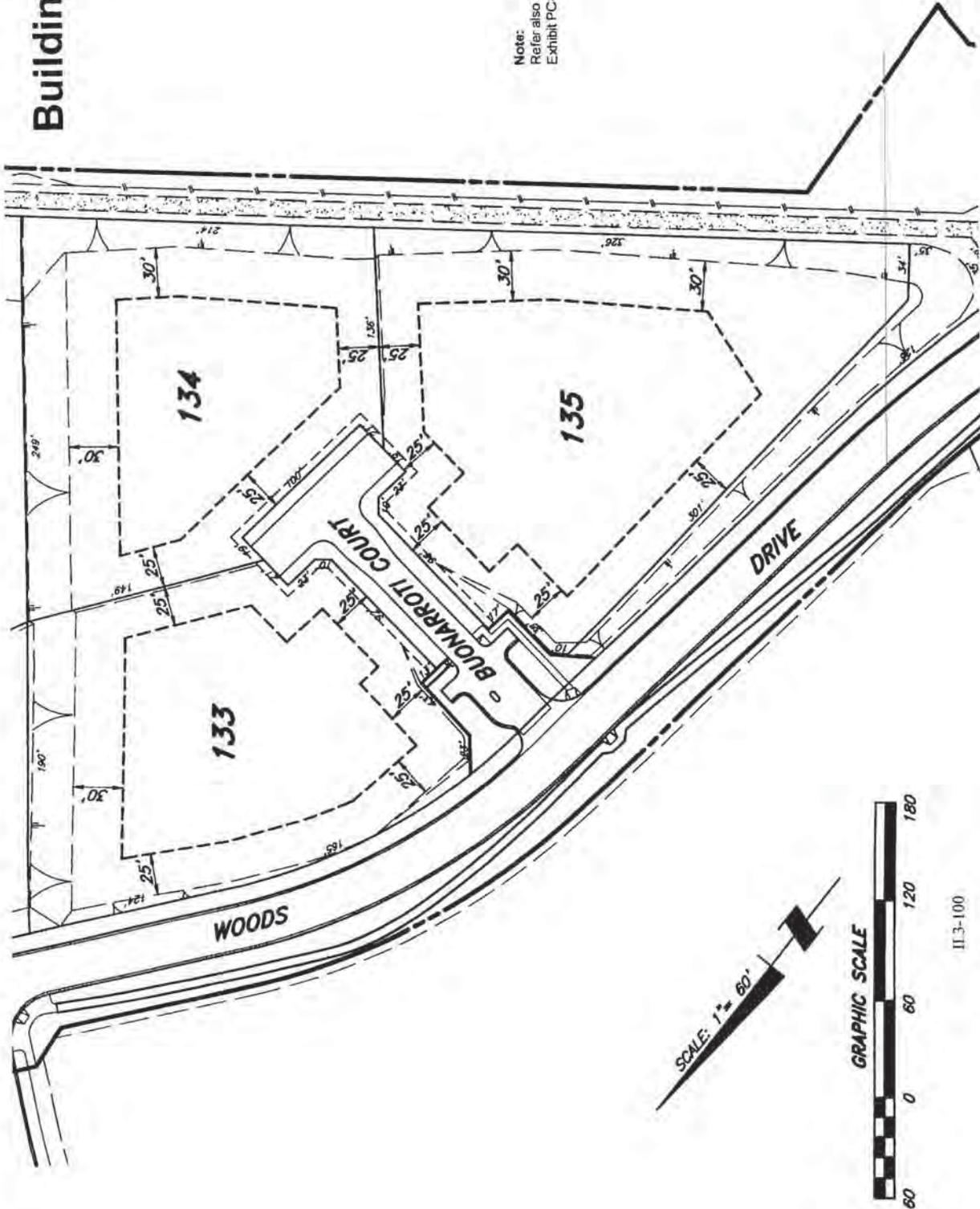


11.3-99

Building Siting Plan

Exhibit PC-2k

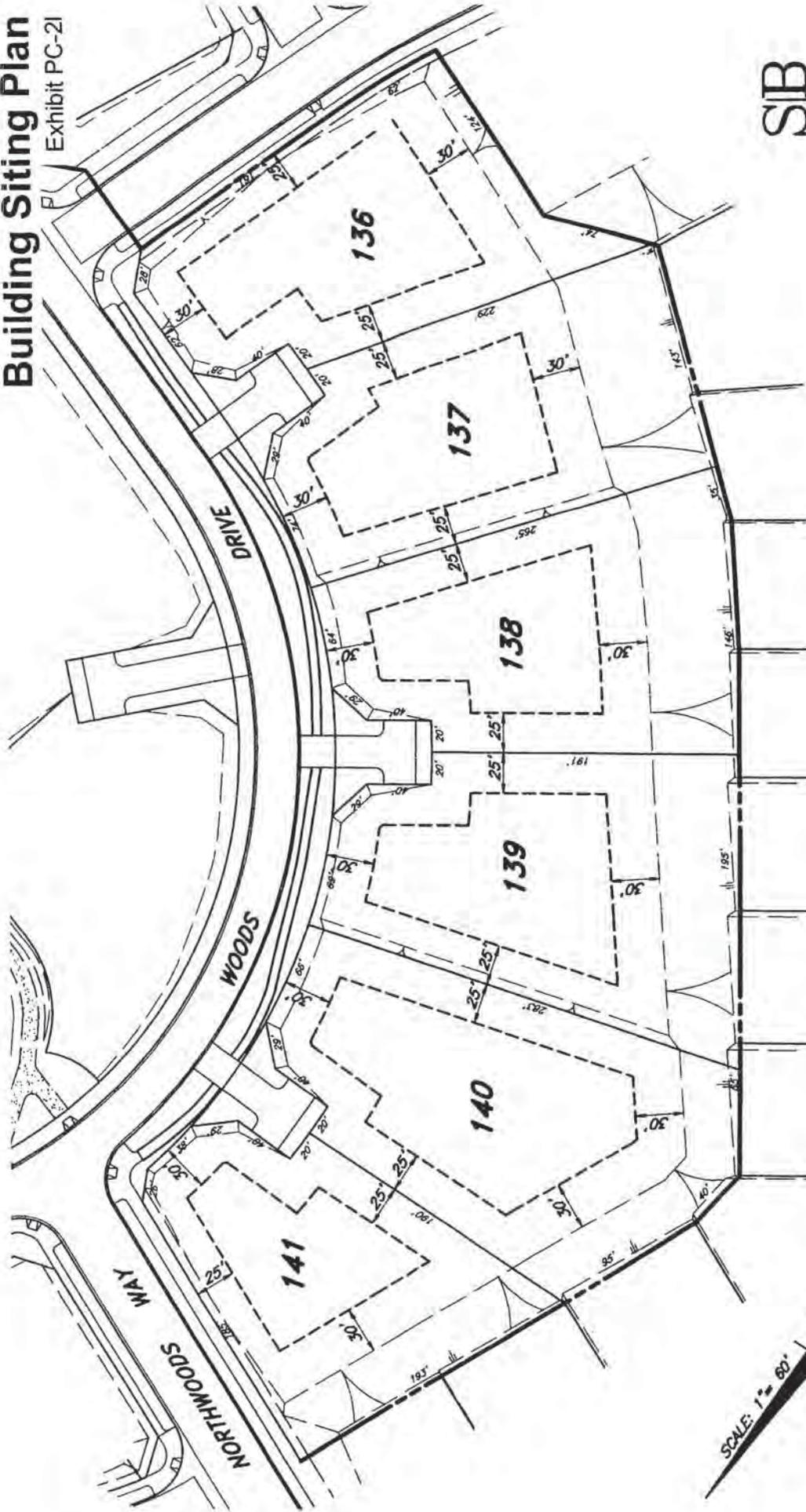
Note:
Refer also to WR-1 Accessory Structures Standards,
Exhibit PC-3, for additional setback requirements



II.3-100

Building Siting Plan

Exhibit PC-21



Note:
Refer also to WR-1 Accessory Structures Standards,
Exhibit PC-3, for additional setback requirements.

SCALE: 1" = 60'



DESIGN GUIDELINES RESIDENTIAL/COMMERCIAL

SECTION IV OF SECTIONAL PLANNING AREA (SPA) PLAN

EASTLAKE III

Adopted July 17, 2001
by Resolution No. 2001-220

Amended November 26, 2002
by Resolution No. 2002-484

Amended June 20, 2006
by Resolution No. 2006-190

Amended April 8, 2008
by Resolution No. 2008-095

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**SECTION II.4
DESIGN GUIDELINES**

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II.4.1 Introduction

II.4.1.1 Purpose

This document is a manual to guide the design of site plans, architecture, and landscape architecture within the EastLake III Sectional Planning Area (SPA) of the EastLake Planned Community. It illustrates the master developer's philosophy and commitment to a high quality, planned development program.

These guidelines are being 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. This manual includes design concepts to guide specific areas of consideration, but more importantly it establishes a design context within which each element is important to the success of the entire program. Just as the entire community can be impacted by a substandard project, carefully crafted design themes and standards can be compromised by inattention to one element of the overall design program. The purpose of this manual is to ensure that all development within EastLake III will maintain a high standard of design through consistency with these published standards to which all project designers are expected to refer. The standards of these guidelines are consistent with those established for previous development phases of the EastLake Planned Community.

While it is the intention of the master developer to allow as much freedom as possible for creative design expression at the parcel and individual project levels, it is sometimes mandatory to precisely control the design of areas critical to the success of the overall community; locations where only a limited number of solutions are acceptable. For these locations, more detailed design solutions are outlined in these guidelines.

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 parcel and review it with the master developer prior to formal application and review of final designs by the City. The City of Chula Vista requires Site Plan and Architectural Review, as well as Landscape Review.

Master Developer Review Process

The review requirements of the master developer are intended to ensure that the builder's intended product and designs meet the standards and criteria for 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 finalized prior to submittal for formal review by the City.

The standards and requirements for Site Plan and Architectural Approval and Design Review are provided for in the EastLake Community District Regulations. Additional specific requirements for application and review procedures are published in the City's Zoning Ordinance.

The City's "Design Manual" provides design guidance for all projects subject to Design Review, including small lot single family and multi-family residential, commercial and industrial projects. The City's Design Manual should be consulted when preparing plans for these projects along with these guidelines. Where in conflict, the EastLake III Design Guidelines take precedence. Where an item is not addressed in these guidelines, the City's Design Manual shall apply.

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. Where in conflict, the EastLake III Design Guidelines shall apply; where an item is not addressed, the city's Design Manual shall apply.

II.4.2.2 Zoning Administrator Design Review

The Zoning Administrator is authorized to consider and approve, disapprove or modify applications on several subjects as provided in Section II.3.11.2 of the EastLake III Planned Community District Regulations.

II.4.2.3 Design Review Committee

The Design Review Committee shall review plans as required by Section II.3.11.3 of the EastLake III Planned Community District Regulations.

II.4.2.4 Appeals

Appeals to Design Review, Site Plan and Architectural Review and provided for in Sections II.3.11.4 and II.3.11.6 of the EastLake III Planned Community District Regulations.

II.4.3 Community Design Concept

II.4.3.1 Community Character

The character of the EastLake Planned Community at the broadest level is established by the EastLake General Development Plans and subsequent SPA Plans. During the preparation of these plans, numerous community design features were established or considered. As individual parcels are developed, attention to these pre-established criteria is necessary to successfully execute the intended design. This section is intended to describe and promote the design features of the EastLake III SPA Plan and to provide guidance for consistent detailed design.

The primary SPA Plan features which influence the character of the EastLake III neighborhoods are the land use and circulation patterns (see Site Utilization Plan, Exhibit 3.1 and Circulation, Exhibit 3.2). The predominate land use is single family detached residential in two neighborhoods, EastLake Woods and EastLake Vistas, with densities ranging from 1.0 du/ac to 6.7 du/ac. This land use will define the primary character of these neighborhoods. In addition, a mixed-use, commercial and higher density residential, “activity center” is located at the southern end of the EastLake Vistas neighborhood, adjacent to the entry to the existing Olympic Training Center (OTC). The character of this area will be distinguished from the single family areas and strongly tied to that of the OTC (see Community Structure, Exhibit 3.3).

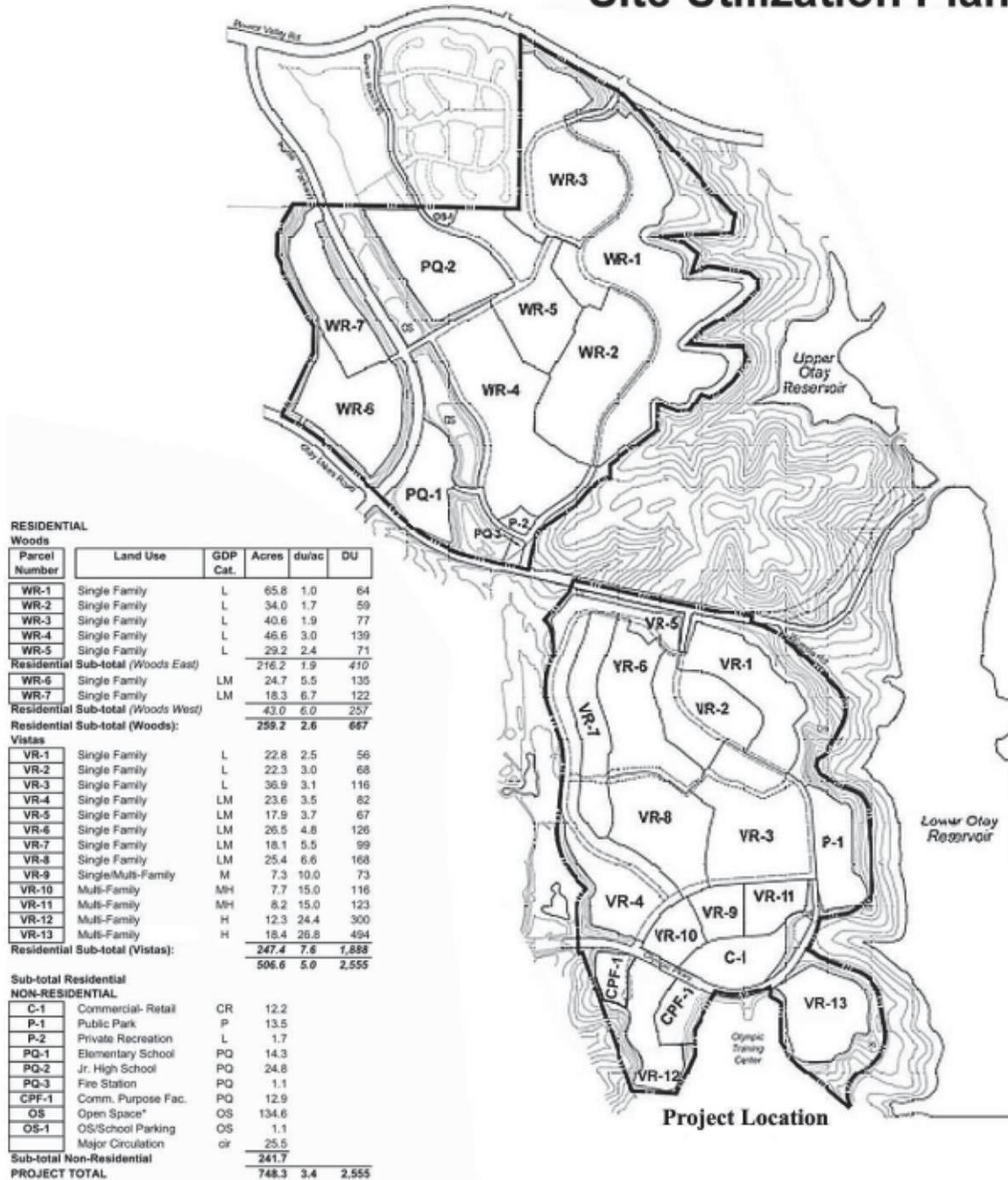
View opportunities are also a significant factor in the design of the project (see View Basins/Opportunities, Exhibit 3.4). Views include local views to the Salt Creek Open Space Corridor Greenbelt on the western edge of the project. To the east, views are of the Otay Lakes Open Space Corridor Greenbelt as well as longer range views of the lakes themselves and mountains beyond. The greenbelts and views serve as major amenities which establish a framework for development. Development along these “green” edges should incorporate physical and visual access to the open area.

Developed recreation will be concentrated in the public park (parcel P-1) overlooking Lower Otay Lake and a smaller private facility at the southern entry to the EastLake Woods neighborhood (parcel P-2), while trails will provide dispersed recreational opportunities within the Greenbelt branches and through the neighborhoods. Scenic vistas from public streets were also carefully considered in the layout of the circulation plan (see Scenic Vistas from Public Streets, Exhibit 3.5).

A unique feature of the EastLake Planned Community is the Community Trail (Thematic Corridor) which provides a connection between the focal points of each neighborhood within the community. It extends from the Swim Club in EastLake Hills, through the lake and Beach Club area of EastLake Shores, to the Village Center site north of Otay Lakes Road. It continues across the road and through the Activity Corridor area of EastLake Greens along EastLake Parkway, and then through the center of the neighborhood, past the clubhouse area. From this point, it extends eastward through EastLake Trails and across Salt Creek to EastLake Vistas, terminating at the overlook park. The Community Trail is defined by special landscaping and enhanced trail design, as detailed below.

The primary design influences on the EastLake III SPA are described in Section II.2.2 of the SPA Plan and summarized in Design Features & Considerations, Exhibit 3.6.

Site Utilization Plan



RESIDENTIAL

Woods

Parcel Number	Land Use	GDP Cat.	Acres	du/ac	DU
WR-1	Single Family	L	65.8	1.0	64
WR-2	Single Family	L	34.0	1.7	59
WR-3	Single Family	L	40.6	1.9	77
WR-4	Single Family	L	46.6	3.0	139
WR-5	Single Family	L	29.2	2.4	71
Residential Sub-total (Woods East)			216.2	1.9	410
WR-6	Single Family	LM	24.7	5.5	135
WR-7	Single Family	LM	18.3	6.7	122
Residential Sub-total (Woods West)			43.0	6.0	257
Residential Sub-total (Woods):			259.2	2.6	667

Vistas

VR-1	Single Family	L	22.8	2.5	56
VR-2	Single Family	L	22.3	3.0	68
VR-3	Single Family	L	36.9	3.1	116
VR-4	Single Family	LM	23.6	3.5	82
VR-5	Single Family	LM	17.9	3.7	67
VR-6	Single Family	LM	26.5	4.8	126
VR-7	Single Family	LM	18.1	5.5	99
VR-8	Single Family	LM	25.4	6.6	168
VR-9	Single/Multi-Family	M	7.3	10.0	73
VR-10	Multi-Family	MH	7.7	15.0	116
VR-11	Multi-Family	MH	8.2	15.0	123
VR-12	Multi-Family	H	12.3	24.4	300
VR-13	Multi-Family	H	18.4	26.8	494
Residential Sub-total (Vistas):			247.4	7.6	1,888
Sub-total Residential			506.6	5.0	2,555

NON-RESIDENTIAL

C-1	Commercial-Retail	CR	12.2		
P-1	Public Park	P	13.5		
P-2	Private Recreation	L	1.7		
PQ-1	Elementary School	PQ	14.3		
PQ-2	Jr. High School	PQ	24.8		
PQ-3	Fire Station	PQ	1.1		
CPF-1	Comm. Purpose Fac.	PQ	12.9		
OS	Open Space*	OS	134.6		
OS-1	OS/School Parking	OS	1.1		
	Major Circulation	cr	25.5		
Sub-total Non-Residential			241.7		
PROJECT TOTAL			748.3	3.4	2,555



Exhibit 3.1

Circulation Plan

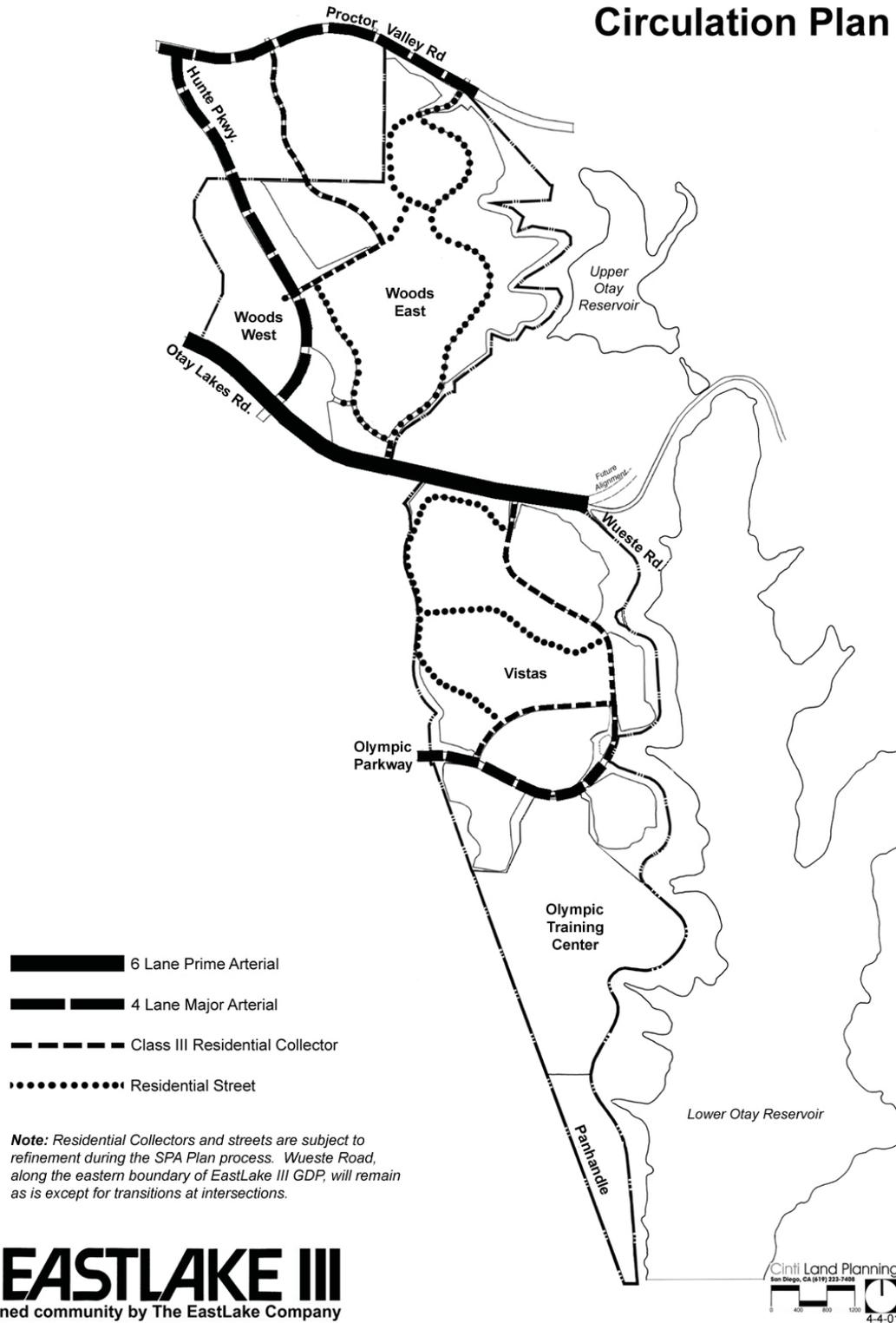
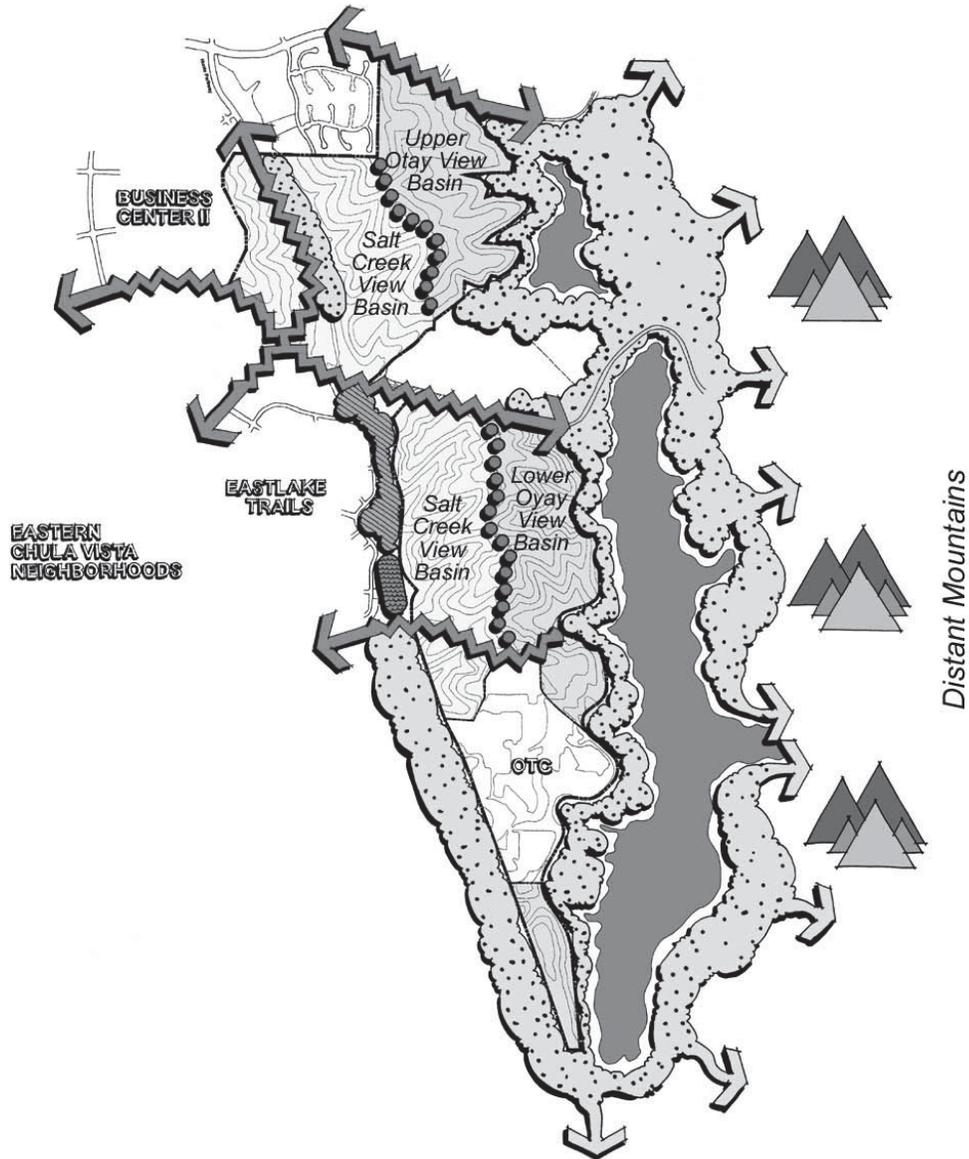


