

Otay Ranch Village Eleven

II.10 Parks, Recreation, Open Space and Trails Plan

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I. Introduction

Purpose

This SPA Master Facility Plan identifies and describes park, recreation, open space and trail facilities and implementation for Otay Ranch Village Eleven. This 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 Plan incorporates both SPA and Tentative Map level requirements for planning parks, recreation facilities, open space and trails provisions associated with the development of Village Eleven.

Regulatory Framework

The provision and implementation of parks and open space in Village Eleven is regulated by the following:

Chula Vista Municipal Code – SPA Plans

Section 19.48.090 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 of the Chula Vista Municipal Codes establishes the requirements for dedication of land, development of improvements, parkland criteria, in-lieu fees for land dedication and development improvements, commencement of park development, and collections and distribution of park fees.

Otay Ranch General Development Plan (GDP)

The GDP requires specific identification of park, recreation and open space provisions at the Sectional Plan Area (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 need for special purpose parks.

Chula Vista Landscape Manual

As provided in the Chula Vista Landscape Manual, the following is an overview of the park and open space development process and specific submittal requirements. Subsequent to final map approval, the following process will be initiated:

- Parks

The Landscape Manual requires the preparation of a Park Concept Plan, Master Plan, Design Development and Construction Documents as described below

“Concept Plan: The Concept Plan is the initial phase in the park design process. Work product relative to this phase includes, but is not limited to meeting with staff to discuss the project and the desired uses, site analysis, program development of site features and components; development of various schematic alternatives to evaluate site planning options; determination by staff of the preferred alternatives; and preparation and submittal of the refined concept plan.”

“Master Plan: The Master Plan phase is the refinement of the Concept Plan to bring the park design to a detail and graphic level acceptable for presentation to the Parks & Recreation Commission and City Council. The plan(s) are to be colored renderings, mounted on foam-core. All Master Plans will be retained by the Parks & Recreation Department for presentation purposes and archival data.

“Design Development: This phase focuses on the refinement of the Master Plan, to a level of detail sufficient to move into the Construction Document phase. The determination of materials, finishes, colors, plants, quantities, etc., are to be analyzed and determined.”

“Construction Documents: The Construction Document phase consists of the preparation, review and approval of all plans necessary for utilization by the contractor for the installation of the project. Typical sheets may include: Planting, Irrigation, Construction, Grading, Layout and related Construction Details.”

- Public Open Space

Public open space for Village Eleven meets the requirements of the Otay Ranch Resource Management Plan (RMP). The Chula Vista Landscape Manual requires the preparation of an Open Space Concept and Analysis Plan, Master Plan and Construction Documents as described below.

“Open Space Concept and Analysis Plan: The Concept Plan for an Open Space project shall serve as a comprehensive plan identifying the following aspects: analysis of the existing conditions, and the mitigation of any impacts generated by the proposed project; existing features on site and any sensitive plant, habitat or wildlife existing on-site that might be impacted; identification of the various Open Space lots being proposed for turnover to the City by letter designation; the level of modifications or improvements to be installed relative to the “Code” system utilized by the City; gross area of each lot and the total area of all Open Space lots, proposed or existing adjacent land uses; and other proposed improvements such as trails, kiosks, signage, walls, etc.”

“Master Plan: The focus of this submittal is to graphically indicate the location of the project, the types and locations of improvements, relationships to the adjacent land uses and the benefits that will be derived from the project by the City and its citizens. The plan shall be at an appropriate scale to allow for accurate analysis. This plan shall be a rendered plan, mounted on foam-core and will be retained by the Parks & Recreation Department for presentation purposes and archival data.”

“Construction Documents: The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include: Planting, Irrigation, Construction, Grading, Layout and related Construction Details.

Based upon the scope and type of project, staff will identify the quantity and sets to be submitted for review. Four sets of plans will typically be required for routing to other City Departments.”

- Streetscape (Medians and Parkways)

The Chula Vista Landscape Manual requires the preparation of a Master Plan and Construction Documents for Streetscapes (Medians and Parkways) as described below:

“Streetscape Master Plan: The focus of this submittal is to graphically indicate the location of the project, the types and locations of improvements, relationships to the

adjacent land uses and the benefits that will be derived from the project by the City and its citizens.”

“Construction Documents: The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include: Planting, Irrigation, Construction, Grading, Layout and related Construction Details.

“Based upon the scope and type of project, staff will identify the quantity and sets to be submitted for review. Four sets of plans will typically be required for routing to other City Departments.”

Village Eleven 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
 - 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)

Otay Ranch Goals and Policies

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 park land (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.

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

Village Eleven Parks Requirements

Parks requirements for Village Eleven are described and determined by the Otay Ranch GDP, Chula Vista Municipal Code, Chula Vista Landscape Manual and Village Eleven SPA Plan as described below.

Otay Ranch GDP

In order to serve the recreational needs of Otay Ranch residents, a standard of 3 acres of land per 1000 residents shall be provided in the form of local parks. The GDP specifies that a minimum of 7 acres of public neighborhood park and a 1-acre private town square be provided in the village and that the remaining acreage requirement be satisfied through contributions toward community parks located elsewhere in Otay Ranch. The park acreage requirement is determined by the number and type of dwelling units approved on the Village Eleven Tentative Map, in accordance with the Chula Vista Municipal Code.

The Village Eleven SPA Plan provides a 7-acre neighborhood park in the village core and adjacent to the elementary school as required by the GDP. A one-acre town square is located at the terminus of a primary village entry street to create a focal point in the village core, also in conformance with the GDP. The neighborhood park and town square provide a total of 8 acres towards the Village Eleven parks requirements.

Within the village common open space are two private recreational facilities that provide additional park and recreation opportunities. The private recreational facilities are proposed to be credited towards Community Purpose Facilities and multi-family common open space.

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 Tentative Map level. In accordance with Chapter 17.10, each single family dwelling unit generates a need for 423 square feet of developed parkland. Each attached, cluster housing, or planned unit development (either condominium or subdivided ownership) generates a need for 366 square feet of developed parkland. Each multi-family dwelling unit generates a need for 288 square feet of developed parkland. Based on 996 single family, 824 attached, and 484 multi-family units, the Code requires a parkland obligation of approximately 19.3 acres for Village Eleven.

The Municipal Code also describes the requirements for provision of parks as land or in-lieu fees, as well as elements that may be required within neighborhood and community parks. The Village Eleven park obligation is met through the provision of 8 acres of park

land within the village and fee contribution towards community parks elsewhere in Otay Ranch.

City of Chula Vista Landscape Manual

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

Village Eleven SPA Plan

The GDP requires that the SPA-level planning include definition of the location, acreage and boundaries of neighborhood and community parks and open space. A component of the SPA Plan includes a Public Facilities Finance Plan (PFFP) which further analyzes and determines park requirements and phasing.

The following section describes the Village Eleven parks, recreation, open space and trails facility contributions to the Eastern Territories.

