

OTAY RANCH VILLAGE 8 EAST
Sectional Planning Area Plan

April 2024

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I. Introduction



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I. INTRODUCTION

A. BACKGROUND

The Otay Ranch General Development Plan (“GDP”) was adopted by the Chula Vista City Council and the San Diego County Board of Supervisors on October 28, 1993, following an extensive planning process spanning over five years. The plan governs the 23,000-acre Otay Ranch properties. The Otay Ranch GDP is based upon, and directly implements the City of Chula Vista General Plan. The Otay Ranch GDP includes plans for urban villages, a resort community, the Eastern Urban Center, industrial areas, rural estate planning areas, an 11,375-acre open space preserve and a university. The Otay Ranch open space system, consisting of 13,000+ acres, facilitates completion of the Chula Vista Greenbelt Trail System and the Chula Vista Multi-Species Habitat Conservation Plan (“MSCP”) Subarea Plan.

Since its original adoption in 1993, the GDP has been amended several times to address village-specific planning issues. In 2005, the Chula Vista City Council adopted an update to the Chula Vista General Plan (“CVGP”); however, the Council deferred their land use decision on the southern portions of the Otay Valley Parcel, including Village 8 East. The CVGP was amended in 2013 to implement land use changes in Village 8 West and Village 9 and again in 2014 to address Village 3 North and a Portion of Village 4, Village 8 East and Village 10.

In addition, the Chula Vista Council entered into a Land Offer Agreement (“LOA”) with the prior Village 8 East Applicant in 2008. The LOA was subsequently amended in 2010 and again in 2014. The LOA established a framework for planning the southern portion of the Otay Valley Parcel, including the creation of a future University and Regional Technology Park. The Chula Vista City Council approved the Village 8 East SPA Plan on December 2, 2014, by Resolution No. 2014-235, consistent with the provisions in the approved LOA.

The Chula Vista City Council subsequently approved an amendment to the Village 8 East Sectional Planning Area (“SPA”) Plan and Tentative Map No. 13-03 on February 18, 2020, by Resolutions Nos. 2020-036 and 2020-037 respectively, which permitted the transfer of 284 multi-family units from Village 8 East to Village 8 West, reducing the total number of units authorized in Village 8 East to 3,276.

On _____, the Chula Vista City Council approved an amendment to the Village 8 East SPA Plan and approved Tentative Map No. 22-0005 by Resolutions No. _____ and _____ respectively. This amendment addressed changes to the residential product mix, minor changes to the alignment of internal streets and accommodated the SR-125 Interchange Design. The Community Purpose Facility (“CPF”), Neighborhood Park (P-1) and School (S-1) site configurations have also been revised. The overall units authorized in Village 8 East remain at 3,276.

This Village Eight East SPA Plan fully supersedes and replaces any and all earlier versions or iterations of the Village 8 East SPA Plan adopted and approved by the City on December 2, 2014, February 18, 2020, or at any other time.

B. SCOPE AND PURPOSE

The Otay Ranch GDP permits urban levels of development implemented through the Otay Ranch “village” planning concept. The village concept was developed with input from the City of Chula Vista (“City”), County of San Diego (“County”) and the Metropolitan Transit System (“MTS”). These agencies also participated in planning for subsequent “village” SPA Plans in Otay Ranch.

In general, the concept provides for urban villages that are approximately one square mile, with distinct features that are defined by an open space system and major arterial streets. The village planning concept is intended to promote pedestrian-oriented development and reduce reliance on automobiles. The concept provides for essential facilities and services: elementary schools, shops, civic facilities, childcare centers, and parks to be located in a village core. The highest density residential uses are located in the core and densities decrease toward the village perimeter. Otay Ranch villages that are served by regional transit are intended to have the highest residential densities and commercial uses to enhance transit ridership.

The SPA Plan is the implementation tool of the Otay Ranch GDP. It establishes design criteria for the villages and defines the type and maximum amount of development permitted. It also establishes the City’s standards for each development including open space provisions and major improvements to be constructed by the developer.

This SPA Plan for Village 8 East refines and implements the land use goals, objectives and policies of the Otay Ranch GDP and CVGP. This project includes Otay Ranch GDP and CVGP amendments necessary to implement the proposed vision for Village 8 East. The most recent SPA amendments modified the residential housing type mix to eliminate traditional single-family homes from Village 8 East and introduced new, innovative attached and detached residential products to address current and anticipated market conditions. Additional changes incorporated enhanced multi-modal transportation features, accommodated the modified SR-125 – Main Street/La Media Parkway Interchange design and incorporated design elements to complement and connect Village 8 East to Village 8 West. The CPF, Neighborhood Park (P-1) and School (S-1) site configurations have also been revised.

This SPA Plan defines the development parameters for Village 8 East, including the land uses, design criteria, multi-modal transportation patterns, open space and recreation concepts, and infrastructure requirements. Additionally, the character and form of the developments will be implemented through a series of guidelines

and development standards prescribed in Planned Community District Regulations, Village Design Plan and other supporting documents.

The objectives of the SPA Plan are to:

- Establish an urban pedestrian-oriented village with a village core designed to reduce reliance on the automobile and promote multi-modal transportation, including walking and the use of neighborhood electric vehicles (“NEV”), bicycles, local buses and regional transit.
- Promote synergistic uses between Village 8 East and Village 8 West, to create a cohesive community while balancing activities, services and facilities with employment, housing, transit and commercial opportunities.
- Implement the goals, objectives and policies of the Chula Vista General Plan, the Otay Ranch General Development Plan, the MSCP Subarea Plan, the Otay Ranch Phase 1 and Phase 2 Resource Management Plan, the Otay Ranch Facility Implementation Plan, the Otay Ranch Village Phasing Plan and the Otay Ranch Service/Revenue Plan.
- Ensure public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefiting from, the improvements.
- Foster development patterns which promote orderly growth and prevent urban sprawl.
- Develop, maintain and enhance a sense of community identity which complements the Village 8 West Town Center and surrounding land uses.
- Accentuate the relationship of the land use plan with its natural setting and the physical character of the region and promote effective management of natural resources by concentrating development into less sensitive areas while preserving large contiguous open space areas with sensitive resources.
- Add to the creation of a unique image and identity which differentiates Otay Ranch from other communities.
- Wisely manage limited natural resources.
- Establish a land use and infrastructure plan that assures the viability of the SPA Plan Area in consideration of existing and anticipated economic conditions.
- Establish multi-use trail linkages to the Chula Vista Greenbelt, consistent with the Greenbelt Master Plan.

- Implement the Otay Valley Regional Park Concept Plan within the SPA boundary through the planning and provision of portions of the City’s Greenbelt trail network and active recreation area.
- Include the Otay Ranch Community Park South within the Village 8 East SPA Plan with amenities consistent with the Chula Vista Park and Recreation Master Plan (“PRMP”) such as soccer/multi-purpose fields, open green areas, lighted ball fields, lighted sports courts, picnic shelters, play areas, a community center building, lighted parking areas, and restroom and maintenance buildings and an Otay Valley Regional Park (“OVRP”) trail staging area.
- Provide a variety of housing options, including affordable housing, for City residents and future Otay Ranch residents.

This SPA Plan land use policy and supporting PC District Regulations supplement other City regulations. The PC District Regulations function as the zoning ordinance for Village 8 East. Wherever in conflict with other City land use policy documents for Village 8 East, this SPA Plan shall apply. Where a topic is not addressed by this Village 8 East SPA Plan, appropriate City regulations shall apply.

C. DOCUMENT ORGANIZATION

This SPA Plan is divided into several components: the SPA Plan; PC District Regulations; Village Design Plan; Public Facilities Finance Plans; Affordable Housing Program; Air Quality Improvement Plan; Water Conservation Plan; Non-Renewable Energy Conservation Plan; Parks, Recreation, Open Space and Trails Plan; Community Purpose Facility Master Plan, Agriculture Plan, Preserve Edge Plan, Fire Protection Plan and supporting Technical Studies and Plans. The purposes of these documents are as follows:

1. SPA Plan

The purpose of the SPA Plan is to define, in more detail than the City’s General Plan and Otay Ranch GDP, the development parameters for Village 8 East, including the land uses, design criteria, circulation pattern, open space and recreation concept and infrastructure requirements to support the community.

2. Planned Community (“PC”) District Regulations

The PC District Regulations are the zoning regulations for Village 8 East. These Regulations implement the goals and policies of the CVGP, Otay Ranch GDP, and the SPA Plan by establishing land use districts and standards to classify, regulate, restrict and separate the uses of land, buildings and structures, and regulate and limit the type, height and bulk of buildings and structures in each land use district. These standards are established to protect the public health, safety and general welfare of the citizens of Chula Vista; to safeguard and enhance the appearance and quality of development and to provide the social, physical and economic

advantages resulting from comprehensive and orderly planned use of land resources. The regulations provide the basis by which the City will review and evaluate the preliminary and final drawings for subsequent development applications and provide guidance at the Design Review level. See PC District Regulations, Chapter 10. Implementation and Administration.

In the event of conflict, these PC District Regulations supersede other City zoning regulations. The PC District Regulations are adopted by Ordinance pursuant to Title 19.12.020 of the Chula Vista Municipal Code.

3. Village Design Plan (“VDP”)

This document guides the site, building and landscape design within the village to ensure the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The Village Design Plan identifies a “main street” theme for the Village Core and expresses that identity through streetscape and landscape design, pedestrian orientation, signage programs and lighting guidelines. The Village Design Plan, as well as the SPA and Tentative Map, provide for an internal trail network and connectivity to the adjacent trail network (i.e. Chula Vista Greenbelt Trail and Regional Trail). The VDP also identifies the village core design concept that will implement Otay Ranch’s planned pedestrian and multi-modal orientation.

In addition to the VDP, and as required by the Otay Ranch GDP (Page II-63), a subsequent Master Precise Plan will be prepared for the Village Core. The Master Precise Plan serves as a link between the approved SPA/Village Design Plan and future development in the Village Core.

4. Public Facilities Finance Plans

Preparation of a Public Facilities Finance Plan (“PFFP”) is required by Chula Vista Municipal Code Chapter 19.92. The purpose of the PFFP is to establish compliance mechanisms and standards to ensure public facilities, infrastructure and services will exist, or concurrently be provided, to meet the demands of infrastructure and climate protection generated by new development. The PFFP contains a fiscal analysis identifying capital budget impacts on the City as well as maintenance and operation costs for each phase of development.

The PFFP components include an analysis of infrastructure facilities such as drainage, traffic, water and sewer, and the provision of community services and facilities including fire protection and emergency services, law enforcement, libraries, schools and parks. The analysis and provisions of the PFFP fulfill the GDP requirements for SPA-level Master Facility Plans for most facilities associated with the development of the villages. Where additional project-specific study and planning is needed, separate technical studies and plans for the villages

have been prepared and included as a component of the SPA Plan or the Project Environmental Impact Report (“EIR”).

5. Affordable Housing Program

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

The AHP delineates how, when and where affordable housing units will be provided, intended subsidies, income and/or rent restrictions and methods to verify compliance.

6. Air Quality Improvement Plan (“AQIP”)

Preparation of a project specific AQIP is required to accompany SPA Plans, pursuant to CVMC 19.92.030. The AQIP addresses compliance with the air quality standards and policies of the San Diego County Air Pollution Control District (“APCD”).

7. Water Conservation Plan (“WCP”)

Preparation of a project specific WCP is required to accompany SPA Plans, pursuant to CVMC 19.92.030. The WCP prepared for the project addresses the long term need to conserve water, short term emergency measures and establishes standards for water conservation.

8. Energy Conservation Plan

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

9. Park, Recreation, Open Space and Trails Plan

The Otay Ranch GDP requires all SPA Plans to include a Parks, Recreation, Open Space and Trails Plan. This Plan identifies locations, conceptual designs, ownership, maintenance and phasing of park, recreation and trails facilities within the SPA Plan Area. The Plan also establishes linkages to the Chula Vista Greenbelt

Trail and Regional Trail. The Park, Recreation, Open Space and Trails Plan is provided as Section V of the Village 8 East SPA Plan.

10. Community Purpose Facility Master Plan

The City of Chula Vista Municipal Code requires the preparation of a Community Purpose Facility Master Plan as a component of a SPA Plan. This Plan identifies the location of sites, acreages and facilities in the village. The Community Purpose Facility Master Plan is provided as Chapter VI of the Village 8 East SPA Plan.

11. Agriculture Plan

The 1993 Otay Ranch Program EIR requires the preparation of an Agriculture Plan concurrent with the approval of any SPA Plan affecting onsite agricultural resources. This Plan describes the type of agriculture activities allowed as an interim use, including buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents and chemicals which may accompany agricultural activities and operations.

12. Preserve Edge Plan

In accordance with the Otay Ranch Resource Management Plan (“RMP”), a Preserve Edge Plan must be prepared for all SPA Plans that contain areas adjacent to the Otay Ranch Preserve. The purpose of the Preserve Edge Plan is to identify allowable uses within appropriate land use designations for areas adjacent to the Preserve.

13. Fire Protection Plan

In accordance with the requirements of the City of Chula Vista Fire Department, Chapter 49 of the 2022 California Fire Code, and the City of Chula Vista Fire Code, a Fire Protection Plan must be provided for all new development in the Wildland Urban Interface (“WUI”). The Fire Protection Plan identifies the wildfire risk associated with the proposed development in the WUI area and provides measures to minimize and mitigate potential for loss. A Fire Protection Plan and an Addendum (2023) addressing Village 8 East has been prepared.

14. Technical Studies and Plans

The Otay Ranch GDP identified Project-wide Implementation Tasks including preparation of an Overall Design Plan, Master Facility Plans and the Resource Management Plan (Phase 2) for Otay Ranch. These project-wide implementation tasks have been completed and serve as the basis for subsequent SPA planning. The GDP also identified SPA Implementation Tasks that included preparation of SPA Plans, PFFPs, Regional Facilities Reports, Master Facilities Plans, and others. The full list of GDP and SPA Implementation tasks are located in Part III, Implementation, of the 1993 GDP (pages 63-68). During the preparation of SPA One, a number of Master Facility Plans were prepared to address the provision of

certain facilities on a Ranch-wide basis. For this reason, subsequent SPA Plans are required only to prepare Plans and Technical Studies specific to their development. The plans for the villages are listed and described above.

Technical studies for the SPA Plan Area have been prepared for the Project EIR, the PFFP or as part of this SPA Plan. These plans and studies, in conjunction with mitigation measures identified by the EIR, fulfill the Otay Ranch GDP requirements for individual Village SPA Plan implementation. The technical studies and plans include:

- Biological Technical Report for Otay Ranch University Villages, Prepared by Dudek & Associates, May 2014.
- University Villages Traffic Impact Analysis – Otay Ranch Villages 3 North and a Portion of Village 4, 8 East and 10, prepared by Chen and Ryan Associates, July 2014.
- Archaeological Evaluation of Cultural Resources at the Otay Ranch Villages 3 North and a Portion of 4, 8 East and 10, prepared by Brian Smith and Associates, March 2014.
- Paleontological Resource and Monitoring Assessment for Villages 3 North and a Portion of 4, 8 East and 10, prepared by Brian Smith and Associates, March 2014.
- Air Quality and Global Climate Change Technical Report for the Otay Ranch University Villages Project, prepared by Dudek & Associates, May 2014.
- Noise Assessment Technical Report for the Otay Ranch University Villages Project, prepared by Dudek & Associates, May 2014.
- Phase I Environmental Site Assessment for Village 3 North and a Portion of Village 4, 8 East and 10 Coast2Coast Environmental, November 11, 2011.
- Master Drainage Study for Otay Ranch Village 8 East, prepared by Hunsaker & Associates, June 2014.
- Master Water Quality Technical Report for Otay Ranch Village 8 East, prepared by Hunsaker and Associates, June 2014.
- Overview of Sewer Service for Otay Ranch Villages 3 North and a Portion of Village 4, 8 East, and 10, prepared by Wilson Engineering, May 2014.
- Overview of Water Service for Otay Ranch Villages 3 North and a Portion of Village 4, 8 East, and 10, prepared by Wilson Engineering, May 2014.

- Geotechnical Investigation for Otay Ranch Village 8 East, prepared by GEOCON, Inc., November 21, 2012.
- Air Toxics Health Risk Assessment for Otay Ranch Village 8 East, prepared by Scientific Resources Associates, April 2013
- Fire Protection Plan University Villages – Village 8 East, prepared by Dudek July 2014.

In addition to the above-listed technical reports and studies, the following analyses were completed to support the Addendum to the 2014 EIR and analyze the proposed revisions to the Chula Vista General Plan, Otay Ranch GDP, this SPA Plan and the Otay Ranch Village 8 East Tentative Map:

- Otay Ranch Village 8 East – Air Quality and Greenhouse Gas Update, prepared by Dudek, 2024.
- Otay Ranch Village 8 East Development Health Risk Screening Letter – City of Chula Vista, prepared by Ldn Consulting, Inc., 2023.
- Otay Ranch Village 8 East Addendum – Review of Biological Resources, prepared by Dudek, 2024.
- Updated Geotechnical Report, Otay Ranch Village 8 East, Chula Vista, California, 2023.
- TM Drainage Study for Otay Ranch-Village 8 East, prepared by Hunsaker & Associates, 2023.
- Priority Development Project (“PDP”) Storm Water Quality Management Plan (“SWQMP”) for Otay Ranch Village 8 East Tentative Map, prepared by Hunsaker & Associates, 2023.
- Otay Ranch Village 8 East Project – Noise Update Analysis, Prepared by Dudek, 2023.
- Otay Ranch Village 8 East CEQA Transportation Analysis & Local Mobility Analysis Memorandum, prepared by Chen-Ryan, 2023.
- Otay Ranch 8 East SPA Amendment Water Evaluation, prepared by Dexter Wilson Engineering, Inc., 2023.
- Otay Ranch 8 East SPA Amendment Sewer Evaluation, prepared by Dexter Wilson Engineering, Inc., 2023.
- Otay Ranch Village 8 East Archeological and Paleontological Update, prepared by Dudek, 2024.
- Village 8 East Fiscal Impact Analysis Summary Report, DPFGRH Consulting Group, LLC, 2023.

D. LEGAL SIGNIFICANCE AND CEQA

The project is subject to the requirements of the California Environmental Quality Act (“CEQA”). A January 2024 Addendum to the Otay Ranch University Villages Project Comprehensive Sectional Planning Area Plan Amendment Final Environmental Impact Report (“FEIR”) (EIR 13-01; SCH No. 2013071077; approved December 2014 with addendums adopted in December 2016 and June 2021) has been prepared for this SPA Plan amendment and related actions. All mitigation measures and monitoring activities in the Otay Ranch University Villages Project Comprehensive Sectional Planning Area Plan Amendment FEIR (EIR 13-01; SCH No. 2013071077; approved December 2014 with addendums adopted in December 2016 and June 2021) and the related Mitigation Monitoring and Reporting Program that are applicable to this Village Eight East Sectional Planning Area shall be fully implemented and enforced. All future discretionary permits will need to be consistent with this SPA Plan.

E. RELATED DOCUMENTS

The Chula Vista General Plan and Otay Ranch General Development Plan establish the broad policy level standards and requirements for planning Village 8 East. The Otay Ranch GDP also authorizes the level of development intended within the SPA Plan Area and establishes the PC Zoning implementation process. All of the other documents that are components of the SPA Plan package (Village Design Plans, Public Facility Finance Plans, etc.) are prepared concurrently and based on this SPA Plan.

Concurrent with the SPA level documents, subdivision maps and improvement plans will be prepared which will provide the detailed information necessary to construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA must comply with the applicable provisions of this SPA Plan and related documents, including:

- City of Chula Vista General Plan;
- Otay Ranch General Development Plan;
- Otay Ranch Resource Management Plan (Phase 1 and 2);
- Multi-Species Conservation Plan Subarea Plan;
- City of Chula Vista Parks and Recreation Master Plan;
- City of Chula Vista Greenbelt Master Plan;
- Otay Valley Regional Park Concept Plan;
- Otay Valley Regional Park Design Standards & Guidelines;
- Otay Valley Regional Park Trail Guidelines; and,

- Land Offer Agreement (2014)
- Chula Vista Fire Facility Master Plan (2014)

F. LAND OFFER AGREEMENT

This SPA Plan is internally consistent with the applicable provisions of the Land Offer Agreement, dated June 17, 2014 between the City of Chula Vista and SSBT LCRE V, LLC.

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II. Development Concept



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II. DEVELOPMENT CONCEPT

A. LOCATION AND REGIONAL SETTING

The SPA Plan Area is located at the southern edge of the Otay Valley Parcel of Otay Ranch, just north of the Otay River Valley. **Exhibit 1: Regional Location Map** illustrates the regional location of the SPA Plan Area; **Exhibit 2: Vicinity Map** illustrates the location of Village 8 East within the Otay Valley Parcel of Otay Ranch.

Village 8 East is located south of Main Street, west of SR-125 and north of the Otay River Valley. Existing development in the vicinity of Village 8 East includes Otay Ranch Village 7 and Olympian High School to the north and Village 8 West to the west. Future Otay Ranch Village 9 is located to the east.

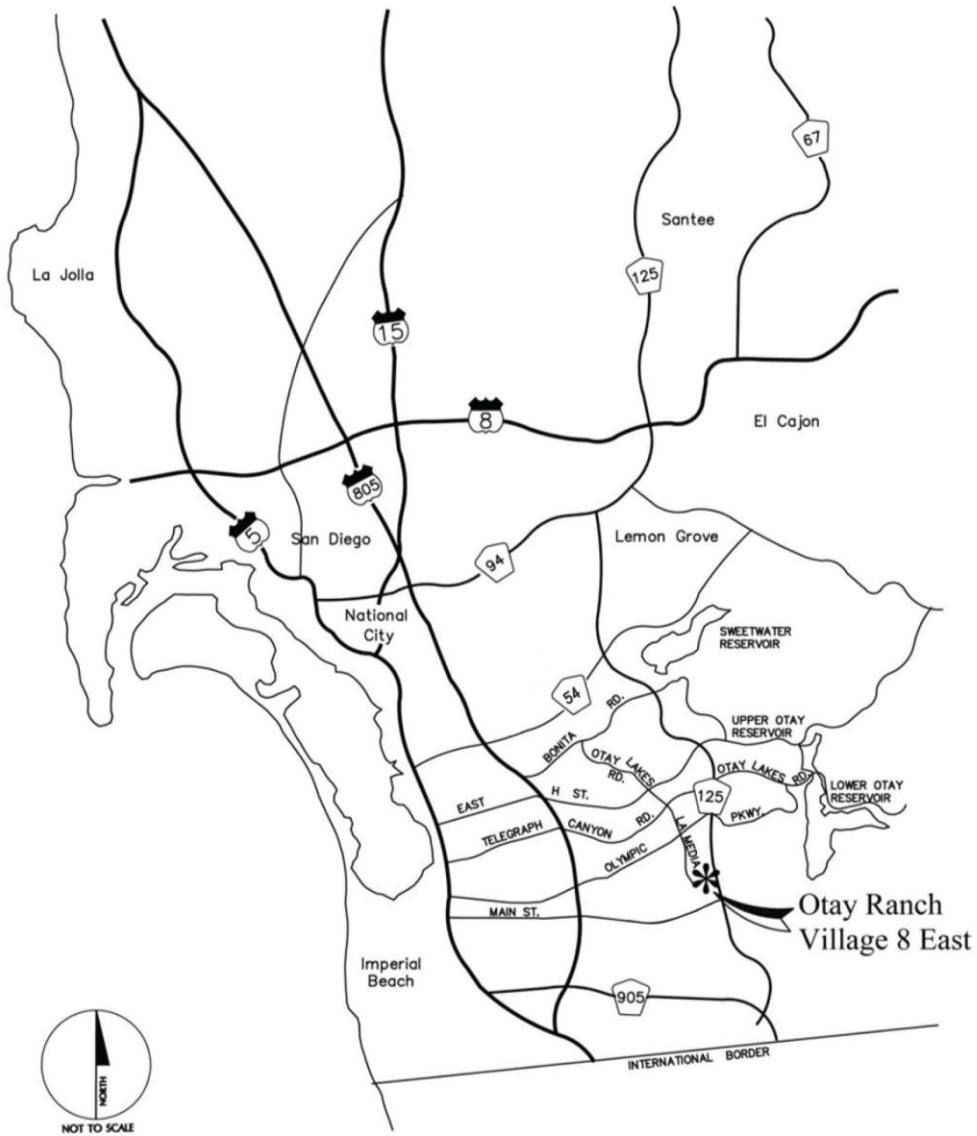


Exhibit 1: Regional Location Map

B. DESIGN INFLUENCE

The Chula Vista General Plan and the Otay Ranch planning documents (Otay Ranch General Development Plan, Overall Design Plan, and other SPA plans for Otay Ranch) describe the general design characteristics of Otay Ranch villages. The design of Village 8 East is based on those guiding documents, the unique on-site characteristics including the landform and aesthetics, existing and planned circulation patterns, and land use relationships between Village 8 East and surrounding development, especially Village 8 West and Village 9. The urban village concept described in the Otay Ranch GDP provides additional focus for the village. While general design influences are described below, design features and development requirements are addressed in the PC District Regulations and Village Design Plan.

1. Site Characteristics and Visual Context

The Village 8 East landform consists of large mesas sloping into the Otay River Valley. One prominent drainage tributary to the Otay River extends north from the river valley into the SPA Plan Area. The Otay River Valley, part of the Otay Ranch Preserve and Otay Valley Regional Park, is located south of Village 8 East and provides view opportunities. While situated above the bottom of the river valley, Village 8 East is visible to users of the Otay Valley Regional Park and Chula Vista Greenbelt trail systems. Further, Village 8 East is visible from the SR-125 tollway, which is generally below the SPA Plan Area.

2. Circulation

The northern edge of Village 8 East is generally defined by the extension of Main Street, identified by the Otay Ranch GDP as a 6-Lane Prime Arterial. La Media Parkway, a planned 4-Lane Major Road is the extension of existing La Media Parkway connecting the Village 8 West Town Center to Village 9, is planned to bisect the southern third of Village 8 East in an east/west direction. These Circulation Element roads establish connection points which Village 8 East must accommodate and thereby set general elevations and corresponding grades. Access to SR-125 from Village 8 East will be via the parallel street system interchange design consisting of a couplet/parallel street system interchange with ramps at Main Street and La Media Parkway acting as a single freeway access system via connected on-way frontage roads in Village 8 East and Village 9.

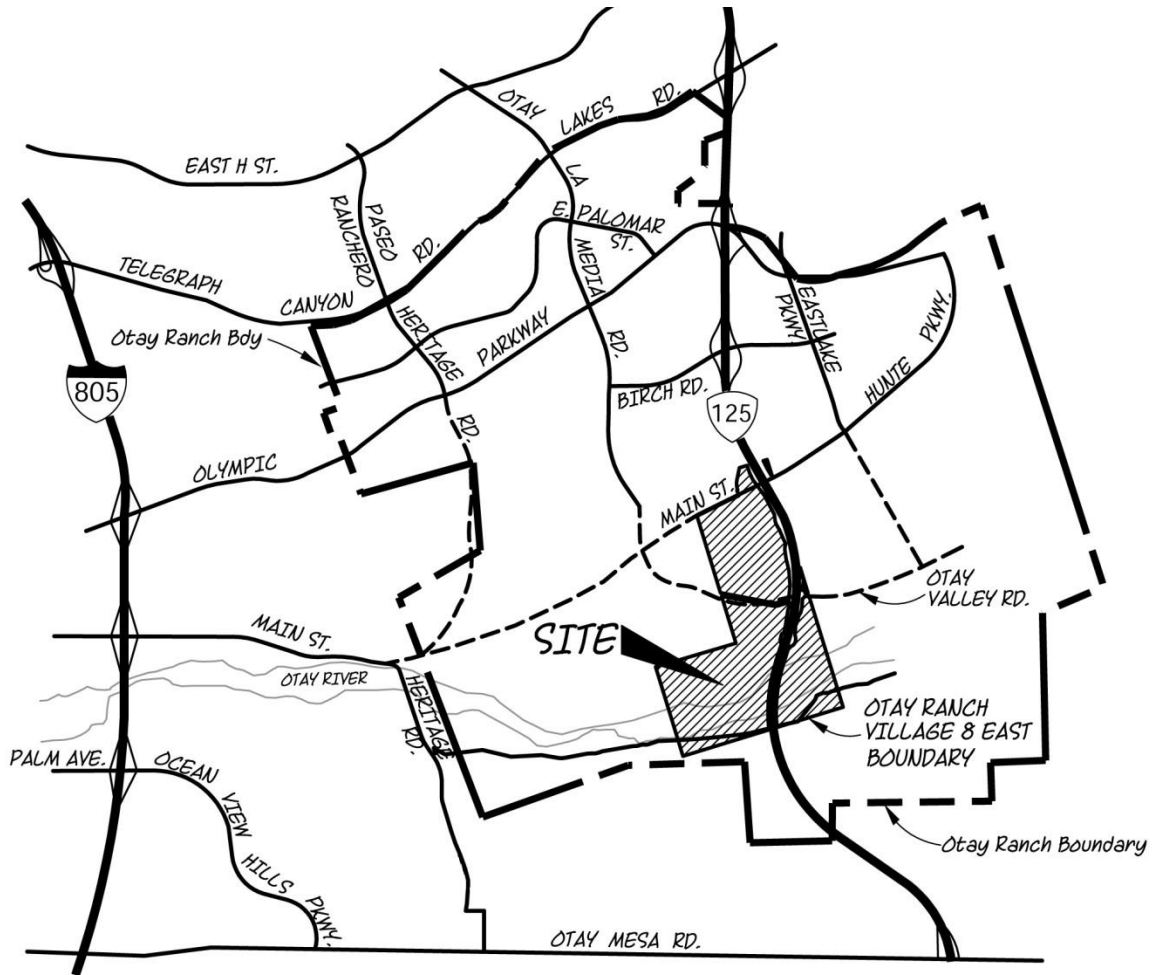


Exhibit 2: Vicinity Map

3. Surrounding Land Uses

The SPA Plan Area is located at the southern limit of the Otay Valley Parcel. The village planning concept provides for compatible land uses between adjoining villages. Immediately surrounding the SPA Plan Area are existing and planned development areas and dedicated Preserve open space. Existing surrounding development includes Otay Ranch Village 7 and Olympian High School, located north of Village 8 East and SR-125 immediately east of the village.

The Village 8 West SPA Plan Area, which includes the Village 8 West Town Center and is planned for up to 2,334 residential units and up to 300,000 square feet of commercial/retail, is immediately west of the project site. Village 8 East is planned as a complimentary village to Village 8 West by providing additional density in support of the Village 8 West Town Center. The two villages are connected by a series of trails including the Village Pathway through the village core, Regional Trails along Main Street and La Media Parkway and the Chula Vista Greenbelt Trail located within the Otay River Valley.

Future Village 9, planned for 3,959 residential units and up to 1.5 million square feet of commercial and retail uses is located east of Village 8 East. Village 8 East is connected to Village 9 by a future multi-modal bridge spanning SR-125 and the Regional Trails along Main Street and La Media Parkway.

These villages/planning areas are expected to be built out by 2030, subject to market conditions. The existing and planned communities and land uses surrounding the SPA Plan Area are depicted on **Exhibit 3: Aerial Context Map**. Section II.D – Land Use Pattern provides additional context for how planned development in Villages 8 West and 9 influenced the design of Village 8 East.

C. SITE UTILIZATION

The Village 8 East land uses are presented in **Exhibit 4: Village 8 East Site Utilization Plan, Table 1: Site Utilization Summary** and **Exhibit 5: Village 8 East Zoning District Map**, as contemplated by the Otay Ranch GDP for this village. The Site Utilization Plan and Summary and Zoning District Map work together and assign a general utilization for each development parcel within this SPA Plan. Uses include an elementary school, a variety of parks, a Community Purpose Facility site, open space areas, multi-family residential units and Village Core areas. In addition to defining each parcel, the Site Utilization Summary assigns a permitted density range and an estimated number of dwelling units. Commercial square footage is generally planned within parcels designated Village Core (“VC”), with final square footage allocations to be determined during the Design Review process. Dwelling unit intensity assigned to each parcel is an estimate of the development potential and is not a guaranty that the identified number of units or maximum intensity will be achieved for each parcel. Dwelling

units and commercial square footage may be reallocated between parcels pursuant to PC District Regulations, Chapter 10. Implementation and Administration.

D. COMMUNITY STRUCTURE

Village 8 East is designed as an urban village with a pedestrian oriented and multi-modal transportation focus. The design is consistent with the goals of the Otay Ranch GDP which guide the creation of distinct, residential communities that include a village core with a strong connection to surrounding villages. The Village 8 East design is intended to provide balanced and diverse land uses, environmentally sensitive development and multi-modal transportation opportunities while creating a “sense of place” for village residents. The village is comprised of a Village Core with a mix of public land uses, commercial and higher density residential development designed with a focus on creating multi-modal transportation opportunities, including pedestrian, bicycle, NEV and transit.

A “main street” village identity is created along the Village Core Savoria Parkway frontage. As described in greater detail in the Village Design Plan, the main street theme is created through the use of special paving, enhanced landscaping and architectural treatment. Allowed land uses within the Village Core include residential and commercial uses which may be mixed on a single parcel or presented as a single use on a parcel within the Village Core. The final design will be determined during Design Review.

The Village Core includes seven parcels designated VC that may include approximately 1,348 multi-family (attached or detached) residential units and 20,000 square feet of commercial uses. A neighborhood park and an elementary school site are also within the Village Core. The community is designed to attract village residents to the core for social, education, neighborhood shopping and recreation and community activities. With its proximity to the Village 8 West Town Center, Village 8 East is part of a larger community that meets the commercial/retail, employment and housing needs of the Otay Ranch Planning Area. A variety of neighborhoods, featuring a range of housing types and designs are planned with up to 1,664 multi-family homes surrounding the village core connected by a circulation network that emphasizes pedestrian comfort and safety.

The hierarchical pedestrian circulation system includes the Chula Vista Regional Trail, Chula Vista Greenbelt Trail, Village Pathway, Promenade Trails and the Neighborhood and Edge Trail linkages. Village 8 East includes an approximately $\frac{3}{4}$ mile segment of the Chula Vista Greenbelt Trail. This segment will be implemented according to the Greenbelt Master Plan and OVRP Design Standards and Guidelines. Two pedestrian connections from Village 8 East to the Chula Vista Greenbelt/OVRP trail are provided along the Community Park Entry Drive (Avenida Caprise) and the Community Park Trail. Pedestrian access is provided between the Community Park and the Greenbelt/OVRP trail along the park’s southern edge.



Source: June 2023 Google Maps

Exhibit 3: Aerial Context Map

The land use pattern establishes key connections to Main Street and La Media Parkway via a north/south internal street (La Palmita Drive) linking land uses in the Village Core and the surrounding neighborhoods. The extension of Main Street generally forms the northern boundary of the village and provides primary access to Village 8 East via La Palmita Drive. La Media Parkway provides secondary access to Village 8 East from Village 8 West and will cross SR-125 in the future to connect with the future Village 9.

Though Village 8 East is bifurcated by La Media Parkway, a 4-Lane Major Road, a Village Pathway will connect the southern neighborhoods to the village core along La Palmita Road and Delgado Drive. In addition, pedestrian connections are planned to the City's Greenbelt trail system and the Community Park within the Otay Valley Regional Park to the south, the Village 8 West Town Center and Village 9. Access to the regional transportation network includes a potential Bus Rapid Transit stop along Main Street in Village 8 West and local bus service on Main Street. Neighborhood electric vehicles are permitted on the off-street, two-way Regional Trail facility along the south side of La Media Parkway, on low-speed internal streets and the planned Multi-Modal Bridge spanning SR-125. Bicycle circulation is accommodated along Main Street and La Media Parkway, as well as the internal street network and the Multi-Modal Bridge.

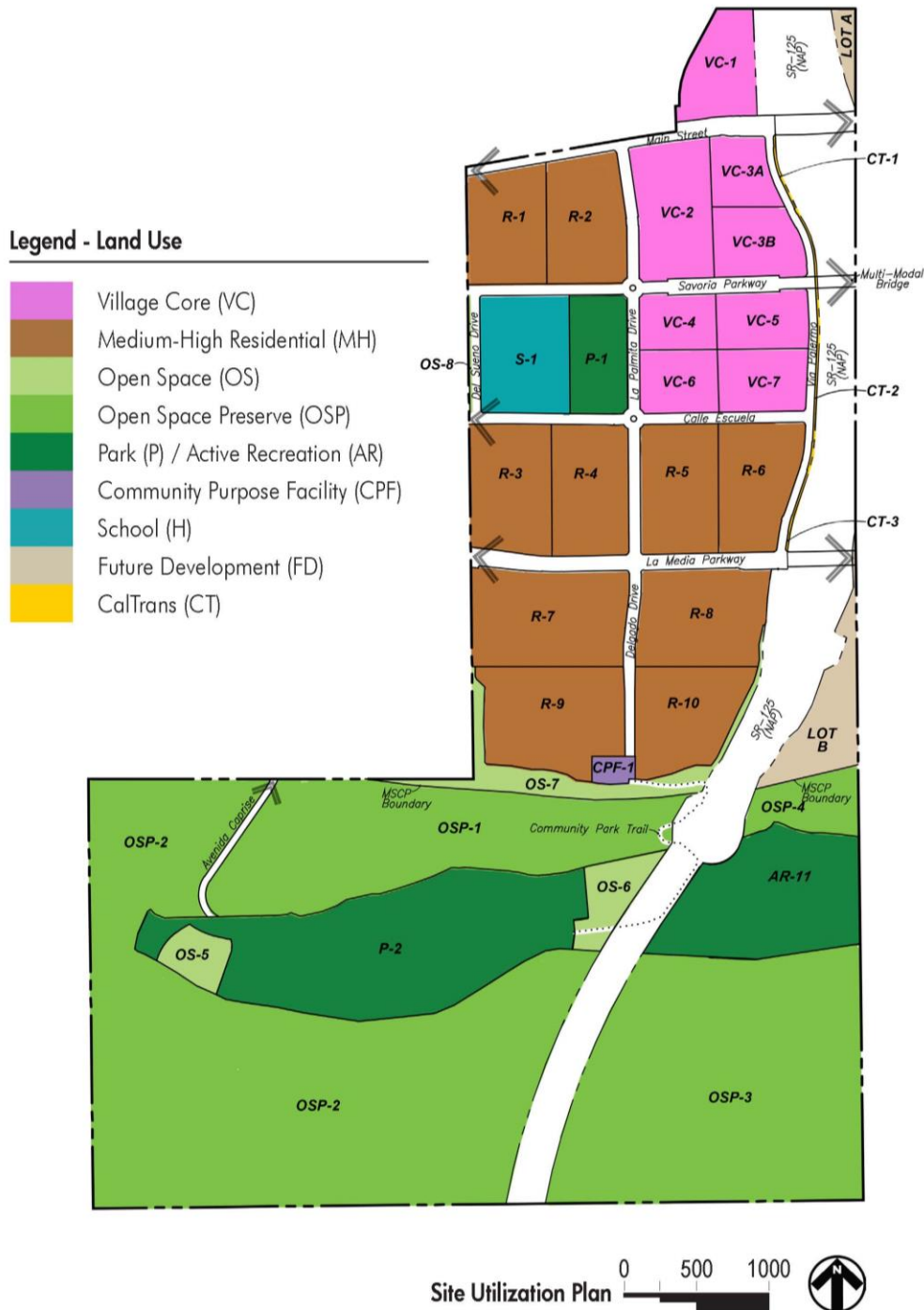


Exhibit 4: Village 8 East Site Utilization Plan

Table 1: Village 8 East Site Utilization Summary

Parcel	Permitted Density Range	Estimated Units ¹	Gross Acres ²	Estimated Density ³
Medium High Multi-Family Residential				
R-1	11-18 du/ac	154	9.9	15.6
R-2	11-18 du/ac	163	10.7	15.2
R-3	11-18 du/ac	162	11.4	14.2
R-4	11-18 du/ac	147	10.9	13.5
R-5	11-18 du/ac	155	11.0	14.1
R-6	11-18 du/ac	143	10.3	13.9
R-7	11-18 du/ac	226	15.8	14.3
R-8	11-18 du/ac	176	14.0	12.6
R-9	11-18 du/ac	196	15.4	12.7
R-10	11-18 du/ac	142	11.5	12.3
Total MH		1,664	120.9	13.8
Village Core⁴				
VC-1	18-45 du/ac.	275	7.6	36.2
VC-2	18-45 du/ac.	430	11.3	38.1
VC-3A	18-45 du/ac.	161	5.5	29.3
VC-3B ⁵	18-45 du/ac.	0	5.6	0.0
VC-4	18-45 du/ac.	192	4.5	42.7
VC-5 ⁵	18-45 du/ac.	0	5.7	0.0
VC-6	18-45 du/ac.	142	5.3	26.8
VC-7	18-45 du/ac.	148	6.0	24.7
Total VC		1,348	51.5	26.2
Subtotal Residential				
		3,012	172.4	
Other				
Community Purpose Facility⁶				
CPF-1			1.2	
Subtotal CPF			1.2	
Parks				
P-1 ⁷			7.3	
P-2			43.3	
AR-11			22.6	
Total Parks			73.2	
School				
S-1 ^{7 8}		264	11.3	

Table 1: Site Utilization Summary (continued)

Parcel	Permitted Density Range	Estimated Units ¹	Gross Acres ²	Estimated Density ³
Open Space				
MSCP Preserve OS (Lots 1-4)			253.6	
Manufactured/Basin OS (Lots 5-8) ⁹			16.4	
Total Open Space			270.0	
Circulation				
Internal			22.5	
External			9.2	
Total Circulation			31.7	
CALTRANS LOTS (to be dedicated)				
CT-1			1.7	
CT-2			0.1	
CT-3			1.9	
Total CALTRANS Lots			3.7	
Future Development				
Lot A			1.0	
Lot B			8.4	
Total Future Development			9.4	
Subtotal Other			400.5	
OVERALL SPA TOTAL¹⁰		3,276	572.9	

Notes:

¹ Estimated Units are provided for planning purposes only, do not represent the final unit allocation for each parcel and shall not be used to limit or restrict the final units allocated to any parcel.; The final unit allocation must remain consistent with the permitted density range applicable to the parcel. The final unit allocation shall be determined during Design Review and shall be documented in the Unit Tracking Table (Village 8 East SPA Plan, Attachment 1). Revisions to the Site Utilization Table shall not be required based on changes to the Estimated Units presented herein.

