

SUNBOW GENERAL DEVELOPMENT PLAN AMENDMENT

SUNBOW II, PHASE 3 SPA PLAN AMENDMENT

MAY 2021

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**SUNBOW
GENERAL DEVELOPMENT PLAN**

Prepared for:
City of Chula Vista, California
276 Fourth Avenue
Chula Vista, California

Property Owners:
Rancho Del Sur
California General Partnership
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Adopted by:
Chula Vista Resolution No. 15427 on December 5, 1989

Amended by:
Chula Vista Resolution No. _____ on _____

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PREAMBLE

On January 7, 2020, the Chula Vista City Council approved the Community Benefit Agreement (by Resolution No. 2020-003) between the City of Chula Vista and ACI Sunbow, LLC (Applicant) which would allow the Applicant to process entitlements that would involve converting the designation of an undeveloped 54-acre site, within the General Plan, General Development Plan and SPA Plan, from Limited Industrial to residential uses. For the City, the Agreement would provide funding that can be used by the City to direct the construction of either: a Class “A” office building that would facilitate high quality job enhancement uses along the SR-125 corridor on City or non-profit owned land or a commercial/academic building that can facilitate either an academic or private-sector market-rate project to advance the vision of the University Innovation District (such as enabling the development of an Institute for International Studies), or some other notable project at the City’s discretion.

ACI Sunbow, LLC (Applicant) filed an application with the City of Chula Vista for a Sunbow GDP Amendment with the City of Chula Vista on February 26, 2020. The application includes a proposal to modify the land use designation for the area designated Industrial Park on the GDP Land Use Plan to Medium-High and High Residential land uses. The Application also includes a proposed Chula Vista MSCP Subarea Plan Boundary Adjustment to modify the limits of development in the Industrial Park and adjacent open space, which results in a 0.09 acre increase in MSCP Preserve Open Space within the 135.7-acre Project Area.

As the Sunbow Planned Community is nearly built-out, with the exception of the Industrial Park land use, this Sunbow GDP amendment only includes updates to the statistical land use summary for the Industrial Park and adjacent open space. Updates associated with the amendment have been incorporated into the GDP statistical and land use plan tables. The GDP amendment also eliminates Chapters IV, Planned Community Zoning and V. Landscape Master Plan, as updated Planned Community District Regulations and Landscape Guidelines are provided in the Sunbow II, Phase 3 Sectional Planning Area (SPA) Plan Amendment, Chapters 10 to 14.

**SUNBOW
GENERAL DEVELOPMENT PLAN
TABLE OF CONTENTS**

<u>CHAPTER</u>	<u>PAGE</u>
I. INTRODUCTION	1
A. Background and Scope	1
II. PROJECT DESCRIPTION.....	3
A. Project Summary.....	3
III. GENERAL PLAN CONSISTENCY	5

Attachment A – Deleted Chapter IV. PC District Regulations and Chapter V. Landscape Master Plan

Introduction

I. INTRODUCTION

A. Background and Scope

This General Development Plan intends to define the basic development parameters for the Sunbow Planned Community, including the land use mix and density, primary circulation pattern, open space and recreation concept, and infrastructure requirements. Additionally, the character and form of the project will be defined through a series of guidelines and development standards in accordance with the Planned Community section of the Chula Vista Zoning Code.

The purpose of the plan is as follows:

1. Assure a high quality of development, consistent with Developer, City and Community objectives.
2. Create an economically viable plan that can realistically be implemented within current and projected economic conditions.
3. Provide for orderly planning and long-range development of the project to ensure community compatibility.
4. Facilitate adequate provision for community facilities, such as transportation, water, flood control, sewage disposal, schools and parks and provide adequate assurance to the Developer that approved development will be allowed in a timely and economically viable manner.
5. Preserve open space and natural amenities on the property where possible.
6. Establish a planning and development framework which will allow diverse land uses to exist in harmony with the community.

This General Development Plan (GDP) will serve as a supplement to existing City regulations. General Development Plan regulations supersede other regulations where there is a conflict; where a topic is not addressed by this General Development Plan, other City regulations apply.

The GDP represents one step in the development approval process by defining the type and amount of development permitted within the Sunbow Planned Community. An Environmental Impact Report (EIR) was prepared in conjunction with the General Development Plan that fulfills the environmental review requirements for any proposed development on the site, as long as that development is in substantial conformance with this GDP.

This GDP will be implemented through the adoption of a subsequent, more details Sectional Planning Area Plan, Tentative Tract Maps, and possibly annexation/Development Agreements. Therefore, the Sunbow GDP is designed to function as a policy bridge between the General Plan and Sectional Planning Area Plan which will provide more detailed plans for the development within the project.

The Sunbow General Development Plan is established in accordance with Sections 65450 through 65553 of the State of California, Government Code (Specific Plans) and Sections 19.07.010 through 19.07.010 through 19.07.030 of the City of Chula Vista Municipal Code and applies to the property indicated on the Proposed Land Use Plan, Exhibit 1, herein.

II. PROJECT DESCRIPTION

A. Project Summary

The Sunbow General Development Plan (GDP) proposes development of a 604.8 acre Planned Community in eastern Chula Vista. The adopted GDP Land Use Plan is illustrated on Page 10 and also depicts the area subject to this GDP Amendment. The overall Planned Community represents the continuing community building efforts of the comprehensive Sunbow Development program. The initial neighborhood, Rancho Del Sur, consisted of a 108 acres directly north of the Planned Community which contains 485 dwelling units. A Precise Plan, Tentative Map and Zoning Change for Rancho Del Sur was approved by the City on July 8, 1987.

The principal objective of the Sunbow Planning Community is the creation of an efficient, self-contained village. Through its policies, guidelines and conceptual graphics, the General Development Plan will set for the framework for a socially, economically and environmentally sound urban community. Several primary objectives have been developed as part of the Sunbow planning process:

1. Through an interwoven system of community circulation, commercial, office, residential and recreational uses, achieve a compatible mix of uses surrounding an Urban Activity Center.
2. Provide an opportunity to live within a community that includes commercial, cultural and recreational uses essential to residential.
3. Provide safe, convenient and efficient local circulation system which maximizes access between residential areas, and community facilities while minimizing travel distance and reliance on the automobile.
4. Promote a balanced open space system between active, useable recreation areas and the open space of the Poggi Canyon through the preservation of natural hillside, canyons and creeks. Further, through the provision of trails, paseos and parkways and by exceeding the requirement for active community recreation facilities.
5. Promote community diversity and interaction through the establishment of a Village Center which includes commercial, office, recreational, civic and residential uses.
6. Provide a sensitive land plan which accommodates shifts in residential density without exceeding stated unit totals or community goals.

Principal uses proposed within the Sunbow Planned Community are as follows:

1. Residential: A wide variety of housing type is provided, including single-family detached on approximately 4,000 S.F., 5,000 S.F., 6,000 S.F., 7,000 SF lots and a variety of multi-family housing.
2. Commercial: A Village Center Commercial Area occupying approximately 12.7 acres is located in the central portion of the Planned Community, south of the Medical Center. There will be approximately 108,900 S.F. of commercial and medical office space ¹which will generate approximately 272 employment opportunities².

¹ Based on .25 F.A.R.

² Based on 2.5 +/- people/1000 s.f.

3. Community Recreation: An approximately 10.7-acre Community Recreation Area, providing active and passive recreation facilities is located in the center of the Planned Community, along Palomar Road, and adjacent to the Village Center.
4. Open Space/Trails: An integrated system of open space, trails and parkways will accommodate pedestrian and bicycle traffic within the Planned Community and further enhance the Sunbow Community character.



GENERAL DEVELOPMENT PLAN SUNBOW

BPA, INC.
TRINITY PLANNING & DESIGN
BALDWIN AND GUNDEL, INC.
GALLAGHER DELORNE ASSOCIATES
(REV. 6-20-2000)

Exhibit Deleted - No longer relevant

III. GENERAL PLAN CONSISTENCY

In October 1986, the City of Chula Vista initiated an update to the General Plan to respond to current pressures of development throughout the City and corresponding sphere of influence. The Sunbow Planned Community-General Development Plan adopted in 1989 was prepared concurrently with the development of the Draft General Plan over the same period of time in order to yield a Sunbow General Development Plan consistent with the Draft General Plan and, more importantly to implement the intent and purpose of the General Plan Update within the Sunbow Planned Community project area in a timely fashion. The City of Chula Vista adopted an updated General Plan in 1989 and most recently adopted the Chula Vista General Plan Update in 2005. The areas designated for development within the Project Area remained Limited Development in the 2005 update. With approval of proposed GDP amendment and companion Chula Vista General Plan amendment, the GDP and Chula Vista General Plan will remain consistent.

A. Objectives and Policies

The following demonstrates this document's consistency with the 2005 Chula Vista General Plan:

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
LAND USE AND TRANSPORTATION		
Objective – LUT 1: Provide a balance of residential and non-residential development throughout the City that achieves a vibrant development pattern, enhances the character of the City, and meets the present and future needs of all residents and businesses.		
LUT 1.1	Ensure that land uses develop in accordance with the Land Use Diagram and Zoning Code in an effort to attain land use compatibility.	<p>The Sunbow GDP and Chula Vista General Plan designate Sunbow II, Phase 3 as Limited Industrial and Open Space. Further, the Sunbow SPA Plan adopted in 1990 also designated Planning Area 23 as an Industrial Park. The Sunbow Planned Community is built-out, with the exception of Planning Area 23. The Applicant unsuccessfully marketed Planning Area 23 as an Industrial Park. In response to the Applicant's request for a General Plan Amendment Authorization, the Applicant and the City entered into a Community Benefits Agreement on January 7, 2020 (Adopted by Resolution No. 2020-003) which provided economic benefits to the City and also allowed the Applicant to process an application to change the land use designation to High and Medium-High Residential. Upon approval of the Sunbow SPA Amendment and PC District Regulations and establishes zoning districts would be in accordance with the amended General Plan Land Use Diagram.</p> <p>The City of Chula Vista contracted with HR&A Advisors, Inc. to prepare the <i>Sunbow II Phase 3 Market and Financial Analysis of Industrial Use (March 26, 2021)</i> (HR&A Analysis), that analyzes the potential implications of rezoning Planning Area 23 from industrial to residential land uses (HR&A Analysis, provided as an attachment to the Fiscal Impact Analysis). The HR&A Analysis also</p>

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		<p>analyzed the feasibility of developing Planning Area 23 portion of Sunbow II, Phase 3 as an Industrial Park. The HR&A Analysis concluded that the City would need approximately 118 to 239 acres of industrially zoned land to meet the calculated demand for 1.9 million to 3.8 million square feet of industrial space in Chula Vista by 2050. Given that the City’s inventory of industrially zoned land is estimated at approximately 428 acres, the HR&A Analysis concluded that, if the proposed project is approved, the City would have between 190 and 311 acres of vacant industrially zoned land remaining after 2050.</p> <p>The HR&A Analysis analyzed the feasibility of developing Planning Area 23 as a industrial site and concluded that, due to the high cost to develop Planning Area 23, industrial development is “unlikely to be financially feasible.”</p> <p>The current proposal for a residential enclave is compatible with the existing Sunbow residential development north of Olympic Parkway. (See Sunbow II, Phase 3 Land Use Context Exhibit).</p>
LUT 1.2	Coordinate planning and redevelopment activities and resources to balance land uses, amenities, and civic facilities in order to sustain or improve the quality of life.	The project will offer residential, a private recreation facility and shared passive open space areas designed to meet the daily recreational needs of residents.
LUT 1.4	Seek to achieve an improved balance between jobs and housing in Chula Vista.	The project provides housing in close proximity to the major employment centers in Chula Vista, Otay Mesa and downtown San Diego.
LUT 1.5	Endeavor to create a mixture of employment opportunities for citizens at all economic levels.	As provided for in the Community Benefits Agreement (CBA) and the Development Agreement (DA) between the Applicant and the City of Chula Vista the Applicant would deposit \$8M with the City “Job Enhancement Funds” to be utilized as seed funding for the construction of either: a Class “A” office building that would facilitate high quality job enhancement uses along the SR-125 corridor or a commercial/academic building that can facilitate either an academic or private-sector market-rate project to advance the vision of the University Innovation District Master Plan (such as enabling the development of an Institute for International Studies), or some other notable project at the City’s discretion which will create high value jobs for all income levels.
LUT 1.6	Attract and maintain land uses that generate revenue for the City of Chula Vista, while maintaining a balance of other community needs, such as housing, jobs, open space, and public facilities.	The Sunbow II, Phase 3 Fiscal Impact Analysis prepared for the Project demonstrates that the Project complies with LUT 1.6 and CVMC Section 19.09.040.H.3 in that it produces net positive revenue to the City of Chula Vista over the 20-year timeframe. Revenues range from an annual fiscal surplus in Years 1 - 20 (\$46,461 - \$270,928) and a \$3,218,323 cumulative fiscal surplus over the first 20 years of approximately. The project provides a balance of residential development and the preservation of 63.6 acres of land designated as part of the City’s MSCP Preserve.

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		<p>The Community Benefits Agreement and the Development Agreement provides the City with an opportunity to facilitate economic growth by the Applicant providing \$8.0 million (“Job Enhancement Funds”) in support funding for the development of a Class “A” office building within the SR-125 corridor. The construction of such office spaces would provide a catalyst for development that could generate high-quality jobs in locations currently suitable for construction. In addition to payment of the \$8.0 million Job Enhancement Funds, the City would also receive Park Benefit Fees (approximately \$11.03 million) for park and recreation amenities that can be used by the City to acquire and/or develop parkland, as the City determines appropriate and in the best interest of the City.</p> <p>The Project includes an MSCP Boundary adjustment that would result in an increase of 0.09 acres of MSCP Open Space Preserve areas for a total of 63.6 acres of MSCP Open Space Preserve within the Project Area.</p> <p>Also see Response to LUT 1.1 above.</p>
LUT 1.7	Provide high-quality public facilities, services, and other amenities within close proximity to residents.	<p>The project proposes a community recreation area centrally located to serve Project residents. The facility includes a swimming pool, multi-use hardcourt area, level lawn area, outdoor gathering and dining space, a children’s play area and clubhouse. In addition, the Project distributes small active and passive recreation areas throughout the community conveniently located to serve the residents. The Project provides an enhanced pedestrian walkway along the on-site public streets to connect to the Chula Vista Regional Trail located along Olympic Parkway as well as the dedicated bike lanes along Olympic Parkway.</p> <p>The CBA provides for the payment of a Park Benefit Fee, equal to the PAD fees that would have otherwise been due pursuant to Chula Vista Municipal Code (CVMC) Chapter 17.10, of approximately \$11.03 million based on 2019 PAD fees (the final amount will be determined based on the number of residential units built and the PAD fee rates in effect as of the effective date of the Development Agreement). The Park Benefit Fee will satisfy the Owner’s park obligations for the project and may be utilized by the City to acquire or develop parkland, as the City determines appropriate and in the best interest of the overall City.</p>
LUT 1.8	Pursue higher density residential categories and retail demand that are not being met within the City.	<p>The Project’s residential land uses are in the “High” and “Medium-High” residential category consistent with this objective. The existing The Plaza at Sunbow commercial center includes a full-service grocery store, drug store, banks, a gas station, restaurants, and other commercial uses intended to serve the entire Sunbow Planned Community. There were no other retail uses anticipated in the Chula Vista General Plan, Sunbow GDP or the Sunbow SPA Plan.</p>

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		Though the Project does include retail land uses, it is planned to provide much needed housing and help meet the City's housing demands identified in the SANDAG Housing Needs Assessment Report. In addition, through payment of the Job Enhancement Funds, the project provides economic stimulus funding per the CBA that benefits the entire City of Chula Vista.
LUT 1.9	Provide opportunities for development of housing that respond to diverse community needs in terms of density, size, location, and cost.	The Project provides for-sale housing to meet the needs of a diverse community. Densities range from 13.3 to 24.1 units per acre and products provide a range of bedroom typologies for singles, couples, and families. Some homes will have private rear yards, while the highest density product type will have a private balcony. Product types are focused on providing attainable housing as well as meeting the need for move-up home buyers. Though the Project will not include any on-site affordable housing, it will include a Chula Vista Balanced Affordable Housing Agreement in conformance with the City's Balanced Community Affordable Housing policy.
LUT 1.10	Maintain an adequate supply of land designated and zoned for residential use at appropriate densities to meet housing needs, consistent with the objective of maintaining a balance of land uses.	The Project supports the creation of new housing as articulated in the Housing Element. The Project will provide 718 new housing units for the current and future residents of Chula Vista which, combined with the CBA Job Enhancement Funds financial stimulus, ensures a jobs/housing balance in the City of Chula Vista.
LUT 1.13	Maintain neighborhood and community shopping centers of sizes and at locations that offer both choice and convenience for shoppers and residents, while sustaining a strong retail base for the City.	Retail uses are provided within the Sunbow Planned Community and other proximate sites. The existing "Plaza at Sunbow" commercial/retail center includes a full-service grocery store, drug store, banks, a gas station, restaurants, and other commercial uses intended to serve the entire Sunbow Planned Community. There were no other retail uses anticipated in the Chula Vista General Plan, Sunbow GDP or the Sunbow SPA Plan for the Sunbow Planned Community. The project will not impact the availability or sustainability of existing retail shopping centers. In fact, the increased population resulting from the Project will increase use of the existing Plaza at Sunbow Shopping Center, thereby enhancing the viability of this existing neighborhood shopping center.
LUT 1.15	Allow office uses that are associated with complementary commercial service businesses in commercial service areas.	The Applicant's contribution of the \$8M Job Enhancement Fund financial stimulus will increase the ability of the City to assist and attract employers to grow their operations in the City of Chula Vista thus resulting in varied office and commercial uses and future job creation. These public benefits will advance the interests and meet the needs of Chula Vista's residents and visitors to a significantly greater extent than the vacant land under the current entitlements and absent the Community Benefits Agreement.
LUT 1.17	Encourage the development of cultural and performing arts nodes in different areas throughout the City, each with a specific non-competing focus, such as viewing	In conjunction with the CBA, the project will provide Park Benefit Fees which may be utilized by the City to support programming within the City's public park system to encourage a diversity of uses, which may include art shows and cultural festivals.

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
	performances or works of art, and learning about, creating, or purchasing art.	
Objective – LUT 3: Direct the urban design and form of new development and redevelopment in a manner that blends with and enhances Chula Vista’s character and qualities, both physical and social.		
LUT 3.1	Adopt urban design guidelines and/or other development regulations for all Districts or Focused Areas of Change as presented in Sections LUT 8.0 - 10.0 of the Land Use and Transportation Element, as necessary, to ensure that new development or redevelopment recognizes and enhances the character and identity of adjacent areas, consistent with this General Plan’s Vision.	The Sunbow II, Phase 3 SPA Plan Amendment includes Planned Community District Regulations as well as Landscape and Design Guidelines to ensure new development recognizes and enhances the character and identity of adjacent areas. The architectural theme for the Project is a modern interpretation of the existing architecture within the Sunbow Planned Community. In addition, the proposed Planned Community District Regulations are equal to or greater than the existing Sunbow SPA regulations design guidelines and will be appropriately implemented to ensure the proposed residential enclave has its own identity.
LUT 3.2	Any such urban design guidelines and/or other development regulations shall be consistent with other, related policies and provisions in this General Plan, including Sections 7.3 through 7.6.	The Sunbow SPA Plan Amendment includes Planned Community District Regulations as well as Landscape and Design Guidelines consistent with the policies and provisions of the General Plan.
Objective – LUT 5: Designate opportunities for mixed use areas with higher density housing that is near shopping, jobs, and transit in appropriate locations throughout the City.		
LUT 5.1	Promote mixed use development, where appropriate, to ensure a pedestrian-friendly environment that has opportunities for housing; jobs; childcare; shopping; entertainment; parks; and recreation in close proximity to one another.	Because of its location, the Project is not an appropriate location for mixed use development and is not designated for mixed use development in the General Plan. However, the existing Sunbow Planned Community provides a variety of land uses, including housing, childcare, a school, public parks and shopping areas. See Figure 1, Aerial Context.
LUT 5.2	Encourage new development that is organized around compact, walkable, mixed use neighborhoods and districts in order to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.	Based on the Project specific VMT analysis using a proxy site, the Project would exceed the VMT threshold. Several quantifiable Transportation Demand Management (TDM) strategies can be used to mitigate a project’s VMT impacts. TDM strategies can be quantified using methodologies described in <i>Quantifying Green House Gas Mitigation Measures</i> published by the California Air Pollution Control Officers Association (CAPCOA) in 2010. While many of the CAPCOA Measures were considered applicable to the Project, the “Land Use / Location – Increased Density” measure was selected to reduce the Project’s VMT impact. The calculations provided in the CAPCOA methodology for the recommended measure produces a VMT reduction based on the number of dwelling units per acre. Based on the Project’s proposed density of 16.3 units per acre, the VMT reduction is 8.0%. This measure exceeds the Project’s 1.4% VMT impact and is therefore considered sufficient to reduce the Project’s VMT and avoid a significant impact. The following strategies are recommended to further reduce the number of automobile trips generated by residents of the Project and the distance that the residents drive:

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		<ul style="list-style-type: none"> • Provide Ride Share coordination services thru the Project's Home Owner's Association to match residents interested in carpooling. • Coordinate with near-by schools and / or the Project's Home Owner's Association to match residents interested in carpooling to / from schools. • Provide on-site transit opportunities information. • Encourage bicycling by providing on-site bicycle infrastructure such as bike racks.
LUT 5.3	<p>Authorize and encourage mixed use development in focus areas, including high-density residential housing, neighborhood-serving commercial, and office uses.</p>	<p>The CVGP did not identify Sunbow II, Phase 3 as an area that could support mixed use development. The project features high and medium-high density residential development; however, mixed-use development is not feasible in this location. The Sunbow Planned Community includes a mix of housing, neighborhood-serving commercial and office uses intended to serve the entire Sunbow Planned Community, including the Sunbow II, Phase 3 development area.</p> <p>The Applicant's contribution of the \$8M Job Enhancement Fund financial stimulus will increase the ability of the City to assist and attract employers to grow their operations in the City of Chula Vista thus resulting in varied office and commercial uses and future job creation. These public benefits will advance the interests and meet the needs of Chula Vista's residents and visitors to a significantly greater extent than the vacant land under the current entitlements and absent the Community Benefits Agreement</p>
LUT 5.4	<p>Develop the following areas as mixed use centers: Urban Core; Palomar Trolley Station; EUC; and Otay Ranch Village Cores and Town Centers.</p>	<p>The Sunbow II, Phase 3 project is not within the Urban Core, Palomar Trolley Station, EUC or Otay Ranch Village Cores and Town Centers identified in the General Plan for mixed use development and therefore is not subject to LUT 5.4.</p> <p>However, the Applicant entered into a CBA with the City which provides an opportunity to facilitate economic growth by providing \$8.0 million in funding for development of a Class "A" office building within the SR-125 corridor or the construction of facilities for academic, institutional, and innovation-related businesses within the University Innovation District. The City is interested in facilitating the creation of high-quality jobs and economic growth within the City by providing opportunities that target and attract industries and businesses that contribute to diversification and stabilization of the local economy. Facilitating such economic growth by encouraging the development of spaces that can be used by high technology and manufacturing businesses within the SR-125 corridor or academic, institutional, and innovation-related businesses within the University Innovation District is a potential solution. The construction of such spaces would provide a catalyst for development that could generate high-</p>