II. Village Park and Recreation Program

This section describes the park, recreation, open space and trails facilities provided within Village Eleven. 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 Park and Recreation Department has conducted subsequent facilities needs assessments and proposes some modifications to the adopted Otay Ranch Plan. This Village Eleven Master Plan strives for consistency with the Otay Ranch Plan and the current proposed plans and policies of the Parks and Recreation Department. This Master Plan identifies the types, quantities and location of the facilities provided at each Village Eleven park site. In addition to identifying specific facility needs and requirements, the goal of the Master Plan is to describe the elements necessary to ensure a rich variety of recreational opportunities, while satisfying identified recreation needs. The variety of recreational elements proposed and the recreational opportunities envisioned are discussed below.

Recreation

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

- Recreation standards such as total parks and recreation acreage, minimum park size, and facility design shall conform to the City of Chula Vista requirements.
- Progressive parks and recreation concepts shall be employed with programs tailored to people rather than people to programs.
- Standards for size and design of activity areas and facilities shall be reviewed periodically and adapted to the changing needs of the population served.
- Logical site selection criteria to distinguish between “community” and “neighborhood” parks. Recreational considerations such as active versus passive, big-muscle versus small motor muscle, family-oriented versus adult-oriented shall be considered in the context of overall land planning.
- Ownership and maintenance responsibilities for parks and recreation facilities within the villages shall be analyzed to appropriately reflect areas of benefit, public funding limitations and fiscal impact.
- Major parks and recreation facilities shall be linked by a trail system for pedestrians and bicycles.
- To the extent practical, community and neighborhood parks shall be located near school sites to increase the potential for shared use of facilities. Joint planning and design of adjacent school/park facilities is encouraged.

Parks and Recreational Activity Categories and Accommodations

A variety of recreation opportunities contribute to the quality of life of residents of Village Eleven and the Otay Ranch community. The following is a list of recreational activity categories that will be provided through recreational programming in Village Eleven and the Otay Ranch parks and recreation system:

- Big muscle (playground equipment, sports fields, aquatic facilities, tennis, wheeled sports)
- Quiet games (shuffleboard, croquet, horseshoes, archery)
- Nature learning (hiking, bird watching, environmental education)
- Hand-intellect (art/crafts and scientific activities, vocational/special interest classes)
- Informal play (open space play areas)
- Creative play (adventure playgrounds, specially equipped parks)
- Informal social activities (conversation areas, informal seating arrangements)
- Relaxation (hobby-oriented such as fishing, gardening and picnicking)
- Rhythm and music (indoor and outdoor facilities for live music and dancing/classes)
- Drama (performance facilities/classes)
- Social activities (neighborhood group, social dance, club meeting facilities)
- Service (volunteer program, club, committee meeting facilities)

Accommodations for recreational activity for Village Eleven residents will be provided though the following parks and recreational facilities:

Special Recreation Facilities

Special recreation facility areas provide for recreational needs not fulfilled by conventional public park facilities. Such facilities are privately owned and operated through commercial enterprise, community association or maintenance district.

Regional Park

Regional parks may include recreational activities such as riding and hiking trails, picnic areas, golf course, active and informal play areas and natural open areas.

Community Park

Recreational facilities in community parks include lighted ball fields and courts, recreation complexes (buildings and swimming pools), and areas for children's play, informal play and picnicking.

Neighborhood Park

Recreational facilities may include ball fields and courts, children's play equipment/tot lots, informal play and picnic areas.

Private Recreation Facilities

Private recreation facilities emphasize informal social and recreational activities. Facilities may include informal play areas, tot lots and seating areas.

Town Squares

Town squares are the focal points of the village core and provide the opportunity to create a social center in the village. Facilities may include plazas or open areas for village events and performances, seating areas, tot lots and play areas.

Public Schools

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

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

Recreational activities that serve the village may be provided by a community purpose facility such as a church, Boys and Girls Club or similar non-profit entity. Facilities may include swimming pools, senior or teen centers and meeting rooms.

Village Pathway, Paseos and Trails

Special pedestrian and bicycle routes provide an opportunity for expanded recreation and for conveniently traveling to parks or other recreational sites within a village.

Parks

Park Development Standards

The Village Eleven park, open space and trails design and development will adhere to the standards and requirements set forth in the City of Chula Vista Landscape Manual. General standards include the following for determining net useable park acreage:

- Areas for sports fields or built facilities (tennis and basketball courts, etc.) shall be graded to a 2% slope to provide for proper drainage.
- Slopes steeper than 4:1 may not be considered for lawn areas.
- Perimeter and interior slopes steeper than 3:1 are not credited towards park acreage.
- Areas within the San Diego Gas & Electric/San Diego County Water Authority (“SDG&E/SDCWA”) easement are not credited towards park acreage.
- Graded slopes are to be constructed in conformance with the City’s landform grading policies.
- All park areas shall be accessible per the American Disabilities Act (ADA) requirements.

Parks Descriptions

Village Eleven parks include a neighborhood park, town square and private recreation facilities. Figure 2-1, Parks, Recreation, Open Space and Trails Plan illustrates the locations of the village parks. Descriptions of each of the park facilities follow.