² Final acreage information to be determined during final engineering. Acreage may vary due to rounding. Residential and Village Core gross acreage includes approximately 15.3 of perimeter open space areas. Open space easements shall be recorded over perimeter open space slopes that are to be maintained by the Master HOA or a Sub-Association, as determined during final design.

³ Estimated Density calculated based on gross parcel acreage. Final density to be determined during Design Review.

Notes:

⁴ 20,000 square feet of non-residential uses are authorized within Village 8 East. Commercial SF may be developed within a single parcel designated VC or distributed among any parcel designated VC (VC-1 through VC-7). The final distribution of non-residential SF to be determined during Design Review. The “Permitted Density Range” is not applicable to VC parcels with no residential units.

⁵ VC-3B and VC-5 are anticipated to be developed with non-residential uses only, consistent with the Village Core zoning district. The “Permitted Density Range” is not applicable to VC parcels with no residential units.

⁶ Per the Land Offer Agreement (7/8/2014), the Village 8 East SPA Plan shall designate 4.0 acres of CPF land. The Applicant is proposing to meet a portion of the Village 8 East CPF obligation by designating the 1.2-acre CPF-1 site as a private recreation facility. The remaining 2.8 acre CPF obligation shall be addressed in a separate agreement between the Applicant and the City of Chula Vista.

⁷ Both the Village 8 East SPA Plan and Tentative Map include the "Proposed" and "Alternative" configuration and acreage for the S-1 School Site and P-1 Neighborhood Park. Either the Proposed or Alternative may be implemented without the need for an amendment to the SPA Plan or TM. If the proposed configuration is implemented, the S-1 site would be 10.0 acre (net) and the P-1 park site would be 6.5 acre (net); however, if the alternative configuration is implemented, the S-1 site would be 12.0 acres (net) and the P-1 park site would be 4.6 acres (net). The final neighborhood park acreage shall be addressed in a separate agreement between the Applicant and the City of Chula Vista.

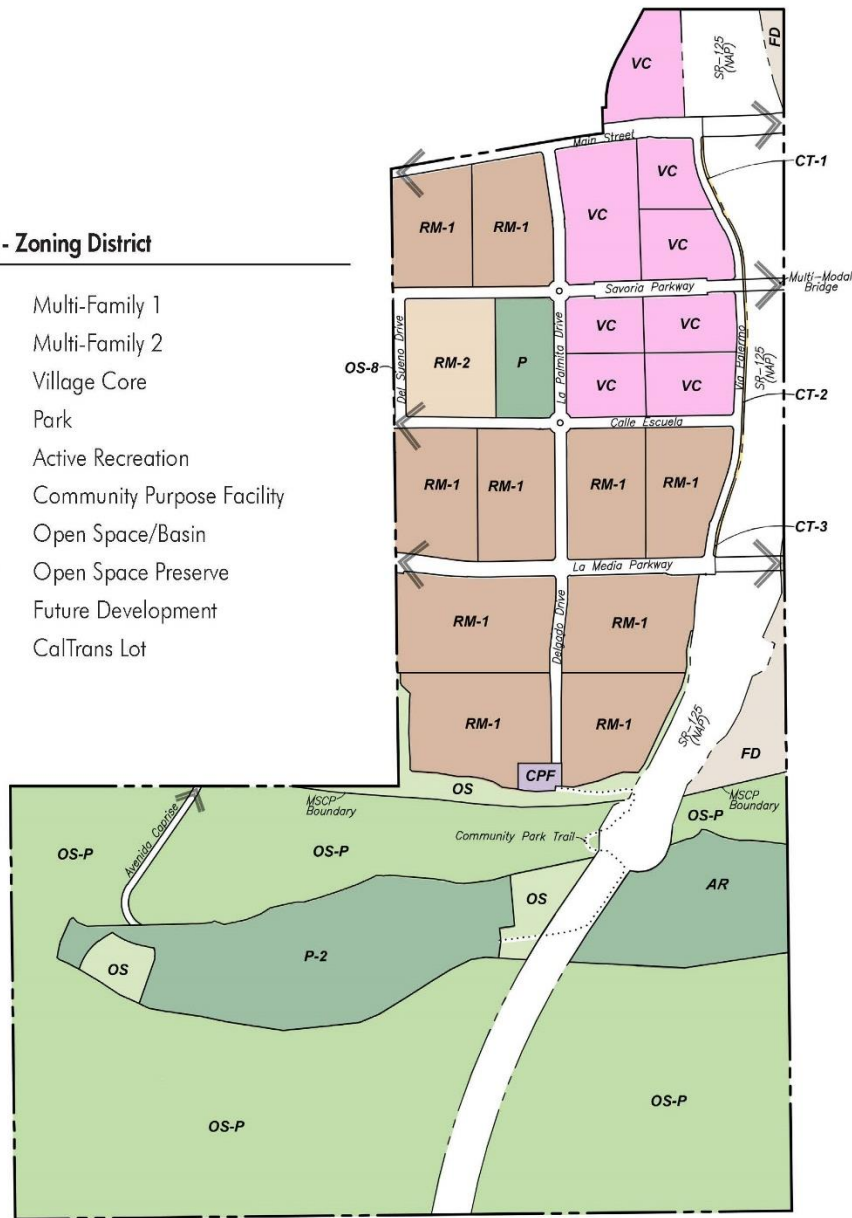
⁸ The S-1 school site has an underlying residential land use designation of High Residential. If the site is not developed as a school site, then it shall be developed as residential; however, if the site is developed as an elementary school, then the 264 units may be reallocated to another Village 8 East parcel or transferred to another village, as permitted in the Village 8 East PC District Regulations, Chapter 10, Implementation and Administration.

⁹ A portion of the Edge Trail and associated overlook features (approximately 1.76 acres) are included within the 8.2-acre OS-7 parcel. The Edge Trail area shall be secured with a public access easement and the 1.76 acres shall satisfy a portion of the Village 8 East park obligation. The 1.76-acre Edge Trail area is not counted toward meeting the Village 8 East open space requirement.

¹⁰ Village 8 East acreage adjusted from approved 2014 development area to reflect changes in SR-125 ROW and to facilitate the future SR-125 ROW Decertification process.

Legend - Zoning District

- RM-1 Multi-Family 1
- RM-2 Multi-Family 2
- VC Village Core
- P Park
- AR Active Recreation
- CPF Community Purpose Facility
- OS Open Space/Basin
- OS-P Open Space Preserve
- FD Future Development
- CT CalTrans Lot



Note: The Village 8 East Zoning District Map is provided for reference only. See Village 8 East Planned Community District Regulations for additional information.

Exhibit 5: Village 8 East Zoning District Map

D. MAPPING REFINEMENTS AND DENSITY TRANSFERS

The SPA Plan provides guidance for future development at the subdivision and improvement plan levels and is the basic reference for determining permitted land uses, densities, total units and required public facilities. The SPA Plan is not intended to be used in a manner that predetermines the development solution for each and every parcel. It is intended to reflect the City's intent for determining the intensity, design and desired character for the property.

The development parcels and interior circulation indicated on the Site Utilization Plan is conceptual. Minor modifications to these configurations may occur as a part of the tentative tract map, final map and final engineering approval process. Modifications to the SPA Plan exhibits and text to reflect adjustments based on an approved tentative tract map or final map, may be accomplished without a formal SPA amendment, through the substantial conformance procedure established in the PC District Regulations.

Further, the SPA Plan is not a guarantee that a certain dwelling unit yield will be achieved on each parcel; however, the maximum density as specified for individual parcels shall not be exceeded. Actual dwelling unit yields for projects will be determined by field conditions and a number of external factors that influence the design and density of individual projects. Dwelling unit reallocations between parcels may be permitted so long as the total dwelling units authorized for Village 8 East (3,276) is not exceeded and the transfer and receiving parcels remain consistent with the density range of the land use designation/zoning district applied to each parcel per the Village 8 East Site Utilization Plan and Village 8 East Zoning District Map. Said transfer shall be documented in the Unit Tracking Matrix as part of Design Review.

Minor changes to the parcel boundary shown on the Village 8 East Zoning District Map resulting from the approval of a tentative or final map shall be subject to approval of the Director of Development Services, or their designee (See Chapter 10. Implementation & Administration, Otay Ranch Village 8 East, Planned Community District Regulations.)

E. DENSITY TRANSFERS BETWEEN VILLAGES

Villages 3 North and a Portion of Village 4 (Village 3 North), 8 East and 10 were concurrently planned and processed as three separate SPA Plans. Pursuant to the Land Offer Agreement between the City of Chula Vista and SSBT LCRE V, LLC (Applicant) dated July 8, 2014, 6,897 units are allocated amongst the three SPA Plan Areas. Because these villages would be built out over approximately 15 years, it was impossible to determine the market demand in each village throughout build-out. Therefore, to accommodate future fluctuations in market demand, the Land Offer Agreement permits density transfers between villages of up to 15% of the

total units authorized for each village. The criteria below must be met for the density transfer to be approved without a SPA Plan Amendment.

Pursuant to the Land Offer Agreement, the Applicant may transfer, at its discretion, up to fifteen percent (15%) of the units allocated to a village within the Project to another village within the same Project. The Director of Development Services may administratively approve, in his or her discretion, any transfer of units more than fifteen percent (15%) or any transfer of units to another village within Otay Ranch but not within the Project, if all of the following requirements are satisfied:

- The transfer of units between villages is consistent with the village design policies and the Entitlements for the village into which the units are being transferred;
- The total number of units for the Project is not exceeded;
- Public facilities and infrastructure including schools and parks are provided based on the final number of units within each village or Planning Area;
- The planned identity of the villages are preserved including the creation of pedestrian friendly and transit-oriented development;
- Preserve conveyance obligations will continue to be based on the final map development area; and
- The Applicant provides proof to the City of Chula Vista that all affected property owners (owners of any parcel subject to the proposed transfer) consent to the Density Transfer.

F. SECONDARY DESIGNATION FOR ELEMENTARY SCHOOL SITE

The elementary school site has been designated on the Village 8 East Site Utilization Plan for planning purposes; however, if a school district determines that the school site will not be used for school purposes, the underlying High Residential (RM-2) zoning will be implemented with densities of 18-27 dwelling units per acre. **Table 1:** Village 8 East Site Utilization Summary allocates 264 multi-family units to the S-1 school site.

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III. Circulation



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III. CIRCULATION PLAN – A MULTI-MODAL APPROACH

A. INTRODUCTION

The Village 8 East Circulation Plan provides a multi-modal system that extends existing transportation routes and constructs planned facilities. The Circulation Plan incorporates vehicular and non-vehicular modes of transportation with public transportation as required by the Otay Ranch GDP. The Chula Vista General Plan Land Use and Transportation Element encourages, “a sustainable circulation/mobility system that provides transportation choices and is well-integrated with the City’s land uses.” In addition, the CVGP includes policies which emphasize improved linkages between land development and pedestrian networks, including:

- Promote and encourage development with a mix of commercial and residential organized around compact, walkable, neighborhoods and districts that are close to a wide variety of employment, goods and services, so as to reduce reliance on the automobile.
- Encourage inviting, well-planned, pedestrian-friendly street environments in all new development with good site design, adequate walkway widths and amenities.
- Encourage and promote pedestrian-friendly elements for transit including enhancements to roadways, interchanges and bridge crossings.
- Promote the use of non-polluting and renewable alternatives for mobility through a system of NEV, bicycle and pedestrian paths and trails that are safe, attractive and convenient forms of transportation.
- Support healthy lifestyles among residents through increasing opportunities for regular physical activity by encouraging the development of a network of pedestrian walkways in all neighborhoods.

The Village 8 East Circulation Plan establishes a network that provides access to the community as established by the Otay Ranch GDP and in accordance with the CVGP. The Circulation Plan arranges roads into a hierarchy, organized by function, to facilitate access within and around the village. Streets within the SPA Plan Area are designed as “complete” streets defined as roadways that are “...designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities much be able to safely move along and across a complete street. (Complete Street Coalition).” These facilities are designed to create an integrated system of roads, bike lanes, NEV, trails and pedestrian walkways.

Concurrent with the replanning effort in Village 8 East, CALTRANS initiated a

Project Study Report-Project Development Support (“PSR-PDS”) to evaluate alternatives that provide new local street connections, increase capacity, improve mobility, and relieve congestion on State Route 125 (SR-125) between the Otay River and Birch Road. The PSR-PDS includes four preliminary designs for the SR-125 interchanges at Main Street and La Media Parkway. The Village 8 East land use plan reflects Alternative B. The Village 8 East SPA and Tentative Map reflect the ultimate SR-125 ROW and design for Alternative B described below.

Alternative B: Couplet/Parallel Street System Interchange Alternative B consists of a couplet/parallel street system interchange with ramps at Main Street and La Media Parkway acting as a single freeway access point via connected one-way frontage roads (Type L-5 per Caltrans Highway Design Manual (“HDM”) Section 502.2(C)). For this alternative, vehicles traveling northbound on SR-125 would exit at La Media Parkway and enter SR-125 at Main Street. Similarly, southbound vehicles would exit SR-125 at Main Street and enter SR-125 at La Media Parkway. The on/off ramps at La Media Parkway and Main Street will be connected by two-lane, one-way frontage roads. This alternative will include three new overcrossings of SR-125 at Main Street, La Media Parkway and a new Multi-Modal Bridge (17-foot wide).

The Village 8 East plan also connects to local and regional trails systems that provide access between village cores, neighborhood parks, community parks, elementary schools, open space areas including the Chula Vista Greenbelt Trail and Regional Trail systems, and residential areas. Street classifications within the village are consistent with the Chula Vista 2002 Street Otay Ranch Design Standards and have been refined to reflect the specific opportunities and constraints of the SPA Plan Area. Specific street design standards are established at the Tentative Map level and conceptually presented in this SPA Plan.

The SPA Plan Public Facilities Finance Plan (“PFFP”) establishes a circulation phasing plan which identifies the timing of specific improvements necessary to serve the project. The PFFP also describes the obligations for the construction, or contributions toward construction, for specific street segments which provide access to the village.

The following sections describe the regional circulation network, project circulation network, street standards, phasing of street improvements, transit planning and bicycle and pedestrian trails for the SPA Plan Area.

B. REGIONAL CIRCULATION NETWORK

Regional access to Village 8 East is provided by State Route 125, which is located adjacent to the project site. The vehicular circulation network is conceptually shown in **Exhibit 6: Vehicular Circulation Plan**. SR-125 couplet interchange planned between Main Street and La Media Parkway will provide access from Village 8 East to SR-125. See **Exhibit 7: SR-125 Couplet Interchange Concept**

Plan for additional information. I-805 located approximately 4 miles west of Village 8 East, provides additional north-south access as does I-5, approximately 7 miles west of the SPA Plan area. State Route 54 and SR-905 provide regional east-west circulation approximately 7 miles north and south of the project site, respectively.

Main Street, a 6-lane Prime Arterial, provides east-west access to the SPA Plan Area and connects to SR-125 just east of Village 8 East. North-south access is provided via La Media Parkway, a 4-lane Major Road that provides secondary access through the SPA Plan Area.

The Otay Ranch GDP provides for the expansion of the regional transit system into Otay Ranch. An east-west Rapid Bus service line is planned along Main Street. A north-south Bus Rapid Transit (BRT) route is planned through the Eastern Urban Center, connecting to Village 9 adjacent to Village 8 East. Local bus service is anticipated along Main Street.

C. VEHICULAR CIRCULATION NETWORK

The primary entry from the north into Village 8 East will be from Main Street at La Palmita Drive. La Media Parkway, a 4-Lane Major Road provides additional access from the west and east. These entries will be signalized and allow full turning movements.

The internal circulation concept provides adequate vehicular access through the village, with alternate routes to disperse traffic. The internal circulation streets are specifically designed to enhance the Village 8 East village core and surrounding neighborhoods. Traffic calming features, such as narrowed streets, roundabouts, medians, curb-side parking and diagonal parking are located in the internal circulation network at appropriate locations. The final traffic calming measure locations to be determined during final engineering.

The circulation plan encourages pedestrian activity, bicycle access and NEV routes. Pedestrians are accommodated on all streets which are designed with landscaped parkways along sidewalks, Promenade Trails, Village Pathways or Regional Trails to create a fully connected pedestrian network. Main Street and La Media Parkway include an off-street 5-foot-wide bike lane adjacent to the Chula Vista Regional Trail. Private street configurations to be determined during Design Review and refined during final engineering.

The phasing of development concurrent with the provision of adequate road capacity and access improvements is fully described in the PFFP. These improvements have been phased and designed to maintain an adequate level of service in the circulation system serving the SPA Plan Area and on internal roadways throughout build-out.

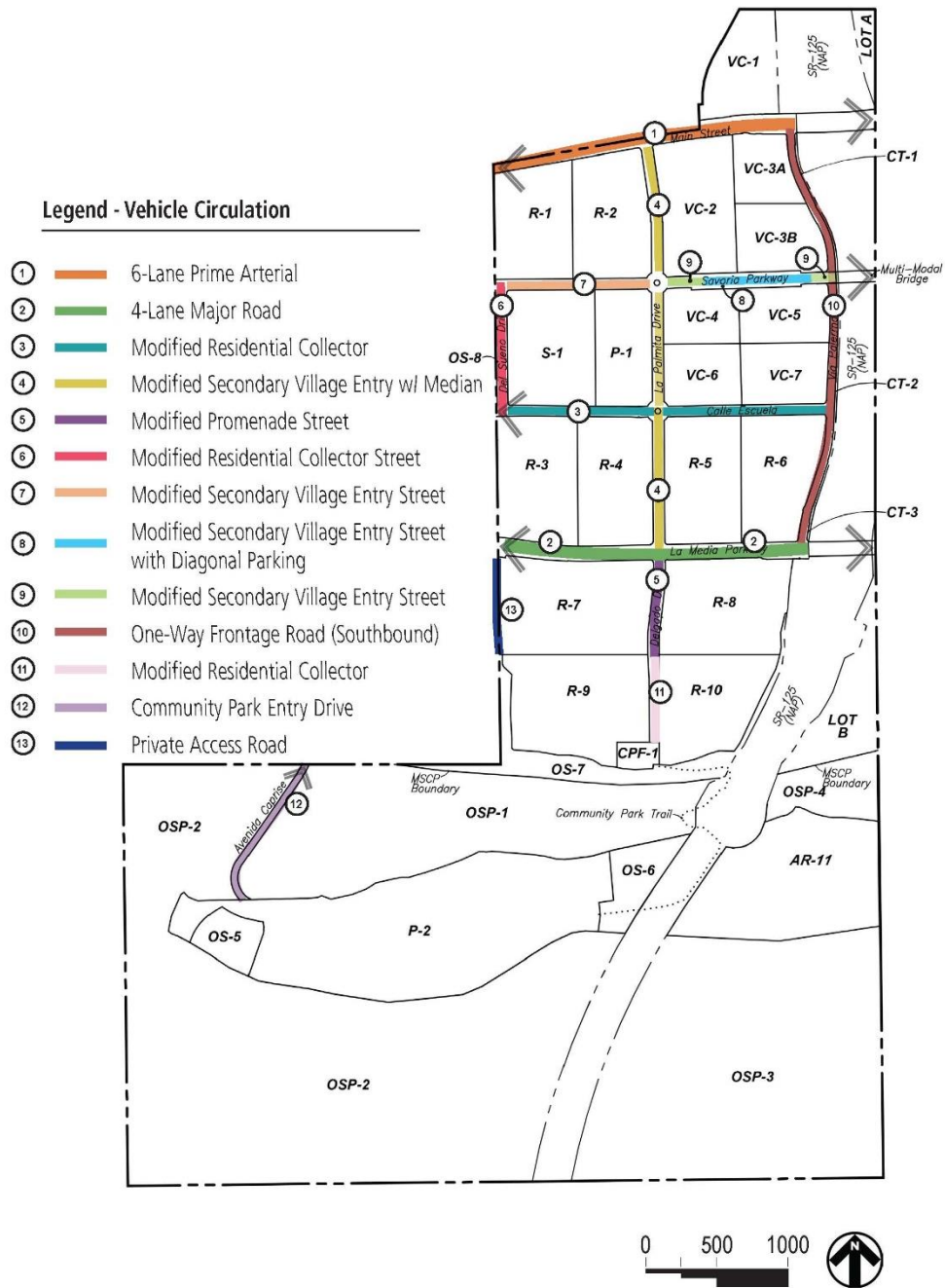
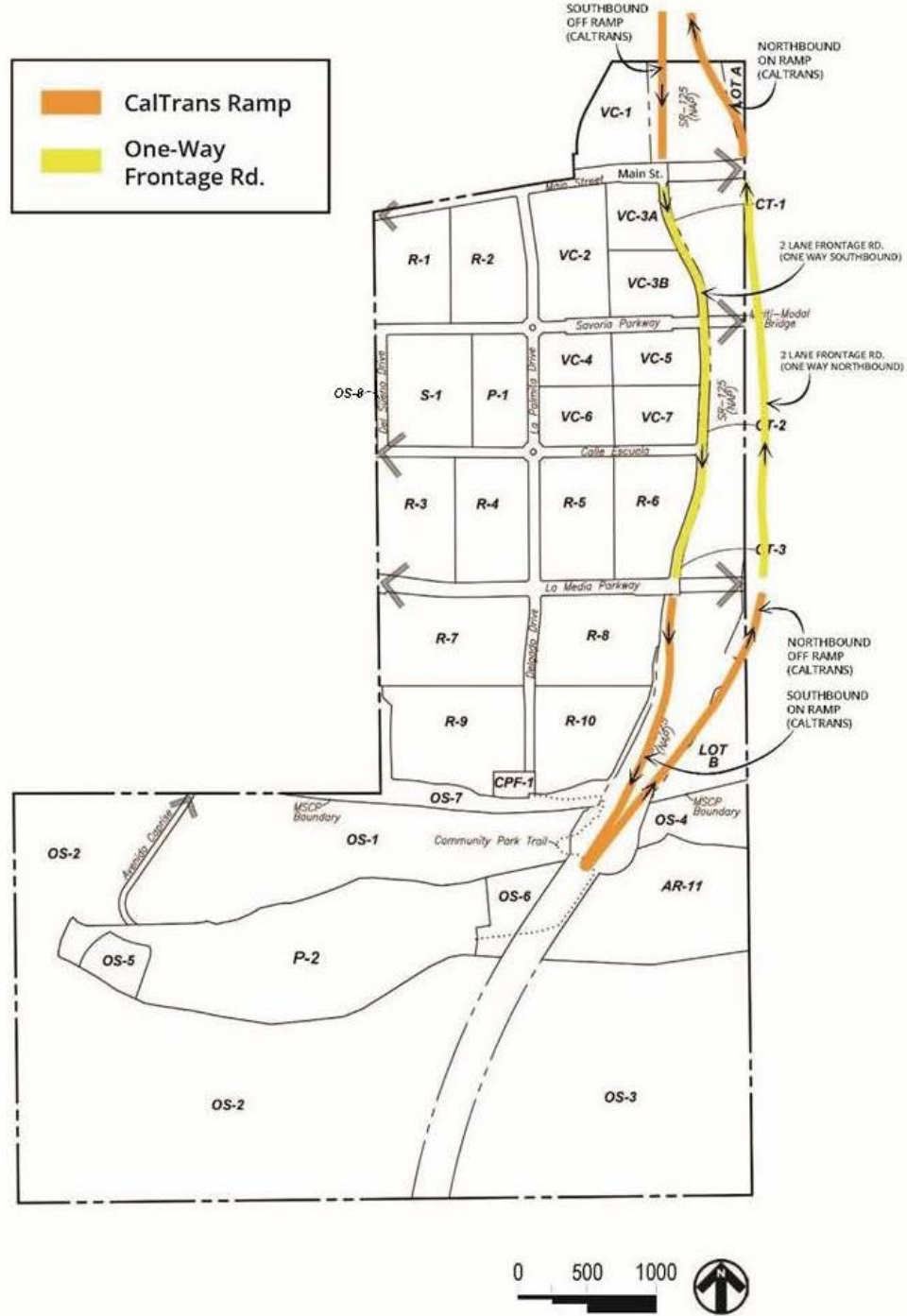


Exhibit 6: Vehicular Circulation Plan



Note: The Applicant is coordinating with CALTRANS and the City of Chula Vista on the SR-125 Couplet Interchange Design. This concept plan is provided for reference only and is subject to final design and approval by CALTRANS.

Exhibit 7: SR-125 Couplet Interchange Concept Plan

D. STREET STANDARDS

Street standards for the arterial roads were established in the Mobility Chapter of the Otay Ranch GDP and previous project development approvals. Internal streets, based on the City of Chula Vista Design and Construction Standard Drawings (2017), will be constructed to meet City engineering standards and conform to the policies of the Otay Ranch GDP. The Mobility chapter of the Otay Ranch GDP also allows modifications to standard street designs specific to each village. Final improvement designs will be determined as part of the subdivision approval process.

The Otay Ranch GDP describes automobile-oriented improvements as only one component of an integrated mobility system, which includes bicycles, pedestrian trails and public transit systems. For this reason, all circulation streets in and around the SPA Plan Area have been designed to minimize steep gradients where possible, and all circulation street right-of-way designs provide sidewalks or trails appropriate to the street classification.

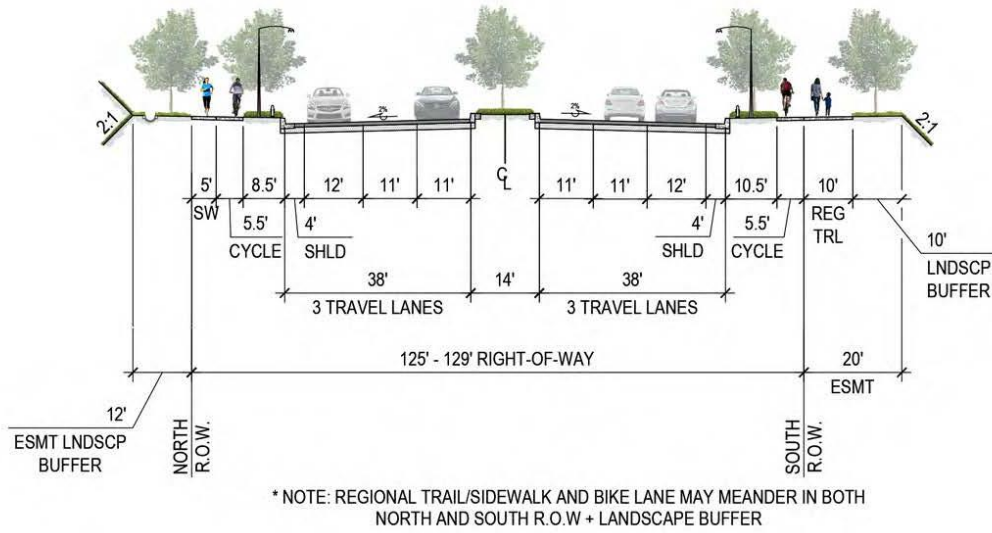
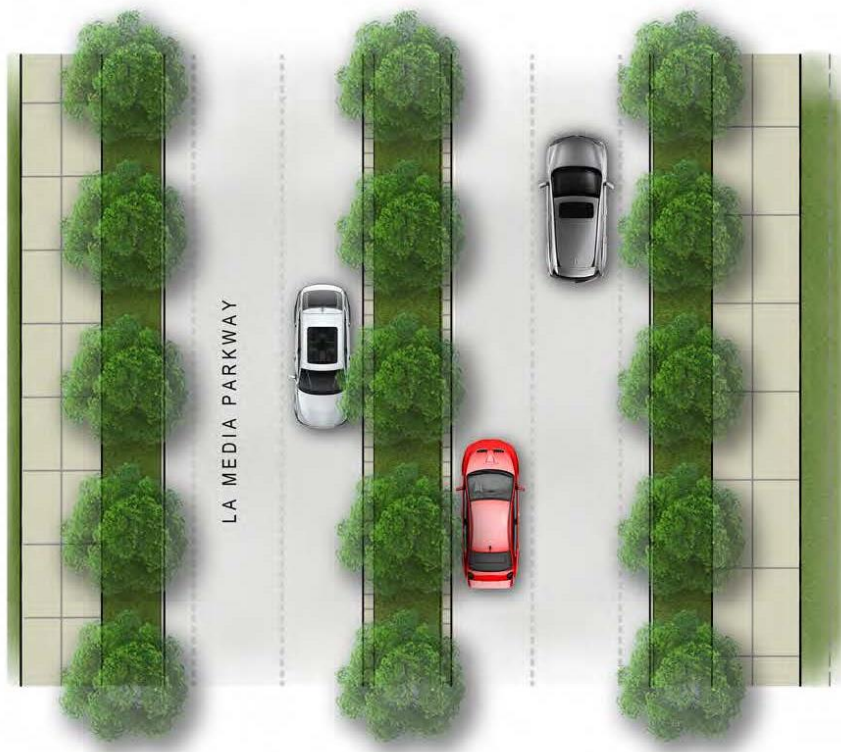
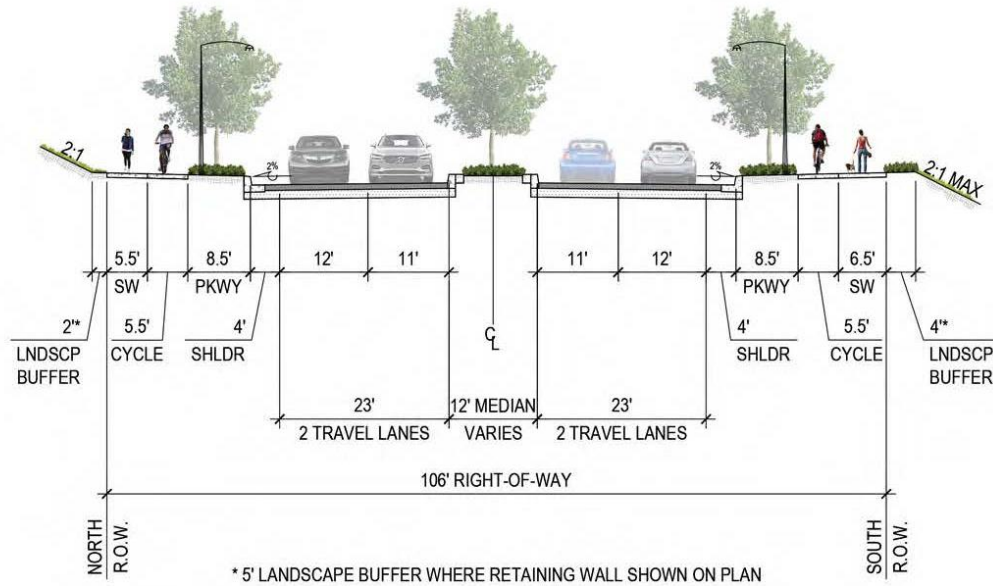


Exhibit 8: Six Lane Prime Arterial

Main Street (TM Street Section 1)

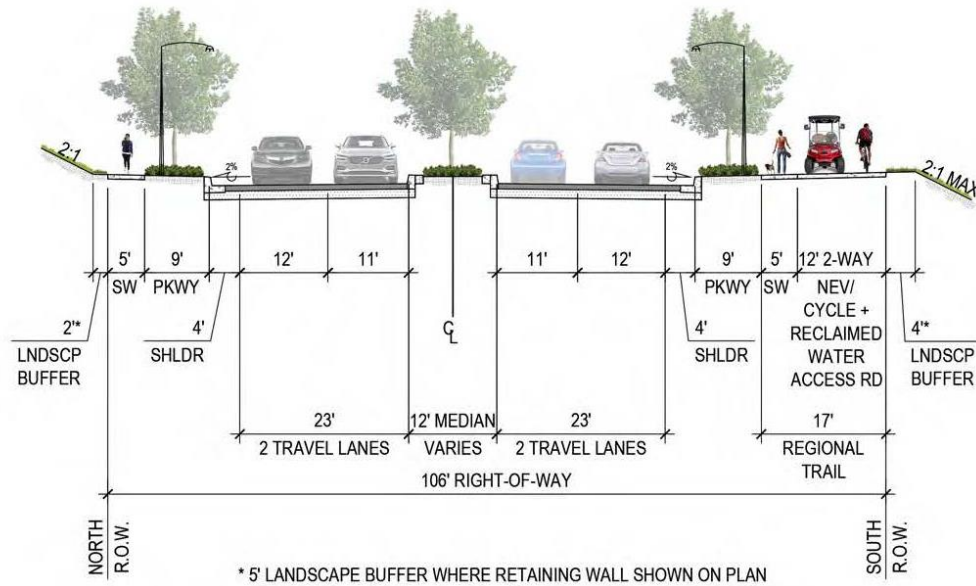


Westerly project boundary to La Palmita Drive / Delgado Drive

Exhibit 9: 4- Lane Major Road

La Media Parkway (TM Street Section 2A)

Not to Scale

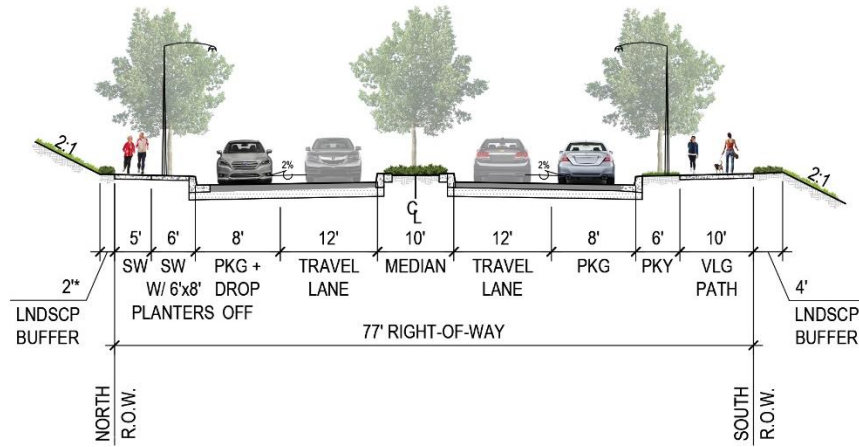


La Palmita Drive / Delgado Drive to easterly project boundary

Exhibit 10: 4- Lane Major Road (continued)

Not to Scale

La Media Parkway (TM Street Section 2B)



*5' MIN. LANDSCAPE BUFFER WHERE RETAINING WALL SHOWN ON PLAN

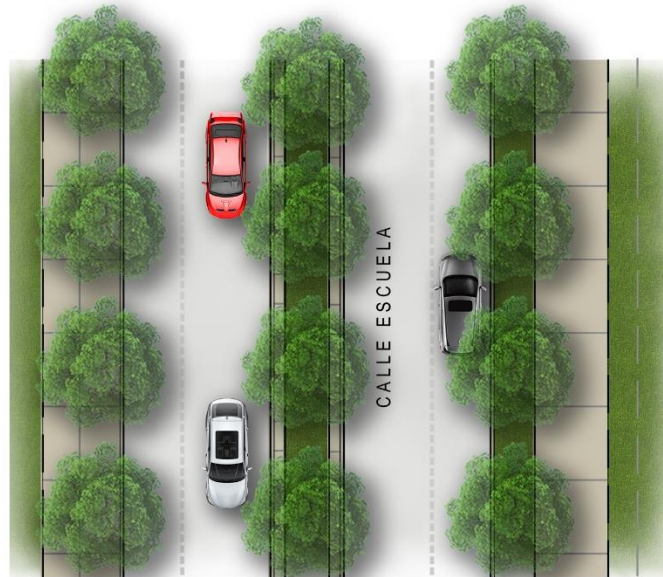
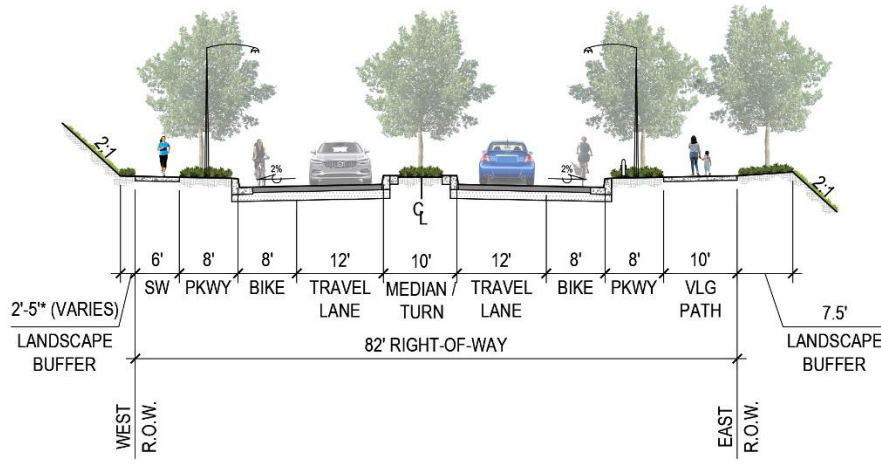


Exhibit 11: Modified Residential Collector

Not to Scale

Calle Escuela (TM Street Section 3)



*LANDSCAPE BUFFER VARIES DEPENDING ON SLOPE CONDITION

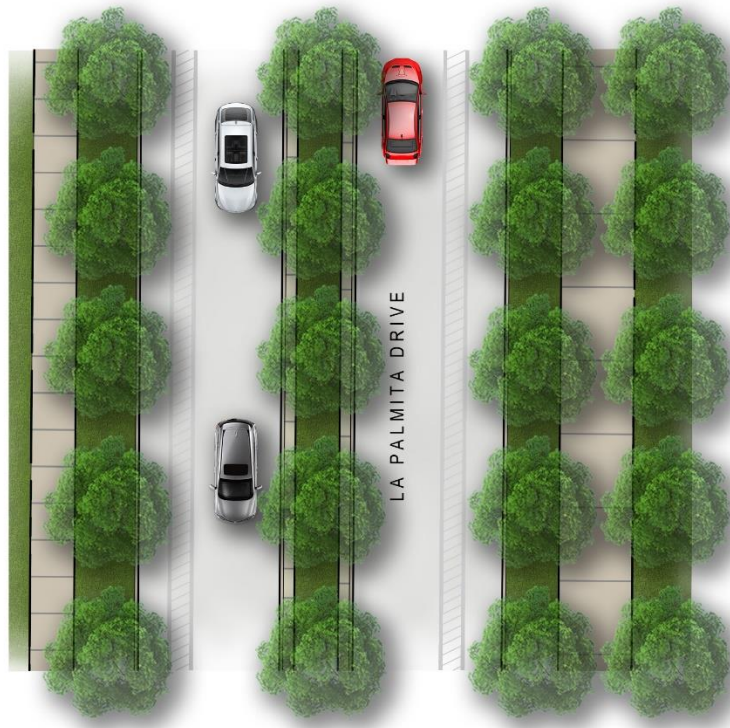


Exhibit 12: Modified Secondary Village Entry with Median

Not to Scale

La Palmita Drive (TM Street Section 4)