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		quality jobs in locations currently suitable for construction. Through implementation of the CBA, the office uses typically found in an urban mixed-use setting can be realized.
LUT 5.11	Endeavor to reduce the number of peak hour automobile trips by supporting increased services near workplaces.	<p>The project includes Transportation Demand Management features including:</p> <ul style="list-style-type: none"> ▪ Provide Ride Share coordination services thru the Project's Home Owner's Association to match residents interested in carpooling. ▪ Coordinate with near-by schools and / or the Project's Home Owner's Association to match residents interested in carpooling to / from schools. ▪ Provide on-site transit opportunities information. ▪ Encourage bicycling by providing on-site bicycle infrastructure such as bike racks.
LUT 5.13	Higher density residential and mixed use residential/commercial development should be designed to: create a pleasant walking environment to encourage pedestrian activity; maximize transit usage; provide opportunities for residents to conduct routine errands close to their residence; integrate with surrounding uses to become a part of the neighborhood rather than an isolated project; use architectural elements or themes from the surrounding neighborhood; and provide appropriate transition between land use designations to minimize neighbor compatibility conflicts	<p>The project is not identified in the General Plan for mixed use residential/commercial development. The architectural theme for the Project is a modern interpretation of the existing architecture within the Sunbow Planned Community. In addition, the proposed Planned Community District Regulations are equal to or greater than the existing Sunbow SPA regulations and design guidelines and will be appropriately implemented to ensure the proposed residential enclave has its own identity. The project is set back from Olympic Parkway approximately 500' and provides additional buffers to surrounding land uses at the project perimeter. Given the project is intended to provide housing at attainable levels for various employment sectors, the provision of a shuttle service by the project is not feasible.</p> <p>The project is designed to provide a pedestrian network of walkways connecting neighborhoods and the centrally located private recreation site. In addition, the project provides two direct connections to the existing Chula Vista Regional Trail and bike lanes along Olympic Parkway at two fully signalized intersections. The internal public streets (Streets A & B) are designed to include an enhanced 6' sidewalk along one side, with expanded landscaped parkways on both sides.</p>
Objective- LUT 6: Ensure adjacent land uses are compatible with one another.		
LUT 6.1	Ensure, through adherence to design guidelines and zoning standards, that the design review process guarantees excellence in design and that new construction and alterations to existing buildings are compatible with the best character elements of the area.	The Sunbow SPA Plan Amendment includes Planned Community District Regulations as well as Landscape and Residential Design Guidelines to ensure new development recognizes and enhances the character and identity of adjacent areas. All residential development is subject to the City's Design Review process.
LUT 6.2	Require that proposed development plans and projects consider and minimize project impacts upon surrounding neighborhoods.	The project includes PC District Regulations and Landscape and Residential Design Guidelines to ensure the project is compatible with surrounding residential development. The project is set back from Olympic

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		Parkway approximately 500' and provides additional buffers between surrounding land uses.
LUT 6.3	Require that the design of new residential, commercial, or public developments is sensitive to the character of existing neighborhoods through consideration of access, compatible building design and massing, and building height transitions, while maintaining the goals and values set forth in the General Plan. Within transit focus areas, design provisions should include requirements for a minimum building step back of 15 feet for every 35 feet in height, for edges abutting residential uses.	The project is on an undeveloped site with no abutting residential development. The project includes PC District Regulations and Landscape and Residential Design Guidelines to ensure the project is compatible with future residential development planned east of the site. The project is set back from Olympic Parkway approximately 500' and provides additional buffers between surrounding land uses. All homes will have a separation from the landfill. The landfill operation is significantly below the top of the slope on the southern project boundary. Fuel modification zones, slope landscaping and wall designs will ensure the homes closest to the landfill property are buffered sufficiently.
Objective LUT 7: Appropriate transitions should be provided between land uses.		
LUT 7.2	Require new or expanded uses to provide mitigation or buffers between existing uses where significant adverse impacts could occur.	The project is buffered from existing development on the west and north by over 63.6 acres of MSCP open space and Olympic Parkway and the east and south by a planned buffer/fuel modification area. In addition, home sites within Planning Areas 23 are 50-feet below the adjacent landfill. See above response to LUT 6.3.
LUT 7.4	Require landscape and/or open space buffers to maintain a naturalized or softer edge for proposed private development directly adjacent to natural and public open space areas.	The project includes a series of graded and revegetated slopes and water quality basins at the edge of development designed to buffer development from the adjacent MSCP Preserve areas, while maintaining a softer edge between the land uses.
Objective – LUT 8: Strengthen and sustain Chula Vista's image as a unique place by maintaining, enhancing, and creating physical features that distinguish Chula Vista's neighborhoods, communities, and public spaces, and enhance its image as a pedestrian-oriented and livable community.		
LUT 8.1	Develop a program to enhance the identity of special districts and neighborhoods to create variety and interest in the built environment, including such items as signage, monuments, landscaping, and street improvements.	Sunbow II, Phase 3 is a residential enclave featuring contemporary architectural styles. The community is planned to include four unique multi-family attached product types with 15 distinct floor plans. Architecture will include a variety of distinct and unique combinations of elevations and colors. The Sunbow SPA Plan Amendment includes Planned Community District Regulations as well as Landscape and Residential Design Guidelines which provide guidance for the development of high-quality architecture, landscape, and street improvements.
LUT 8.2	Emphasize certain land uses and activities, such as cultural arts; entertainment; specialty retail; or commercial recreation, to enhance or create the identity of specialized districts or Focus Areas in the City.	The project does not include the land uses identified in LUT 8.2; however, by providing the Park Benefit Fees, the project supports programming within the City's public park system to encourage a diversity of uses, which may include art shows and cultural festivals as well as commercial recreation opportunities.
LUT 8.3	Ensure that buildings are appropriate to their context and designed to be compatible with surrounding uses and enhance the desired character of their District.	The Sunbow SPA Amendment includes residential architectural guidelines and establishes an architectural theme to be implemented within Sunbow II, Phase 3. All residential development within the project is subject to the City's Design Review process.

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
LUT 8.4	Encourage and require, where feasible, the incorporation of publicly accessible urban open spaces, including: parks; courtyards; water features; gardens; passageways; paseos; and plazas, into public improvements and private projects.	The Community Benefit Agreement between the City and the Applicant includes a provision for the waiver of the Project PAD fees and the payment of a Park Benefit Fee, equal to the PAD fees that would otherwise have been due pursuant to Chula Vista Municipal Code (CVMC) Chapter 17.10. As of the writing of this report, the Park Benefit Fee is anticipated to total \$11.03 million. The final Park Benefit Fee amount will be determined based on the number of residential units constructed and the PAD fee rates in effect as of the effective date of the Development Agreement. The Park Benefit Fee will satisfy the Project's park obligations. The Park Benefit Fees may be utilized by the City to acquire and/or develop parkland, as the City determines appropriate and in the best interest of the City.
LUT 8.5	<p>Prepare urban design guidelines that help to create pedestrian-oriented development by providing:</p> <ul style="list-style-type: none"> • Varied and articulated building facades; • Visual (first floor clear glass windows) and physical access for pedestrians; • Pedestrian circulation among parcels; uses; transit stops; and public or publicly accessible spaces; • Human scale design elements; • Ground floor residential and commercial entries that face and engage the street; and • Pedestrian-oriented streetscape amenities. 	<p>The Sunbow II, Phase 3 SPA Amendment is not designed in an urban setting to warrant the preparation of "urban design guidelines;" however the SPA Plan amendment includes residential architectural and landscape guidelines and establishes an architectural theme to be implemented within Sunbow II, Phase 3.</p> <p>The project does not include mixed-use development and therefore several of the guidelines in LUT 8.5 are not applicable to the project.</p>
LUT 8.6	Develop a master plan for artwork in public places that would identify the types of art desired and establish appropriate settings for the display of art, including within public rights-of-way and landscape medians.	LUT 8.6 is a City-wide objective; however, by providing the Park Benefit Fees, the project supports programming within the City's public park which may include public art displays.
LUT 8.7	Ensure that vacant parcels and parcels with unsightly storage uses, such as auto salvage yards, are appropriately screened from the street to reduce their negative visual effects.	Because of its location and natural open spaces that buffer the project from Olympic Parkway, negative visual impacts are minimal. The EIR for the project includes a visual simulation that demonstrates the project is not be impacted by unsightly uses on adjacent parcels. The visual simulation clearly demonstrates the slope landscaping and walls adequately buffer the project from any negative visual effects.
Objective – LUT 10: Create attractive street environments that complement private and public properties, create attractive public rights-of-way, and provide visual interest for residents and visitors.		
LUT 10.2	Landscape designs and standards shall include a coordinated street furniture palette, including waste containers and benches, to be implemented throughout the community at appropriate locations.	The Sunbow II, Phase 3 SPA Plan Amendment includes Landscape Design Guidelines which will ensure implementation of a coordinated design for the community. The design and location of street furniture, if any, will be determined during preparation of the Landscape Master Plan and further refined during the Design Review Process, when the passive and active recreation designs are prepared. The Project does not propose sheltered seating; however, the TIA for the project includes TDM strategies to encourage ridesharing and carpooling amongst residents.

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
LUT 10.3	Provide well-designed, comfortable bus stops throughout the City.	See Figure 1, Aerial Context for the location of existing bus stops near the Project. The Applicant will work with the City and MTS to encourage the establishment of a local bus stop closer to the Project; however, the Applicant has no control over the location, timing or feasibility of adding a local bus stop. If bus stops are added, bus shelters would be designed consistent with MTS and City of Chula Vista standards.
LUT 10.4	Prior to the approval of projects that include walls that back onto roadways, the city shall require that the design achieves a uniform appearance from the street. The walls shall be uniform in height, use of materials, and color, but also incorporate elements, such as pilasters, that add visual interest.	A Fence and Wall Plan will be provided as part of the Project's Landscape Master Plan, consistent with City policies.
LUT 10.5	Require under grounding of utilities on private property and develop a priority based program of utility under grounding along public rights-of-way.	All new utilities will be undergrounded, consistent with this objective, except as required by utility providers. However, the Applicant will coordinate with the City and utility providers to place above-ground appurtenances in the least intrusive locations.
LUT 10.6	Study the locational requirements of utility, traffic control, and other cabinets and hardware located in the public rights-of-way to determine alternative locations for these items in less obtrusive areas of the street environment.	The location of utility facilities in the public realm is designed to minimize intrusion into the street environment and avoid conflicts with entry monuments and landscaping, to the greatest extent feasible. The Applicant is not proposing any entry monuments at this time. See response to LUT 10.5 regarding coordinating utility appurtenance locations.
Objective – LUT 11: Ensure that buildings and related site improvements for public and private development are well-designed and compatible with surrounding properties and districts.		
LUT 11.1	Promote development that creates and enhances positive spatial attributes of major public streets, open spaces, cityscape, mountain and bay sight lines, and important gateways into the City.	The project maintains and is sensitive to the design elements of Olympic Parkway and the East Orange Avenue Master Plan.
LUT 11.2	Promote and place a high priority on quality architecture, landscape, and site design to enhance the image of Chula Vista, and create a vital and attractive environment for businesses, residents, and visitors.	Sunbow II, Phase 3 is a residential enclave featuring contemporary architectural styles. Architecture will include a variety of distinct and unique combinations of elevations and colors. The Sunbow SPA Plan Amendment includes Planned Community District Regulations as well as Landscape and Residential Design Guidelines which provide guidance for the development of high-quality architecture, landscape, and street improvements.
LUT 11.4	Actively promote architectural and design excellence in buildings, open space, and urban design.	Sunbow II, Phase 3 is a residential enclave featuring contemporary architectural styles. Architecture will include a variety of distinct and unique combinations of elevations and colors designed by respected and creative architects and design professionals.
LUT 11.5	Require a design review process for all public and private discretionary projects (which includes architectural, site plan, landscape and signage design) to review and evaluate projects prior to issuance of building permits to	Design Review is required in the Sunbow II, Phase 3 SPA Plan Amendment.

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
	determine their compliance with the objectives and specific requirements of the City's Design Manual, General Plan, and appropriate zone or Area Development Plans.	
Objective – LUT 16: Integrate land use and transportation planning and related facilities.		
LUT 16.1	Promote the development of well-planned communities that will tend to be self-supportive and, thus, reduce the length of vehicular trips, reduce dependency on the automobile, and encourage the use of other modes of travel.	<p>The project includes Transportation Demand Management features, including:</p> <ul style="list-style-type: none"> ▪ Provide Ride Share coordination services thru the Project's Home Owner's Association to match residents interested in carpooling. ▪ Coordinate with near-by schools and / or the Project's Home Owner's Association to match residents interested in carpooling to / from schools. ▪ Provide on-site transit opportunities information. ▪ Encourage bicycling by providing on-site bicycle infrastructure such as bike racks. <p>However, the TIA conservatively did not apply any VMT reductions with implementation of the TDM measures. The project also provides direct connections to the existing Chula Vista Regional Trail and bike lanes along Olympic Parkway.</p> <p>In addition to the TDM measures described above, the project will provide connections to the Chula Vista regional trail and bike lane.</p>
LUT 16.2	Ensure that new development and community activity centers have adequate transportation and pedestrian facilities.	The project is designed to provide a pedestrian connection between neighborhoods and the centrally located private recreation site. The internal public streets (Streets A & B) are designed to include an enhanced 6' sidewalk along one side, with expanded landscaped parkways on both sides. In addition, the project provides direct connections to the existing Chula Vista Regional Trail and bike lanes along Olympic Parkway at two fully signalized intersections. The project will pay its fair share of the Eastern TDIF Fees as required to fund transportation and pedestrian facilities that are part of the TDIF program.
LUT 16.3	Provide direct and convenient access to public transit stops within residential, commercial, and industrial areas.	The project provides direct connections to the existing Chula Vista Regional Trail and bike lanes along Olympic Parkway as well as the MTS transit stop located at Olympic Parkway and Brandywine Avenue approximately ½ mile west of the project (Refer to Figure 1, Aerial Context).
Objective – LUT 17: Plan and coordinate development to be compatible and supportive of planned transit.		
LUT 17.1	Designate sufficient land at appropriate densities to support planned transit and require that development be transit-oriented, as appropriate to its proximity to transit facilities.	The project is not a transit-oriented development. However, the Traffic Impact Analysis prepared for the Project included several quantifiable Transportation Demand Management (TDM) strategies which can be used to mitigate a project's VMT impacts. TDM strategies can be quantified using methodologies described in <i>Quantifying Green House Gas Mitigation Measures</i> published by the California Air Pollution Control Officers Association (CAPCOA) in 2010, including increased density and a

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		<p>VMT Reduction Analysis. In addition, the following strategies are recommended to further reduce the number of automobile trips generated by residents of the Project and the distance that the residents drive:</p> <ul style="list-style-type: none"> ▪ Provide Ride Share coordination services thru the Project's Home Owner's Association to match residents interested in carpooling. ▪ Coordinate with near-by schools and / or the Project's Home Owner's Association to match residents interested in carpooling to / from schools. ▪ Provide on-site transit opportunities information. ▪ Encourage bicycling by providing on-site bicycle infrastructure such as bike racks. <p>The Applicant will work with the City and MTS to encourage the establishment of a local bus stop closer to the Project; however, the Applicant has no control over the location, timing, or feasibility of adding a local bus stop.</p>
LUT 17.4	Require developers to consult and coordinate with SANDAG and the City to ensure that development is compatible with and supports the planned implementation of public transit.	The Applicant will work with the City and MTS to encourage the establishment of a local bus stop closer to the Project and/or a future MTS transit shuttle; however, the Applicant has no control over the location, timing or feasibility of adding a local bus stop or providing an MTS shuttle to serve the Project.
Objective LUT 18: Reduce traffic demand through Transportation Demand Management (TDM) strategies, increased use of transit, bicycles, walking, and other trip reduction measures.		
LUT 18.1	Support and encourage the use of public transit.	<p>The project includes Transportation Demand Management measures to facilitate ride sharing, transit ridership, school carpooling to reduce reliance on the automobile and peak hour trips. See response to LUT 17.1 above.</p> <p>The project also provides direct connections to the existing Chula Vista Regional Trail along and bike lanes along Olympic Parkway at two fully signalized intersections</p>
LUT 18.2	Provide an efficient and effective paratransit service for elderly and handicapped persons unable to use conventional transit service.	This is the responsibility of MTS, the public transit service provider. See Figure 1, Aerial Context for the locations of MTS local bus stops.
LUT 18.3	Provide and enhance all feasible alternatives to the automobile, such as bicycling and walking, and encourage public transit ridership on existing and future transit routes.	<p>The project is located to take advantage of transit, walking and cycling to reduce vehicular trips. The internal public streets (Streets A & B) are designed to include an enhanced 6' sidewalk along one side, with expanded landscaped parkways on both sides. In addition, the project provides direct connections to the existing Chula Vista Regional Trail and bike lanes along Olympic Parkway at two fully signalized intersections.</p> <p>The MTS local bus stop is located at Olympic Parkway and Brandywine Avenue approximately ½ mile west of the project (Refer to Figure 1, Aerial Context).</p> <p>See response to LUT 17.1 above for TDM measures included in the Traffic Impact Analysis.</p>

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
LUT 18.4	Use master planning techniques in new development and redevelopment projects to enable effective use of public transit.	The project includes Transportation Demand Management measures to facilitate ride sharing, transit ridership, school carpooling to reduce reliance on the automobile and peak hour trips. The project also provides direct connections to the existing Chula Vista Regional Trail along and bike lanes along Olympic Parkway at two fully signalized intersections. See response to LUT 17.1 above for TDM measures included in the Traffic Impact Analysis.
LUT 18.5	Implement TDM strategies, such as carpooling, vanpooling, and flexible work hours that encourage alternatives to driving alone during peak periods.	The Traffic Impact Analysis prepared for the Project included several quantifiable Transportation Demand Management (TDM) strategies which can be used to mitigate a project's VMT impacts. response to LUT 17.1 above for TDM measures included in the Traffic Impact Analysis.
LUT 18.6	Encourage employer-based TDM strategies, such as: employee transportation allowances; preferential parking for rideshare vehicles; workplace-based carpool programs; and shuttle services.	The Project does not include any employment land uses that would facilities implementation of the measures identified in LUT 18.6. However, the Traffic Impact Analysis prepared for the Project included several quantifiable Transportation Demand Management (TDM) strategies which can be used to mitigate a project's VMT impacts. response to LUT 17.1 above for TDM measures.
LUT 18.7	Support the location of private "telework" centers.	The Project includes a private club house as a part of the common recreation area for the resident's use, as designated in the Sunbow II, Phase 3 SPA Plan Amendment. This facility could be utilized for a private telework center if the residents express an interest in such a facility. The feasibility and interest to be determined by the Homeowners Association.
LUT 18.8	Encourage establishment of park-and-ride facilities near or at transit stations, as appropriate to the area's character and surrounding land uses.	The Project is not "near" or "at transit stations," therefore, LUT 18.8 does not apply to the Project. However, the Traffic Impact Analysis prepared for the Project included several quantifiable Transportation Demand Management (TDM) strategies which can be used to mitigate a project's VMT impacts. response to LUT 17.1 above for TDM measures included in the Traffic Impact Analysis
Objective LUT 20: Make transit-friendly roads a top consideration in land use and development design.		
LUT 20.1	Incorporate transit-friendly and pedestrian-friendly elements into roadway design standards, such as signal priority for transit and adequate sidewalk widths for pedestrians.	The Project does not include any transit routes or roadways that accommodate transit. However, the project includes a network of sidewalks connecting residential neighborhoods to the existing Chula Vista Regional Trail located adjacent to Olympic Parkway and the MTS local bus stop located west of the project.
Objective LUT 23: Promote the use of non-polluting and renewable alternatives for mobility through a system of bicycle and pedestrian paths and trails that are safe, attractive and convenient forms of transportation.		
LUT 23.1	Encourage the use of bicycles and walking as alternatives to driving.	The project provides a system of pedestrian walkways and paseos connecting the residential neighborhoods to two connections to the existing Chula Vista Regional Trail and bike lanes along Olympic Parkway. See response to LUT-18.3 above.
LUT 23.2	Foster the development of a system of inter-connecting bicycle routes throughout the City and region.	The project provides a system of pedestrian walkways and paseos connecting the residential neighborhoods to two connections to the existing Chula Vista Greenbelt Trail and

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		bike lanes along Olympic Parkway, which connects to the City's network of bike lanes.
LUT 23.3	Preserve, restore, or provide the opportunity for a cyclist to ride a bicycle to virtually any chosen destination, in order to make the bicycle a viable transportation alternative.	The project provides a system of pedestrian walkways and paseos connecting the residential neighborhoods to two connections to the existing Chula Vista Regional Trail and bike lanes along Olympic Parkway, which connects to the City's network of bike lanes.
LUT 23.4	Link major residential areas with principal trip destinations, such as schools; parks; community centers; and shopping centers.	The project is part of the larger Sunbow Planned Community that provides parks, shopping, and an elementary school close to the project. Refer to Figure 1, Aerial Context, for the locations and travel times from the project to schools, shopping, and public parks in the vicinity of the Project.
LUT 23.5	Provide linkages between bicycle facilities that utilize circulation element alignments and open space corridors.	The project connects to the existing bike lanes along Olympic Parkway, designated a Scenic Corridor in the General Plan.
LUT 23.6	In addition to using open space corridors, off-street bicycle trails should use flood control and utility easements. The trails shall be designed to minimize interaction with automobile cross traffic.	The Project does not include any of the features described in LUT 23.6. However, the Project provides two points of access to the bike lanes along Olympic Parkway that are designated "Cycle Track (Class IV)" in the City's Active Transportation Plan. This Plan includes both on- and off-street trails.
LUT 23.7	Provide bicycle support facilities at all major bicycle usage locations.	The Project does not include a "major bicycle usage location;" however, the Project will include bicycle storage at the common recreation area. All homes within the Project will include 2-car garages which could also be utilized by homeowners for bicycle storage.
LUT 23.10	Promote the system of trails envisioned within the Chula Vista Greenbelt.	The project connects to the existing Chula Vista Regional Trail along Olympic Parkway which connects to the Chula Vista Greenbelt Trail system.
LUT 23.11	Implement recommendations of the City's Bikeway Master Plan and Greenbelt Master Plan.	See response to LUT 23.6 above regarding the City's Active Transportation Plan. The Project provides two pedestrian connections to the existing Chula Vista Regional Trail, as recommended by the City's Greenbelt Master Plan. These connections link the Project to the City-wide system of trails and bike facilities.
LUT 23.12	Provide opportunities for use of personal mobility devices.	The walkways and paseo planned within the Project area adequately sized to accommodate personal mobility devices.
LUT 23.13	New overpasses and interchanges should be designed to accommodate bicycles and pedestrians.	No new overpasses, interchanges or pedestrian bridges are planned for the Project. The Project will contribute its fair share through the payment of the Eastern TDIF to fund transportation facilities included in the TDIF program, which may include both pedestrian and bicycle facilities.
LUT 23.14	Require new development projects to provide internal bikeway systems with connections to the citywide bicycle networks.	Bicycles share the roadway with automobiles on the internal streets, which have very low traffic volumes. The Project is designed to provide connections to the existing bike lanes in Olympic Parkway at two signalized intersections. The internal streets (Streets A & B) are designed as Modified Class III Collectors, which, per City standards, do not require dedicated bike lanes.
Objective LUT 61: Create balanced communities that can provide a high quality of life for residents.		