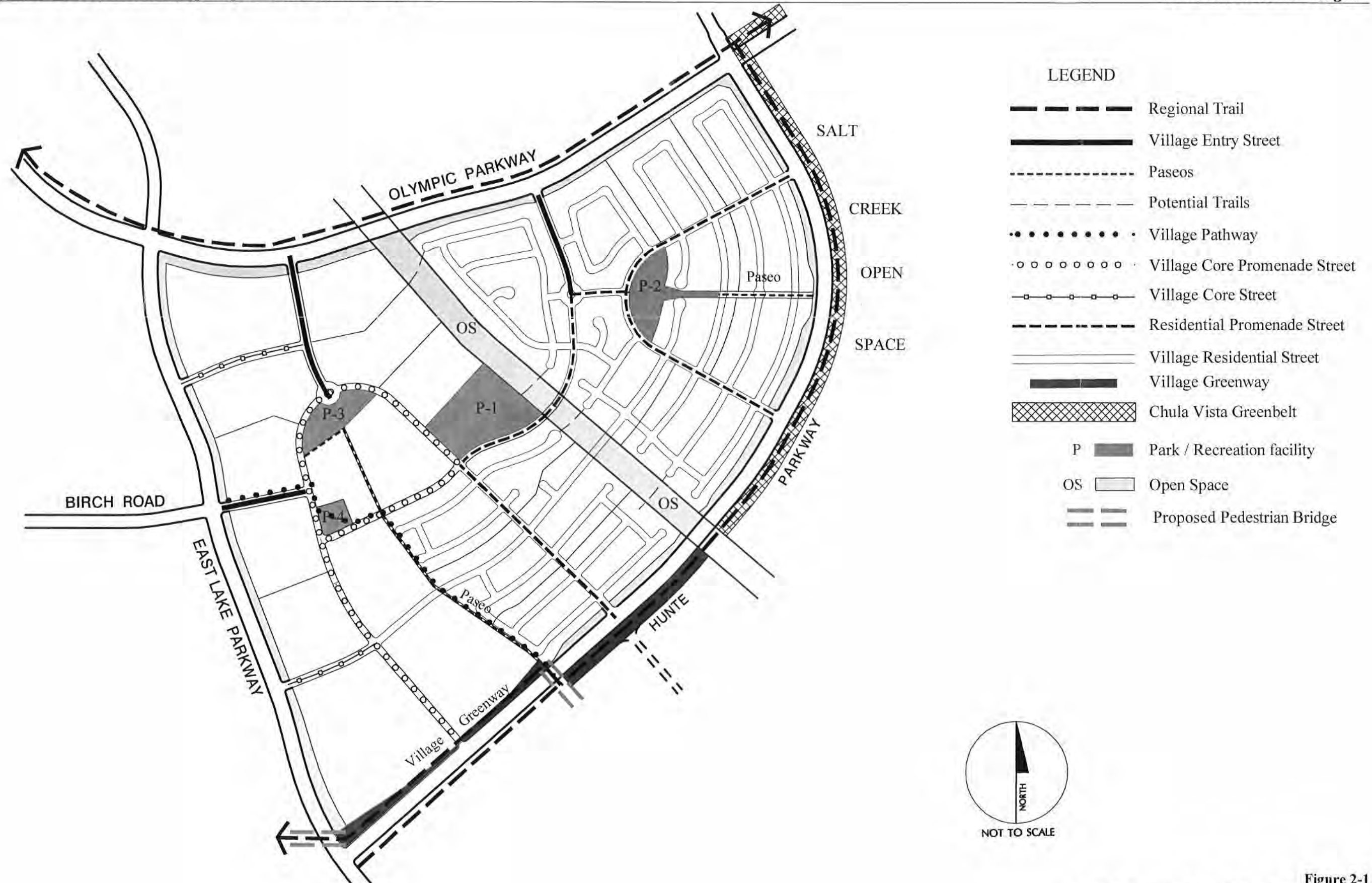


Figure 2-1
Parks, Recreation, Open Space & Trails Plan

Neighborhood Park

Location

The 7-acre (net) neighborhood park (P-1), located in the village core adjacent to the elementary school, will provide active recreational opportunities for village residents. The park is located in the most densely populated portion of the village to serve the most people. The location of the neighborhood park between the SDG&E/SDCWA easement and the elementary school optimizes vistas and spaciousness in the Village. This setting also minimizes the negative affects of play field lights, noise and traffic on nearby residential neighborhoods.

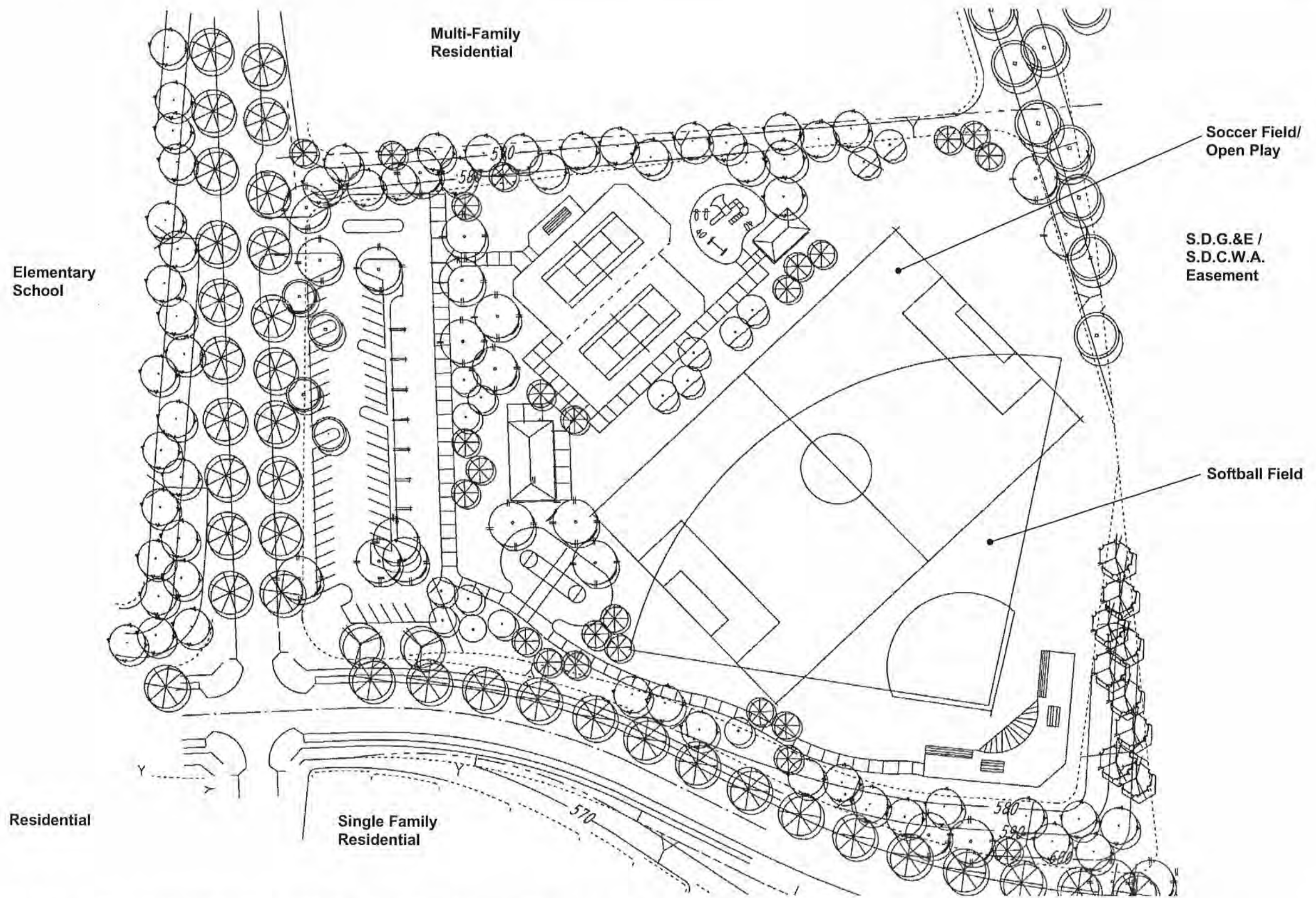
Park Facilities

The design of the park will place the main entry close to the center of the village core. A restroom/maintenance building will be sited in this area to create an entry and focal point. A parking lot may be located near the entry and parking on surrounding streets will also serve the park. Figure 2-2 illustrates a conceptual design of the park that provides for the following park facilities:

- Restroom/maintenance building
- 1 softball field
- 1 soccer field/open play area
- 2 tennis courts with lighting
- 2 half basketball courts with lighting
- 1 play area with play equipment (age appropriate equipment to be determined during park design process)
- 7 picnic tables (shade structures to be determined during park design process)
- Open lawn areas
- Paved walkways with lighting
- Parking (need to be determined during park design process)

Ownership, Funding and Maintenance

The Neighborhood park site will be dedicated by Brookfield Shea Otay, LLC (“BSO”) to the City of Chula Vista. The park will be owned and maintained by the City of Chula Vista. Funding for park improvements is governed by Chapter 17.10 of the Chula Vista Municipal Code as amended June 22, 1991. Included as part of the regulations are Park Acquisition and Development (PAD) fees established for the purpose of providing neighborhood and community parks and improvements. The Ordinance provides that fees are paid to the City prior to approval of a final subdivision map. The Village Eleven SPA developers may pay the PAD fees or, alternately, construct the park and receive credit against the payment of PAD fees. The Village Eleven Public Facilities and Finance Plan (PFFP) provides a detailed description of the financing of park, open space and trails facilities.