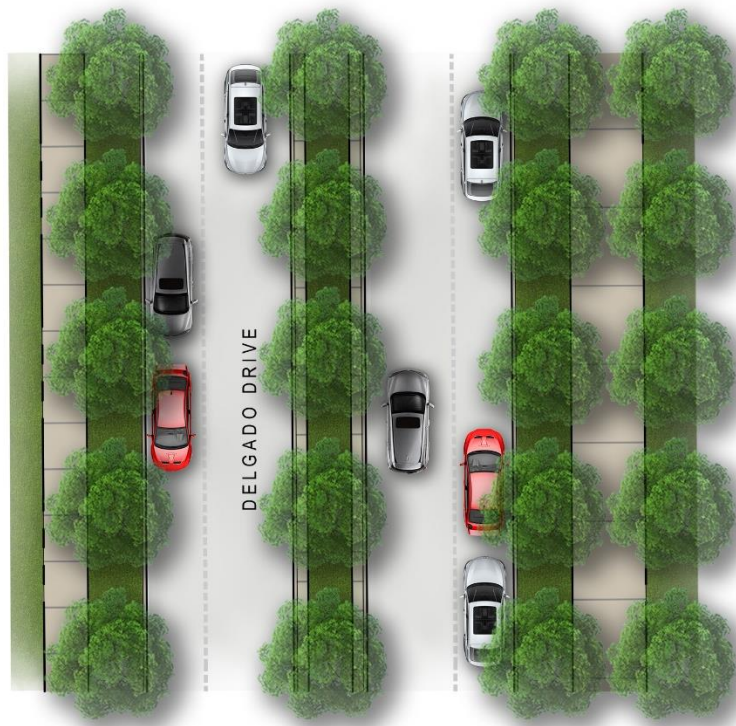
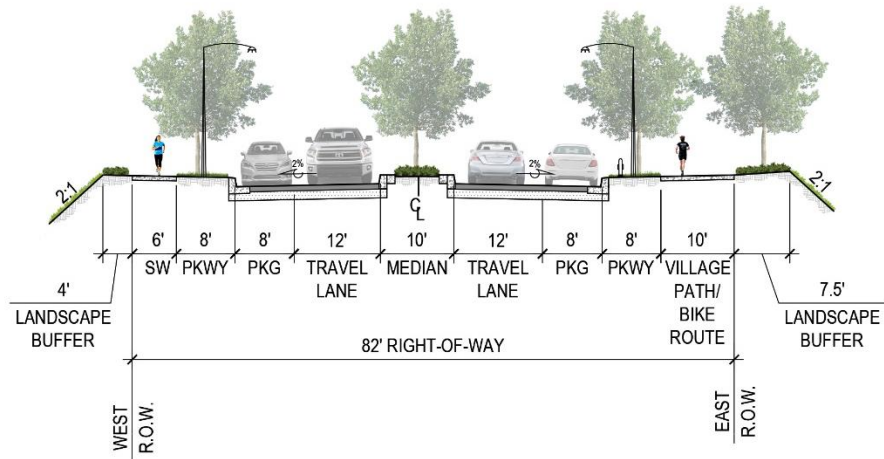


Exhibit 13: Modified Promenade Street

Delgado Drive (TM Street Section 5)

Not to Scale

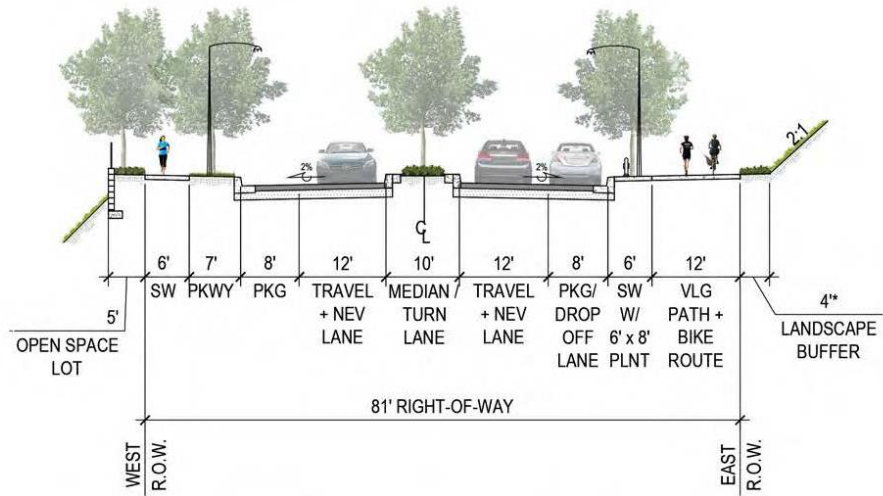
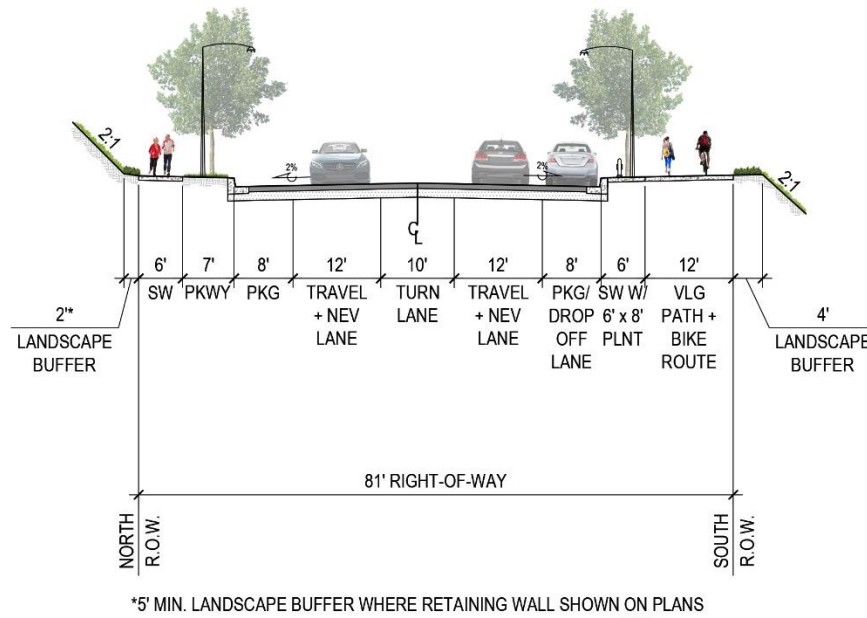


Exhibit 14: Modified Residential Collector

Not to Scale

Del Sueño Drive (TM Street Section 6)



*5' MIN. LANDSCAPE BUFFER WHERE RETAINING WALL SHOWN ON PLANS

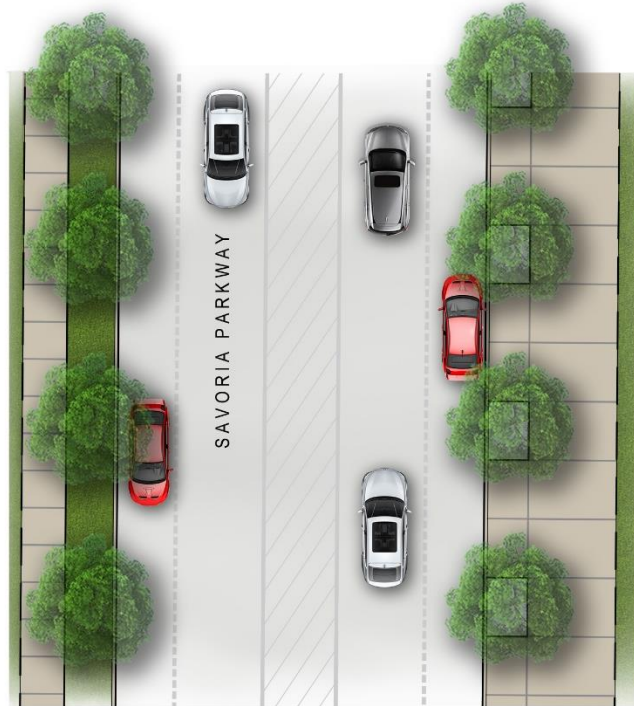


Exhibit 15: Modified Secondary Village Entry Street

Not to Scale

Portion of Savoria Parkway at School/Park (TM Street Section 7)

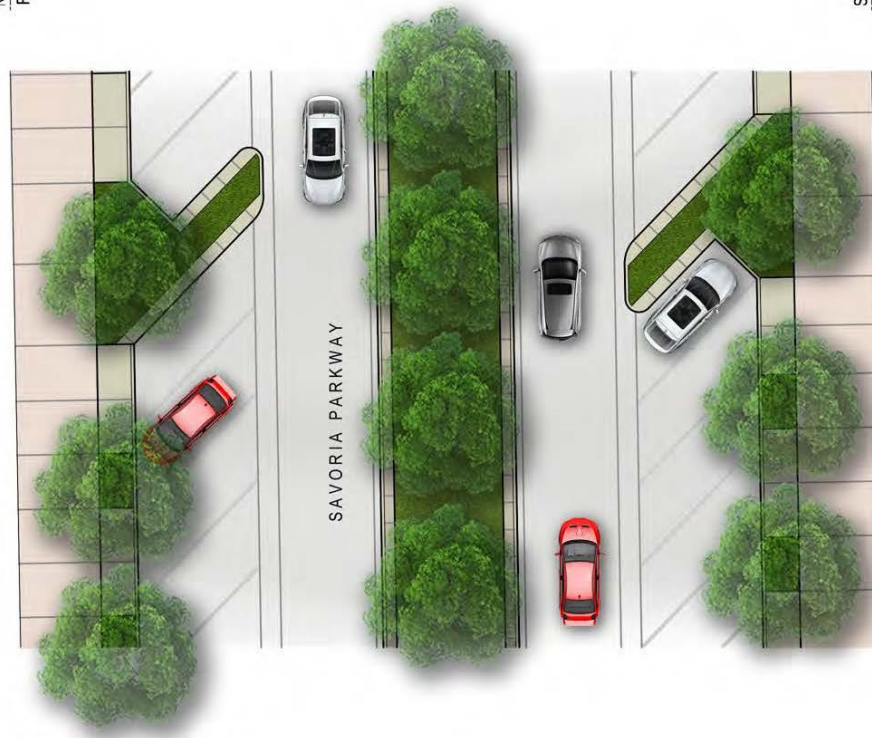
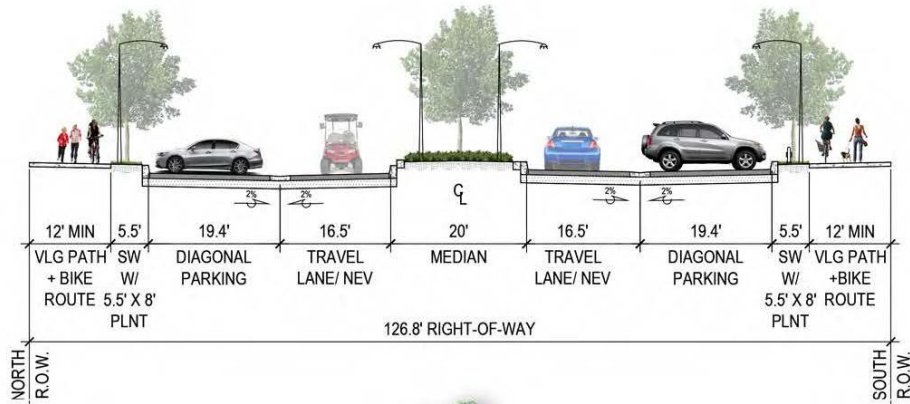


Exhibit 16: Modified Secondary Village Entry Street with Diagonal Parking

Not to Scale

Portion of Savoria Parkway at Village Core (TM Street Section 8)

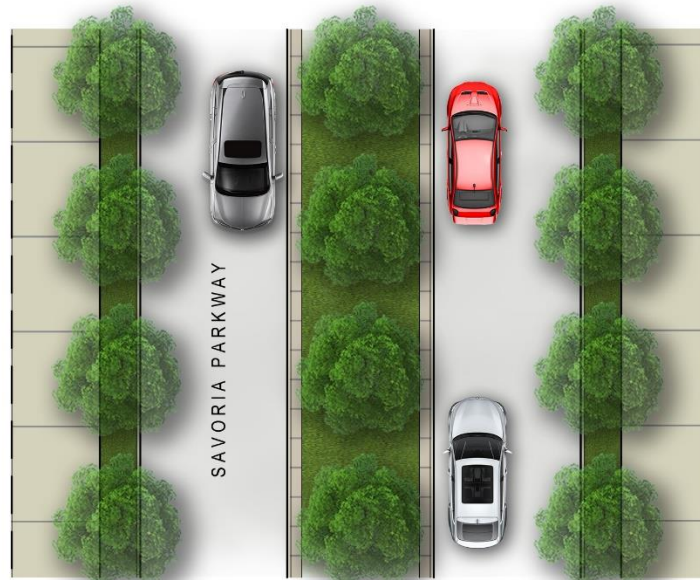
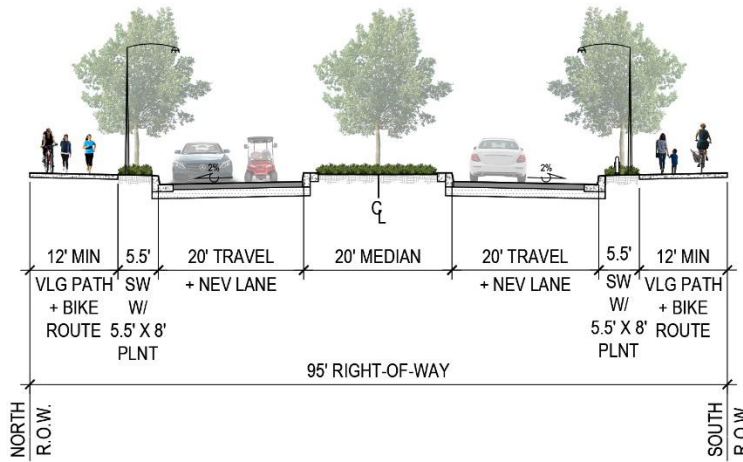
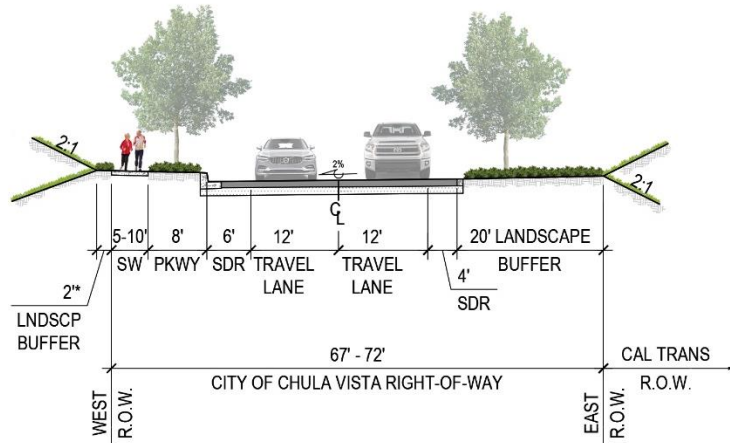


Exhibit 17: Modified Secondary Village Entry Street

Not to Scale

Portion of Savoria Parkway at Village Core (TM Street Section 9)



*5' MIN. LANDSCAPE BUFFER WHERE DOWN SLOPE OR RETAINING WALL SHOWN ON PLANS



Exhibit 18: One Way Frontage Road (Southbound)

Not to Scale

Via Palermo (TM Street Section 10)

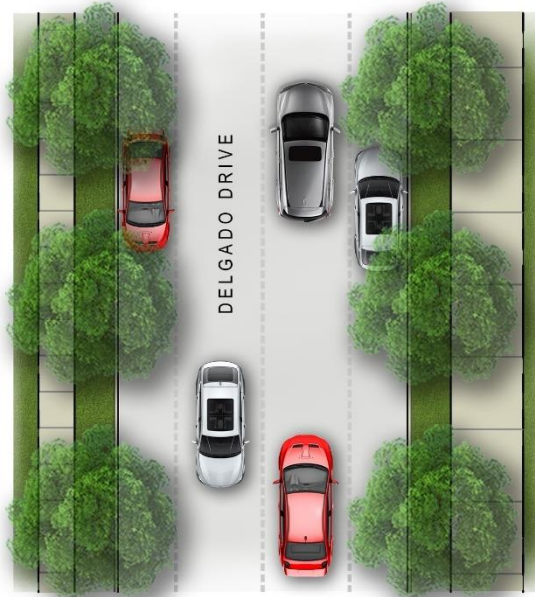
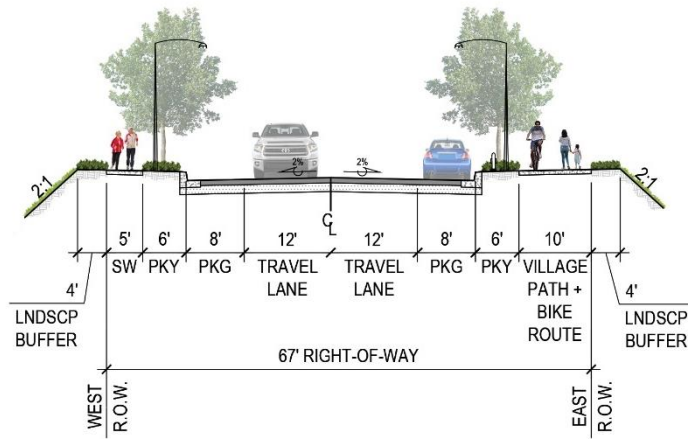
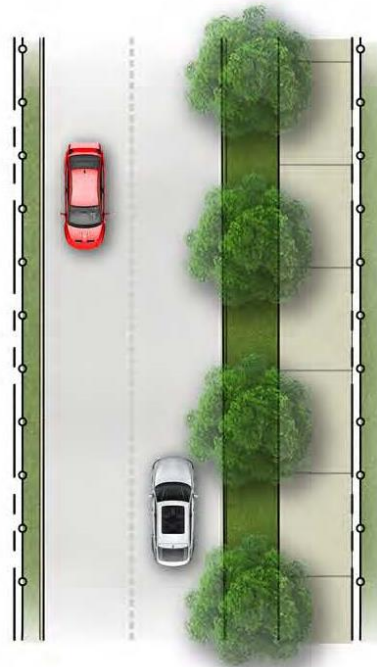
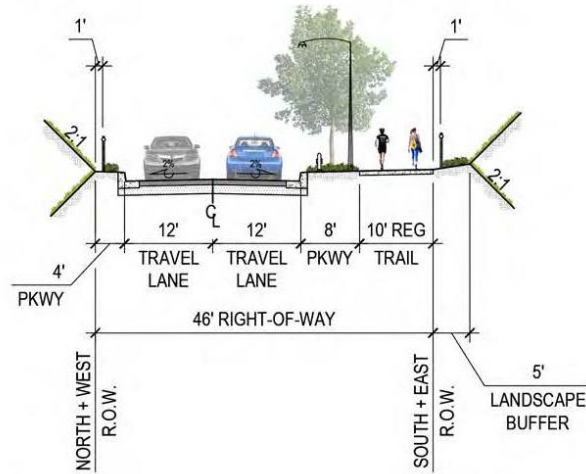


Exhibit 19: Modified Residential Collector

Not to Scale

Portion of Delgado Drive (Parcel R-7 to CPF-1) (TM Street Section 11)



Note: The Community Park Entry Drive (Avenida Caprise) was included in the adopted Village 8 West SPA and Tentative Map as an off-site improvement. This illustrative representation is consistent with the Village 8 West approved design and is provided for reference only.

Exhibit 20: Community Park Entry Drive

Village 8 West Avenida Caprise (TM Street Section 12)

Not to Scale

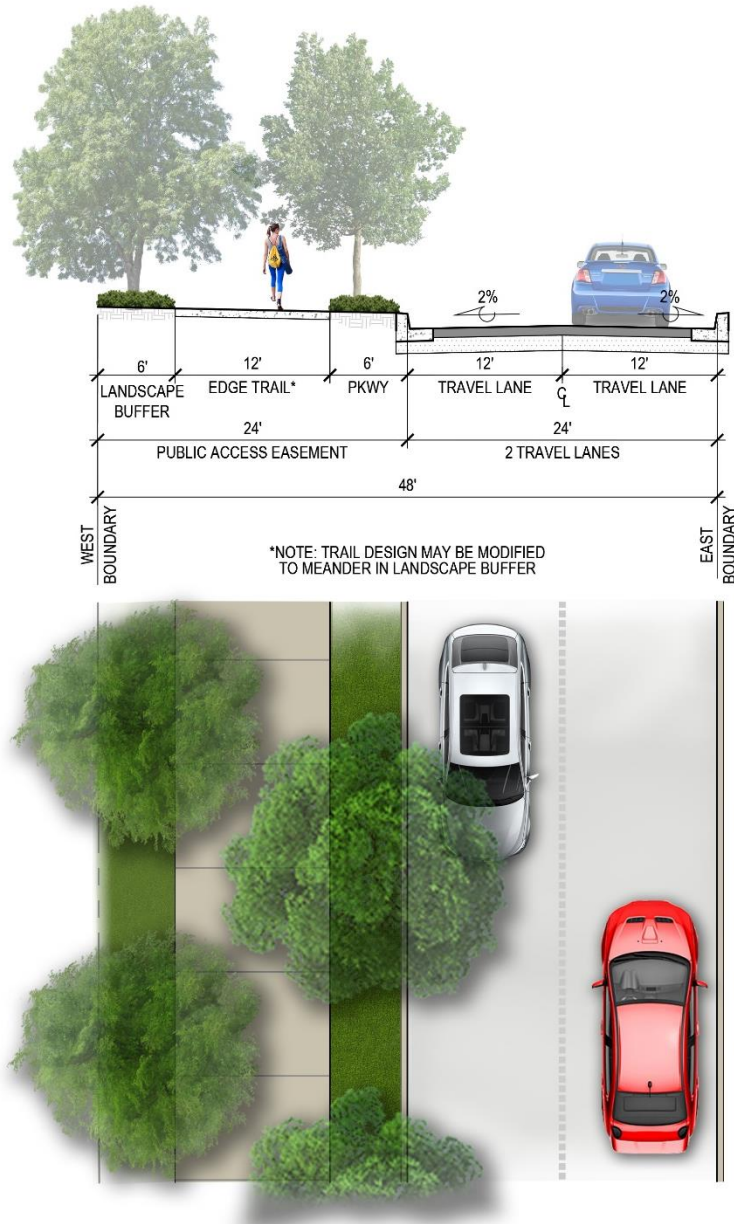


Exhibit 21: Private Access Road

Not to Scale

Western Edge of R-7 to La Media Parkway (TM Street Section 13)

E. TRAFFIC CALMING PLAN

The purpose of the Village 8 East Traffic Calming Plan is to lower the vehicle speeds on neighborhood streets without restricting access. This Traffic Calming Plan includes a set of street designs that slow and reduce traffic speeds while encouraging walkers and cyclists to share the street, Village Pathway or Regional Trail facilities. The intent in implementing traffic calming measures throughout Village 8 East is to create streets that are valuable public spaces shared equally by all users.

The overall goals of the Traffic Calming Plan are to:

- Improve the quality of life for residents;
- Reduce impacts of motor vehicles on local and collector streets;
- Create safe and attractive streets; and
- Create a friendly environment for pedestrians and bicyclists.

The objectives of the Traffic Calming Plan are to:

- Increase the level of respect for non-motorists;
- Create a feeling of safety for all users;
- Improve safety and convenience for all users;
- Reduce traffic accidents;
- Reduce noise;
- Provide space for non-vehicular users;
- Enhance street appearance;
- Reduce vehicular speed; and
- Reduce the need for enforcement.

Traffic calming measures are designed to physically force drivers to slow down to avoid an uncomfortable driving experience. Traffic calming measures can also be designed to achieve a desired speed limit which drivers are physically compelled to meet. Design considerations include safety, maintenance, emergency vehicle access, self-enforcement and drainage. There are a variety of traffic calming measures that are widely used throughout the United States. The Village 8 East Traffic Calming Plan includes the traffic calming measures described in **Table 2: Traffic Calming Measures**. The conceptual locations of proposed traffic calming measures are depicted in **Exhibit 22: Conceptual Traffic Calming Plan**. The final locations of these measures will be determined during final engineering.

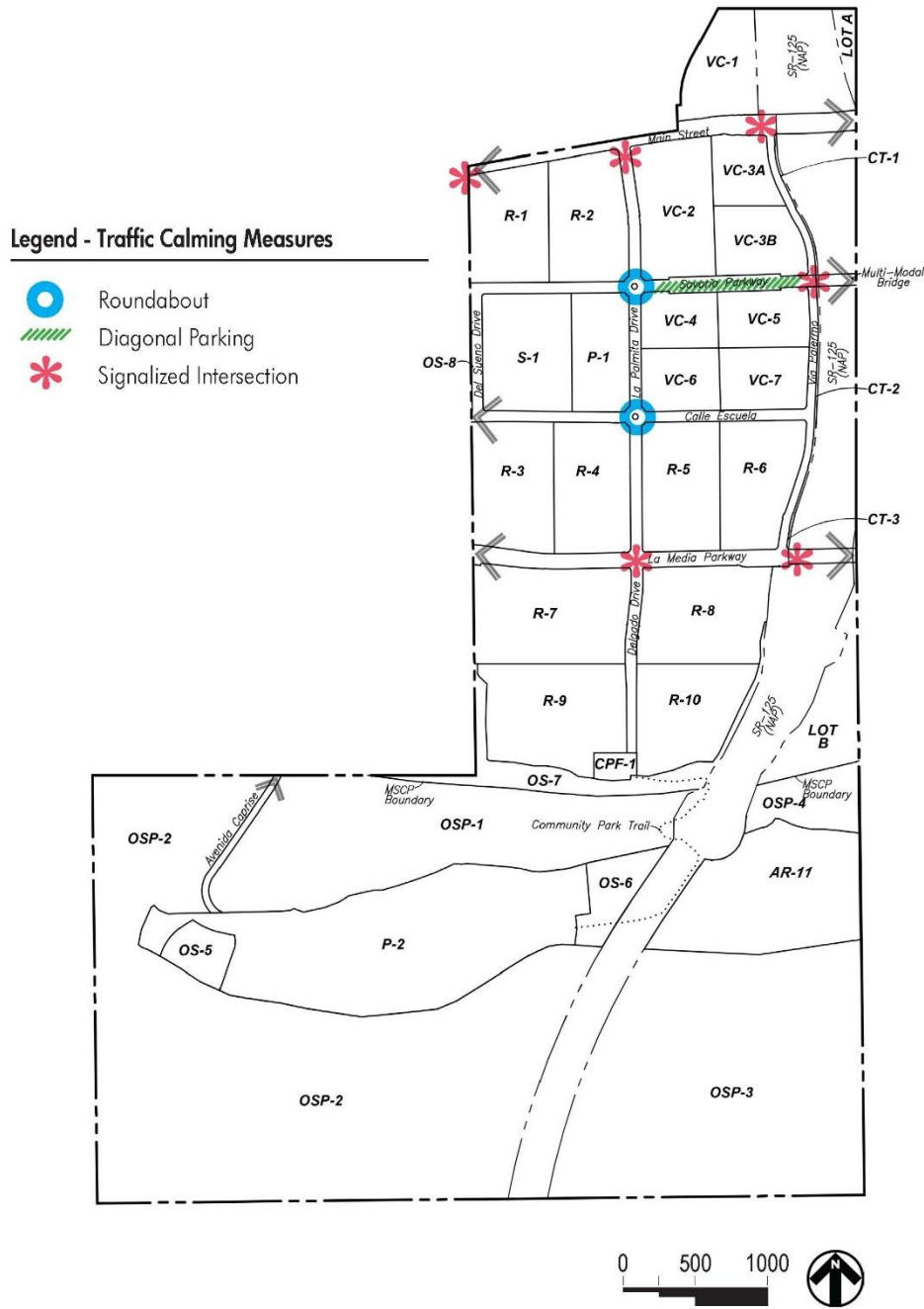
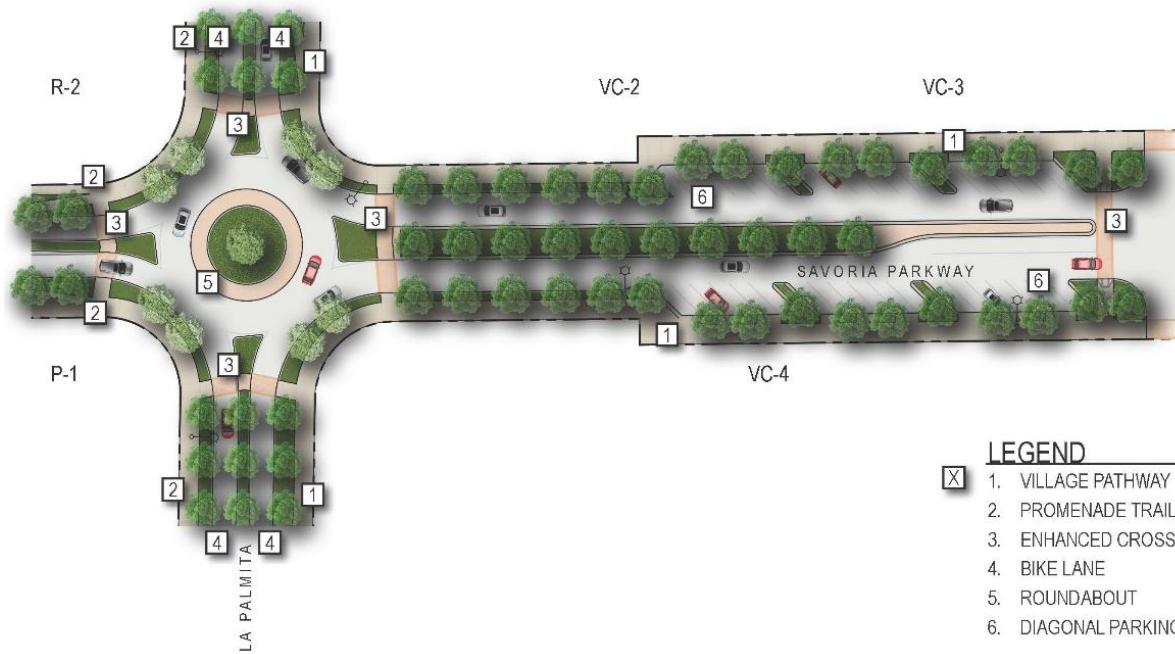


Exhibit 22: Conceptual Traffic Calming Plan

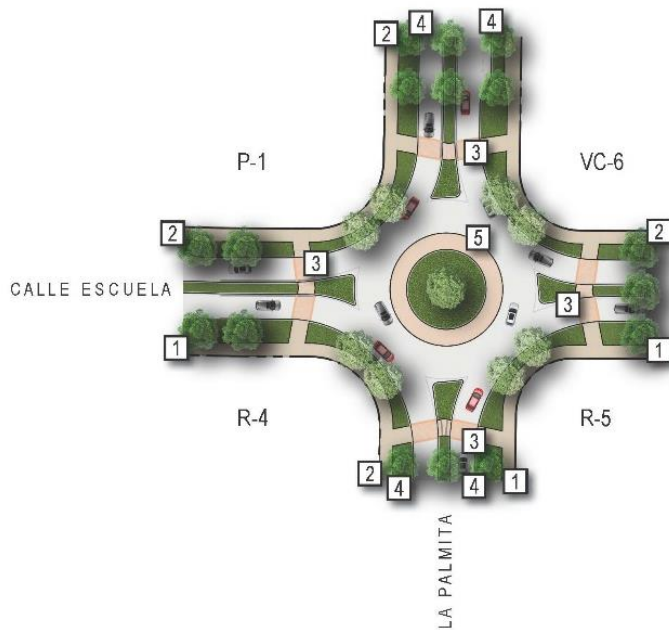
Table 2: Traffic Calming Measures

Traffic Calming Measure	Description	Benefit/Target
Roundabouts	Roundabouts include a raised center landscaped island, special paving, splitter islands, accessible pedestrian crossings and pedestrian/bike refuge islands and ramps	<ul style="list-style-type: none"> • Reduces speed • Improves safety • Provides multi-modal accommodations • Improves traffic movement • Replaces traffic stops/signals
Lane Narrowing	Travel lanes are narrowed by reducing the paving width from standards and may include pavement markings	<ul style="list-style-type: none"> • Reduces speed • Improves safety • Provides multi-modal accommodations
On-Street Bicycle Facilities	Bicycle lanes are designated through the use of signage and pavement striping identifying separate travel lanes for bicycles	<ul style="list-style-type: none"> • Reduces speed • Improves safety • Provides multi-modal accommodations
On-Street Parking	Striped diagonal parking or parallel parking along one or both sides of a street	<ul style="list-style-type: none"> • Reduces speed • Improves safety



- LEGEND**
- X 1. VILLAGE PATHWAY
 - 2. PROMENADE TRAIL
 - 3. ENHANCED CROSSWALK
 - 4. BIKE LANE
 - 5. ROUNDABOUT
 - 6. DIAGONAL PARKING

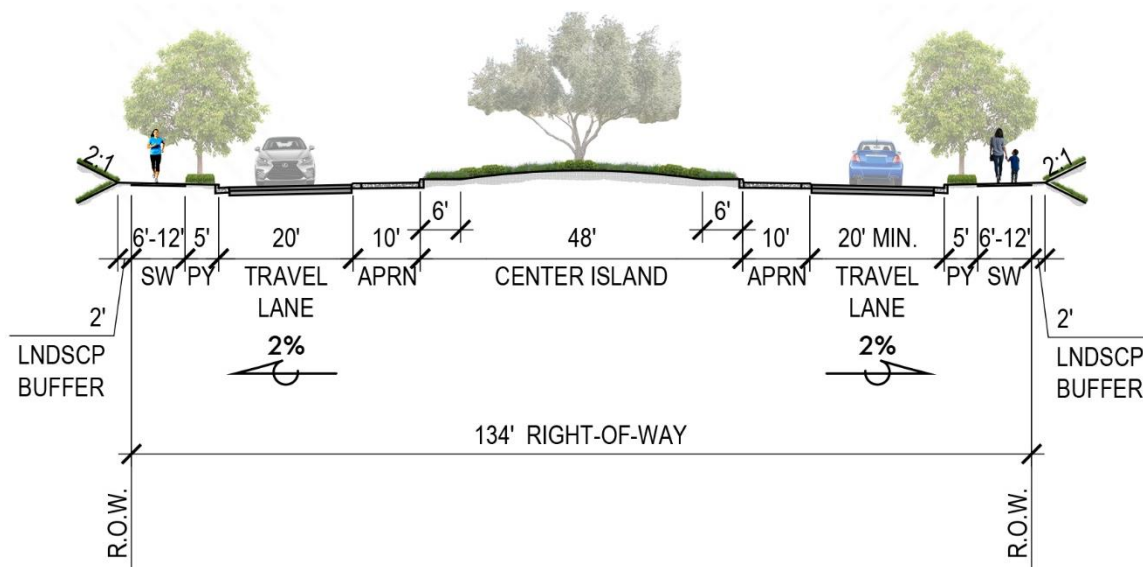
La Palmita Drive & Savoria Parkway



- LEGEND**
- X 1. VILLAGE PATHWAY
 - 2. PROMENADE TRAIL
 - 3. ENHANCED CROSSWALK
 - 4. BIKE LANE
 - 5. ROUNDABOUT

La Palmita Drive & Calle Escuela

Exhibit 23: Conceptual Roundabouts



Typical Roundabout Cross Section

Exhibit 23: Conceptual Roundabouts (continued)

F. ALTERNATIVE MODES

Alternative modes of transportation including NEVs, bicycles, walking and transit. Providing alternative modes allows people to get out of their cars and into the public realm where they can interact with one another as a vibrant community. Alternative modes also promote healthier lifestyles by encouraging increased physical activity and potentially reducing vehicle use and associated air pollutants.

The following section describes the primary alternative modes accommodated within Village 8 East. These include public transportation and NEV, pedestrian, and bicycle facilities.

1. Public Transportation

Public transportation is an integral part of the Otay Ranch Community. The design of the SPA Plan Area promotes access to public transit and locates land uses close to proposed transit stations and local bus stops. The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the San Diego Forward: 2021 Regional Plan which established the multimodal transportation system for San Diego County, including the City of Chula Vista. The 2021 Regional Plan includes Rapid Bus service from Downtown San Diego to Otay Ranch and ultimately to East Otay Mesa and the Mexican Border. In addition, Rapid Bus routes link the H Street Trolley Station to Otay Ranch via Southwestern College. The Chula Vista General

Plan also includes plans for a Rapid Bus Route between the Palomar Street Trolley Station and EastLake Business Center via Main Street and Otay Ranch. Rapid Bus service is planned along La Media Parkway and Main Street, with a planned stop in the Village 8 West Town Center. The conceptual transit plan for the SPA Plan Area is shown in **Exhibit 24: Conceptual Public Transportation Plan**.

There are no planned Rapid Bus stops planned within Village 8 East. Local Bus Service may be provided through Village 8 East on Main Street with potential stops located at the La Palmita Drive intersection. Transit stop locations and design are based on the following principals:

- Locate transit stops where there are a number of major pedestrian generators.
- Locate transit stops and pedestrian walkways to provide access while respecting the privacy of residential areas.
- At the intersection of two or more transit routes, locate bus stops to minimize walking distance between transfer stations.
- Locate bus turnouts on the far side of the intersections to avoid conflicts between transit vehicles and automobile traffic, permitting right-turning vehicles to continue turning movements.
- Transit stops should be provided with adequate walkway lighting and well designated shelters.
- Walkway ramps should be provided at transit stops to ensure accessibility.