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
LUT 61.1	Adhere to the regulations established in existing GDPs and SPAs.	<p>The propose includes a proposal to amend the Sunbow GDP and Sunbow SPA Plan to address the proposed land use change for Planning Area 23. Therefore, the proposed project is not consistent with the regulations established in the existing GDPs and SPAs. The proposed amendments would establish regulations which would guide development of the Sunbow II, Phase 3 area and upon approval by the City Council, the Project would adhere to the amended regulations and meet the intent of LUT 61.1.</p> <p>The Applicant entered into a Community Benefit Agreement which provides the City with an opportunity to facilitate economic growth by the Applicant providing \$8.0 million (“Job Enhancement Funds”) in support funding for the development of a Class “A” office building within the SR-125 corridor. The construction of such office spaces may occur within the Eastern Urban Center or within the University Innovation District/Regional Technology Park and would provide a catalyst for development that could generate high-quality jobs in locations currently suitable for construction.</p>
LUT 61.2	Future SPAs shall focus on creating a vibrant sense of community, a vigorous economy, and a healthy environment.	<p>Sunbow II, Phase 3 is a residential enclave featuring contemporary architectural styles. The Sunbow II, Phase 3 SPA Plan Amendment includes Planned Community District Regulations as well as Landscape and Residential Design Guidelines which provide guidance for the development of a vibrant community with high-quality architecture, landscape, and street improvements. Streets are designed to encourage walking within the neighborhoods. Connections to the existing Chula Vista Regional Trail and bike lanes in Olympic Parkway are provided via two signalized intersections promote walking and biking. The Project is designed to promote health and wellness with a well-designed common recreation area designed to meet the active recreation needs of the residents, as it includes a pool, children’s playground, multi-use hard court facility, turf area for open play and areas for social gathering. In addition, active and passive recreation areas are distributed throughout the community to provide for casual play and gathering.</p> <p>The Fiscal Impact Analysis prepared by the project demonstrates that the project produces net positive revenue to the City of Chula Vista over the 20-year timeframe. Revenues range from an annual fiscal surplus in Years 1 - 20 (\$46,461 - \$270,928) and a cumulative fiscal surplus over the first 20 years of approximately \$3,218,323. This fiscal surplus supports ongoing funding for municipal services, ensuring a safe and healthy community. The additional residents generated from the Project will support local business and invigorate the local economy.</p> <p>Also see Response to LUT 1.1 above.</p>

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
LUT 61.3	Require all future community identification signs and monuments to recognize communities as part of the City of Chula Vista.	The project does not currently include monument identification signs. However, if there is an opportunity to include a monument sign at the entrances to the Project, then the Applicant will include such a proposal on the Landscape Master Plan.
Objective LUT 62: Require development to consider and plan for careful use of natural and man-made resources and services, and maximize opportunities for conservation while minimizing waste.		
LUT 62.1	Require developments within the East Planning Area to provide resource management plans for water; air quality; recycling; solid waste management; and energy.	<p>The project is not within the General Plan East Planning Area; however, the project includes a Water Conservation Plan and Air Quality Improvement Plan, must comply with the City's Landscape Water Ordinance, and sets aside 63.6 acres in permanent open space within the project area. The project must also comply with all required recycling programs implemented in the City.</p> <p>The Project includes approximately 63.6 acres designated MSCP Open Space Preserve in the City's MSCP Plan. There are 19.2 acres of recorded and proposed unrecorded easements associated with Poggi Creek within the Project Area including the Recorded Conservation Easement (9.719 acres), the Proposed Unrecorded Conservation Easement (5.569 acres), the Proposed Unrecorded Poggi Creek Easement (4.338 acres). Of the 19.6 acres of recorded and proposed easements within the Project Area, approximately 12.53 acres are within the proposed Chula Vista MSCP boundary. The project will comply with all requirements in the air quality improvement plan, water conservation plan and energy conservation plan prepared for the Project. In addition, the project will comply with all City of Chula Vista conservation requirements.</p>
Objective LUT 63: Provide efficient multi-modal access and connections to and between activity centers.		
LUT 63.1	Provide roads, transit service, bike routes, and pedestrian pathways that connect activity centers to their surrounding neighborhoods, adjacent villages, and each other, such that access is safe and convenient for residents and visitors.	<p>The project provides connections to existing roads, bike lanes and trails. See Figure 1, Aerial Context for the distance to surrounding public parks, public schools, retail centers, bus stops and adjacent neighborhoods.</p> <p>An easement is provided on the Tentative Map, reserving the right-of-way for a future pedestrian connection to the adjacent Otay Ranch Village 2 West area.</p>
Objective LUT 69: Create and maintain unique, stable, and well-designed communities that are master planned to guide development activities		
LUT 69.1	The policies and regulations within GDP and SPA Plans that are specific to each community shall continue to guide the completion of development activities.	After marketing the project for over 30 years as an industrial park, the Applicant entered into a CBA with the City which provides an opportunity to facilitate economic growth by providing \$8.0 million in funding for development of a Class "A" office building within the SR-125 corridor or the construction of facilities for academic, institutional, and innovation-related businesses within the University Innovation District. The City is interested in facilitating the creation of high-quality jobs and economic growth within the City by providing opportunities that target and attract

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		<p>industries and businesses that contribute to diversification and stabilization of the local economy. Facilitating such economic growth by encouraging the development of spaces that can be used by high technology and manufacturing businesses within the SR-125 corridor or academic, institutional, and innovation-related businesses within the University Innovation District is a potential solution. The construction of such spaces would provide a catalyst for development that could generate high-quality jobs in locations currently suitable for construction.</p> <p>The proposed Sunbow II, Phase 3 SPA Amendment and Sunbow GDP amendment include policies and regulations to guide the development of the Sunbow II, Phase 3 project, through completion. The Sunbow II, Phase 3 area is connected to the larger Sunbow Planned Community along Olympic Parkway, which forms the northern boundary of the project site. Planned Community design guidelines specific to this community will guide development quality and character.</p>
Objective LUT 73: Promote alternative modes of transportation, which are intended to encourage a healthy lifestyle and reduce reliance on the automobile, and support the viability of transit through land use distribution and design.		
LUT 73.1	Provide for walking and biking on streets designed to link neighborhoods, activity centers, and community destinations.	<p>The project provides an internal network of pedestrian walkways and paseos and also connects to the existing Chula Vista Regional Trail system in Olympic Parkway. The internal public streets (Streets A & B) are designed to include an enhanced 6' sidewalk along one side, with expanded parkways on both sides, creating a pleasant pedestrian experience.</p> <p>See Figure 1, Aerial Context for the relationships between the Project and surrounding neighborhoods, activity centers and destinations.</p> <p>An easement is provided on the Tentative Map, reserving the right-of-way for a future pedestrian connection to the adjacent Otay Ranch Village 2 West area.</p>
Objective – LUT 74: Accommodate land uses that diversify the economic base within Otay Ranch and the surrounding south San Diego County region.		
LUT 74.1	Provide sufficient land and infrastructure to accommodate commercial and industrial uses.	<p>The University Innovation District/Regional Technology Park SPA Plan provides for development of approximately 10.1M square feet of university and regional technologies uses, while the Eastern Urban Center SPA Plan provides for development of approximately 3.8M sf of commercial/mixed use development on 75.9 acres.</p> <p>The City is interested in facilitating the creation of high-quality jobs and economic growth within the City by providing opportunities that target and attract industries and businesses that contribute to diversification and stabilization of the local economy. Facilitating such economic growth by encouraging the development of</p>

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		<p>spaces that can be used by high technology and manufacturing businesses within the SR-125 corridor or academic, institutional, and innovation-related businesses within the University Innovation District is a potential solution. The construction of such spaces would provide a catalyst for development that could generate high-quality jobs in locations currently suitable for construction.</p> <p>The Applicant entered into a CBA with the City which provides an opportunity to facilitate economic growth by providing \$8.0 million in support funding for development of a Class “A” office building within the SR-125 corridor or the construction of facilities for academic, institutional, and innovation-related businesses within the University Innovation District.</p> <p>Also see Response to LUT 1.1 above.</p>
LUT 74.2	Promote additional business and higher paid employment opportunities for residents of Chula Vista.	<p>The Applicant entered into a CBA with the City which provides an opportunity to facilitate economic growth by providing \$8.0 million in support funding for development of a Class “A” office building within the SR-125 corridor or the construction of facilities for academic, institutional, and innovation-related businesses within the University Innovation District. The public benefits derived from implementation of the CBA will advance the interests and meet the needs of Chula Vista’s residents and visitors to a significantly greater extent than the vacant land under the current entitlements and absent the Community Benefits Agreement. Implementation of the CBA provisions will promote additional and higher paid employment opportunities for residents of Chula Vista, consistent with GP Objective LUT 74.2</p>
Objective - LUT 79: Establish appropriate land uses adjacent to the Otay Landfill and Wolf Canyon that reflect the unique land use and landform characteristics of these areas.		
LUT 79.5	Limit land uses adjacent to Otay Landfill to open space and limited industrial uses or business parks.	<p>The Applicant’s consultant, Dudek, prepared the “Air Quality and Greenhouse Gas Emissions Analysis Technical Report for the Sunbow II, Phase 3 Project,” which also includes a Landfill Health Risk Assessment (HRA). The HRA was performed to assess the potential health risks of the proximate Otay Landfill to future sensitive receptors (residents) of the Project. The HRA was performed to estimate the Maximum Individual Cancer Risk, the Chronic Hazard Index and the Acute Hazard Index for the residential receptors as a result of emissions impacts from Otay Landfill operations. As required by the 2019 Title 24 Building Code and the 2019 California Green Building Standards Code standards, the Project would include installation of MERV 13-rated air filtration in all HVAC systems. The MERV 13-rated air filters remove 90% of particles and therefore would reduce the Maximum Individual Cancer Risk – Residential to 7.7 in 1 million, which would be less than the CEQA threshold of 10 in 1 million. These impact level would also be less than the</p>

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		<p>SDAPCD significance threshold. Further, following closure of the Otay Landfill in 2030, the cancer risk impact for the Landfill would be reduced to 6.61 in 1 million and the chronic health risk and acute health risk would also be further reduced.</p> <p>A Nuisance Analysis was also prepared by Dudek for the Project to evaluate the potential impact of odors and fugitive dust emitted from the Otay Landfill on future residents of the Project. AERMOD was used to model odor and fugitive dust emissions from the landfill, with methodology consistent with the HRA. The nuisance analysis found that future residents of the Project would not experience odors in excess of odor detection thresholds and are not likely to be impacted by landfill operations. Similarly, the dust analysis showed that concentrations of dust from landfill operations would not exceed thresholds established by the California Occupational Health and Safety Administration. As such, impacts from odor and dust to future residents from landfill operations would be less than significant.</p> <p>Geosyntec prepared a technical memorandum summarizing the results of the “limited soil vapor investigation” conducted on the Project site. The limited soil vapor investigation included the collection and laboratory analysis of samples collected. The soil vapor investigation concluded methane was not detected at measurable concentrations during the investigation and there is no apparent unacceptable risk to future residential site occupants due to methane and/or VOC-impacted soil vapors.</p> <p>Also see Response to LUT 1.1 above.</p>
Objective LUT 92: Establish a high-quality business park that is oriented to accommodates high technology businesses conducting research and light industrial/manufacturing activities that provide job opportunities for residents of Otay Ranch, Chula Vista, and the greater south San Diego County region.		
LUT 92.1	Promote research and development uses associated with light manufacturing businesses by adopting GDP and SPA level policies and Planned Community District regulations that provide regulations and standards that encourage the locating of high technology uses and industries.	See Responses to LUT 1.1 and LUT-74.1 above.
LUT 92.3	Allow ancillary professional office and limited service businesses as secondary uses where such uses are necessary to support the primary research and development and light manufacturing uses. These secondary uses should not compete with the EUC and adjoining areas that are intended as the preferred location for these support uses.	See Responses to LUT 1.1 and LUT-74.1 above.

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
Objective LUT 93: Provide opportunities to develop new research institutions, industries, and businesses that capitalize upon the intellectual capital and research activities of the university.		
LUT 93.1	Proactively attract the development of incubator industries and research institutions that may be induced by the presence of a university campus.	See Responses to LUT 1.1 and LUT-74 above.
ECONOMIC DEVELOPMENT		
Objective – ED 1: Provide a diverse economic base for the City of Chula Vista.		
ED 1.2	Provide sufficient tracts of land at a variety of sizes available for industrial and commercial uses in order to provide a stable economic base.	<p>After marketing the Project for over 30 years as an industrial park, the Applicant entered into a CBA with the City which provides an opportunity to facilitate economic growth by providing \$8.0 million in support funding for development of a Class “A” office building within the SR-125 corridor or the construction of facilities for academic, institutional, and innovation-related businesses within the University Innovation District. The University Innovation District/Regional Technology Park SPA Plan provides for development of approximately 10.1M square feet of university and regional technologies uses, while the Eastern Urban Center SPA Plan provides for development of approximately 3.8M sf of commercial/mixed use development on 75.9 acres. The City is interested in facilitating the creation of high-quality jobs and economic growth within the City by providing opportunities that target and attract industries and businesses that contribute to diversification and stabilization of the local economy. Facilitating such economic growth by encouraging the development of spaces that can be used by high technology and manufacturing businesses within the SR-125 corridor or academic, institutional, and innovation-related businesses within the University Innovation District is a potential solution. The construction of such spaces would provide a catalyst for development that could generate high-quality jobs in locations currently suitable for construction.</p> <p>The CBA also anticipated the conversion of the Planning Area 23 site to residential. The Fiscal Impact Analysis prepared by the project demonstrates that the project produces net positive revenue to the City of Chula Vista over the 20-year timeframe. Revenues range from an annual fiscal surplus in Years 1 - 20 (\$46,461 - \$270,928) and a cumulative fiscal surplus over the first 20 years of approximately \$3,218,323, which supports stable economic base.</p> <p>Also see Response to LUT 1.1 above</p>
ED 1.3	Encourage the preservation and expansion of existing industrial uses in areas designated as industrial.	See Responses to LUT 1.1 and ED 1.2 above.

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
ED 1.4	Increase the supply of land for non-retail employment through the designation of land to accommodate a regional technology park; a future business park; industrial or business park space; and development of a university campus.	See Response to LUT 1.1 and ED 1.2 above.
ED 1.5	Consider fiscal impact implications of General Plan amendments that propose changes to industrial and commercial lands.	A fiscal impact analysis prepared for the project demonstrates that the project results in net positive revenue to the City's General Fund. See Responses to LUT 1.1 and ED 1.2 above.
Objective ED 2: Maintain a variety of job and housing opportunities to improve Chula Vista's jobs/housing balance.		
ED 2.2	Facilitate increased employment densities near transit stations and routes.	<p>The Project is not located near a transit station or route and does not include any employment generating land uses. However, the Applicant entered into a CBA with the City of Chula Vista which includes the payment of \$8M in Job Enhancement Funds. These funds will facilitate increase employment densities in either the Eastern Urban Center or University Innovation District, both served by transit stations and routes.</p> <p>Also see Response to LUT 1.1 above.</p>
ED 2.3	Pursue a diverse supply of housing types and costs, as well as a diverse supply of jobs with varying income potential, to balance local job and housing opportunities.	The project provides for-sale multi-family housing in a range of bedroom typologies for singles, couples and families and will comply with the City's Balanced Housing Policy by preserving off-site affordable housing units within the Sunbow Planned Community. The Project does not include low-income affordable housing. However, the Applicant must comply with the City's Balanced Community Affordable Housing Policy. The Applicant will enter into a Balanced Community Affordable Housing Agreement and City which will address how the Project meets its affordable housing obligation.
Objective ED 4: Become a center for applied technology innovation		
ED 4.1	Publicize the economic and social benefits of industry, emphasizing the health of the Chula Vista economy, the "high-tech" dimensions of industry, and the community value of well-paying, high-benefit industrial employment.	The responsibility to meet the intent of ED 4.1 lies with the City of Chula Vista. However, the Applicant entered into a CBA with the City of Chula Vista which includes the payment of \$8M in Job Enhancement Funds. The Job Enhancement Funds may be utilized by the City of Chula Vista to meet the intent of ED 4.1. Also, see Responses to LUT 1.1 and ED 2.1 above.
ED 4.2	Maintain land sufficient for the long-term location of an approximately 85-acre Regional Technology Park in eastern Chula Vista.	<p>The project does not impact the City's ability to maintain the land designated in the University Innovation District/Regional Technology Park (UID/RTP) SPA Plan. Through implementation of the CBA, the Applicant enhances the feasibility of constructing office uses within the UID/RTP.</p> <p>Also see Response to LUT 1.1 above.</p>
ED 4.4	Continue to recruit and promote the establishment of a university campus, as well as research and development facilities that promote technology.	As the owner of the site identified for a future University, the City may continue to recruit and promote the establishment of a university campus and regional technology park. The payment of \$8M for the Job

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		Enhancement Fund enhances the City's efforts. See response to ED 2.1 above.
Objective ED 7: Develop a strong land use and transportation link between the downtown urban core, bayfront, southwestern, and eastern areas of the City to support economic development throughout.		
ED 7.4	Develop activities in eastern Chula Vista that will attract residents citywide.	The Applicant entered into a CBA which provides for the payment of a Park Benefit Fee, equal to the PAD fees that would have otherwise been due pursuant to Chula Vista Municipal Code (CVMC) Chapter 17.10, of approximately \$11.03 million based on 2019 PAD fees (the final amount will be determined based on the number of residential units built and the PAD fee rates in effect as of the effective date of the Development Agreement). <u>The Park Benefit Fee will satisfy the Owner's park obligations for the project and may be utilized by the City to acquire or develop parkland, as the City determines appropriate and in the best interest of the overall City [emphasis added].</u> The City may utilize these fees to enhance public parks in eastern Chula Vista and attract park-users city-wide. The City has the opportunity to develop activities in eastern Chula Vista that will attract residents citywide through the Applicant's payment of the Park Benefit Fee.
ENVIRONMENTAL		
Objective E 1: Conserve Chula Vista's sensitive biological resources.		
E 1.1	Implement the Chula Vista MSCP Subarea Plan.	The project designates 63.6 acres of Preserve open space within the project site to be conveyed to the City for permanent preservation and maintenance, consistent with the City of Chula Vista MSCP Subarea Plan.
Objective E2: Protect and improve water quality within surface water bodies and groundwater resources within and downstream of Chula Vista.		
E 2.4	Ensure compliance with current federal and state water quality regulations, including the implementation of applicable NPDES requirements and the City's Pollution Prevention Policy.	The water quality studies prepared for the project comply with the respective City, federal and state regulations.
E 2.5	Encourage and facilitate construction and land development techniques that minimize water quality impacts from urban development.	The project is designed with water quality/hydro-modification basins that mitigation impacts to water quality to be less than significant.
Objective E 3: Minimize the impacts of growth and development on water supply resources through the efficient use and conservation of water by residents, businesses, and City government.		
E 3.2	Promote the use of low water demand landscaping and drought tolerant plant materials in both existing and new development.	The project utilizes water conserving fixtures and low water/drought tolerant landscaping.
E 3.3;	Where safe and feasible, promote and facilitate the continued use of recycled water in new developments, and explore opportunities for the use of recycled water in redevelopment projects.	The Overview of Water Service for Sunbow II, Phase 2 analyzed the facilities required and the demand for recycled water needed to serve the Project. The report estimated that the Project would utilize approximately 24,510 gallon of recycled water per day to irrigate open space slope and recreation areas. The Project design incorporates the infrastructure to serve the Project with recycled water

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
Objective – E 6: Improve local air quality by minimizing the production and emission of air pollutants and toxic air contaminants and limit the exposure of people to such pollutants.		
E 6.1	Encourage compact development featuring a mix of uses that locate residential areas within reasonable walking distance to jobs, services, and transit.	The Project is designed to cluster residential land uses within the development area identified in the adopted Sunbow II SPA Plan and Sunbow GDP, meeting the intent of implementing compact development. Sunbow II, Phase 3 was not identified in the General Plan as a suitable location for mixed use development. The Project is located approximately ½ mile from an existing MTS local bus stop, approximately 1 mile from shopping and a public park and several miles from the closet employment center. See Figure 1, Aerial Context.
E 6.2	Promote and facilitate transit system improvements in order to increase transit use and reduce dependency on the automobile.	The Project does not include a transit stop or station. The Project includes the TDM measures described in the response to LUT 17.1 above. These TDM measures are designed to increase transit use and reduce dependency on the automobile
E 6.10	The siting of new sensitive receptors within 500 feet of highways resulting from development or redevelopment projects shall require the preparation of a health risk assessment as part of the CEQA review of the project. Attendant health risks identified in the Health Risk Assessment (HRA) shall be feasibly mitigated to the maximum extent practicable, in accordance with CEQA, in order to help ensure that applicable federal and state standards are not exceeded.	The Project is not within 500 feet of a highway; therefore, a health risk assessment is not needed to assess impacts associated with a highway. However, A Health Risk Assessment was prepared for the project based on proximity to the Otay Landfill. See response to LUT 79.5 above.
Objective E 7: Promote energy conservation through the efficient use of energy and through the development of local, non-fossil fuel-based renewable sources of energy.		
E 7.1	Promote development of regulations and building design standards that maximize energy efficiency through appropriate site and building design and through the use of energy-efficient materials, equipment, and appliances.	The project will comply with the latest Title 24 Energy requirements.
Objective E 8: Minimize the amount of solid waste generated within the General Plan area that requires landfill disposal.		
E 8.1	Promote efforts to reduce waste, minimize the need for additional landfills, and provide economically and environmentally sound resource recovery, management, and disposal facilities.	The project will comply with all City of Chula Recycling requirements and recycling will be incorporated into all components of the project. As discussed in the Air Quality/Green House Gas Emission Analysis and associated HRA prepared for the Project, the Otay Landfill is anticipated to close in 2030. Beyond providing for the recycling of waste to reduce waste and minimize the need for additional landfills, the Applicant is not responsible for development of economically, environmental sound resource recovery, management, and disposal facilities. This is a regional issue to be addressed by multi jurisdictions and is beyond the Applicant's control
E 8.3	Implement source reduction strategies, including curbside recycling, use of small	Recycling will be incorporated into all components of the project.