Exhibit 3.2



Exhibit 3.3

View Basins/Opportunities

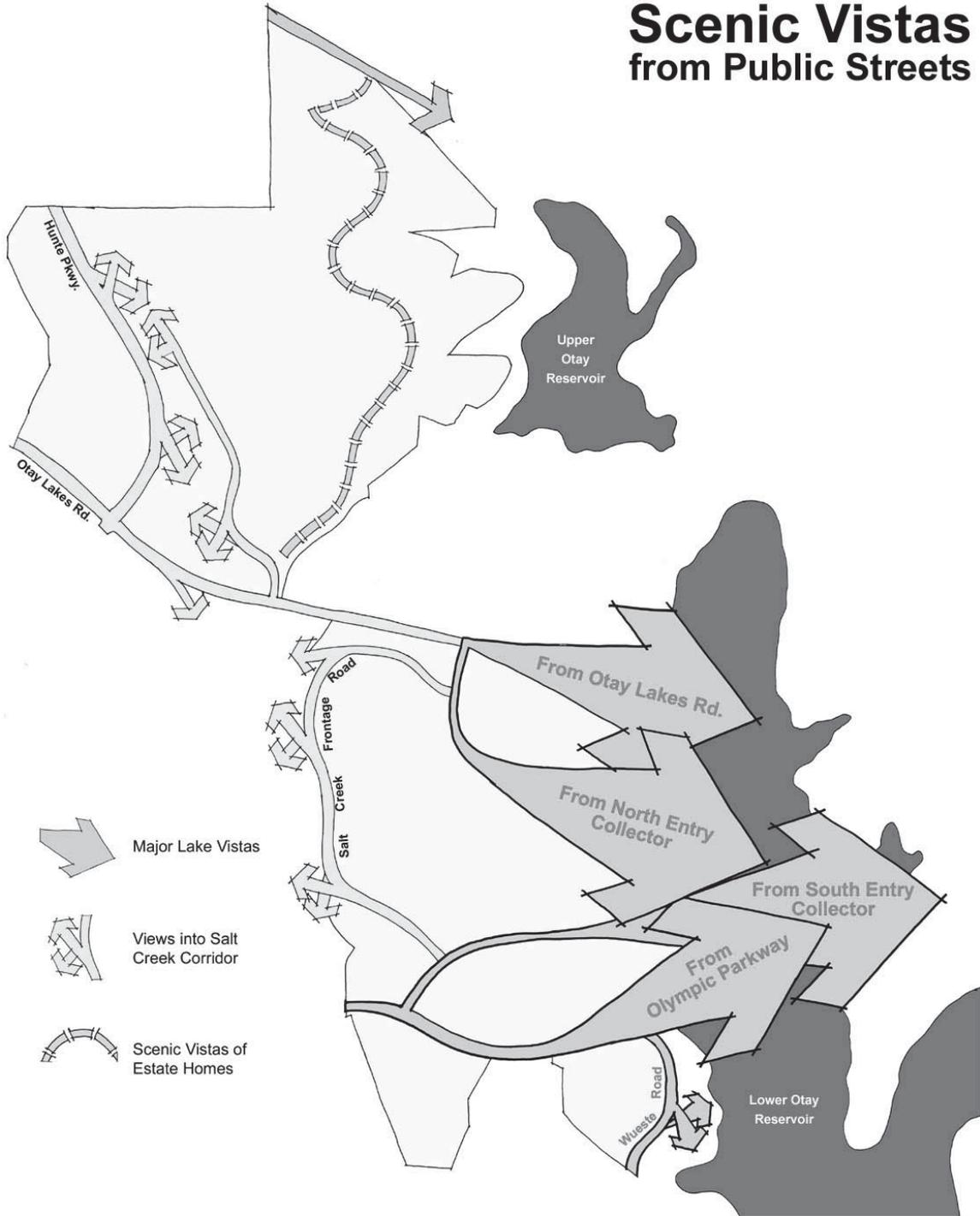


EASTLAKE III SPA
A planned community by The EastLake Company

Cinti Land Planning
San Diego, CA (619) 223-7408
9-5-00

Exhibit 3.4

Scenic Vistas from Public Streets



EASTLAKE III SPA
A planned community by The EastLake Company

Cinti Land Planning
San Diego, CA (619) 223-7408
0 400 800 1200 9-5-00

Exhibit 3.5

Design Features & Considerations

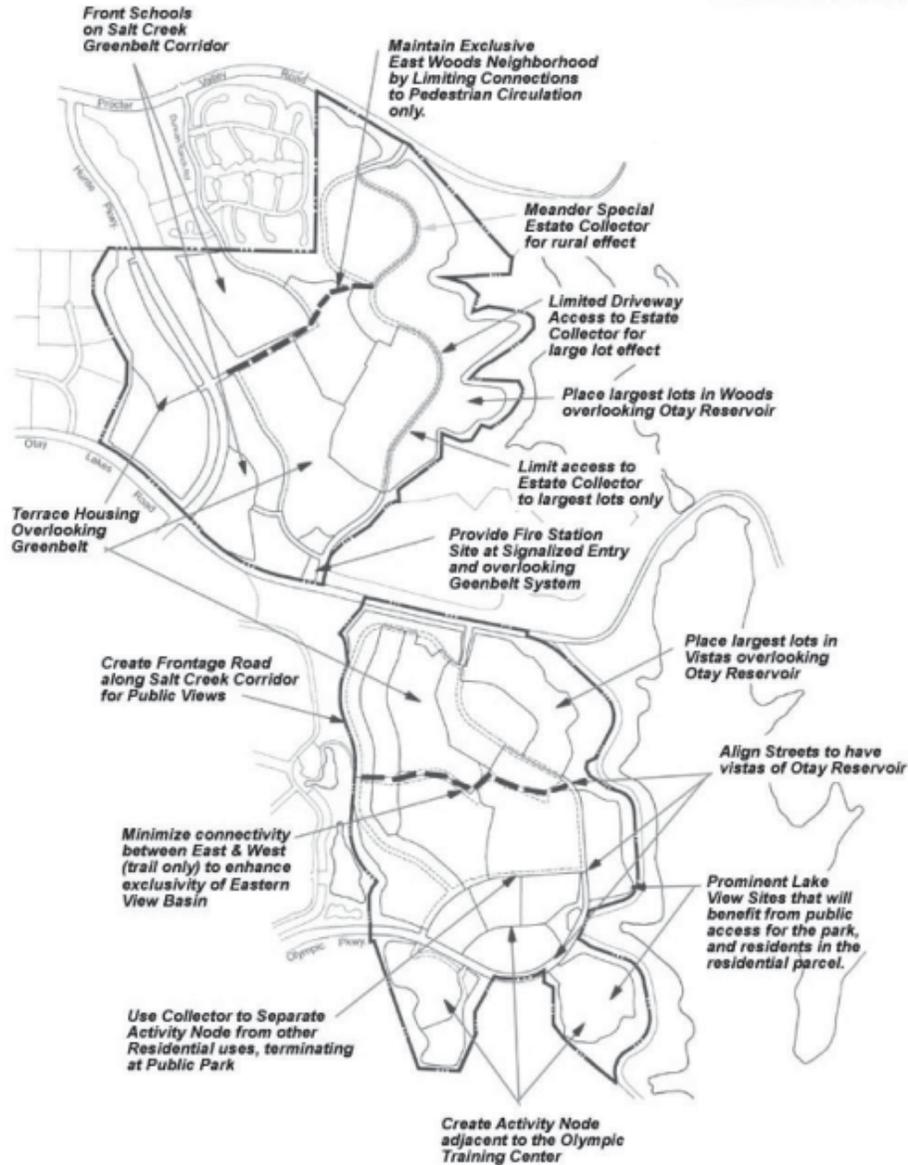


Exhibit 3.6

II.4.3.2 Community Landscape Design

The purpose of the General Landscape Plan is to establish the overall landscape of the EastLake III community. Since various entities will be responsible for the planning and implementation of landscape improvements, this information will provide the general guidance necessary to achieve a visually compatible landscape that is well balanced in water and maintenance demands.

The General Landscape Plan (see Exhibit 3.6) 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.

Any landscaping within the Otay Lakes Reservoir basins should be designed in conformance with the City of San Diego's Watershed Protection Guidelines.

II.4.3.2.1 Street Trees

Neighborhoods

Each neighborhood will have dominant theme trees and accent trees. The trees will be used at the major internal streets of the neighborhood. Trees will be selected from the following list:

EastLake Woods Neighborhood Theme and Accent Trees:

QUERCUS ILEX*	HOLLY OAK
PLATANUS ACERIFOLIA*	LONDON PLANE TREE
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
PINUS PINEA	ITALIAN STONE PINE

* *Special installation conditions apply.*

EastLake Vistas Neighborhood Theme and Accent Trees:

JACARANDA MIMOSIFOLIA	JACARANDA
PINUS ELДАРICA	AFGHAN PINE

For additional identification, each parcel within a neighborhood may have a designated street tree to be selected from the following list:

EastLake Woods Neighborhood Parcels Street Trees:

CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
ALBIZZIA JULIBRISSIN	SILK TREE
CHITALPA T. 'PINK DELIGHT'	TASHKENT CHITALPA
CUPANIOPSIS ANACARDIOIDES*	CARROTWOOD TREE
KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
METROSIDEROS TOMENTOSUS	NEW ZEALAND XMAS TREE
OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE
PINUS ELДАРICA	AFGHAN PINE
PISTACIA CHINENESIS	CHINESE PISTACHE
PLATANUS ACERIFOLIA*	LONDON PLANE TREE
PODOCARPUS GRACILIOR	FERN PINE
PYRUS CALLERYANA	ORNAMENTAL PEAR

EastLake Vistas Neighborhood Parcels Street Trees:

BAUHINIA PURPUREA	PURPLE ORCHID TREE
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
CHITALPA T. 'PINK DELIGHT'	TASHKENT CHITALPA
CUPANIOPSIS ANACARDIOIDES*	CARROTWOOD TREE
JACARANDA MIMOSIFOLIA	JACARANDA
KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
METROSIDEROS TOMENTOSUS	NEW ZEALAND XMAS TREE
PODOCARPUS GRACILIOR	FERN PINE

* *Special installation conditions apply.*

Paths

Paths include streets and significant pedestrian corridors. The hierarchy of paths is as follows:

Exterior arterials (Otay Lakes Road, Hunte Parkway and Olympic Parkway, Proctor Valley Road). Tree patterns for these major streets already exist. These patterns will be extended through the EastLake Woods and Vistas neighborhoods for visual continuity.

Otay Lakes Road:

LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
PINUS CANARIENSIS	CANARY ISLAND PINE
PYRUS CALLERYANA 'ARISTOCRAT'	ORNAMENTAL PEAR

Hunte Parkway:

KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
PINUS ELДАРICA	AFGHAN PINE
PYRUS CALLERYANA 'ARISTOCRAT'	ORNAMENTAL PEAR
QUERCUS ILEX*	HOLLY OAK
SCHINUS MOLLE*	CALIFORNIA PEPPER

Proctor Valley Road:

SCHINUS MOLLE*	CALIFORNIA PEPPER
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* *Special installation conditions apply.*

Olympic Parkway:

CASSIA LEPTOPHYLLA
 CHITALPA T. 'PINK DELIGHT'
 JACARANDA MIMOSIFOLIA
 PHOENIX DACTYLIFERA 'MEDJOL'
 PINUS CANARIENSIS

GOLD MEDALLION TREE
 TASHKENT CHITALPA
 JACARANDA
 DATE PALM
 CANARY ISLAND PINE

Landscaping at Olympic Parkway must conform to the City's landscape Master Plan for this designated scenic highway.

Major Internal Streets:

As defined in the neighborhood section.

Minor Internal Streets:

As defined in the neighborhood section.

Thematic Corridor:

The thematic corridor (community trail) provides the common pedestrian link to various community elements within the EastLake Planned Community. It transverses the EastLake Vistas neighborhood west to east as an off-street trail, called the Paseo. The thematic corridor tree throughout the EastLake Community is the *Populus fremontii* "Nevada" (male specimens). The common name is Western or Fremont Cottonwood. Special installation conditions shall apply.

Entry Nodes

These are common points of entry and significant intersections. A tree which differs from the adjacent path and district trees will be used to provide a distinct accent statement and sense of arrival at entries. The hierarchy of entries is as follows: community entry, major neighborhood entry, minor neighborhood entry, and individual site entry (*i.e.*, park entry, community facility entry, *etc.*). Entries are discussed in greater detail in Section II.4.3.7.

Community Landmark

Community landmarks are unique use areas within the neighborhood such as schools, parks and CPF sites. Each landmark should have a distinct landscape character. Based on its specific location, appropriate neighborhood, path, and entry trees should be incorporated.

II.4.3.2.2 Landscape Intensity Zones

Landscape areas have been coded to create a community landscape that is sensitive to visual impacts, water conservation and maintenance requirements. For example, entries which are visibly prominent, will require higher water and maintenance levels, while erosion controls slopes will require less. For purposes of consistency, the codes for landscape area are similar to the City of Chula Vista's open space coding system. There is some variation for suitability

to the EastLake III community. See Exhibits 3.8a and b for the location of the various Landscape Intensity Zones.

Code 1: Ornamental or high maintenance landscape - Areas containing permanent irrigation planted in ground cover, shrubs, and trees shall be kept weed free. Any areas not fully covered with planted ground cover are to be replanted and grown to fully cover the area during the normal growing season. Weeding is necessary to create a well manicured appearance.

Code 2: Turf Areas - Lawn area with automatic irrigation systems. Maintenance is necessary to create a well manicured appearance.

Code 3: Irrigated and Erosion Control Slopes and Other Areas - Areas containing permanent irrigation systems initially planted with ground cover or hydroseed mix, shrubs and trees from containers, shall be kept weed free as required. The intent is to maintain healthy, weed free, vegetation for slope stabilization and other landscape areas.

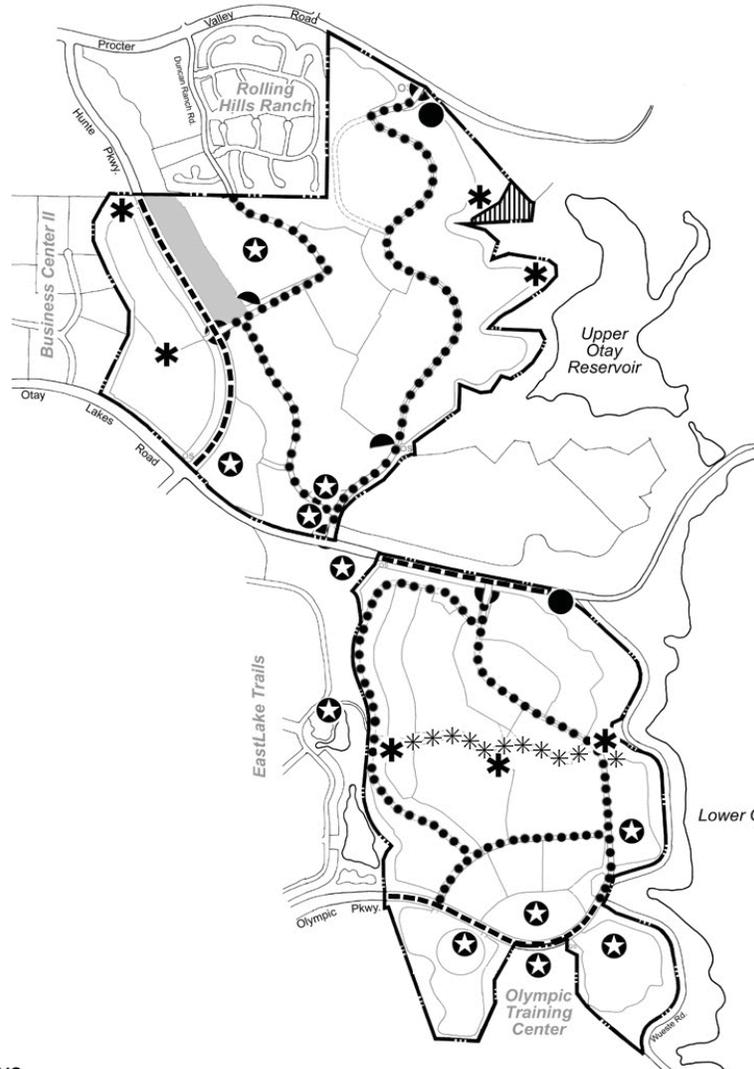
Code 4: Non-irrigation or temporary irrigated native or drought tolerant areas - Areas containing plant materials to be naturalized. Temporary irrigation may be required for establishment. Not to exceed twice per year, vegetation may be selectively cut back to 6" high or as appropriate to the plant species.

Code 5: Undisturbed open space - These are no undisturbed existing open space areas.

A recommended list of plant materials follows. Species are broken down by location, plant type and landscape code. Additional plants may be added subject to approval.

The General Landscape Plan also indicates proposed environmental landscape areas. These areas include wetland mitigation and an Otay Tar Plant Preserve. These areas will be addressed in detail as part of the environmental permitting process and detailed requirements will be established by permitting agencies.

General Landscape Plan



Paths

- Exterior Arterials
- Main Interior Streets
- * * * * * Thematic Corridor

Entry Monuments

- ◐ Neighborhood Entry
- ◑ Neighborhood Entry
- Community Entry

Landmarks

- ⊕ Major Landmark
- * Minor Landmark

Environmental

-  Otay Tar Plant Preserve
-  Wetland Mitigation

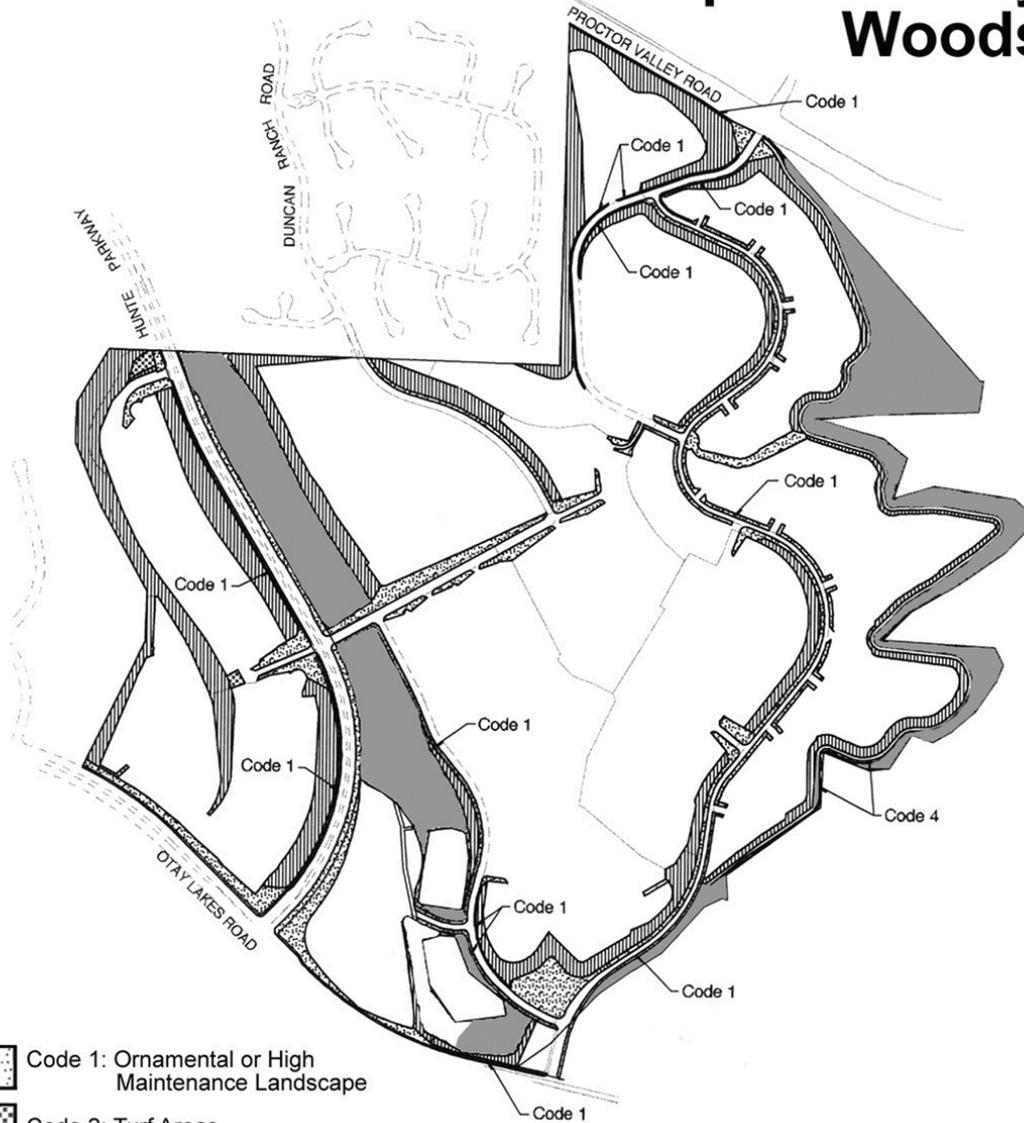
(Refer to engineering plans for precise boundaries of environmental areas depicted)

Source: ONA, Inc



Exhibit 3.7

Landscape Intensity Woods



-  Code 1: Ornamental or High Maintenance Landscape
-  Code 2: Turf Areas
-  Code 3: Irrigation and Erosion Control Slopes
-  Code 4: Non-irrigated Native or Drought Tolerant Areas
-  Code 5: Undisturbed Open Space

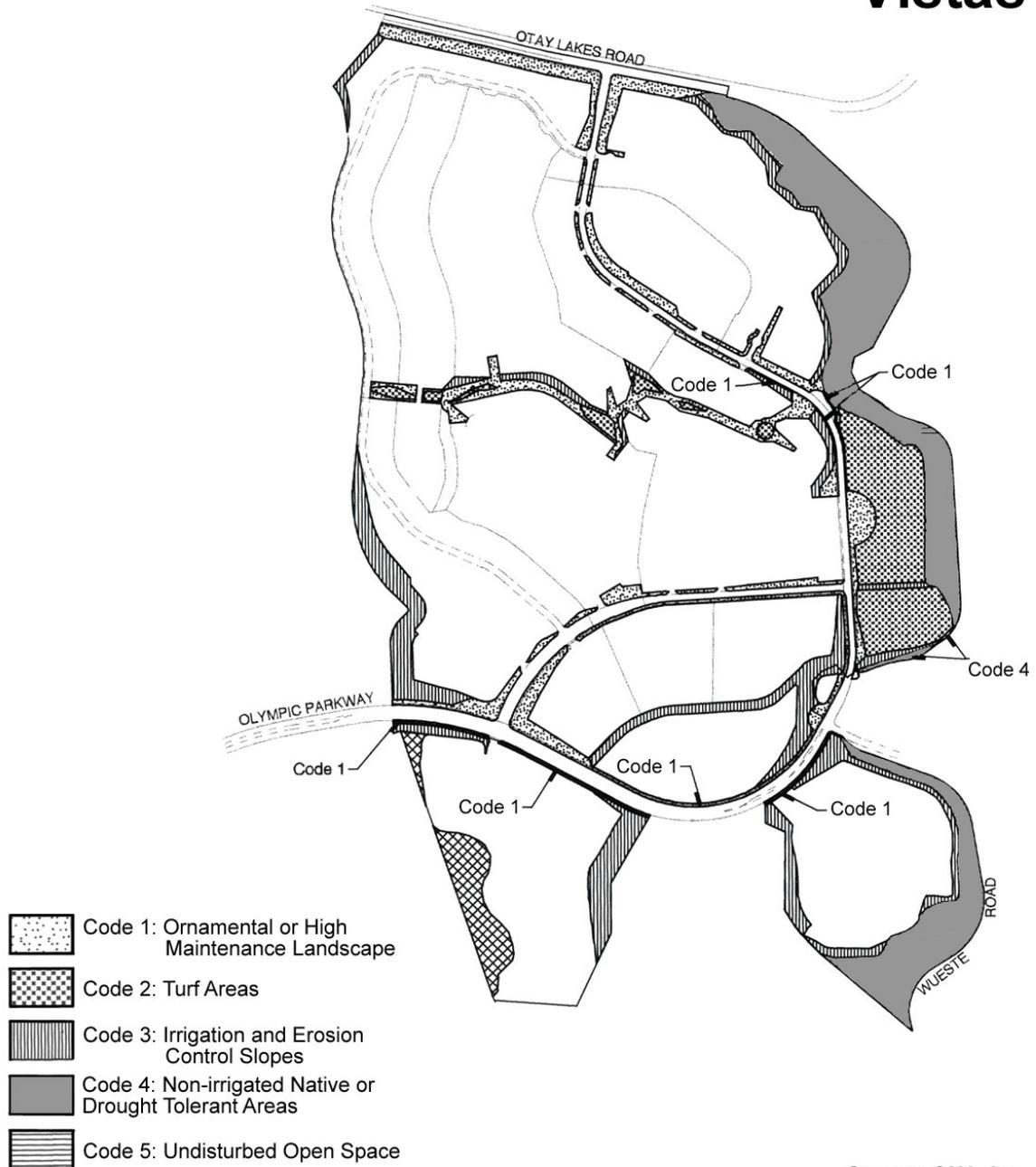
EASTLAKE III SPA
A planned community by The EastLake Company

Source: ONA, Inc.



Exhibit 3.8a

Landscape Intensity Vistas



EASTLAKE III SPA
A planned community by The EastLake Company

Source: ONA, Inc.