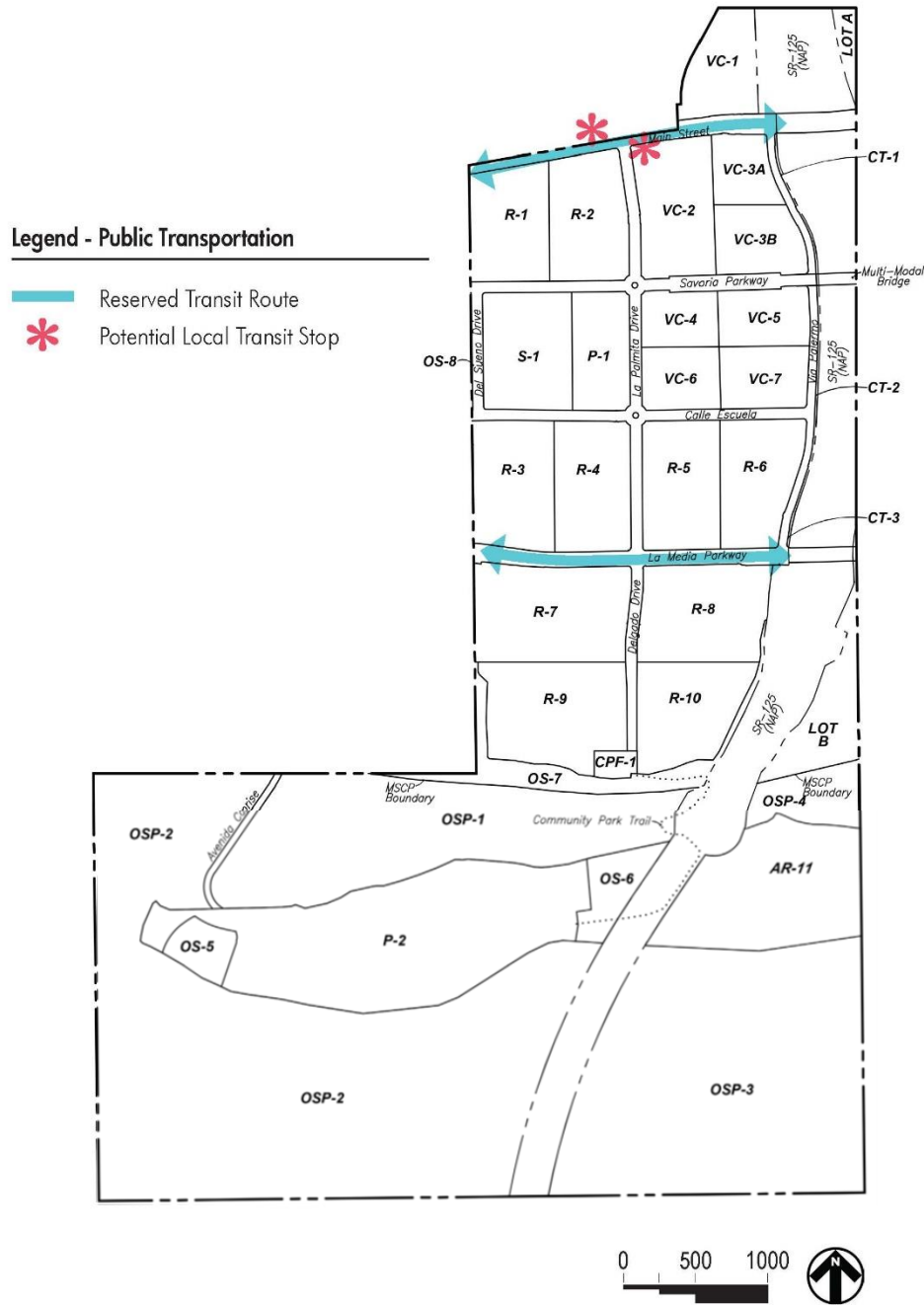


Exhibit 24: Conceptual Public Transportation Plan

2. Neighborhood Electric Vehicle Circulation Network

Neighborhood electric vehicles provide a clean alternative vehicular mode of transportation, ideal for shorter trips. The NEV network, as illustrated in **Exhibit 25: Neighborhood Electric Vehicle Circulation Plan**, consists of internal low-speed streets within Village 8 East and off-street NEV facilities. NEVs are permitted on all public streets with a posted speed limit of 35 miles per hour or less. The circulation system has been intentionally designed to provide an internally connected system of low-speed streets that allow NEVs to travel between various destinations within Village 8 East and connects west to Village 8 West and east to future Village 9. The following NEV routes are planned within Village 8 East:

Location	NEV Facility Description	Exhibit
La Media Parkway – east of La Palmita Drive, south ROW	Off-street two-way, 12' wide shared bike/NEV path	See Exhibit 9
Savoria Parkway – from Del Sueno to La Palmita Drive	On-street, two-way shared flow in 12' travel lanes	See Exhibit 14
Savoria Parkway – La Palmita Drive to Multi-Modal Bridge	On-street two-way shared flow in 16.5' - 20' travel lanes	See Exhibits 15 and 16
Multi-Modal Bridge – Village 8 East to Village 9	Off-street two-way shared NEV, bike and pedestrian flow on 15' wide path	See Exhibit 29
Del Sueno Drive – Savoria Parkway to Calle Escuela	On-street two-way shared flow in 12' travel lanes	See Exhibit 13
La Palmita Drive / Delgado Drive – Savoria Parkway to CPF-1 Site	On-street two-way shared flow in 12' travel lanes	See Exhibits 11, 12 and 18
Calle Escuela – Del Sueno Drive to Via Palermo	On-street, two-way shared flow in 12' travel lanes	See Exhibit 10
Avenida Caprise – Village 8 West to P-2 Community Park	On-street two-way shared flow in 12' travel lanes	See Exhibit 19

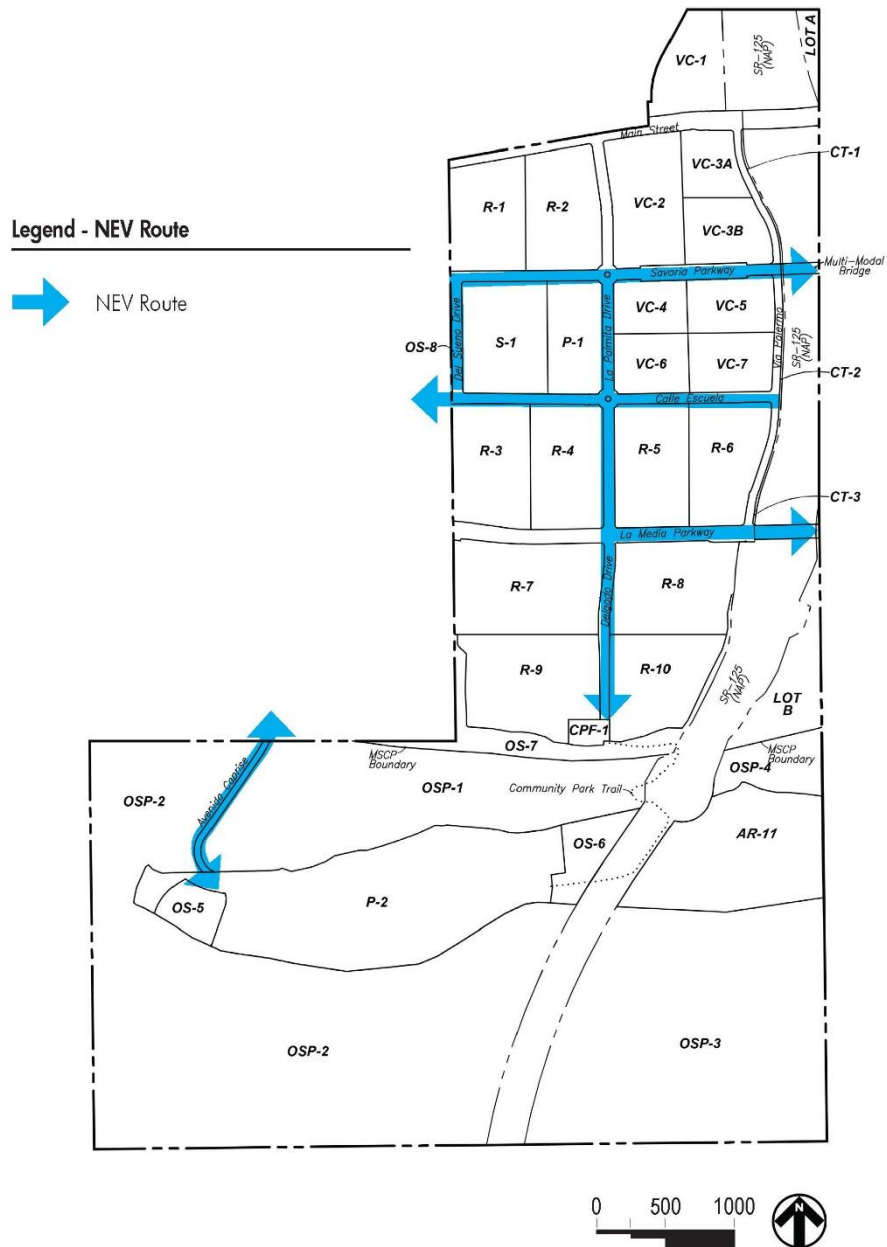


Exhibit 25: Neighborhood Electric Vehicle Circulation Plan

3. Bicycle Circulation Network

Bicycles are accommodated throughout Village 8 East via an interconnected network, as illustrated on **Exhibit 26: Conceptual Bicycle Circulation Plan** and as described below. The final design is to be refined during final engineering and may be different than the facilities presented herein.

- **Off-Street Bike Lanes** – a 5.5-foot-wide off-street cycle track is planned on both sides of Main Street. A two-way off-street shared cycle track/NEV facility is planned along the south side of La Media Parkway within the 17-foot Regional Trail. In order to accommodate a safe transition from the on-street bike lanes in Village 8 West and the off-street cycle track facility in Village 8 East, the north side of La Media Parkway between the western boundary and La Palmita Drive will include an 11-foot Regional Trail. Bicycles will cross onto the 17-foot Regional Trail on the south side of La Media Parkway at the La Palmita intersection. The cycle track facility will cross SR-125 to connect to Village 9 to the east.
- **On-Street Bike Lanes** – a 5-foot wide on-street bike lane with a 3-foot buffer is planned along both sides of La Palmita Drive.
- **Multi-Modal Bridge** – the planned 17-foot-wide Multi-Modal Bridge provides a bicycle connection across SR-125 between the Village 8 East core area and the future Village 9 Town Center.
- **Village Pathway** – The Village Pathway, which is planned along La Palmita Drive, Avenida Escuela and Savoria Parkway is a 10 to 12-foot wide off-street, interconnected multi-use trail that accommodates bicycle and pedestrian users.
- **Local Streets** – Although no dedicated lanes are provided for bicycles, the traffic volumes on these internal streets will be low enough to accommodate bicycles as well as vehicles.
- **Chula Vista Regional Trail** – The Regional Trail is located along Main Street, La Media Parkway and the Community Park Entry Drive (Avenida Caprise). Bicycles are accommodated on these 5.5 to 10-foot-wide multi-use trails designated cycle tracks and Class I bike lanes, depending on the location.
- **Chula Vista Greenbelt Trail** – A segment of the Chula Vista Greenbelt Trail is planned along the southern edge of the P-2 Community Park (“P-2”). This 16-foot-wide multi-use trail easement will accommodate pedestrian, bicycle and equestrian users.

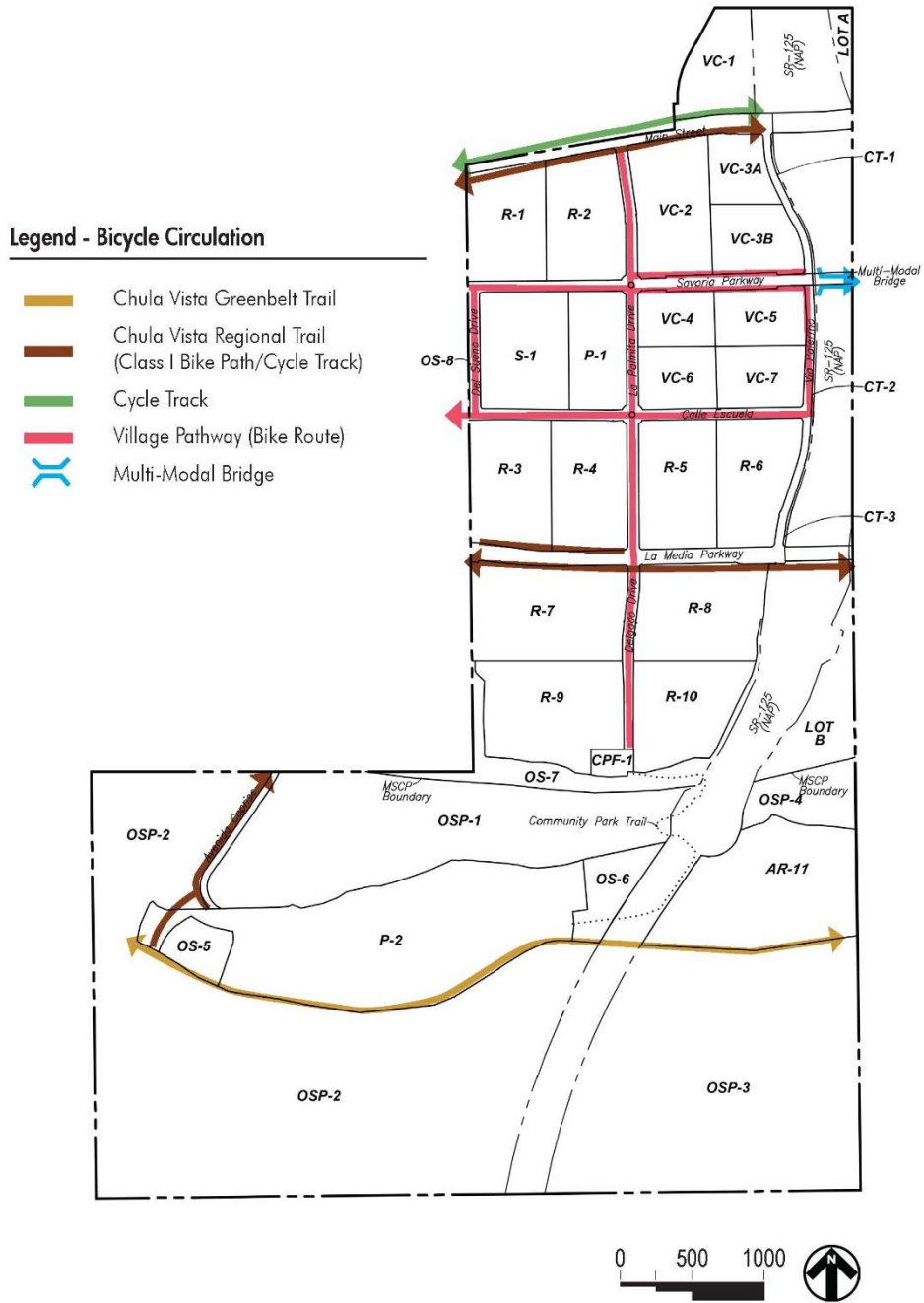


Exhibit 26: Conceptual Bicycle Circulation Plan

4. Pedestrian Circulation

The pedestrian circulation network includes an interconnected system of pathways, trails and sidewalks as illustrated in **Exhibit 27: Conceptual Pedestrian Circulation Plan**. The Village 8 East SPA Plan is designed to accommodate the trails program generally described by the Otay Ranch GDP, Overall Design Plan, the Chula Vista Active Transportation Plan, the City of Chula Vista Greenbelt Master Plan and Otay Valley Regional Park (OVRP) Concept Plan. The plan recognizes the provision of bicycle and pedestrian circulation is fundamental to creating urban villages. All village streets and sidewalks have been designed at gradients of 10 percent or less to facilitate pedestrian circulation.

The street cross-sections illustrate regional and village trails and pathways located along public roadways. The following includes a brief description of each type of pedestrian facility planned within Village 8 East. Separate trail cross-sections are also provided below.

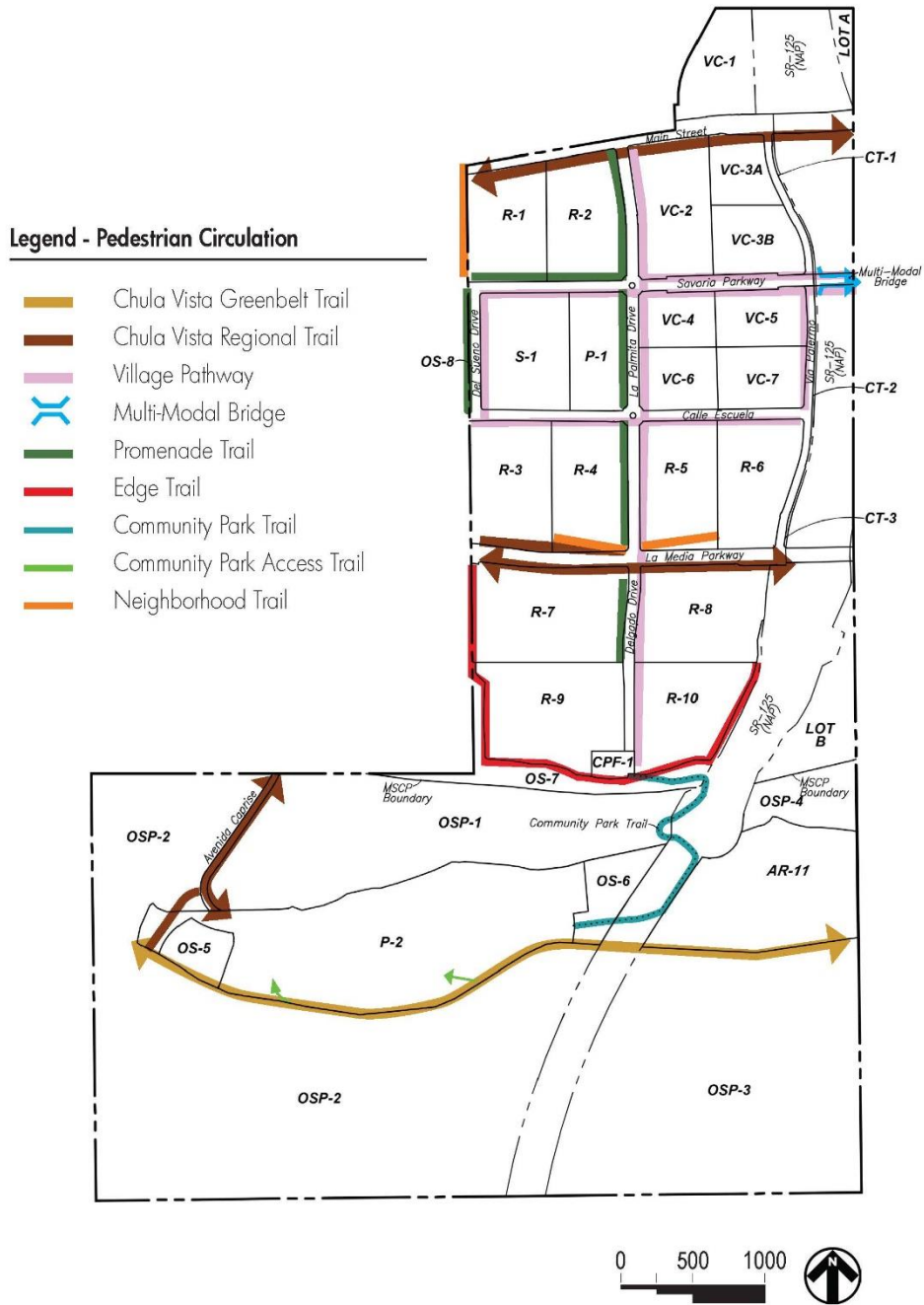
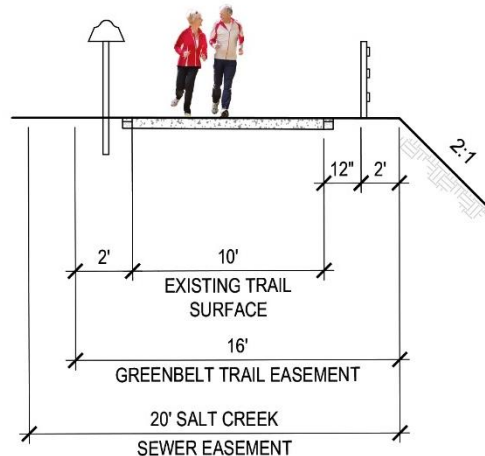


Exhibit 27: Conceptual Pedestrian Circulation Plan

Chula Vista Greenbelt /Otay Valley Regional Park Trail

As described in the Chula Vista Greenbelt Master Plan and OVRP Concept Plan, planned multi-use trails, including equestrian uses, will be implemented within the existing Salt Creek sewer access/maintenance road through the Otay Valley on the north side of the river. The segment of the Greenbelt Trail within Village 8 East is approximately $\frac{3}{4}$ mile and is located along the southern edge of the P-2 Community Park. The Greenbelt Trail is connected to the internal community park access trail circulation system at multiple points along the park's southern edge. In addition, two pedestrian connections are provided between Village 8 East and the Chula Vista Greenbelt/OVRP trail via the Community Park Entry Drive and Community Park Access Trail.

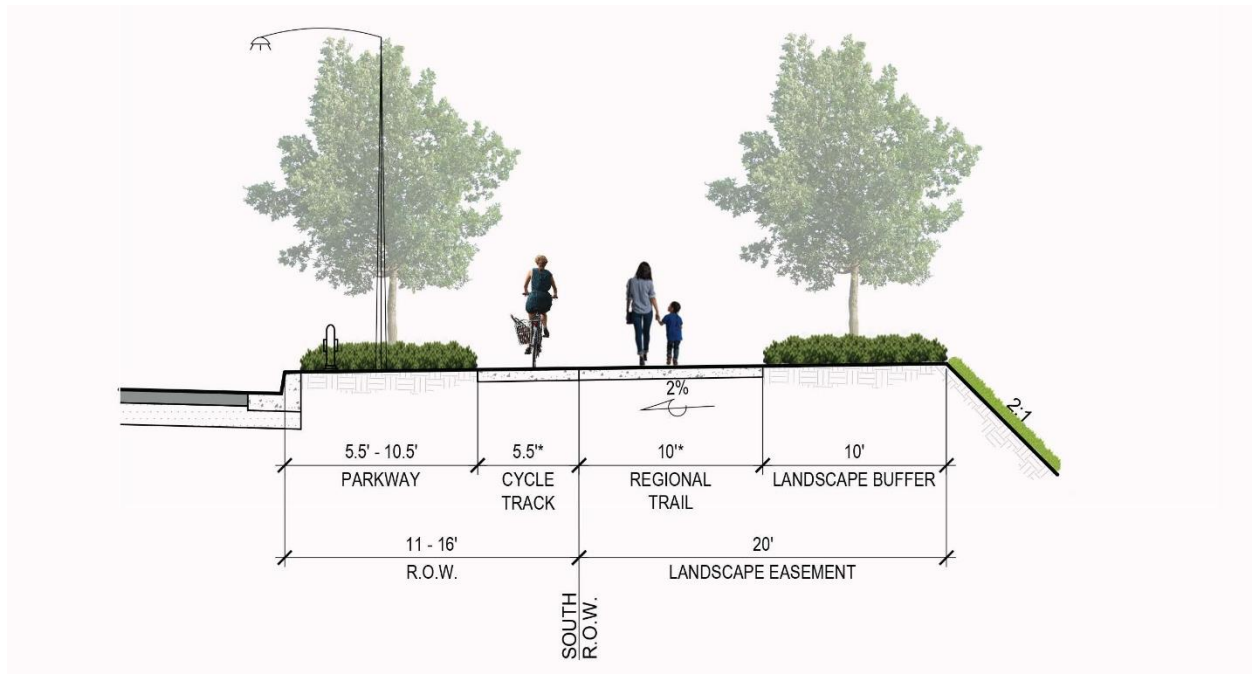
The OVRP Concept Plan identifies a multi-use trail system through the Otay River Valley. The portion of the Greenbelt Trail described above coincides with the OVRP trail. By co-locating these trails on the existing Salt Creek Sewer maintenance access road, wherever possible, impacts to sensitive habitat in the river valley are minimized and access to the MSCP Preserve is controlled. The Chula Vista Greenbelt Trail will be implemented according to the Greenbelt Master Plan and OVRP Design Standards and Guidelines. All trail signage shall conform with the Greenbelt Master Plan.

**Exhibit 28: Chula Vista Greenbelt Trail**

TM Trail Section 3

Regional Trails

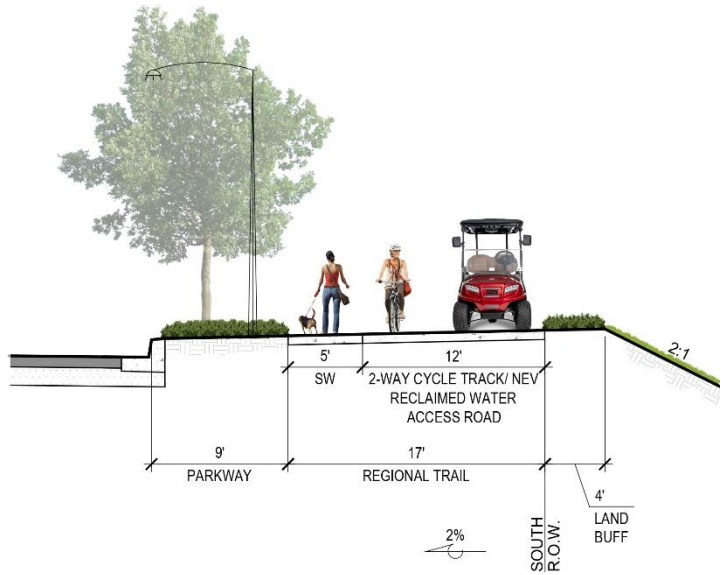
Chula Vista Regional Trails are located on the south side of Main Street, the south side of La Media Parkway, a portion of the north side of La Media and the east side of Delgado Drive and providing direct pedestrian access to the Community Park via the Edge Trail and the Community Park Access Trail. The Regional Trails are located adjacent to the roadways and may meander within adjacent landscape buffers. The concrete or decomposed granite trails are 10 feet wide. The Regional Trails connect Village 8 East to the Village 8 West Town Center, Village 9 Town Center, and the University Planning Area. The Regional Trail is also planned along the east side of the Community Park Entry Drive (Avenida Escaya) and extends south of the P-2 Park driveway, providing an additional pedestrian connection to the Community Park and the Chula Vista Greenbelt Trail.



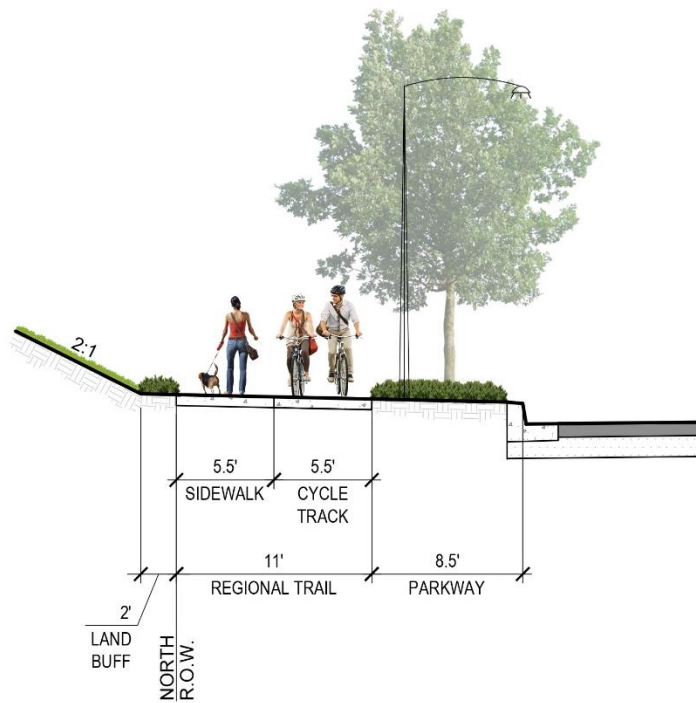
Main Street (TM Street Section 1)

Exhibit 29: Chula Vista Regional Trail

TM Street Sections 1, 2A and 2B and TM Trail Section 1



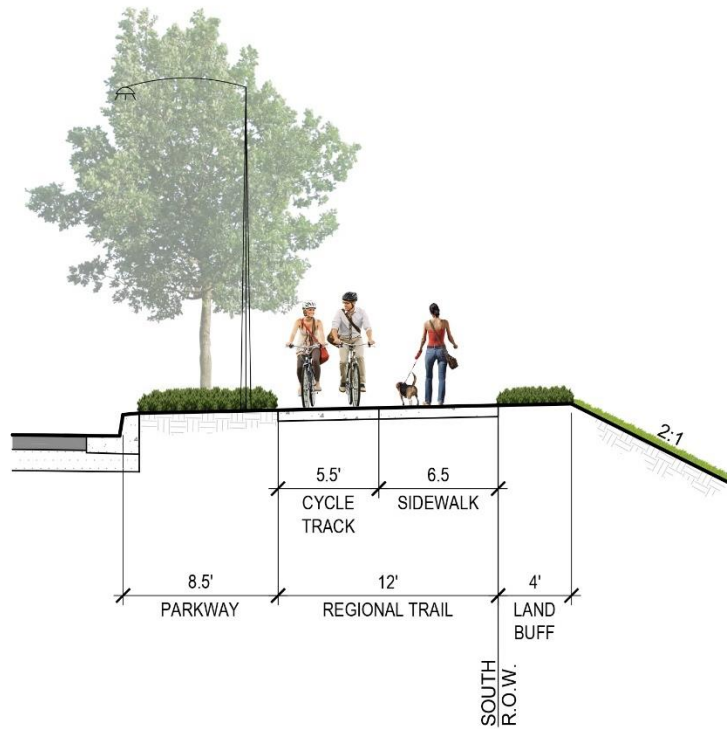
La Media Parkway (La Palmita Drive / Delgado Drive to easterly project boundary) (TM Street Section 2B)



La Media Parkway (westerly project boundary to La Palmita Drive / Delgado Drive @ North ROW) (TM Street Section 2A)

Exhibit 29: Chula Vista Regional Trail (continued)

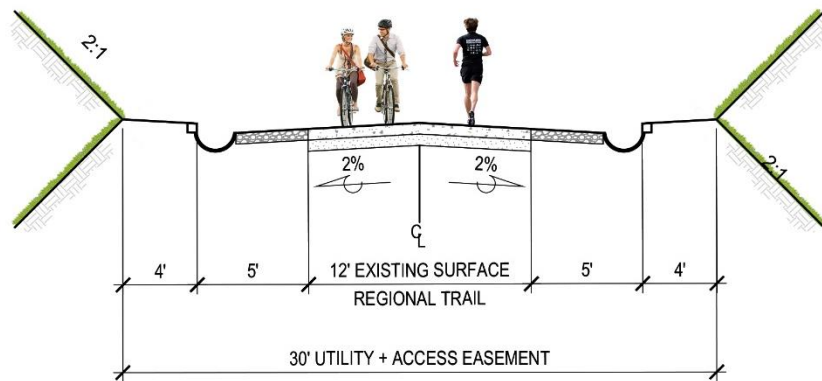
TM Street Sections 1, 2A and 2B and TM Trail Section 1



La Media Parkway (westerly project boundary to La Palmita Drive / Delgado Drive @ South ROW) (TM Street Section 2A)

Exhibit 29: Chula Vista Regional Trail (continued)

TM Street Sections 1, 2A and 2B and TM Trail Section 1



NOTE: * POST AND RAIL FENCE LOCATIONS
TO BE DETERMINED IN FIELD

South of Avenida Caprise to Chula Vista Greenbelt Trail (TM Trail Section 1)

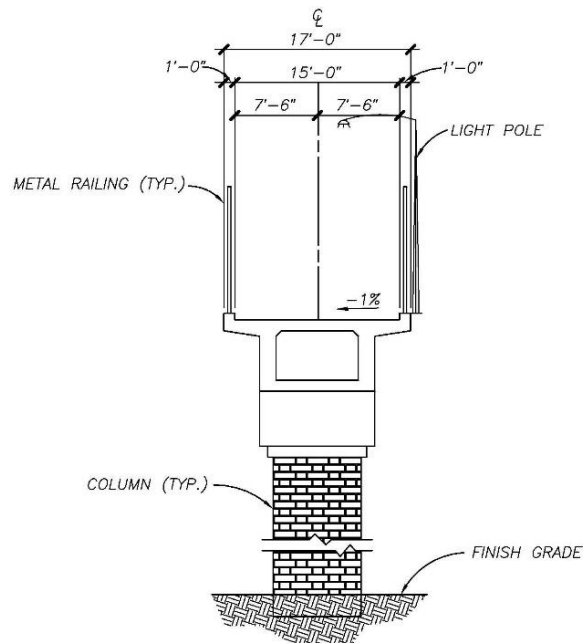
Note: Grading and surface improvements within the 30' Utility & Access Easement were approved with the Village 8 West SPA, Tentative Map and Grading Plan as an off-site improvement. Implementation of the Regional Trail component within the 30' utility corridor is limited to fencing, to be determined based on field conditions. This illustrative representation is consistent with the approved design and is provided for reference only.

Exhibit 29: Chula Vista Regional Trail (continued)

TM Street Sections 1, 2A and 2B TM Trail Section I

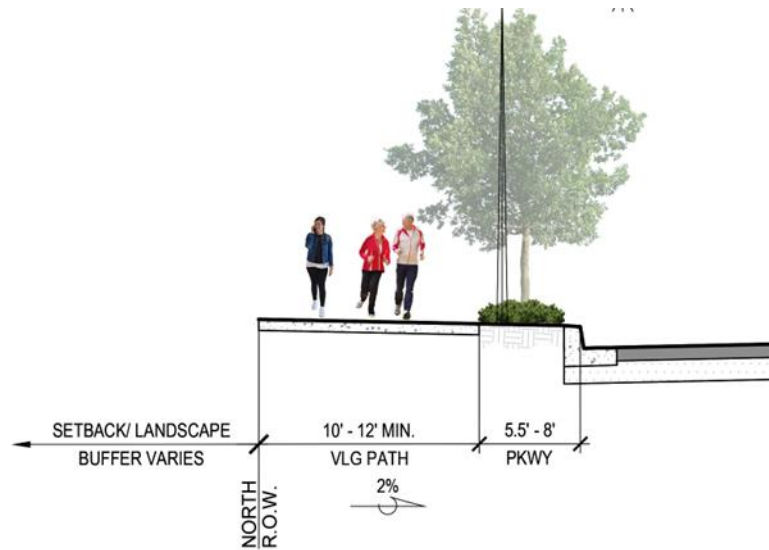
Multi-Modal Bridge

The 17-foot-wide Multi-Modal Bridge provides the Village Pathway connection between the Village 8 East core and the future Village 9 Town Center. This bridge will be designed to accommodate pedestrians, bicycles and NEVs. A conceptual design for the bridge is provided below. Final design to be determined during final engineering.

**Exhibit 30: Conceptual Multi-Modal Bridge**

Village Pathway

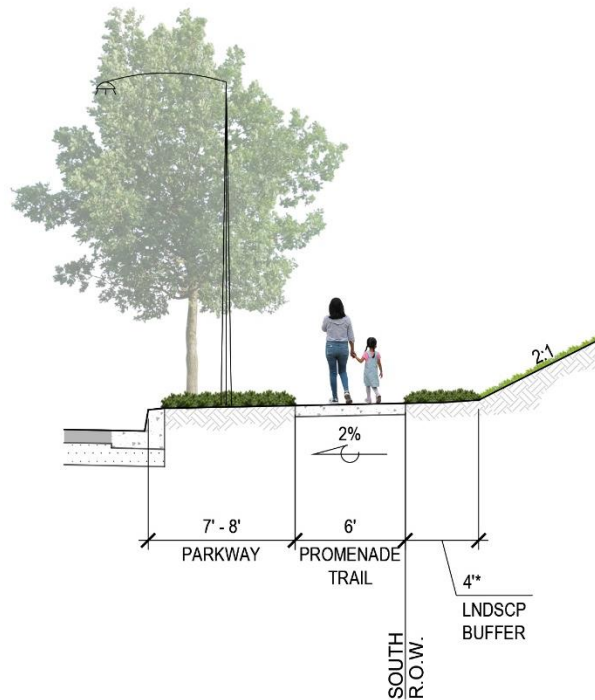
Village Pathways are inter-village, multi-purpose paths which link all of the Otay Valley Parcel villages and provide access to transit stations. The Village Pathway is a 10-to-12-foot colored concrete pathway, separated from the street by a landscaped, tree-lined parkway. In Village 8 East, the Village Pathway is proposed along La Palmita Drive south to La Media Parkway and on both sides of Savoria Parkway through the Main Street area and along portions of the school and park site. The Village Pathway would also extend along Calle Escuela, providing a continuous link between Village 8 West and Village 8 East.

**Exhibit 31: Village Pathway**

TM Street Sections 3, 4, 5, 6, 7, 8, 9, and 10

Promenade Trail

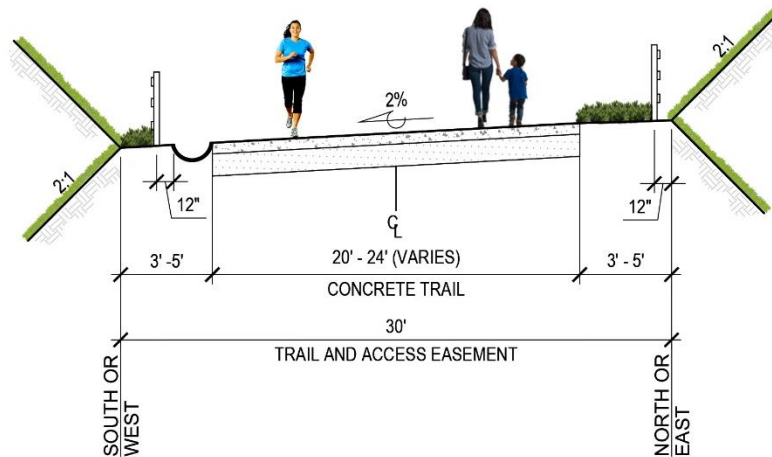
The Promenade Trail is planned along the west and north side of the elementary school site (S-1) and along the west side of La Palmita Drive. The Promenade Trail is planned as a tree lined 6-foot concrete path with a 7 to 8-foot landscape parkway between the path and the curb.

**Exhibit 32: Promenade Trail**

TM Street Sections 4, 5, 6 and 7

Community Park Trail and Emergency/Maintenance Access Road

The Community Park Trail provides direct pedestrian access between Village 8 East and the Community Park and the Chula Vista Greenbelt Trail system located in the Otay River Valley. This trail is co-located with utilities necessary to serve Village 8 East and the Community Park and AR-11 and is comprised of a 20 foot wide paved surface and post and rail fencing, on both sides. The facility is widened at the southeast portion to provide vehicular access between P-2 and AR-11. Secondary emergency access to the Community Park and maintenance access for the public utilities are also provided along this corridor. A portion of the Community Park Trail is within the MSCP Preserve. See the Village 8 East Preserve Edge Plan for additional details.



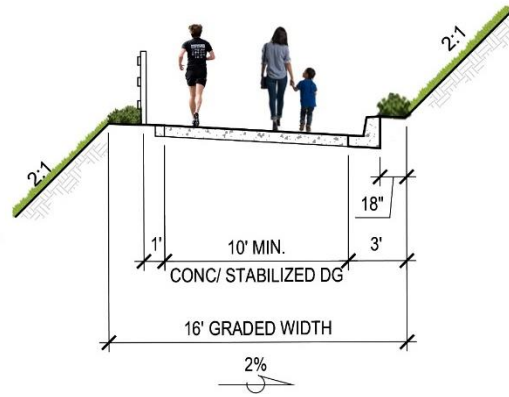
Note: Trail co-located within utility corridor

Exhibit 33: Community Park Trail and Emergency/Maintenance Access Road

TM Trail Section 2

Community Park Access Trail

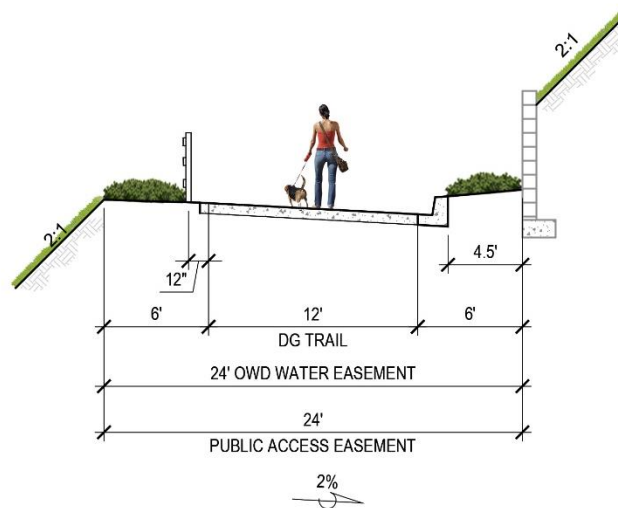
Pedestrian connections between the Otay Ranch Community Park South (P-2) and the Chula Vista Greenbelt Trail are conceptually shown on the Tentative Map. The 10-foot-wide Community Park Access Trail locations will be refined during the park planning process.

**Exhibit 34: Community Park Access Trail**

TM Trail Section 6

Edge Trail

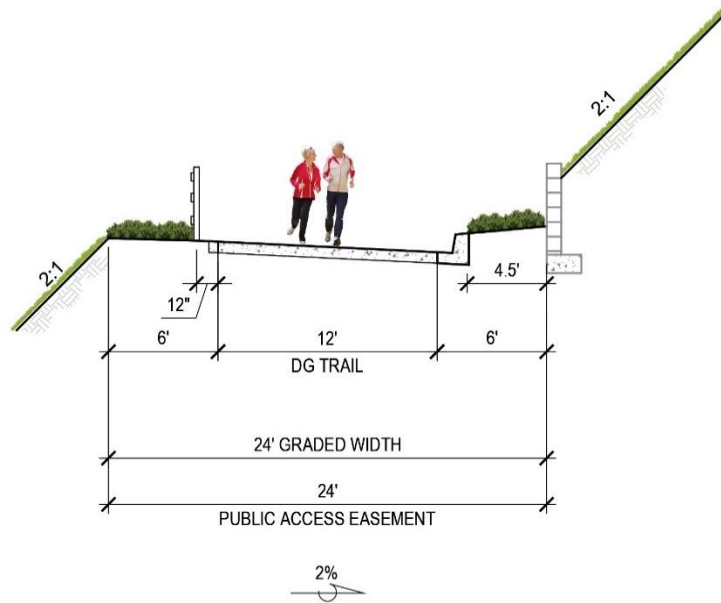
The Edge Trail is comprised of a 12-foot-wide trail that loops around the neighborhoods south of La Media Parkway and provides a pedestrian linkage between the Regional Trail on La Media Parkway/Delgado Drive and the Community Park Trail leading to the Community Park and Chula Vista Greenbelt Trail system in the Otay River Valley. A portion of this trail segment will be located within the 100' Preserve Edge at the southern portion of Village 8 East.

**Edge Trail within OS-7**

Note: If trail grade exceeds 5%, trail surface may be concrete. Conceptual design may be modified during final engineering to address drainage.

Exhibit 35: Edge Trail

TM Trail Section 4



Edge Trail at perimeter of R-7, R-9 and R-10

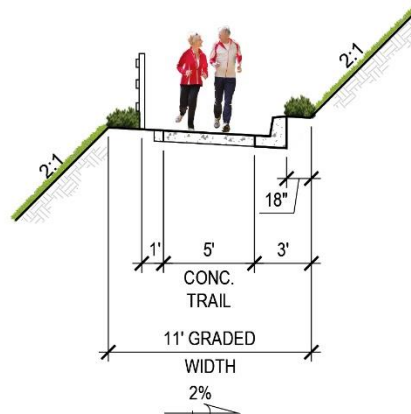
Note: If trail grade exceeds 5%, trail surface may be concrete. Conceptual design may be modified during final engineering to address drainage. See TM Street Section 13 for Edge Trail condition at R-7.

Exhibit 36: Edge Trail

TM Street Section 13 and TM Trail Section 5

Neighborhood Trail

The Neighborhood Trail is comprised of a 5-foot-wide concrete or D.G. planned to connect the neighborhoods north of La Media Parkway to the Regional Trail on La Media Parkway/Delgado Drive.



Notes: If trail grade exceeds 5%, trail surface may be concrete. Conceptual design may be modified during final engineering to address drainage.

Exhibit 37: Neighborhood Trail

TM Trail Section 7

IV. Grading



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IV. GRADING

A. INTRODUCTION

The Land Use and Transportation Element of the Chula Vista General Plan states the mesas, hilltops, and gently rolling topography in Chula Vista area offer the best conditions for development. Steeply sloped hills and valleys can serve as resources, linking developed regions and important natural features. A goal of the Otay Ranch GDP is to concentrate urban development on flatter areas, while retaining the sensitive natural topographic features. The SPA Plan Area is located primarily on mesa tops sloping south to the Otay River Valley. Slopes surrounding the village will be undulating with variable horizontal and vertical gradients, to blend into the surrounding terrain and create an aesthetically pleasing setting. This chapter describes the guiding policies and requirements for grading and their application to the topographic characteristics of the SPA Plan Area.

B. GRADING REQUIREMENTS

To ensure subsequent grading plans implement the City's policies regarding landform grading and hillside development, final grading design to implement the SPA Plan shall be consistent with the grading design concepts of the SPA Conceptual Grading Plan and shall adhere to the grading standards and policies described below.