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
	collection facilities for recycling, and composting	
Objective E 10: Protect important paleontological resources and support and encourage public education and awareness of such resources.		
E 10.1	Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to paleontological resources in accordance with the CEQA.	A Cultural/Paleontological Report was prepared for the project Environmental Impact Report which includes mitigation measures related to paleontological resources in accordance with the CEQA.
Objective E 14: Minimize the risk of injury, loss of life, and property damage associated with geologic hazards.		
E 14.1	To the maximum extent practicable, protect against injury, loss of life, and major property damage through engineering analyses of potential seismic hazards, appropriate engineering design, and the stringent enforcement of all applicable regulations and standards.	A Geotechnical Investigation Report was prepared for the project EIR. The project will be designed in compliance with the latest subdivision and building codes.
E 14.2	Prohibit the subdivision, grading, or development of lands subject to potential geologic hazards in the absence of adequate evidence demonstrating that such development would not be adversely affected by such hazards and would not adversely affect surrounding properties.	The Geotechnical Investigation for Sunbow II, Phase 3 was prepared by GEOCON, Inc. and determined that the Project is not located in an area of geological hazards and is suitable for development. See response to LUT 79.5 regarding the Soil Vapor Investigation prepared for the Project.
E 14.3	Require site-specific geotechnical investigations for proposals within areas subject to potential geologic hazards; and ensure implementation of all measures deemed necessary by the City Engineer and/or Building Official to avoid or adequately mitigate such hazards.	The Geotechnical Investigation for Sunbow II, Phase 3 was prepared by GEOCON, Inc. and determined that the Project is not located in an area of geological hazards and is suitable for development. See response to LUT 79.5 regarding the Soil Vapor Investigation prepared for the Project.
Objective E 15 - Minimize the risk of injury and property damage associated with flood hazards.		
E 15.1	Prohibit proposals to subdivide, grade, or develop lands that are subject to potential flood hazards, unless adequate evidence is provided that demonstrates that such proposals would not be adversely affected by potential flood hazards and that such proposals would not adversely affect surrounding properties. Require site-specific hydrological investigations for proposals within areas subject to potential flood hazards; and implement all measures deemed necessary by the City Engineer to avoid or adequately mitigate potential flood hazards.	The Drainage Study for Sunbow II, Phase 3 TM was prepared by Hunsaker & Associates. The study analyzed the pre- and post- development flows and demonstrates that runoff generated by the Project will not exceed pre-project peak flow rates, and runoff velocities will be dissipated by rock rip rap at storm drain outfalls. The Project has been designed to honor pre-project watershed basins and outfall locations. Considering the limitations which result from Subdivision layout and design, minor exchanges in watershed areas occur but are minimized to the maximum extent practicable. Since the project site is located outside any FEMA floodplain zones, there is no requirement for a Letter of Map Revision. The Study shows there is no adverse impact from the proposed development after the attenuation because there is reduction in flows.
Objective E19: Maintain the ability to establish hazardous waste storage, collection, treatment, disposal, and transfer facilities to serve the needs of Chula Vista industry and businesses within appropriate locations of the City, while ensuring adequate protection of the community.		
E19.1	<ul style="list-style-type: none"> A Health Risk Assessment as described in the Chula Vista Zoning Code 	See response to LUT 79.5 above.

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
	<ul style="list-style-type: none"> All facilities shall be a minimum 1,000 feet from any residential zone; residence; school; hospital; hotel; motel; or other similar land use. 	
Objective E 21: Protect people from excessive noise through careful land use planning and the incorporation of appropriate mitigation techniques.		
E 21.1	Apply the exterior land use-noise compatibility guidelines listed in Table 9-2 of this Environmental Element to new development, where applicable, and in light of project-specific considerations.	The Noise Technical Report for Sunbow II, Phase 3 was prepared as part of the EIR and the Project will implement the associated recommendations to ensure compliance with E 21.1.
E 21.2	Where applicable, the assessment and mitigation of interior noise levels shall adhere to the applicable requirements of the California Building Code with local amendments and other applicable established City standards.	The Project will comply with the requirements of the building code to reduce interior noise levels to 45db or lower.
E 21.3	Promote the use of available technologies in building construction to improve noise attenuation capacities.	The Project will comply with the requirements of the building code to reduce interior noise levels to 45db or lower.
Objective E 22: Protect the community from the effects of transportation noise.		
E 22.3	Employ traffic calming measures, where appropriate, such as narrow roadways and on-street parking, in commercial and mixed use districts.	Access to the project is provided at two fully signalized intersections with Olympic Parkway. two Modified Class III collectors provide internal access and intersect at a planned roundabout to slow traffic. On-street parking and parkway landscaping are planned to function as additional traffic calming measures.
E 22.4	Encourage walking; biking; carpooling; use of public transit; and other alternative modes of transportation to minimize vehicular use and associated traffic noise.	The Project includes a TDM which includes ridesharing, carpooling and school carpooling strategies. In addition, the project includes two fully signalized intersections that connect to the existing bike lanes and Chula Vista Regional Trail along Olympic parkway. See responses to LUT 17.1 and 18.3 above.
E 22.5	Require projects to construct appropriate mitigation measures in order to attenuate existing and projected traffic noise levels, in accordance with applicable standards, including the exterior land use/noise compatibility guidelines listed in Table 9-2 of this Environmental Element.	The Noise Technical Report for Sunbow II, Phase 3 was prepared as part of the EIR and the Project will implement the associated recommendations to ensure compliance with E 22.5.
Objective E 23: Provide fair treatment for people of all races, cultures, and income levels with respect to development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.		
E23.3	Do not site industrial facilities/uses that pose a significant hazard to human health & safety in proximity to schools or residential dwellings	The Project does not propose to site industrial facilities as part of the Project. However, due to the proximity to the Otay Landfill, the Project prepared an HRA and Nuisance Study. See response to LUT 79.5
E23.4	Build new schools and residential dwellings with sufficient separation and buffering from industrial facilities and uses that pose a significant hazard to human health and safety.	The Project is designed to provide sufficient separation between the Otay Landfill and future industrial land uses within Village 2 West through the use of manufactured slopes, perimeter walls, etc. See response to LUT 79.5 for

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		additional information regarding the Health Risk Assessment and Nuisance Analysis prepared for the Project.
GROWTH MANAGEMENT		
Objective GM 1: Concurrent public facilities and services.		
GM 1.9	Require that all major development projects prepare a PFFP that articulates infrastructure and public facilities requirements and costs and funding mechanisms.	An addendum to the Sunbow PFFP has been prepared for the project.
Objective GM 2: Provide adequate and sustainable fiscal base.		
GM 2.1	Achieve and maintain a balance of land uses within the City that assures residential development is complemented by expanded local employment opportunities, retail and commercial services, and recreation and entertainment venues; and that the City-wide mix of land uses provides fiscal balance between those that produce revenues and those that require public expenditures.	A Fiscal Impact Analysis has been prepared which demonstrates a net positive benefit to the City's General Fund. See response to ED 1.2 that demonstrates compliance with GM 2.1.
GM 2.2	Require a fiscal impact analysis to be conducted for major development projects that documents the project's effects upon the City operating budget over time.	A Fiscal Impact Analysis has been prepared which demonstrates a net positive benefit to the City's General Fund. See response to ED 1.2 that demonstrates compliance with GM 2.2.
Objective GM 3: Create and preserve vital neighborhoods.		
GM 3.3	Assure that all new and infill development within existing urban areas pays its proportional share of the cost for urban infrastructure and public facilities required to maintain the Threshold Standards, as adopted for its area of impact.	The project is subject to the City's Development Impact Fee Program and State requirements to fund educational facilities.
GM 3.8	Encourage the creation of vibrant and varied neighborhoods and a diversity of housing types, including, housing affordable to a range of income groups, consistent with housing element objectives.	The project provides for-sale housing in a range of bedroom typologies for singles, couples, and families. The Project does not include low-income affordable housing. However, the Applicant must comply with the City's Balanced Community Affordable Housing Policy. The Applicant will enter into a Balanced Community Affordable Housing Agreement with the City which will address how the Project meets its affordable housing obligation.
HOUSING ELEMENT		
Objective H 2: Promote efficient use of water and energy through adopted standards and incentive-based policies to conserve limited resources and reduce long-term operational costs of housing.		
H 2.1	Encourage the efficient use and conservation of water by residents.	The Project will be subject to the water conservation requirements of the California Building Code and City of Chula Vista ordinances.
H 2.2	Promote the efficient use of energy.	The Project will be subject to the energy conservation requirements of the California Building Code and City of Chula Vista ordinances.
Objective H 4: Minimize impacts on housing choice within each of the four geographic planning areas, especially to very low-and low-income residents, that result from conversion or demolition of rental housing units.		

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
H 4.1	Promote an equitable distribution of housing types (e.g., multi-family rental and owner occupied housing) based upon identified needs within the Northwest, Southwest, and East Planning Areas to provide a range of housing opportunities for all income levels.	The larger Sunbow Planned Community provides a wide range of housing types, including single family, multi-family and affordable housing. The project provides higher density for-sale housing in a range of bedroom typologies for singles, couples and families and will comply with the City's Balanced Communities Affordable Housing Policy. The Applicant will enter into a Balanced Community Affordable Housing Agreement with the City which will address how the Project meets its affordable housing obligation.
Objective H 5: Encourage the provision of a wide range of housing choices by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low-and moderate-income households.		
H 5.1	Balanced Communities-Affordable Housing: Require newly constructed residential developments to provide a portion of their development affordable to low-and moderate-income households.	The project will comply with the City's Balanced Communities Affordable Housing Policy. The Applicant will enter into a Balanced Community Affordable Housing Agreement with the City which will address how the Project meets its affordable housing obligation.
H 5.2	Encourage the development of sufficient and suitable new rental housing opportunities within each of the City's four geographic Planning Areas, particularly for very low-and low-income households.	The project will comply with the City's Balanced Communities Affordable Housing Policy. The Applicant will enter into a Balanced Community Affordable Housing Agreement with the City which will address how the Project meets its affordable housing obligation.
Objective H 7: Facilitate the creation, maintenance, preservation and conservation of affordable housing for lower and moderate-income households through comprehensive planning documents and processes, and the provision of financial assistance and other incentives.		
H 7.1	Ensure Chula Vista's plans and policies addressing housing, such as the Zoning Ordinance, Sectional Planning Area Plans, and Specific Plans, encourage a variety of housing product that responds to variations in income level, the changing live/work patterns of residents and the needs of the City's diverse population.	The Project provides higher density for-sale housing in a range of bedroom typologies for singles, couples and families and will comply with the City's Balanced Communities Affordable Housing Policy. The Applicant will enter into a Balanced Community Affordable Housing Agreement with the City which will address how the Project meets its affordable housing obligation.
Objective H 8: Ensure the availability of housing opportunities to persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, and familial status, source of income or sexual orientation.		
H 8.1	Ensure equal housing opportunities to prevent housing discrimination in the local housing market.	The Project is committed to equal opportunity in housing.
PUBLIC FACILITIES AND SERVICES		
Objective – PFS 1: Ensure adequate and reliable water, sewer, and drainage service and facilities.		
PFS 1.4	For new development, require on-site detention of storm water flows such that, where practical, existing downstream structures will not be overloaded. Slow runoff and maximize on-site infiltration of runoff.	The Project has prepared hydrology studies and will implement the recommendations of the analysis to protect downstream structures and properties.
Objective PFS 2: Increase efficiencies in water use, wastewater generation and its re-use, and handling of storm water runoff throughout the City through use of alternative technologies.		
PFS 2.2	As part of project construction and design, assure that drainage facilities in new development incorporate storm water runoff	The Project has prepared hydrology studies and will implement the recommendations of the analysis to control sediment and runoff.

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
	and sediment control, including state-of-the-art technologies, where appropriate.	
PFS 2.3	In designing water, wastewater, and drainage facilities, limit the disruption of natural landforms and water bodies. Encourage the use of natural channels that simulate natural drainage ways while protecting property.	The Project has prepared hydrology studies and will implement the recommendations of the analysis to control sediment and runoff and has been designed to incorporate the existing Poggi Creek drainage channel.
Objective PFS 5: Maintain sufficient levels of fire protection, emergency medical service and police services to protect public safety and property.		
PFS 5.1	Continue to adequately equip and staff the Fire Department to ensure that established service standards for emergency calls are met.	The Project will contribute its fair share to the City Development Impact Fee Program.
PFS 5.6	Encourage crime watch programs in all neighborhoods.	The Project will coordinate with the Chula Vista Police Department to implement a crime watch program.
PFS 5.7	Prior to approval of any discretionary projects, ensure that construction is phased with provision of police and fire protection services such that services are provided prior to or concurrent with need.	The Project is subject to the City's Growth Management Ordinance to ensure adequate City services are available to serve the development. The Applicant prepared a Fire Protection Plan to evaluate fire protection services needed to serve the Project.
Objective PFS 6: Provide adequate fire and police protection services to newly developing and redeveloping areas of the City.		
PFS 6.1	Continue to require new development and redevelopment projects to demonstrate adequate access for fire and police vehicles.	The Project has been reviewed and complies with the access requirements for police and fire services.
PFS 6.2	Require new development and redevelopment projects to demonstrate adequate water pressure to new buildings.	A water supply study has been reviewed and approved by the Otay Water District demonstrating adequate supply and pressure for the proposed uses.
PFS 6.3	Encourage CPTED techniques in new development and redevelopment projects.	The Project includes physical design to for adequate lighting, signage, and defensible space.
Objective PFS 15: Provide new park and recreation facilities for residents of new development, City-wide.		
PFS 15.1	Continue to pursue a City-wide standard for the provision of developed parkland for new development projects of three acres per estimated one thousand new residents.	The Applicant entered into a CBA which provides for the payment of a Park Benefit Fee, equal to the PAD fees that would have otherwise been due pursuant to Chula Vista Municipal Code (CVMC) Chapter 17.10, of approximately \$11.03 million based on the 2019 PAD fees (the final amount will be determined based on the number of residential units built and the PAD fee rates in effect as of the effective date of the Development Agreement). The Park Benefit Fee will satisfy the Owner's park obligations for the Project and may be utilized by the City to acquire or develop parkland, as the City determines appropriate and in the best interest of the overall City.
Objective PFS 19: Provide art and culture programs, childcare facilities and health and human services that enhance the quality of life in Chula Vista.		
PFS 19.10	Continue to require community purpose facility acreage, in accordance with the Municipal Code, for the provision of childcare and other social service facilities.	The SPA Plan includes an approximate 0.9-acre site designated CPF, planned as a private recreation facilities to be owned and managed by the Master Homeowners Association. Consistent with CVMC Section 19.48.040(B)(6), the site meets the minimum size and slope requirements, is compatible with the surrounding

OBJECTIVE/ POLICY	OBJECTIVE/POLICY TEXT	CONSISTENCY ANALYSIS
		<p>residential land uses and includes the following required amenities:</p> <ul style="list-style-type: none"> • Swimming Pool • Club House • Pool House • One multi-purpose hard court • Children play area • Community gathering place • An outdoor cooking facility • Level Lawn area <p>The proposed 0.9-acre CPF site is consistent with CVMC Section 19.48.404(b)(6), in that it does not comprise more than 35 percent of the overall CPF acreage required for the Project Area (3.2 acres x 35% = 1.1 acres), the CPF site meets the minimum one-half acre size requirement and satisfies the minimum development criteria outlined in CVMC 19.48.025(H).</p> <p>The Applicant has entered into a Development Agreement with the City, which addresses how the remaining 2.3 acre CPF obligation is satisfied.</p>
Objective PFS 20: Develop a cultural arts center in Chula Vista.		
PFS 20.3	Encourage the installation of art pieces in publicly owned spaces and require developers to pay fees or provide art pieces that serve to enhance an individual project and contribute to the appearance and vitality of the development.	<p>The Project does not include any publicly owned spaces. The City does not have a current fee to support the installation of public art. However, the intent of PFS-20.3 may be met by the City as they exercise their discretion to utilize the Park Benefit Fee, of approximately \$11.03 million based on 2019 PAD fees (the final amount will be determined based on the number of residential units built and the PAD fee rates in effect as of the effective date of the Development Agreement). The Park Benefit Fee will satisfy the Owner's park obligations for the project and may be utilized by the City to acquire and/or develop parkland, as the City determines appropriate and in the best interest of the overall City. The City may utilize these funds to provide opportunities for public art within public parks.</p>

B. Land Use

The Chula Vista General Plan Land Use Plan (as amended) depicts the following mix of Land Uses on the Sunbow project area:

	ACRES	TARGET UNITS
LOW MEDIUM (3.0-6.0 DU/AC)	227.7	1,035
MEDIUM (6.0-11.0 DU/AC)	70.7	911
MEDIUM HIGH (11.0-18.0 DU/AC)	44.0	534
HIGH (18.0-27.0 DU/AC)	13.0	184
SUBTOTAL	355.4	2,664
NEIGHBORHOOD COMMERCIAL	12.7	
SCHOOL	10.6	
RECREATION	10.7	
OPEN SPACE AND TRANS. CORRIDORS	215.4	
TOTAL	604.8 AC	2,664 DU

ESTIMATED POTENTIAL RESIDENTIAL DEVELOPMENT

The potential development area for Sunbow Planned Community has been verified through the calculation as called for in the Draft General Development Plan figure 1-3, page I-25. The GDP Amendment proposes to modify the land use designation within the Project Area from Industrial Park to residential development as follows:

1.	Gross Property Area		604.8 ac.
2.	Transportation Corridors	49.0	
	Open Space Greenbelt	166.4	
		215.4	(215.4) ac.
3.	Urban Development		389.4 ac.
4.	Non-Residential Land Use		
	4.1 Retail Commercial	12.7	
		12.7	(12.7) ac.
5.	Residential Development		376.7 ac
6.	Potential Residential Land Use		
	6.1 Elementary School	10.6	
	6.2 Recreation	10.7	
		21.3	
7.	Net Residential Development Area (as depicted on the Draft General Plan Land Use Plan)		355.4 ac.