Exhibit 3.8b

EASTLAKE III: Vistas - General Landscaping Plant Palette**Thematic Corridor Trees (Landscape Code 1)**

POPULUS FREMONTII 'NEVADA'	FREMONT COTTONWOOD
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Parkways, Entries, and Open Space (Landscape Code 1 & 3)**TREES**

ARBUTUS UNEDO	STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
CUPANIOPSIS ANACARDIODES*	CARROTWOOD TREE
JACARANDA MIMOSIFOLIA	JACARANDA
KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
LAGERSTROEMIA SPP.	CRAPE MYRTLE
METROSIDEROS TOMENTOSUS	NEW ZEALAND XMAS TREE
PINUS CANARIENSIS	CANARY ISLAND PINE
PINUS ELDERICA	AFGHAN PINE
PLATANUS RACEMOSA*	CALIFORNIA SYCAMORE
POPULUS FREMONTII 'NEVADA'*	FREMONT COTTONWOOD
QUERCUS AGRIFOLIA*	COAST LIVE OAK
RHUS LANCEA	AFRICAN SUMAC
SCHINUS MOLLE*	CALIFORNIA PEPPER
TRISTANIA CONFERTA	BRISBANE BOX
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
OLEA EUROPAEA 'WILSINII'	OLIVE TREE
SYAGRUS ROMANZOFIANUM	QUEEN PALM

SHRUBS

ABELIA PROSTRATA	PROSTRATE ABELIA
AGAPANTHUS AFRICANUS CV.	LILY OF THE NILE
ARTEMESIA 'POWIS CASTLE'	POWIS CASTLE WORMWOOD
BUXUS M. JAPONICA	JAPANESE BOXWOOD
CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLEBRUSH
DIETES BICOLOR	FORTNIGHT LILY
ESCALLONIA FRADESII	ESCALLONIA
GREVILLEA SPP.	GREVILLEA
HEMEROCALLIS HYB.	EVERGREEN HYBRID DAYLILY
HETEROMELES ARBUTIFOLIA	CALIFORNIA HOLLY
LANTANA MONTEVIDENSIS	LAVENDER LANTANA
LAVANDULA SPP.	LAVENDER
MYRTIS C. 'COMPACTA'	DWARF MYRTLE
NANDINA 'HARBOUR DWARF'	HEAVENLY BAMBOO
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE
PHORMIUM SPP.	NEW ZEALAND FLAX
PITTOSPORUM SPP.	VARIEGATED TOBIRA
RAPHIOLEPIS INDICA	INDIA HAWTHORN
ROSMARINUS SPP.	ROSEMARY
TULBAGHIA VIOLACEA	SOCIETY GARLIC
WESTRINGIA FRUTICOSA	COAST ROSEMARY
AZALEA SOUTHERN INDICA	AZALEA
PODOCARPUS	LONG LEAF YELLOW WOOD
STRELIZIA REGINA	BIRD OF PARADISE

* *Special installation conditions apply.*

GROUND COVERS / VINES

AGAPANTHUS A. 'PETER PAN'
 ARMERIA MARITIMA
 BOUGAINVILLEA 'SAN DIEGO RED'
 CLYTOSTOMA CALLISTIGIODES
 DISTICTIS 'RIVERS'
 HIBBERTIA SCANDENS
 MARATHON TURF
 MYOPORUM P. 'PUTAH CREEK'
 PANDOREA JASMINOIDES 'ALBA'
 PELARGONIUM P. 'BALCAN PINK'
 WISTERIA SINENSIS
 GAZANIA SPLENDENS

DWARF LILY-OF-THE-NILE
 SEA PINK
 BOUGAINVILLEA
 LAVENDER TRUMPET VINE
 ROYAL TRUMPET VINE
 GUINEA GOLD VINE
 TALL FESCUE MIX
 PROSTRATE MYOPORUM
 BOWER VINE
 BALCAN PINK IVY GERANIUM
 CHINESE WISTERIA
 GAZANIA

Turf (Landscape Code 2)

MARATHON II

TALL FESCUE

Interior Slopes (Landscape Code 3)

TREES

CERCIS OCCIDENTALIS
 JACARANDA MIMOSIFOLIA
 GINKGO BILOBA
 KOELREUTERIA BIPINNATA
 PINUS CANARIENSIS
 QUERCUS AGRIFOLIA*
 RHUS LANCEA
 TRISTANIA CONFERTA
 ARBUTUS MARINA
 ARCHONTOPHOENIX CUNNINGHAMIANA
 ERIOBOTRYA DEFLEXA
 MAGNOLIA GRANDIFLORA 'LITTLE GEM'
 MELALEUCA LINARIFOLIA
 OLEA EUROPAEA 'WILSONII'
 PINUS PINEA
 PYRUS SPP.
 SYAGRUS ROMANZOFIANUM
 TIPUANA TIPU

WESTERN REDBUD
 JACARANDA
 MAIDENHAIR TREE
 CHINESE FLAME TREE
 CANARY ISLAND PINE
 COAST LIVE OAK
 AFRICAN SUMAC
 BRISBANE BOX
 STRAWBERRY TREE
 KING PALM
 BRONZE LOQUAT
 DWARF SOUTHERN MAGNOLIA
 FLAXLEAF PAPERBARK
 OLIVE TREE
 ITALIAN STONE PINE
 PURPLE LEAF PLUM
 QUEEN PALM
 TIPU TREE

SHRUBS

ARCTOSTAPHYLOS SPP.
 CISTUS PURPUREUS
 COTONEASTER LACTEUS
 ESCALLONIA FRADESII
 HETEROMELES ARBUTIFOLIA
 LANTANA CAMARA
 LEPTOSPERMUM SCOPARIUM
 NERIUM OLEANDER
 RHAPHIOLEPIS INDICA
 RHUS INTEGRIFOLIA
 XYLOSMA CONGESTUM
 AZALEA SOUTHERN INDICA

MANZANITA
 ORCHID ROCKROSE
 RED CLUSTERBERRY
 ESCALLONIA
 TOYON
 YELLOW SAGE
 NEW ZEALAND TEA TREE
 OLEANDER
 INDIA HAWTHORN
 LEMONADE BERRY
 SHINY XYLOSMA
 AZALEA

* *Special installation conditions apply.*

BAMBUSA SPP.	BAMBOO
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA
CLIVIA MINNATA	KAFFIR LILY
LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA TREE
MELALEUCA NESOPHILA	PINK MELALEUCA
PITTOSPORUM TENNUIFLOIUM 'MARJORIE CHANNON'	MARJORIE CHANNON PITTOSPOTUM
PITTOSPORUM TENNUIFLOIUM 'SILVER SHEEN'	SILVER SHEEN PITTOSPORUM
PODOCARPUS HENKELI	LONG LEAF YELLOW WOOD
PHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN
STRELITZIA REGINA	BIRD OF PARADISE
TRACHELOSPERMUM JASMINIODES	STAR JASMINE

GROUND COVERS

MYOPORUM PACIFICUM 'PUTAH CREEK'	MYOPORUM
GAZANIA SPLENDENS	GAZANIA
ROSMARINUS OFFICINALIS 'PROSTRATUS'	GAZANIA

Slopes Above MSCP - Transition Plants (Landscape Code 4)

NATIVE HYDROSEED MIX

ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH
ENCELIA CALIFORNICA	COASTAL DAISY
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
ISOCOMA MENZIESII	COAST GOLDENBUSH
ISOMERIS ARBOREA	BLADDERPOD
LOTUS SCOPARIUS	DEERWEED
LUPINUS SUCCULENTUS	ARROYO LUPINE
MIMULUS PUNICEUS	MISSION RED MONKEYFLOWER
ORTHOCARPUS PURPURASCENS	OWL'S CLOVER
SALVIA APIANA	WHITE SAGE
SALVIA MELLIFERA	BLACK SAGE
SISYRINCHIUM BELLUM	BUE-EYED GRASS

Top of Eastern Slopes (Landscape Code 3)

SMALL TREES / LARGE SHRUBS

ARBUTUS UNEDO	STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
FEIJOA SELLOWIANA	PINEAPPLE GUAVA
HETEROMELES ARBUTIFOLIA	TOYON
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE

SHRUBS

ARTEMESIA CALIFORNICA 'CANYON GREY'	CALIFORNIA SAGEBRUSH
COTONEASTER SALICIFOLIUS 'REPENS'	WILLOWLEAF COTONEASTER
CISTUS PURPUREUS	ORCHID ROCKROSE
ECHIUM FASTUOSUM	PRIDE OF MADIERA
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY
ROSMARINUS OFFICINALIS CV.	ROSEMARY
WESTRINGIA FRUTICOSA	COAST ROSEMARY

GROUND COVERS

MYOPORUM PACIFICUM 'PUTAH CREEK'
 ARTEMESIA CALIFORNICA 'CANYON GREY'
 BACCHARIS P. 'TWIN PEAKS'

MYOPORUM
 CANYON GREY SAGEBRUSH
 COYOTE BRUSH

HOA Eastern Slopes (Landscape Code 4)

SMALL TREES / LARGE SHRUBS

CERCIS OCCIDENTALIS
 HETEROMELES ARBUTIFOLIA
 QUERCUS DUMOSA

WESTERN REDBUD
 TOYON
 SCRUB OAK

SHRUBS

ARTEMESIA CALIFORNICA 'CANYON GREY'
 BACCHARIS P. 'TWIN PEAKS'
 CEANOTHUS 'FROSTY BLUE'
 DUDLEYA SPP.
 OPUNTIA SPP.
 RHAMNUS CALIFORNICA 'EVE CASE'
 RIBES SPECIOSUM
 RIBES VIBURNIFOLIUM
 ROSA CALIFORNICA
 RUBUS URSINUS
 YUCCA SPP.

CANYON GREY SAGEBRUSH
 COYOTE BRUSH
 CALIFORNIA LILAC
 SUCCULENT
 CACTI
 COFFEEBERRY
 FUCHSIA-FLOWERED GOOSEBERRY
 EVERGREEN CURRANT
 CALIFORNIA WILD ROSE
 CALIFORNIA BLACKBERRY
 YUCCA

NATIVE HYDROSEED MIX

ARTEMESIA CALIFORNICA
 BACCHARIS PILULARIS VAR. PILULARIS
 BACCHARIS SAROTHROIDES
 CASTILLEJA EXSERTA
 DICHELOSTEMMA CAPITATUM
 ENCELIA CALIFORNICA
 EREMOCARPUS SETIGERUS
 ERIOGONUM FASCICULATUM
 ERIOPHYLLUM CONFERTIFLORUM
 GNAPHALIUM CALIFORNICUM
 HAPLOPAPPUS SCOPARIUM
 ISOCOMA MENZIESII VAR. DECUMBENS
 LASTHENIA CHRYSOSTOMA
 LOTUS SCOPARIUS
 LUPINUS BICOLOR
 MIMULUS PUNICEUS
 NASSELLA PULCHA
 PLANTAGO OVATA
 SALVIA APIANA
 SALVIA COLUMBARIAE
 SISYRINCHIUM BELLUM
 VIGUIERA LACINIATA

CALIFORNIA SAGEBRUSH
 CHAPARRAL BROOM
 BROOM BACCHARIS
 OWL'S CLOVER
 BLUE DICKS
 COASTAL DAISY
 DOVEWEED
 CALIFORNIA BUCKWHEAT
 GOLDEN YARROW
 CALIFORNIA EVERLASTING
 SUN ROSE
 DECUMBENT GOLDENBUSH
 GOLDFIELDS
 DEERWEED
 LUPINE
 RED MONKEYFLOWER
 PURPLE NEEDLE GRASS
 PLANTAIN
 WHITE SAGE
 CHIA
 BUE-EYED GRASS
 SAN DIEGO COUNTY VIGUIERA

EASTLAKE III: WOODS - GENERAL LANDSCAPE PLANT PALETTE**Parkways, Entries, and Open Space (Landscape Code 1 & 3)**

TREES

ARBUTUS UNEDO	STRAWBERRY TREE
CITRUS SPP.*	CITRUS
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
CYCAS REVOLUTA	SAGO PALM
ERIOBOTRYA DEFLEXA	BRONZE LOQUAT
FICUS RUBIGINOSA*	RUSTY LEAF FIG
LAURUS NOBILIS 'SARATOGA'	SWEET BAY
OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE
PAULOWNIA TOMENTOSA	EMPRESS TREE
PHOENIX CANARIENSIS*	CANARY ISLAND PALM
PINUS PINEA	ITALIAN STONE PINE
PLATANUS ACERIFOLIA*	LONDON PLANE TREE
POPULUS NIGRA	LOMBARDY POPLAR
PYRUS CALLERYANA 'ARISTOCRAT'	ORNAMENTAL PEAR
QUERCUS ILEX*	HOLLY OAK
TIPUANA TIPU *	TIPU TREE

* *Special installation conditions apply.*

SHRUBS

AGAPANTHUS AFRICANUS CV.	LILY OF THE NILE
BUXUS M. JAPONICA	JAPANESE BOXWOOD
CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLEBRUSH
CYCAS REVOLUTA	SAGO PALM
DIETES BICOLOR	FORTNIGHT LILY
ESCALLONIA FRADESII	ESCALLONIA
HEMEROCALLIS HYB.	EVERGREEN HYBRID DAYLILY
ILEX C. 'BURFORDII'	BURFORD HOLLY
LANTANA MONTEVIDENSIS	LAVENDER LANTANA
LAVANDULA SPP.	LAVENDER
LIGUSTRUM J. TEXANUM	TEXAS PRIVET
MYRTIS C. 'COMPACTA'	DWARF MYRTLE
NANDINA 'HARBOUR DWARF'	HEAVENLY BAMBOO
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE
OSMANTHUS FRAGRANS	SWEET OLIVE
PHORMIUM SPP.	NEW ZEALAND FLAX
PITTIOSPORUM SPP.	VARIEGATED TOBIRA
PUNICA GRANATUM CV.	POMEGRANATE
RAPHIOLEPIS INDICA CV.	INDIA HAWTHORNE
ROSMARINUS OFFICINALIS CV.	ROSEMARY
SYZYGIUM PANICULATUM CV.	BRUSH CHERRY
TULBAGHIA VIOLACEA	SOCIETY GARLIC
VIBURNUM TINUS CV.	LAURUSTINUS
WESTRINGIA FRUTICOSA	COAST ROSEMARY

GROUND COVERS / VINES

AGAPANTHUS A. 'PETER PAN'	DWARF LILY-OF-THE-NILE
ARMERIA MARITIMA	SEA PINK
BOUGAINVILLEA SPP.	BOUGAINVILLEA
CLYTOSTOMA CALLISTIGIODES	LAVENDER TRUMPET VINE

DISTICTIS BUCCINATORIA
 HIBBERTIA SCANDENS
 MARATHON TURF
 MYOPORUM P. 'PUTAH CREEK'
 TRACHELOSPERMUM JASMINOIDES
 PELARGONIUM PELTATUM CV.
 WISTERIA SINENSIS

BLOOD-RED TRUMPET VINE
 GUINEA GOLD VINE
 TALL FESCUE MIX
 PROSTRATE MYOPORUM
 STAR JASMINE
 IVY GERANIUM
 CHINESE WISTERIA

TURF

MARATHON II

TALL FESCUE

Interior Slopes (Landscape Code 3)

TREES

CEDRUS ATLANTICA
 CUPRESSUS SEMPERVIRENS
 FRAXINUS O. 'RAYWOOD'
 LAURUS NOBILIS 'SARATOGA'
 OLEA EUROPA 'SWAN HILL'
 PHOENIX CANARIENSIS
 PINUS ELDERICA
 PINUS PINEA
 PLATANUS ACERIFOLIA
 POPULUS NIGRA
 QUERCUS ILEX

ATLAS CEDAR
 ITALIAN CYPRESS
 RAYWOOD ASH
 SWEET BAY
 FRUITLESS OLIVE
 CANARY ISLAND PALM
 AFGHAN PINE
 ITALIAN STONE PINE
 LONDON PLANE TREE
 LOMBARDY POPLAR
 HOLLY OAK

SHRUBS

BOUGAINVILLEA SPP.
 CISTUS PURPUREUS
 ECHIUM FASTUOSUM
 ESCALLONIA FRADESII
 HETEROMELES ARBUTIFOLIA
 JASMINUM MESNEYI
 MYRTUS COMMUNIS
 NERIUUM OLEANDER
 PLUMBAGO AURICULATA CV.
 PRUNUS ILICIFOLIA
 RAPHIOLEPIS INDICA
 ROSA BANKSIAE
 ROSMARINUS OFFICINALIS CV.

BOUGAINVILLEA
 ORCHID ROCKROSE
 PRIDE OF MADIERA
 ESCALLONIA
 TOYON
 PRIMROSE JASMINE
 MYRTLE
 OLEANDER
 CAPE PLUMBAGO
 HOLLYLEAF CHERRY
 INDIA HAWTHORN
 LADY BANK'S ROSE
 ROSEMARY

GROUND COVERS

MYOPORUM PACIFICUM 'PUTAH CREEK'

MYOPORUM

Estate Lot Entries (Landscape Code 1)

TREES

ARBUTUS UNEDO
 CUPRESSUS SEMPERVIRENS
 FICUS RUBIGINOSA
 LAURUS NOBILIS 'SARATOGA'
 PINUS PINEA
 PLATANUS ACERIFOLIA*

STRAWBERRY TREE
 ITALIAN CYPRESS
 RUSTY LEAF FIG
 SWEET BAY
 ITALIAN STONE PINE
 LONDON PLANE TREE

* *Special installation conditions apply.*

SHRUBS

AGAPANTHUS 'ALBUS'
 BAUHINIA GALPINII
 BUXUS M. JAPONICA
 CYCAS REVOLUTA
 ESCALLONIA FRADESII
 HEMEROCALLIS HYB. - RED
 ILEX C. 'BURFORDII'
 LIGUSTRUM J. TEXANUM
 MYRTIS C. 'COMPACTA'
 PHORMIUM 'APRICOT QUEEN'
 PHORMIUM 'FIREBIRD'
 PITTOSPORUM 'WHEELER'S DWARF'
 RAPHIOLEPIS I. 'ENCHANTRESS'
 SYZYGIIUM PANICULATUM CV.
 VIBURNUM JAPONICUM

LILY OF THE NILE
 RED BAUHINIA
 JAPANESE BOXWOOD
 SAGO PALM
 ESCALLONIA
 EVERGREEN HYBRID DAYLILY
 BURFORD HOLLY
 TEXAS PRIVET
 DWARF MYRTLE
 NEW ZEALAND FLAX
 NEW ZEALAND FLAX
 DWARF TOBIRA
 INDIA HAWTHORNE
 BRUSH CHERRY
 NCN

GROUND COVERS / VINES

AGAPANTHUS A. 'RANCHO WHITE'
 ARMERIA MARITIMA
 BOUGAINVILLEA 'SAN DIEGO RED'
 DISTICTIS BUCCINATORIA
 MARATHON TURF
 TRACHELOSPERMUM JASMINOIDES
 PELARGONIUM P. 'BALCAN RED'

DWARF LILY-OF-THE-NILE
 SEA PINK
 BOUGAINVILLEA
 BLOOD-RED TRUMPET VINE
 TALL FESCUE MIX
 STAR JASMINE
 IVY GERANIUM

Estate Lots Eastern Slopes (Landscape Code 3)

SMALL TREES / LARGE SHRUBS

ARBUTUS UNEDO
 CERCIS OCCIDENTALIS
 FEIJOA SELLOWIANA
 HETEROMELES ARBUTIFOLIA
 MYRICA CALIFORNICA

STRAWBERRY TREE
 WESTERN REDBUD
 PINEAPPLE GUAVA
 TOYON
 PACIFIC WAX MYRTLE

SHRUBS

ARTEMESIA CALIFORNICA 'CANYON GREY'
 COTONEASTER SALICIFOLIUS 'REPENS'
 CISTUS PURPUREUS
 ECHIUM FASTUOSUM
 RHAMNUS CALIFORNICA 'EVE CASE'
 ROSMARINUS OFFICINALIS CV.
 WESTRINGIA FRUTICOSA

CALIFORNIA SAGEBRUSH
 WILLOWLEAF COTONEASTER
 ORCHID ROCKROSE
 PRIDE OF MADIERA
 COFFEEBERRY
 ROSEMARY
 COAST ROSEMARY

GROUND COVERS

MYOPORUM PACIFICUM 'PUTAH CREEK'
 ARTEMESIA CALIFORNICA 'CANYON GREY'
 BACCHARIS P. 'TWIN PEAKS'

MYOPORUM
 CANYON GREY SAGEBRUSH
 COYOTE BRUSH

HOA Eastern Slopes (Landscape Code 4)

SMALL TREES / LARGE SHRUBS

CERCIS OCCIDENTALIS
 HETEROMELES ARBUTIFOLIA
 QUERCUS DUMOSA

WESTERN REDBUD
 TOYON
 SCRUB OAK

SHRUBS

ARTEMESIA CALIFORNICA 'CANYON GREY'
 BACCHARIS P. 'TWIN PEAKS'
 CEANOTHUS 'FROSTY BLUE'
 DUDLEYA SPP.
 OPUNTIA SPP.
 RHAMNUS CALIFORNICA 'EVE CASE'
 RIBES SPECIOSUM
 RIBES VIBURNIFOLIUM
 ROSA CALIFORNICA
 RUBUS URSINUS
 YUCCA SPP.

CANYON GREY SAGEBRUSH
 COYOTE BRUSH
 CALIFORNIA LILAC
 SUCCULENT
 CACTI
 COFFEEBERRY
 FUCHSIA-FLOWERED GOOSEBERRY
 EVERGREEN CURRANT
 CALIFORNIA WILD ROSE
 CALIFORNIA BLACKBERRY
 YUCCA

NATIVE HYDROSEED MIX

ARTEMESIA CALIFORNICA
 BACCHARIS PILULARIS VAR. PILULARIS
 BACCHARIS SAROTHROIDES
 CASTILLEJA EXSERTA
 DICHELOSTEMMA CAPITATUM
 ENCELIA CALIFORNICA
 EREMOCARPUS SETIGERUS
 ERIOGONUM FASCICULATUM
 ERIOPHYLLUM CONFERTIFLORUM
 GNAPHALIUM CALIFORNICUM
 HAPLOPAPPUS SCOPARIUM
 ISOCOMA MENZIESII VAR. DECUMBENS
 LASTHENIA CHRYSOSTOMA
 LOTUS SCOPARIUS
 LUPINUS BICOLOR
 MIMULUS PUNICEUS
 NASSELLA PULCHA
 PLANTAGO OVATA
 SALVIA APIANA
 SALVIA COLUMBARIAE
 SISYRINCHIUM BELLUM
 VIGUIERA LACINIATA

CALIFORNIA SAGEBRUSH
 CHAPARRAL BROOM
 BROOM BACCHARIS
 OWL'S CLOVER
 BLUE DICKS
 COASTAL DAISY
 DOVEWEED
 CALIFORNIA BUCKWHEAT
 GOLDEN YARROW
 CALIFORNIA EVERLASTING
 SUN ROSE
 DECUMBENT GOLDENBUSH
 GOLDFIELDS
 DEERWEED
 LUPINE
 RED MONKEYFLOWER
 PURPLE NEEDLE GRASS
 PLANTAIN
 WHITE SAGE
 CHIA
 BUE-EYED GRASS
 SAN DIEGO COUNTY VIGUIERA

Note: The Chula Vista Greenbelt Trail separates Zones 3 and 4

II.4.3.2.3 Greenbelt Edges

Because of the importance of the Greenbelt corridors surrounding the development areas in establishing the setting and character for development, the edge transitions are critical. Grading and landscape design should combine to establish a smooth transition between the development and greenbelt areas, and maximize views into and across the open space. Graded contours should blend and mimic with the adjacent natural slopes. Landscaping should transition from the manicured appearance of developed areas to the natural landscape in open space areas. Plantings should be selected to frame and maintain views. Landscaping should not block views created through grading and/or site design.

The following sketches emphasize the Salt Creek edges. Similar techniques should be employed along the Otay Lakes Greenbelt edge.

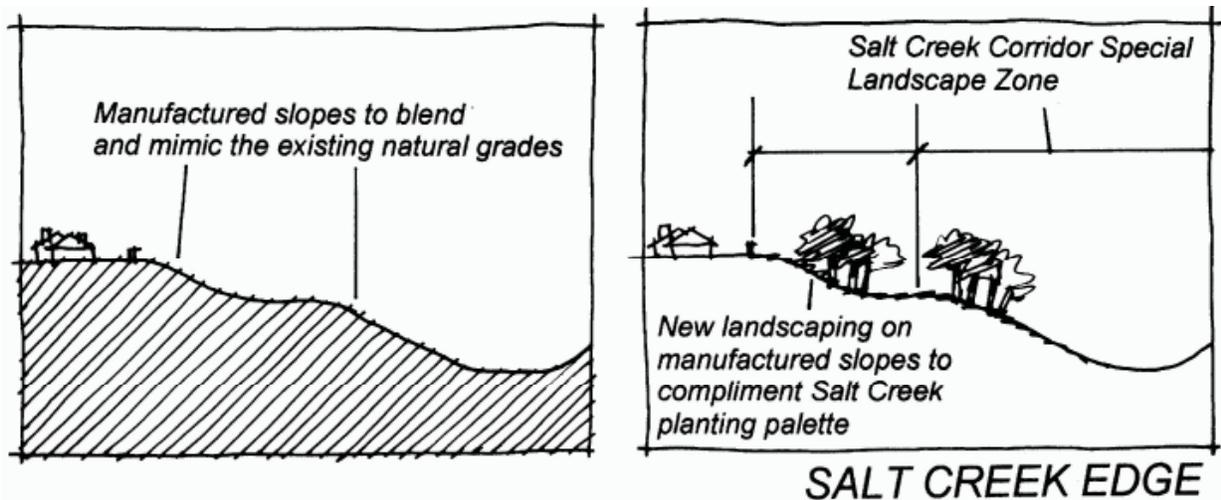


Exhibit 3.9

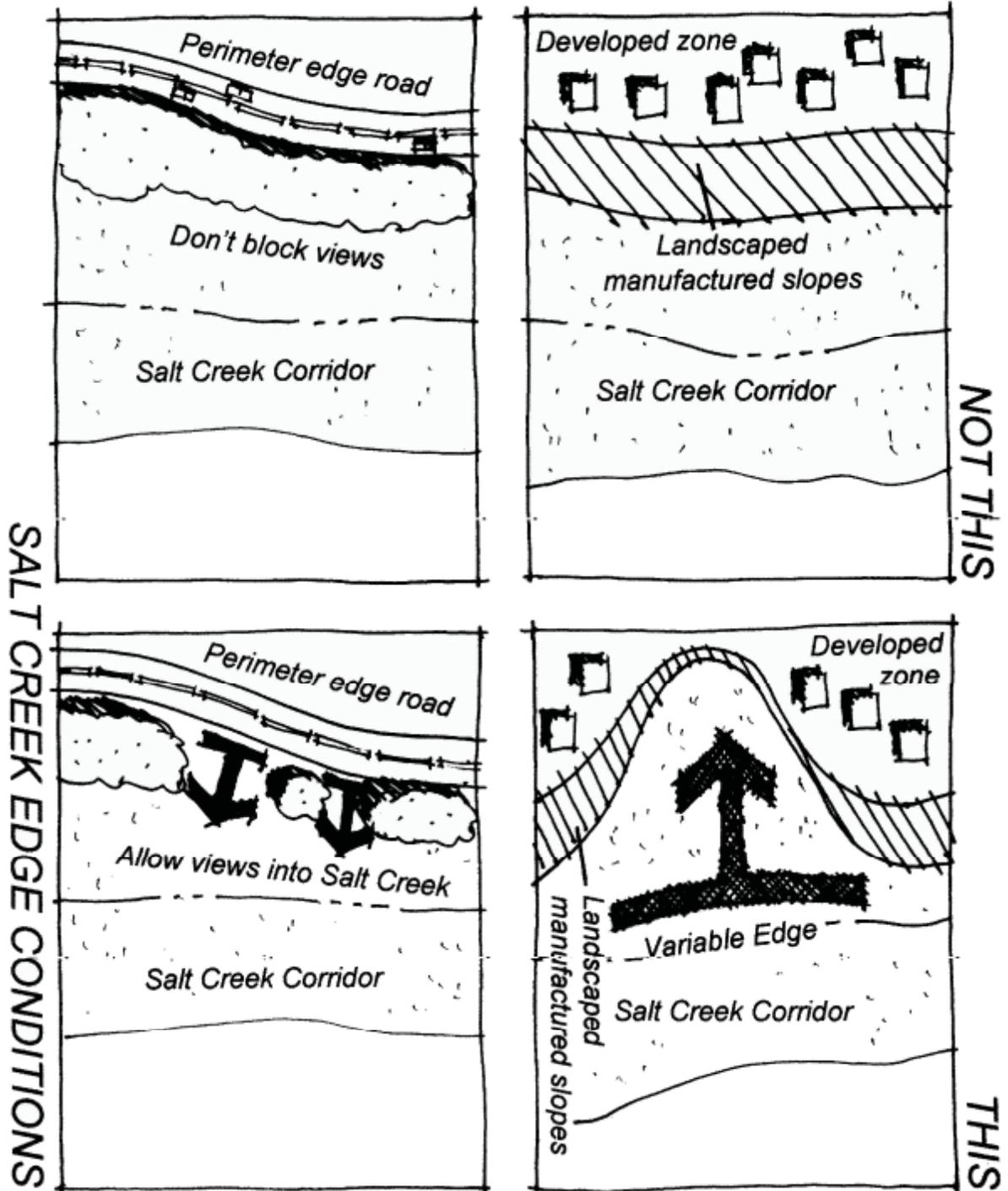
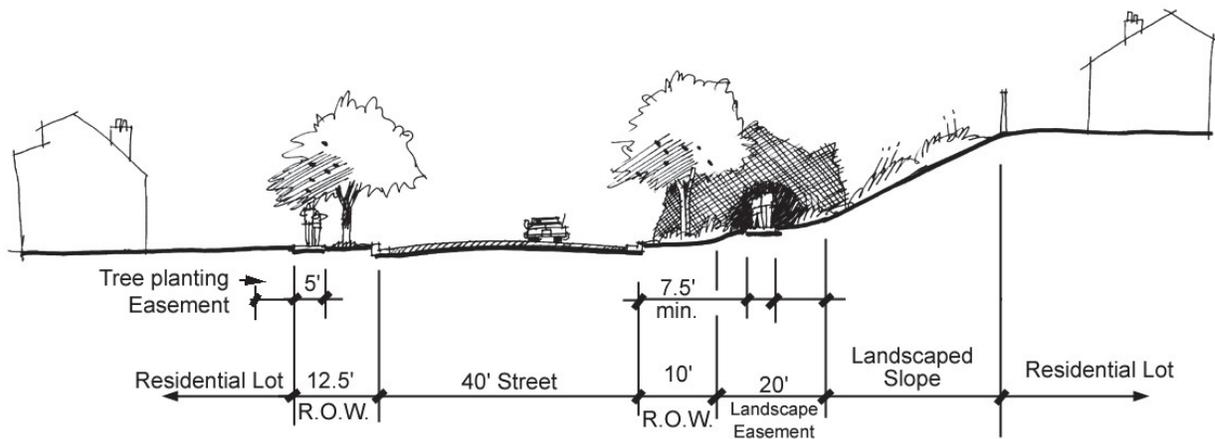


Exhibit 3.10

II.4.3.2.4 Street Landscaping

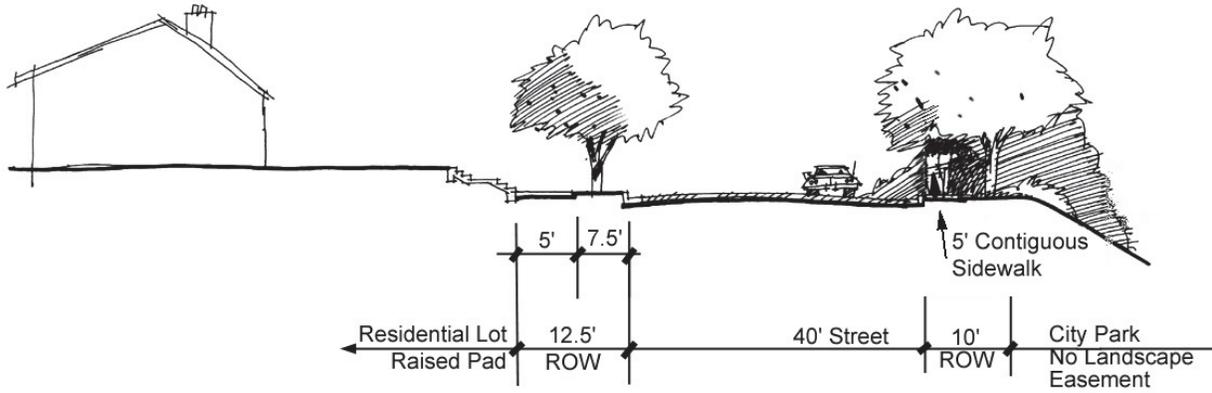
Entries, median plantings, parkways, walls and special features will be designed for a harmonious relationship. Plant species listed on the plant palettes will be utilized. These elements will correspond to City requirements and project the upgraded image of the EastLake Planned Community.