City of Chula Vista Grading Ordinance

Chula Vista Municipal Code Section 15.04 – Grading Ordinance, contains specific criteria to guide grading within the City:

- Create artificial slopes with curves and varying slope ratios designed to simulate the appearance of surrounding natural terrain.
- Incorporate created ravine and ridge shapes with protective drainage control systems and integrated landscaping design.
- Conventional grading shall mean the standard 2-to-1 slope and other uniform slope faces.
- Conventional grading should be restricted to those cases where adherence to landform grading principles would not produce any significant contribution to the high-quality site planning goals established overall by the General Plan.
- Conventional grading is only appropriate where landform grading is demonstrated to be impractical or the location of the slope is in a very low visibility situation.

- The fact that landform grading may not produce the maximum size of building pad or development area is not sufficient justification for determining that landform grading is impractical.

Otay Ranch General Development Plan

The Otay Ranch General Development Plan also contains specific criteria to guide grading in the overall ranch area. Final grading designs implementing the SPA grading concept are required to incorporate the following:

- Grading within the SPA Plan Area shall be subject to Chapter 15.04 - Excavation, Grading and Fills of the Municipal Code.
- Ranch-wide, there shall be preservation of 83 percent of the existing steep slopes (property with gradients of 25 percent or greater).
- Geotechnical investigations shall be provided with each SPA plan.
- Grading within each village is intended to minimize earthmoving distances and to facilitate phased grading.
- Naturalized buffering shall be provided as a transition between development and significant existing landforms.
- Manufactured slope faces over 25 feet shall be varied to avoid excessive “flat planed” surfaces.
- Variable slope ratios not exceeding 2:1 should be utilized when developing grading plans.
- To complement landform grading, landform planting techniques will be utilized. As in a natural setting, major elements of the landscape are concentrated largely in the concave “drainages,” while convex portions are planted primarily with ground cover and minor materials.

Otay Ranch Overall Design Plan

The Otay Ranch Overall Design Plan provides additional guidelines for grading within the project area:

- When grading in any of the defined scenic corridors, contours shall be carefully modulated and softened to blend with existing natural slopes to create a more natural and irregular appearance.
- Excessively long, uniform slopes shall be avoided.
- Contours should be rounded and blended without sharp or unnatural corners where cut or fill slopes intersect a natural canyon or slope.

- Transitions between new cut and fill slopes and natural slopes should be made by rolling the top or bottom of the new slope to integrate the two conditions.
- When grading for development or where roadways intersect a natural slope without cut or fill slopes (daylight condition), a rounded top or bottom of the slope should be retained to blend the natural slope with the building or road pad.
- Create road alignments to meet the natural contours with minimal grading and blending of cut/fill slopes with natural topography is required.
- When feasible, divided roads may be split vertically to soften the impact of grading and to maximize potential scenic views.
- Landscape graded slopes with native and indigenous plant materials to blend with existing planting when adjacent to new landscaping.

C. STEEP SLOPES

The GDP and RMP establish a ranch-wide standard for landform modification that 83% of steep slopes (natural slopes with gradients of 25% or greater) shall be preserved within the Otay Ranch. Based on current data collection and updated modeling results, Otay Ranch contains 9,821 acres of land with gradients of 25% or greater. Applying the GDP/RMP requirement for 83% Ranch-wide steep slope preservation equates to 1,670 acres of steep slopes Ranch-wide that could be impacted.

Development of Village 8 East would impact approximately 18.6 acres of natural steep slopes within the Otay Valley Parcel of Otay Ranch. See **Exhibit 38: Village 8 East Steep Slope Impacts**. Future build-out projections for remaining SPA Plan areas in the Otay Valley, Proctor Valley, and San Ysidro Parcels estimate that 1,069 acres of steep slopes will be impacted Ranch-wide including the 18.6 acres within Village 8 East. Combined with set steep slope impacts (approximately 335.6 acres from approved plans), Ranch-wide impacts are estimated at 1,404.6 acres. The 1,404.6 acres of impact equates to approximately 86% preservation which is above the 83% preservation standard in the RMP. Table 3 provides a summary of the projected Ranch-wide impacts to steep slopes at build out.

Table 3: Otay Ranch Steep Slopes

	Existing Steep Slopes (Slope Gradient $\geq 25\%$)	Steep Slope Impacts (City of Chula Vista)	Projected Steep Slope Impacts (County of San Diego)
Otay Valley Parcel			
<u>Approved SPA Plans:</u> Villages 1 and 1 West, 2, 4 (Park Portion), 5, 6, 7, 8 West, 9, 11, and Planning Area 12 (Eastern Urban Center and Freeway Commercial)			
Sub-totals	439	335.6	-
<u>Remaining SPA Plans:</u> Village 3, 4 (Remainder), 8 East, 10, University, and Planning Area 18			
Sub-totals	287.4	202.7 ⁽¹⁾	-
Proctor Valley			
<u>Remaining SPA Plans:</u> Village 13, 14, 16, and 19			
Sub-totals	486.3	-	378.3 ^(2a,3)
San Ysidro Mountains			
<u>Remaining SPA Plans:</u> Villages 15 and 17			
Sub-totals	560.1	-	488.0 ^(2b,3)
Outside Development Areas			
Sub-totals	8,048.5	0	0
Ranch-wide Sub-totals	9,821.3	538.3	866.3
Ranch-wide Totals	9,821.3	1,404.6	

Notes:

1. Slope impacts are based on best available data including currently proposed projects (SPA Plans/Tentative Maps) and current GDP/SRP development areas.
2. Excludes acreages associated with Wildlife Agency conservation acquisitions that would no longer be developable:
 - a. 108 acres within Proctor Valley
 - b. 72.1 acres within San Ysidro Mountains
3. Assumes development will impact 100% of steep slopes (slope gradient $\geq 25\%$) within current GDP/SRP development areas.

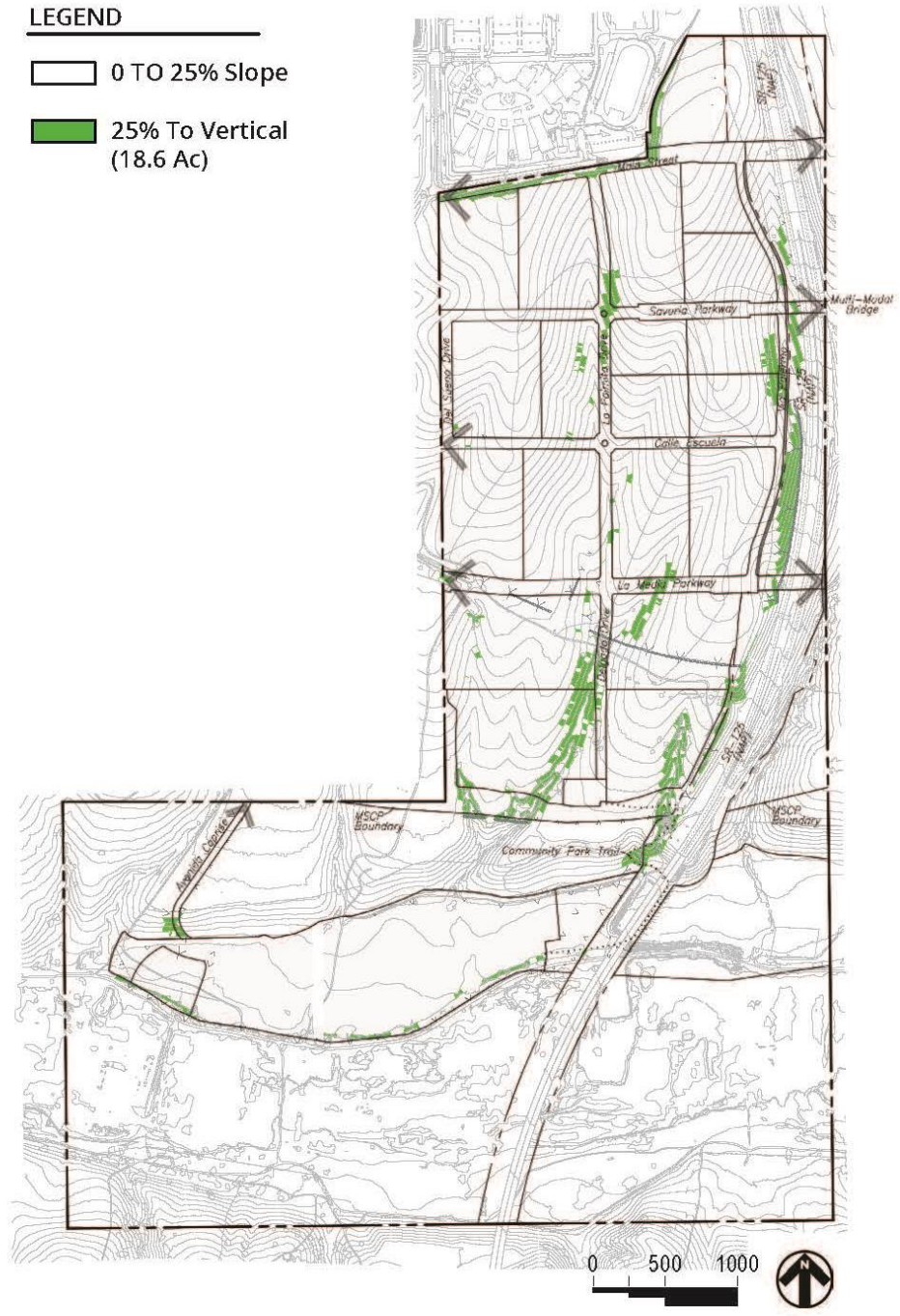


Exhibit 38: Village 8 East Steep Slope Impacts

D. GRADING CONCEPT

The SPA level grading plan provides a preliminary grading concept identifying major slope locations. The preliminary grading design is as indicated on **Exhibit 39: Conceptual Grading Plan**. The grading concept is based on the following objectives:

- Create efficient man-made landforms that visually respond to natural terrain characteristics where practical.
- Create and maintain on- and off-site views.
- When significant land forms are modified for project implementation, round the land form as much as possible to blend into the natural grade.
- With approval of the City Engineer, round the tops and toes of slopes. When slopes cannot be rounded, utilize vegetation to alleviate sharp angular appearances.
- Balance earthwork, utilizing an equal amount of cut for an equal amount of fill.
- Create, where possible, barriers or physical separation from traffic noise sources.
- Utilize elevation changes to separate potential land use conflicts.
- Wherever possible, create a fairly level area for a village core that will accommodate mixed-use, community purpose facility, elementary school, neighborhood park and multi-family residential development.
- Create useable areas that provide for a variety of residential housing types.
- Minimize, where feasible, impacts to sensitive areas including the Otay River Valley.

Manufactured internal slopes within the SPA Plan Area are typically 2:1 maximum gradient. If at the tentative map stage slopes of 25 feet in height or greater in highly visible locations are proposed, landform grading techniques may be considered on a case-by-case basis as/and approved by the Director of Development Services or their designee. In the SPA Plan Area, the most visible slope locations are along prime arterial streets and adjacent to the Otay River Valley open space preserve area. As such, landform grading techniques will be used for slopes 25 feet in height or greater where they occur along prime arterial streets and natural open space, to the greatest extent possible.

Preliminary soil and geotechnical reports have been prepared for the SPA Plan Area and have identified the site as suitable for development. The proposed raw grading quantity for the Plan area is approximately 4.96 million cubic yards of balanced cut

and fill material. This raw quantity is exclusive of remedial measures which may be required by the soils engineer. Actual quantities will be based on more detailed engineering at the tentative map, grading plan and final map stages. Grading limits extend beyond the boundary of the SPA Plan for the construction of roads and infrastructure.

Based on actual field conditions, the erosion potential of slopes will be reduced with control measures such as berms at the tops of slopes, paved interceptor ditches, and vegetation. Erosion control will be consistent with best management practices.

Project grading permits will provide assurances acceptable to the City Engineer that landscaped slopes will have adequate maintenance to ensure continued viability of landscaping. Generally, except for private lots, slopes which exceed ten feet in height will be maintained by a homeowners' or property owners' association or a landscape maintenance Community Facilities District (CFD).

E. GRADING REVIEW

Tentative Maps and grading plans will require conformance to the grading concepts and requirements contained in this SPA, and to all applicable City policies and ordinances.

Prior to grading plan approval by the City Engineer, all grading will be subject to the requirements of the Chula Vista Storm Water Manual, the City of Chula Vista Subdivision Manual, Design and Construction Standards of the City of Chula Vista, San Diego Area Regional Standard Drawings, and Standard Specifications for Public Works Construction.

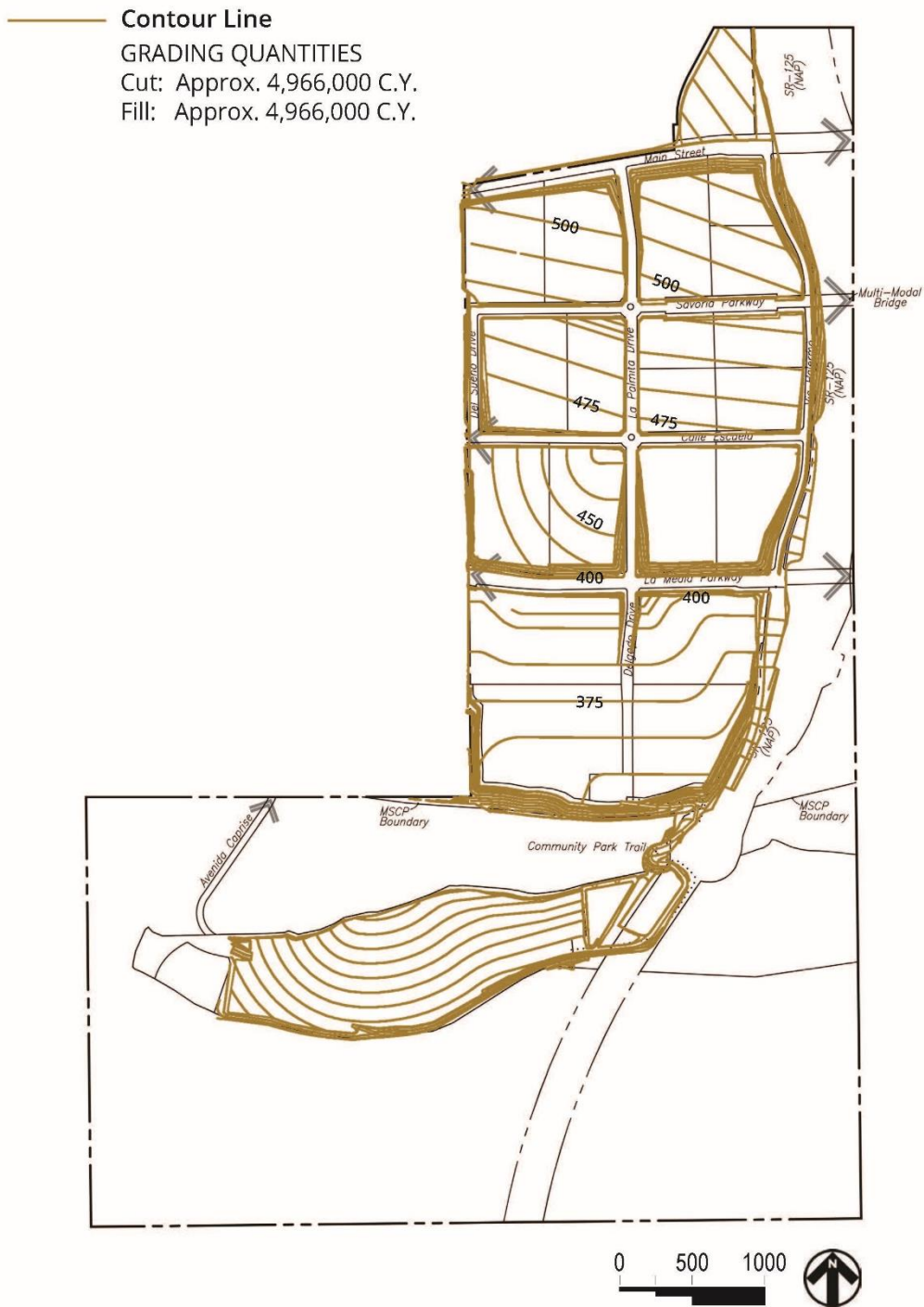


Exhibit 39: Conceptual Grading Plan

*V. Parks, Recreation, Open Space
& Trails Master Plan*



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V. PARKS, RECREATION, OPEN SPACE & TRAILS MASTER PLAN

A. PURPOSE

This Parks, Recreation, Open Space and Trails Master Plan ("SPA Park Master Plan") identifies and describes park, recreation, open space and trail facilities for the Village 8 East SPA Plan Area. This SPA Park Master Plan meets the Otay Ranch Parks, Recreation and Open Space goals, objectives, policies and implementation measures identified in the Otay Ranch GDP to provide parks, recreation and open space amenities. The primary goal is to enhance the quality of life for residents and visitors by providing a variety of active and passive recreational opportunities.

This SPA Park Master Plan also meets the goals, policies, and requirements of the 2018 City of Chula Vista Parks and Recreation Master Plan, the City of Chula Vista Greenbelt Master Plan and Otay Valley Regional Park Concept Plan. This Plan incorporates both SPA and Tentative Map-level requirements for planning parks, recreation facilities, open space and trails associated with the development of the SPA Plan Area.

[Note: Village 8 East Park Implementation information presented herein is subject to change. The Final Park Implementation proposal to be determined during discussions between the Applicant and City Management during second submittal review.]

B. REGULATORY FRAMEWORK

The provision and implementation of parks and open space in the SPA Plan Area is regulated by the following:

Chula Vista Municipal Code – SPA Plans

Section 19.48.090 (P-C-Planned Community Zone) of the Chula Vista Municipal Code establishes Sectional Planning Area Plans, Requirements and Content. Subsection C.1. requires the following information to be contained in a SPA site utilization plan:

- Land Uses
- Parks
- Open Space

Chula Vista Municipal Code – Park Lands and Public Facilities

Chapter 17.10 (Park Lands and Public Facilities) of the Chula Vista Municipal Codes establishes the requirements for dedication of land, development of improvements, parkland criteria, in-lieu fees for land dedication and development improvements, commencement of park development, and collections and distribution of park fees.

Otay Ranch GDP

The Otay Ranch GDP requires specific identification of park, recreation and open space provisions at the SPA Plan level. The SPA requirements are:

- Provide a Parks Master Plan
- Identify and reserve specific sites
- Identify equipment needs.
- Identify alternative financing methods.
- Identify alternative maintenance entities and funding.
- Identify phasing.
- Identify plans for the use of reclaimed water, as appropriate.
- Review needs for special purpose parks.

The Otay Ranch parks and recreation goals, objectives and policies provide for a variety of parks and recreation amenities. Otay Ranch provides the opportunity for a full range of passive and active recreational opportunities both locally and on a regional basis. Otay Ranch GDP goals, objectives and policies related to park and recreation facilities include the following:

Goal: Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project residents of all ages and physical abilities.

Objective: Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.

Policy: Encourage joint use of utility easements with appropriate and compatible uses, including, but not limited to, open space, agriculture, parking and trails.

Objective: Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.

Policy: Commercial recreation opportunities may be permitted within Town Square, community and regional parks to generate revenue to defray park operational expenses.

Policy: Utilize conservation measures including reclaimed water, efficient irrigation systems and drought tolerant plant material in the development of public and private parks where allowed.

Policy: Minimize park operation and maintenance costs and identify funding sources for continued operation and maintenance of all Otay Ranch park

and open space land.

Objective: Provide neighborhood and Community Park and recreational facilities to serve the recreational needs of local residents.

Policy: Provide a minimum of 3 acres of neighborhood and Community Parkland (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.

Policy: Encourage the design of park sites adjacent to public schools and other public lands where co-location of facilities is feasible. Joint use agreements with school districts are encouraged.”

Chula Vista Parks and Recreation Master Plan

The Chula Vista Parks and Recreation Master Plan contains goals and policies that serve as the blueprint for creating a quality park system. The document establishes goals for the creation of a comprehensive parks and recreation system that meets the needs of the public by effectively distributing park types and associated recreation facilities and programs throughout the City. The park sites identified on the Site Utilization Plan are consistent with the requirements of the PRMP. Conceptual designs for the Village 8 East parks are consistent with the park descriptions in the Parks and Recreation Master Plan; however, the final design of the public parks may be refined or modified during park planning to include other facilities or amenities that serve evolving demographics and associated outdoor recreational needs and meet the intent of the City’s parks mission.

Chula Vista Greenbelt Master Plan

The Chula Vista Greenbelt Master Plan implements an open space and trails concept which consists of connected open space ringing the City of Chula Vista that includes the Sweetwater Valley and Otay Valley, connected by the Otay Lakes on the east and the San Diego Bay on the west. A primary trail system within the Greenbelt will consist of multi-use and rural paths which will total approximately 28-miles surrounding the City. The Greenbelt Master Plan addresses existing and potential trail locations, trail and staging area development standards, and maintenance responsibilities. Portions of the Greenbelt include open space conservation areas established through the MSCP and the San Diego National Wildlife Refuge.

Otay Valley Regional Park Concept Plan

The Otay Valley Regional Park (OVRP) is a multi-jurisdictional planning effort by the City of Chula Vista, County of San Diego and the City of San Diego. The OVRP will provide residents and visitors recreational opportunities ranging from playing fields and picnic areas to hiking, biking, and horse trails while protecting open space, wildlife, historic, agricultural, and archaeological resources. The OVRP links south San Diego Bay with Upper and Lower Otay Lakes.

The OVRP Concept Plan was originally adopted in 2001 and subsequently updated in 2016 and provides policy direction for the jurisdictions for coordinated land acquisition and development for the regional park within this framework of private property rights. The OVRP Concept Plan does not change existing zoning, land use plans or add new development regulations. It also does not preclude private development. The OVRP Concept Plan does not call for specific types of recreational development or give detailed design plans for specific areas. These development decisions will be made as master plans and site-specific development plans such as SPA Plans are prepared.

SPA Plan Public Facilities Finance Plan

The Municipal Code establishes, as a condition of SPA approval, the preparation of a Public Facilities Finance Plan (PFFP). The PFFP must show how and when facilities and services necessary to accommodate the development will be installed and financed, including a phasing schedule to ensure that facilities are provided in a timely manner and that one area will not utilize more than the area's fair share of facility or service capacity.

Entitlement Documents

Park, recreation and open space provisions are further defined as development entitlements are processed as follows:

Tentative Map requirements:

- Include local park sites in Conditions of Approval
- Identify funding for local parks and timing for the payment of pad fees
- Review existing or proposed trails on adjacent properties to ensure linkages

Subdivision Landscape Master Plan requirements:

- Include all principal landscape design concepts (same size/scale as Tentative Map)
- Include all park, recreation, open space, and trails
- Identify ownership and maintenance responsibilities

Final Map requirements:

- Dedicate local park sites
- Assure funding for local parks
- Implement design guidelines

Building Permit Requirements:

- Pay impact fee (if established)

C. PARK REQUIREMENTS

Chula Vista Municipal Code

The City of Chula Vista Municipal Code, Chapter 17.10, Parklands and Public Facilities (12/94), establishes the method by which actual required park acreage is to be calculated, based on the number and type of residential units determined at the Final Map level. The City's 2002 Park Acquisition and Development Fee Update determined that each single family detached dwelling unit, including detached condominiums, generates a need for 460 square feet of developed parkland and each attached multi-family unit generates a need for 341 square feet of developed parkland. Based on 336 single family detached homes, including detached condominiums, and 2,940 multi-family attached homes, the parkland obligation for Village 8 East is approximately 26.5 acres.

Table 4: Estimated Required Park Land Dedication

Dwelling Unit Type	Target Number of Units	Park Area/DU	Total AC
Single Family Detached ¹	336	460 SF	3.5
Multiple Family Attached	2,940	341 SF	23.0
Total	3,276		26.5¹
¹ Includes detached condominiums			

City of Chula Vista Landscape Manual

The Chula Vista Landscape Manual, Part Three addresses the requirements and criteria of public projects, including parks, open space and streetscapes (whether a City Public Works project or a private “turnkey” project). The Landscape Manual provides the requirements for submittals, graphics and standards, design standards and criteria, landscaping, irrigation, and trails.

SPA Plan

The GDP requires SPA-level planning to define the location, acreage and boundaries of neighborhood and Community Parks and open space. The PFFP further analyzes and determines park requirements and phasing.

The SPA Land Use Plan provides a 6.5-acre (net) Neighborhood Park (P-1) within the village core, a 36.3 (net)² Community Park (P-2) and the Edge Trail comprised

¹ The final park land obligation to be determined at issuance of building permit by unit type.

² The Community Park (P-2) parcel may be expanded if the Tentative Map Community Park P-2 / OS-6 Alternative is implemented. See Village 8 East Tentative Map, Sheet 6 for additional details.

of 2.1 net acres. The eastern portion (22.6 gross acres) of Active Recreation (AR-11 per OVRP Concept Plan) is within the boundaries of this SPA Plan but is not proposed for development at this time and the Applicant is not proposing to satisfy any portion of the Village 8 East parkland obligations within the City's AR-11 site.

The total parkland in the SPA Plan Area available for public park land credit totals 44.9 acres (net). The actual park acreage requirements will be based on the number of residential units (and projected population) approved on the subsequent Final Map(s) and/or at building permit issuance for Village 8 East and is further discussed in the PFFP. The Village 8 East Tentative Map also includes an alternative P-1 Neighborhood Park / S-1 School Site configuration that would reduce the neighborhood park to 4.6 acres (net), depending on the needs of the Chula Vista Elementary School District. If this alternative is implemented, then the balance of the Village 8 East park obligation would be satisfied pursuant to a separate agreement between the Applicant and the City of Chula Vista.

D. VILLAGE PARK AND RECREATION PROGRAM

The Otay Ranch Parks and Recreation Facility Implementation Plan (adopted by the City Council on October 28, 1993) identifies the parks facility improvement standards for Otay Ranch. The City of Chula Vista Recreation Department and the Parks Division of the Public Works Department conducted subsequent facilities needs assessments and proposed modifications to the adopted Otay Ranch Plan.

This SPA Park Master Plan strives for consistency with the Otay Ranch Plan and the current proposed plans and policies of the Development Services Department. This SPA Park Master Plan identifies the proposed types, quantities and location of the facilities provided at each park site in the SPA Plan Area. In addition to identifying specific facility needs and requirements, the goal of the SPA Park Master Plan is to describe the elements necessary to ensure a rich variety of recreational opportunities, while satisfying identified recreation needs. The variety of recreational elements proposed and the recreational opportunities envisioned are discussed below.

I. Recreation

The village concept organizes land uses to create a cohesive, pedestrian friendly community, encourage non-vehicular trips and foster interaction between residents. The SPA Park Master Plan provides a variety of recreational opportunities to support the village concept. The recreational plan is based on the following principles:

- Recreation standards such as total parks and recreation acreage, minimum park size, and facility design shall conform to City requirements.
- Progressive parks and recreation concepts shall be employed with programs tailored to people rather than people to programs.

- Standards for size and design of activity areas and facilities shall be reviewed periodically and adapted to the changing needs of the population served.
- Logical site selection criteria to distinguish between “Community” and “Neighborhood” Parks. Recreational considerations such as active versus passive, big-muscle versus small motor muscle, family-oriented versus adult-oriented shall be considered in the context of overall land planning.
- Ownership and maintenance responsibilities for parks and recreation facilities within the villages shall be analyzed to appropriately reflect areas of benefit, public funding limitations and fiscal impact.
- Major parks and recreation facilities shall be linked by a trail system for pedestrians and bicycles.

To the extent practical, Community and Neighborhood Parks should be located near school sites to increase the potential for shared use of facilities. Joint planning and design of adjacent school/park facilities is encouraged.

The following list of park, recreation and open space amenities are planned within Village 8 East:

Active Recreation Areas

Active recreation areas are identified in the OVRP Concept Plan and the Chula Vista MSCP Subarea Plan. These are areas within the MSCP and Otay Ranch Preserve which are suitable for more active recreational opportunities. The project includes a 22.6-acre (gross) portion of the active recreation area identified as Recreation Area 11 in the OVRP Concept Plan. The 22.6-acre portion of AR-11 is also within the SPA boundary but is not proposed for development. This property is owned by the City of Chula Vista and remains available for active recreation uses in the future and is designated “AR-11” in the Village 8 East SPA Plan. Pedestrian access to the AR-11 site is provided via the Chula Vista Greenbelt Trail and a conceptual location for vehicular access and recycled water service is shown on the Village 8 East Tentative Map.

Community Park

The PRMP, Table 4.3: Recreation Facilities in Public Parks includes the following Recreational facilities in the Otay Ranch P-2 Community Park South (PRMP Park #102): soccer fields, softball fields, basketball courts, tennis courts, play structures for ages 2-5, play structures for ages 5-12, open green space, a 21,000 SF Recreation/Community Center, a restroom building, picnic tables, shade structures and parking. The project includes the 36.3-acre (net) Otay Ranch Community Park South site which will also provide connections to the Chula Vista Greenbelt trail system and an OVRP trail staging area. The final design of the community park may be refined or modified during park planning to include other facilities or

amenities that serve evolving demographics and associated outdoor recreational needs and meet the intent of the City's parks mission.

Neighborhood Park

The PRMP, Table 4.3: Recreation Facilities in Public Parks, includes the following recreational facilities for the P-1 Neighborhood Park (PRMP Park #126): lighted soccer/multi-purpose fields, lighted basketball courts, two lighted tennis/pickleball courts, play structure for ages 2-5, play structure for ages 5-12, open green space, maintenance/restroom building, dog park, picnic tables, paved walkways with lighting and parking. The final design of the neighborhood park may be refined or modified during park planning to include other facilities or amenities that serve evolving demographics and associated outdoor recreational needs and meet the intent of the City's parks mission.

Private Recreation Facilities

Private recreation facilities emphasize informal social and recreational activities. Facilities may include informal play areas, tot lots and seating areas. Pursuant to the CVMC Section 19.48.040B.6.d, any request for credit toward the Village 8 East 4.0-acre Community Purpose Facility obligation shall be limited to 35% of the obligation, or 1.4 acres. To receive CPF credit for a Private Recreation Facility, the site must be designed pursuant to CVMC 14.48.025H., as further described in the Community Purpose Facility Master Plan, Chapter VI.

Public Schools

Public school buildings and outdoor play areas provide an opportunity for recreational activities within a village. The location of schools adjacent to parks enhances both uses and may allow for shared use of facilities.

Commercial Centers

Commercial areas within a village can provide recreational opportunities in the form of outdoor seating and eating areas. Businesses such as cafes, bookstores and bike shops promote leisure and recreational activities.

Community Purpose Facilities

Pursuant to the CVMC 19.48.025, qualified CPF uses may also serve the recreational needs of Village 8 East residents, with uses such as YMCA, Boys and Girls Club or similar non-profit uses. See the PC District Regulations for additional detail on compliance and permitted uses.

Private Open Space

Per CVMC Section 19.28.090, Private Open Space areas are required within multi-family neighborhoods to serve individual resident needs, as identified in the PC District Regulations. Private Open Space areas may include private fenced yards,

courtyards, balconies, porches, roof decks, and side yards that meet the minimum requirements in the PC District Regulations.

Common Usable Open Space (CUOS)

Per CVMC Section 19.28.090, CUOS areas are required in multi-family neighborhoods. CUOS areas may be combined into useable spaces to meet the neighborhood requirement as defined in the PC District Regs. Per the City of Chula Vista Design Manual, Chapter II Multiple Family, CUOS areas should include both passive and active recreation amenities such as tables, benches, pools, barbecues, courts and tot lots. The final design will be determined during the Design Review process.

Village Pathway and Trails

Special pedestrian and bicycle routes provide an opportunity for expanded recreation and for conveniently traveling to parks or other recreational sites within a village, as depicted on **Exhibit 26 Conceptual Bicycle Circulation Plan** and **Exhibit 27: Conceptual Pedestrian Circulation Plan**.

2. Parks

Park Development Standards

The SPA Park Master Plan will adhere to the standards and requirements set forth in the City of Chula Vista Landscape Manual and the PRMP, Chapter 3. General standards include the following for determining net useable park acreage:

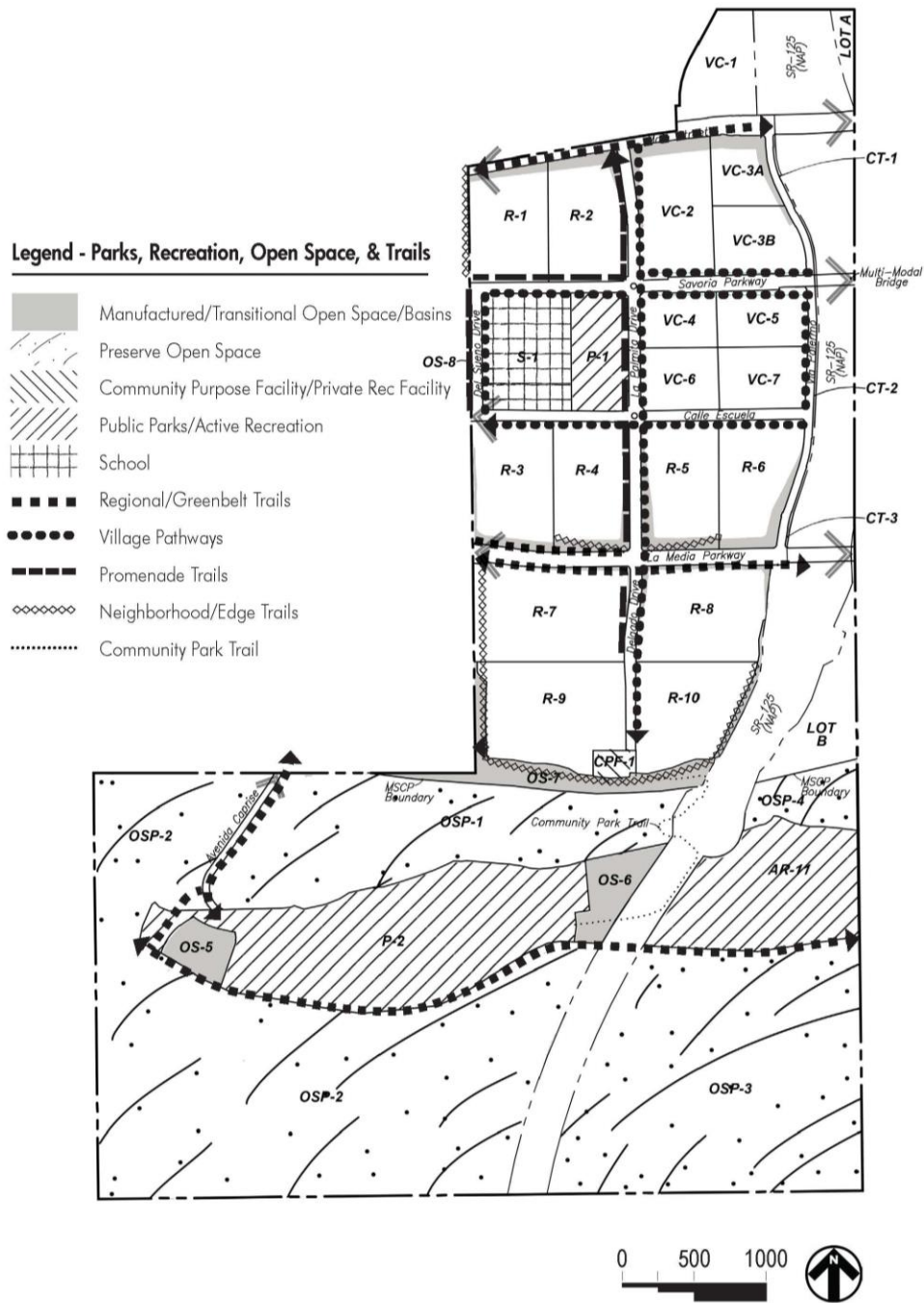
- Park sites shall be graded to a 2% slope to accommodate the facility requirements of the specific park site.
- Slopes steeper than 4:1 are ineligible for park credit.
- Graded slopes are to be constructed in conformance with the City's landform grading policies.

All park areas shall be accessible per the American Disabilities Act (ADA) requirements.

Park Descriptions

There is one neighborhood park and a community park within Village 8 East. **Exhibit 40: Parks, Recreation, Open Space and Trails Plan** illustrates the locations of the parks within the Village 8 East SPA boundary. A conceptual design and description of park facilities is provided below. Based on the "Recreation Needs Assessment" survey from 2015, the PRMP (2018) recommends the facilities listed below be included in the public parks within Village 8 East. A specific quantity and type of sport fields and amenities anticipated within the Village 8 parks has been identified in the PRMP; however, the final design of the public parks may be refined or modified during park planning to include other facilities or amenities

that serve evolving demographics and associated outdoor recreational needs and meet the intent of the City's parks mission. See **Attachment 2: Public Park Facility and Community Purpose Facility Capacity Studies** for the facility capacity studies for the P-1 and P-2 public parks and the CPF-1 site.



Note: The Village 8 East Tentative Map includes an alternative configuration for the P-1 Neighborhood Park / S-1 School Site that would reduce the P-1 Park to 4.6 acres (net) and increase the S-1 School Site to 12.0 acres (net). The final figuration will be determined based on the needs of the Chula Vista Elementary School District.

Exhibit 40: Parks, Recreation, Open Space and Trails Plan

Neighborhood Park P-1

Location

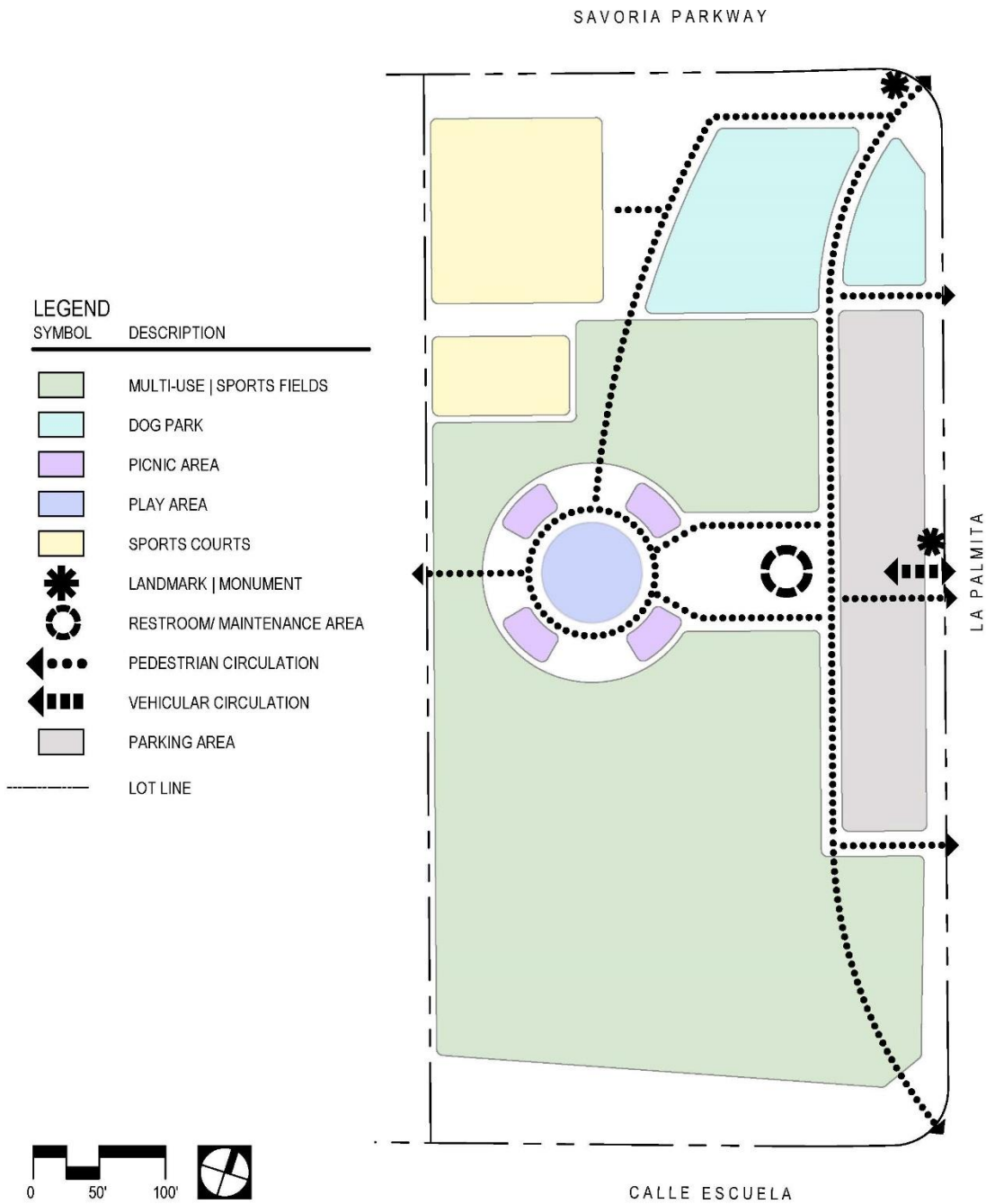
A 6.5 acre (net)³ Neighborhood Park (P-1) is located in the Village Core along the Village Pathway. This location is within walking distance of the most densely populated portion of the village and its proximity to the elementary school provides opportunities for shared facilities and programs.