This concept plan is an illustrative example of the neighborhood park. Development of the park is subject to further discretionary review and approval of a specific Park Master Plan. Actual site development may vary from concepts depicted in this exhibit.

Figure 2-2
Neighborhood Park Concept Plan

Town Square

Location

The one-acre town square (P-4), located in the village core, serves as the main village focal point and reflects the pedestrian design and urban character of the village.

Park Facilities

Envisioned as a traditional, formally designed park, the town square will provide opportunities for passive recreation and community events. Figure II-3 illustrates a conceptual plan for the town square with the following facilities:

- Focal point feature such as a gazebo, plaza or fountain
- Seating areas
- Open lawn areas
- Paved walkways and lighting

Ownership, Funding and Maintenance

The town square site will be owned and maintained by a central business district, homeowners association or adjacent landowners. Improvements will be the responsibility of the applicant.

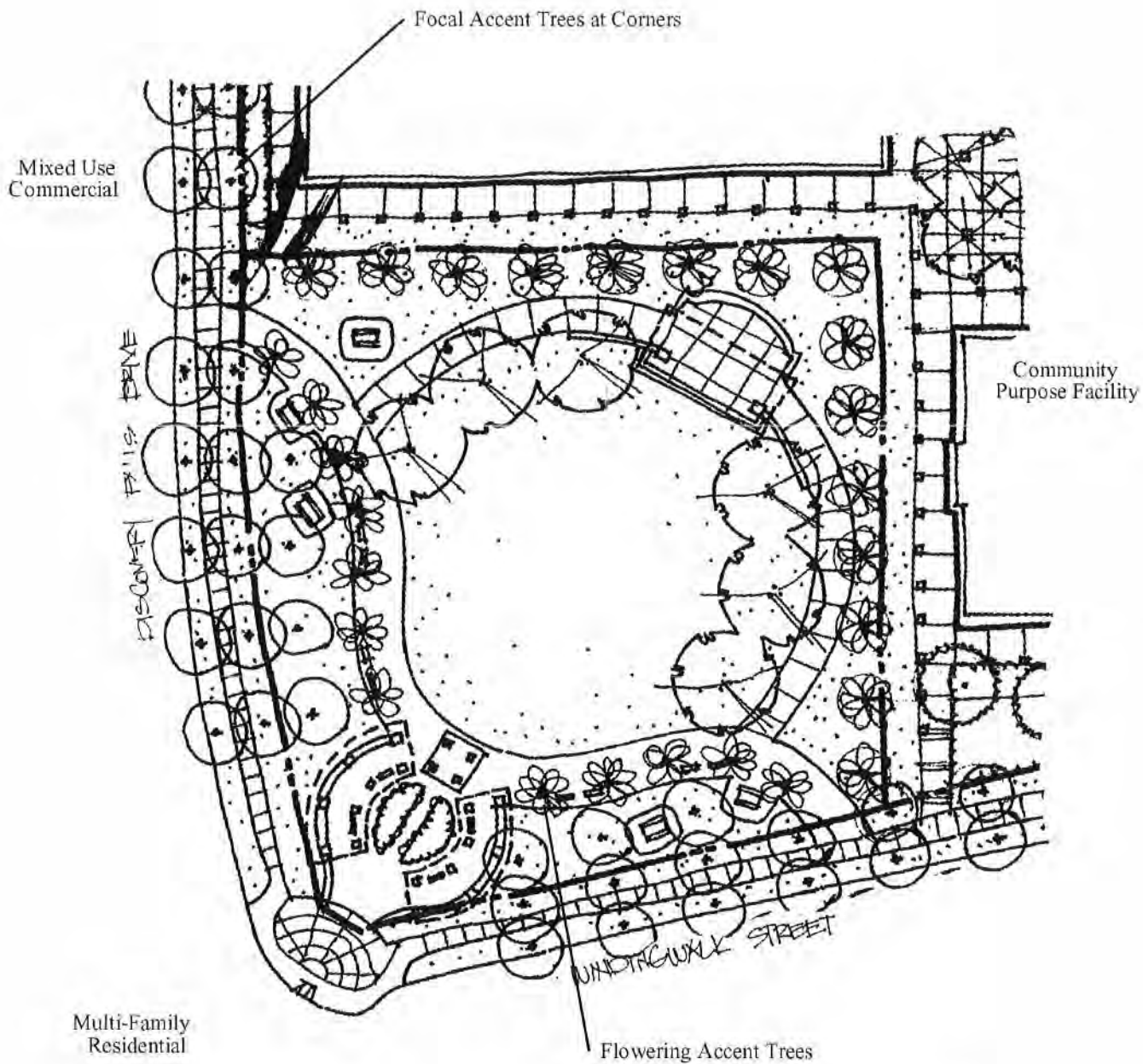


Figure 2-3
Town Square (P-4) Concept Plan

Village Trails

Village Eleven has been designed to accommodate the trails program described by the Otay Ranch Overall Design Plan. The plan recognizes that provision of bicycle, cart and pedestrian circulation is fundamental to creating a pedestrian-oriented village. All circulation elements within the village have been located and designed to be as accessible as possible, however, the paseos and off-street trails contain steep topography that may limit bicycle and cart travel. All village streets and sidewalks have been designed at gradients of 8 percent or less to facilitate pedestrian, bicycle and cart travel. The plan proposes 25 mile per hour travel speeds on all internal village streets to allow bicycles and carts to travel on village streets without designated travel lanes. The landscape treatment and design elements of village trails are also illustrated and described in the Village Design Plan.

Regional Trails

Two segments of the Chula Vista Regional Trail system occur within and adjacent to Village Eleven. One segment is located along the north side of Olympic Parkway. A second segment is located on the south and east sides of Hunte Parkway.

Chula Vista Greenbelt

The Chula Vista Greenbelt is a city-wide open space system. A portion of the Chula Vista Greenbelt is located on the east side of Hunte Parkway between Olympic Parkway and the SDG&E/SDCWA easement. This area provides a significant visual open space connection to the Salt Creek habitat preserve. An 8 to 10-foot wide regional trail is located within the Greenbelt.