The following street section sketches illustrate streetscape concepts, particularly in the area of slopes.



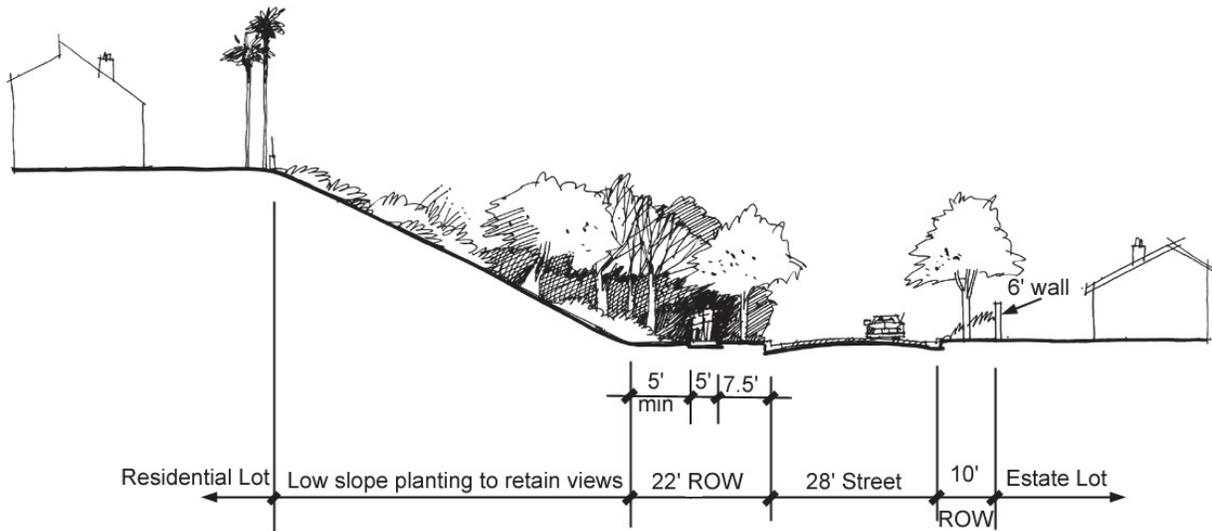
Section in Parcel VR-2 through the Vistas Spine Road

Exhibit 3.11



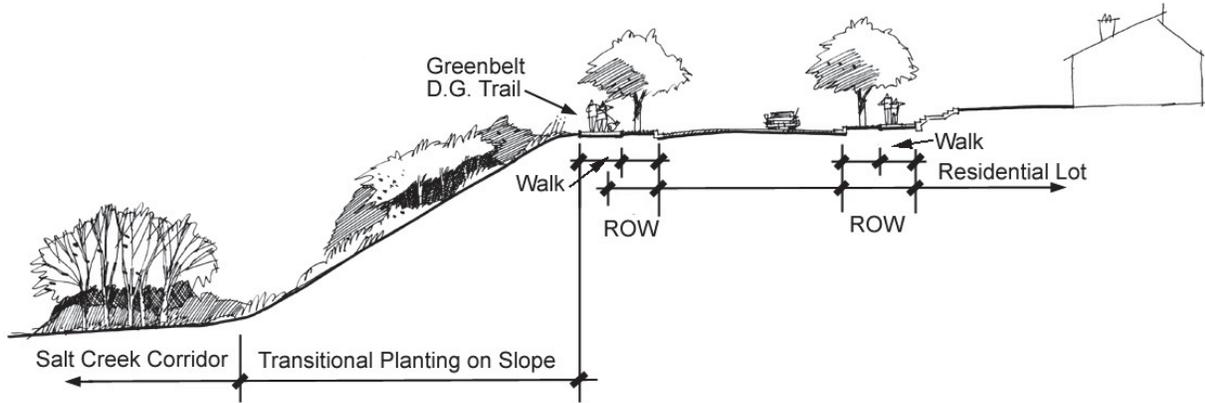
Section through Vistas Spine Road at City Park

Exhibit 3.12



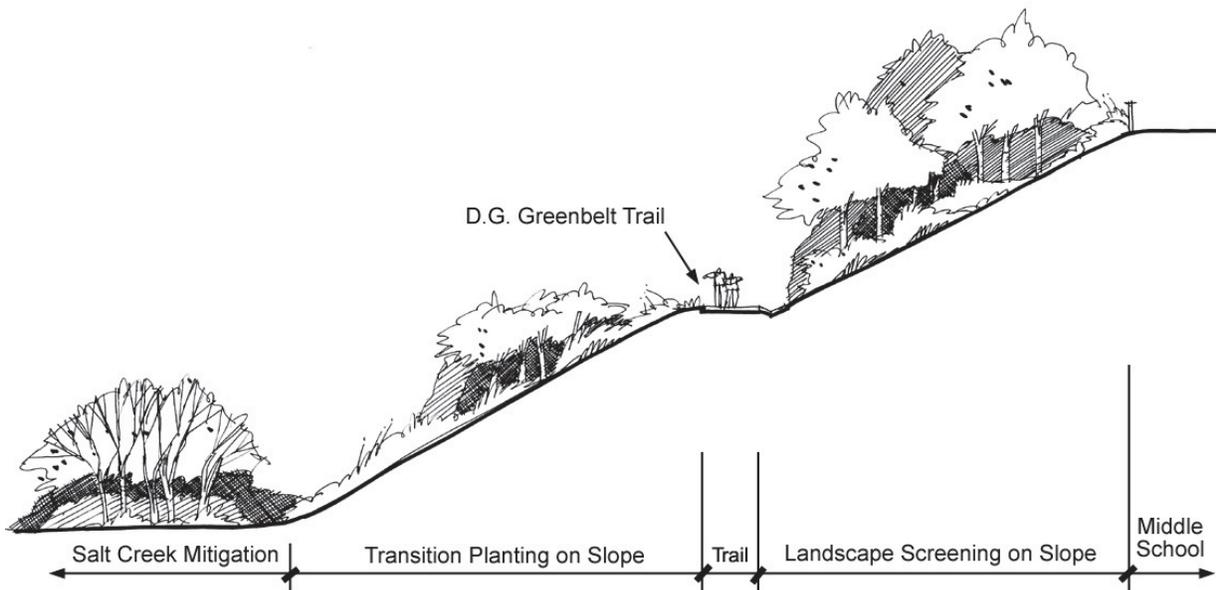
Section through Woods Estate Collector Road

Exhibit 3.13



Section from Woods Residential to Salt Creek Revegetation Area

Exhibit 3.14



Section from Middle School into Salt Creek Revegetation Area

Exhibit 3.15

II.4.3.2.5 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 and the City Landscape Architect.

Generally, five types of erosion control planting may exist subject to the direction and approval of the City of Chula Vista:

- Type 1 - These are permanent slope areas where permanent automatic irrigation systems, trees, shrubs and ground covers are required.
- Type 2 - These are permanent individual homeowner lot slopes where permanent manual irrigation systems, trees, shrubs and/or ground covers are required.
- Type 3 - These are 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:
 - Permanent automatic irrigation systems
 - Temporary automatic or manual systems
- Type 4 - These are fire retardant slopes where fire retardant plant materials are used between structures and native or naturalized slopes.
- Type 5 - These are 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.

II.4.3.2.6 Brush Management/Fuel Modification

Landscape areas between native areas and improved properties and structures shall conform to City of Chula Vista Fire Department Policies and the State of California, I-Zone, Urban/Wildland Fire Prevention and Mitigation.

II.4.3.2.7 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 EastLake Community. The City of Chula Vista has specific standards in its Landscape Manual which must be met by all projects. Additionally, the Planning Department may have specific standards related to each

individual project. The EastLake Company, the master developer, has specific standards in those common areas where the EastLake Community Association will assume eventual maintenance responsibility.

Landscape Standards

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.
- Agricultural suitability tests shall be completed for each landscape project. Soil amendment and leaching recommendations by an independent laboratory shall be implemented.

Irrigation Standards

- 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 EastLake Company.
- Irrigation systems shall be designed to allow separate areas of maintenance responsibility. For example, separate systems and meters for:
 - EastLake Community Association
 - 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.

II.4.3.2.8 Landscape Maintenance

- All landscape maintenance shall conform to the City Landscape Manual, community requirements and project CC&R's.
- Maintenance is divided into the following categories of responsibility:
 - Individual property ownership
 - Neighborhood association
 - Community association
 - Governmental agency
 - Maintenance assessment district
- 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

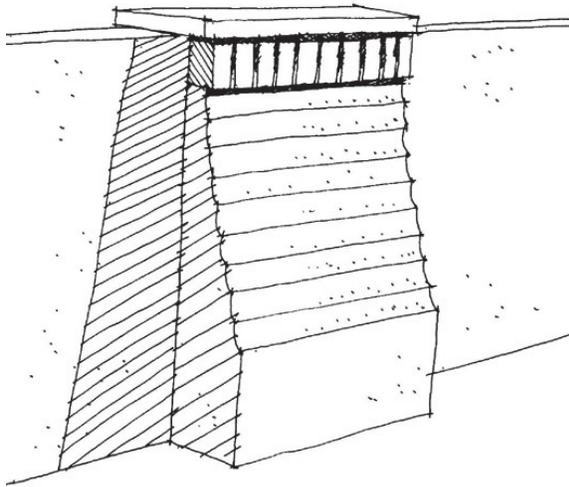
One of the most dominant visual elements of a community is its fencing. It is essential for this element to be aesthetically pleasing and provide continuity in design to unify the various architectural styles within individual neighborhoods into a single community theme.

Fences and walls can serve many functions including security, identity, enclosure, privacy, 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.

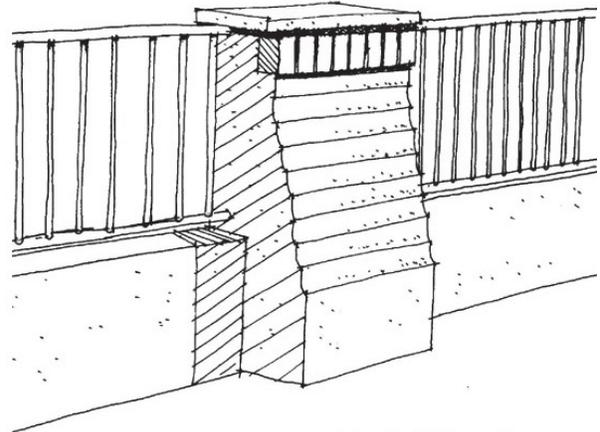
The elevations of the EastLake Planned Community fencing program are sketched below in Exhibit 3.15. These are to be used for all fencing indicted on the Fencing Plan. Fencing for townhome and

multi-family projects are not specified on the Fencing/Entries Plan (Exhibit 3-17), because the placement of such fences will be a design detail of each individual site plan in these areas.

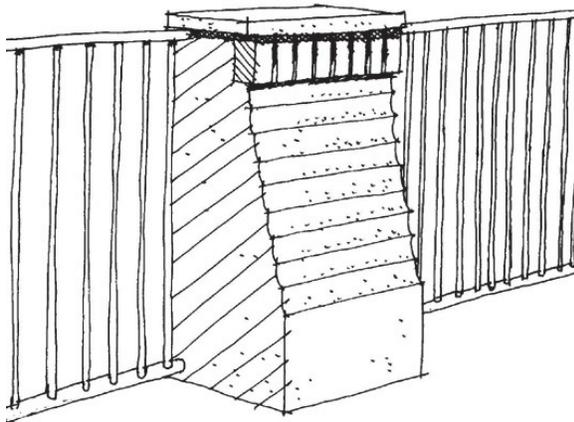
However, any fencing proposed in these attached residential neighborhoods shall use the same fencing style as indicated for the single family detached areas.



Solid Theme Fence/Sound Wall



Partial View Fence



View Fence

Note: Fencing at open ended cul-de-sac subject to City Engineer approval.

Community Fencing Types

Exhibit 3.16

The pilaster serves as the unifying design element among the different fence types and will establish the theme for community fencing. They should be set at logical points along the fence line (eg. property lines, intersections, corners, etc.), but no more than 150 feet apart. They may be omitted in some locations where full View Fence is used, subject to Design Review.

Each type of fence serves a particular purpose. The sound wall is a masonry wall intended to provide noise mitigation and privacy. The solid theme wall is used where visual privacy is needed, but protection from the noise of arterial highways is not important. This wall uses a pilaster similar to the sound wall, but may use fence boards between. An open wall is used where a physical barrier is needed, but a view needs to be preserved. Within EastLake, wrought iron fencing between the theme pilasters is proposed as the open wall. Pilasters should be provided at each property line intersection or at 150 feet maximum.

Exterior fences should be designed and placed according to the following guidelines:

- Walls should be made of a textured surface material that is compatible with the design of the neighborhood area.
- The monotony of a long wall should be broken by visual relief through periodically recessing the wall or constructing pilasters.
- Landscaping, such as trees, shrubs or vines, should be used to soften the appearance of the wall.
- Walls which serve as a subdivision exterior boundary should be up to six feet in height from the highest finished grade.
- Walls used as rear or side yard walls should be constructed up to six feet in height depending upon the conditions that exist.
- Combined solid fencing, walls and open fencing may be used to create interest. Masonry walls are required only where necessary for noise attenuation.
- Fencing design should avoid long continuous runs. Jogging the fence line to avoid monotony is encouraged.
- Sound wall fencing, where required, should be used to mitigate adverse noise impacts on residential units.
- Landscape planting should be used to supplement and soften fencing and obscuring long lengths of fence with vines and shrubs is encouraged.
- Perimeter fence height may be increased to eight feet if required to mitigate noise impacts.

INSERT EXHIBIT 3.17 FENCING PLAN HERE (11X17)

II.4.3.3.1 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

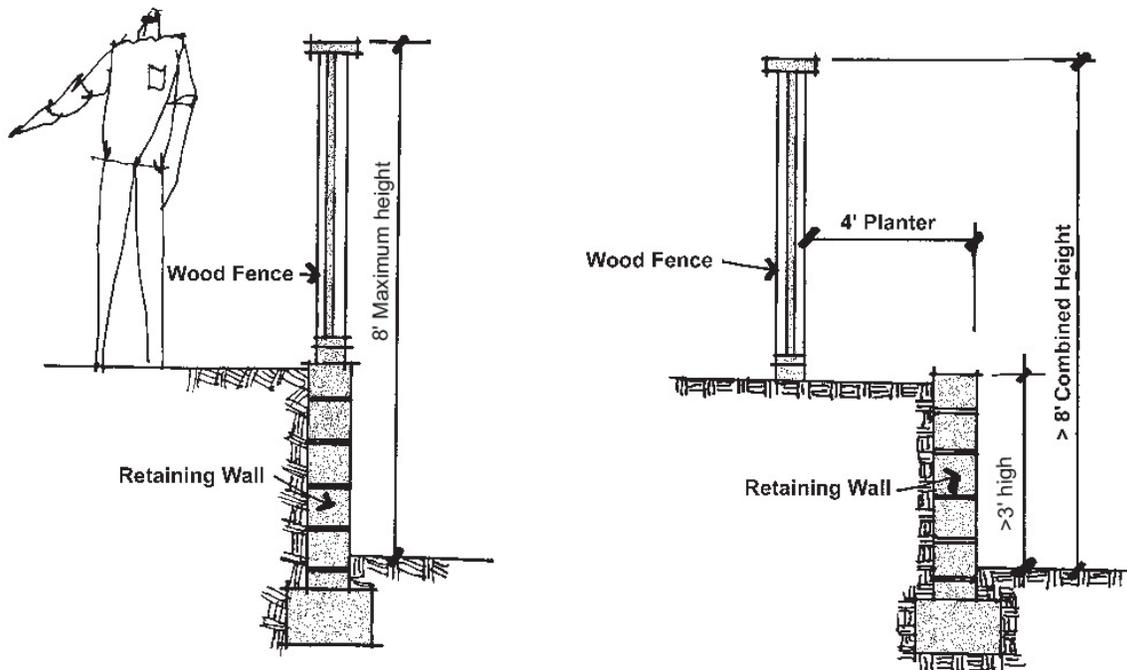


Exhibit 3.18

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. All signs with the EastLake III SPA will be designed and constructed in accordance with these guidelines and the programs set forth herein. neighborhood entry sign locations are identified on the General Landscape Plan, Exhibit 3-7. Refer to Planned Community District Regulations for size limits (Section II.3.9).

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. 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.
2. Product Identification Sign - A sign to identify a specific residential product, sales complex or information center.
3. Secondary Directional Sign - A small sign to direct the viewer to specific areas within a product such as parking, sales office and models.
4. Future Facility Sign - A sign which informs the viewer, through symbol and verbal reinforcement, of the various future building sites in EastLake indicating opening dates, building names and phone numbers. They consist of painted plywood sign panels supported on wood posts.

Graphic and construction standards for each of these sign types have been specified by the Master Developer. The following illustration (Exhibit 3.18) provides some common sense guidance in the

design of signs; additional, more specific sign regulations will be implemented by the master developer. The EastLake III PC Regulations, Section II.3.8.3 - Sign Regulations should be consulted for specific sign restrictions (*e.g.*, sizes, permit requirements, prohibitions, *etc.*).

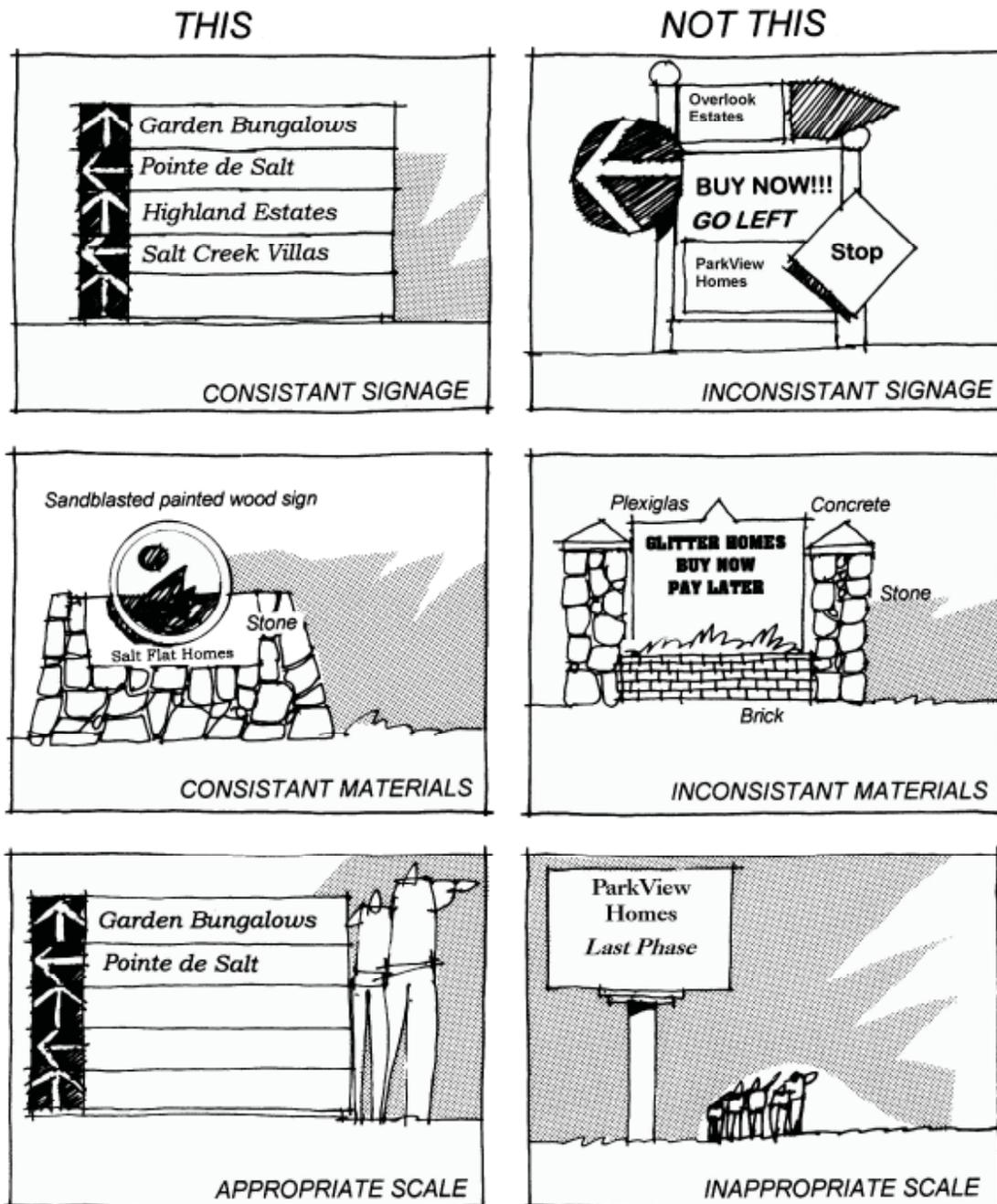


Exhibit 3.19

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.

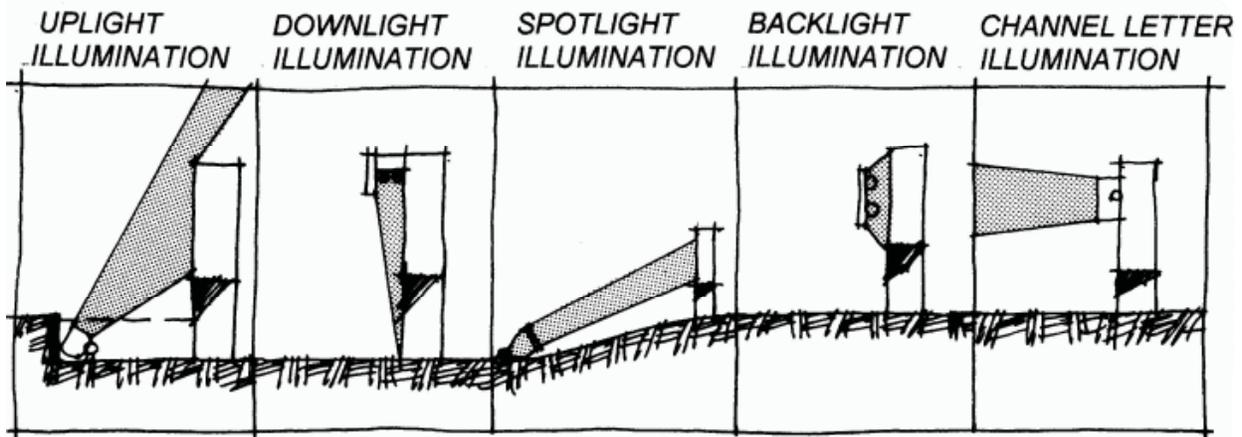
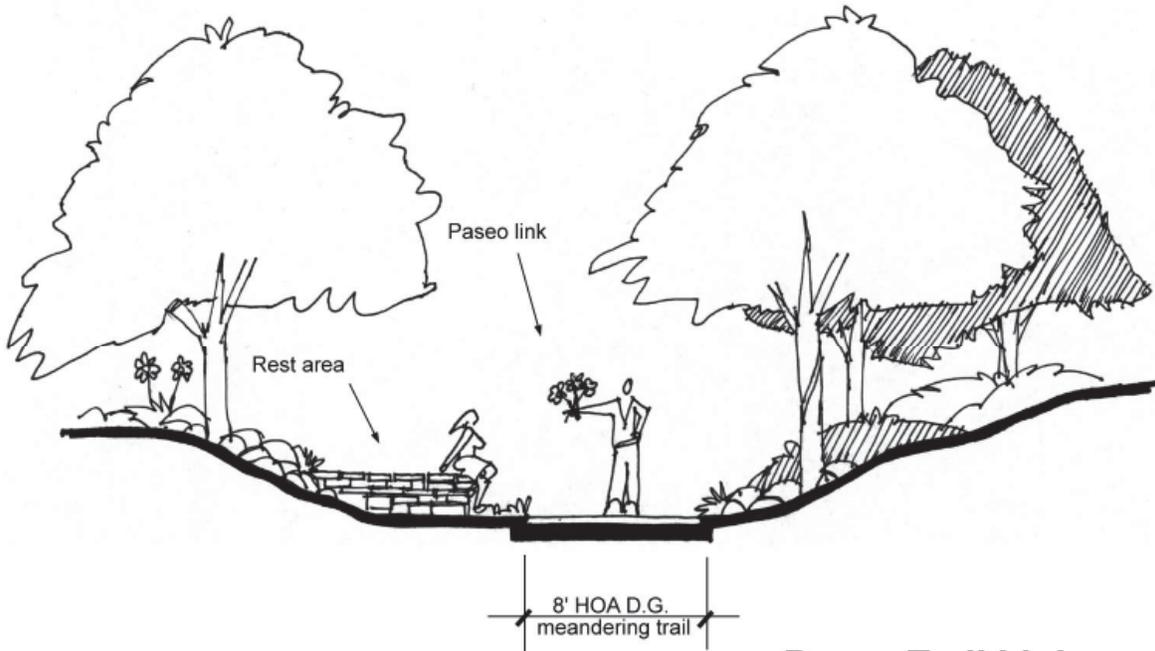


Exhibit 3.20

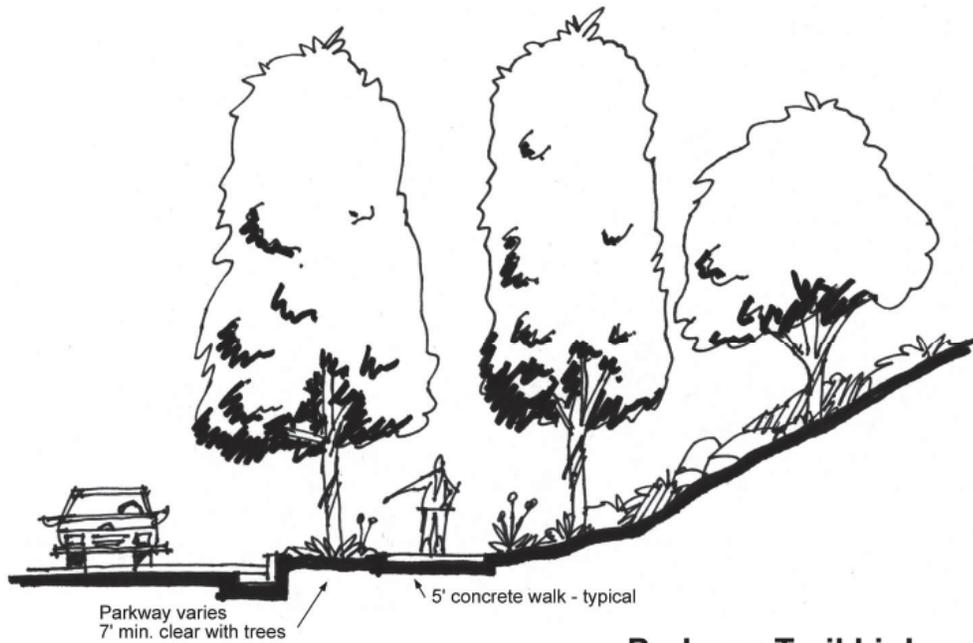
II.4.3.6 Community Trails

The EastLake Community Trail (thematic corridor) which extends through the developed portion of the EastLake Planned Community will be continued from its current terminus in EastLake Trails across Salt Creek and through the EastLake Vistas neighborhood to the overlook park. This trail is detailed in Exhibit 3.20, Paseo Trail Linkage.