The Sunbow General Development Plan calls for the following corresponding mix of Land Uses (refer to the “Proposed Sunbow GDP Land Use Plan” for additional information:

	ACRES	UNITS
LOW MEDIUM	227.7	1035
MEDIUM	70.7	911
MEDIUM HIGH	44.0 ³	534
HIGH	13.0 ⁴	184
ELEMENTARY SCHOOL	10.6	
COMMUNITY RECREATION	10.7	
SUBTOTAL	376.7	2,664
NEIGHBORHOOD COMMERCIAL	12.7	
OPEN SPACE AND TRANS. CORRIDORS	215.4	
TOTAL	604.8 AC	2,664 DU

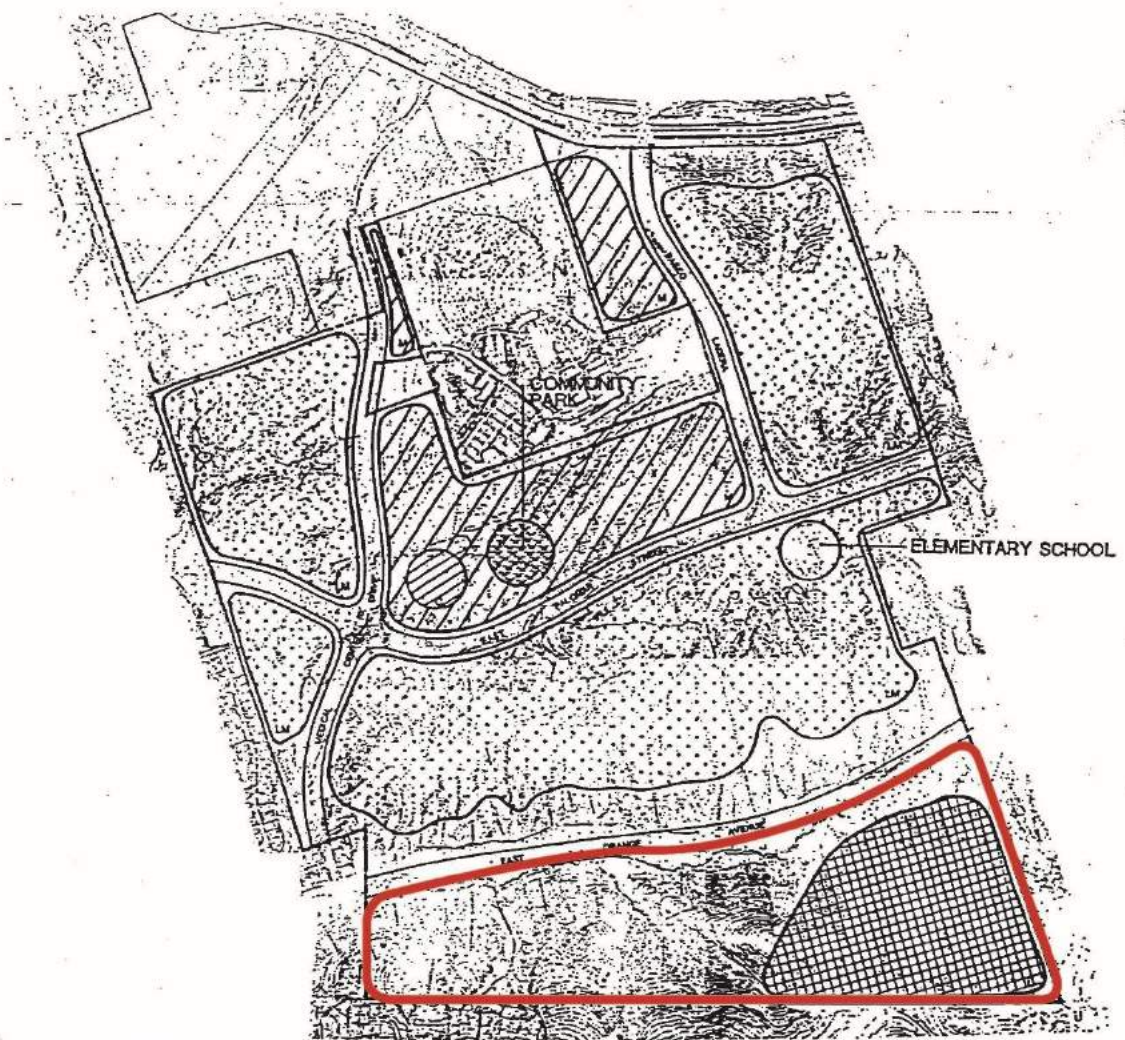
Note: The Open Space Land Use Category within Sunbow II, Phase 3 is comprised of MSCP Preserve Open Space, Poggi Creek Conservation Easement areas, a Conserved Wetland Resource Area and Manufactured Slopes/Basins. The Medium High Residential and High Residential Land Use Categories are comprised of Residential and Manufactured Open Space/Basins. Please see the Sunbow II, Phase 3 SPA Amendment and Sunbow II, Phase 3 Tentative Map CVT No. 20-0002 for additional details.

In summary, the SUNBOW General Development Plan is consistent with the Chula Vista Scenario Four General Plan Update in that it:

1. Meets the policy goals and objectives
2. Matches the Potential Development area depicted on the General Plan – Land Use Plan (Scenario Four)
3. Meets or exceeds criteria set forth for Potential Residential Development, Open Space, Parks and Schools.
4. Provides a Dwelling Unit total that is within the Target Density range as called for in the Chula Vista General Plan, as amended.


³ Acreage includes adjacent manufactured open space and water quality basin.

⁴ Acreage includes adjacent manufactured slopes



STATISTICAL SUMMARY

LAND USE CATEGORY	ACRES	TARGET UNITS
LOW-MEDIUM RESIDENTIAL	238.3	1935
MEDIUM RESIDENTIAL	81.4	911
RETAIL COMMERCIAL	12.7	
LIGHT INDUSTRIAL	34.7	
OPEN SPACE AND TRANSPORTATION CORRIDORS	217.7	
TOTAL	604.8	1946

 Area Subject to Sunbow GDP Amendment

(See Proposed GDP Land Use Plan)

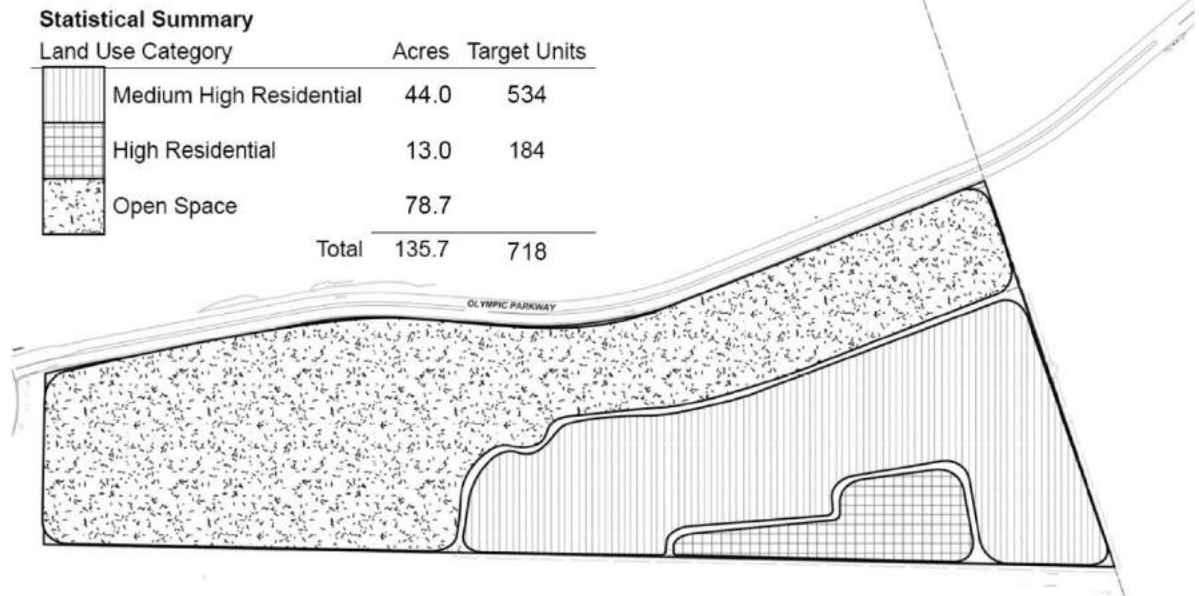
SCENARIO FOUR LAND USE PLAN

(AS APPROVED BY CITY COUNCIL NOVEMBER 1988)

SUNBOW

BPA, INC.
TERRA PLANNING & DESIGN
BASMA CHAIKH-DARRELL, INC.
GILLESPIE DELORDOZ ASSOCIATES
(REV. 6-20-2000)





Proposed Sunbow General Development Plan Land Use Plan (Sunbow II, Phase 3)

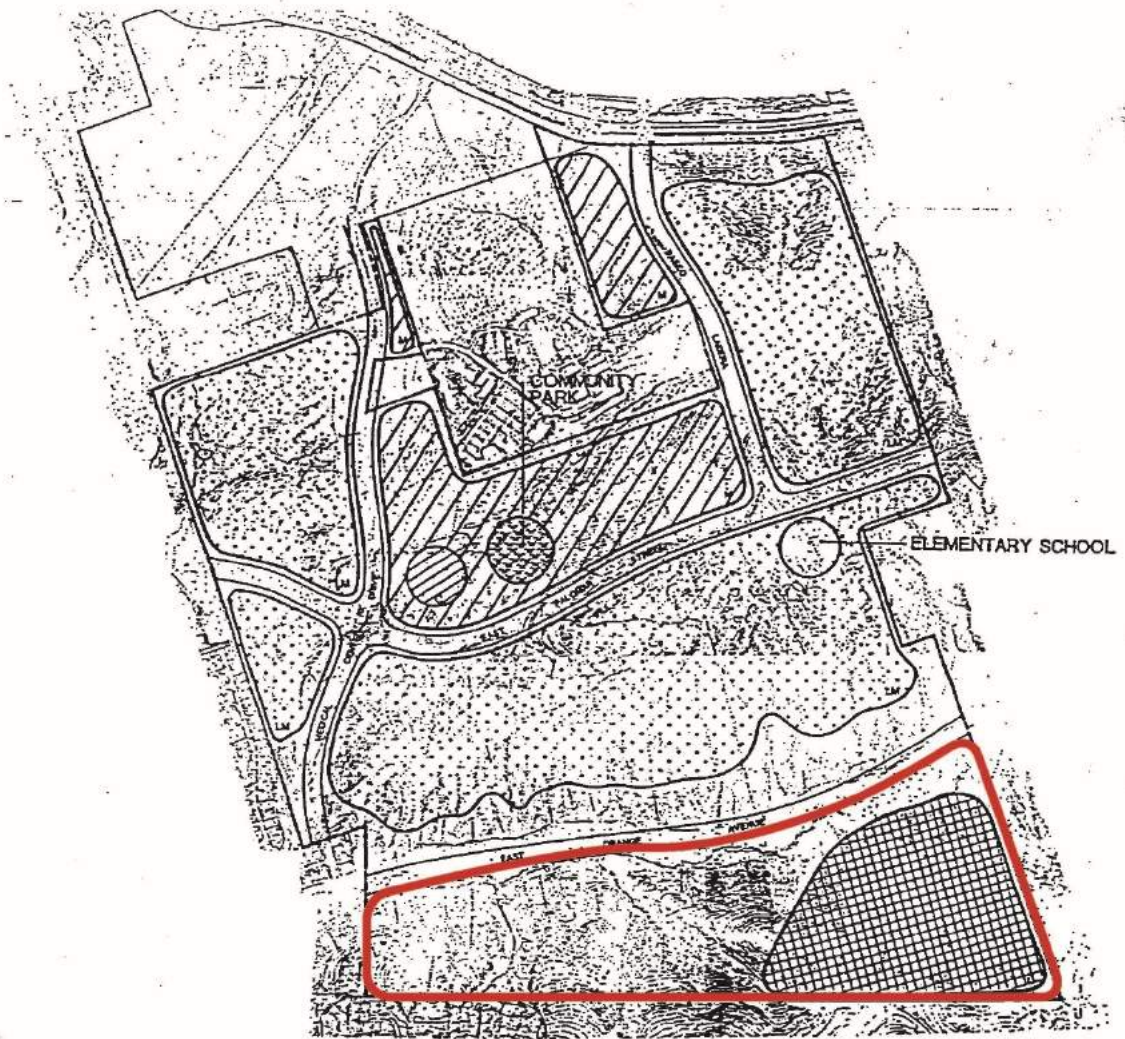
Note: The Open Space Land Use Category within Sunbow II, Phase 3 is comprised of MSCP Preserve Open Space, Poggi Creek Conservation Easement areas, a Conserved Wetland Resource Area and Manufactured Slopes/Basins. The Medium High Residential and High Residential Land Use Categories are comprised of Residential and Manufactured Open Space/Basins. Please see the Sunbow II, Phase 3 SPA Amendment and Sunbow II, Phase 3 Tentative Map CVT No. 20-0002 for additional details.

ATTACHMENT A

SUNBOW GENERAL DEVELOPMENT PLAN AMENDMENT


IV. PLANNED COMMUNITY DISTRICT REGULATIONS

V. LANDSCAPE MASTER PLAN



STATISTICAL SUMMARY

LAND USE CATEGORY	ACRES	TARGET UNITS
LOW MEDIUM RESIDENTIAL	238.3	1035
MEDIUM RESIDENTIAL	81.4	911
RETAIL COMMERCIAL	12.7	
LIGHT INDUSTRIAL	64.7	
OPEN SPACE AND TRANSPORTATION CORRIDORS	217.7	
TOTAL	604.8	1946

 Area Subject to Sunbow GDP Amendment

(See Proposed GDP Land Use Plan)

SCENARIO FOUR LAND USE PLAN

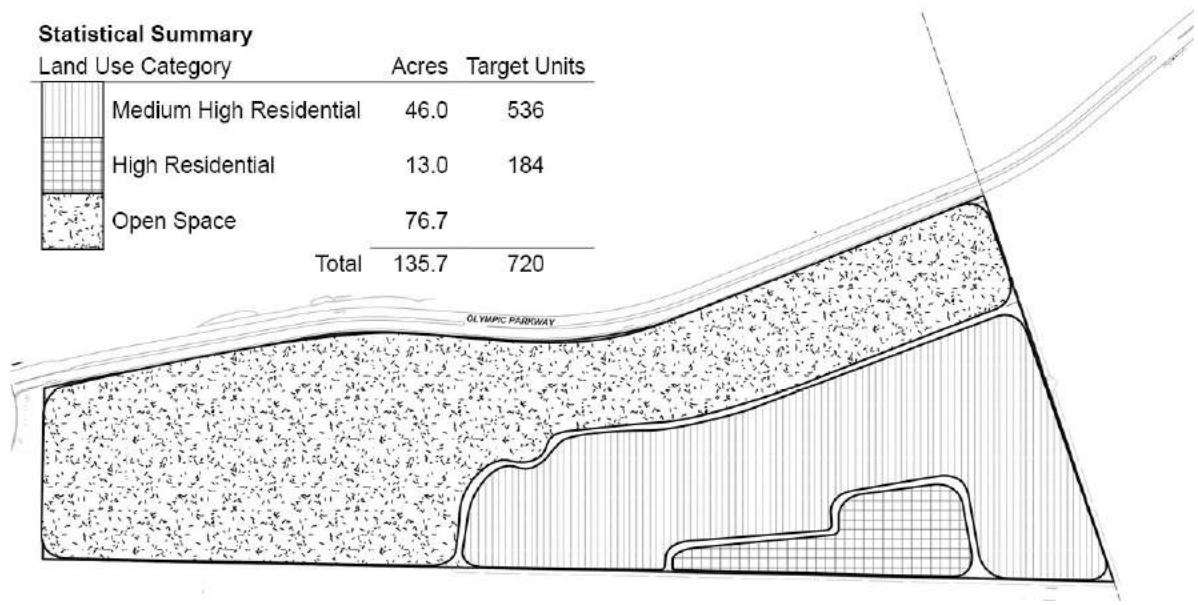
(AS APPROVED BY CITY COUNCIL NOVEMBER 1988)

SUNBOW

BPA, INC.
TIERRA PLANNING & DESIGN
BASKARAYAN-GARRELL, INC.
GILLESPIE DELMONICO ASSOCIATES
(REV. 6-20-2000)



Existing Sunbow General Development Plan Land Use Plan



Proposed General Development Plan Land Use Plan (Planning Area 23 & Preserve)

IV. PLANNED COMMUNITY ZONING

A. Introduction

This section includes the Planned Community Zoning for the Sunbow General Development Plan. It is intended that these Zoning regulations provide an implementation framework for the Planned Community Land Use Plan.

1. Purpose and Intent:

The Planned Community District Regulations for Sunbow are intended to;

- a. provide for the orderly planning and long term development of Sunbow so that the entire community and subsequent extensions of planning areas will provide an environment of stable and desirable character;
- b. provide reasonable assurance that the subsequent Sectional Planning Area (S.P.A.) Plan prepared in accordance with an approved General Development Plan will be acceptable to the City;
- c. enable the City to adopt measures providing for the development of the surrounding area compatible with the Planned Community Zone;
- d. enhance and implement the General Plan;
- e. secure for the citizens of the City the social and economic advantages resulting from an orderly planned use of it's urban resources;
- f. establish conditions which will allow proposed land uses to exist in harmony within the community;
- g. provide for community facilities, such as transportation, water, sewage, schools, parks and other public requirements;
- h. provide flexibility in development standards and permit planned diversification in the location of land uses and structures;
- i. recognize the inherent influence that economic conditions and consumer needs will have in the establishment of the Sunbow Planned Community;
- j. allow a diversity of uses, site relationships and heights of buildings and open space in planned building groups, while insuring substantial compliance with the spirit, intent, and provisions of the Municipal Code;

2. Authority and Scope:

These district regulations, are established pursuant to Title 19 of the Municipal Code, specifically chapter 19.48 P-C Planned Community zone, and are applicable to the area defined in Section B herein, and as hereinafter referred to as Sunbow.

B. Statistical Summary

1. Purpose and Intent:

The purpose of this section is to provide a statistical summary for all major land uses in the Planned Community.

2. General:

- a. Refer to Section C, General Notes, herein, for definitions and methods of statistical computation.
- b. The individual acreage indicated herein and on the proposed Land Use Plan for the General Development Plan are indicated to the nearest one-tenth acre based on planimeter readings. Slight modifications that may result from technical refinements such as land surveys performed during the development permit and subdivision process will not require an amendment to this document, providing the spirit and intent is maintained.
- c. The General Development Plan has been divided up into 18 Planning Areas numbered from 6 to 23 for the general purpose of segregating land uses, identifying potential phasing areas, allocating incremental costs and responding to significant physical separations and may be used as the basis for describing any future phasing plans, sectional planning areas or precise plans.

3. Land Use Summary

LAND USE CATEGORY		PLANNING AREA	GROSS ACRES	DU/AC.	TOTAL UNITS
RESIDENTIAL					
R-LM	LOW MEDIUM	12	48.1	4.5	218
		13	26.2	4.3	112
		14	22.5	4.9	110
		16	32.7	4.4	144
		17	23.7	4.3	102
		19	25.3	4.4	112
		20	10.6	5.2	55
		21	17.0	4.6	79
		22	21.6	4.8	103
		ELEM. SCHOOL		18	10.6
LOW MEDIUM RESIDENTIAL SUBTOTAL			238.3	4.3	1035
R-M	MEDIUM	6	4.3	18.1	78
		7	8.0	19.5	156
		10	15.2	13.8	210
		10A	8.3	25.8	214
		11	18.0	8.9	160
		15	16.9	5.5	93
		COMMUNITY REC.		9	10.7
MEDIUM RESIDENTIAL SUBTOTAL			81.4	11.2	911
C	VILLAGE CENTER	8	12.7		
IR	INDUSTRIAL PARK	23	54.7		
	OPEN SPACE		168.7		
	ROADS		49.0		
GRAND TOTAL			604.8		

4. Residential Dwelling Unit and Density Summary:

The number of dwelling units shall be, as shown on the Chula Vista General Plan and in the Land Use Summary as approximately 1946 dwelling units.

5. Density Transfer:

In order to promote density flexibility and residential diversity, the transfer of dwelling units from one residential category to another within this GDP may be approved as a part of the SPA approval process provided for in Section D, herein. 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 the land use, circulation or conservation pattern thereof. An increase in the number of dwellings must always be accompanied by a corresponding decrease in dwellings within a Planning Area in another area. Should such a transfer be approved, applicable statistics and exhibits shall be revised in an administrative manner without necessity of a Zone Change.

6. Population Projection:

The population projections included herein are based on the population generation factor data from the City of Chula Vista Draft General Plan. These projections are to be used for reference only and not as the sole basis for projecting service needs nor as a limitation on permitted dwelling units.

RESIDENTIAL CATEGORY		DWELLING UNITS	ESTIMATED POPULATION
Low-Med	3.0 - 6.0 du/ac	1035	3105
Med	6.0 - 11.0 du/ac	911	2278
TOTAL		1946	5383

C. General Notes

1. Purpose and Intent:

This section is included to provide definitions, methods of statistical computation, provision for services, relationship of this document to existing codes, and other miscellaneous notes required for clarification.

2. General Notes:

- ✓ a. Any land use regulations not specifically covered by this plan and supplemental text, or included in subsequent approvals provided for in Section D herein, shall be subject to the regulations of Title 19, Zoning in the City of Chula Vista Municipal Code.
- b. All construction within the boundaries of the Sunbow Planned Community shall comply with all provisions of the construction and building codes applicable in the City of Chula Vista.
- c. Terms used in this ordinance shall have the same meaning as defined in the City of Chula Vista Municipal Code unless otherwise defined herein.
- d. The terms "Sunbow," "the Planned Community of Sunbow," "this Planned Community," and "this P-C" as used herein are interchangeable and refer to the P-C Zoning on the land legally described in Chapter XI, herein.
- e. Unless otherwise noted, references to section numbers and paragraphs are references to sections and paragraphs herein.
- f. The Sunbow Planned Community District Regulations include this text together with all references to the Municipal Code.
- g. Following are the definitions for abbreviations used within these Planned Community District Regulations:

Ac.	Acre (s)
Avg.	Average
D.U.	Dwelling Unit(s)
DU/AC	Dwelling Units per acre
Max.	Maximum
Min.	Minimum
No.	Number
P-C	Planning Community Zone
Res.	Residential
SPA	Sectional Planning Area
- h. Circulation routes indicated on the General Development Plan/Land Use Plan show the general location of anticipated highways and collector streets. The addition, deletion, or other modification of circulation routes approved by the Planning

Commission as a result of a Circulation Element Amendment or the review process provided in Section D may occur without a revision to this P-C. The total dwelling units permitted cannot be increased as a result of a circulation route change without this P-C being amended.

i. Changes in the numbering of sections in the Municipal Code shall not require an amendment to this P-C.

✓ j. Public services and utilities will be provided by the following, unless otherwise approved during the adoption of a Sectional Planning Area.

1) Water - Otay Water District

2) Sewer - Otay Water District and/or City of Chula vista

3) Flood control - City of Chula Vista

4) Electrical - San Diego Gas & Electric Company

5) Natural Gas - San Diego Gas & Electric Company

6) School Facilities - Chula Vista City School District and Sweetwater Union High School District

7) Public Parks - City of Chula Vista

8) Fire Protection - City of Chula Vista City Fire Department

9) Police Protection - City of Chula Vista Police Department

10) Telephone Service - Pacific Telephone Company

k. The provisions of modifying districts, Chapter 19.56 of the Municipal Code, applicable to this P-C have been incorporated into this P-C by specific reference. Application of modifying district provisions not so referenced shall require an amendment to this P-C.

l. Whenever the regulations contained herein conflict with the regulations of Chapter 19.48, Planned Community Zone, of the Municipal Code, the regulations contained herein shall apply.

m. The terms "Sectional Planning Area Plan" and "SPA Plan" as used herein are interchangeable and refer to the Sectional Planning Area Plans described in Section D, herein.

n. Model homes and 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 which may include time limits.

- o. Grading shall be permitted within this P-C outside of an area of immediate development upon preparation of a grading plan and the securing of a grading permit.
- p. Net Residential Area/Density is the area devoted to residential use including: local residential streets, private open spaces, and residential lots; and, excluding arterial highways, major easements, and public parks and facilities. Net residential densities may be used to describe plans required in Section D, herein. The net residential area as referred to in this P-C is not to be confused with the area of residential lots. It is essentially the residential area indicated on the land use diagram as residential use.
- q. References to regulations in the Municipal Code are references to the provisions in effect at the time of adoption of this P-C.

