

# Otay Ranch

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*SPA One  
Parks, Récreation, Open  
Space and Trails Master Plan*

ADOPTED JUNE 4, 1996  
REVISED FEBRUARY 16, 1999

*Otay Ranch SPA One  
Parks, Recreation, Open Space and  
Trails Master Plan*

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## **I. INTRODUCTION AND SUMMARY**

### **A. Introduction**

The park, recreation and open space system is a unifying fabric of Otay Ranch. While this system is designed to meet or exceed the City of Chula Vista facility and park land requirements, the primary goal is to enhance the quality of life for residents and visitors by providing active and passive recreational amenities at all levels. The resulting social interaction is a major contributing factor toward achieving the goal of establishing a quality neighborhood.

Both the Chula Vista General Plan and Otay Ranch General Development Plan recognize the importance of locating neighborhood parks close to the residences they serve. The General Plan states that parks should be within walking distance of the households they serve. The Otay Ranch GDP expands this concept in its planning principles and village goals, objectives and policies. Pedestrian access to park sites is a key component of village design.

The Otay Ranch park, recreation and open space system is comprised of a hierarchy of elements to respond to specific community and location needs and physical site conditions. The size and diversity of Otay Ranch allows for creative approaches to planning park and open space areas and recreational services and facilities.

### **B. Background Regulations**

The following is a review of the Chula Vista regulations and how they relate to SPA level park and open space planning.

**1. 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. states that the following information must be contained in a SPA site utilization plan.

- Land Uses
- Parks
- Open Space

**2. Public Facilities Financing 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 the provision of parks and recreation facilities. The PFFP must include 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.

**3. Otay Ranch GDP**

The Otay Ranch GDP requires that as a condition of SPA approval, the following be provided:

- A Parks Master Plan
- Sites identified
- Equipment needs identified
- Alternative financing methods refined
- Alternative maintenance entities and funding mechanisms identified
- Timing of phasing identified
- Plans for reclaimed water identified
- Need for special purpose parks review

The GDP also requires that park design guidelines be implemented as a condition of final map approvals.

The Otay Ranch GDP provides that, "The final determination of the types, quantities and locations of the specific facilities to be provided at each park will be based upon a needs analysis and the subsequent Park Master Plan for each park type and size."

The SPA One property owners contributed their fair share to proportionately fund a parks and recreation needs analysis for the Eastern Territories that was completed in 1997. The needs analysis included; a trends report with information concerning target population, market analysis and current park and recreation use patterns and demographic information. The City is nearing completion of a City-wide Park Master Plan that will be forwarded to the City Council for approval. This Park Master Plan will include a facility analysis with information regarding location of facilities, service areas and a costs-benefit analysis. This information will be utilized to develop a parks and recreation program to effectively serve the Eastern Territories, including Otay Ranch. If possible, this information will be utilized to develop Park Master Plans for SPA One parks.

#### **4. 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. During tentative map review by City staff, the next step in park planning will be initiated - the Parks Concept Plan.

##### **a. 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 City 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.”

***b. Open Space***

The Chula Vista Landscape Manual requires the preparation of an Open Space Concept and Analysis Plan, Master Plan and Construction Documents as described below.

“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 City 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 of sets to be submitted for review. Four sets of plans will typically be required for routing to other City Departments."

*c. Streetscape (Medians & Parkways)*

The Chula Vista Landscape Manual requires the preparation of a Master Plan and Construction Documents for Streetscapes (Medians & 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 of sets to be submitted for review. Four sets of plans will typically be required for routing to other City Departments.”

## **II. PARKS, RECREATION, OPEN SPACE AND TRAILS SYSTEM**

### **A. Parks and Recreation**

#### **1. GDP Parks and Recreation Goals, Objectives 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<sup>1</sup> 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

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<sup>1</sup> This policy is intended to be implemented within each village. That is, each village should provide sufficient neighborhood and/or community park land to meet the 3 acre/1,000 population standard. However, community parks cannot be provided incrementally within each village because of the size and location of the planned community parks. Accordingly, it is recognized that during the build-out of Otay Ranch, the actual provision of neighborhood and community parks will temporarily exceed or lag behind the requirements of the policy, depending on the timing of the provision of community parks. To ensure the timely provision of parks and to ensure the actual provision of neighborhood and/or community parks closely parallel the policy, the following formula is provided to determine the amount of park acreage provided in each village.