Paseo Trail Linkage

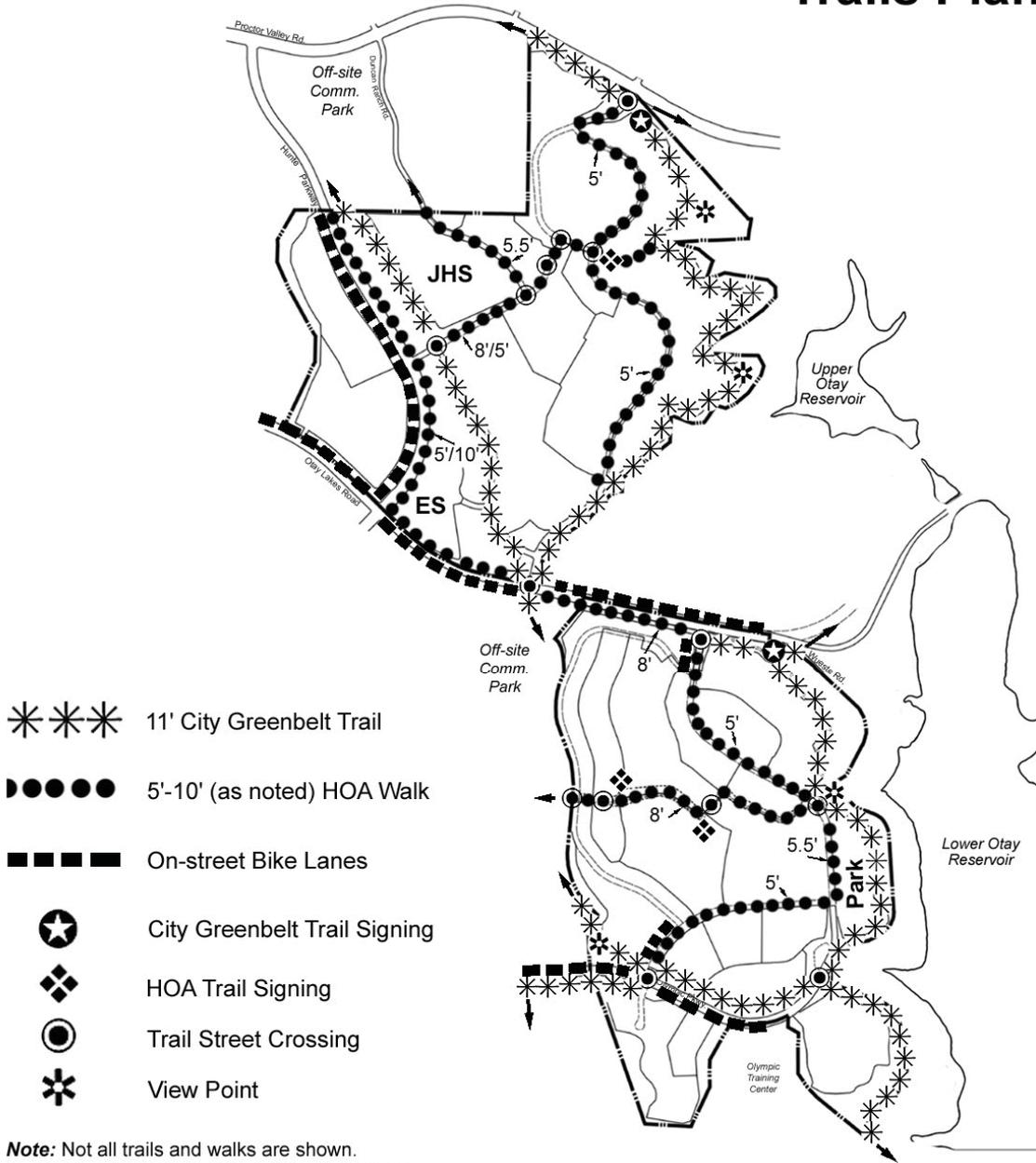
Exhibit 3.21



Parkway Trail Linkage

Exhibit 3.22

Trails Plan



- 11' City Greenbelt Trail
- 5'-10' (as noted) HOA Walk
- On-street Bike Lanes
- City Greenbelt Trail Signing
- HOA Trail Signing
- Trail Street Crossing
- View Point

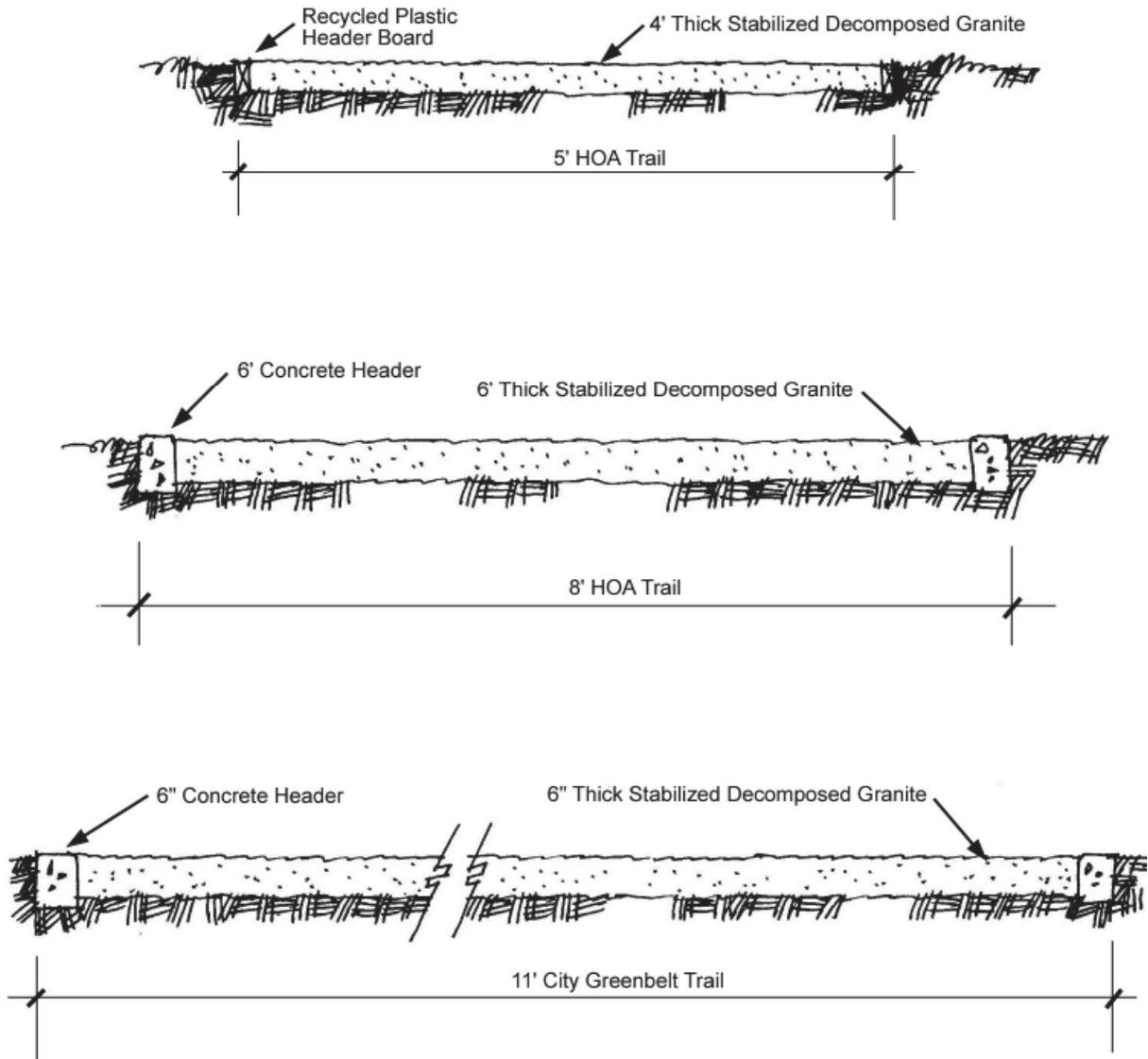
Note: Not all trails and walks are shown. Refer also to Street Sections for additional trail and walk details. The trails indicated are subject to refinement during the subdivision process.

Source: ONA Inc., SB&O, Inc. & Cinti Land Planning



Exhibit 3.23

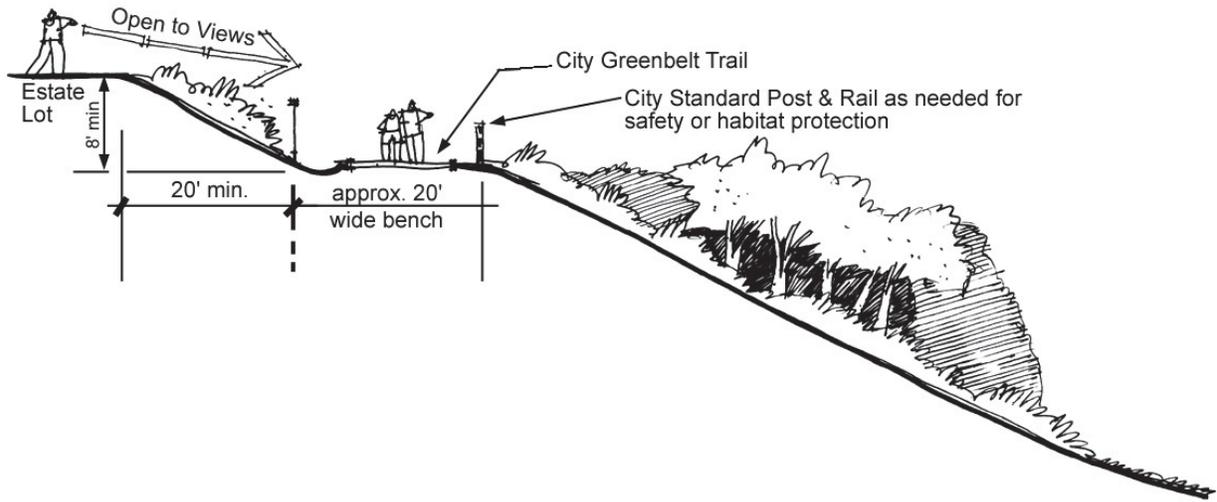
In addition, bicycle/pedestrian trails will also be provided through the Salt Creek park/open space corridor and Otay Lakes Greenbelt Corridor which will function as regional as well as community trails. A connecting trail between the Salt Creek and Otay Lakes Greenbelt branches is also provided winding through the EastLake Woods neighborhood. Exhibit 3.22, the Trails Plan describes the locations of trails throughout the project. Typical widths for each trail type are provided in Exhibit 3-24 below, while additional design guidance is provided in the sketches on the following pages.



Note: Additional design and construction specifications to be provided during subdivision process.

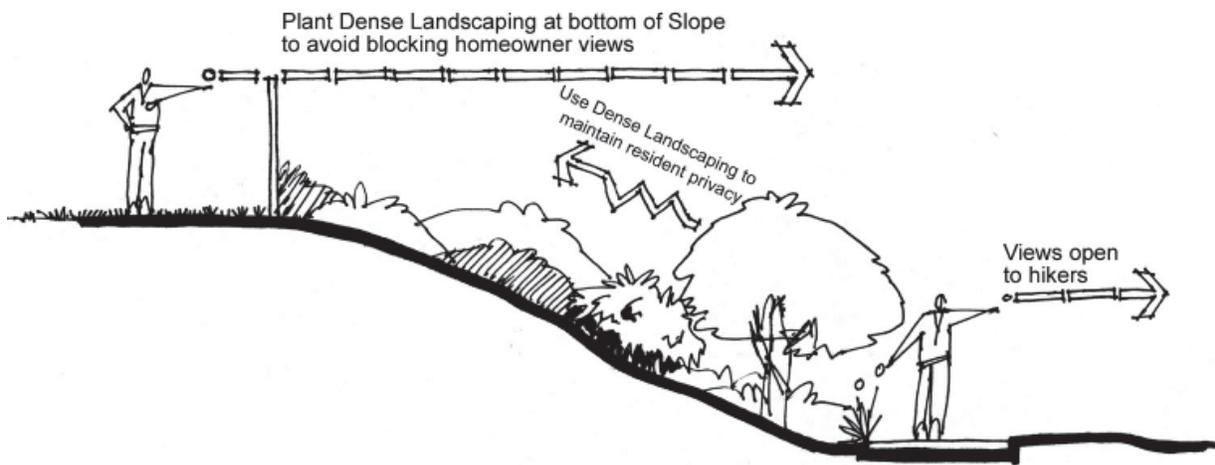
Trail Widths

Exhibit 3.24



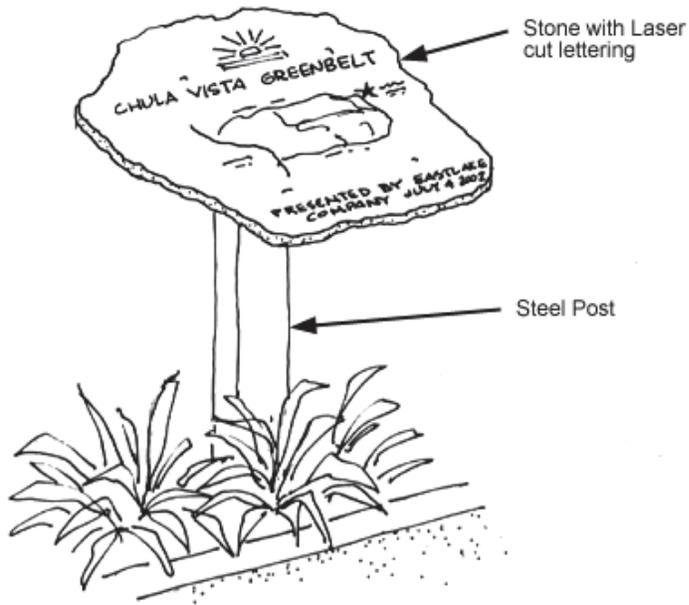
Section through City Greenbelt at the Estate Lots

Exhibit 3.25



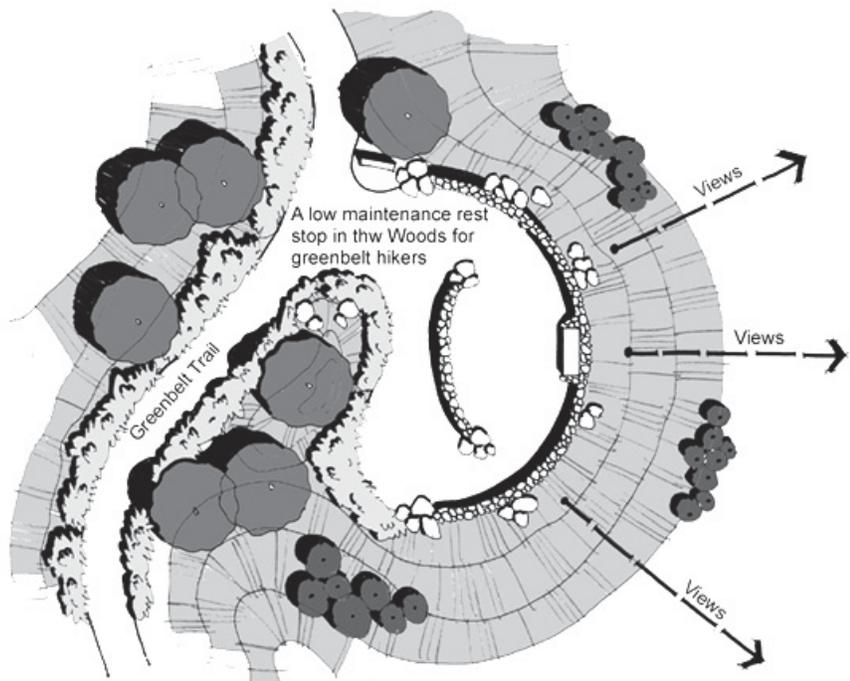
Trail View Guidelines

Exhibit 3.26



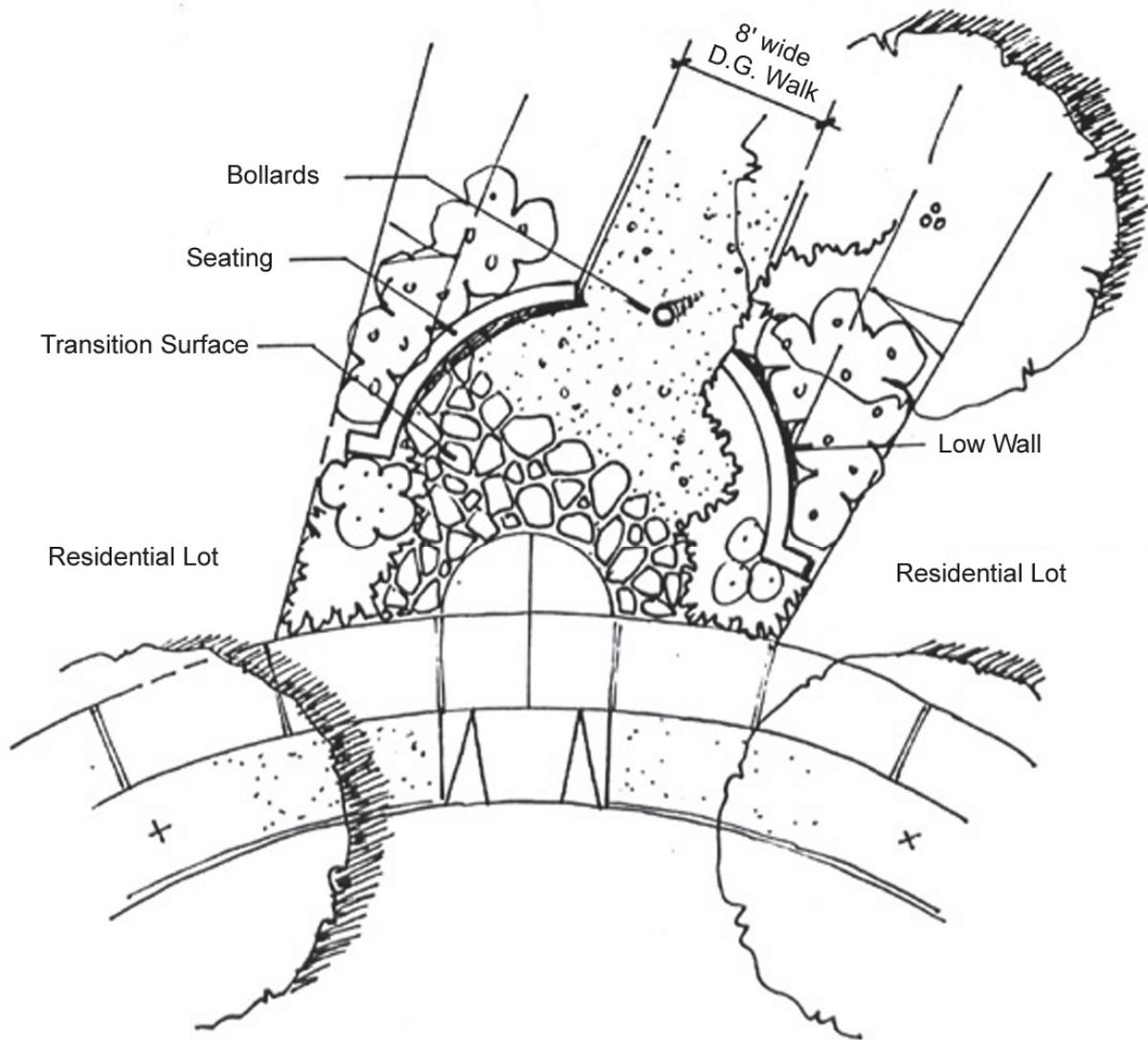
Greenbelt Trail Signing

Exhibit 3.27



Greenbelt Rest Stop

Exhibit 3.28



Woods Trail Entry from Street

Exhibit 3.29

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 three primary types of entries: community entries, major (neighborhood) entries and minor entries. Gated entries are a special type of minor entry. The approximate location of these entries is depicted on the General Landscape Plan, Exhibit 3-7.

Community Entries

Community entries are those which provide access to the entire EastLake Community. One such entry point is located along Otay Lakes Road where it enters the EastLake Community from the east. This entry will be constructed by the Master Developer as a part of the Otay Lakes Road streetscape improvements. Its design will be consistent with other community entries constructed during previous phases of community development.

Major Entries

Major or neighborhood entries provide access to an entire neighborhood. 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 inform the motorist that this is the entrance to a unique neighborhood within the EastLake Planned Community. They will include design features that are consistent with community fencing materials. Entry design should flow with the terrain and appear to be an extension of adjacent land forms.

The entry to the EastLake Woods neighborhood from Hunte Parkway is intended to include special design features as it crosses the Salt Creek Greenbelt. A structured fill will be constructed to appear as a “bridge” crossing. This entry feature is detailed in the sketches in Exhibit 3.31.

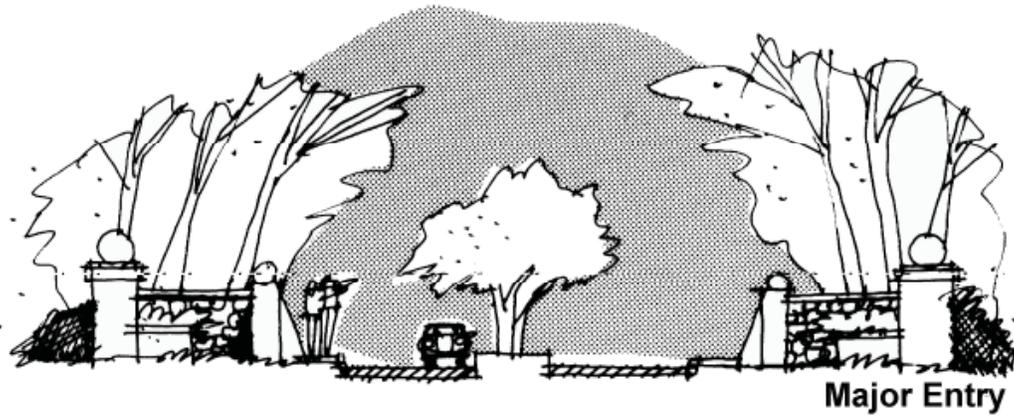


Exhibit 3.30

Minor Entries

Minor entries are those to individual development projects. They are to be designed as an enhanced extension of the community fencing detail. These will be limited to the major entry points of the project and may include the name of the project or simply provide an entry portal.

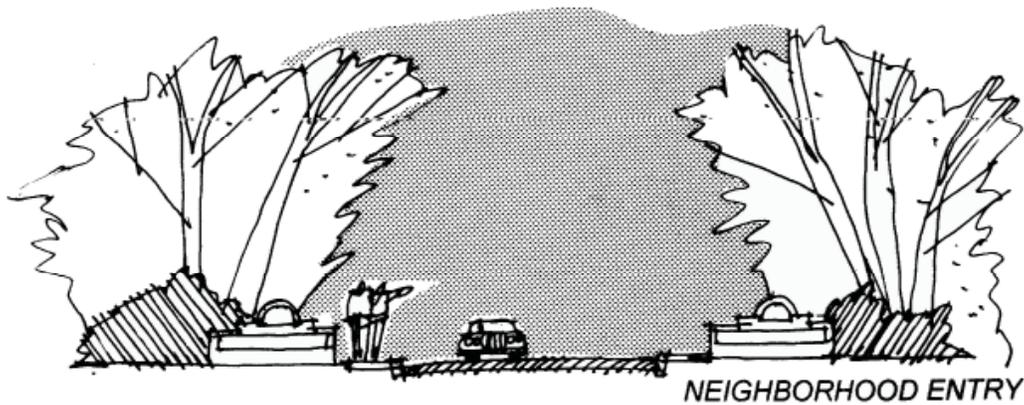
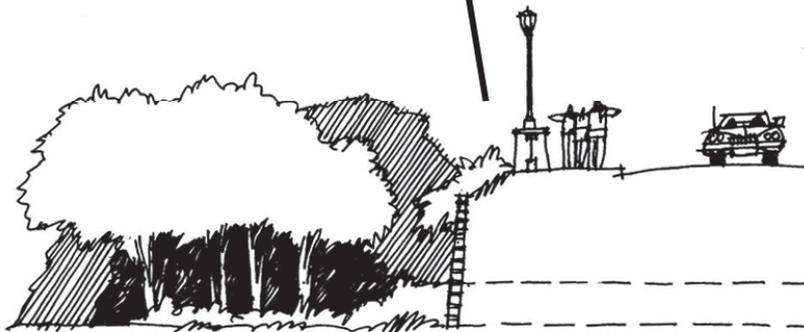
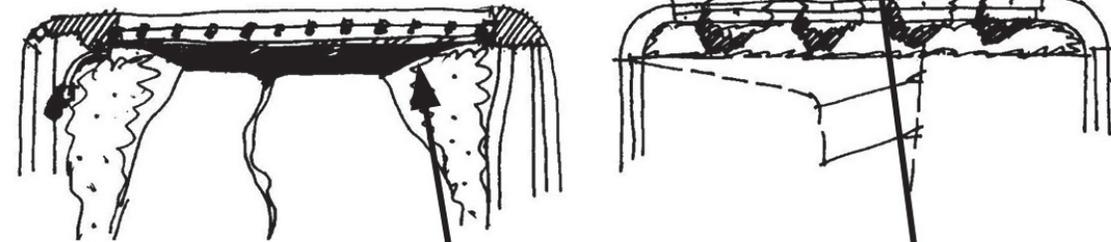
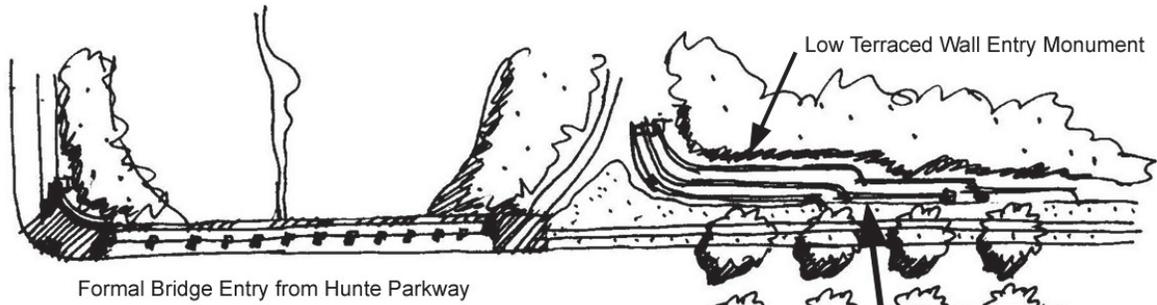


Exhibit 3.31

Gated Entries

Gated entries are proposed within three development parcels as illustrated in Exhibit 3-34. A gated neighborhood entry is proposed for parcel VR-1 in EastLake Vistas and VR-13 in Windstar Pointe Resort. The neighborhood is comprised of a single residential street with direct access lots along one side and a series of common driveways along the other. Gates are proposed at each end to the street serving the development area. These entries should be consistent in design with other project entries and community design standards and adequate space for vehicle queuing and turn-around should be provided.



Entry to EastLake Woods from Hunte Parkway

Exhibit 3.32

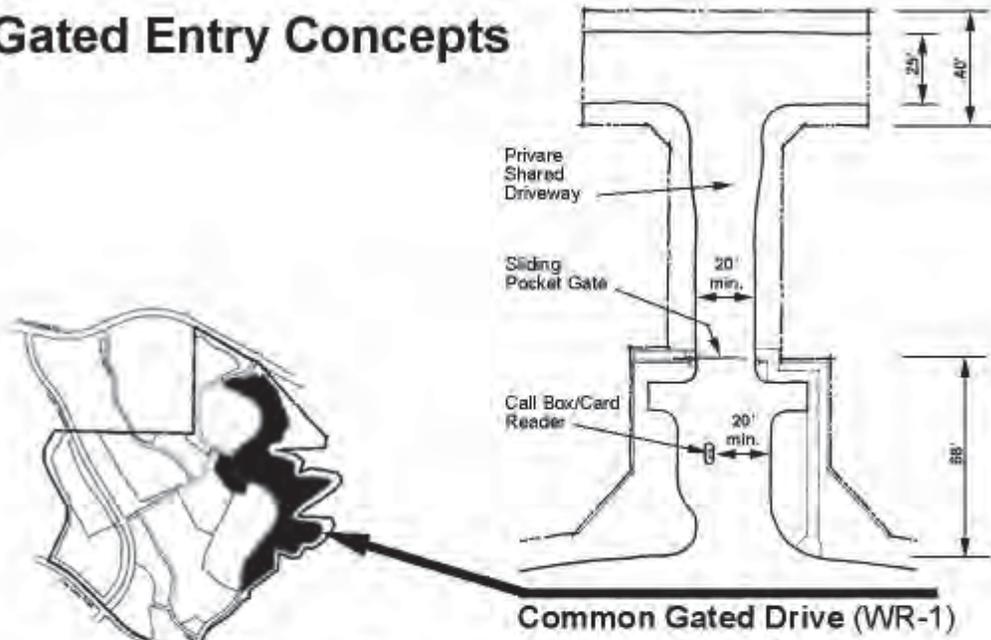
Parcel WR-1 in EastLake Woods is proposed have gated common drives. The design is similar to that in EastLake Vistas except the gates are located at the head of each driveway, some common, some individual, instead of the project entry. See Exhibit 3.34 for design standards.