A conceptual plan for the P-1 Park is provided in Exhibit 41. This conceptual plan may be refined/modified through the City's Park Master Plan process to include other facilities or amenities that serve evolving demographics and associated outdoor recreational needs and meet the intent of the City's parks mission. Lighted courts/fields may be provided, subject to the Parks Master Plan process and the final park improvement budget. See Attachment 2 for the P-1 Park Facilities Capacity Study.

Primary Facilities:

- Multi-Purpose/Soccer Field
- Basketball Court with lighting
- 2 Tennis/4 Pickleball Court with lighting
- Picnic Tables (quantity of shade structures to be determined through the individual park design process)
- Play Structure for Ages 2-5
- Play Structure for Ages 5-12
- Restrooms/Maintenance Building
- Dog Park
- Open Green Space
- Parking

³ The Village 8 East Tentative Map includes an alternative configuration for the P-1 Neighborhood Park / S-1 School site which would reduce the P-1 park to 4.6 acres (net) and correspondingly increase the S-1 School site to 12.0 acres (net). The final figuration will be determined based on the needs of the Chula Vista Elementary School District.



Note: This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit, as determined during park design.

Exhibit 41: Neighborhood Park (P-1) Concept Plan

Otay Ranch Community Park South (P-2)

Location

The 36.3 acres (net) Otay Ranch Community Park South (P-2) is located south of Village 8 East, within the Otay Valley Regional Park. Primary access to the park is provided via the Community Park Entry Drive (Avenida Caprise) through Village 8 West). Pedestrian access from Village 8 East to the park is provided via the Community Park Trail, which is co-located with the emergency/maintenance access drive. The Village 8 East Tentative Map shows the conceptual location of vehicular access and recycled water facilities to the adjacent AR-11 site. The final design to be determined during park planning.

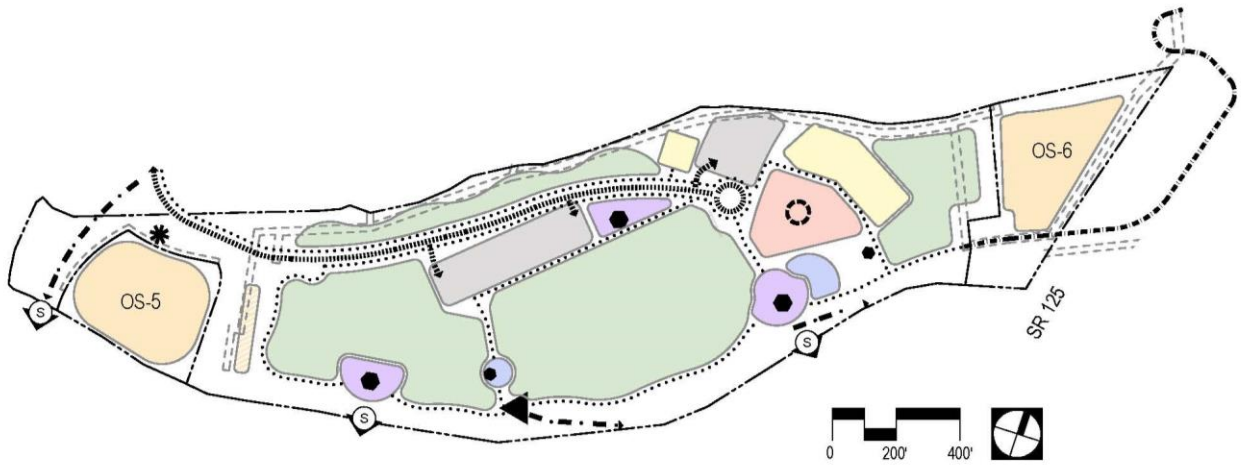
A conceptual plan for the Otay Ranch Community Park South is provided in Exhibit 42. The conceptual plan may be refined/modified park planning to include other facilities or amenities that serve evolving demographics and associated outdoor recreational needs and meet the intent of the City's parks mission. See Attachment 2 for the P-2 Park facilities capacity study.

Primary Facilities⁴:

- Multi-Purpose / Soccer Fields with lighting
- Softball Fields with lighting
- Tennis/Pickleball Courts with lighting
- Basketball Courts with lighting
- Picnic Tables
- Play Structures for Ages 2-5
- Play Structures for Ages 5-12
- 21,000 SF Recreation/Community Center
- Restrooms/Maintenance Building
- Open Green Space
- Parking
- Paved walkways with lighting
- Vehicular access to AR-11 to be determined during final park design
- Connections to Greenbelt Trail and Regional Trail

Note: This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit, as determined during park design. Vehicular access between P-2 Park and AR-11 shall be accommodated in the final P-2 park design.

⁴ Sports field lighting was analyzed in the University Villages EIR (2014); final determination regarding the need for lighting to be made during the Park design.



LEGEND

SYMBOL	DESCRIPTION
	COMMUNITY CENTER
	MULTI-USE SPORTS FIELDS
	PICNIC AREA
	PLAY AREA
	SPORTS COURTS
	WATER QUALITY DETENTION BASIN
	CONCEPTUAL PARK WATER QUALITY DETENTION BASIN
	LANDMARK MONUMENT
	RESTROOM MAINTENANCE
	PEDESTRIAN CIRCULATION
	VEHICULAR CIRCULATION
	COMMUNITY PARK TRAIL (MAINTENANCE + EMERGENCY ACCESS)
	GREENBELT TRAIL CONNECTION
	PARKING AREA
	SCENIC OVERLOOK
	LARGE SHADE STRUCTURE
	SMALL SHADE STRUCTURE
	TRAIL STAGING AREA
	30' FUEL MOD ZONE
	LOT LINE
	EASEMENT

Note: This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit, as determined during park design. Vehicular access between P-2 Park and AR-11 shall be accommodated in the final P-2 park design.

Exhibit 42: Otay Ranch Community Park South (P-2) Concept Plan

Active Recreation AR-11

The OVRP Concept Plan identifies Recreation Areas through the Otay River Valley, including the site south of Village 8 East (Active Recreation Area 11). The western portion is identified as the Otay Ranch Community Park South (P-2) in the PRMP and Village 8 East SPA Plan. The eastern portion of Recreation Area 11 is not proposed for development but remains designated “Active Recreation” on the Chula Vista General Plan and remains available for future development by the City of Chula Vista⁵.

3. Trails and Bicycle Routes

The SPA Plan Area has been designed to accommodate the trails program described in the Otay Ranch Overall Design Plan, the City's Greenbelt Master Plan and the Otay Valley Regional Park Concept Plan. The plan recognizes the provision of bicycle and pedestrian circulation is fundamental to creating an urban village. All circulation elements within the SPA Plan Area have been located and designed to be as accessible as possible, however, the off-street trails contain steep topography which may limit bicycle travel. The project will provide Greenbelt Trail improvements along the portion of Hard Rock Road/Salt Creek Sewer Easement, within the project boundary. Improvements may include fencing and signage and shall be determined based upon environmental and other constraints, subject to City review and approval per the Chula Vista Greenbelt Master Plan, Page 25. The Conceptual Pedestrian Circulation Plan is illustrated in Chapter III, Circulation, of this SPA Plan. The landscape treatment and design elements of village trails are also illustrated and described in the Village Design Plan.

4. Community Gardens

The Chula Vista General Plan includes objectives and policies related to planning for healthy communities. Highlighting the growing awareness of the need for Healthy Communities the national “Healthy Community” Initiative stresses healthy



choices at all levels from appropriate placement of land uses to ensure that citizens are not adversely affected by uses that may present health risks, to opportunities for exercise and to have healthy diets in part through better access to recreation facilities and healthy food choices. Another important facet of Healthy Communities is increasing availability and access to healthy food

choices. In 2010, the City of Chula Vista adopted a community garden policy that provides a framework for community groups wishing to establish gardens. The adopted Community Gardens Policy describes the community participation process

⁵ AR-11 is owned by the City of Chula Vista. The Applicant is not proposing to utilize any portion of the AR-11 site to satisfy any of the Village 8 East parkland requirements.

for establishing a community garden, outlines the process for community garden planning and provides community garden establishment and maintenance guidelines. A standard “Community Garden User Agreement” is also a component of the Community Garden Policy.

Community gardens in Village 8 East are envisioned primarily as ornamental gardens, funded and maintained by a village garden club or the Home Owners Association (HOA). Potential site locations include the Private Recreation Facilities and open space areas.

5. Open Space

Open space within the SPA Plan Area is comprised of Otay River Valley open space (part of the Otay Ranch Preserve) to the south, graded slopes within and surrounding the village, a Neighborhood Park, a Community Park, active recreation area and the landscape buffer adjacent to surrounding major streets.

The Otay Ranch GDP requires the provision of open space in addition to local parks at a ratio of 12 acres for every 1,000 residents. Based on an estimated population of 10,549 residents, approximately 126.5 acres of open space are required. This requirement is met through the provision of 285.3⁶ acres of open space in the form of preserve open space, manufactured slopes and other interior open spaces within the SPA Plan Area.

6. Otay Ranch Preserve Conveyance

The largest component of open space in the Otay Ranch is the Otay Ranch Preserve, described in the Resource Management Plan (RMP). As prescribed by the RMP, the development of each Otay Ranch Village requires a contribution to the Otay Ranch preserve. The Otay Ranch Preserve Conveyance requirement will be met through dedication of land within the Preserve to the Preserve Owner / Manager (POM) comprised of the City of Chula Vista and County of San Diego.

Per the Otay Ranch RMP, the required preserve conveyance calculation is 1.188 acres of open space conveyance per one acre of development less the acreage for “common use lands,” (local parks, schools, arterial roads and other land designated as public use areas). The contribution requirement is based on the development

⁶ Approximate acreage includes approximately 15.3 acres of perimeter slope areas to be identified during final engineering and secured with an open space easement on the applicable Village 8 East Final Map. A portion of the Edge Trail and associated overlook features (approximately 1.76 acres) are included within the 8.2-acre OS-7 parcel. The Edge Trail area shall be secured with a public access easement and the 1.76 acres shall satisfy a portion of the Village 8 East park obligation. The 1.76-acre Edge Trail area is not counted toward meeting the Village 8 East open space requirement.

area determined at the Final Map(s) level. The estimated Village 8 East Preserve conveyance requirement calculation is as follows:

Table 5: Estimated Preserve Conveyance Obligation

Village 8 East	Land Use	Acres (Gross)
Village 8 East Total		572.9
Common Use Lands		
	P-1	7.3
	P-2	43.3
	AR-11	22.6
	S-1	11.3
	SR-125 ROW	3.7
	Circulation Element Roads	9.2
	Preserve Open Space	253.6
Total Common Use Lands		351.0
Development Area		221.9
Village 8 East Preserve Conveyance Obligation*		263.6

* Actual Conveyance Acreage to be determined at Final Map level.

7. Manufactured Slopes

Manufactured slopes within the village are located between residences in neighborhoods, along major streets and adjacent to natural open spaces. All manufactured slopes will be constructed and landscaped to City standards and guidelines provided in the Village 8 East Design Plan. All slopes over 25 feet in height will be permanently irrigated, with the exception of the temporary slopes and native transition slopes adjacent to Preserve open space which may be temporarily irrigated for establishment of the landscape. Varied height trees, shrubs and groundcovers will be utilized to undulate the surface of slopes and create dimensions and variations to soften views from adjacent to the Otay Valley Regional Park/MSCP Preserve area. The design and maintenance of the slopes adjacent to the Preserve are described in the Village 8 East Preserve Edge Plan.

8. Ownership, Funding and Maintenance

All slopes outside of the public right-of-way and the Otay Ranch Preserve will be owned and maintained through a Community Facilities District (CFD) or HOA.

D. OWNERSHIP AND MAINTENANCE OPTIONS

The following are options for ownership and maintenance of park, open space and trail facilities in the SPA Plan Area.

1. Community Facilities District and Homeowners Association

Facilities not maintained by private property owners or a public agency will be maintained through Community Facilities Districts (CFD) or Homeowners Associations (HOA). Such areas will include common areas, common slope areas, common open space, private parks, entry landscaping, walls facing the public right-of-way, trails, paseos and storm water pollution prevention facilities. Certain public facility areas may also be included, as determined by the Director of Public Works or their designee, such as detention basins and enhanced median and parkway landscaping in the public right-of-way.

2. Public Agency Maintenance

Public agencies will be responsible for maintaining the facilities on publicly owned land. These areas include landscaping within street and highway rights-of-way (unless maintained by an HOA, per the GDP, BOA or CFD), public parks, schools and other similar public lands.

3. City of Chula Vista General Services

Public streets, walks, parkways and trails which are located on public land and drainage structures other than those designed as swales or brow ditches will be the maintenance responsibility of the Chula Vista Public Works Department (unless maintained by an HOA or CFD).

E. PHASING

1. Parks

The construction of parks is coordinated with residential development phasing to ensure that parks are provided to serve the resident population. Park obligations are described in the PFFP and further addressed in a separate agreement between the Applicant and the City of Chula Vista.

2. Open Space

Open spaces adjacent to the major surrounding streets will be phased with street construction. All slopes and other open spaces will be implemented in conjunction with adjacent development.

Conveyance of the Resource Management Preserve land will comply with the Phase 2 RMP policies requiring conveyance of 1.188 acres of preserve land for every acre of development area. This conveyance will occur on a phased basis prior to approval of Final Maps.

3. Trails

Trails will be phased in conjunction with adjacent development, including street and slope construction. Public access to trails that connect to the Chula Vista

Greenbelt multi-use trail within the Otay Ranch Preserve will be restricted until Greenbelt Trail improvements are complete to the satisfaction of the City of Chula Vista Director of Development Services or their designee.

VI. Community Purpose Facility Master Plan



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VI. COMMUNITY PURPOSE FACILITY MASTER PLAN

A. INTRODUCTION

The City of Chula Vista Municipal Code Chapter 19.48. (P-C – Planned Community Zone), requires 1.39 acres of Community Purpose Facilities land per 1,000 persons be provided. Pursuant to the Code, Community Purpose Facilities (CPF) means "a land use designation in a planned community intended for non-profit and certain for-profit land uses..." The following uses are permitted within the CPF zone:

- Boy Scouts, Girl Scouts, and other similar organizations;
- Social and human services activities, such as Alcoholics Anonymous;
- Services for homeless;
- Services for military personnel during the holidays;
- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- Non-profit or for-profit day care facilities that are ancillary to any of the above or as a primary use. For-profit facilities as a primary use are subject to further requirements and additional criteria as outlined in Section F of the Code;
- Private schools that are ancillary to any of the above;
- Interim uses, subject to the findings in Section E of the Code;
- Recreational facilities, such as ball fields, for non-profit organizations (including home owners associations) serving the local community, subject to the requirements outlined in Section 19.48.040(B)(6) of the CVMC (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) and subject to the findings outlined in Section 19.48.025(H) of the CVMC (P-C-Planned Community Zone: Community Purpose Facilities – Minimum Acreage Required – Permitted Uses).

Pursuant to Section 19.48.040(B)(6) (P-C-Planned Community Zone: Application – General Development Plan Required – Contents Required) of the CVMC, a CPF Master Plan is required and "shall show the specific boundaries of said plan which may be the SPA, GDP, or Planned Community Boundaries (or more than one GDP as deemed appropriate by the Director of Development Services or their designee); the distribution of existing and proposed CPF designated parcels within the Master Plan area; and the tabulation of individual sites acreages which shall be prepared and incorporated into the Planned Community's Sectional Planning Area (SPA) Plan....The incorporation of the CPF Master Plan into the SPA or GDP shall be done through a SPA or GDP amendment/adoption pursuant to Sections 19.48.080 and 19.48.130 of the CVMC (P-C-Planned Community Zone: .080 = General Development Plan – Modification Requests and Procedures and .130 = Sectional

Area Plans – Modification Requests and Procedures)." Pursuant to CVMC Section 19.48.040d, "Recreational facility land uses shall not utilize more than 35 percent of the overall CPF acreage."

B. COMMUNITY PURPOSE FACILITY REQUIREMENT

The proposed 3,276 units in Village 8 East generate a population of approximately 10,549 persons (based on 3.22 persons per residential unit), requiring approximately 14.6 acres of CPF land. However, per the LOA, Village 8 East is obligated to provide a total of 4.0 acres of CPF designated sites.

C. COMMUNITY PURPOSE FACILITY IMPLEMENTATION

The Applicant proposes to satisfy the Village 8 East 4.0-acre CPF obligation by designating a 1.2-acre private recreation facility (CPF-1) at the southern perimeter of Village 8 East. The size of this CPF site complies with CVMC Section 19.48.040d, as it is less than 35 percent of the overall CPF acreage ($4.0 \times 35\% = 1.4$ acres). The CPF-1 Concept Plan represents a method of meeting CPF private recreation requirements; however, final programming, amenities and configuration are subject to final design. The balance of the Village 8 East CPF obligation (2.8 acres) is to be addressed in a separate agreement between the Applicant and the City of Chula Vista.

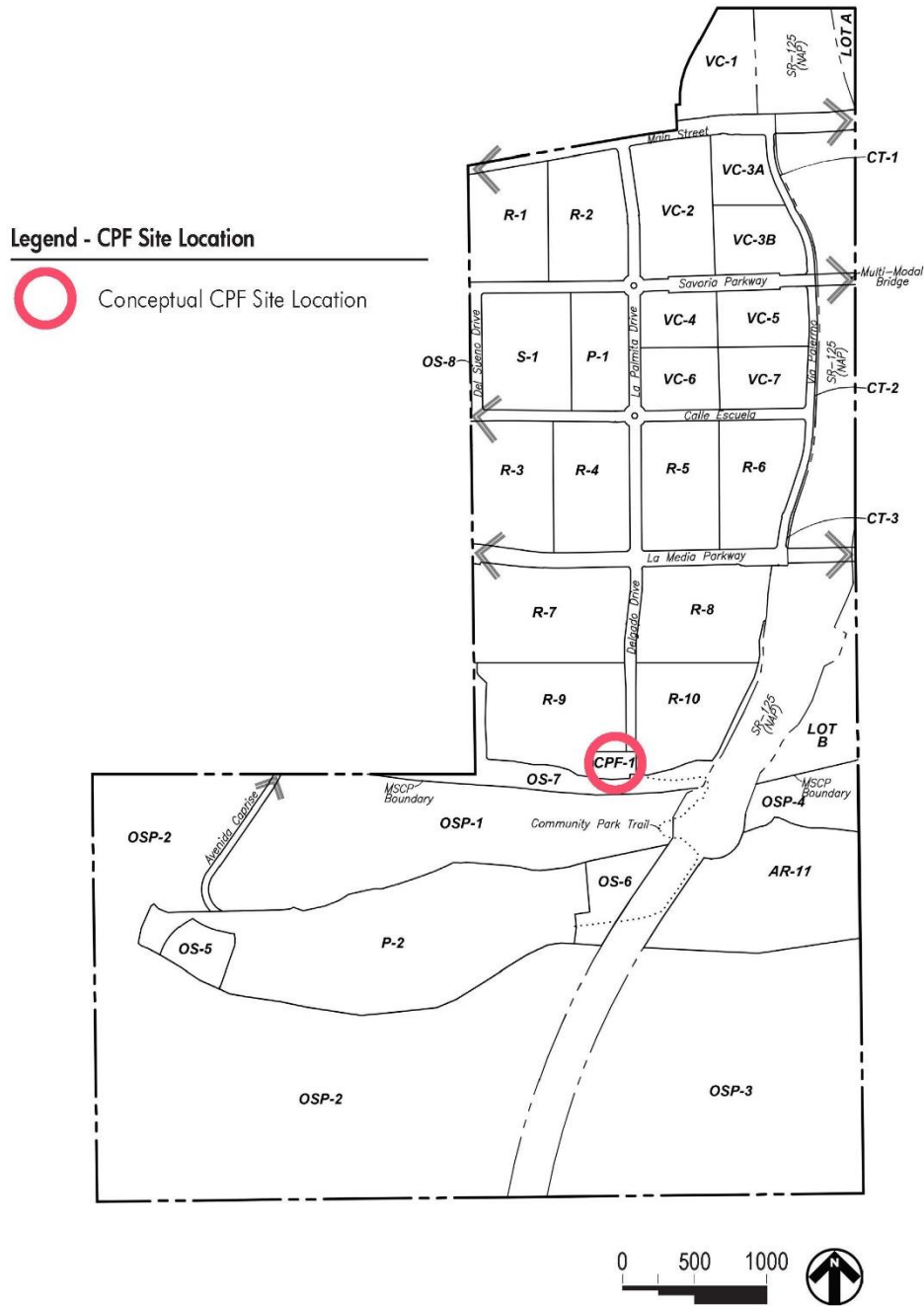
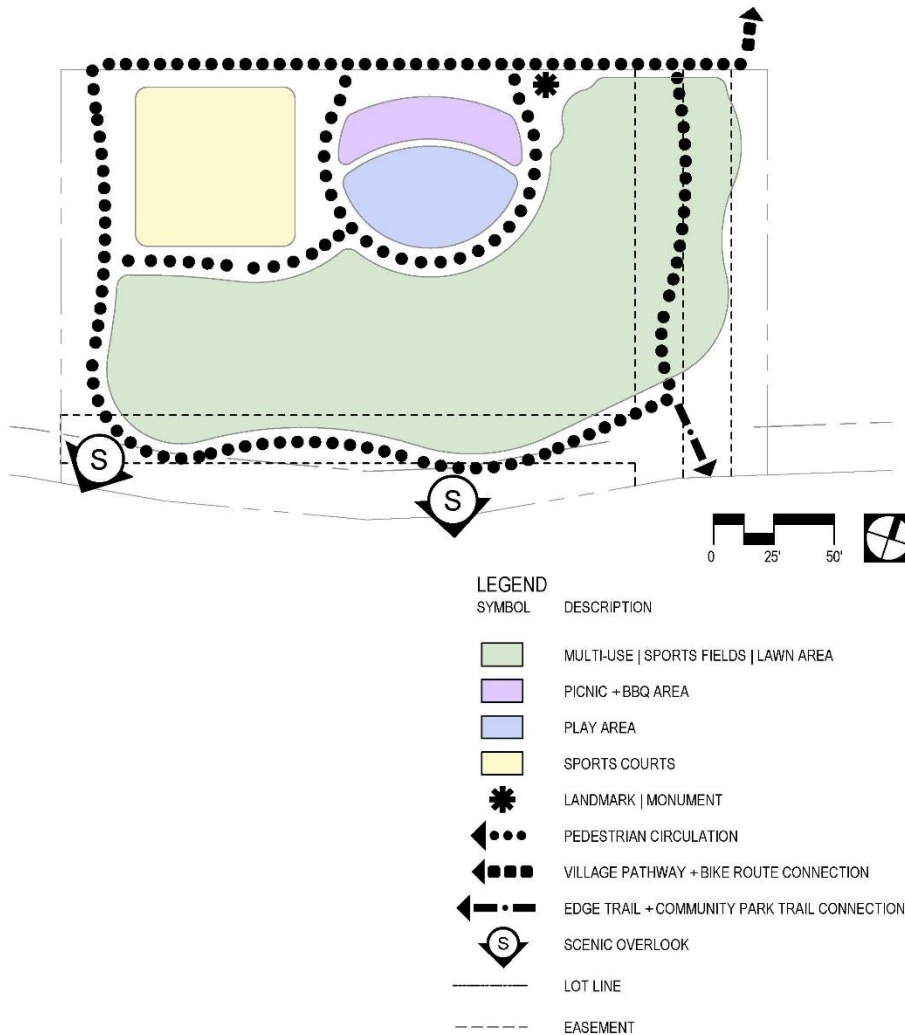


Exhibit 43: Community Purpose Facility Master Plan

1. CPF-1

CPF-1 is a 1.2-acre Private Recreation Facility located at the southern edge of Village 8 East, providing an Otay River Valley overlook and linkage to the Edge Trail and the Community Park Trail network. Amenities may include picnic and play areas, a tot lot and sports courts; however, final programming, amenities and configuration are subject to final design.



Note: The CPF-1 Concept Plan is one example of how the planned components may be provided within the site; however, the design may be refined or changed during final design.

Exhibit 44: CPF-1 Concept Plan

VII. Development Phasing



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VII. DEVELOPMENT PHASING

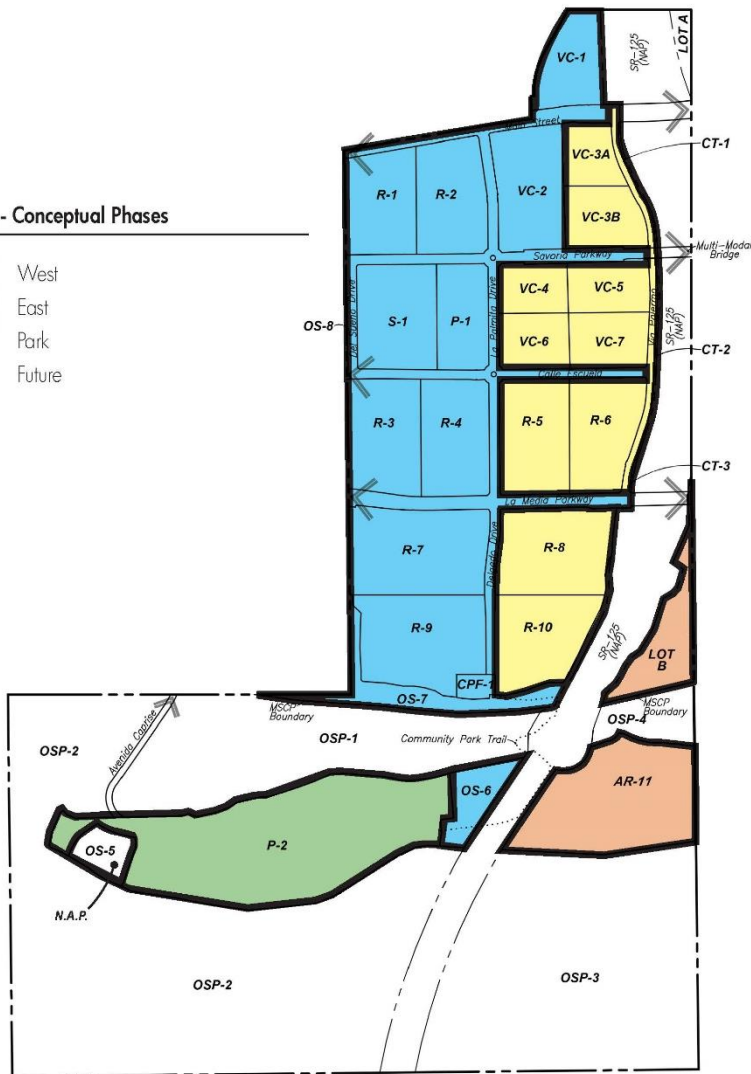
A. INTRODUCTION

Development of the SPA Plan Area will be completed in phases to ensure construction of necessary infrastructure and amenities for each phase as the project progresses. The Conceptual Phasing Plan (Exhibit 45) reflects anticipated market demand for a variety of housing types and commercial development.

The Phasing Plan is non-sequential because sequential phasing is frequently inaccurate due to unforeseen market changes or regulatory constraints. Therefore, this SPA Plan and PFFP permit non-sequential phasing by imposing specific facilities requirements for each phase to ensure the SPA Plan Area is adequately served and City requirements are met. Public parks and schools shall be phased as needed. The Phasing Plan is consistent with the PFFP. The proposed phasing and actual construction timing of the SPA Plan Area may be modified subject to compliance with provisions of the PFFP.

Legend - Conceptual Phases

- West
- East
- Park
- Future



WEST PHASE		
Parcel	Estimated Units	Commercial SF (K)
R-1	154	
R-2	163	
R-3	162	
R-4	147	
R-7	226	
R-9	196	
VC-1	275	
VC-2	430	
S-1	264	
P-1	0	
CPF-1	0	
Subtotal West Phase	2,017	10

EAST PHASE		
Parcel	Estimated Units	Commercial SF (K)
R-5	155	
R-6	143	
R-8	176	
R-10	142	
VC-3A	161	
VC-3B	0	
VC-4	192	
VC-5	0	
VC-6	142	
VC-7	148	
Subtotal East Phase	1,259	

COMMUNITY PARK PHASE		
Parcel	Estimated Units	Commercial SF (K)
P-2	0	

TOTAL	3,276	10
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Exhibit 45: Conceptual Phasing Plan

VIII. Public Facilities



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VIII. PUBLIC FACILITIES

A. INTRODUCTION

This section briefly summarizes the public facilities required for the SPA Plan Area in compliance with the City's goals that new developments provide all necessary support services. The PFFP prepared in conjunction with this SPA Plan describes the backbone facilities in more detail and assigns the responsibility for construction, maintenance and financing of all required facilities.

The public facilities outlined in this section have been determined based upon projected land uses and their distribution as shown on the Village 8 East Site Utilization Plan (Exhibit 4). Facilities will be sized in accordance with the projected demands and distribution for these land uses. Facilities needs and delivery schedule may be modified, subject to City approval, during the Tentative Map review and approval process. Electric/gas distribution facilities will be constructed primarily in public streets and will be provided by SDG&E.

B. WATER SUPPLY AND MASTER PLAN

The *Overview of Water Service for Otay Ranch Village 3 North and a Portion of Village 4, 8 East and 10* prepared by Dexter Wilson Engineering (2014) addressed potable and recycled water services and facilities for Village 8 East. Dexter Wilson Engineering subsequently prepared the *Otay Ranch Village 8 East Amendment Water Evaluation* (2023) to address the proposed Village 8 East SPA Amendment. In conformance with the GDP and SPA requirements, the Water Plan demonstrates compliance with state and local agency requirements and the ability to serve the SPA Plan Area. A summary of key points from the Water Plan is outlined below.

I. Water Supply

Senate Bill 610 principally applies to the California Water Code and requires the California Environmental Quality Act process for a project to be amended to include documentation to definitively establish water availability.

California Senate Bill 221 and Senate Bill 610 were approved on October 9, 2001 and became effective January 1, 2002. Senate Bill 221 primarily applies to the Subdivision Map Act and requires the lead agency (City of Chula Vista), in considering a tentative map, to verify that the public water supplier (Otay Water District) has sufficient water supply available to serve the project.

To meet the requirements of Senate Bills 221 and 610, the City of Chula Vista formally requested the Otay Water District to prepare a water supply assessment report for the project. The Otay Water District Board of Directors formally approved the Water Supply Assessment and Verification Report, Otay Ranch Villages 3 North, a Portion of Village 4, 8 East and 10 Sectional Planning Area Plans on November 6, 2013.

The SPA Plan Area is located within the boundaries of the Otay Water District (OWD), which is responsible for providing local water service. OWD is a member of the San Diego County Water Authority and the Metropolitan Water District of Southern California. The SPA area will be annexed into Improvement Districts 22 and 27 of the Otay Water District.

2. Potable Water Demand

Domestic water demand for the SPA Plan Area will be estimated as a part of the Subarea Water Master Plan to be approved by the OWD. An analysis of available water supply will also be completed to assure that sufficient supplies are planned to be available as demand is generated by the project.

The project is within the Central Service Area of the Otay Water District. Potable water for the development will be supplied from the 624, 711 and 980 pressure zones. **Exhibit 46: Conceptual Potable Water Plan** depicts the recommended distribution system required for the project area.

- The 624 Zone will be expanded by connecting to the existing 16-inch line in La Media Parkway at the western boundary of Village 8 East. The 16-inch 624 Zone line will be extended east in La Media Parkway to the eastern boundary of Village 8 East for future expansion into Village 9. A 624 Zone loop will be formed within Village 8 East between La Media Parkway and the existing 8-inch 624 Zone line in the southeast corner of Village 8 West.
- The 711 Zone will be expanded by connecting to the existing 16-inch line in Main Street. This 16-inch 711 Zone line will be extended east in Main Street to the eastern boundary of Village 8 East for future expansion into Village 9. A 711 Zone loop will be formed within Village 8 East between Main Street and the existing 12-inch 624 Zone line in Calle Escuela west of the project.
- The 980 Zone will be expanded by connecting to the existing 12-inch line in the northwest corner of Village 8 East. This 12-inch line will be extended east in Main Street to provide service to planning areas adjacent to Main Street.

The Otay Water District has three existing reservoirs in the 624 Zone. These reservoirs are filled by OWD Connections 10 and 12 to the San Diego County Water Authority aqueduct. The Otay Water District also has two existing reservoirs in the 980 Zone north of the Rolling Hills Ranch community.

The 711 Zone has storage reservoirs within the EastLake Greens development and within the District's Use Area Property north of Rolling Hills Ranch.

3. Recycled Water Supply and Master Plan

Current Otay Water District (OWD) policies regarding new subdivision development require the use of recycled water where available. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will be used to irrigate street parkway landscaping, parks, manufactured slopes along open space areas and landscaped areas of commercial, and multi-family sites as depicted on **Exhibit 47: Conceptual Recycled Water Plan**.

The project is located in the 680 and 815 Zones for recycled water service. The primary source of recycled water for the SPA Plan Area will be the South Bay Water Reclamation Plant. From this plant, the recycled water system will consist of a series of pump stations, transmission piping and storage reservoirs which will provide recycled water to portions of Otay Ranch, including the SPA Plan project area.

In the SPA Plan Area, the existing recycled water distribution system serves Village 7 and Village 11 to the north and Village 8 West to the west. The recycled water system is also proposed to be extended to serve Village 9.

Recycled water requirements for the project will be coordinated by the Water District and the City. Phased construction of recycled water facilities, based on the District approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

4. Water Conservation

A Water Conservation Plan was prepared as a component of the 2014 SPA Plan in conformance with the requirements of the Otay Ranch GDP and the Chula Vista Growth Management Ordinance. Dexter Wilson Engineering prepared the *Otay Ranch Village 8 East Amendment Water Conservation Evaluation (2023)* for the SPA Amendment.

As described in the Water Conservation Plan prepared by Dexter Wilson Engineering, certain landscaped areas are required to utilize recycled water where available based on current Otay Water District (OWD) policies regarding new subdivision development. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will irrigate landscape areas identified in the Water Plan.

The potential sources and availability for recycled water use are described in more detail in the Water Plan. Potential demand within the SPA Plan area will be estimated in a subsequent Subarea Water Master Plan to be approved by the OWD. Recycled water requirements for the project will be coordinated by OWD and the City. Phased construction of recycled water facilities, based on an OWD-approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

Water conservation measures for the SPA Plan Area include the following:

- **Hot Water Pipe Insulation.** This measure involves the insulation of hot water pipes with 1-inch walled pipe insulation and separation of hot and cold-water piping. This measure is estimated to cost an additional \$50 during initial construction and result in annual savings of 2,400 gallons per residential unit.
- **Pressure Reducing Valves.** Setting the maximum service pressure to 60 psi reduces any leakage present and prevents excessive flow of water from all appliances and fixtures. This measure is estimated to cost \$100 during initial construction and result in annual water savings of 1,800 gallons per residential unit.
- **Water Efficient Dishwashers.** There are a number of water efficient dishwashers available that carry the Energy Star label. These units cost an additional \$500 on average and result in an estimated yearly water savings of 650 gallons per residential unit.

Other potential water saving features of the project include:

- **Dual Flush Toilets.** The developer will install dual flush toilets within the project. This measure is estimated to cost \$200 per household and result in annual water savings of 4,000 gallons per year per residential unit.
- **Water Efficient Landscaping.** The developer will comply with the City's Landscape Water Conservation Ordinance to reduce outdoor water use. This will include a more drought tolerant plant selection including less turf area as well as installation of water efficient irrigation systems. While the estimated savings from this measure is difficult to quantify at this stage of planning, it is estimated that outdoor water usage at single family residences will be reduced by a minimum of 10 percent, or approximately 25 gpd per home.

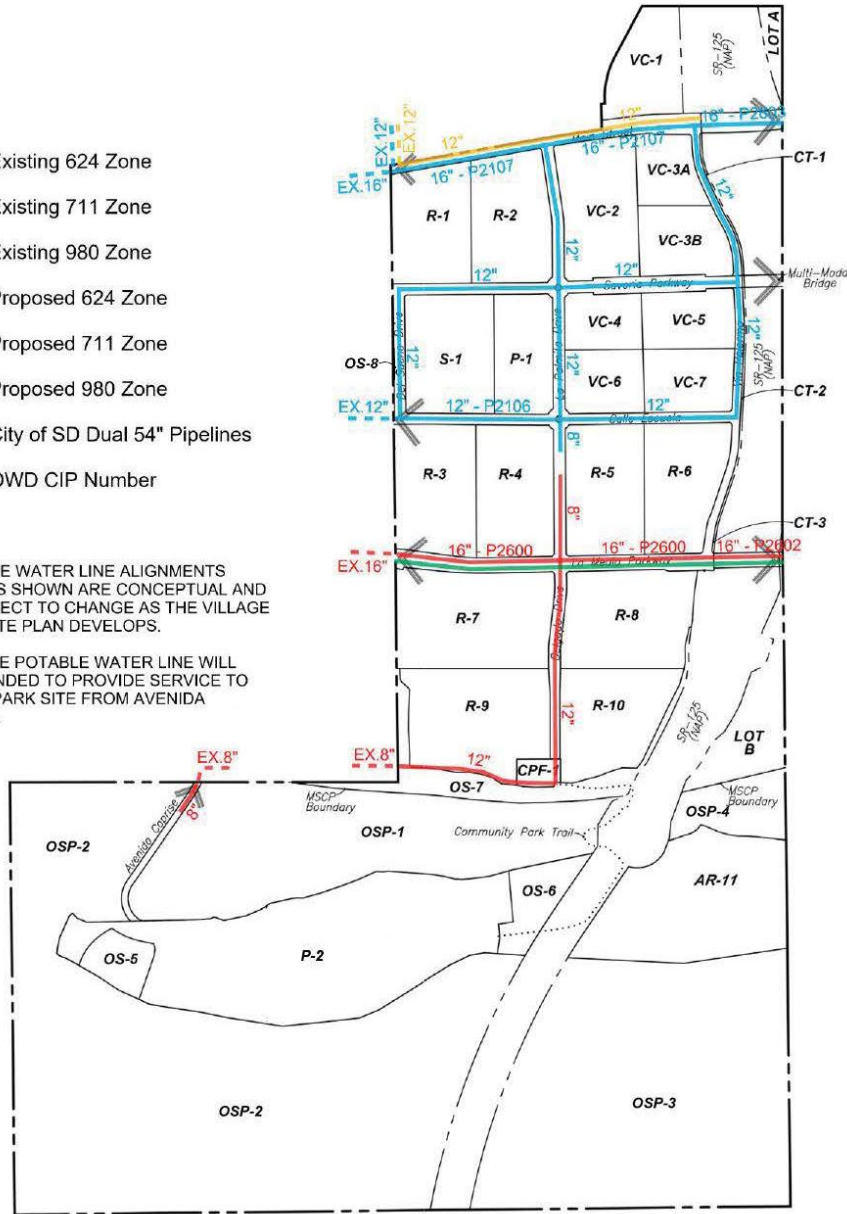
LEGEND

- - - Existing 624 Zone
- - - Existing 711 Zone
- - - Existing 980 Zone
- Proposed 624 Zone
- Proposed 711 Zone
- Proposed 980 Zone
- City of SD Dual 54" Pipelines

P2107 OWD CIP Number

NOTES:

1. BACKBONE WATER LINE ALIGNMENTS AND SIZES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AS THE VILLAGE 8 EAST SITE PLAN DEVELOPS.
2. A PRIVATE POTABLE WATER LINE WILL BE EXTENDED TO PROVIDE SERVICE TO THE P-2 PARK SITE FROM AVENIDA CAPRISE.



Site Utilization Plan 0 500 1000

Exhibit 46: Conceptual Potable Water Plan

LEGEND

- - - Existing 680 Zone
- - - Existing 815 Zone
- Proposed 680 Zone
- Proposed 815 Zone

R2043 OWD CIP Number

NOTES:

1. RECYCLED WATER WILL BE USED FOR OPEN SPACE SLOPES, PARKS, STREET PARKWAY LANDSCAPING, AND THE COMMON AREAS OF RECREATION, COMMERCIAL, AND MULTI-FAMILY SITES.
2. BACKBONE RECYCLED WATER LINE ALIGNMENTS AND SIZES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AS THE VILLAGE 8 EAST SITE PLAN DEVELOPS.
3. A PRIVATE RECYCLED WATER LINE WILL BE EXTENDED TO PROVIDE SERVICE TO THE P-2 PARK SITE FROM CPF-1.