D. Plan Review Requirements

1. Purpose and Intent:

This section is established to insure that the overall purpose and intent of this P-C is satisfied and implemented in an orderly manner. All development within the Sunbow Planned Community shall be subject to these regulations.

2. General Review Requirements:

All development within this P-C shall be subject to Sectional Planning Area Plan, Tract Map and Architectural approval. These are in addition to approvals required for subdivision maps and required permits.

- a. Sectional Planning Area (S.P.A.) Plans: A Sectional Planning Area Plan shall guide in the form of specific development concepts and proposals, the sequential implementation of the General Development Plan and the preparation of Site Plans. It is intended that one SPA Plan for the entire P-C be submitted immediately following or concurrent with the GDP-Zone Change approval process.
- b. Site Plans: The Site Plan and Architectural Approval process shall provide delineation of specific features of a proposed project to insure that the development standards of this P-C are complied with.

3. Standards for Sectional Planning Area Plans:

- a. General: Sectional Planning Area Plans shall include a series of exhibits and supplemental text which provides a specific framework within which individual project site plans can be considered. Following is a list of the basic components required of all Sectional Planning Area Plans.

These components may be combined or further broken down into sub-components as appropriate to the area being planned.

- 1) Site Utilization Plan
 - 2) Development Standards
 - 3) Phasing Plan
- b. Standards for Site Utilization Plans: Site Utilization Plans shall include the following minimum information:
- 1) A plan at 1"=200' showing the sectional planning area boundaries and extending 300' beyond the boundary.
 - 2) North arrow and scale
 - 3) Preliminary grading
 - 4) Existing and proposed streets (including their approximate grades and typical widths)
 - 5) Existing easements
 - 6) Existing and proposed pedestrian, bicycle, riding and hiking trails
 - 7) Permanent physical features
 - 8) Land Uses and the acreage for;
 - a) Parks and open space
 - b) Schools
 - c) Public and quasi-public facilities
 - d) Residential
 1. Dwelling Unit type
 2. Lot lines and lot size

3. Number of units (indicate density for each dwelling type)
4. Parking (open vs covered and the parking ratio)
5. Building elevations characteristic of each typical structure including a range of exterior colors and materials

e) Commercial

1. Location and proposed use of each structure
2. Building and proposed use of each structure including colors and materials
3. Retail floor area (square footage)
4. Landscaped areas
5. Circulation (vehicular and pedestrian)
6. Off-street parking (standards and ratio)

f) Industrial

1. Location and proposed use of each structure
2. Building elevations typical of prototypical structures including colors and materials
3. Retail floor area (square footage)
4. Landscaped areas
5. Circulation (vehicular and pedestrian)
6. Off-street parking (standards and ratio)

c. Development standards for each land use area and designation, i.e. permitted land uses, lot coverage, height and bulk requirements, signs.

d. Phasing plan if development should occur in phases. A skeletal plan will be prepared for development areas showing circulation, building location, preliminary grading, landscaping, density and parking.

4. Standards for Site Plans and Architectural Approval:

The standards and requirements for Site Plan and Architectural Approval shall be as provided for in the Municipal Code in Sections

19.14.581 through 19.14.589 inclusive. Single-family detached residential areas may use the tentative tract map with typical building elevations and typical building locations on building sites as substitution for elevations and siting of all buildings. Site Plans shall include:

a. Residential:

Typical floor plans, and site plans at a minimum scale of one inch equals twenty feet. (The site plan shall include sufficient detail of adjacent development to determine the relationship of driveways, landscaping walks, buildings, etc.).

The building elevations of each type of structure (including exterior colors and materials).

b. Commercial:

Location and proposed use of each structure

The building elevation and floor plans of each structure (include exterior colors and materials)

Retail floor area (square footage) - Landscaped areas

Circulation (vehicular and pedestrian) - Off-street parking (standards and ratio)

c. Office:

Location and proposed use of each structure. The building elevations and floor plans of each structure (include exterior colors and materials)

Office floor area (square footage) - Landscaped areas

Circulation (vehicular and pedestrian) - Off-street parking (standards and ratio)

d. Grading Plan: - *SAME SCALE AS SITE PLAN*

A plan showing existing and proposed grades at the same scale as the site plan. All man-made slope banks shall be clearly identified.

e. Additional Plans:

Additional plans including signing, fencing, lighting, landscaping, etc. as specified in the Standards for Sectional Development Plans shall be submitted for continuity and additional detail as necessary.

E. General Development Standards

1. Purpose and intent:

The purpose and intent of this section is to establish general overall standards for development in addition to those established for specific uses by other sections of this P-C.

2. Special Study Areas:

a. **Geologic Study Area:** Prior to or concurrently with the approval of the SPA, detailed geologic investigation reports shall be prepared by a registered engineering geologist to determine if geologic hazards exist. Those areas indicated as potential landslides and faults on the geologic analysis included in the EIR for this zoning shall require specific discussions regarding the geologic suitability for proposed land uses, and mitigation measures needed. These reports shall be submitted with the Sectional Planning Area Plan.

b. **Archaeologic Study Area:** An exhibit will be retained by the Chula Vista Planning Department which identifies sensitive archaeological areas. A report, prepared by a qualified archaeologist, shall be submitted with the applicable Sectional Planning Area Plans indicating the significance of the archaeological area, the archaeological suitability of proposed uses, and mitigation measures appropriate, including all required surface collection of artifacts and subsurface excavation as specified in the EIR.

c. **Schools:** The Sweetwater Union High School District has determined that a Junior High School or Senior High School site is not warranted in the project area. Sunbow will participate in the establishment of a Mello-Roos district which will benefit the High School District and serve future student populations of Sunbow.

An Elementary School site of 10 acres will be set aside in the Sunbow Planned Community as depicted on the Land Use Plan. Sunbow has agreed to participate in and cooperate with Chula Vista Elementary School District in the establishment of a Mello-Roos District. The Mello-Roos District will provide the mechanism to establish the Elementary School facility serving the Sunbow Planned Community.

3. Circulation:

a. **General:** Streets are planned and classified according to their intended function. The design features of roadways (such as design, speed, width, alignment, etc.) are, in turn, related to their functional classification. The City of Chula Vista's Draft

updated General Plan Circulation Element identifies four functional classifications for City streets. It is the goal of the Sunbow Planned Community to design its circulation using the criteria given in the Circulation Element. The intended function of each of these classifications of streets is described briefly in the following paragraphs, and typical cross-sections for each are included.

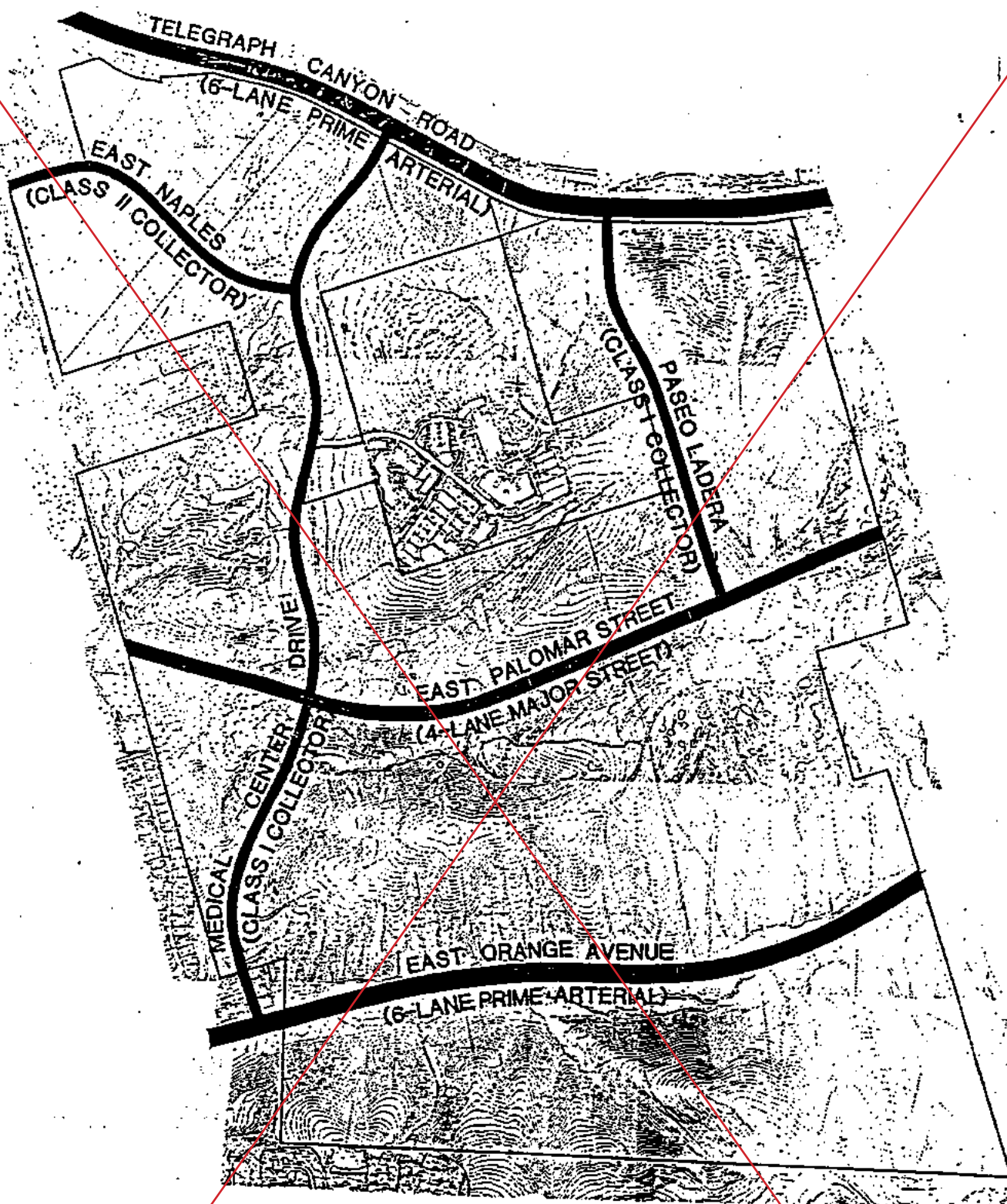
Expressway: A street whose purpose is to move large volumes of traffic, between major generators and the state highway system and provide inter-community access. Such streets would provide six travel lanes and may have grade separated interchanges at crossings with other high volume streets. Such interchanges would be spaced at one mile. No direct access to abutting property would be permitted unless all other feasible alternatives have been exhausted (at the discretion of the City Engineer). Pedestrian crossings would be well planned and controlled by the periodic placement of midblock overpasses to link major generators and attractors where appropriate.

Prime Arterials: A street whose primary purpose is to carry high volumes of traffic between major generators and to distribute traffic to and from the freeway system and expressways. Such streets provide six travel lanes with intersections spaced at 1/4 mile intervals where new planning permits such spacing. Access to abutting property would typically be restricted. At the discretion of the City Engineer, driveway access limited to right turns only into and out of the property may be granted where sole property frontage is along a prime arterial. Such driveways may require additional roadway width on the prime arterial to provide for acceleration deceleration lanes. Pedestrian crossings should be well planned and controlled with midblock overpasses to link major generators and attractors.

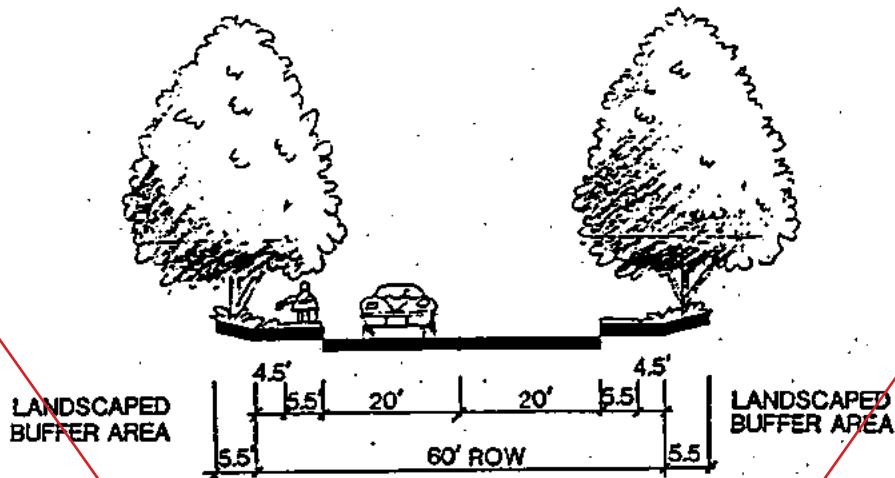
Major Street: A street whose major purpose is to carry through traffic and distribute traffic to and from the prime arterials, expressways and freeways. Major signalized intersections would be spaced at 1/4 mile interval. Such streets provide four or six travel lanes and abutting property access may be controlled by not restricted. Median openings would only be allowed at locations specified by the City Engineer. Parking would typically be allowed (except at critical locations) Extra right-of-way width would be required where bike lanes and parking are to be provided.

Collector Street: A street whose purpose is to provide for local traffic movement providing a network connecting to streets of higher classification. Such streets provide two or four travel lanes and are subdivided into three categories as follows:

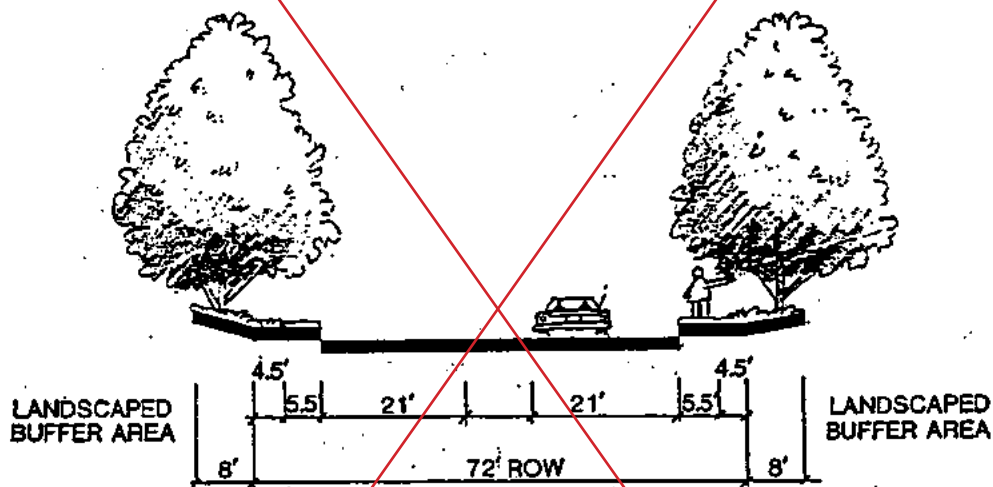
- o Class I - Collector Streets would provide four travel lanes with a center two way left turn lanes. Signalized



AL
**PRINCIPLE STREETS
SUNBOW**

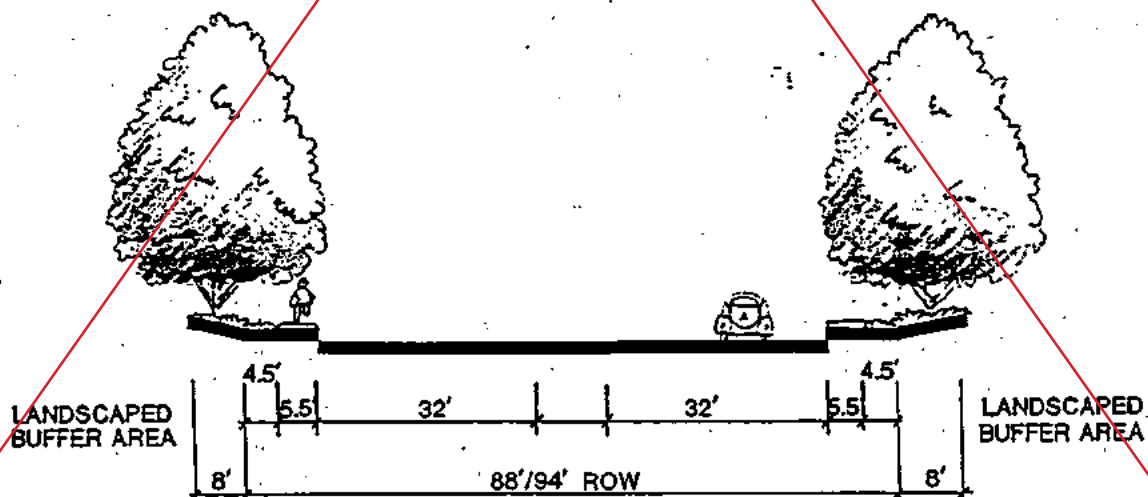


CLASS III COLLECTOR STREET



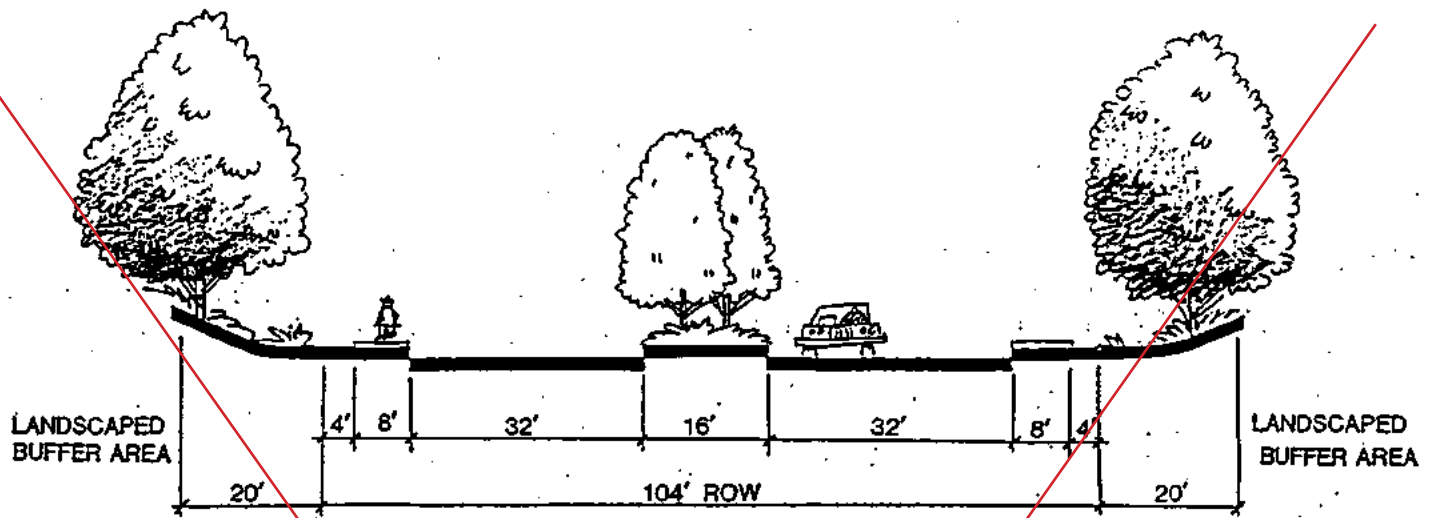
CLASS II COLLECTOR STREET

E. Naples

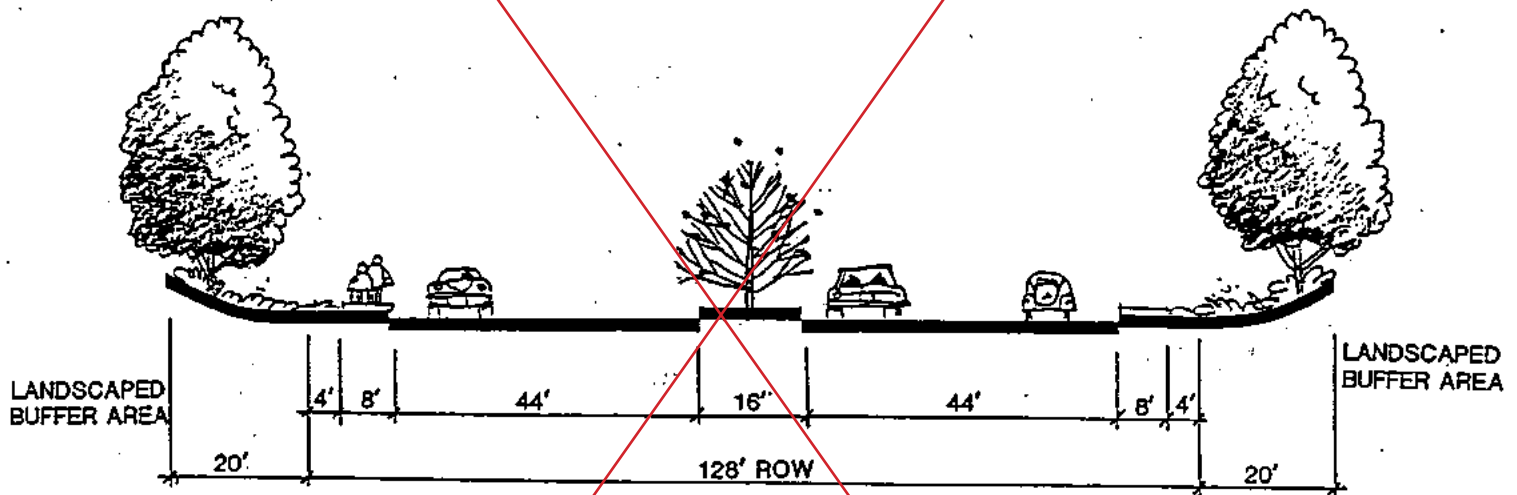


CLASS I COLLECTOR STREET

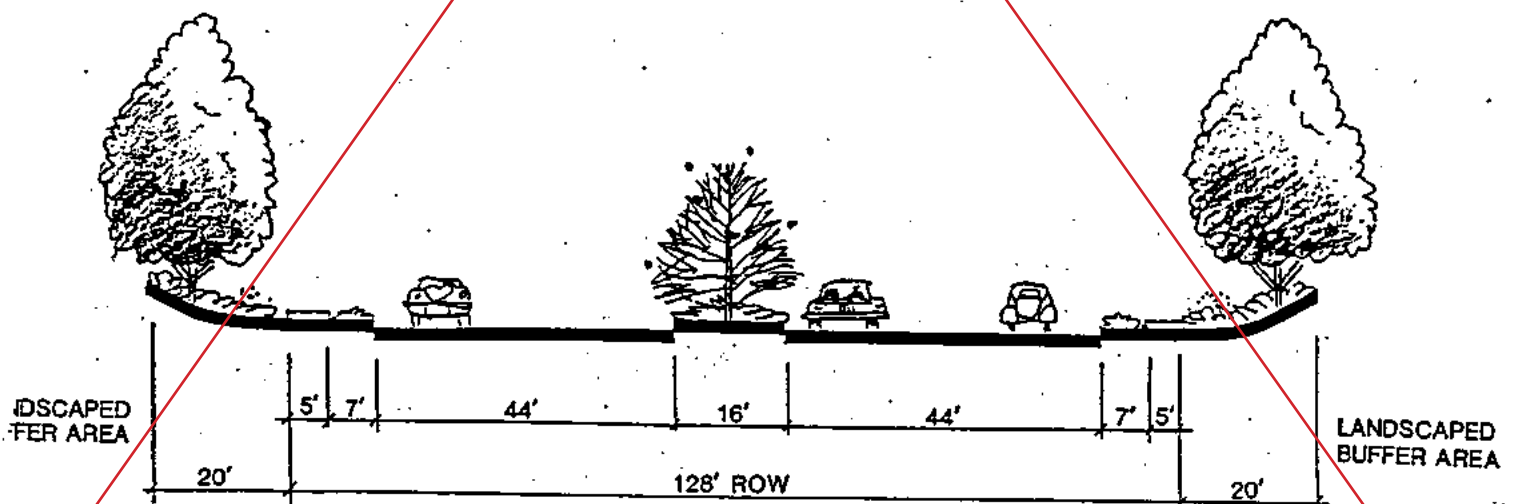
MEDICAL CENTER DRIVE
PASEO LADERA



FOUR-LANE MAJOR STREET
EAST PALOMAR STREET



SIX-LANE MAJOR STREET



SIX-LANE PRIME ARTERIAL
EAST ORANGE AVENUE

intersections would be spaced no closer than 660 feet. Access to/from abutting properties typically be controlled but not restricted. Where lanes are to be provided, extra right-of-way width be required.