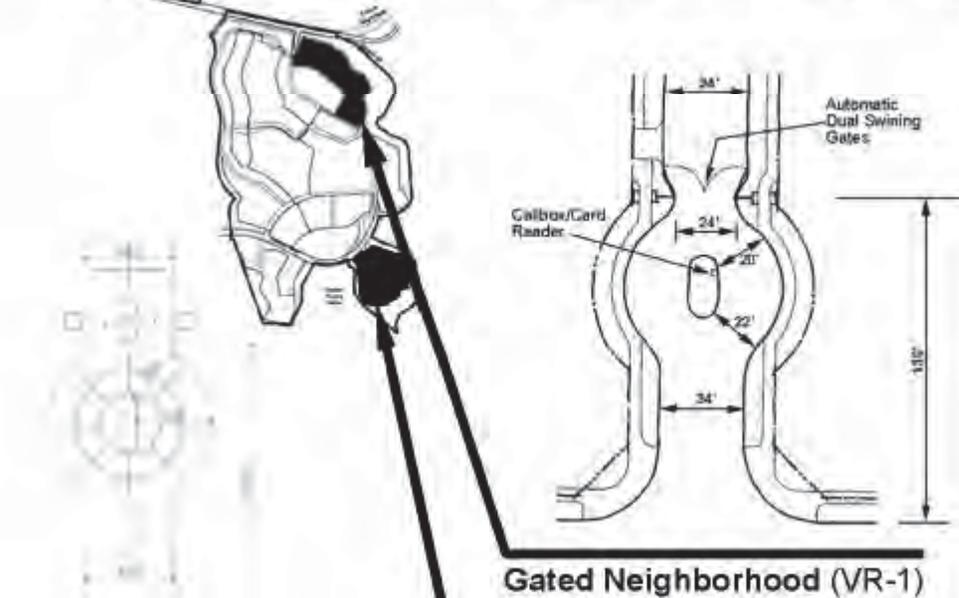
Entry Monument Concept for EastLake Vistas
(Reflecting the character established in EastLake Trails)

Exhibit 3.33

Gated Entry Concepts



Common Gated Drive (WR-1)



Gated Neighborhood (VR-1)

Gated Neighborhood (VR-13)



Exhibit 3.34

II.4.3.8 Street Furniture

Street furniture includes all of the various objects generally found adjacent to the street such as: fire hydrants, post boxes, bus benches, utility company boxes, 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 travelway.

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.

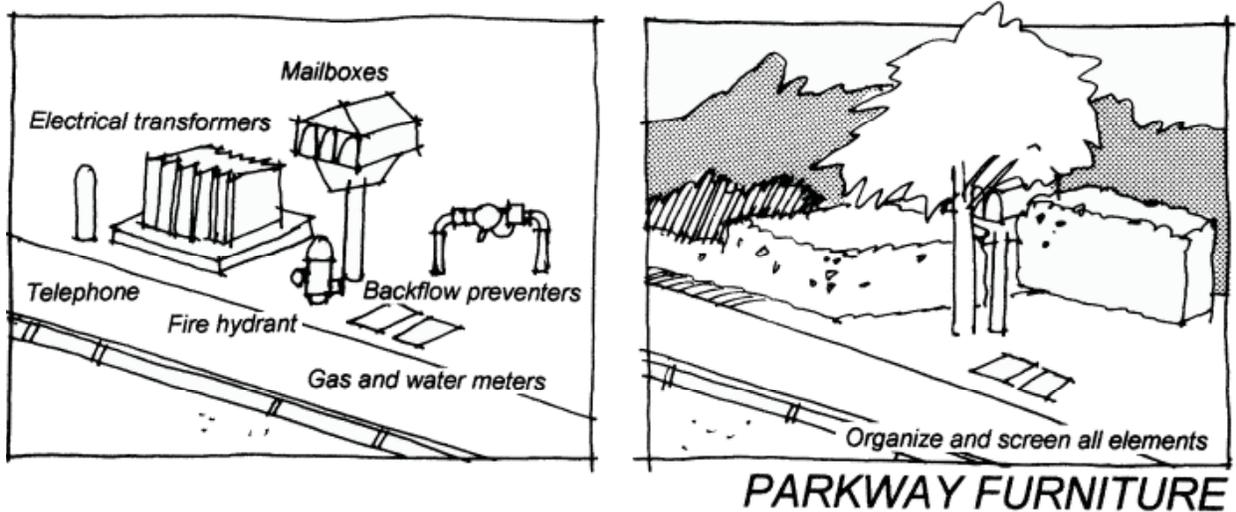


Exhibit 3.35

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 furniture, 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.

II.4.3.9 Scenic Corridor Guidelines

Three off-site scenic corridors will be affected by development within EastLake III. These are the Otay Lakes Road, Hunte Parkway and Olympic Parkway corridors. Views from these streets to residential development areas will mainly comprise rear unit elevations and roof lines, rear yard fencing, and some graded slope areas. In such 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.4.4 Residential Design Guidelines: Single Family - EastLake Vistas & EastLake Woods West

This chapter addresses the design issues associated with typical single family residential development. Special design features are proposed in the EastLake Woods East development area which are detailed in Section II.4.5 following. The topics addressed in this chapter are applicable to all single family projects and should be implemented in the Woods East area unless superseded by special features noted in Section II.4.5.

II.4.4.1 Site Planning

Tract subdivision construction in single-family detached areas should be based upon the following criteria:

- 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.
- Roof style, material and height should be varied.
- Single-family detached residential lots and setbacks should encourage variety in the design, orientation and placement of homes, wherever practical.
- Front yard building setbacks should be varied to avoid a monotonous pattern of houses.
- 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.
- 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.

II.4.4.1.1 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 EastLake III. These standards are found in Chapter II.3.3 of the EastLake III PC District Regulations.

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 EastLake III SPA includes design standards for grading (see Section II.2.4 of the SPA Plan).

II.4.4.3 Streetscape Design

See Landscaping Section II.4.3.2.

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.

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 parcel on the Site Utilization Plan shall have internal consistency. And, of particular importance, architecture should not be a hybrid style, such as "Spanish Cape Cod".

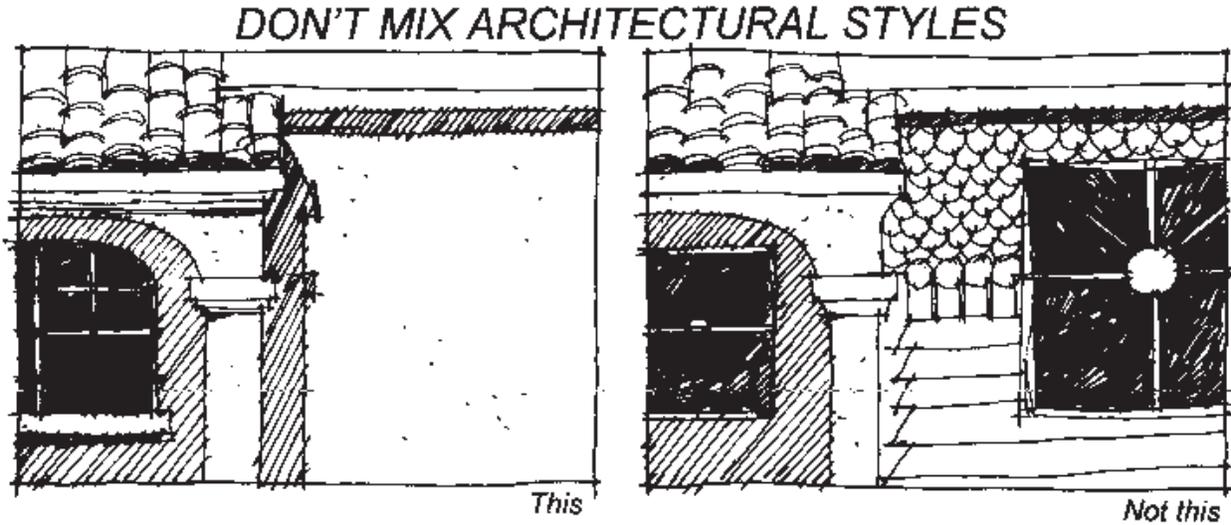


Exhibit 4.1

II.4.4.5.1 Enhancement of Side & Rear Elevations

Attention to architectural detail is common for the front elevations of production housing. However, in the EastLake community 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 Lower Otay Reservoir;
 3. All elevations visible from a public park;
 4. Full building elevations (not blocked by foreground buildings) along the top of slopes that can be seen from any major roadway, and;
 5. 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 exposed to view from trails, paseos or private recreation facilities, and;
 2. Side or rear elevations, other than corner lots than can be clearly seen from internal residential streets.
 3. Any other side or rear elevation that observed from the public 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 rear elevations: Each rear elevation requiring enhancement shall include one or more of the following structural elements. No single element shall be used on more than 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 elevation width.
 - c. Offset planes. A vertical or horizontal offset of at least 18 inches on the rear elevation.

2. Enhanced rear elevations: In combination with requirement C-1 each rear 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.

- D. Design Considerations for Silhouetted Ridgeline Housing.
Homes located along ridgelines, scenic highways and public open spaces require special attention. The repetition of virtually identical buildings with identical roof forms along this edge is monotonous, and strongly discouraged. Homes should reflect as much individual character as possible avoiding duplication of the same building mass along this edge .

Following are some techniques to use for homes along a visible ridgeline. The extent to which these techniques are applied should take full consideration of housing affordability, especially for entry level homes.

1. Vary the roof form by never repeating the same roof more than two times in a row;
2. On lots of 6000 and 7000 square feet in size a single story home shall be provided a minimum of 20% of the houses on visible edges.
3. Rotate buildings and/or lots where possible to expose an alternative elevation view;
4. Use chimneys or other building elements to break up roof lines, and;

- E. Enhancement Findings. The Director of Planning must make the following findings for homes requiring enhanced elevations and housing along ridgelines.

1. That techniques for enhancing rear and/or side elevations exposed to public view have been substantially applied in conformance with paragraphs A and B above.
2. That techniques for rear enhancement have been included into the home design in conformance with paragraphs C.1 and C.2 above.

3. That techniques for side enhancement have been included into the home design in conformance with paragraph C.3 above.
4. That techniques to avoid a monotonous silhouette of buildings along the ridgelines have been substantially utilized in conformance with paragraph D above.

On the following pages are “Do This - Not This” sketches illustrating a number of techniques to improve the design of production housing. These will be used in the Design Review process to guide the assessment of all projects. Applicants are strongly encouraged to avoid the “Not This” examples.

Architectural Guidelines

DO THIS



NOT THIS

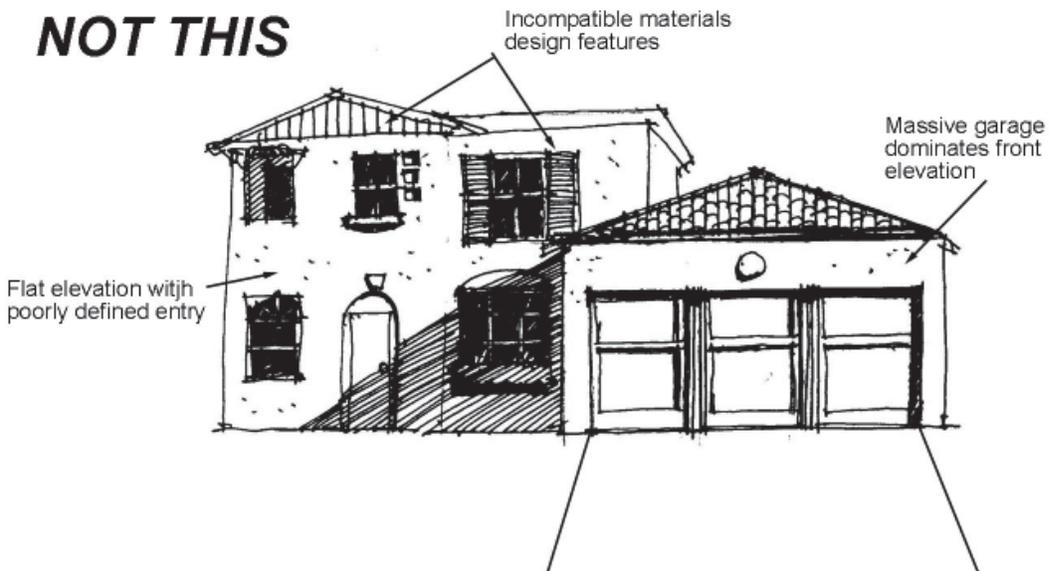
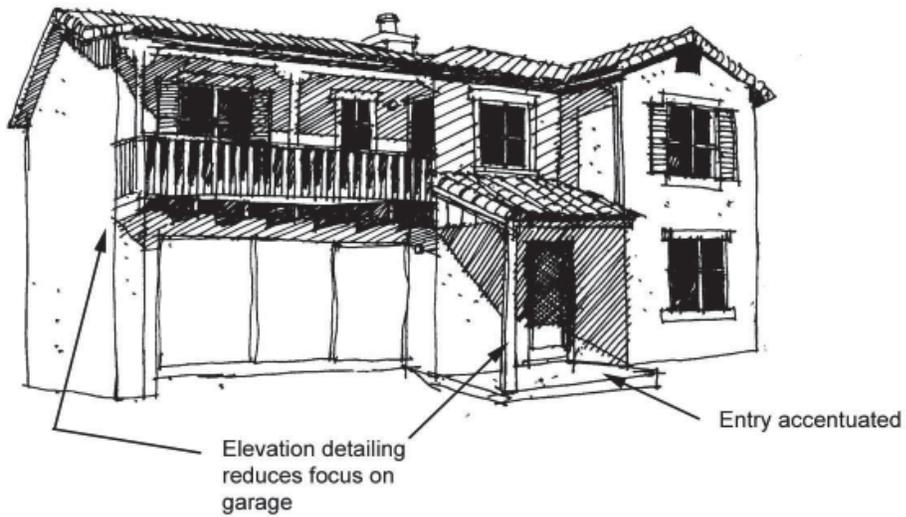


Exhibit 4.2

Architectural Guidelines

Do This



Not This

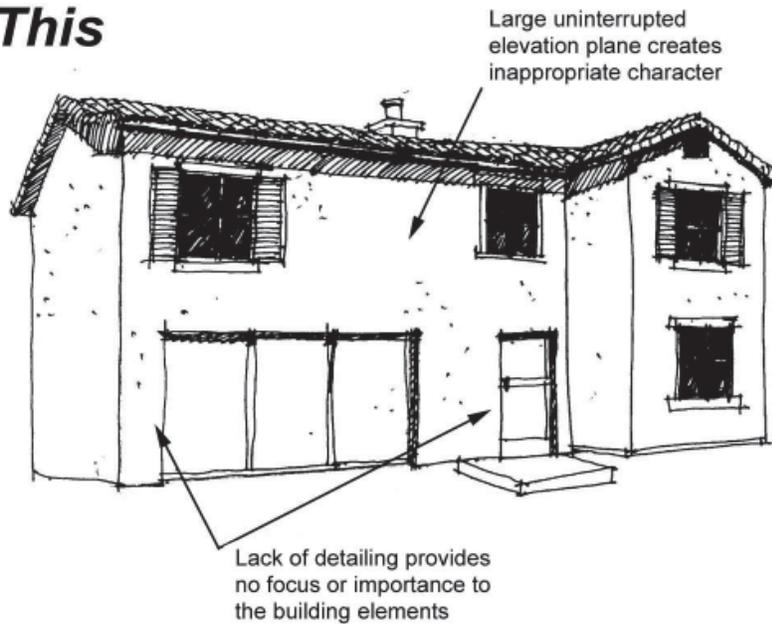
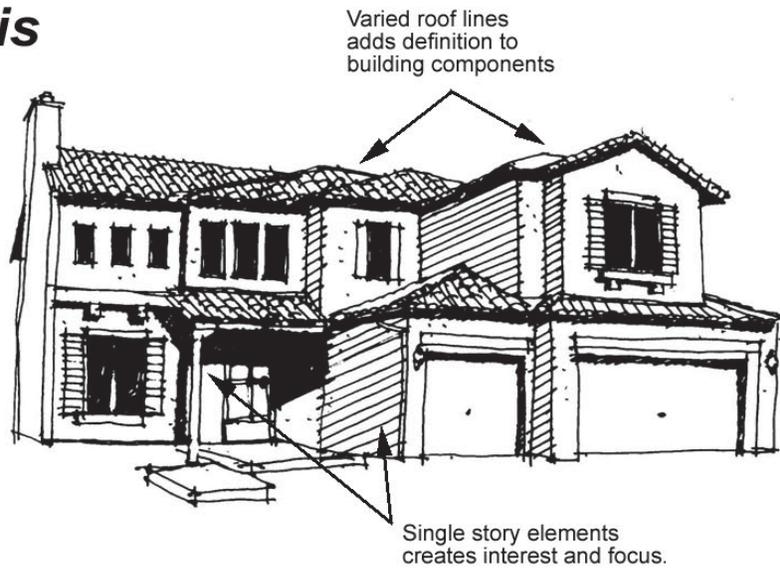


Exhibit 4.3

Architectural Guidelines

Do This



Not This

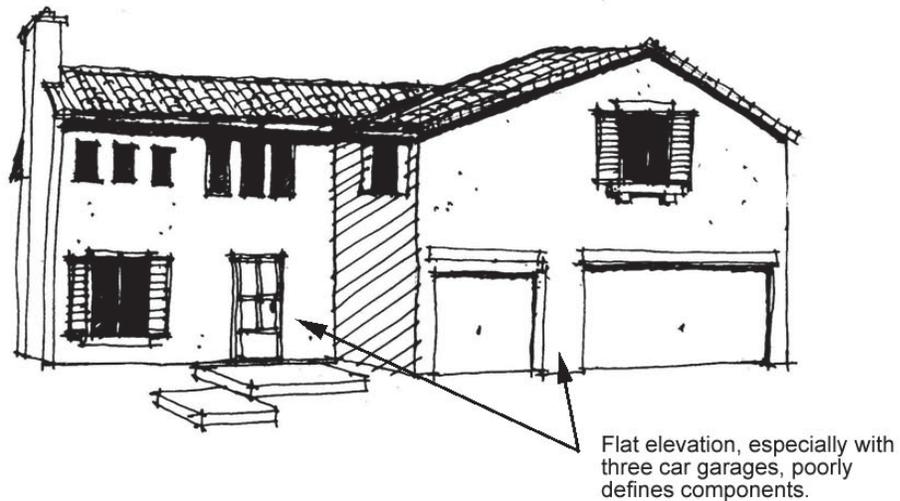
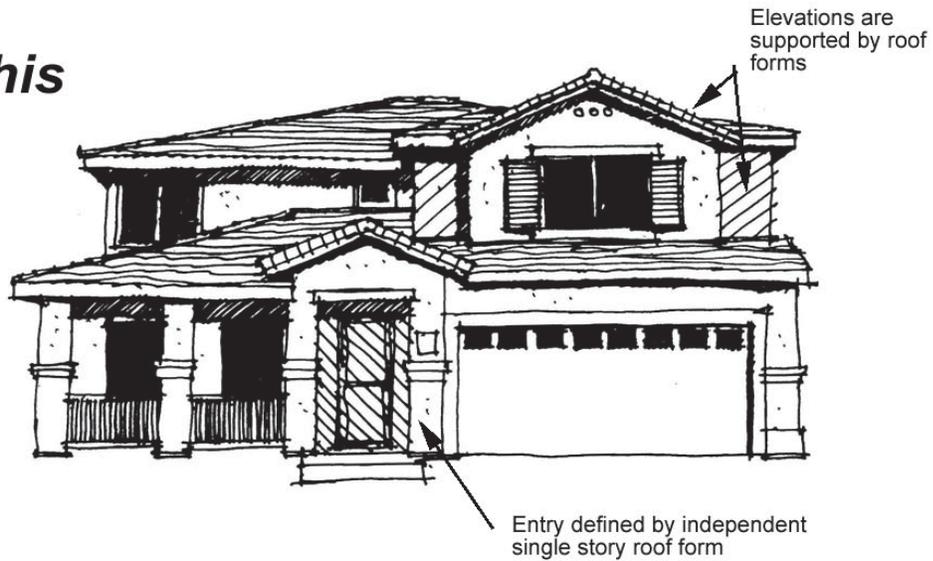


Exhibit 4.4

Architectural Guidelines

Do This



Not This

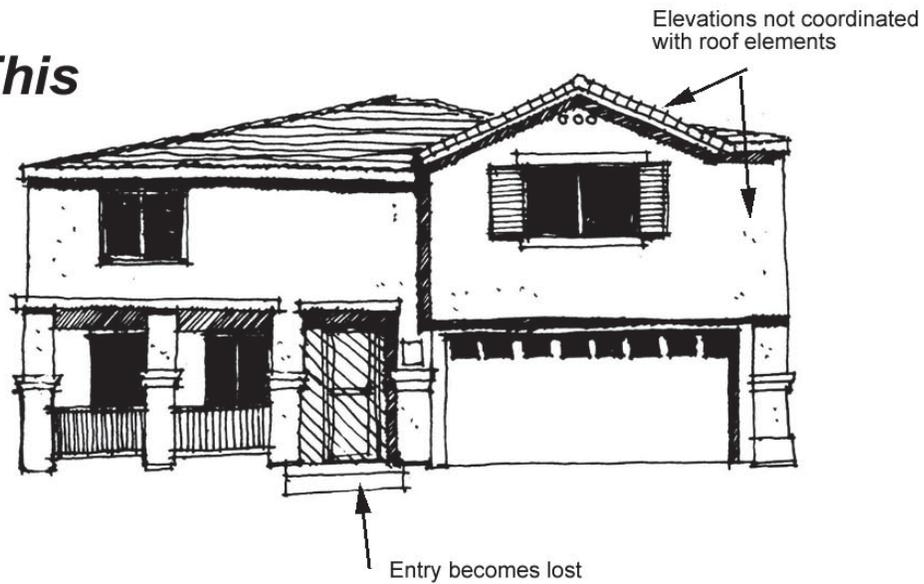


Exhibit 4.5

II.4.4.6. Signage

Signage within single family detached districts is regulated by the sign provisions of the EastLake III PC District Regulations. Signs are typically limited to entry monumentation which is in 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)

II.4.4.8 Parking

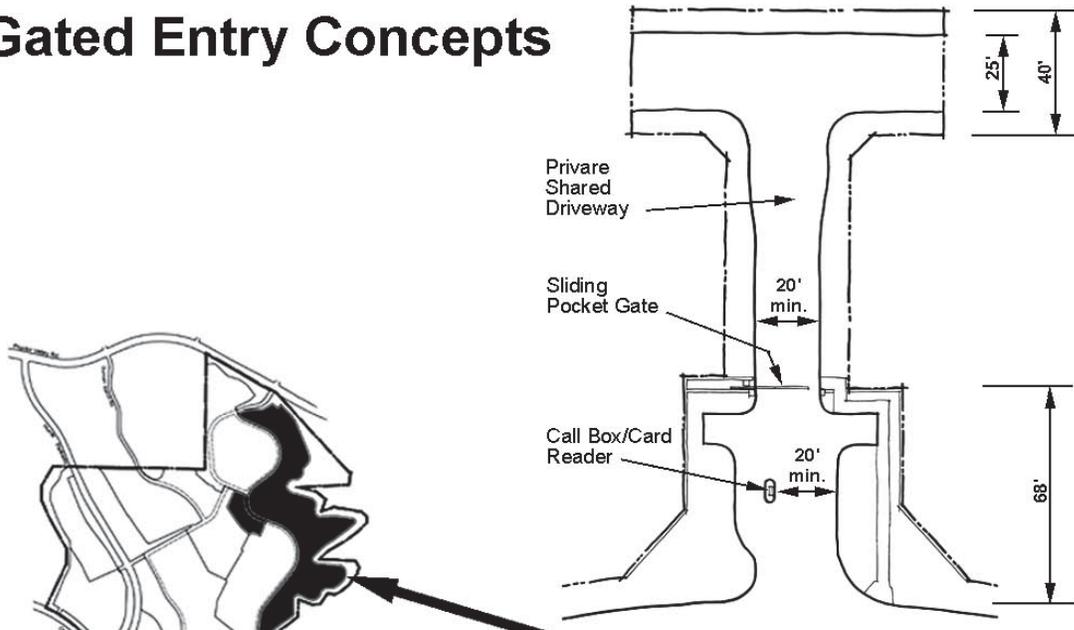
The amount of parking required within each residential district is specified in the EastLake III PC District Regulations. Requirements for sizing and spacing are provided in the PC Regulations. Beyond providing the number of spaces required, the design of common parking areas for attached and multi-family 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. No special design criteria are required for these areas.

II.4.4.9 Special Standards

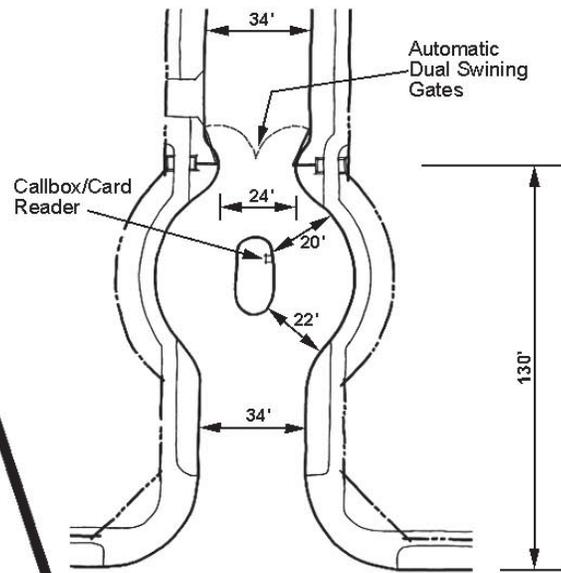
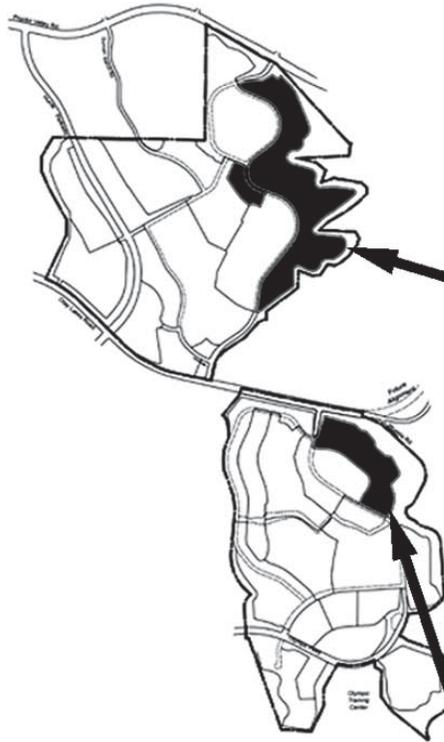
II.4.4.9.1 Gated Neighborhood

Parcel VR-1 in EastLake Vistas is proposed to be a gated neighborhood with gates provided at end of the streets serving the development area. The gate and entry structure should be consistent with the community fencing design implemented adjacent to the entry. Adequate space for queuing and turn-around should also be provided in front of the gate so traffic does not backup on to the adjacent neighborhood street. The gated street entry design is depicted in Exhibit 4-7. Design standards for the common private driveways are provided in Exhibit 3.34 in the previous chapter.