Village Greenway

Location

The Village Greenway contains a regional trail that provides pedestrian and bicycle access through the Otay Ranch villages. The Otay Ranch GDP provides for the greenway to be located through Village Eleven to connect the EUC and Salt Creek trail. In Village Eleven, the Greenway will be located along the southern boundary adjacent to the junior high school and residential neighborhoods. The Village Eleven core will be connected to the Greenway by the Village Pathway.

Facilities

The Greenway will include an 8 to 10 foot wide meandering path within a landscaped open space. The Otay Ranch Overall Village Design Plan suggests pedestrian bridges may be used in special circumstances to provide crossings over arterial streets. Proposed locations for pedestrian bridges crossing Hunte and Eastlake Parkways are illustrated in Figure 2-1. The Village Eleven plan proposes multiple at-grade controlled crossings on

Eastlake and Hunte Parkways. At-grade crossings can be designed to enhance pedestrian comfort and safety through clearly marked crosswalks, median rest areas, railings and traffic signal timing that facilitates pedestrian movement.

Ownership, Funding and Maintenance

The portion of the Regional trails within the Greenway, Chula Vista Greenbelt and Olympic Parkway within Village Eleven will be constructed by BSO, and dedicated to the City of Chula Vista. The facilities will be maintained through a Community Facilities District (CFD).

Surrounding Pathways/Scenic Corridors

Location and Facilities

Community-serving paths are located within the 75-foot landscaped parkways along Eastlake Parkway, Olympic Parkway and Hunte Parkway. Community trails are designed as 8 to 10 foot wide meandering paths separated from the roadway by parkway planting. Village Eleven residents can access these paths from village streets and paseos.

Olympic and Hunte Parkways are designated scenic roadways composed of the road, its right-of-way, and the scenic corridor. The scenic corridor is the visible area outside the highway's right-of-way generally described as the view from the road. The treatment of these roadways is an important design and aesthetic consideration because they provide the identity for Otay Ranch. Olympic Parkway will be constructed in accordance with the Olympic Parkway Master Plan that provides for Olympic-themed landscaping. Hunte Parkway is designed to complement the adjacent natural open space of Salt Creek and the Otay River Valley. The landscape concept design is described in the Village Design Plan and subsequent scenic corridor design will be developed

Ownership, Funding and Maintenance

Paths may meander between the public right-of-way and the privately owned landscape buffer area which comprise the 75-foot wide parkway. The trails will be constructed by BSO. Maintenance of the sidewalks within the public right-of-way will be the responsibility of the City of Chula Vista. Landscape maintenance will be provided by a Community Facilities District (CFD),

Village Pathway

Location

Village pathways are inter-village cart and pedestrian paths that link the Otay Ranch villages and particularly provide access to the regional transit-way stations. In Village Eleven, a village pathway is proposed to be located from the Eastlake/Birch intersection (equidistant to both the EUC and freeway commercial transit stations), through the village core and as a paseo through residential neighborhoods to the greenway at Hunte Parkway.

Facilities

The pathway will be landscaped greenbelts with sidewalks, lighting and benches. In Village Eleven, the village pathway is designed primarily for pedestrian use. The travel speed of the village streets is 25 mph to allow cart and bicycle travel throughout the village. One off-street bicycle/cart path is provided in the Birch Village Entry Street segment of the village pathway. This “urban promenade” is a 16-foot wide sidewalk adjacent to the curb designed to accommodate pedestrians, carts and street trees.

Ownership, Funding and Maintenance

BSO will construct the paseos and ownership and maintenance responsibilities will be transferred to a CFD or Homeowner’s Association (HOA).

Village Streets

Location and Facilities

All village streets include sidewalks, landscaped parkways and lighting. The preferred design for all village streets provides for five-foot wide sidewalks separated from the roadway by landscaped parkways. In the village core commercial areas, wider sidewalks are provided to allow for window shopping and amenities such as seating and outdoor dining.

Ownership, Funding and Maintenance

All sidewalks and parkways within the public right-of-way will be owned by the City of Chula Vista and maintained by the City or CFD. All landscaped parkways and medians will be maintained through a CFD or HOA.

Paseos

Location

The design and location of the paseos are components in the overall land use and circulation pattern. That overall pattern is a symmetrical grid that creates regularly sized residential neighborhoods defined by streets and paseos. The paseos are central elements in both the east and west areas of the village. Their locations purposefully interrupt the street system to minimize through traffic in neighborhoods. The residential streets terminate as open cul-de-sacs at the paseos. The paseos create linear greenbelts with view opportunities through the sloping topography of the village. They extend between the private recreation facilities and Hunte Parkway, connecting the centers of the village to the paths along Hunte. The paseos provide an important off-street connection to the elementary school for most residents of the village. The locations of paseos are illustrated in Figure II-1.

Facilities

The design of the paseos will provide an 8 to 10-foot wide concrete sidewalk. The pedestrian experience will be enhanced with shade trees, lighting and benches. The

landscape design will create an enjoyable walking experience. The design will also promote safety by creating clear views and minimizing hidden areas.

Ownership, Funding and Maintenance

The paseos will be constructed by BSO. Ownership and maintenance responsibility will be transferred to a Community/Homeowners Association.

Trails

Location

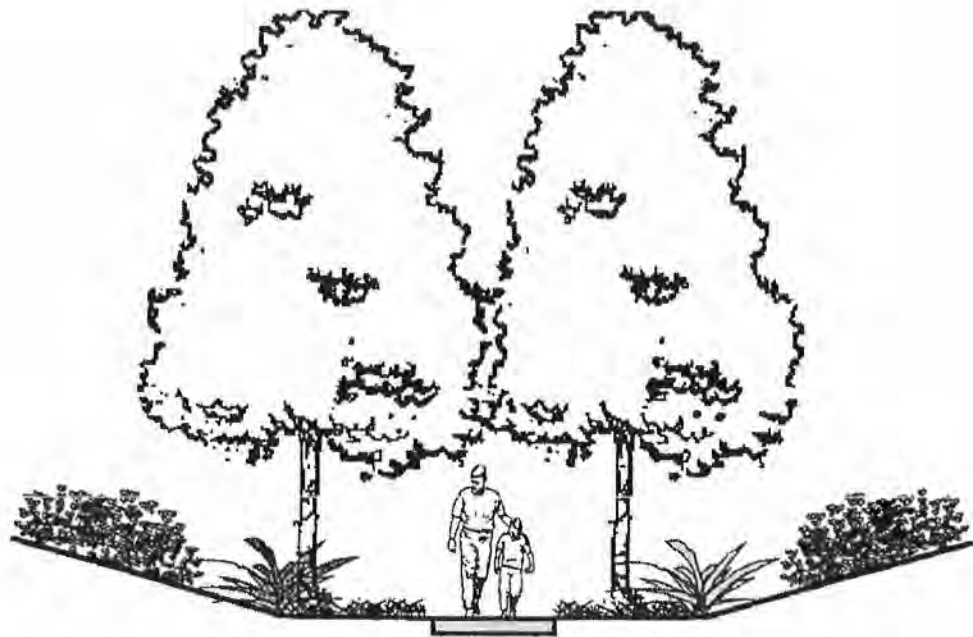
Rustic trails are proposed to be located within the SDG&E/SDCWA easement. Trails crossing the easement provide connections between neighborhoods in the eastern part of the village and the village core.