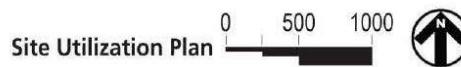
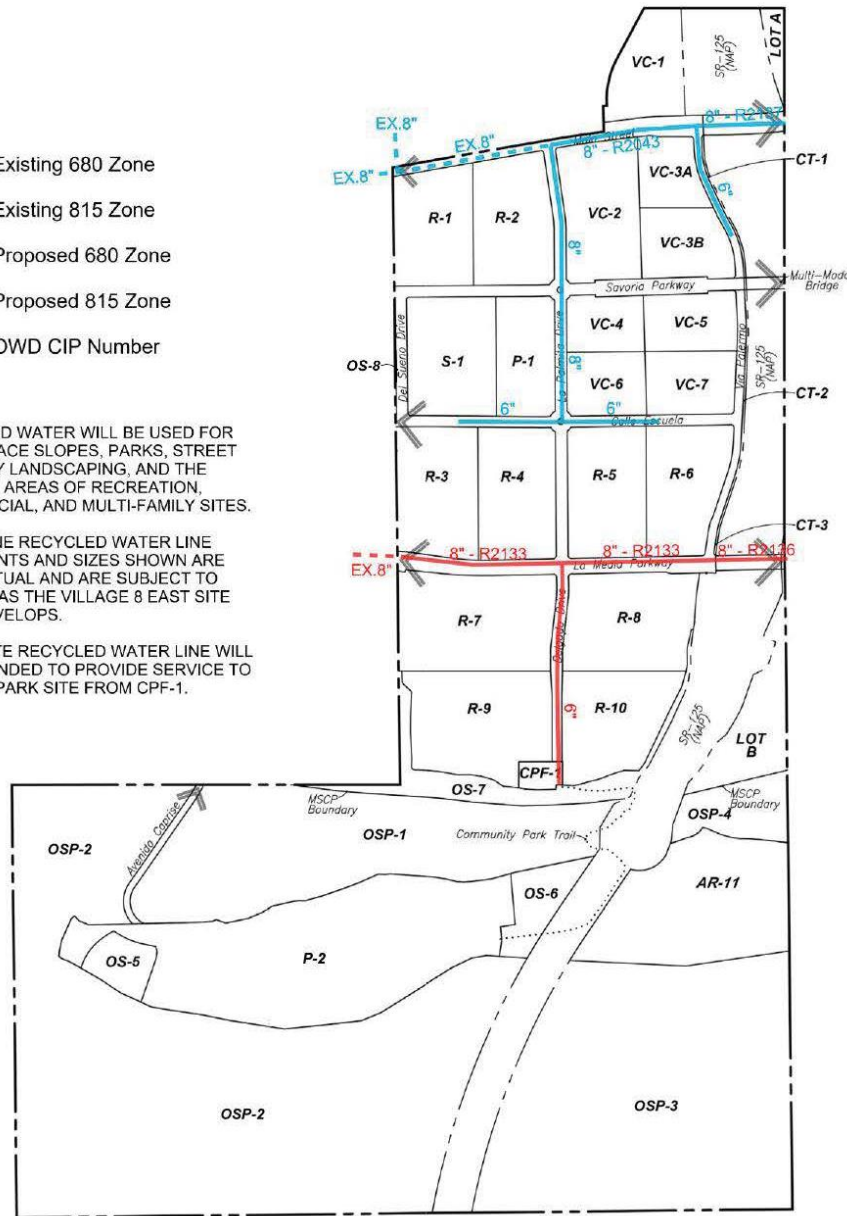


Exhibit 47: Conceptual Recycled Water Plan

C. SEWER SERVICE

The *Overview of Sewer Service for Otay Ranch Villages 3 North and a Portion of Village 4, 8 East and 10*, prepared by Dexter Wilson Engineering (2014) addressed sewer service and facilities for Village 8 East. Dexter Wilson Engineering subsequently prepared the *Otay Ranch Village 8 East SPA Amendment Water Evaluation (2023)* to address the proposed Village 8 East SPA Amendment. Sewer service to the project site is provided by the City of Chula Vista. Chula Vista operates and maintains its own sanitary sewer collection system that connects to the City of San Diego's Metropolitan Sewer System.

The City of Chula Vista's Subdivision Manual establishes sewage generation factors based on population multipliers used to project sewage flows. The average daily flow into the Salt Creek basin from the SPA Plan Area is estimated at 700,077 gpd. This flow will be conveyed to the existing Salt Creek Interceptor just to the south of the project. Sewer facility improvements required to serve the SPA Plan Area include 8-inch to 15-inch gravity sewer lines on-site and fees to fund future improvements to the Salt Creek Interceptors.

Sewer facilities required to serve the SPA Plan Area will be constructed in phases. The phasing and financing requirements are addressed in the PFFP and/or subdivision map conditions to assure timely provision of required facilities. Existing and planned sewer facilities are illustrated on **Exhibit 48: Conceptual Sewer Plan**.

LEGEND

- Existing Public Sewer
- Proposed Public Sewer

NOTES:

1. BACKBONE SEWER LINE ALIGNMENTS AND SIZES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AS THE VILLAGE 8 EAST SITE PLAN DEVELOPS.

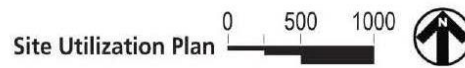
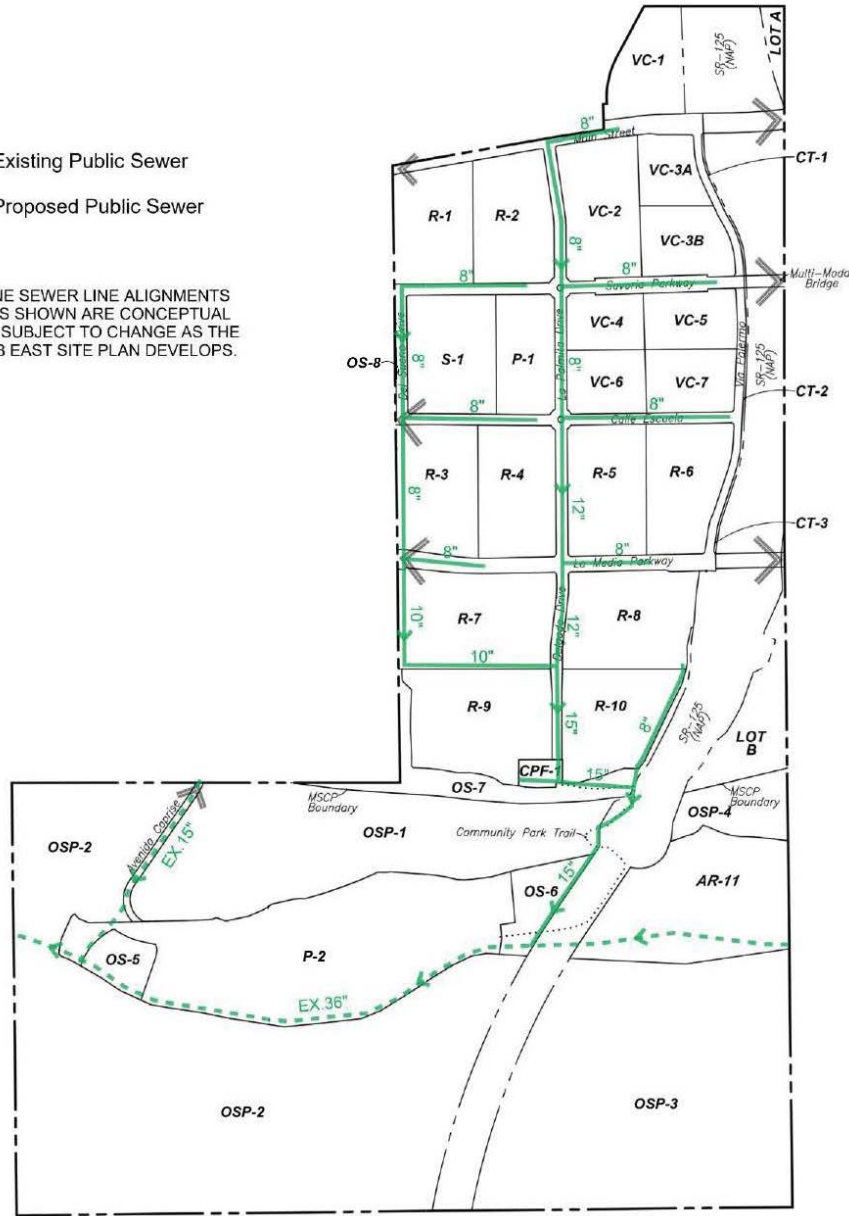


Exhibit 48: Conceptual Sewer Plan

D. STORM DRAIN & WATER QUALITY

The *Master Drainage Study* and *Water Quality Technical Report* were prepared by Hunsaker and Associates in 2014 to assess the existing and developed drainage and water quality conditions in the SPA Plan Area. Hunsaker and Associates subsequently prepared the *TM Drainage Study for Otay Ranch-Village 8 East* (Drainage Study) and *Priority Development Project – Stormwater Quality management Plan for Otay Ranch Village 8 East* (2023) (PDP SWQMP) to assess the Village 8 East SPA Amendment and Tentative Map. In conformance with the Otay Ranch GDP and SPA requirements, the reports provide the necessary hydrological studies, analysis and design solutions to provide appropriate urban runoff and water quality for the SPA Plan Area. Key elements of the Drainage Study and SWQMP are provided below. The conceptual storm drain sizing and location, proposed basins and Modular Wetlands System are depicted on **Exhibit 49: Conceptual Basin and Drainage Plan**.

I. Drainage

All pre development and post development runoff from Village 8 East is within the Otay River Valley watershed.

Runoff from the developed portion of Village 8 East and co-mingled flow from La Media Parkway (Village 8 West) will be routed via a storm drain system southerly. A cleanout with an internal diversion will be located at the downstream portion of the system to direct the low flow to a proposed detention basin and volume based Modular Wetlands System located east of the P-2 Community Park (designated OS-6 on the Site Utilization Plan) to address water quality requirements, while the peak flows continue toward the discharge point at the Otay River. The detention basin and Modular Wetlands System outlet directly to the Otay River via internal storm drain systems. Energy dissipating measures, such as D-41 headwalls or APWA energy dissipating impact basins or an alternative facility, along with riprap, are proposed at each respective outlet.

A biofiltration water quality basin is proposed at the southwestern corner of the P-2 Park to treat runoff from the Community Park Entry Drive and a portion of the park. The final basin design will occur during park planning.

Due to the impact of the Savage Dam at the Otay Reservoir, studies have determined that the development of the Village 8 East site will not increase the 100-year frequency peak flows in the Otay River. Therefore, no detention basins are required.

2. Water Quality

The development of the SPA Plan Area will implement all necessary requirements for water quality as specified by State and local agencies.

The development will meet the requirements of the City's Standard BMP Design Manual (BMPDM), the Jurisdictional Urban Runoff Management Program and the Storm Water Management and Discharge Ordinance (as specified in the City of Chula Vista Development and Redevelopment Storm Water Management Standards/Requirements Manual).

The Otay River is a USGS blue line stream, which makes it a waterway of the United States under the Clean Water Act (CWA). All development in excess of five acres must incorporate urban runoff planning, which will be detailed at the Tentative Tract Map level. The conceptual grading and storm water control plan for the SPA Plan Area provides for water quality control facilities to ensure protection for the Otay River.

According to the *San Diego Bay Watershed Management Area Analysis*, the Otay River is categorized as an exempt facility from hydromodification management requirements. Since all runoff from the developed area within the Village 8 East SPA area is proposed to drain directly to the Otay River, hydromodification management measures are not required for this development.

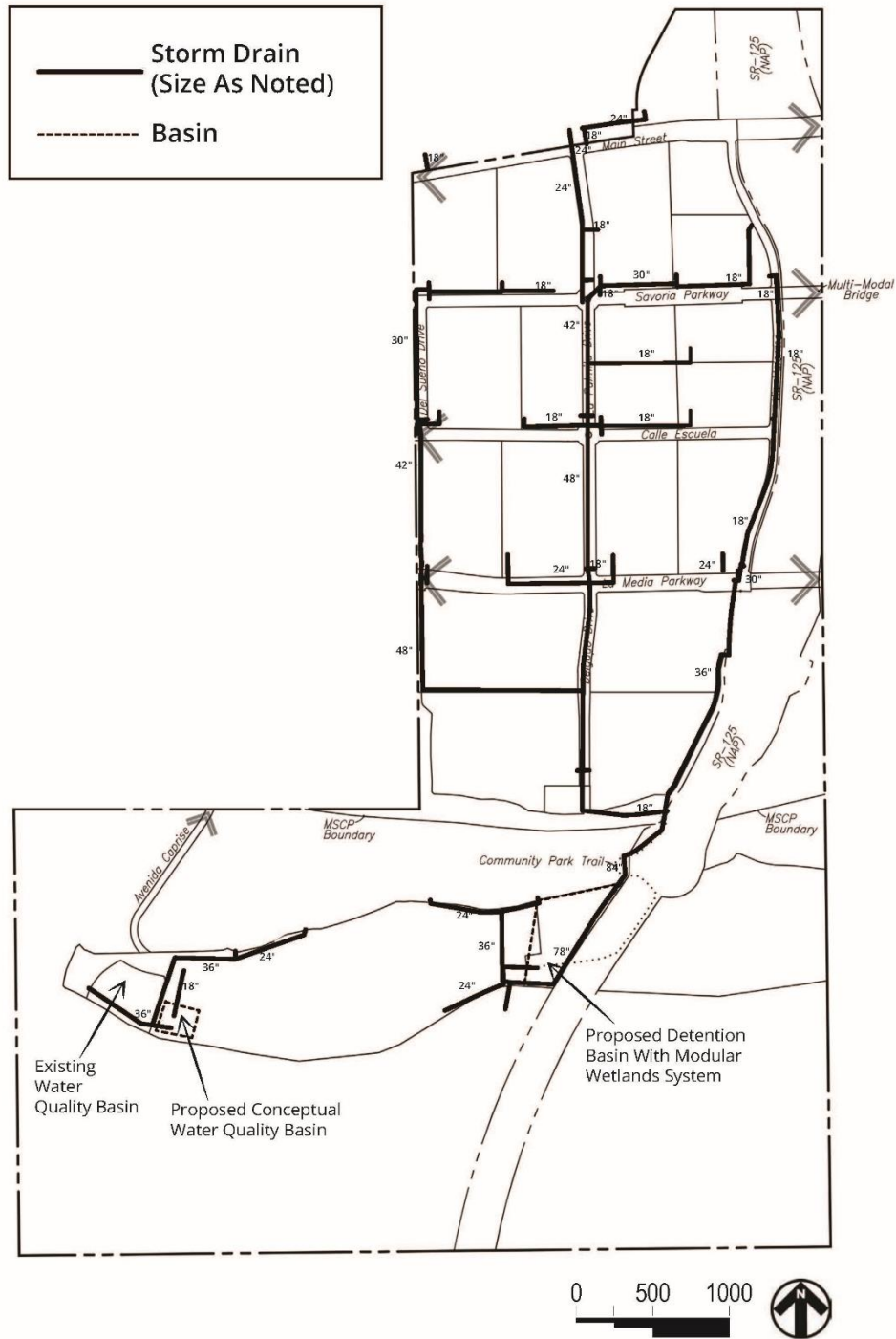


Exhibit 49: Conceptual Basin and Drainage Plan

E. ROADS

Roads included in this SPA proposal are addressed in Chapter III, Circulation, of this SPA Plan. The PFFP details their phasing and financing.

F. SCHOOLS

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

The construction of up to 3,276 multi-family dwelling units is planned for the Village 8 East SPA Plan. Based on Chula Vista Elementary School District and Sweetwater Union High School District student generation factors (students/dwelling unit), there is a need to accommodate approximately 820 elementary students, 220 middle school students, and 593 high school students, for a total of 1,633 students.

1. Elementary Schools

To meet the elementary school requirements, the Otay Ranch General Development Plan (GDP) provides for the siting of one elementary school in Village 8 East. This SPA Plan reserves an 11.3-acre elementary school site⁷, Parcel S-1, in the village core adjacent to the neighborhood park to facilitate joint use opportunities. The site will be reserved for acquisition by the Chula Vista Elementary School District, as provided in the PFFP. The construction schedule for the school will be determined by the school district. At the discretion of the Chula Vista Elementary School District, students in Village 8 East will be accommodated in neighboring village elementary schools until the Village 8 East school is constructed, which may include The existing Wolf Canyon Elementary School located north of Village 8 East in Village 7

2. Middle Schools & High Schools

Middle school and high school requirements are met by the existing EastLake Middle School, Otay Ranch High School and Olympian High School. In addition to these public schools, a private school (Mater Dei High School) and a charter school (High Tech High School) are located proximate to Village 8 East.

⁷The Village 8 East Tentative Map includes an alternative configuration for the P-1 Neighborhood Park / S-1 School Site. If the Chula Vista Elementary School District determines the need for a larger school site, then the S-1 School Site shall be 12.0 acres (net) and the P-1 Neighborhood Park shall be 4.6 acres (net), consistent with the Tentative Map alternative.

3. Adult Schools

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

G. CHILD CARE FACILITIES

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

GOAL: Provide adequate child care facilities and services to serve the Otay Ranch Project Area.

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

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

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

Child care uses may be allowed as a primary or an accessory use. Facility-based (not in a home) child care may be conducted by non-profit, quasi-public organizations or commercial providers. In addition, day nurseries, daycare schools, early childhood education, or nursery schools are permitted uses in the Village 8 East Land Use Districts (see PC District Regulations), specifically permitted within all non-residential dominant districts, which would make them available to both residents and employees in Village 8 East.

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

The SPA Plan Area and the Otay Ranch Community may have a mix of child care providers, such as school, church, non-profit or commercial facilities. Childcare facilities may be located within private homes, commercial centers, offices, governmental and industrial complexes and/or adjacent to public and private schools where appropriate. The SPA Land Use Plan provides opportunities to locate and phase facilities to meet the needs of the community.

1. Family Day Care Homes

Family day care homes are defined, and required to be permitted in homes, by California State law. Consistent with State law, family day care homes may be located within all residential zones and residential portions of Village Core zoning district in Village 8 East.

The California Code of Regulations, Title 22, Division 12, Chapter 3, Section 102417 includes regulations related to the operation of family day care homes and all family day care homes within Village 8 East would be required to comply with both state and local regulations.

2. Facility-Based Child Care

Facility-based childcare may be non-profit or commercial facilities located in CPF or in the village core. The SPA Plan includes CPF and VC land uses. These land use designations can accommodate facility-based childcare. Non-profit, and some for-profit, childcare facilities may be permitted as CPF uses per CVMC Section 19.48.025E, and as modified by the PC District Regulations; these uses are permitted within the Village Core zoning district.

Having child care facilities located near other compatible services and activities is consistent with efficient land use planning. Locating childcare facilities near many other services is consistent with the neo-traditional principles established for Otay Ranch.

H. POLICE, FIRE AND EMERGENCY SERVICES

1. Police Protection

The Chula Vista Police Department (CVPD) currently provides police services within the City of Chula Vista. The demand for police services and facilities necessary to serve the SPA Plan area is described and analyzed in the Village 8 East PFFP.

2. Fire Protection

Fire protection services are provided by the City of Chula Vista Fire Department (CVFD). Fire Station #7 is located adjacent to the Village 2 Core. Pursuant to the Chula Vista Fire Master Plan approved by the Chula Vista City Council on January 28, 2014, additional fire stations are planned within the Village 8 West Town Center and the Eastern Urban Center. The demand for fire protection equipment and facilities to serve the SPA Plan Area is described in the PFFP. Village 8 East must comply with the updated Chula Vista Fire Master Plan, as adopted.

The Otay Ranch GDP requires as a condition of SPA plan approval the Fire Department review fuel modification plans. The Preserve Edge Plan and Fire Protection Plan were developed with direction from the Fire Department. The

Preserve Edge Plan provides for fuel modification zones adjacent to natural open spaces. Fire Department-approved architectural measures, such as boxed eaves, exterior sprinkler systems and solid block wall fencing may also be used for fire protection in certain circumstances. The fuel modification and fire protection strategies are more fully described in the Fire Protection Plan; University Villages - Village 8 East.

3. Brush Management

Pursuant to the University Villages Master Fire Protection Plan (2014) (FPP), Village 8 East FPP Addendum (2023) and Chula Vista MSCP Subarea Plan; fuel modification zones have been incorporated into the proposed Village 8 East development areas adjacent to natural open space. These fuel modification zones are consistent with the requirements of the Chula Vista MSCP Subarea Plan and Otay Ranch Phase 2 RMP. No fuel modification activities will occur within Otay Ranch Preserve/MSCP Preserve areas. Graded landscaped slope areas will be maintained pursuant to FPP requirements and will be outside of the Preserve. Streets and hard surface and irrigated landscaped areas may be included in the Brush Management Zone, in accordance with specific requirements of the FPP.

4. Emergency Medical Services

American Medical Response provides contract emergency medical services for the City of Chula Vista, National City, and Imperial Beach. There are five American Medical Response South County paramedic units. Two are located in Chula Vista, two in National City, and one in Imperial Beach. The SPA Plan Area will be served through a contract arrangement by the City of Chula Vista.

5. Emergency Disaster Plan

The following serves as the GDP-required "Emergency Disaster Plan" required at the SPA level:

The San Diego Region is exposed to a number of hazards that have the potential for disrupting communities, causing damage and creating casualties. Possible natural disasters include earthquakes, floods, fires, landslides and tropical storms. There is also the threat of man-made incidents such as war, nuclear disasters, hazardous materials spills, major transportation accidents, crime, fuel shortages, terrorism or civil disorder.

The San Diego County Emergency Plan is a comprehensive emergency management system that provides for a planned response to disaster situations associated with natural disasters, technological incidents and nuclear defense operations. The Plan includes operational concepts relating to various emergency situations, identifies components of the Emergency Management Organization and describes the overall responsibilities for protecting life and property and assuring the overall well-being of the population. The plan also identifies the sources of

outside support that might be provided (through mutual aid and specific statutory authorities) by other jurisdictions, state and federal agencies and the private sector.

The Unified San Diego County Emergency Services Organization consists of the County and the cities within the County. It was established in 1961 and provides for "preparing mutual plans for the preservation of life and property and making provisions for the execution of these plans in the event of a local emergency, state of emergency, and to provide for mutual assistance in the event of such emergencies."

The foundation of California's emergency planning and response is a statewide mutual aid system that is designed to ensure that adequate resources, facilities and other support is provided to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation. The basis for the system is the California Disaster and Civil Defense Master Mutual Aid Agreement, as provided for in the California Emergency Services Act. This Agreement was developed in 1950 and adopted by California's unincorporated cities and by all 58 counties. San Diego County is in Mutual Aide Region 6 of the State system.

The City of Chula Vista participates in the Unified County Emergency Services Organization described above. The City of Chula Vista has comprehensive agreements with the Bureau of Land Management, California Department of Forestry, California Conservation Corps., Urban Search and Rescue Corps., San Diego County Fire Mutual Aid and other agencies in conjunction with the California Disaster and Civil Defense Master Mutual Aid Agreement. The project is incorporated into Chula Vista's existing emergency disaster programs, including all fire and emergency services and mutual aid agreements.

I. LIBRARY SERVICES

Library services are provided by the City of Chula Vista as described by the City Library Master Plan. The demand for library facilities generated by the build-out of Village 8 East will be satisfied through participation in the City's Public Facilities Development Impact Fee Program as identified in the PFFP.

J. PARKS, RECREATION, OPEN SPACE AND TRAILS FACILITIES

Parks, recreation, open space and trails are addressed in Chapter V, Parks, Recreation, Open Space and Trails Master Plan and the PFFP.

K. CIVIC FACILITIES

The City of Chula Vista is currently served by the Chula Vista Civic Center. The City's master plan for the expansion of the Civic Center provides for the needs of the Village 8 East residents. The SPA Plan Area is subject to the City's Development Impact Fee (DIF) Program, which generates revenue for civic facilities.

L. ANIMAL CONTROL FACILITIES

The City of Chula Vista provides animal health and regulatory services. Currently, no impact fees are imposed to fund expansion of animal control facilities.

M. REGIONAL FACILITIES

A Regional Facilities Report was completed as part of the SPA One planning process. Generally, the Otay Ranch GDP requires the demand generated for regional facilities to be satisfied through participation in a regional impact fee program (if such a program is implemented) and/or, reserve land or facilities for regional service programs in the Eastern Urban Center. The Regional Facilities Report is updated with SPA Plan applications to ensure adequate provision for regional facilities. The following is a review of the updated Otay Ranch Regional Facility needs.

1. Integrated Solid Waste Management

The City of Chula Vista contracts with Republic Services to provide recycling and disposal. Per Chula Vista Municipal Codes Sections 8.24 and 8.25 and State of California Public Resources Code Chapter 12.8, 42649, it is mandatory for all generators to recycle. Republic Services provides residences (known as Small Quantity Generators) with automated, weekly collection services for trash, recyclables and yard waste. The PC District Regulations for the SPA plan Area include regulatory requirements for waste management and recycling.

2. Arts and Cultural

The Otay Ranch GDP provides for a multi-use cultural complex in the EUC. Within villages, arts and cultural facilities may be provided in public and civic space. The SPA Land Use Plan may provide public spaces that accommodate art and performances including plazas within the mixed-use village core and neighborhood park. The community purpose facilities, private pedestrian parks/community buildings, community park and the MU/commercial area also provide opportunities for art display and performance.

3. Health and Medical

Health and medical facilities that serve the SPA Plan Area include Scripps Chula Vista Memorial Hospital, Sharp Chula Vista Medical Center, and Paradise Valley Hospital. A 66,000 square foot medical office building is located in Village 2, which houses the Sharp Rees-Stealy Medical Group. Other local health care providers include USCS Medical Group and Children's Primary Medical Health Group. The commercial and community purpose facility sites within the Otay Ranch villages provide opportunities for both public and private nursing, health education, screening research and medical offices.

4. Community and Regional Purpose Facilities

A Community Purpose Facility (CPF) Master Plan is provided in Chapter VI of this SPA Plan. The CPF Master Plan describes the provision of facilities within the SPA Plan Area. The Otay Ranch GDP does not locate a Regional Purpose Facility in this SPA Plan Area.

5. Social and Senior Services

The County of San Diego has the primary responsibility to provide social services to County residents. There are numerous non-profit health and social service organizations located in Chula Vista. The City of Chula Vista provides an adult literacy program, a Youth Action Program and the Police Activities League program. The County's Area Agency on Aging provides social and nutrition programs, legal services, ombudsman programs and services to prevent or postpone institutionalization. The City of Chula Vista provides senior services and the Parks and Recreation Department coordinates activities and programs at the Norman Park Senior Center. The CPF, Community Park and Private Recreation Facilities provide opportunities for social and senior services within Village 8 East.

6. Correctional

The increased population in Village 8 East will contribute to the need for correctional facilities. Should a regional impact fees program be enacted to assist in funding such facilities, Village 8 East development would be obligated to equitably participate.

7. Transit

Transit facilities are intended to reduce the public's dependence upon the automobile to help alleviate traffic congestion. The provision of transit facilities is also an action measure of the City's CO₂ Reduction Plan. Currently, two percent of trips are conducted on public transit in the region. An increase in transit use can be fostered through the location of higher-density housing near transit, site design with transit orientation and enhanced pedestrian access to transit. The land use and circulation plan for the SPA Plan Area incorporates transit-oriented design. A Rapid Bus route is planned on Main Street. Local Bus service may be provided through Village 8 East, with a potential station located within the Village Core.

IX. GDP Compliance



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VIII. OTAY RANCH GENERAL DEVELOPMENT PLAN COMPLIANCE

The adopted Otay Ranch General Development Plan establishes goals and objectives for land use; mobility; housing; parks, recreation, open space; public facilities; safety; phasing; and resource protection, conservation and management. This chapter provides a re-statement of the GDP goals and objectives followed by an explanation of how each is implemented by this SPA Plan.

A. GDP LAND USE

This SPA Plan is designed in conformance with the Otay Ranch GDP Land Use Plan and the GDP Village 8 East SPA Plan, as amended, is illustrated in **Exhibit 50**. A brief description of the SPA Plan major land use components consistency with the Otay Ranch.

This SPA Plan contains all the requisite land uses comprising an urban village as described by the GDP. Village 8 East is intended to include a variety of attached and detached multi-family residential housing densities, mixed-use development, land designated for community purpose facilities, an elementary school and parks and open space. This SPA Plan reconfigures Village 8 East to facilitate planning and development of the entire village area by individual property owners. Table 6 provides the proposed, amended Otay Ranch GDP for Village 8 East, including allocated acreages for each land use and the number and type of residential units.

Table 6 – GDP Exhibit 47 Proposed Village Eight (East)

Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park ¹	CPF ²	Sch. ₃	C'ml. ⁴	Ind.	Open Sp.	Art.	Total	
MH		1,664	1,664	11.9	139.7								131.4	4,276
H		264	264	23.4				11.3					11.3	678
VC		1,348	1,348	27.8	48.5	7.3							57.6	3,464
OTHER							1.2				16.4	9.2	33.8	
VILLAGE 8 EAST SUBTOTAL⁵		3,276	3,276	16.7	188.2	7.3	1.2	11.3	+		16.4	9.2	233.6	8,419

¹ Total park acreage includes neighborhood park. Actual park sizes to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1,000 persons. Part of the park acreage requirement has been allocated to the Otay Ranch Community Park South which is designated Planning Area 20 in the GDP.

² Per the Land Offer Agreement, Village 8 East CPF obligation is 4.0 acres; however, per Village 8 East SPA Plan, a portion of the CPF would be provided within Village 8 East and a portion would be transferred off-site to Planning Area 20, as documented in the agreement between the Applicant and the City.

³ 264 units have been allocated to the elementary school site per the Village 8 East SPA Plan. If the site is not utilized for school purposes, then the underlying Residential High zoning established in the Village East Planned Community District Regulations will be implemented. If the school is implemented, then the 264 units may be transferred to a parcel within Village 8 East or to another Otay Ranch Village. The Village 8 East Tentative Map includes an alternative configuration for the school site and adjacent neighborhood park which may be implemented to meet the needs of the Chula Vista Elementary School District.

⁴ 20,000 Square feet of commercial may occur in a vertical or horizontal configuration within the VC land use category; therefore, actual acreage may vary.

⁵ The total Village 8 East acreage is updated to account modifications to the village boundary to reflect the SR-125 interchange design changes.

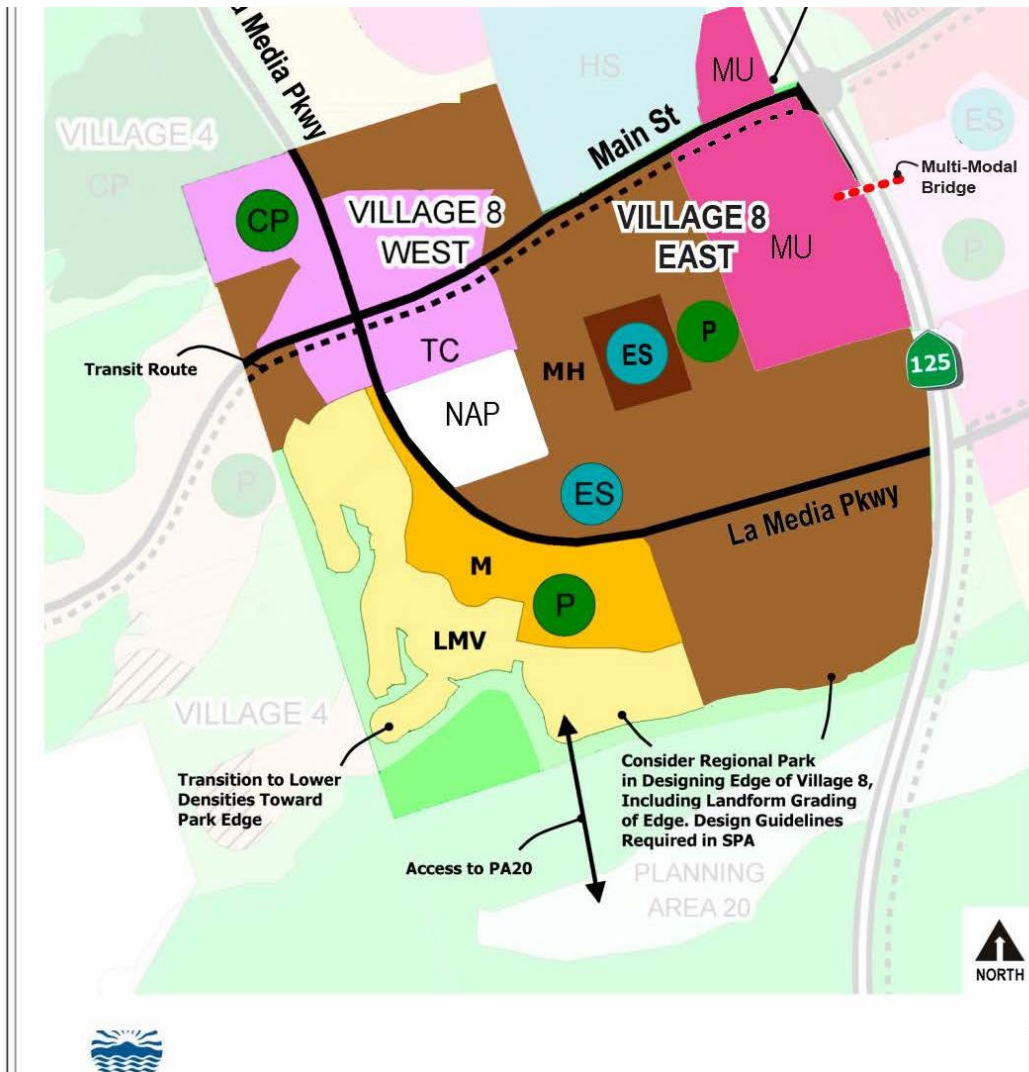


Exhibit 50: Otay Ranch GDP Village 8 East Land Use Plan (Proposed)

II.2.8.1 LAND USE

Goal: Develop comprehensive, well integrated and balanced land uses which are compatible with the surroundings.

Objective: Provide a well-integrated land use pattern which promotes both housing and employment opportunities, while enhancing the unique environmental and visual qualities of the Otay Ranch.

Objective: Provide a wide range of residential housing opportunities, from rural and estate homes to high-density multi-family projects. Provide a balanced and diverse residential land use pattern for the Otay Valley Parcel which promotes a blend of multi-family and single-family housing styles and densities, integrated and compatible with other land uses in the area.

Objective: Provide development patterns complementary to the adopted plans and existing development of the adjacent communities.

Implementation:

The SPA Land Use Plan supports these GDP goals and objectives by providing a range of housing and employment opportunities. The plan adheres to the GDP specific directives for Village 8 East which creates a village core (composed of MU/commercial, community purpose facility, elementary school, neighborhood park, and residential land uses) and residential neighborhoods that offer a variety of housing styles and densities.

The organization of the land uses within the SPA Plan Area meets the objectives of integration and compatibility of land uses within villages and with adjacent communities. Adjacent land uses include existing residential to the north and future university and residential to the east, and open space preserve to the south. Village 8 West, including the Town Center, is currently under construction. The land uses within Village 8 East focus higher density residential uses near the Village 8 West Town Center.

The SPA Plan supports the objective of enhancing the unique environmental and visual qualities of Otay Ranch. The village conforms to the natural topography of the site and maintains views toward open spaces and distant mountains. The site plans for the multi-neighborhoods adjacent to the open space preserve areas will be designed to soften the appearance of development from the OVRP to the greatest extent possible.

Goal: Environmentally sensitive development should preserve and protect significant resources and large open space areas.

Objective: Provide land use arrangements which preserve significant natural resource areas, significant landforms and sensitive habitat.

Implementation:

These goals and objectives will be met through the conveyance of approximately 261.7 acres of land to the Otay Ranch Preserve in accordance with the requirements of the RMP. The SPA Plan Area is sited within land area designated for development and provides for protection of the adjacent environmentally sensitive land as described in the Preserve Edge Plan.

Goal: Reduce reliance on the automobile and promote alternative modes of transportation.

Objective: Develop villages which integrate residential and commercial uses with a mobility system that accommodates alternative modes of transportation, including pedestrian, bicycle, bus, light rail, and other modes of transportation.

Objective: Develop residential land uses which encourage the use of alternative modes of transportation through the provision of bus and light rail right-of-way, and the inclusion of a bicycle and pedestrian network.

Objective: Commercial uses should be sized to meet the needs of the immediate and adjacent villages. Village commercial land uses preempt large regional commercial opportunities within villages and relegate them to the EUC or freeway commercial areas.

Implementation:

Land uses within the SPA Plan Area, including a Village Core containing commercial, community purpose facility, park and school uses, designed to provide for the daily needs of residents. The provision of land uses which minimize the need for automobile travel coupled with the multi-modal transportation design of the village are two ways the Plan meets the GDP goals and objectives. Designing commercial and residential uses within the Village Core to include front doors facing public streets, wherever grades allow, will future enhance the pedestrian-oriented design.

The Village 8 East core is within walking distance of most village residents. Throughout the village, a system of trails and landscaped streets link residential neighborhoods, the village core, park and school to encourage walking, rather than driving. These paths are designed with landscaped parkways between walkways and streets, landscaping, lighting and furnishings to make the pedestrian experience pleasant and promote safety. The Village Pathway and Regional Trail provide an off-street multi-purpose

pathway for pedestrian and bicycle travel. Convenient support features, such as bus stops and bicycle racks, are provided to further promote non-automobile transportation. Bus routes can be accommodated adjacent to the village with strategically located stops on Main Street. The village trail system also connects to the Chula Vista Regional Trail and Chula Vista Greenbelt Trail/OVRP Trail networks.

Goal: Promote village land uses which offer a sense of place to residents and promotes social interaction.

Objective: Organize Otay Ranch into villages, each having its own identity and sense of place.

Objective: The design of the Otay Ranch should promote variety and diversity at the village scale, while providing a sense of continuity through the use of unifying design elements.

Objective: Promote a diverse range of activities and services to encourage a mixture of day/night and weekday/weekend uses.

Implementation:

Village 8 East meets these goals and objectives by providing a village core with a mix of uses arranged along a main street. Allowed land uses within the village core include commercial, community purpose facility, neighborhood park, elementary school, and residential housing types. The land uses, coupled with a village design theme create the village identity and sense of place. The village incorporates Ranch-wide design elements such as signage and landscaping to connect it with the other villages of Otay Ranch.

Goal: Diversify the economic base within Otay Ranch.

Objective: Create an economic base that will ensure there is adequate public revenue to provide public services.

Objective: Create an Eastern Urban Center within the Otay Valley Parcel and encourage the development of a retail base for the planning area, but not to the detriment of existing regional and local commercial centers.

Objective: Create employment opportunities for area residents which complements, rather than substitutes for industrial development on the Otay Mesa.

Implementation:

The Village 8 East Village Core contributes to the economic base with neighborhood-serving businesses. Further, Village 8 East provides additional housing close to the high-intensity Village 8 West Town Center, Village 9

Town Center and Eastern Urban Center to meet Chula Vista General Plan requirements related to jobs/housing balance.

Goal: Promote synergistic uses between the villages of the Otay Ranch to provide a balance of activities, services and facilities.

Objective: Develop individual villages to complement surrounding villages.

Objective: Select villages to provide activities and uses which draw from surrounding villages. Uses serving more than one village, such as a cinema complex, should be located in a village core that has convenient access to adjacent villages.

Implementation:

Village 8 East provides commercial uses that serve neighboring villages. Village 8 East residents will also be served by the adjacent Village 8 West Town Center, Village 9 Town Center and the EUC.

Goal: Organize land uses based upon a village concept to produce a cohesive, pedestrian friendly community, encourage non-vehicular trips, and foster interaction amongst residents.

Implementation:

All areas of Village 8 East are connected by an extensive trail and pathway system. These trails and pathways reinforce a pedestrian friendly concept as well as promote the use of alternative modes of transportation. By reducing the need for an automobile, residents will have opportunities to interact with their neighbors and other residents as they walk or ride to their destinations.

II.2.8.2 MOBILITY

Goal: Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.

Objective: Ensure timely provision of adequate local circulation system capacity to respond to planned growth, maintaining acceptable levels of service (LOS).

Objective: Plan and implement a circulation system such that the operational goal of Level of Service “C” for circulation element arterial and major roads and intersections can be achieved and maintained. Internal village streets/roads are not expected to meet this standard.

Objective: Encourage other transportation modes through street/road design standards within the village, while accommodating the

automobile. Design standards are not focused on achieving LOS standards or providing auto convenience.

Objective: Provide an efficient circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.

Implementation:

Streets surrounding and internal to the SPA Plan Area are designed in compliance with the goals and objectives of the GDP. Street design and phasing strives to provide efficient and appropriate levels of service. This is achieved through completion of the Chula Vista General Plan Circulation Plan by connecting Main Street from Village 8 West/La Media Road to SR-125 and the extension of La Media Parkway from the Village 8 West Town Center through the village with a planned future connection across SR-125 to Village 9. Triggers for these facilities are specified in the PFFP.

The village circulation system accommodates public transportation. Local bus stops are planned along Main Street. Pedestrian linkages to the planned BRT station in the Village 8 West Town Center are planned to further connect Village 8 East residents with transit.

Internal streets have been designed to accommodate NEVs, bicycles and pedestrians throughout the village and provide alternatives to automobile travel.

Goal: Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.

Objective: Study, identify, and designate corridors, if appropriate, for light rail and transit facilities.

Objective: Promote alternative forms of transportation, such as bicycle and car paths, riding and hiking trails, and pedestrian walkways as an integral part of the circulation system.