Gated Entry Concepts



Common Gated Drive (WR-1)



Gated Neighborhood (VR-1)



Exhibit 4.6

II.4.4.10 Landscaping Requirements

Common area landscaping shall conform to the community design standards in Chapter II.3. Individual parcel landscaping is at the discretion of each property owner.

Areas identified in the following Individual Parcel Criteria as “Enhanced Slope Edge” indicates slope areas that have a higher level of exposure to public views. These areas should be given more emphasis in the overall slope landscape design process. The more ornamental or larger plant materials from the overall standard slope planting mix should be used in these areas.

II.4.4.11 Individual Parcel Design Criteria

The product 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 parcel 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 parcel plans shall conform to the development standards and other provisions of the EastLake III PC District regulations adopted by the City of Chula Vista. Each parcel description also includes a lotting concept exhibit which identifies the location of special design issues/responses.

The following are guidelines for site planning each of the residential parcels designated for single family detached products within the EastLake Vistas and EastLake Woods West (refer to the Site Utilization Plan, Exhibit 4.13, for the location of each parcel).

Site Utilization Plan

Single Family Detached Highlighted



Exhibit 4.7

EASTLAKE VISTAS**Parcel VR-1
Design Issues Summary**

Description: This is the lowest density housing area in the EastLake Vistas neighborhood. The single residential street serving lots in this parcel is proposed to be gated at each end. Private common driveways are proposed to access lots on the eastern side of the parcel, overlooking Lower Otay Reservoir. The slopes down from the development area to existing Wueste Road are a part of the Chula Vista Greenbelt. Maximizing long range views across the lake from development sites is a primary site design objective. Short range views up-slope from the public trail to private home sites should be screened with plant materials planted low enough on the slope to avoid interference with lake views. Another view issue will be the siting and design of homes, which will be prominently visible from the lake. The proposed lotting pattern within the parcel will provide a variety of exposures and setbacks from the top of slope. Additional side and rear building elevation detailing is to be provided per Section II.4.4.9.2.

Land Use District:	RL4
Product:	10,000 sf Lot Single Family Residential
Views:	Views to and from Lower Otay Reservoir and Greenbelt trail
Entry:	Gated street entries; private common driveways; Neighborhood entry at Otay Lakes Road
Fencing:	Off-site views; consistency with community theme view fencing on edges and along Otay Lakes Road
Edges:	Greenbelt along Lower Otay Reservoir; Otay Lakes Road streetscape
Landscaping:	Slopes adjoining Greenbelt (naturalized) and arterial road edge (consistent with Otay Lakes Road design).
Special Requirements:	Enhanced rear and side elevations visible from the lake or Otay Lakes Road, and side elevations on corner lots
Design Review:	Not required

Parcel VR-1



-  View Opportunity
-  Neighborhood Entry (Gated)
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge

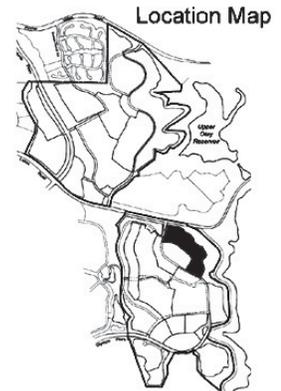


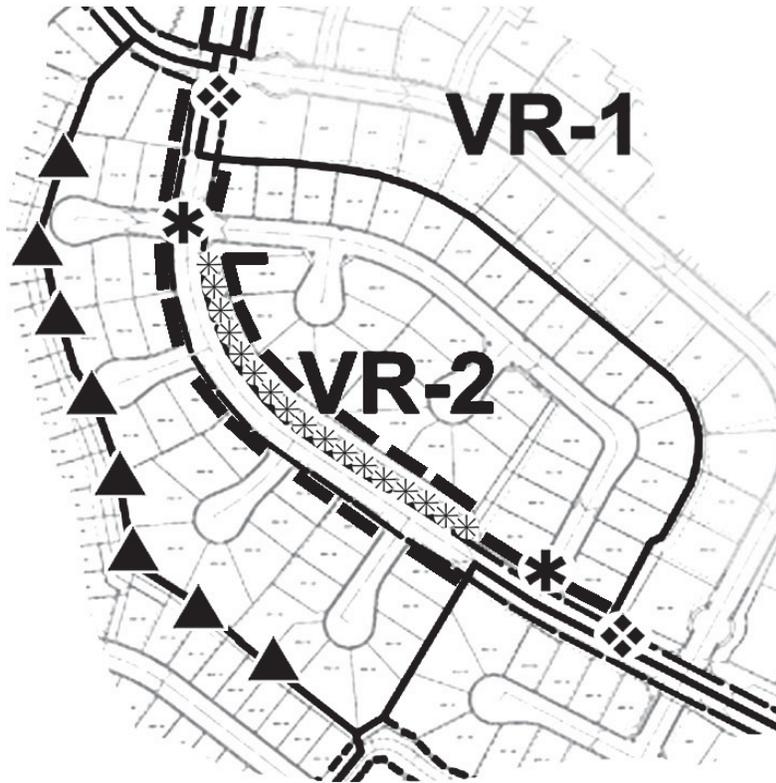
Exhibit 4.8

EASTLAKE VISTAS**Parcel VR-2
Design Issues Summary**

Description: This is small parcel is located above parcel VR-1. Due it its high elevation, views in all directions will be available over adjacent development areas. Two cul-de-sacs in the eastern portion of this parcel provide lots which back to the neighborhood street. However, proposed grading provides a grade separation placing the lots above the street. This removes the rear house elevations from the street view corridor and provides home views over the street. Landscaping of the slope should follow the streetscape design for the neighborhood street. The rear of the non cul-de-sac lots in this portion of the parcel abut the rear of the lots in the western portion of parcel VR-1. Some views to and from the lake will be available but homes in this parcel will not be prominent when viewed from the lake because of the larger and more prominent VR-1 homes in front. Lots west of the neighborhood street are also above lots further to the west allowing views to the Salt Creek Greenbelt. Homes in this area will not be visually prominent as viewed from the Greenbelt due to their distance and other development in closer proximity to the Greenbelt.

Land Use District:	RE2
Product:	7,000 sf Lot Single Family Residential
Views:	Views from home sites in all directions
Entry:	None
Fencing:	Off-site views; consistency with community theme fencing adjacent to neighborhood street
Edges:	None
Landscaping:	Slopes adjoining neighborhood street
Special Requirements:	Enhanced side elevations on corner lots, potential silhouetted ridgeline condition
Design Review:	Required

Parcel VR-2



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge

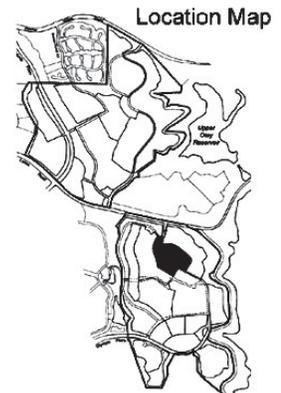


Exhibit 4.9

EASTLAKE VISTAS**Parcel VR-3
Design Issues Summary**

Description: This parcel is located west of the public park. Some lots will have views to the park and to the lake beyond. The neighborhood Paseo crosses the northern portion of this parcel. The Paseo is located adjacent to, but below, the rear and side yards of several lots. Landscaping on these slopes should be consistent with community design standards for the EastLake Thematic Corridor and screen private yard areas from view from the public trail. The design and improvement the trail access points will also require attention because of their placement adjacent to private yard areas. Private front yards will also comprise much of the streetscape adjacent to the park along the neighborhood street. Although private yards are not within the control of the developer, initial yard landscaping along this street should be consistent with community design themes and complement that of the park.

Land Use District:	RE3
Product:	7,000 sf Lot Single Family Residential
Views:	Some views to and from the park and lake beyond
Entry:	None
Fencing:	Off-site views; consistency with community theme fencing along neighborhood street and along Paseo
Edges:	Street edge adjacent to park parcel; Paseo along rear and side yards
Landscaping:	Slopes adjacent to streets and neighborhood Paseo (Thematic Corridor)
Special Requirements:	Enhanced elevations viewed from the public park; enhanced side elevations on corner lots
Design Review:	Required

Parcel VR-3



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge

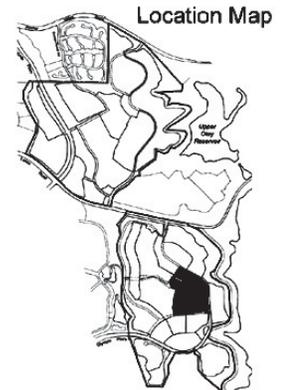


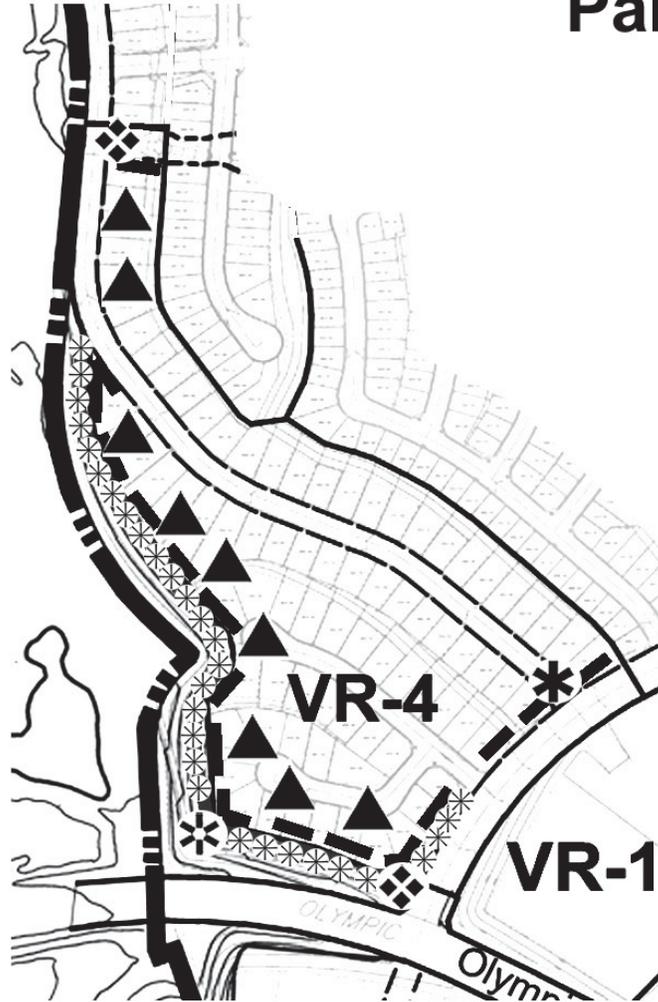
Exhibit 4.10

EASTLAKE VISTAS**Parcel VR-4
Design Issues Summary**

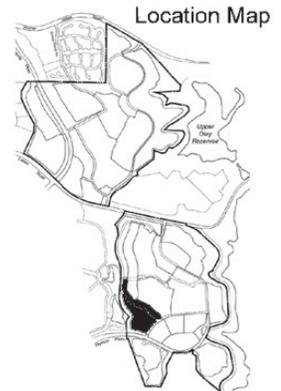
Description: This parcel is located in the southwest portion of the EastLake Vistas neighborhood adjacent to Salt Creek. The edge to this Greenbelt area is primarily a down slope from rear or side yards of home sites. A neighborhood street defines the edge of the Greenbelt at the northern end of this parcel, making it a part of the public view from the street. An “open cul-de-sac” is shown in the proposed lotting concept to serve the same function. Providing appropriate visual and physical access into the Greenbelt corridor will be an important site planning issue. Another issue will be the siting and design of some homes which will be prominently visible from the creek corridor. Additional rear yard setbacks and rear elevation detailing may be required. Similar techniques may be required for a small number of homes prominently visible from Olympic Parkway, a scenic corridor. The neighborhood Paseo is located at the northern edge of this parcel. A single side yard is affected.

Land Use District:	RS1
Product:	6,000 sf Lot Single Family Residential
Views:	Views to and from Salt Creek Greenbelt and trail
Entry:	Neighborhood entry along Olympic Parkway
Fencing:	Off-site views; consistency with community theme fencing on western side of Salt Creek Greenbelt and along Olympic Parkway
Edges:	Salt Creek and Olympic Parkway
Landscaping:	Slopes adjoining Salt Creek (naturalized) and arterial road edge (consistent with Olympic Parkway design)
Special Requirements:	Enhanced front, rear and side elevations visible from Greenbelt or Olympic Parkway; enhanced side elevations on corner lots
Design Review:	Required

Parcel VR-4



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



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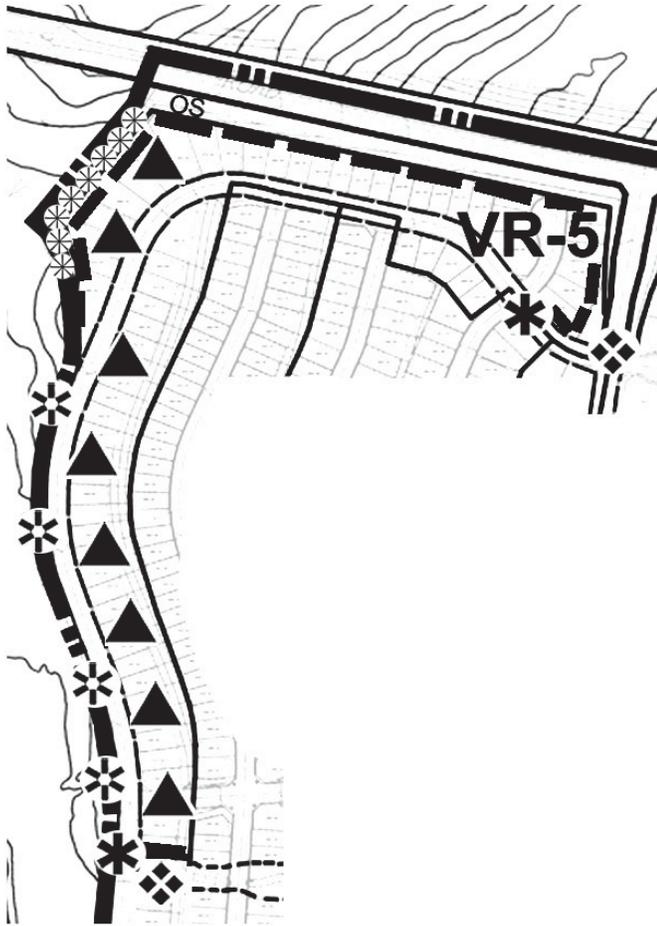
Exhibit 4.11

EASTLAKE VISTAS**Parcel VR-5
Design Issues Summary**

Description: This parcel is basically an extension of the development concept in parcel VR-4 north along the east side of Salt Creek to Otay Lakes Road. Design issues are similar, views and access to the Greenbelt and views from Otay Lakes Road, a scenic corridor. A neighborhood road is used to define the Greenbelt edge for a considerable portion of this parcel. The opposite side of the road is front yards of home sites. Although private yards are not within the control of the developer, initial yard landscaping along this street should be consistent with community design themes and complement that of the Greenbelt. Providing appropriate physical access (controlled) into the greenbelt corridor will be an important site planning issue along the road. Another issue will be the siting and design of homes, which will be prominently visible from the creek corridor. Additional rear yard setbacks and rear elevation detailing will be required at the northern end of the parcel. The neighborhood Paseo is located at the southern edge of this parcel. A single side yard is affected.

Land Use District:	RS1
Product:	6,000 sf Lot Single Family Residential
Views:	Views to and from Salt Creek Greenbelt and trail
Entry:	Neighborhood entry along Otay Lakes Road
Fencing:	Off-site views; consistency with community theme fencing on western side of Salt Creek Greenbelt and along Otay Lakes Road
Edges:	Street edge adjacent to Salt Creek and Otay Lakes Parkway
Landscaping:	Slopes adjoining Salt Creek (naturalized) and arterial road edge (consistent with Otay Lakes Road design).
Special Requirements:	Enhanced front, rear and side elevations visible from the Greenbelt or Otay Lakes Road; enhanced side elevations on corner lots
Design Review:	Required

Parcel VR-5



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge

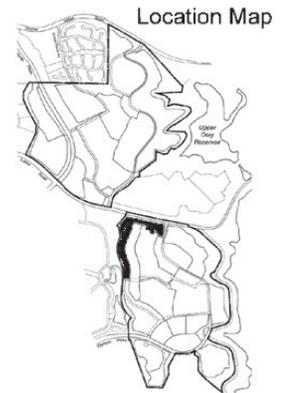


Exhibit 4.12

EASTLAKE VISTAS**Parcel VR-6
Design Issues Summary**

Description: This parcel is located in the central portion of the neighborhood and has no “exterior” edges. As an interior parcel, the community design issues are minimized. Views to the west over adjacent development to Salt Creek are available. The neighborhood Paseo is located along the southern edge of the parcel, down-slope from several rear yards. Two access ways are shown affecting side yards of the lots to either side. The primary design issues associated with the Paseo are landscaping consistent with community design standards for the EastLake Thematic Corridor and to screen private yard areas from public trail view.

Land Use District:	RS2
Product:	5,000 sf Lot Single Family Residential
Views:	Some views to Greenbelt
Entry:	None
Fencing:	Some off-site views
Edges:	Paseo edge
Landscaping:	Slopes adjoining Paseo (Thematic Corridor)
Special Requirements:	Potential silhouetted ridgeline housing condition; enhanced side elevations on corner lots
Design Review:	Required

Parcel VR-6



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge

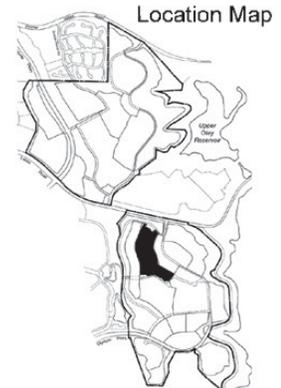


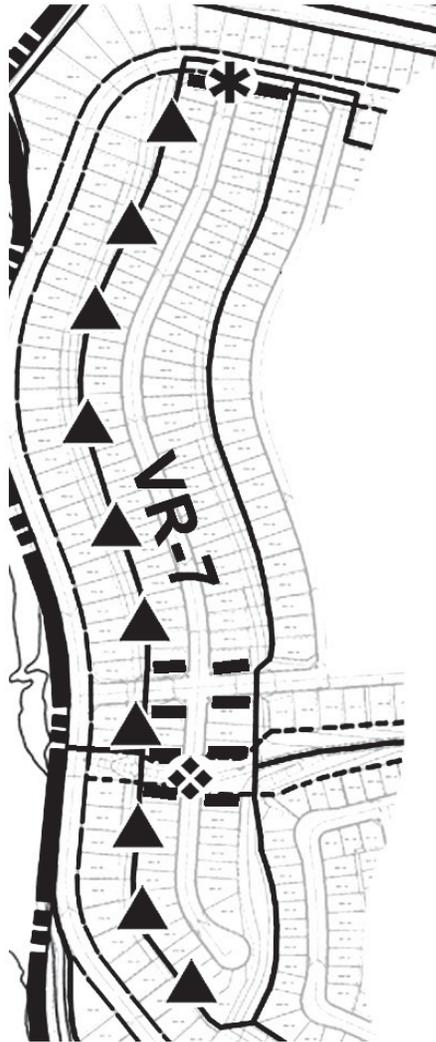
Exhibit 4.13

EASTLAKE VISTAS**Parcel VR-7
Design Issues Summary**

Description: This parcel is comprised of a single double loaded street located between parcels VR-5 and VR-6. It is one of two small lot single family projects in EastLake Vistas. Similar to parcel VR-6, design issues are essentially limited to interfaces with the neighborhood Paseo which bisects the parcel. Views to the west over adjacent development to Salt Creek are available. The neighborhood Paseo bisects the parcel near its southern end. Because there is less of a grade separation at this location design compatibility and landscaping to screen adjacent private areas is important. The other primary design issue associated with the Paseo is landscaping consistent with community design standards for the EastLake Thematic Corridor.

Land Use District:	RP1
Product:	4,200 sq. ft. Single Family Residential
Views:	Some views to Greenbelt
Entry:	None
Fencing:	Some off-site views; Paseo edges
Edges:	Paseo edge
Landscaping:	Areas adjoining Paseo (Thematic Corridor)
Special Requirements:	Enhanced side elevations on corner lots
Design Review:	Required

Parcel VR-7



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge



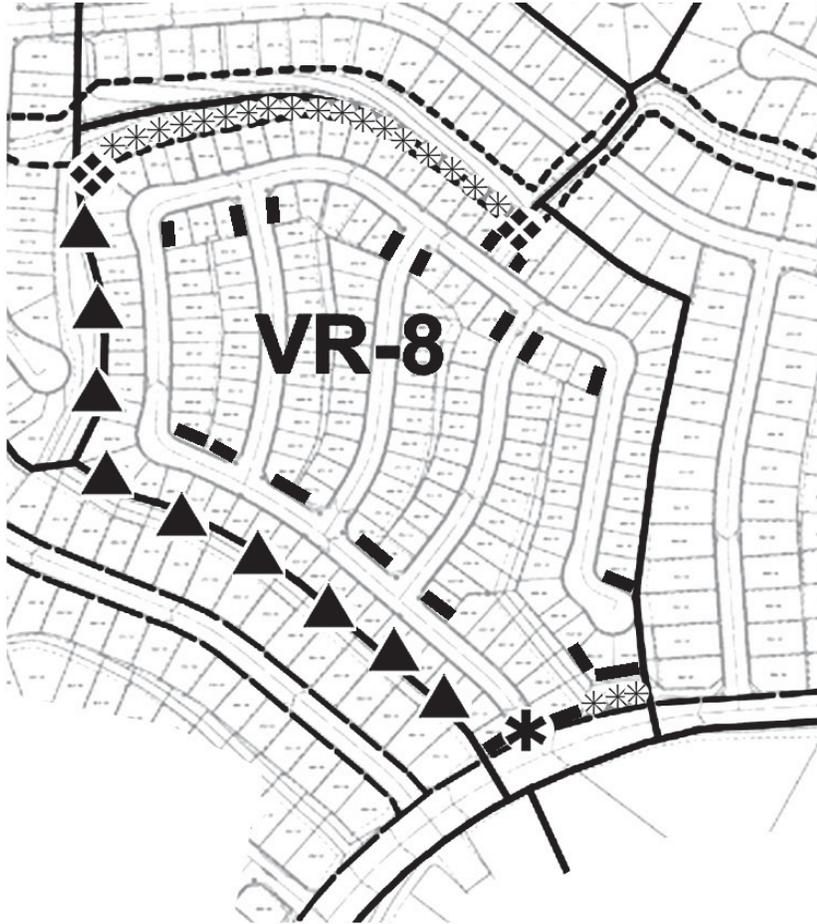
Exhibit 4.14

EASTLAKE VISTAS**Parcel VR-8
Design Issues Summary**

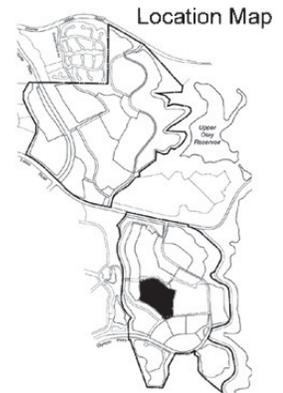
Description: Parcel VR-8 is the other small lot single family project area in EastLake Vistas. Large slopes (greater than 20 feet) are located along the north, west and south edges of the parcel and in some areas within the parcel. Lots at the top of these slopes will have views over adjacent development to the Salt Creek Greenbelt. The neighborhood Paseo is located along the northern edge of the parcel and two access ways are shown on the lotting concept. The Paseo and its entries are generally down-slope from adjacent home sites providing separation between private and public areas.

Land Use District:	RP2
Product:	3,150 sq. ft. Single Family Residential
Views:	Views to the Greenbelt
Entry:	None
Fencing:	Off-site views; consistency with community theme fencing along Paseo
Edges:	Paseo edge
Landscaping:	Slopes adjoining Paseo (Thematic Corridor)
Special Requirements:	Potential silhouetted ridgeline housing condition; enhanced side elevations on corner lots
Design Review:	Required

Parcel VR-8



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



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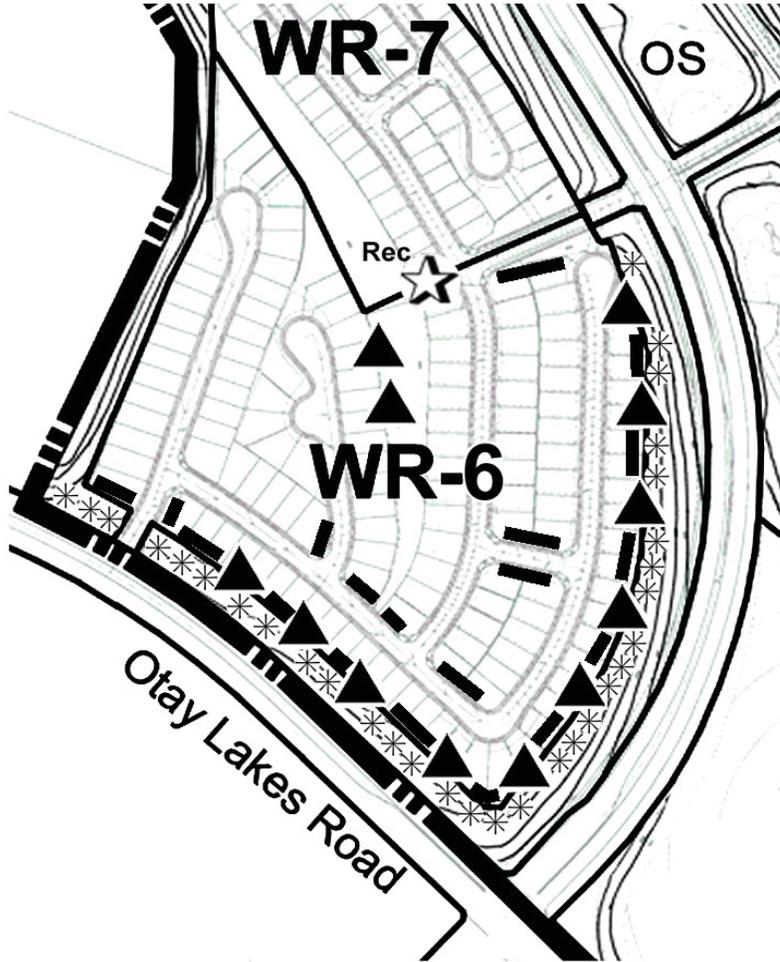
Exhibit 4.15

EASTLAKE WOODS WEST**Parcel WR-6
Design Issues Summary**

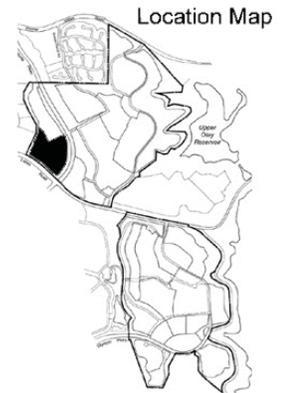
Description: This parcel is the second of two small single family development areas in EastLake Woods West, that portion of the neighborhood located west of Salt Creek and Hunte Parkway. It shares a common entry from Hunte Parkway with parcel WR-7 to the north. It is located above Hunte Parkway and below EastLake Business Center II to the west. Lots at the top of large slopes along the eastern edge will have views into the Salt Creek Greenbelt. Building detailing, landscaping and fencing consistent with community standards along the Hunte Parkway and Otay Lakes Road scenic corridor is the major community design requirement for the parcel.