Facilities

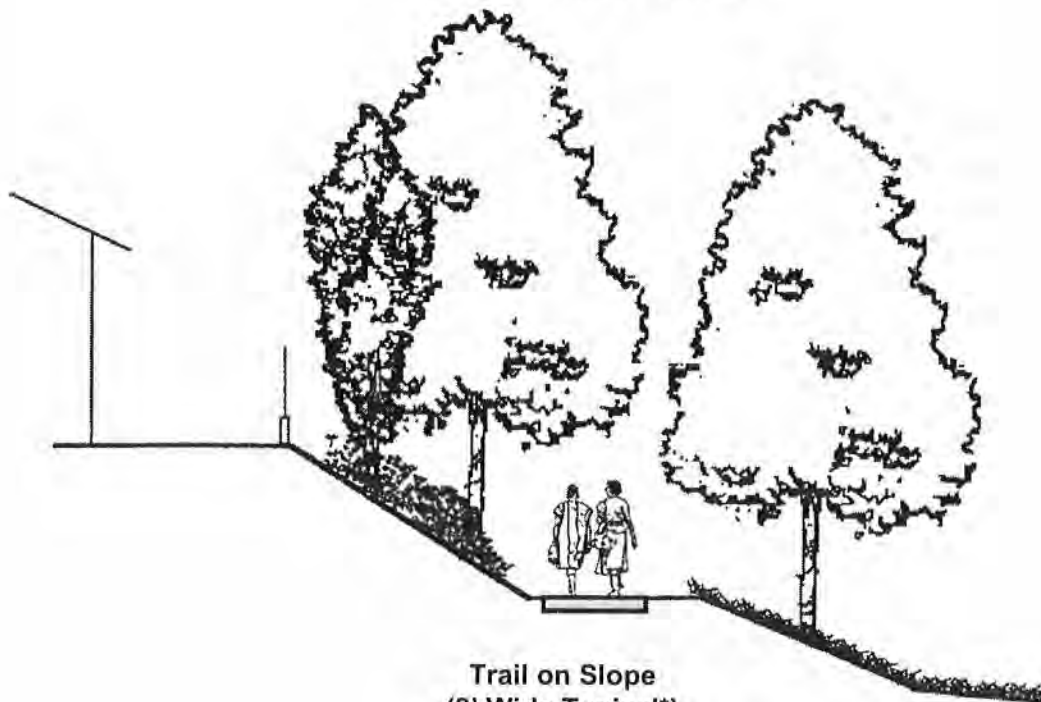
The proposed trail design would be an 8-foot wide decomposed granite path. Shade trees, shrubs and groundcovers may be used to enhance the trail, however, landscaping within the easement is limited by power lines, accessibility and maintenance required by the utility companies. The location and design of the trails must be by approval of SDG&E and SDCWA. Cross-sections of the trails are illustrated in Figure II-4.

Ownership, Funding and Maintenance

The trails are located primarily within property owned by SDG&E and SDCWA. Maintenance of trails within the easement will be through a CFD or HOA. Trail segments located outside the easement and extending into the public neighborhood park site will be owned and maintained by the City. All other trail segments located outside the easement will be owned and maintained by a CFD or HOA.



**Meandering Paseo Trail
(8' Wide Typical*)**



**Trail on Slope
(8' Wide Typical*)**

**Figure 2-4
Trails Cross Section**

Open Space

Open space within Village Eleven is comprised of common open spaces including private recreation facilities and manufactured slopes, as well as paseos, the 75-foot (average) parkways adjacent to surrounding major streets and village street parkways described previously. The approximate 200-foot wide easement owned by SDG&E and SDCWA is another significant open space in the village. These open spaces provide pedestrian connections within the village, passive recreational opportunities and view opportunities. Open space lands will be established and maintained through the dedication of open space easements and/or lots to the City, CFD, HOA or other appropriate entity.

Eastern Private Recreation Facility (P-2)

Location

Common open space within the village includes a private recreation facility (P-2), located to provide active and passive recreation within walking distance of residences in the eastern portion of the village. The facility is sited to be visible from neighborhood entries and to serve as a focal point for the eastern neighborhoods. The facility is linked to the neighborhoods by a paseo, creating an extended linear park for surrounding neighborhoods.