- o Class II - Collector Streets would provide two travel lanes with a center two-way left turn lane. These streets carry less traffic than Class I Collectors, but have similar requirements on intersections, parking, bike lanes and access.
- o Class III - Collector Streets provide two travel lanes and carry lower volumes of traffic than Class I and II Collectors, but similar requirements on intersections, parking, and bike lanes apply. Access is not restricted.

It should be noted that there are other classifications of roadways like the residential collector. These create an internal street system within neighborhoods that provide direct access to homes and consolidate the entry points to the connecting road system.

- b. Private Driveways and Streets: Private driveways, streets, courts, and parking area standards shall be as approved on plans submitted as required in Section D, herein. Private streets should comply with the safety design criteria for public streets. The following general standards for private residential street widths are provided as generally acceptable subject to approval of plans as provided for in Section D, herein. The following standards do not include the area for sidewalks, which if provided adjacent to the private street would require an additional width.
 - 1) Residential streets serving dwellings and having parking on both sides: Minimum width: 36 feet.
 - 2) Residential streets with parking on one side only: Minimum width: 30 feet.
 - 3) Residential streets with no on-street parallel parking: Minimum width: 24 feet.
 - 4) Residential common driveways with no on street parking serving from 2 to 6 dwellings: Minimum width: 20 feet. Access driveways for a single dwelling may have a minimum width of 15 feet.
- c. Scenic Highway: Highways shall be reviewed for conformance to the Scenic Highways Element of the General Plan during the plan review process for the applicable Sectional Planning Area Plans. This review should include: Architectural design of structures;

siting of structures; height of structures; landscaping; signs; and, utilities.

In connection with any tentative map submitted on properties abutting a scenic route, the applicant shall be required to submit a proposal for beautification of the portion of the scenic route adjacent to his development. Each proposal shall consider such factors as: the treatment given to the scenic route outside the boundaries of the particular tentative map area; creation of a pleasing streetscape through special landscaping techniques and varied building setbacks; and, creation of open areas adjacent to scenic routes through the use of clustering and innovative concepts.

4. Off-Street Parking:

a. Off-street parking shall be provided as specified in Chapter 19.62 Off-Street Parking and Loading of the Chula Vista Municipal Code except as otherwise modified herein.

b. Modifications to Off-Street Parking

These regulations are established to provide for the off-street parking of motor vehicles that are attracted by the use or uses on the premises. It shall be the responsibility of the developer, owner, or operator of any specific use to provide adequate off-street parking.

Modifications and exceptions to the off-street parking regulations may be considered as an element of the plan review process outlined in Section D to take advantage of the superior environment and efficient use of resources that will result from large scale comprehensive projects.

Following is a list of potential off-street parking modifications that may be considered:

1) Where, because of the nature of the use involved or other relevant circumstances, the requirements of Chapter 19.62 are considered excessive, exceptions and modifications to these provisions may be approved during the plan review process as provided for in Section D herein.

2) The developer, owner or operator of any specific use may, at their option, provide landscaped area in lieu of the area needed for parking, providing:

a) That the area be designed so that it may easily be converted to accommodate the full parking requirement; and

b) That the owner of the property warrant to the City of

Chula Vista that conversion of said landscaped area to parking use shall be accomplished within 90-days after written notification from the Director of Planning that such conversion is required. Such conversion shall be required only to the extent that the off-street parking of motor vehicles that are attracted by the use or uses on the premises exceeds available parking facilities.

- 3) A shared parking concept may be utilized subject to the approval of the Planning Director. It is the intent of the shared parking concept to establish standards for parking based on the differing demand and time use characteristics. The end result shall be a more efficient use of the surface area, less parking areas, and cost savings.
- 4) Parking spaces designed for use by compact cars may be permitted subject to site plan review. Compact car parking spaces shall have a minimum size of eight (8) feet in width and fifteen (15) feet in depth.
- 5) Off-street parking shall be provided in locations that are convenient to the use or uses it serves. The distance from the parking to any use shall be reasonable and customary as determined by plan review. (Note: A reasonable distance for a parking space serving a residential use would be much less than a reasonable distance for an employee parking space serving a major employment use.) The required parking spaces need not be located on the same building sites the use they serve to satisfy this requirement. Parking may be limited in some locations such as neighborhood parks to encourage use of pedestrian and bicycle trails.
- 6) An access driveway or private street may be used as a parking aisle with parking spaces taking direct access, providing the site planning design is otherwise adequate and no congestion of vehicular travel is likely to result.
- 7) Off-Street Parking for Special Residential Projects: To utilize land resources efficiently and to promote housing for a variety of income levels and age groups, off-street parking standards for residential projects intended to provide housing affordable to families with incomes equal to or less than 120% of the median income in the County of San Diego and housing for the elderly may be reduced from what would otherwise be required. The reduction shall be based on projected demographic and motor vehicle ownership analysis of the intended residents.

5. Grading:

- a. Grading within the Sunbow Planned Community shall be subject to Chapter 15.04 - Excavation, Grading and Fills of the Municipal Code except as modified herein. Grading in areas shall be permitted subject to approval of a grading plan as provided for in Section D, herein, and in accordance with other provisions of this P-C.
- b. Grading Designs: It is the intent of this P-C that graded areas will 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, architectural solutions to topographic changes, and other similar techniques should be used. Artificially appearing slope banks with rigid angular characteristics shall not be permitted.
- c. Grading Policies: General policies with regard to development within the P-C are as follows:
 - 1) Visually significant slope banks within the General Plan open space areas should be preserved in their natural state by clustering development.
 - 2) A variety of housing types, padding techniques, grading techniques, lot sizes, site design, density, arrangement, and spacing of homes and developments should be encouraged.
 - 3) Innovative architectural, landscaping, circulation and site design should be encouraged.
 - 4) Safety against unstable slopes or slopes subject to erosion and deterioration should be provided.
 - 5) Grading may be accomplished beyond the boundaries of an approved SPA where necessary to implement the SPA plan uses or infrastructure facilities.
 - 6) Provide benches or terraces to provide for drainage and landscaping, as well as breaking up large slope surfaces.
 - 7) Ridgeline cuts should daylight wherever possible to reduce visual impact of large fill slopes.
 - 8) Reduce street widths when street grades exceed 10%.



GRADING PLAN SUNBOW

BHA, INC.
TIERRA PLANNING & DESIGN
BASMACHYAN-DARNELL, INC.
GILLESPIE DELORENZO ASSOCIATES



6. Signing:

A Comprehensive Signing Program shall be submitted as an element of the Sectional Planning Area plan.

F. Residential Regulations

1. Purpose and Intent:

The Residential Regulations of the Sunbow Planned Community are established for all areas permitting residential development on the General Development Plan, herein and any subsequent Sectional Planning Area.

2. Residential Classifications:

Two residential classifications pertaining to residential net density are included in this P-C. Following is the general character of residential development related to each density category.

a. Low-Medium Residential: Land with this designation on the General Development Plan represents a density range from 3.0-6.0 dwelling units per gross acre as stated by the current Draft General Plan. This classification is intended for single family homes, patio homes, duplexes, townhouses, residential cluster developments and other arrangements where the residents' parking is generally in immediate proximity to the residential dwelling.

b. Medium Residential: Land with this designation on the General Development Plan represents a density of 6.0-11.0 dwelling units per gross acre as stated by the current Draft General Plan Update. This classification is intended for apartments and cluster developments in efficient spatial relationships, with residents' parking generally in group parking arrangements, and typically requiring two-story units arranged side-by-side, back-to-back, or vertically stacked.

3. Standards for Low-Medium Residential: 3.0-6.0 du/ac.

Unless otherwise approved on a Sectional Planning Area Plan, the following standards are applicable for Low Medium Residential Planning Areas 12, 13, 14, 16, 17, 19, 20, 21 and 22. (References to sections followed by "herein" are references to this P-C. All other references are to Sections in the Municipal Code):

a. Permitted Uses:

- 1) One duplex or two-family dwelling on any lot;
- 2) Single-family dwelling units, attached, detached, and cluster developments;

- 3) Dwellings, townhouses;
- 4) Dwellings, multiple, low-rise;
- 5) Public safety facilities, such as police or fire stations;
- 6) Uses permitted in Open Space, Section I herein;

b. Accessory uses and buildings: As allowed according to Section 19 of the Municipal Code.

- 1) Customary incidental home occupations
- 2) Other accessory uses and accessory buildings customarily appurtenant to a permitted use, of Section 19.58.020
- 3) Temporary tract offices and tract signs

Additional uses and or buildings set forth in subsequent sectional planning area plans.

c. Conditional Uses: As allowed according to Sections 19 of the Municipal code.

- 1) Places of worship, churches, temples and other typical religious institutions.
- 2) Group residences
- 3) Day nurseries;
- 4) Off-street parking lots
- 5) Electric substations and gas regulations
- 6) Family day care homes

Additional uses of buildings as set forth in subsequent SPA Plans.

d. Site Development Standards:

- 1) Building height: 30 feet max. or as set forth in the SPA Plan;
- 2) Front yard: 15 feet min. or as set forth in the SPA Plan;
- 3) Exterior side yards: 10 feet min. or as set forth in the SPA Plan;
- 4) One side yard: 5 feet min. or as set forth in the SPA Plan;
- 5) Rear yard: 15 feet min. or as set forth in the SPA Plan;

Additional development standards will be set forth in the SPA Plan.

e. Performance Standards:

All uses may be subject to initial and continued compliance with the performance standards of Chapter 19.66.

4. Standards for Medium Residential: 6.0-11.0 du/ac.

Unless otherwise stated in the SPA plan, the following standards are applicable for Medium Density Residential Planning Areas 6, 7, 10, 11 and 15.

a. Permitted Uses:

- 1) Single family homes
- 2) Multiple low-rise to medium-rise dwellings
- 3) Townhouses
- 4) Duplexes
- 5) Public safety facilities, such as police or fire stations

b. Accessory Uses and Buildings: As allowed according to Section 19 of the Municipal Code.

- 1) Customary incidental home occupations
- 2) Other accessory uses and accessory buildings customarily appurtenant to a permitted use, of Section 19.58.020;
- 3) Temporary tract offices and tract signs

Additional uses and or buildings set forth in subsequent sectional planning area plans.

c. Conditional Uses: As allowed according to Sections 19 of the Municipal code.

- 1) Group residences
- 2) Day nurseries;
- 3) Off-street parking lots
- 4) Electric substations and gas regulations
- 5) Family day care homes

- 6) Places of worship, churches, temples and other typical religious institutions.

Additional uses of buildings as set forth in the subsequent SPA Plan.

d. Site Development Standards:

- 1) Principal building height: 45 feet max.
Accessory building height: 25 feet max.
- 2) Front yard: 15 feet min.
- 3) Exterior side yard: 10 feet min.
- 4) Interior side yard: 5 feet min. (each)
- 5) Rear yard: 15 feet min.

Additional Development Standards as may be set forth in the SPA Plan.

e. Open Space Requirements:

- 1) Minimum open space per dwelling unit: 300 s.f.
- 2) Usable open space defined as any portion of a lot not less than sixty square feet with a minimum width dimension of six feet. Contributing to this requirement are private balconies & patios and recreation rooms.

5. Affordable Housing

Sunbow Planned Community shall provide for up to 10% of the dwelling unit total of the Planned Community in affordable housing. Said housing shall be provided on a for-rent or for-sale basis at the builders discretion and according to City adopted guidelines. Said housing may be provided in any of the following Planning Areas: 6, 7, 10 or 11.

The full provisions for density bonuses permitted by State and City policies and regulations shall be applicable to this P-C.

6. Churches

The Sunbow Planned Community shall, in its SPA Plan, provide one church site, with an area totaling 2-3 acres.

In locations where shared parking opportunities exist with neighboring uses, this acreage may be diminished, depending on the efficiency of the parking, per the determination of the Planning Director.

In addition, within the 46 acre light industrial area south of Orange Avenue, "incubator" churches, with small memberships, and modest spatial requirements, are permitted, subject to conditional use permits.

Day care facilities are encouraged, whenever possible, for inclusion into any church planning program.

7. Fire Station

The Sunbow Planned Community shall provide a fire station site, approximately one (1) acre in size. Specifics of this facility shall be detailed in the SPA plan.

G. Village Center Standards

1. Purpose and Intent

The Sunbow Village is conceived as an upscale activity center which emphasizes commercial and recreational uses.

Belonging to one of several locations, in the Eastern Territories, identified in the proposed General Plan as being suitable for higher intensity activity, including an expanding Medical Center, the land uses which follow attempt to list those complimenting the concept of a vibrant center.

Unique in its way, the Village would permit mixed land uses, side by side, that are economically, socially, and physically compatible.

The concept may be further expanded to incorporate street uses, in appropriate locations, that lend additional flavor to a quaintness, or, design theme which envisage outdoor flower stands, musicians, newsstands and open-air cafes.

The Mixed use area is comprised of Planning Areas 6, 7, 8, 9, 10 and 11. This area allows a mix of neighborhood commercial, professional/medical office, residential, and recreational uses in areas generally suitable for high intensity development, adjacent to arterial highways and within areas as designated community activity centers in the Chula Vista General Plan. Residential units within this area shall be as depicted on the General Development Plan - Land Use Map of 766 dwelling units.

2. Permitted Uses

The Planning Commission may permit unlisted uses which appear to meet the spirit and intent of this section.

Antique shop
Art gallery
Auto accessory store (no installation)

Bakeries, retail
Barber shop
Beauty salon
Book store
Boutique
Business and Professional Office

Camera/Video sales and rental
Catalog sales
Child Care Center
Clothes cleaning (agency)
Clothing store
Coffee shop
Confectionery
Community Meeting Center
Community Park
Community Swim Facility

Dance/Art studio
Decorator and Home accessory shops
Delicatessen
Dressmaker or Millinery shop
Drug store

Financial institution
Florist, retail
Food/Grocery store
Furniture store

Gas station (no mini-mart or auto repair)
Gift and Novelty shop
Gymnasium

Hardware store
Health club
Health Education Center
Hobby store
Home appliance store
Home electronics store
Hotel/Motel

Ice cream parlor

Jewelry store

Laundromat (coin-operated)

Leather goods, retail

Library

Limited print shop

Liquor store

Locksmith

Medical/Dental office or clinic

Music store

Paint store

Parking lots and structures

Pet shop/grooming

Pharmacy

Photographic studio

Post office/box rentals

Residential

Restaurants (not live entertainment)

Realty office

Senior Citizen housing

Shoe store/repair

Sporting goods store

Stationers and card shops

Supermarket

Television sales/repair

Tennis courts

Toy shop

Travel agency

Veterinary clinic

Word-processing center

3. Conditional Uses (Subject to a Conditional Use Permit)

Bowling alley

Christmas tree sales lot

Churches

Cocktail lounge

Court reporting school

Driving school

Electrical distribution substation

Fast Food drive-in/drive-through restaurant

Gas station with mini-market

Nursery

Open-air restaurant

Outdoor flower stands, musicians, newsstands and vendors

Pool/Billiard hall

Recycling center

Religious Institution

Restaurant with live entertainment

Satellite dishes

Service station (with repairs)

Small pet hospital

Theater

Video/games arcade

4. Site Development Standards

All development standards are subject to refinement and/or amendment upon submittal of the applicable Sectional Planning Area Plan. The Mixed Use Center will contain a minimum of 10 acres of commercial uses. The following development standards shall apply to all non-residential uses within the Mixed Use Center.

(a) Minimum Lot Area: 10,000 s.f.

(b) Maximum Building Height: 45'

(c) Signs Permitted:

Signs shall be permitted according to City of Chula Vista Ordinance 19.60 or as provided for in the subsequent SPA Plan through a comprehensive Signing Program.

5. Parking Required

(a) Commercial Uses: One (1) space per 200 square feet of gross floor area.

(b) Restaurant Uses: One (1) parking space per 50 square feet of floor area.

(c) General Office Uses: One (1) space per three hundred (300) square feet of gross floor area.

(d) Medical and Dental Clinics or Offices: One (1) space per 200 square feet of gross floor area; minimum of five (5).

6. Design and Review

Mixed Use Planning Areas shall incorporate a consistent architectural, landscape, signage and lighting design to be reviewed during SPA Plan and Tentative Tract review.

H. Industrial Park Regulations

1. Purpose and Scope

This section is established to provide standards for development of uses indicated on the GDP as Industrial Park:

2. Standards for Industrial Park Uses

a. Permitted Uses:

- 1) Laboratories
- 2) Manufacturing & assembly of electronic instruments, office computing and accounting, machines
- 3) Electrical substations & gas regulator stations
- 4) Light manufacturing
- 5) Maintenance/storage yards
- 6) Community facilities and public safety facilities
- 7) Wholesale businesses, storage and warehousing
- 8) Automotive repair
- 9) Sales, rental and storage of vehicles, trucks, trailers, recreational vehicles, boats and tractors
- 10) Administrative office uses ancillary to and supportive of permitted principal uses

b. Conditional Uses:

- 1) Retail Commercial
- 2) Pharmaceutical manufacturing
- 3) Office uses
- 4) Roof mounted satellite dishes
- 5) Churches and places of worship

- 6) Day care centers
 - 7) Schools and training institutes
 - 8) Service stations
 - 9) Restaurants, delicatessens and similar uses
- c. Site Development Standards such as height, bulk, setbacks, lot width and lot area, shall be set forth in the subsequent SPA Plan.

I. Open Space, Parks, Schools, and Community Facilities Regulations

1. Purpose and Scope

This section is established to provide standards for uses indicated on the General Development Plan as Open Space/Community Recreation Areas, Schools, Community Facilities or as may otherwise be referenced in this P-C.

2. Open Space/Parks, Community Recreation Areas

a. Uses Permitted:

- 1) Active and Passive Open Spaces
- 2) Natural Open Space
- 3) Lakes and ponds
- 4) Public and private parks
- 5) Community facilities and public safety facilities
- 6) Public and private noncommercial recreation areas, uses, and facilities including country clubs, recreation facilities, swimming pools, gymnasiums and other uses of a similar nature

b. Conditional Uses:

- 1) Riding academies, public or private stables, and accessory uses necessary for an equestrian center
- 2) Commercial recreation uses
- 3) Places of worship
- 4) Electric substations and gas regulators subject to the provisions of Section 19.58.140 of the Municipal Code

- 5) Plant nurseries
- 6) Public and quasi-public uses
- 7) Marketing and sales complex information center for the P-C
- 8) Facilities for the care of children
- 9) Unclassified uses as specified in Sections 19.54.010 through 19.54.060 of the Municipal Code

c. Site Development Standards: Shall be designed and detailed in the pursuant SPA plan.

3. Schools

a. Uses Permitted:

- 1) Public and Private schools for education through the twelfth grade
- 2) Open Space uses as provided in paragraph 2 above

b. Alternate Uses Permitted:

- 1) Rancho del Sur has entered into an Agreement dated October 1, 1988, with the Chula Vista City School District to provide, among other things, for an elementary school site if required by the Chula Vista City School District. The Agreement also provides for the possibility that the School District will not require a site within Sunbow or will determine within ten years after the purchase of the school site that it does not need the school site.
- 2) If the School District should reject a school site indicated on the General Development Plan without indication of an alternate location, then the site may be used for residential uses of a type most directly adjacent with a density equivalent to the average residential density of the adjacent land.
- 3) If the School District should select an alternate site within Phase II, then the school site originally indicated on the General Development Plan may be developed with the type and density of use equivalent to the average residential density of the adjacent land.
- 4) Any dwelling permitted by this Paragraph 3b. shall not be subject to the maximum number of dwellings specified in Section B, but shall be otherwise subject to these District Regulations.

- 6) Day care centers
 - 7) Schools and training institutes
 - 8) Service stations
 - 9) Restaurants, delicatessens and similar uses
- c. Site Development Standards such as height, bulk, setbacks, lot width and lot area, shall be set forth in the subsequent SPA Plan.

I. Open Space, Parks, Schools, and Community Facilities Regulations

1. Purpose and Scope

This section is established to provide standards for uses indicated on the General Development Plan as Open Space/Community Recreation Areas, Schools, Community Facilities or as may otherwise be referenced in this P-C.