Land Use District:	RP2
Product:	4,500 sq. ft. Single Family Residential
Views:	Views to Greenbelt and from scenic corridors
Entry:	Neighborhood/project entries at Hunte Parkway
Fencing:	Off-site views; consistency with community theme fencing along Hunte Parkway and Otay Lakes Road
Edges:	Scenic corridors
Landscaping:	Slopes adjoining arterial road edge (consistent with Hunte Parkway design)
Special Requirements:	Enhanced rear and side elevations visible from scenic corridors; enhanced side elevations on corner lots
Design Review:	Required

Parcel WR-6



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



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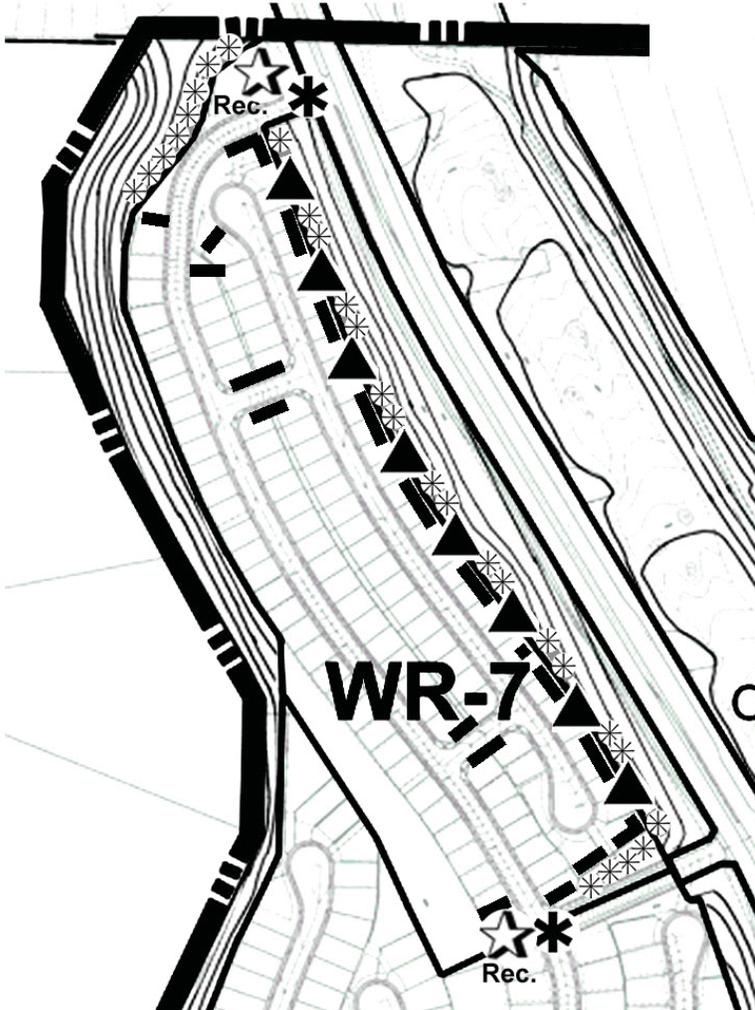
Exhibit 4.16

EASTLAKE WOODS WEST**Parcel WR-7
Design Issues Summary**

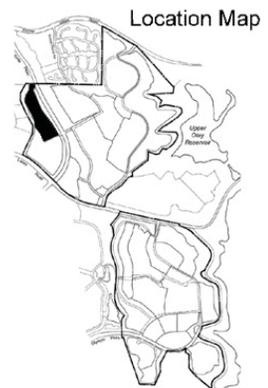
Description: This parcel is one of two small single family development areas in EastLake Woods West, that portion of the neighborhood located west of Salt Creek and Hunte Parkway. It shares a common entry from Hunte Parkway with parcel WR-6 to the south and has a second Hunte Parkway entry to the north. It is located above Hunte Parkway and below EastLake Business Center II to the west. Lots at the top of large slopes along the eastern edge and internally will have views into the Salt Creek Greenbelt. Building detailing, landscaping and fencing consistent with community standards along the Hunte Parkway scenic corridor are the major community design requirements for the parcel.

Land Use District:	RP1
Product:	3,150 sq. ft. Single Family Residential
Views:	Views to Greenbelt and from scenic corridor
Entry:	Neighborhood/project entries at Hunte Parkway
Fencing:	Off-site views; consistency with community theme fencing along Hunte Parkway
Edges:	Scenic corridor
Landscaping:	Slopes adjoining arterial road edges (consistent with Hunte Parkway design)
Special Requirements:	Enhanced rear elevations visible from Hunte Parkway; enhanced side elevations on corner lots
Design Review:	Required

Parcel WR-7



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



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Exhibit 4.17

II.4.5 Residential Design Guidelines: Single Family - EastLake Woods East

This chapter builds on the design guidance provided in the previous chapter and addresses unique design features which are to be implemented in the EastLake Woods East development area. These features are intended to establish a unique visual neighborhood identity for this area.

II.4.5.1 Site Planning

Tract subdivision construction (non-custom home) in single-family detached areas should be based upon the following criteria:

- 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.
- Roof style, material and height should be varied.
- Single-family detached residential lots and setbacks should encourage variety in the design, orientation and placement of homes, wherever practical.
- Front yard building setbacks should be varied to avoid a monotonous pattern of houses.
- 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.
- 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.

See also Section II.4.5.2.4, Plotting and Massing Criteria.

II.4.5.1.1 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 EastLake III. These standards are found in Chapter II.3.3 of the EastLake III PC District Regulations and are provided in the tables below. 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.

II.4.5.2 Architectural Design Issues

II.4.5.2.1 General Considerations

Purpose

The purpose of these architectural guidelines is to provide specific design criteria and guidance for the development of the residential neighborhoods at The Woods at EastLake. They have been established to require a high level of product quality, to assure both variety and compatibility and to enhance the community's overall value.

This document proposes adherence to a selected palette of architectural styles in keeping with the community and architectural content.

The goal is to promote both visual compatibility and variety utilizing historically authentic styles combined with modern technology and architectural innovation.

Design Character

The Woods at EastLake represents an opportunity to develop a unique community combining the best aspects of master-planned development with the best building types and styles of long established neighborhoods.

One key to the success of a community is the appropriate architectural vocabulary and theme. The palette of architectural styles selected for The Woods has evolved in Southern California since the turn of the century with historical examples well represented in the San Diego area.

The Woods styles' inherent attractiveness, informality, and sense of elegance have enabled them to remain popular over a long period of time. Specifically, the styles:

- are visually compatible with each other;
- possess general market appeal and community acceptance;
- can be successfully expressed in a modern built home;
- are capable of contemporary interpretation and variation; and,
- have an historic background and precedence in the San Diego area.

Design Intent

The principal design criteria and architectural styles are intended to assist in the design, processing, and implementation of a high level of design direction and quality.

The following items are required for concept designs:

- Selection and use of details, materials and colors that compliment the designed floor plans; and,
- Interpretation of styles within the constraints of site planning, landscape design and architecture.

The following items are to be avoided in concept design:

- Harsh contrasts of materials and/or colors
- Inappropriate use of scale
- Poor selection and execution of details
- Extreme interpretations of the characteristics for each style's authenticity
- Combining individual styles on one home

Authenticity

The design criteria are intended to avoid “stage-front” architecture. The application of detail and character of the architectural styles should be as authentic as possible.

For inspiration and concepts, The Woods has looked to the region's own architectural past. The “Early San Diego” heritage is one that encompasses a lineage of architectural styles fluent from the 1900's through the 1940's. San Diego's most attractive established neighborhoods are composed of these heritage homes. They consist of different, yet compatible styles which can be effectively integrated into a modern built home.

Each style represents a sense of place in history and significant architectural statement. In order to maintain the character and significance of these styles, care should be taken to refrain from architectural gimmicks that sacrifice the integrity of their architectural heritage.

The styles selected for The Woods are:

- | | |
|---------------------|--------------------------------|
| • American Colonial | • Spanish Revival |
| • Cape Cod | • Southwest Adobe Contemporary |
| • Craftsman | • Spanish Eclectic |
| • Monterey | • Mission Italianate |
| • European Cottage | • Gill-Inspired |
| • European Estate | • Contemporary |
| • Italianate | • Other Architectural Style* |

* Subject to approval by Design Review, of the architectural style, authenticity, and compatibility with surrounding architectural styles. Submittal of plans for an architectural style not listed above should be accompanied by a statement of the project's design characteristics and requirements.

II.4.5.2.2 Principal Design Criteria

A. Architectural Design Considerations

Intent

Building mass will be designed to create a positive relationship with the specific plotting, and to appropriately reflect the architectural style. Exterior mass and form must be manipulated as necessary to improve the street scene by controlling the impact of the homes as they relate to the street, parkway, setbacks, adjacent lots, and corner plotting conditions.

Criteria

- 1) Elevations shall be designed for continuity of massing, materials, colors and details on all elevations.
- 2) Front elevations shall be designed to emphasize entries, porches, or other resident use areas, and to de-emphasize garages.
- 3) Corner plotted units shall provide a significant single story element adjacent to the exterior side yard that wraps from the front yard to the exposed corner lot (see single story elements, below). These massing elements should be considered in the process of plan and elevation design as they must be appropriate to the selected architectural styles.
- 4) Houses will be designed to create interesting street scenes. Setbacks will be varied on any given street to provide variety in the appearance of the street scene. Plans and elevations shall be mixed to avoid repetition of identical facades and roof lines across from or adjacent to one another.

B. Single Story Elements

Intent

Large areas of two-story wall surfaces will be reduced through the use of significant single story elements such as covered entries, porches, offsets, overhangs, recesses or other elements to provide visual relief on any given elevation.

Criteria

- 1) Where appropriate to style, use reduced height living areas to introduce the necessary transition elements for proper scale, undulation and variation in the front elevation.
- 2) Vary the heights and profiles of single story elements through diversity in scale and detail.

- 3) Fifty percent of all homes in each neighborhood must have a significant single story element unless inappropriate to style (as described in Architectural Styles section of this document).
- 4) The roof over the entry should be a distinct expression. Where consistent with the architectural style used, it should be on a different plane from the primary roof structure.

C. Recessed Front Second Story

Intent

Unless it is inappropriate to the architectural style, the second story mass is encouraged to be recessed to improve the street scene.

Criteria

- 1) Although it is not the desired dominant form to be built at The Woods, the two-story box-like form is permitted when appropriate to the architectural style. Styles that dictate such a box-like form include Italianate, Monterey, Contemporary, and American Colonial.
- 2) Where appropriate to style, the second story must be set back in relation to the porch, living and/or garage face below by a minimum of two feet.
- 3) If the form of a building is viewed as a series of interlocking masses rather than a box, a more desirable aesthetic solution will occur.

D. Rear Articulation

Intent

Rear elevations are viewed in three ways; each of the conditions will be designed and detailed accordingly.

- 1) First, as seen from the adjacent unit and rear yard where issues of second story privacy and scale shall be addressed.
- 2) Second, as quasi-public areas with visible details as seen from adjacent arterial roadways.
- 3) Third, as distant silhouettes viewed from adjacent neighborhoods and public areas.

Criteria

- 1) Homes backing onto collector streets are viewed from close range where details such as materials, color, window surrounds, and minor changes in wall planes and ridgelines are clearly evident.
- 2) Because of first story screening by perimeter fencing and walls around homes, the second floor and roof framing shall have enhanced details and variations of ridgelines respectively.
- 3) Rows of homes seen from a distance or long rows along arterial roadways are generally perceived by their contrast against the background or skyline. Here the dominant impact is the overall shape of the building and roof lines instead of the surface articulation or materials. The following criteria apply:
 - Maximize the rear yard setback from the top of slope.
 - Articulate the rear elevation and roof plane to minimize the visual impact of repetitious flat planes.
 - Ridgelines and framing of homes shall be varied with particular attention given to avoiding repeating elements such as continuous gable-ends, similar building silhouettes and ridge heights.

E. Secondary Units

(Applicable only to designated lot sizes as provided in the P.C. Regulations)

Intent

To provide a variety of compatible housing choices integrated into the fabric of the neighborhood.

Criteria

Second units will be located on specific designated lots as mutually agreed to by the master developer and builder. Other non-designated builders who are interested in developing lots with secondary units may propose to do so upon approval by the master developer.

- 1) The secondary unit concept is allowed in neighborhoods as provided in the P.C. Regulations. Use of second units in these areas and any others is subject to approval and design review by the master developer as part of land sales agreements.
- 2) These units may not exceed the square footage allowed under SPA standards with their entry clearly identified as a secondary entry.

- 3) These units shall be integrated into the architectural design either above the garage or attached to the main house.
- 4) One parking bay (carport) or garage shall be provided for this unit - preferably integrated into the main garage.

F. Porches

Intent

Porches provide opportunities for varied massing and street scene articulation.

Criteria

- 1) Porches will have a minimum depth of five feet' and typically occupy at least 50% of the primary facade (excluding garages).
- 2) Porch styles, including fenestration, stoop, roof form, supports, overhangs and related columns will be consistent with the architectural style of the home.
- 3) For homes without porches, a clearly articulated entry shall be provided.

G. Roof Forms

Intent

Roof forms are the dominant visual element in the street scene of a residential neighborhood and provide consistency in character and appropriate scale to the residence.

Criteria

- 1) All homes will have pitched roofs consistent with the architectural style used.
- 2) Provide roof framing that creates a variety of roof forms and heights along the street scene.
- 3) Within each neighborhood, each plan shall have a different major roof form (*i.e.*, front-to-back, side-to-side, hip, *etc.*).
- 4) Rear elevation roof forms must vary for each plan to avoid repetitious elements such as continuous gable ends, similar building silhouettes and ridge heights.

H. Corner Lots

Intent

Architectural treatment and trim is to be provided on all elevations, achieving 360° articulation.

Criteria

- 1) If the front of a house has siding, then as a minimum, siding must be provided as an accent on the remaining sides of the house. It is the intent that side and rear elevations also reflect the elements and details of the architectural style.
- 2) Continue the details and character elements of the front elevation to the side elevation that is corner lot plotted.
- 3) Provide design treatments and enhancements of trim and details at side and rear elevations when exposed to close public view (i.e. collector roads, and pedestrian paths).
- 4) Publicly visible side or rear elevations on collector streets shall reflect the same level of detail and articulation as the front elevation.

I. Corner Lots

Intent

On corner lots, provide plans that wrap the street scene with enhanced architecture and that reposition the garage location and access from the typical interior lot condition.

Criteria

- 1) Corner lot plans will ideally be different and at a minimum be modified from the interior lot plan by incorporating wrapping architectural elements.
- 2) Encourage garages on corner lots to be made accessible from the side or rear as an option to the front.

(See Plotting and Massing Criteria section for typical plotting examples.)

II.4.5.2.3 Garage Treatments

Intent

The home and the yard rather than the garage shall be the primary emphasis of the elevation as seen from the street. Each project will incorporate garage design techniques listed below to reduce the emphasis on the garage, and enhance the architecture of the street scene.

Criteria

- 1) At least two different garage configurations shall be incorporated for a three- plan project. Front facing garages that are forward of the primary front façade are limited to one plan per neighborhood.
- 2) At least three different garage configurations shall be incorporated for a four- plan project. Front facing garages that are forward of the primary front façade are limited to one plan per neighborhood.
- 3) Minimize the impact of garages facing the street by incorporating elements that add articulation and shadow and using different garage door patterns.
- 4) All garage doors shall be recessed a minimum of 12-inches or have garage door popout surrounds a minimum of 12-inches.

A. Variable Garage Setbacks

- 1) A varied setback is necessary along the street frontage.
- 2) Refrain from strict compliance to the minimum garage setback so as not to contribute to a repetitious and monotonous appearance along the street.
- 3) Where garages are adjacent to one another at common property lines, a two-foot minimum difference in setbacks shall occur.
- 4) Typically, plans are to be reversed and plotted so that garages and entries are adjacent to each other to create an undulating sense of setback. Occasionally, this pattern should be broken so that it will not become overly repetitious or reflected by the massing directly across the street.

B. Garage Layouts

A variety of garage layouts is encouraged to emphasize pedestrian friendly neighborhoods and architecture forward. The following garage layouts describe a number of solutions with which to achieve that emphasis.

3-Car Garage – Front Facing

Although this garage layout is permitted, the intent in The Woods neighborhoods is to de-emphasize the visual impact of the garage. Thus, when the three car front facing garage layout is utilized, the following mitigation techniques must be included:

- At least one of the garage doors must be offset from the others.
- Provide a minimum offset of two feet between double and single garage elements.

Shallow Recessed Garages

Setting the garage back a minimum of five feet from the front of the house strives to reduce the overall visual mass of the garage. This garage type may be most common throughout the community but only in combination with the above required garage treatments.

Mid-Lot or Deep Recessed Garages

Setting the garage back to the middle or rear of the lot strives to expose more architecture toward the street, and enhances the innovation and design of the plan.

Swing-in Garage

The use of swing-in garages varies the architectural massing and helps to break the continuous view of garage doors along the street. This garage design allows for a formal motorcourt entrance which differentiates this type of home from those on narrower lots. The reduction in the required garage setback helps to achieve greater variation in the street scene and the opportunity to enhance the front facing garage elevation, giving the appearance of a living area.

Tandem Garage

This garage layout de-emphasizes the third garage by concealing it behind a standard two car garage condition. The tandem space is located such that it may option into living space while maintaining only a view of the original two car garage to the street. The two car garage is typically either shallow or deeply recessed into the lot so as to be incorporated into the architecture of the home.

Split Garage

This treatment de-emphasizes the garage by reducing the length of the continuous door. Typically, a one car garage and a two car garage are split to provide a variation in the appearance, articulation, and flexibility of the home. The single car garage element in this split condition may option into living space that further enhances the street scene by replacing the garage door with an enhanced window treatment.

Corner Lot Garage

This garage treatment shall be derived out of a plan layout that converts from an interior lot plan to a corner lot plan. This plan is typically not changed in its overall layout; only the garage is repositioned. This allows for substantial street scene variation while the front entry is accessed on one street and the garage is exposed on the side street.

II.4.5.2.4 Plotting and Massing Criteria***Intent***

This section includes plotting and massing concepts for specific lot sizes. The following criteria summarizes the neighborhood standards that are vital for The Woods community to ensure a high quality living environment.

Criteria

- 1) Minimize the visual impact of the garage
- 2) Give attention to composition of building mass
- 3) Step back second stories where appropriate to style
- 4) Incorporate single story elements into two story buildings
- 5) Vary setbacks at porches, living, and garage areas
- 6) Open visibility across corner lots through selective plan form and reduced building heights
- 7) Provide innovative plans and avoiding repetitious designs and footprints
- 8) Provide the appropriate architectural mix of primary vs. secondary styles, according to those selected for each neighborhood (see following criteria for each parcel style palette).

Plotting and Massing Criteria
Parcel WR-5
7,000+ S.F. Lots

Architectural Styles - * Primary Styles 60% of mix required.

Cape Cod *

Craftsman *

Monterey *

European Cottage

Spanish Eclectic

Mission Revival

Lot Specific Characteristics

Allows garages to be down played with varying garage locations

Optimizes architecture on the street frontage

Use of curb separated sidewalk provides a tree lined traditional foreground for homes

Product Characteristics

Undulated bldg. massing & setback variations

Corner lot plotable homes with garage on opposite street from entry

Front door identity toward street

Significant private usable rear yards

Varied roof pitches and direction

Stepped massing where appropriate to style

Massing

Single story elements

Yes - 50% of plans (where style appropriate)

Rear articulation

Varied with one 3 feet minimum offset on 60% of plans (where appropriate to style) - must be provided at first and second stories.

Side and Rear trim

Std.

Wrapping Articulation

Std.

**Plotting and Massing Criteria
Parcel WR-5
7,000+ S.F. Lots**

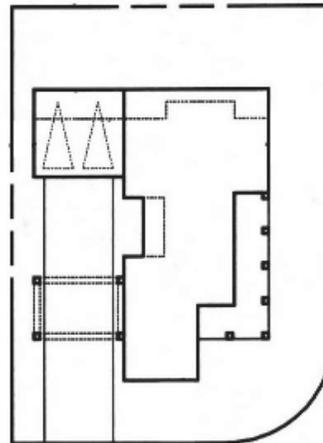
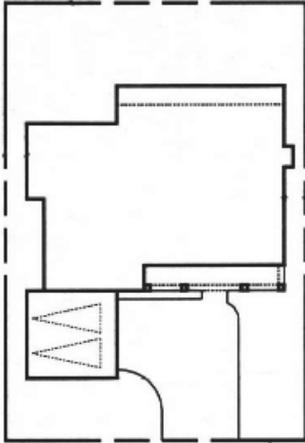


Exhibit 5.1a

Stepped one and two-story massing
Swing-in garage at front

Stepped one and two-story massing
Front facing, deep-recessed garage with porte
cochere
Architecture wraps corners

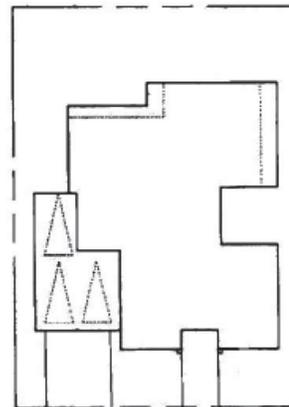
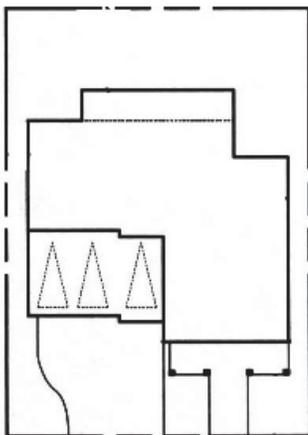


Exhibit 5.1b

Stepped one and two-story massing
Front facing, shallow-recessed garage

Stepped one and two-story massing
Front facing, shallow-recessed tandem garage

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
 2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.

Plotting and Massing Criteria
Parcel WR-4
8,000+ S.F. Lots

Architectural Styles - Selection open for style mix.

Cape Cod
Craftsman
Monterey
European Cottage
Spanish Eclectic
Mission Italianate

Lot Specific Characteristics

Allows garages to be down played with varying garage locations
Optimizes architecture on the street frontage
Use of curb separated sidewalk provides a tree lined traditional foreground for homes

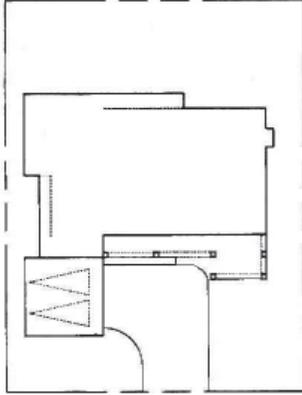
Product Characteristics

Undulated bldg. massing & setback variations
Corner lot plottable homes with garage on opposite street from entry
Front door identity toward street
Significant private usable rear yards
Varied roof pitches and direction
Stepped massing where appropriate to style

Massing

Single story elements
 Yes 50% of plans (where style appropriate)
Rear Articulation
 Varied with one 3-foot minimum offset on 60% of plans (where appropriate to style) - must be provided at first and second stories.
Side and Rear trim
 Std.
Wrapping Articulation
 Std.

**Plotting and Massing Criteria
Parcel WR-4
8,000+ S.F. Lot**



Stepped one and two-story massing
Swing-in garage at front

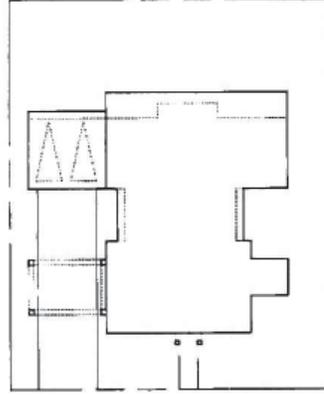
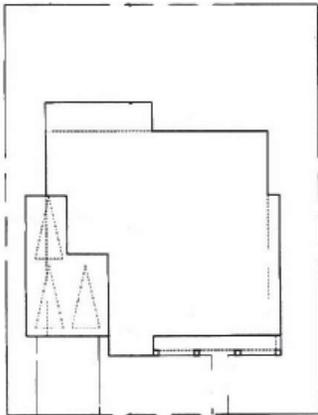


Exhibit 5.2a

Stepped one and two-story massing
Front facing, deep recessed porte cochere



Stepped one and two-story massing
Front facing, shallow-recessed garage

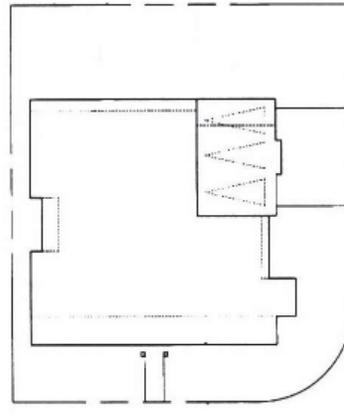


Exhibit 5.2b

Stepped one and two-story massing
Front facing, shallow recessed garage at side
street
Architecture wraps corner

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
 2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.

Plotting and Massing Criteria
Parcel WR-3
10,000+ S.F. Lots

Architectural Styles - * Primary Styles 60% of mix required

American Colonial
Cape Cod
Craftsman
Monterey *
European Cottage
Italianate
Spanish Revival*
Spanish Eclectic *
Mission Italianate
Gill Inspired

Lot Specific Characteristics

Allows garages to be down played with varying garage locations
Optimizes architecture on the street frontage
Use of curb separated sidewalk provides a tree lined traditional foreground for homes

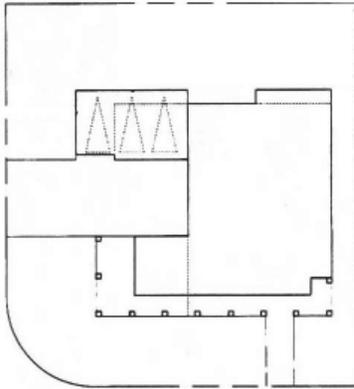
Product Characteristics

Undulated bldg. massing & setback variations
Corner lot plottable homes with garage on opposite street from entry
Front door identity toward street
Significant private usable rear yards
Varied roof pitches and direction
Stepped massing where appropriate to style

Massing

Single story elements
 Yes 50% of plans (where style appropriate)
Rear articulation
 Varied with one 3-foot minimum offset on 60% of plans. (where appropriate to style) – must be provided at first and second stories.
Side and Rear trim
 Std.
Wrapping Articulation
 Std.

**Plotting and Massing Criteria
Parcel WR-3
10,000+ S.F. Lots**



Stepped one and two-story massing
Swing-in garage at side street
Architecture wraps corner

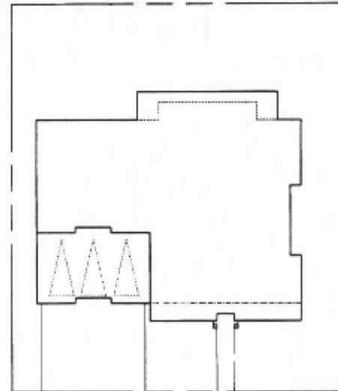
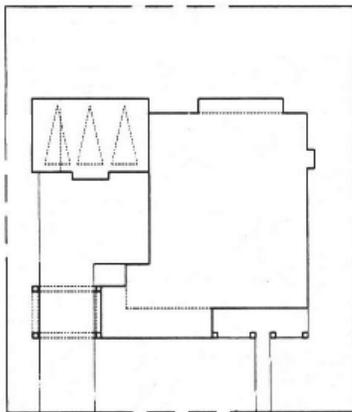


Exhibit 5.3a

Stepped one and two-story massing
Front facing, shallow-recessed garage



Stepped one and two-story massing
Front facing, deep-recessed garage
Porte cochere

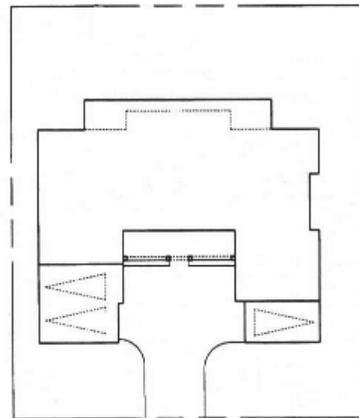


Exhibit 5.3b

Stepped one and two-story massing
Split swing-in garage in front

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
 2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.

Plotting and Massing Criteria
Parcel WR-2
13,500+ S.F. Lots

Architectural Styles - * Primary Styles 60% of mix required

American Colonial
European Estate *
Italianate *
Spanish Revival *
Spanish Eclectic
Mission Italianate
Gill Inspired

Lot Specific Characteristics

Allows garages to be down played with varying garage locations
Optimizes architecture on the street frontage
Use of curb separated sidewalk provides a tree lined traditional foreground for homes

Product Characteristics

Undulated bldg. massing & setback variations
Corner lot plottable homes with garage on opposite street from entry
Front door identity toward street
Significant private usable rear yards
Varied roof pitches and direction
Stepped massing

Massing

Single story elements
 Yes 50% of plans (where style appropriate)
Rear articulation
 Varied with one 3-foot minimum offset on 60% of plans (where appropriate to style) – must be provided at first and second stories.
Side and Rear trim
 Std.
Wrapping Articulation
 Std.