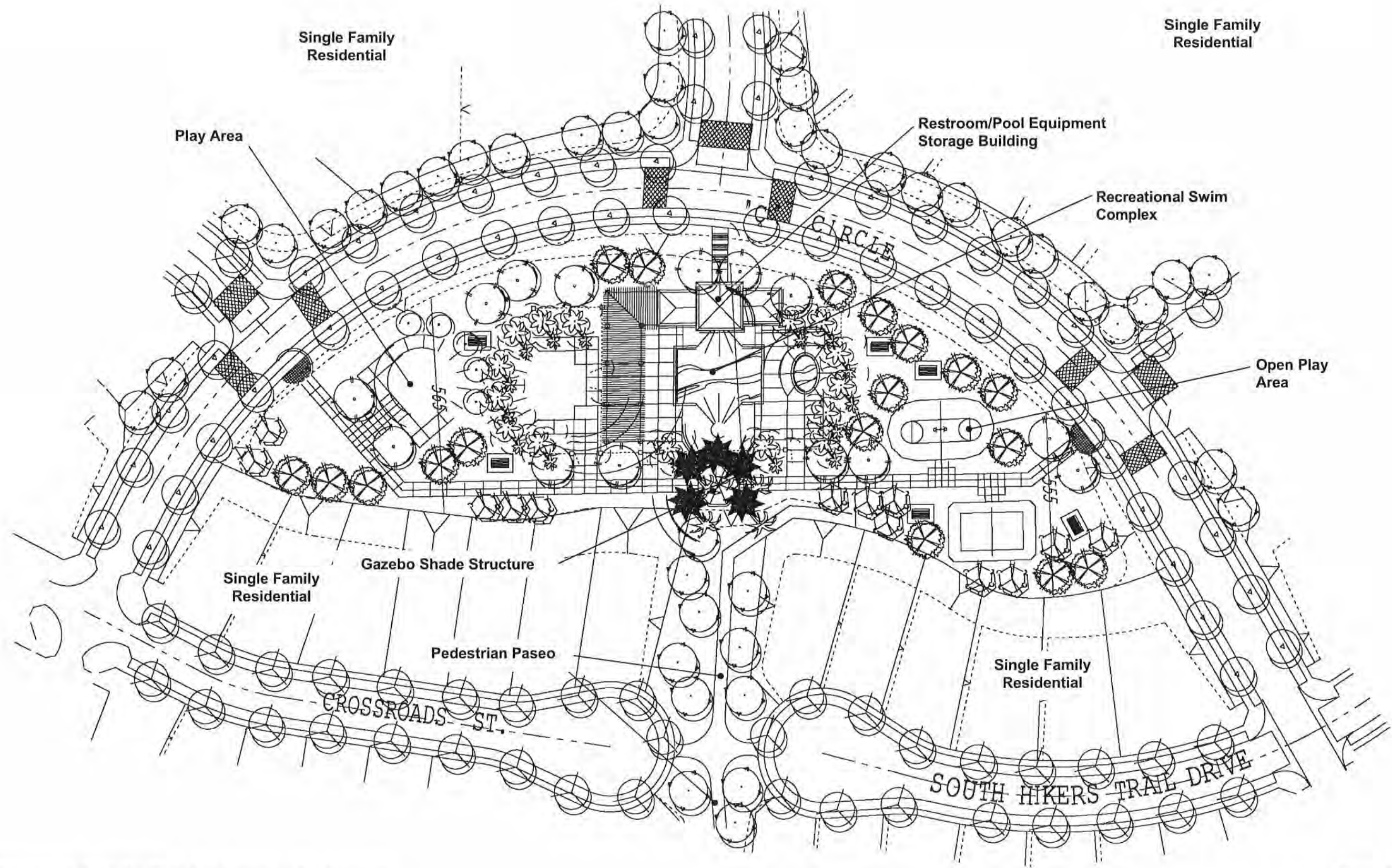
Facilities

The eastern private recreation facility will provide family-oriented recreational facilities in close proximity to neighborhoods. The City will review the facilities design of private pedestrian parks for safety and accessibility. Figure II-5 is a conceptual plan for the park illustrating the following facilities:

- Open lawn areas
- Seating areas
- Tot lot
- Multi-purpose ball court
- Community building
- Swimming pool complex

Ownership, Funding and Maintenance

The private recreation facility will be constructed by BSO. Ownership and maintenance responsibility will be transferred to an HOA.



This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

Figure 2-5
Eastern Private Pedestrian Park Concept

Village Core Private Recreation Facility (P-3)

Location

Common open space in the village core includes a private recreation facility (P-3), located at a primary entry to create a village focal point. A paseo connects the facility to the residential neighborhoods. The central location of the facility provides a variety of recreational opportunities within walking distance of residences.

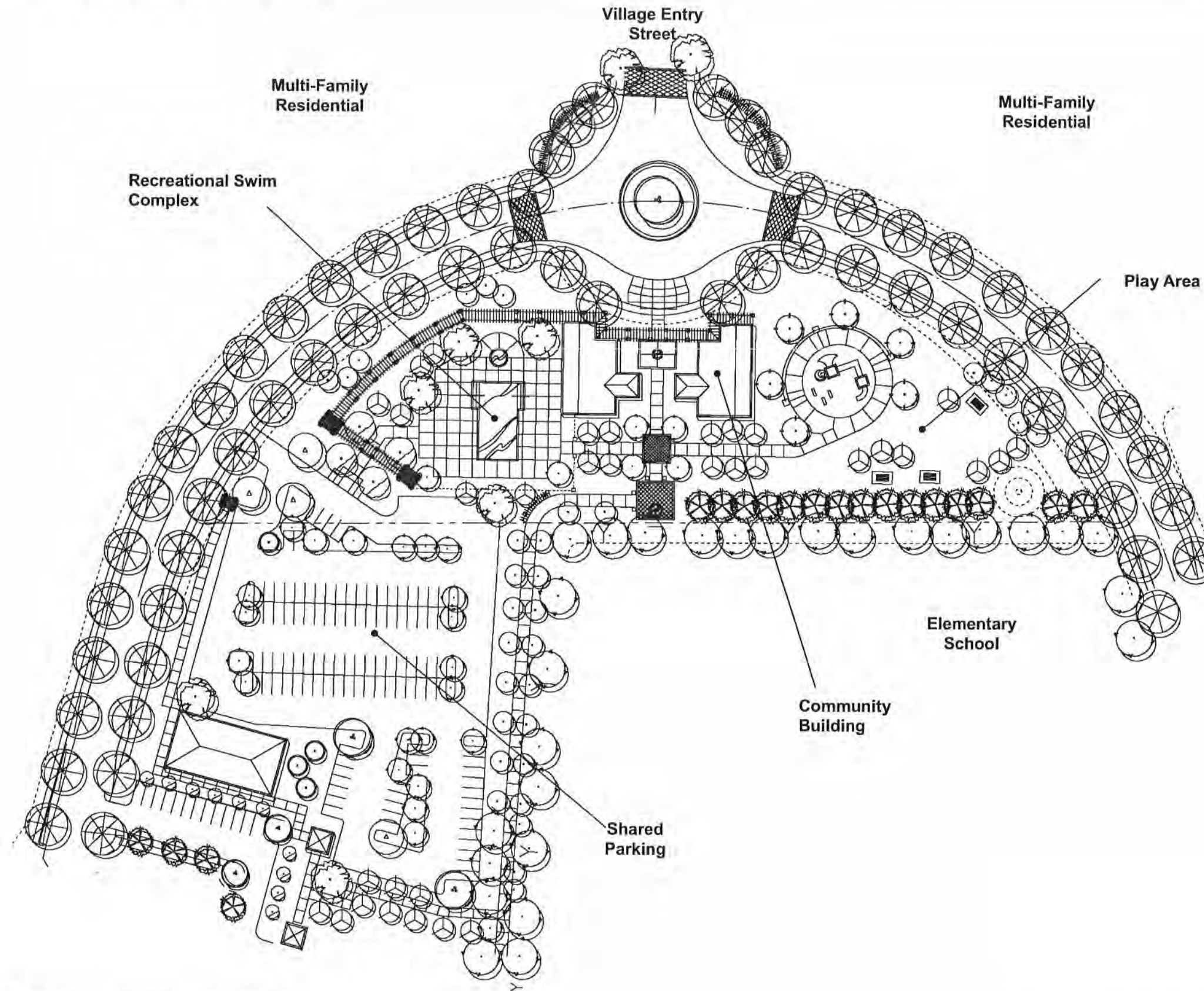
Facilities

Recreational facilities in the village core are intended to augment the limited size and passive nature of recreational spaces within multi-family residential development. The City will review the facilities design of private recreation facilities for safety and accessibility. Figure II-6 is a conceptual plan for the facility illustrating the following:

- Open lawn areas
- Seating areas
- Tot lot
- Multi-purpose ball court
- Community building
- Swimming pool complex

Ownership, Funding and Maintenance

The private recreation facility will be constructed by BSO. Ownership and maintenance responsibility will be transferred to an HOA.



This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

Figure 2-6
Village Core Private Recreation Facility (P-3) Concept

Manufactured Slopes

Location

Slopes within the village are located between residences in neighborhoods, adjacent to the SDG&E/SDCWA easement and along the surrounding major streets. The construction of Hunte Parkway requires temporary slopes adjacent to the university site to the south and native transition slopes adjacent to Salt Creek to the east.