2. Open Space/Parks, Community Recreation Areas

a. Uses Permitted:

- 1) Active and Passive Open Spaces
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- 4) Public and private parks
- 5) Community facilities and public safety facilities
- 6) Public and private noncommercial recreation areas, uses, and facilities including country clubs, recreation facilities, swimming pools, gymnasiums and other uses of a similar nature

b. Conditional Uses:

- 1) Riding academies, public or private stables, and accessory uses necessary for an equestrian center
- 2) Commercial recreation uses
- 3) Places of worship
- 4) Electric substations and gas regulators subject to the provisions of Section 19.58.140 of the Municipal Code

- 5) Plant nurseries
- 6) Public and quasi-public uses
- 7) Marketing and sales complex information center for the P-C
- 8) Facilities for the care of children
- 9) Unclassified uses as specified in Sections 19.54.010 through 19.54.060 of the Municipal Code

c. Site Development Standards: Shall be designed and detailed in the pursuant SPA plan.

3. Schools

a. Uses Permitted:

- 1) Public and Private schools for education through the twelfth grade
- 2) Open Space uses as provided in paragraph 2 above

b. Alternate Uses Permitted:

- 1) Rancho del Sur has entered into an Agreement dated October 18, 1988, with the Chula Vista City School District to provide, among other things, for an elementary school site if required by the Chula Vista City School District. The Agreement also provides for the possibility that the School District will not require a site within Sunbow or will determine within ten years after the purchase of the school site that it does not need the school site.
- 2) If the School District should reject a school site indicated on the General Development Plan without indication of an alternate location, then the site may be used for residential uses of a type most directly adjacent with a density equivalent to the average residential density of the adjacent land.
- 3) If the School District should select an alternate site within Phase II, then the school site originally indicated on the General Development Plan may be developed with the type and density of use equivalent to the average residential density of the adjacent land.
- 4) Any dwelling permitted by this Paragraph 3b. shall not be subject to the maximum number of dwellings specified in Section B, but shall be otherwise subject to these District Regulations.

4. **Community Facilities**

a. **Uses Permitted:**

- 1) **Maintenance Yard**
- 2) **Community facilities and public safety facilities**

b. **Accessory Uses and Buildings:**

- 1) **To be determined by the City and School District pursuant to the subsequent SPA Plan**

c. **Conditional Uses:**

- 1) **To be determined by the City and School District pursuant to the subsequent SPA Plan(s)**

d. **Site Development Standards:**

- 1) **Shall be designed and detailed in the pursuant SPA plan**

V. GENERAL LANDSCAPE GUIDELINES

A. Introduction

The purpose of the Master Landscape Development Plan is to define a general design concept that will enhance and compliment the unique community identity established in the first phase of the Sunbow Development. The Master Landscape Plan identifies a street tree pattern and specific plant palette for the community. This landscape concept is outlined in the following sections as a general guide for designers to create a landscape design which has a community-wide consistency but is not individual project areas.

B. Landscape Concept

The landscape concept for Sunbow defines major landscape districts and neighborhoods and links them together by a landscape passage system. This landscape passage system is characterized by it's adjacency to all major vehicular circulation routes and a generous amount of highly designed landscape area. In essence the parkways become a highly visible and functional open space amenity which criss-crosses the new Sunbow Community.

C. General Landscape Criteria

The concept of establishing landscape criteria at the General Development Plan level is to provide for the dominant elements, while preserving flexibility at the detail design level. Street trees form the dominant element of the landscape planting palette and are emphasized in the criteria.

The residential neighborhoods, commercial districts and community-wide elements have been assigned an overlay zone that defines the design parameters. The dominant theme trees, are indicated in the plant materials legend. A brief description of each landscape zone follows.

Zone 1: Major Internal Intersection

The major internal intersections are circulation pivot points within the community. They are spatial nodes characterized by a high volume of pedestrian and vehicular circulation. The landscape concept for these zones utilizes colorful and unusual specimen plant material to emphasize these areas uniformity of other areas of the streetscape, this concept combined with providing variety and special interest in the planned landscape. The plant materials list on Page 41 suggests several appropriate varieties for these zones.

Zone 2: Major Project Entry

The major entry zones form the gateways to the project and present the first impression of the community beyond. Thus, the landscape concept for this zone required a dramatic landscape statement to create a strong visual

impact. This landscape concept uses tall columnar trees, arranged in a formal pattern to formally create a powerful and inviting project entry.

Zone 3: East Palomar Street Community Center

This zone is central within the community and includes the major commercial and recreational facilities. The landscape concept for this area intends to distinguish this area as the focus of the Sunbow Community. The East Palomar Parkway comprises a large portion of this zone and will be planted with a row of canopy trees in the parkways and medians. Additionally, a single row of fan palms will occur along the outer limits of the parkway right-of-way, between Medical Center Drive and Paseo Ladera, to create a dramatic skyline and emphasize the importance of this area.

Zone 4: Medical Center Drive and Paseo Ladera

These zones serve as the main vehicular and pedestrian circulation routes through the community. The landscape design will clearly define these routes as primary circulation zones, and enforce the overall community design theme this is accomplished by lining the parkway edges with a formal planting of canopy trees and the outer edge of the parkway right-of-way with a single row of California fan palms, to form a project skyline.

Zone 5: Telegraph Canyon Road and East Orange Avenue

Telegraph Canyon Road and East Orange Avenue have been designated as scenic transportation corridors by the City of Chula Vista. These corridors form the north and south boundaries of the Community and abut natural open space and parkland areas. Thus the landscape concept for these zones provides a transition between the open space landscape and the more formal community landscape design. Drifting groves of indigenous and native-like species have been chosen to enhance and compliment the adjacent open space areas.

Zone 6: Local Streets

Local streets are zones located in the larger neighborhood districts. The intent of the landscape concept is to create a landscape element linking individual landscape districts to the overall community design fabric. Each local street shall utilize a formal planting of a dominant theme tree selected for its specific district. The plant materials list on Page 36 suggests several appropriate varieties for these zones.

Zone 7: Neighborhood/District Zones

Special landscape criteria for individual neighborhood and district zones shall be discussed in subsequent sectional planning area documents.

D. Landscape Maintenance

Even though the developer shall be responsible for landscape maintenance during project implementation, the ultimate responsibility for maintenance

will be with individual private property owners, and public agencies. Definition of these responsibilities will be an inherent element of the subdivision and site plan processes. Following is the concept of how these responsibilities are intended to be divided.

1. **Individual Private Property Owner Maintenance:** The individual property owners will be responsible for maintaining landscaping within their private yard areas. Where the lots extend into common area or open space, shall be maintained privately. These areas will be identified on each tract map with appropriate maintenance easements and use restrictions.
2. **Public Agency Maintenance:** Public agencies will be responsible for maintaining the landscaping on land which is publicly owned. These areas include streets and highways, public parks, schools, and other similar public lands. There may be some areas where public landscape and common open space lands interface, such as the parkway areas of streets. To permit efficient and clearly defined responsibilities in these areas individual maintenance agreements may need to be established at the tract map/site plan review phase. Generally the intended concept is that the area from the street to the outer edge of the sidewalk/trail will be maintained publicly, and the area from the edge of the sidewalk/trail up to the development will be maintained privately. This sidewalk to be a clear delineator of maintenance responsibility.

E. Irrigation Standards

All landscaping will have irrigation systems installed to supplement natural rainfall, to insure continued viability. The irrigation systems shall be consistent with adopted City standards, and shall include viable techniques for water conservation. Each landscape plan shall be reviewed by the City Landscape Architect and evaluated independently for specific irrigation design.

Sunbow Phase II Plant Materials List

Major Intersection

Bauhinia variegata - Purple Orchid Tree
Chorisia speciosa - Floss Silk Tree
Liquidambar styraciflua - Sweet Gum
Pittosporum undulatum - Victorian Box*
Podocarpus gracilior - Fern Pine*
Populus nigra 'italica' - Lombardy Poplar*

Major Internal Intersections

Bauhinia variegata - Purple Orchid Tree
Koelreutaria paniculata - Goldenrain Tree
Nerium oleander standard - Tree Oleander*
Pittosporum undulatum - Victorian Box*
Prunus ceras 'Thundercloud' - Purple Leaf Plum

East Palomar Street

Bauhinia variegata - Purple Orchid Tree
Magnolia grandiflora - Magnolia
Washington robusta - California Fan Palm

Medical Center Drive and Paseo Ladera

Pyrus calleryana 'Aristocrat' - Ornamental Pear
Washingtonia robusta - Mexican Fan Palm

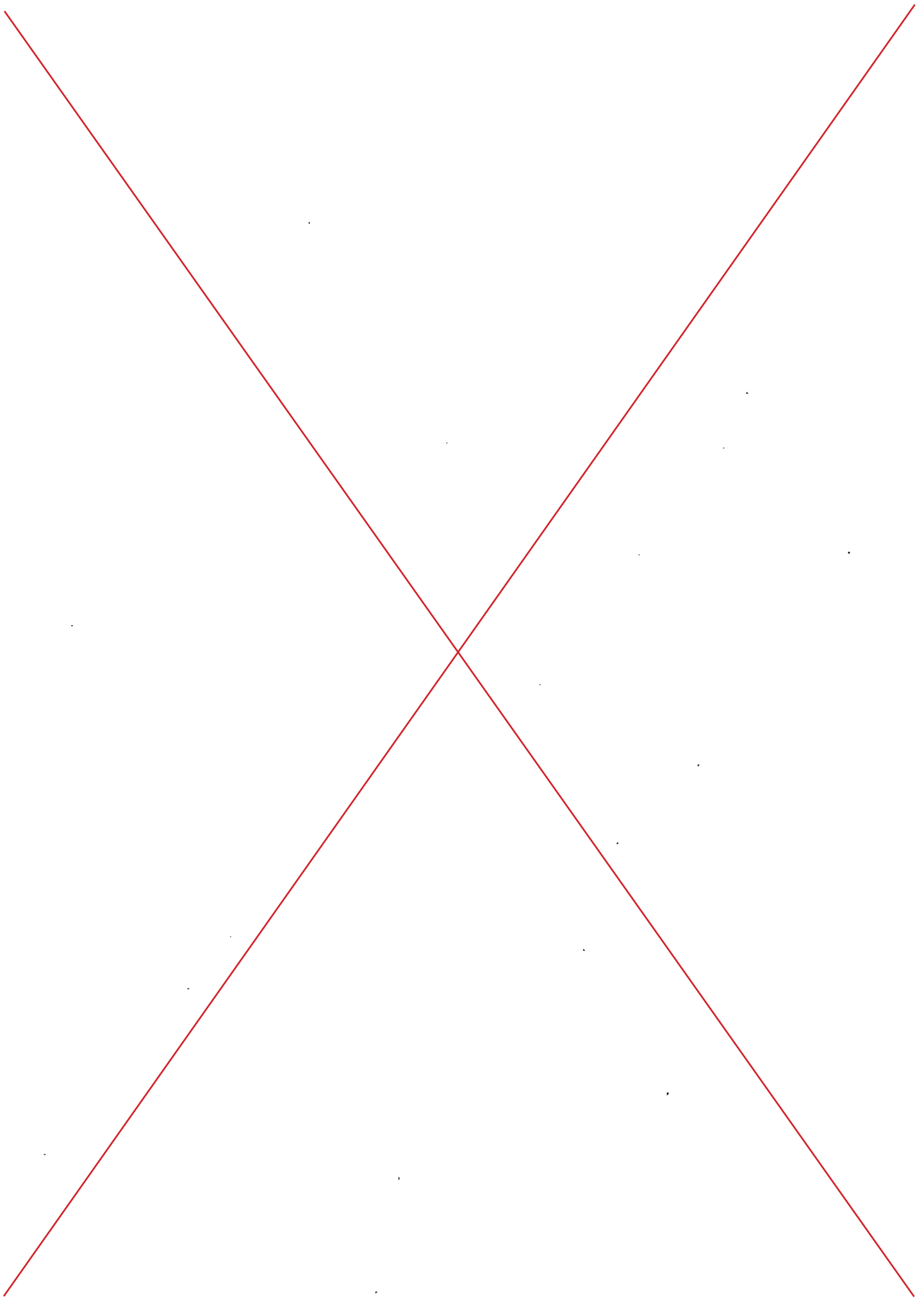
Telegraph Canyon Road and East Orange Avenue

Hymenosporum flavum - Sweetshade
Pinus halopensis - Aleppo Pine
Plantanus racemosa - California sycamore
Quercus agrifolia - Coast Live Oak
Quercus ilex - Holly Oak

Local Streets

Bauhinia variegata - Purple Orchid Tree
Jacaranda mimosifolia - Jacaranda
Koelreutaria bipinnata - Chinese Flame Tree
Rhus lancea - African Sumac
Pinus pinea - Italian Stone Pine

* Outside of public R.O.W.





LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF QUARTER SECTION 90 AND THE EAST HALF OF FRACTIONAL QUARTER SECTION 91, ALL OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 1869.

PARCEL 2:

THE WEST HALF OF THE NORTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE EAST HALF OF THE WEST HALF AND THE WEST HALF OF THE EAST HALF OF QUARTER SECTION 64 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 166 MADE BY MORRILL ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, LYING SOUTHERLY OF THE CENTER LINE OF TELEGRAPH CANYON ROAD 60.00 FEET WIDE, AS GRANTED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED DECEMBER 8, 1961 AS FILE NO. 213092 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN TELEGRAPH CANYON ROAD AS DESCRIBED IN PARCEL NO. 66141-A IN DEED RECORDED APRIL 18, 1967 AS FILE NO. 53304 OF OFFICIAL RECORDS.

PARCEL 3:

LOT 2 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY.

PARCEL 4:

THE FOLLOWING DESCRIBED PROPERTY IN TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF APPROVED SEPTEMBER 11, 1879:

FRACTIONAL LOTS 1 AND 2 IN SECTION 17, FRACTIONAL LOTS 1 AND 3 AND SOUTH HALF OF NORTHEAST QUARTER OF SECTION 18.



PARCEL 5:

THE SOUTH HALF OF SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF QUARTER SECTION 67, ALL BEING IN THE RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 BY MORRILL, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY.

PARCEL 6:

THAT PORTION OF QUARTER SECTION 65 OF THE RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION 65, AND ON THE SOUTHERLY LINE OF THE RANCHO DE LA NACION; RUNNING THENCE NORTH $18^{\circ}51'$ WEST 1568.7 FEET ALONG THE WESTERLY LINE OF SAID QUARTER SECTION 65 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH $71^{\circ}14'$ EAST 1320.7 FEET MORE OR LESS ALONG THE NORTHERLY LINE OF SAID QUARTER SECTION 65 TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID QUARTER SECTION 65; THENCE SOUTH $18^{\circ}57'$ EAST 1563.5 FEET ALONG THE EASTERLY LINE OF SAID WEST HALF OF QUARTER SECTION 65 TO THE SOUTHEAST CORNER OF SAID WEST HALF OF SAID QUARTER SECTION; THENCE SOUTH $71^{\circ}00'$ WEST 1323.4 FEET ALONG THE SAID SOUTHERLY LINE OF RANCHO DE LA NACION TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF QUARTER SECTION 65, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF QUARTER SECTION 65 AND RUNNING; THENCE NORTH $71^{\circ}14'$ EAST 660.65 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION 65; THENCE SOUTH $18^{\circ}53'30''$ EAST 660 FEET; THENCE SOUTH $71^{\circ}14'$ WEST 659.87 FEET TO THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION 65; THENCE NORTH $18^{\circ}57'$ WEST 660.00 FEET ALONG THE SAID WEST LINE OF THE EAST HALF OF QUARTER SECTION 65 TO THE PLACE OF BEGINNING.

PARCEL 7:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; SOUTH HALF OF THE SOUTHWEST QUARTER OF NORTHWEST QUARTER; NORTHWEST QUARTER OF SOUTHWEST QUARTER OF QUARTER SECTION 67, BEING IN RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166.



EXCEPTING THEREFROM THAT PORTION OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION 67 LYING WITHIN THE LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE EASTERLY HALF OF SAID QUARTER SECTION 67 DISTANT THEREON SOUTH $17^{\circ}53'14''$ EAST 990.00 FEET FROM THE NORTHERLY LINE OF SAID QUARTER SECTION 67; THENCE SOUTH $72^{\circ}10'46''$ WEST 44.82 FEET TO THE BEGINNING OF A TANGENT 472.50 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $26^{\circ}35'43''$ 219.32 FEET TO THE BEGINNING OF A COMPOUND 22.50 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $86^{\circ}40'36''$ 34.04 FEET TO A POINT ON A 840.00 FOOT RADIUS CURVE CONCAVE WESTERLY, THE CENTER OF WHICH BEARS NORTH $84^{\circ}32'55''$ WEST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $21^{\circ}06'05''$ 309.36 FEET; THENCE TANGENT TO SAID CURVE NORTH $15^{\circ}39'00''$ WEST 445.00 FEET TO THE BEGINNING OF A TANGENT 760.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $60^{\circ}08'00''$ 797.64 FEET; THENCE TANGENT TO SAID CURVE NORTH $44^{\circ}29'00''$ EAST 250.00 FEET TO THE BEGINNING OF A TANGENT 840.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}13'06''$ 267.10 FEET; THENCE TANGENT TO SAID CURVE NORTH $26^{\circ}15'54''$ EAST 98.00 FEET TO THE BEGINNING OF A TANGENT 22.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$ 34.56 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TELEGRAPH CANYON ROAD (R.S. 1086) SAID POINT BEARS SOUTH $26^{\circ}15'54''$ WEST 30.00 FEET FROM STATION 117+84.77 ON SAID R. S. 1086; THENCE SAID SOUTHERLY RIGHT OF WAY LINE NORTH $63^{\circ}44'06''$ WEST (SHOWN AS SOUTH $64^{\circ}08'30''$ EAST ON SAID R.S. 1086), 124.00 FEET TO THE BEGINNING OF A NON-TANGENT 22.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, THE CENTER OF WHICH BEARS SOUTH $26^{\circ}15'54''$ WEST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$ 34.56 FEET; THENCE TANGENT TO SAID CURVE SOUTH $26^{\circ}15'54''$ WEST 98.00 FEET TO THE BEGINNING OF A TANGENT 760.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}13'06''$ 241.66 FEET; THENCE TANGENT TO SAID CURVE SOUTH $44^{\circ}29'00''$ WEST 250.00 FEET TO THE BEGINNING OF A TANGENT 840.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $60^{\circ}08'00''$ 881.60 FEET; THENCE TANGENT TO SAID CURVE SOUTH $15^{\circ}39'00''$ EAST 445.00 FEET TO THE BEGINNING OF A TANGENT 760.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $27^{\circ}44'53''$ 368.06 FEET; THENCE ALONG THE PROLONGATION OF A RADIAL LINE TO SAID CURVE SOUTH $77^{\circ}54'07''$ EAST 80.00 FEET TO THE BEGINNING OF A NON-TANGENT 22.50 FOOT RADIUS CURVE CONCAVE SOUTHERLY, THE CENTER OF WHICH BEARS SOUTH $77^{\circ}54'07''$ EAST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $86^{\circ}40'36''$ 34.04 FEET TO THE BEGINNING OF A REVERSE 527.50 FOOT RADIUS CURVE; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF



ORDER NO. 971857-15

26°35'43" 244.85 FEET; THENCE TANGENT TO SAID CURVE NORTH 72°10'46" EAST 44.88 FEET TO SAID WESTERLY LINE OF THE EASTERLY HALF OF QUARTER SECTION 67; THENCE ALONG SAID WESTERLY LINE NORTH 17°53'14" WEST 55.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION 67, LYING WITHIN THE LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF THE EAST HALF OF SAID QUARTER SECTION 67, DISTANT THEREON 990.00 FEET FROM THE NORTHERLY LINE OF SAID QUARTER SECTION 67; THENCE SOUTH 17°53'14" EAST 55.00 FEET ALONG SAID WESTERLY LINE TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF A ROAD KNOWN AS MEDICAL CENTER COURT (FORMERLY DORA LANE) AS SAID SOUTHERLY BOUNDARY IS DESCRIBED IN DEED TO THE CITY OF CHULA VISTA, RECORDED APRIL 16, 1973 AS FILE NO. 73-099786 OF OFFICIAL RECORDS, BEING THE TRUE POINT OF BEGINNING; THENCE PROCEEDING ALONG SAID SOUTHERLY BOUNDARY OF SAID RIGHT OF WAY, SOUTH 72°10'46" WEST 44.88 FEET TO THE BEGINNING OF A TANGENT 527.50 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE CONTINUING ON SAID SOUTHERLY BOUNDARY OF SAID RIGHT OF WAY, WESTERLY ALONG AN ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°35'43" A DISTANCE OF 244.85 FEET TO THE BEGINNING OF A REVERSE 22.50 FOOT RADIUS CURVE; THENCE WESTERLY AND SOUTHERLY ALONG AN ARC OF SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 86°40'36" A DISTANCE OF 34.04 FEET; THENCE LEAVING SAID ARC OF SAID REVERSE CURVE IN A RADIAL DIRECTION, NORTH 77°54'07" WEST 40.66 FEET; THENCE SOUTH 8°46'29" WEST 379.93 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION 67, THE INSTANT COURSE BEING 2.00 FEET WESTERLY OF A LINE THAT IS TANGENT TO THE CENTER LINE OF A ROAD KNOWN AS MEDICAL CENTER DRIVE (FORMERLY BRANDYWINE AVENUE) AT THE INTERSECTION OF SAID CENTER LINE AND THE CENTER LINE OF SAID MEDICAL CENTER COURT; THENCE ALONG SAID SOUTHERLY LINE NORTH 72°10'24" EAST 516.25 FEET TO THE WESTERLY LINE OF THE EAST HALF OF SAID QUARTER SECTION 67; THENCE ALONG SAID WESTERLY LINE NORTH 17°53'14" WEST 272.48 FEET TO THE TRUE POINT OF BEGINNING. AS GRANTED TO VISTA HILL FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION, IN DEED RECORDED MAY 5, 1986 AS FILE NO. 86-176742 OF OFFICIAL RECORDS.

PARCEL 8:

ALL OF FRACTIONAL QUARTER SECTION 66 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 1869.



PARCEL 9:

ORDER NO. 971857-

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF QUARTER SECTION 67 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF NO. 166 BY MORRILL, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY.

PARCEL 10:

THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF QUARTER SECTION 67 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 166 BY MORRILL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.