Implementation:

A wide variety of alternative forms of transportation, including transit routes, NEV routes, bicycle lanes and pedestrian routes and trails are provided within the SPA Plan Area. A Multi-Modal Bridge between Village 8 East and future Village 9 accommodates pedestrian, bicycle and NEV users. This alternative transportation network addresses the needs of residents by offering different routes within and outside of the villages, including connections to public transportation, the City of Chula Vista Bikeway network and Greenbelt and OVRP trails.

II.2.8.3 HOUSING

Goal: Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types and prices.

Objective: Provide a variety of housing opportunities sufficient to meet a proportionate share of the Regional Share allocation of housing.

Objective: Each Otay Ranch Village will proportionately assist the appropriate land use jurisdiction to meet or exceed Otay Ranch's share of the five-year Regional Share allocation as provided by each jurisdiction's Housing Element.

Implementation:

The Village 8 East plan meets these goals and objectives by providing a variety of housing types, including affordable housing. Proposed housing includes apartments, townhouses, condominiums, attached housing (duplexes and/or triplexes and, a variety of attached and detached multi-family residential. The Affordable Housing Program and the PFFP describe in detail how the housing goals are met. Based on the target residential units proposed for Village 8 East, 164 low-income and 164 moderate-income residential units will be provided.

Goal: The provision of sufficient housing opportunities for persons of all economic, ethnic, religious and age groups, as well as those with special needs such as the handicapped, elderly, single parent families and the homeless.

Objective: Ensure that the Otay Ranch provides housing opportunities sufficient to meet a proportionate share of identified special housing needs and applies fair housing practices for all needs groups in the sale, rental, and advertising of housing units.

Implementation:

Village 8 East will contain a variety of housing types ranging in density from medium high to high. The variety of housing types will accommodate families, singles and those with special housing needs, including the handicapped and the elderly. Fair housing practices will be employed in the sale, rental and advertising of all units.

II.2.8.4 PARKS, RECREATION, OPEN SPACE

Goal: Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project residents of all ages and physical abilities.

Objective: Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.

Objective: Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.

Objective: Provide neighborhood and community parks and recreational facilities to serve the recreational needs of local residents.

Implementation:

Chapter V, Parks, Recreation, Open Space and Trails Plan describes in detail the location funding and maintenance of required facilities.

II.2.8.5 CAPITAL FACILITIES

Goal: Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need.

Objective: Ensure that the pace and pattern of residential, commercial and other non-residential development is coordinated with the provision of adequate public facilities and services.

Objective: Permit development only through a process that phases construction with the provision of necessary infrastructure prior to or concurrent with need.

Objective: Development projects shall be required to provide or fund their fair share of all public facilities needed by the development.

Objective: “Enhanced Services” may be provided to specified geographic areas of the Otay Ranch. These are services that exceed the normal or standard level of services provided to the jurisdiction as a whole.

Objective: The City of Chula Vista and the county of San Diego shall enter into a Master Property Tax Agreement covering all annexations within an agreed-upon geographic area in Otay Ranch. That Agreement shall consider the distribution of property tax revenues, as well as the allocation of total project revenues between the City and the County in accordance with the following policies.

Objective: As a general guideline, efforts should be made to keep the effective tax rate (ETR), including all property taxes and special assessments, not to exceed 2.00 percent of the assessed value of the property.

Objective: Monitor the impacts of growth and development on critical facilities and services to ensure that necessary infrastructure is provided prior to or concurrent with need.

Implementation:

The PFFP provides an analysis and detailed description of how these goals and objectives will be met. The SPA Plan will phase development with infrastructure improvements and the developer will participate in fair-share funding of facilities as described in the PFFP.

Drainage Facilities

Goal: Provide protection to the Otay Ranch project area and surrounding communities from fire, flooding and geologic hazards.

Objective: Individual projects will provide necessary improvements consistent with the National Flood Insurance Program, Drainage Master Plan(s) and Engineering Standards.

Objective: Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.

Objective: Preservation of the floodplain environment from adverse impacts due to development.

Objective: Require onsite detention of storm water flows such that existing downstream structures will not be overloaded.

Implementation:

The project will meet the goals and objectives for drainage facilities through planning, permitting and implementation of facilities as required by the City and regulatory agencies. The *Master Drainage Study*, prepared by Hunsaker & Associates, and tentative map address these goals. Subsequent grading and drainage plans will provide additional, site-specific measures.

Sewerage Facilities

Goal: Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of reclaimed water.

Objective: The ongoing planning, management and development of sewerage conveyance, treatment and disposal facilities to adequately meet future demands.

Objective: Assure that wastewater treatment plants are consistent with sewerage master plans.

Objective: Sewage disposal systems should maximize the provision and utilization of reclaimed water.

Implementation:

The *Overview for Sewer Service for Otay Ranch Villages 3 and Portion of Village 4, 8 East and 10* (2014) and the *Otay Ranch Village 8 East SPA Amendment Water Evaluation* (2023) prepared by Dexter Wilson Engineering describe the planning, management and sewer facilities necessary to serve the development. The tentative map and subsequent improvement plans provide additional site-specific design for implementation of the project sewer system.

Integrated Solid Waste Management Facilities

Goal: Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.

Objective: Reduce the volume of waste to be land-filled by 30% by 1995 and by 50% by 2000.

Implementation:

During construction, solid waste disposal and recycling of materials will adhere to best management practices and City standards outlined in Chula Vista Municipal Code Section 8.25.095- Construction and demolition debris recycling. Planning for occupancy will include considerations as listed in the City's "Recycling and Solid Waste Planning Guide. A recycling/drop-off center may be located within the village core. This central location will provide an alternative method for residents and businesses in the village to participate in recycling California Redemption Value bottles and cans.

Urban Runoff Facilities

Goal: Ensure that water quality within the Otay Ranch project area is not compromised.

Goal: Ensure that the City of San Diego's water rights within the Otay River watershed shall not diminish.

Implementation:

The *Master Drainage Study for Otay Ranch Village 8 East* and the *Water Quality Technical Report for Otay Ranch Village 8 East*, prepared by Hunsaker & Associates describe how these goals will be met through management and containment in conformance with City and regional environmental protection standards.

Water Facilities

Goal: Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation.

Objective: Ensure an adequate supply of water on a long-term basis prior to the development of each phase of the Otay Ranch Project Area.

Objective: Ensure infrastructure is constructed concurrently with planned growth, including adequate storage, treatment, and transmission facilities, which are consistent with development phasing goals, objectives and policies, and the Service/Revenue Plan.

Objective: Ensure that water quality within the Otay Ranch Project Area is not compromised, consistent with NPDES Best Management Practices, and the RWQCB Basin Plans.

Objective: Promote water conservation through increased efficiency in essential uses and use of low water demand landscaping.

Objective: Encourage suppliers to adopt a graduated rate structure designed to encourage water conservation.

Implementation:

The *Overview of Water Service for Otay Ranch Villages 3 and Portion of Village 4, 8 East and 10* (2014) and the *Otay Ranch Village 8 East SPA Amendment Water Evaluation* (2023), prepared by Wilson Engineering describes how these goals and objectives will be met. A Water Supply Assessment and Verification Report for the Project which ensures sufficient water supplies are available in normal, dry year and multiple dry years was approved by the OWD Board of Directors on November 6, 2013.

Water Reclamation Facilities

Goal: Design a sewerage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a “dual system” of water supply will be required for all development where reclaimed water is used.

Objective: Encourage development of public and private open space and recreational uses that could utilize reclaimed water.

Implementation:

The *Overview of Water Service for Otay Ranch Villages 3 and Portion of Village 4, 8 East and 10* (2014) and the *Otay Ranch Village 8 East SPA Amendment Water Evaluation* (2023), prepared by Wilson Engineering describes the implementation of reclaimed water systems in the development. A Subarea Master Plan (SAMP) for the project will include recycled water facilities.

Arts and Cultural Facilities

Goal: Plan sites for facilities dedicated to the enhancement of the arts at the community level that can contain indoor and outdoor facilities capable of supporting community theater, training and exhibition of art and sculpture, musical training and concerts, film and cultural festivals, public meetings, and other community events.

Implementation:

The SPA Plan provides indoor and outdoor facilities including a neighborhood park, private facilities, elementary school, community purpose facility, and the village core which could accommodate arts and cultural facilities.

Cemetery Facilities

Objective: Identify and preserve adequate cemetery sites to serve the Otay Ranch Project Area.

Implementation:

A cemetery site is not proposed in the SPA Plan Area.

Child Care Facilities

Goal: Provide adequate child care facilities and services to serve the Otay Ranch project area.

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

Implementation:

Child care facilities can be accommodated in the commercial, community purpose facility, elementary school, and neighborhood park land use areas. Small and large family day care uses are also an allowable use within residential areas consistent with State law.

Health and Medical Facilities

Goal: Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents.

Objective: Identify a general location within Otay Ranch for public and private health service organizations, charities, and private adult care and mental care facilities.

Implementation:

Senior congregate care and health care offices and clinics are allowable uses within the Village Core area of Village 8 East. The community purpose facility land use also allows health care uses.

Community and Regional Purpose Facilities

Goal: Designate areas within the Otay Ranch project area for religious, ancillary private educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities, and other County regional services.

Implementation:

A Community Purpose Facility Master Plan, included in Chapter VI of this SPA Plan, describes the facilities provided by the development that will meet this goal and the specific requirements of the City of Chula Vista Municipal Code and the Land Offer Agreement.

Social and Senior Services Facilities

Goal: Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior service programs.

Objective: Social and senior service facilities should be sited within Otay Ranch to either provide direct service access or to provide community service information to each village to educate the public regarding available services.

Objective: Siting of new facilities and expansion of existing social or senior services facilities will be planned to most effectively serve the clients of each social and senior service activity as part of a comprehensive social and senior service delivery system.

Implementation:

Social and senior service needs can be met within allowable use areas including the Village Core commercial, private recreation facility,

community purpose facility and park land uses, including the Community Park. Shared use may be available with the schools.

Animal Control Facilities

Goal: Ensure that the community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible animal ownership.

Objective: Participate in programs to provide animal control facilities sufficient to provide adequate shelter space per Otay Ranch dwelling unit.

Implementation:

The SPA Plan Area will participate in City programs for provision of animal control.

Civic Facilities

Goal: Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch project area concurrent with need, while preserving environmental resources of the site and ensuring compatibility with the existing character of surrounding communities. Integrate different types of public facilities where such facilities are compatible and complementary.

Implementation:

This goal will be met through implementation of requirements identified by the PFFP.

Correctional Facilities

Goal: Prevent injury, loss of life and damage to property resulting from crime occurrence through the provision of justice facilities.

Objective: Make provisions for justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch Project Area.

Implementation:

The SPA Plan Area does not contain correctional facilities.

Fire Protection and Emergency Services Facilities

Goals: Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies.

Objective: Provide sufficient fire and emergency service facilities to respond to calls within the Otay Ranch urban communities within a 7-minute response time in 85% of the cases.

Implementation:

This goal will be met through implementation of the requirements identified by the PFFP. Chula Vista Fire Station #7 is located in Village 2. Fire Station #10 is located in Millenia (Eastern Urban Center). An additional fire station is planned within or adjacent to the Village 8 West Town Center. Additionally, the circulation design of the SPA Plan Area facilitates emergency vehicle access to all areas of the villages and the Preserve Edge Plan includes fuel management requirements. The Village 8 East Fire Protection Plan includes an analysis which demonstrates the SPA Plan Area can be served within the appropriate response time requirements. The project must also comply with the Chula Vista Fire Master Plan (1/28/14).

Justice Facilities

Goal: Prevent injury, loss of life and damage to property by having adequate criminal justice facilities to serve Otay Ranch residents.

Objective: Cooperate with the County to identify an equitable funding method for the development of justice facilities based on the needs of Otay Ranch and their benefit to Otay Ranch residents.

Objective: Justice facilities serving Otay Ranch residents will be sited in appropriate locations and in a timely manner, irrespective of jurisdictional boundaries.

Objective: Enhance public safety by utilizing land use and site design techniques to deter criminal activity.

Implementation:

The SPA Plan Area does not contain justice facilities. The design of Village 8 East fosters community interaction and awareness that deters criminal activity. Design techniques include “eyes on the street” orientation of commercial and residential uses toward the street and placement of parks and paths as focal points in the community. These techniques minimize hidden locations where criminal activity might occur.

Law Enforcement Facilities

Goal: Protection of life and property and prevention of crime occurrence.

Objective: Make provisions for criminal justice facilities, including jails, courts, and police facilities adequate to serve the Otay Ranch Project Area.

Objective: Enhance conditions for public safety by utilizing land use and site design techniques to deter criminal activity and promote law enforcement.

Objective: Site law enforcement facilities to appropriate locations in order to serve the population.

Implementation:

The SPA Plan Area will not contain law enforcement facilities. The project utilizes design techniques to deter criminal activity and promote law enforcement. The goal can be met through implementation measures identified in the PFFP.

Library Facilities

Goal: Sufficient libraries to meet the information and education needs of Otay Ranch residents.

Objective: Provide high quality and contemporary library facilities and services which meet the needs of the entire Otay Ranch Project Area.

Objective: Five hundred square feet (gross) of adequately equipped and staffed library facilities per 1,000 population.

Objective: Otay Ranch libraries will be equitably financed by all new development that will benefit from the facilities.

Implementation:

The SPA Plan Area will contribute its fair share to City of Chula Vista library facilities through payment of the Public Facility Development Impact Fee as identified in the PFFP.

School Facilities

Goal: Provide high quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district.

Goal: Coordinate the planning of adult educational facilities with appropriate district.

Objective: School facilities shall be provided concurrently with need and integrated with related facility needs, such as child care, health care, parks, and libraries, where practical.

Objective: Provide school district with 12 to 18 month development plan and 3 to 5 year development forecasts so that they may plan and implement school building and/or allocation programs in a timely manner.

Implementation:

An elementary school site is provided within Village 8 East. SUHSD has planned for future growth in Otay Ranch and the existing and planned middle school and high school facilities are sufficient to accommodate the needs of future residents.

II.2.8.6 AIR QUALITY

Goal: Minimize the adverse impacts of development on air quality.

Implementation:

The Air Quality Improvement Plan provides measures to meet this goal. The Plan addresses improvement measures including job/housing balance, transit access, alternative travel modes, building construction methods and educational programs. The SPA Plan Area has been designed to offer numerous alternative methods of transportation, including public transit, NEVs, bicycle lanes/routes and pedestrian trails.

Commuter Trip Management

Goal: Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips.

Objective: Minimize the number and length of single passenger vehicle trips to and from employment and commercial centers to achieve an average of 1.5 persons per passenger vehicle during weekday commute hours.

Implementation:

Village 8 East is located close to the planned regional Rapid Bus station in Village 8 West, accommodates a local bus route and stops along Main Street, provides an extensive pedestrian path system and has been designed to accommodate bicycles. Employment and commercial centers are located within and adjacent to the SPA Plan Area including the Village 8 West and Village 9 Town Centers and the Eastern Urban Center.

Capacity Improvements

Objective: Expand the capacity of both the highway and transit components of the regional transportation system to minimize congestion and facilitate the movement of people and goods.

Implementation:

The SPA Plan Area will contribute to highway and transit improvements as identified in the Public Facilities Finance Plan, including payment of the TDIF to support build-out of the General Plan Circulation System.

Bicycle System Design

Objective: Provide a safe, thorough and comprehensive bicycle network which includes bicycle paths between major destinations within, and adjacent to, Otay Ranch.

Implementation:

The SPA Plan circulation design provides for bicycle access. The Plan includes bike facilities along major perimeter roads and internal bike routes that offer connections to destinations outside of the villages, as well as connections to multi-use trails within the Greenbelt Master Plan and OVRP trail networks as well as the planned Multi-modal (NEV, pedestrian and bicycle) bridge across SR-125.

Road Design

Objective: Design arterial and major roads and their traffic signals to minimize travel time, stops and delays.

Implementation:

The major roads surrounding the SPA Plan Area have been designed in accordance with City standards, except as modified for site conditions. Traffic signals have been located to facilitate traffic flow and to provide access to neighboring land uses. Intersections have been analyzed and designed to provide appropriate “Level of Service” minimizing stops and delays.

Planning and Land Development

Goal: Land development patterns which minimize the adverse impacts of development on air quality.

Objective: Encourage mixed use development to promote linking of trips, reduce trip length and encourage alternative mode usage.

Implementation:

Village 8 East has been designed with a Village Core that contains a mix of uses, including commercial uses, in accordance with village concepts that promote alternatives to automobile use. The convenient village pedestrian path system and internal streets are designed to accommodate NEVs, pedestrians and bicycles and will encourage alternate modes of travel.

Transit Route and Facility Design

Objective: Facilitate access to public transit.

Implementation:

Pedestrian and bicycle paths provide links to public transit lines. A Bus Rapid Transit station is planned within the Village 9/University Innovation District

east of Village 8 East. Rapid Bus service is planned along Main Street, with a station planned in Village 8 West, and Local Bus stops are also planned along Main Street to serve Village 8 East residents.

Pedestrian Design

Objective: Encourage pedestrian traffic as an alternative to single vehicle passenger travel.

Implementation:

The extensive system of trails and pathways throughout the SPA Plan Area to destinations such as the village core, schools and parks, the neighboring land uses, will encourage residents to walk rather than drive.

Building Design

Objective: Locate and design buildings within village cores to facilitate transit and pedestrian access.

Implementation:

Buildings within the Village 8 East village core are clustered to minimize walking distances and oriented to the street to encourage pedestrian access. Paths within the core link to the public transit station in Village 8 West and local bus stops along Main Street.

Parking Management

Objective: Manage parking facilities to facilitate transit, ridesharing and pedestrian access.

Objective: Manage parking facilities to encourage a reduction in the number of single vehicle trips.

Implementation:

The PC District Regulations establish parking requirements for each land use district/zone. Parking areas are located at the rear and sides of buildings to maintain a pedestrian-oriented village streetscape. Joint parking use is encouraged within the village core.

Street Configuration

Objective: Configure internal village streets to give pedestrian traffic a priority.

Implementation:

Village streets are designed for pedestrian comfort with sidewalks, landscaping and furnishings. Streets are narrow to slow traffic and parking is subordinated.

Particulate Emissions

Objective: Minimize particulate emissions, which are the result of the construction process.

Implementation:

This objective will be met through construction practices that control fugitive dust, minimize simultaneous operation of construction vehicles and equipment, and use low-polluting equipment.

Energy Conservation

Objective: Minimize fossil fuel emission by conserving energy.

Implementation:

The Energy Conservation Plan fulfills the GDP requirement to prepare a Non-renewable Energy Conservation Plan and promotes energy efficiency and use of solar power by requiring pre-plumbing for future solar installation. The SPA Plan circulation plan is designed to provide alternate modes of travel and reduce vehicle trips to reduce fossil fuel emissions.

II.2.8.7 NOISE

Goal: Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property.

Goal: Ensure residents are not adversely affected by noise.

Objective: Otay Ranch shall have a noise abatement program to enforce regulations to control noise.

Implementation:

The SPA Land Use Plan separates higher noise generating land uses from more sensitive residential land uses. Sound abating features, such as masonry walls and dual-glazed windows, will be provided as needed. City standards for noise regulation and abatement shall be enforced. The *University Villages Noise Impact Report* (2014) and *Noise Impact Analysis Update* (2023), prepared by Dudek and Associates, identifies potential noise impacts and provides mitigation measures to reduce or eliminate potential conflicts.

II.2.8.8 SAFETY

Goal: Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena and manmade hazards in order to:

- Preserve Life, Health and Property;
- Continue Government Functions and Public Order;
- Maintain Municipal Services; and
- Rapidly Resolve Emergencies and Return the Community Normalcy and Public Tranquility.

General Public Safety

Objective: Provide for the continuity of government and public order.

Objective: Maintain public services and ensure the rapid resolution of emergencies.

Objective: Minimize social and economic dislocations resulting from injuries, loss of life and property damage.

Implementation:

The SPA Land Use Plan has utilized the recommendations of technical studies, City codes and ordinances, and other policies and regulations to plan for development that will promote the protection of life and property. Crime Prevention Through Environmental Design (CPTED) Principles have been incorporated into the Village 8 East Design Plan

Seismic Disturbances

Objective: Provide public protection from earthquakes, rockslides, and liquefaction in order to minimize loss of life, injury, property damage and disruption of community social and economic activity.

Implementation:

Site grading and construction shall be in accordance with the Uniform Building Code and the Association of Structural Engineers of California to reduce the effects of seismic shaking to the extent possible.

Floods

Objective: Prevent property damage and loss of life due to seiches, dam failure and heavy rains.

Objective: Preservation of the floodplain environment from adverse impacts due to development.

Implementation:

The SPA Plan Area is not located within a floodplain. Storm water flows shall be controlled and conveyed in accordance with the Master Drainage Plan for the village.

Geologic Phenomena

Objective: Prevent property damage and loss of life due to landslides, rock falls, and erosion.

Implementation:

The SPA Plan Area development shall utilize grading practices that are consistent with this objective, to the greatest extent feasible.

Fire, Crime, Health Emergency, and Hazardous Substances

Objective: Prevent property damage and loss of life due to fire, crime or hazardous substances.

Implementation:

The SPA Plan Area is planned to reduce potential effects of fire through adequate water supply, street design that facilitates emergency vehicle access, and fuel-modification landscape techniques as outlined in the FPP. Crime prevention is addressed through optimization of community interaction and street activity and a minimization of secluded areas that could foster crime. City codes and policies will be implemented and enforced to minimize potential effects of hazardous substances.

II.2.8.9 GROWTH MANAGEMENT

Goal: Develop Otay Ranch villages to balance regional and local public needs, respond to market forces, and assure the efficient and timely provision of public services and facilities concurrent with need.

Objective: Coordinate the timing of the development of Otay Ranch villages to provide for the timely provision of public facilities, assure the efficient use of public fiscal resources and promote the viability of the existing and planned villages.

Implementation:

The SPA Plan will be developed in phases that balance market forces with the provision of the facilities, as identified by the PFFP. The Chula Vista City Council repealed the City's Growth Management Ordinance in November 2022.

II.2.8.10 RESOURCE PROTECTION, CONSERVATION & MANAGEMENT

Goal: Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve, and to serve as the functional equivalent of the County of San Diego Resource Protection Ordinance (RPO).

Objective: Identify sensitive and significant biological, cultural, paleontological, agricultural, and scenic resources within Otay Ranch that require protection and/or management.

Objective: Preserve sensitive and significant biological, cultural, paleontological, flood plain, visual, and agricultural resources.

Implementation:

These goals and objectives will be met through compliance with the Otay Ranch RMP and Phase 2 RMP, by conveyance of property within the preserve to the Preserve Owner Manager at a ratio of 1.188 acres of preserve land for every acre of non-common development land and participation in the established CFD 97-2 to fund perpetual maintenance, management and monitoring of Preserve areas.

Enhance and Restore Sensitive Resources

Objective: Enhance, restore, and re-establish sensitive biological resources (species and habitats) in disturbed areas where the resources either formerly occurred or have a high potential for establishment.

Implementation:

Disturbed areas within the Otay Ranch Preserve may be enhanced and restored as determined by the Otay Ranch Preserve Owner/Manager (POM).

Wildlife Corridors

Objective: Establish functional connections for onsite resources and integrate the Preserve into a larger regional system.

Implementation:

The SPA Plan maintains functional connections for onsite resources within the Otay River Valley and integrates the Preserve into the larger regional system through the conveyance of approximately 261.7 acres of land into the Preserve.

Preserve Management and Maintenance

Objective: Effectively manage the Preserve to protect, maintain, and enhance resources in perpetuity.

Implementation:

The Applicant will annex the Village 8 East SPA Plan Area into CFD 97-2 to fund the perpetual maintenance, management and monitoring of Preserve areas.

Resource Preserve Land Uses

Objective: Identify permitted land uses within the Preserve.

Implementation:

The Otay Ranch RMP, as incorporated into the City of Chula Vista MSCP Subarea Plan, identifies permitted land uses within the preserve. The MSCP includes a list of Planned Facilities authorized for Take pursuant to the Subarea Plan. In the SPA Plan Area, Planned Facilities include sewer facilities ancillary to the Salt Creek Interceptor, including connections and maintenance access roads and trails designated in the OVRP Concept Plan. In addition, the MSCP includes a list of Future Facilities subject to MSCP Facilities Siting Criteria (Section 6.3.3.4). Future Facilities within the SPA Plan Area include a fire access road, storm drain facilities and trail/access leading to the Community Park.

Resource Preserve - Adjacent Land Uses

Objective: Identify allowable uses within appropriate land use designations for areas adjacent to the Preserve.

Implementation:

Residential uses will be separated from the Preserve by a 100-foot wide preserve edge. As required by the Resource Management Plan, a Village 8 East Preserve Edge Plan has been prepared. The Edge Plan provides compliance measures related to drainage, storm drain, toxic substances, lighting, noise and invasive plant materials.

Regulatory Framework for Future Uses

Objective: Provide a regulatory framework for future permitting by resource agencies and amendments to the RMP.

Implementation:

The SPA Plan will adhere to the regulatory framework established in the RMP and MSCP Subarea Plan.

Mineral Resources

Goal: Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.

Objective: Extract mineral resources so as not to impair other conservation efforts.

Implementation:

Mineral extraction does not occur in the SPA Plan Area.

Soils

Goal: Minimize soil loss due to development.

Objective: Identify development activities which present a large potential to create excessive runoff or erosion.

Implementation:

Landform grading, slope stabilization, vegetation protection, revegetation and other techniques will be employed to meet these goals and objectives.

Steep Slopes

Goal: Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.

Objective: Research existing slope conditions prior to land development activities.

Implementation:

The SPA grading plan is based on a geotechnical study. The site grading creates terraces for development that follow the natural grade elevation change. Manufactured slope heights and forms are in conformance with City ordinances and policies.

Floodways

Goal: Preserve floodways and undisturbed flood plain fringe areas.

Objective: Restore and enhance highly disturbed floodways and flood plains to regain former wildlife habitats and retain/restore the ability to pass 100-year flood flows.

Objective: Preserve floodways and undisturbed flood plain fringe areas in their natural state where downstream development will not be adversely affected.

Implementation:

The proposed project does not impact the Otay River floodplain and floodways.

Visual Resources

Goal: Prevent degradation of the visual resources.

Objective: Blend development harmoniously with significant natural features of the land.

Implementation:

The manufactured slopes will be contoured and/or vegetated to minimize visual impacts. The landscape plan for the SPA Plan Area provides a transition between the natural landscape and the development area.

Energy Conservation

Goal: Establish Otay Ranch as a “showcase” for the efficient utilization of energy resources and the use of renewable energy resources.

Objective: Reduce the use of non-renewable energy resources within Otay Ranch below per capita non-renewable energy consumption in San Diego County.

Implementation:

The design of the SPA Plan Area encourages NEV use, walking, bicycling, and public transit use to lower energy consumption. Air Quality and Water Conservation Plans for the SPA Plan Area contribute to efficient use of resources.

Land Use

Objective: Provide land use patterns and project features which result in the conservation of non-renewable energy resources.

Implementation:

The land use pattern and relationship to surrounding land uses promotes walking and cycling as alternatives to more energy consumptive automobile use. The Water Conservation Plan and landscape design promote efficient water use.

Water Conservation

Goal: Conserve water during and after construction of Otay Ranch.

Objective: Reduce CWA water use within Otay Ranch to a level that is 75% of County-wide, 1989 per capita levels.

Objective: Create a comprehensive framework for the design implementation and maintenance of water conserving measures, both indoor and outdoor.

Objective: Develop an extensive water restoration and recycling system throughout the developed areas of Otay Ranch.

Objective: Investigate traditional and non-traditional uses for reclaimed water and identify potential restraints for reclaimed water use.

Objective: Comply with the water conservation standards and policies of all applicable jurisdictions.

Implementation:

The project will adhere to the provisions of the Water Conservation Plan prepared for the project and the City's Water Conservation Ordinance.

Astronomical Dark Skies

Goal: Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar Mountain and Mount Laguna.

Objective: Provide lighting in heavily urbanized areas of the Otay Valley Parcel which ensures a high degree of public safety.

Objective: Provide lighting in less urbanized areas, which helps to preserve county-wide dark-night skies, and is consistent with more rural lighting standards prevalent in non-urbanized areas of San Diego County.

Implementation:

Lighting within the SPA Plan Area will adhere to City and County ordinances and standards.

Agriculture

Goal: Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.

Objective: Encourage effective utilization of agricultural soils located within the Preserve.

Implementation:

Agricultural practices have ceased in the SPA Plan Area. Erosion control measures will be implemented to prevent soil erosion.

ATTACHMENT 1

UNIT TRACKING TABLE

Village 8 East Unit Tracking Matrix

Total Units Approved to date:	
Units proposed by this application:	
Total estimated unit count:	
Total Units Allowed per SPA:	3,276

Application date:	X/X/XXXX
Applicant:	
Parcel Number(s):	
Approved by Master Developer:	Yes or No
Consistent with density range:	Yes or No
Consistent with Village maximum:	Yes or No

Parcel	Density		Estimated Units			Non-Residential SF	Gross Acres		DR Permit #	
	Site Utilization Plan Permitted Range	Proposed / Approved	Site Utilization Plan	Approved to Date	Proposed by Applicant		Site Utilization Plan	Proposed / Approved	Permit #	Date
Multi-Family Residential (MH)										
R-1	11-18 du/ac	17.39	158	160		N/A	9.1	9.20		
R-2	11-18 du/ac	14.97	163		140	N/A	9.4	9.35		
R-3	11-18 du/ac	-	162			N/A	9.8			
R-4	11-18 du/ac	-	147			N/A	9.0			
R-5	11-18 du/ac	-	155			N/A	8.7			
R-6	11-18 du/ac	-	145			N/A	8.3			
R-7	11-18 du/ac	-	222			N/A	15.4			
R-8	11-18 du/ac	-	176			N/A	12.3			
R-9	11-18 du/ac	-	196			N/A	15.3			
R-10	11-18 du/ac	-	140			N/A	11.5			
Total MH		16.17	1,664	160	140	N/A	108.8	18.55		
Village Core¹										
VC-1	18-45 du/ac		275				7.6			
VC-2	18-45 du/ac		315				9.8			
VC-3	18-45 du/ac		285				8.8			
VC-4	18-45 du/ac		132				4.5			
VC-5	18-45 du/ac		168				5.7			
VC-6	18-45 du/ac		80				5.3			
VC-7	18-45 du/ac		93				6.0			
Total VC			1,348	-	-	-	47.7	-		
Subtotal			3,012	160	140	20,000	156.5	18.55		
School (H)										
S-1	18-27 du/ac		264				11.3			
OVERALL SPA TOTAL RESIDENTIAL UNITS			3,276	160	140	20,000	167.8	18.55		
OVERALL SPA TOTAL COMMERCIAL SQUARE FEE			20,000							

1. Density range shall only apply to projects where residential is proposed; residential is not a required use in the VC zone.

ATTACHMENT 2

PUBLIC PARK FACILITY AND COMMUNITY PURPOSE FACILITY CAPACITY STUDIES

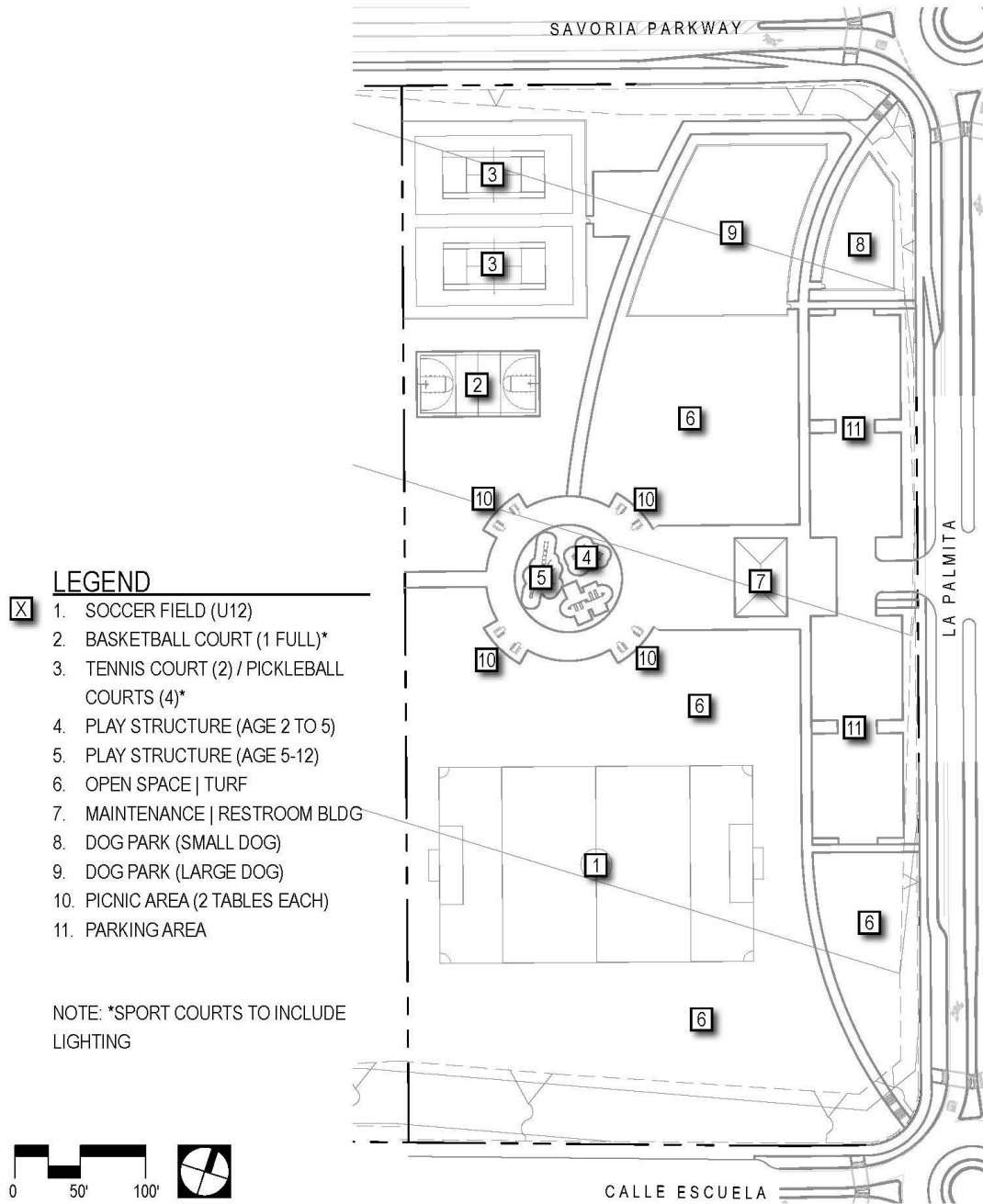
Public Parks

Capacity studies are provided to demonstrate that facilities outlined the Chula Vista Park and Recreation Master Plan for Village 8 East Neighborhood Park P-1 (PRMP Park No. 119) and Community Park P-2 (PRMP Park No. 102) can be accommodated within the Village 8 East public parks. However, as noted in Chapter V, Parks, Recreation, Open Space & Trails Master Plan, the final design of the public parks may be refined or modified during the park planning to include other facilities or amenities that serve evolving demographics and associated outdoor recreational needs and meet the intent of the City's parks mission.

Community Purpose Facility

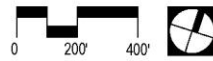
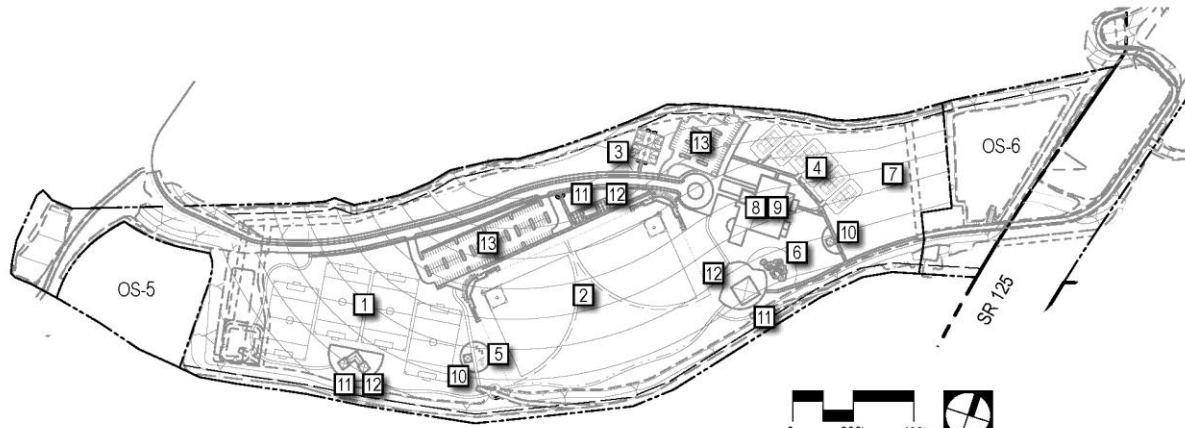
A capacity study is provided to demonstrate that the conceptual plan for the CPF-1 site can accommodate required improvements for a private recreation facility, as defined in CVMC 19.48.025. However, the CPF-1 Concept Plan may be refined or modified during final design.

Neighborhood Park P-1



The P-1 Park Facility Capacity Study is consistent with the PRMP; however, this conceptual plan may be revised during final park design.

Community Park P-2



LEGEND

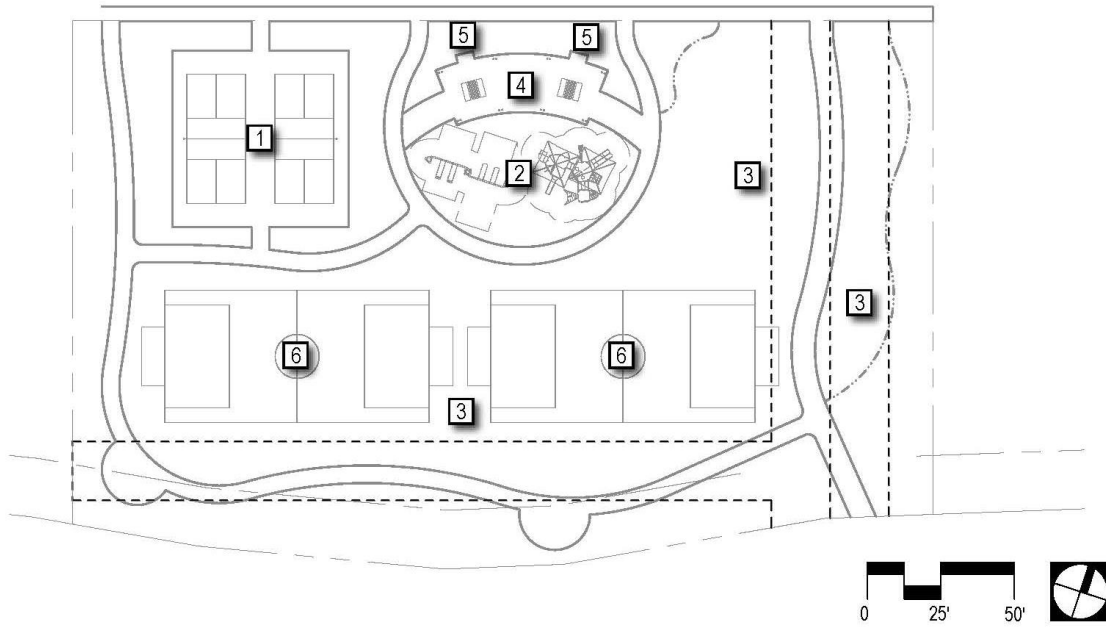
- X 1. SOCCER FIELDS (4 REQ)*
- 2. SOFTBALL FIELDS (2 REQ)*
- 3. BASKETBALL COURTS (2 FULL REQ)*
- 4. TENNIS COURTS (6 REQ) / PICKLEBALL COURTS (12 REQ)*
- 5. PLAY AREA - AGE 2 TO 5 (2 STRUCTURES REQ)
- 6. PLAY AREA - AGE 5 TO 12 (2 STRUCTURES REQ)
- 7. OPEN SPACE | TURF
- 8. REC | COMMUNITY CENTER (21,000SF MIN)
- 9. RESTROOMS (1 REQ)
- 10. SHADE STRUCTURE - SMALL (2 REQ)
- 11. SHADE STRUCTURE - LARGE (3 REQ)
- 12. PICNIC AREA (24 TABLES REQ)
- 13. PARKING AREA

NOTES:

1. *SPORTS FIELDS AND COURTS TO INCLUDE LIGHTING
2. VEHICULAR ACCESS TO AR-11 TO BE DETERMINED DURING PARK MASTER PLAN PROCESS

Note: The P-2 Park Facility Capacity Study is consistent with the PRMP; however, this conceptual plan may be revised during final park design. Vehicular access between P-2 Community Park and AR-11 to be designed during final park design.

Community Purpose Facility CPF-1



LEGEND

- X** 1. HARDCOURT (PICKLEBALL)
- 2. CHILDRENS PLAY AREA
- 3. LEVEL LAWN AREA
- 4. COMMUNITY GATHERING PLACE (SHADE STRUCTURE | PICNIC AREA)
- 5. OUTDOOR COOKING FACILITY (BBQS)
- 6. FULL SIZE SPORT FIELD (YOUTH SOCCER)