Facilities

All manufactured slopes will be constructed and landscaped to City standards and guidelines provided in the Village Design Plan. All slopes [over 5 feet in height] will be permanently irrigated, with the exception of the temporary slopes and native transition slopes adjacent to Salt Creek which may be temporarily irrigated for establishment of the landscape. The design and maintenance of the slope adjacent to Salt Creek is described in the “Edge Plan,” included in the Village Design Plan.

Ownership, Funding and Maintenance

All slopes outside of the public right-of-way will be owned and maintained through a CFD or HOA.

SDG&E/SDCWA Easement

The easement is owned and maintained by utility entities. SDG&E/SDCWA may allow trails to be located within the easement. Construction of trails within the easement would be by BSO and maintenance would be through a CFD or HOA.

Community Gardens

A community garden provides a location for local residents to come together, based on a common interest. The most important ingredient for a successful community garden program is community involvement. The City and the developer will facilitate a public forum and/or communicate with Village Eleven residents to determine interest in a community garden program. If interest is expressed, the City and developer will facilitate a Community Garden Committee made up of one representative from the City and the developer and three homeowners. The Community Garden Committee will select a site coordinator and address issues such as irrigation water, maintenance, liability, site coordination and standard enforcement. The SPA One Parks, Recreation, Open Space and Trails Master Plan provides guidelines for site selection, facilities and operations of community gardens.

Community gardens in Village Eleven are envisioned primarily as ornamental gardens, funded and maintained by a village garden club or the HOA. Potential site locations include the private recreation facilities, the town square and cul-de-sac openings to the paseos. Garden clubs could also participate in the selection of plants for the roundabouts and traffic circles.

Water Conservation

As described in the Overview of Water Service for Otay Ranch Village Eleven ('Master Water Plan') prepared by Wilson Engineering, based on current Otay Water District (OWD) policies regarding new subdivision development, landscaped areas for parks, schools, greenbelts, road medians and multi-family residential are required to utilize recycled water where available. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will irrigate street parkway landscaping, parks and manufactured slopes along open space areas.

The project is located in the OWD Central Service Area which currently receives recycled water from the District's 1.3 million gallons per day (mgd) capacity Ralph W. Chapman Recycling Facility. The ultimate source of recycled water for Otay Ranch will be the planned Otay Valley Water Reclamation Plant. The recycled water system consists of a series of pump stations, transmission piping and storage reservoirs that will provide recycled water to portions of Otay Ranch, including the Village Eleven SPA project area.

In the Otay Ranch area, the existing recycled water distribution system serves Villages One and Five and connections to the system to serve Village Eleven are planned. Otay Ranch may eventually be required to oversize some of these facilities to meet recycled water demand outside of the project. A plan to distribute recycled water within the project is depicted on the Recycled Water Plan (Village Eleven SPA Exhibit II.2.7.-2).

The recycled water duty factor for all irrigation areas is estimated to be 2,230 gallons per day (gpd)/acre. If expanded use of recycled water occurs as a result of the City Water Conservation pilot study currently being conducted, the recycled water duty factor will increase. Potential demand within Village Eleven is estimated in the draft Recycled Water Master Plan for the Village Eleven SPA to be approved by the OWD and the City of Chula Vista. 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.

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

Brush Management

Brush Management occurs in areas where development abuts native area. In Village Eleven, residential development is separated from the native area adjacent to Salt Creek by the 75-foot landscape buffer and 128-foot right-of-way of Hunte Parkway. This separation provides adequate protection from fire in the native area. The manufactured slope between the roadway and the Creek will be landscaped with native plant species. As this landscape matures, pruning and thinning of plant material may be required by the City Fire Department to minimize potential fire hazard. The Salt Creek "Edge Plan" describing this landscape is provided in the Village Eleven SPA Appendices.

III. Contributions to Otay Ranch Parks and Open Space

Community Parks

The development of Village Eleven requires a contribution of 19.3 acres of park land in Otay Ranch. Eight acres of the park requirement occurs as neighborhood and town square parks in Village Eleven and the remaining 11.3 acre requirement is fulfilled through Park Acquisition and Development (PAD) fees, pursuant to the City Park Land Development Ordinance, for development of community parks elsewhere in Otay Ranch.

Location

Consistent with the Otay Ranch GDP, the community park acreage requirement generated by Village Eleven is to be sited at one of the GDP defined community park sites elsewhere in Otay Ranch.

Park Facilities

Community park facilities needs are to be consistent with plans and policies of the Parks and Recreation Department that identify the types, quantities and development of community parks.

Ownership, Funding and Maintenance

Community parks are dedicated to the City of Chula Vista. The City of Chula Vista owns and maintains the parks. Chapter 17.10 of the Chula Vista Municipal Code governs funding for the park improvements. Included as part of the regulations are Park Acquisition and Development (PAD) fees that have been established for the purpose of providing community parks and improvements. The ordinance provides that fees are paid to the City prior to approval of a final subdivision map.

Open Space

The largest component of open space in the Otay Ranch is the Resource Management Plan (RMP) Preserve. As prescribed by the RMP, the development of each Otay Ranch Village requires a contribution to the Otay Valley preserve. The required contribution is 1.188 acres of open space conveyance per one acre of development less the acreage of "common use lands," (local parks, schools, arterial roads and other land designated as public use areas). The 489-acre Village Eleven less 106 acres of common use land requires a conveyance of 455 acres. The developers of Village Eleven will convey of natural open space acreage in the adjacent Salt Creek to the preserve. This conveyance property contains high quality native habitat and is a key component of the preserve.

IV. Ownership and Maintenance Options

The following are options for ownership and maintenance of park, open space and trail facilities in Village Eleven.

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) and 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 improvements in the utility/SDG&E easement. Certain public facility areas may also be included, as determined by the Director of Public Works, such as detention basins and enhanced median and parkway landscaping in the public right-of-way.

Public Agency Maintenance

Public agencies will be responsible for maintaining the facilities on publicly owned land. These areas include landscaping within street and highway rights-of-way (unless maintained by a homeowners association or a community facilities district), public parks, schools, SDG&E utility easements and other similar public lands.

Public Works Department

Public streets, walks, parkways and trails which are located on public land and drainage structures other than those designed as swales or brow ditches will be the maintenance responsibility of the Public Works Department (unless maintained by a homeowners association or a community facilities district).

V. Phasing

Neighborhood Park

The neighborhood park (P-1) is within the first development phase of Village Eleven. The phasing requirements for the park are described in the Public Facilities Finance Plan (PFFP). Due to the fact that the City is in the process of preparing and adopting a citywide parks master plan, the park phasing may be refined during the tentative map process.

Town Square Park

The Town Square Park (P-4) will be developed during the second phase of development in Village Eleven.

Open Space

The eastern private recreation facility (P-2) will be completed in the first phase of development. The Village Core private recreation facility (P-3) will be completed in the second phase. The paseo open spaces will be phased with adjacent development and completed in the third phase. 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 concurrent with the phasing of development activity.

Trails

Trails will be phased in conjunction with adjacent development, including street, paseo and slope construction.