Variables:

- OR Pop = Otay Ranch Population
- OR L Pk = Otay Ranch Total Local Park Acreage
- OR N Pk = Otay Ranch Total Neighborhood Park Acreage
- V Pop = Village Population
- V N Pk = Village Neighborhood Park Acreage

Formula:

- OR L Pk = OR N Pk + OR C PK
- OR Pop \* 3/1,000 residents = OR L Pk
- OR L Pk - OR C Pk = OR N Pk
- OR N Pk/OR Pop = Factor
- V N Pk = V Pop \* Factor

facilities is feasible. Joint use agreements with school districts are encouraged.

## **2. Village Concept**

The villages of Otay Ranch are the “building blocks” for shaping the character and success of the community. A pattern of urban villages are planned within the Otay Valley Parcel. Villages One and Five are transit-oriented, with higher densities and mixed uses in village cores. An emphasis is placed on providing alternatives to the automobile, including transit (bus and light rail), alternative transportation (electric carts), and pedestrian and bicycle trails. The organization of land uses is the key to the village concept. Villages are comprised of two basic components: a core area of more intense uses, the Village Core; and residential uses in the surrounding areas. Land uses, roads and buildings are designed and located to encourage walking between uses and foster a pedestrian scale.

Village cores contain mixed use and medium-high density land uses and serve as the focal point and commercial hub of the village. Village cores are centered around a main street or plaza and include the following land uses: retail/commercial, residential, neighborhood parks and other civic or community uses, such as churches and child care or senior centers. Open spaces, schools, parks and neighborhoods are connected with convenient and safe pedestrian walkways and bike lanes. Residential neighborhoods surround the village core and provide a range of housing opportunities.

As defined in the GDP, Village One West is a traditional suburban development. Single family homes are arranged in neighborhoods along tree-lined streets. Cul-de-sac designs are incorporated into the community to provide variety along the perimeter of the community. Village One West contains single-family homes, an elementary school site and a neighborhood park.

The SPA One neighborhood park system spreads parks throughout the villages, emphasizing pedestrian access,

wherever possible. This system of parks is connected to open spaces, greenbelts and public plazas, town squares or promenade streets by pedestrian walkways and trails. The non-auto circulation system of walkways and bike lanes, as well as the medians and separated parkways, provide an environment that promotes pedestrian activity.

### **3. Otay Ranch Park System**

As provided in the Otay Ranch GDP, a system of public parks is planned within Otay Ranch through the provision of town squares, neighborhood, community and regional parks, as described below.

#### *a. Town Squares*

Town Squares are located in some village core areas to serve the village residents. These parks average one acre and may include tot lots, playground equipment, turf areas, picnic areas and active and passive recreation areas and improvements.

Town Square parks will provide a focal point for the village core and reflect a pedestrian design and urban character due to their proximity to higher density residential and commercial uses.

These parks may be private parks and may be owned and maintained by a central business district (or similar private maintenance entity). Guidelines for these parks shall be developed at the SPA level, as part of the Village Design Plan. Town Squares shall receive 100% neighborhood park credit if constructed consistent with the criteria contained in the General Development Plan and if improvements constructed within the Town Square received the approval of the Director of Planning and Building.

#### *b. Neighborhood Parks*

Neighborhood parks are located to serve people within a 1/2 to 3/4 mile radius within each residential village. These parks serve the day-to-day recreational needs of local

residents. Each neighborhood park should be sited in conjunction with a school site wherever feasible. The size and location of neighborhood parks shall be determined at the SPA level of planning. Neighborhood park facilities typically include tot lots, parking, restrooms/maintenance buildings, playground equipment and play areas. The neighborhood parks are located in or adjacent to the village core, within the residential areas of the village. Pedestrian trails are provided to link these neighborhood parks to the residential neighborhoods. In the more populated villages, neighborhood parks may be supplemented by town squares and pedestrian parks.

*c. Community Parks*

Community parks are located to serve the residents of multiple villages within an approximately 1 to 2 mile radius. Each park should be a minimum of 25 acres and offer intense recreational facilities such as athletic complexes, multi-purpose fields, court activities, large swimming pools and areas for outdoor active and passive recreation. Activities and amenities may include softball, youth baseball, soccer, tennis, basketball, volleyball, racquetball, community buildings/facilities, family and group picnic areas, and other large scale areas for organized active and passive recreation. They are planned to serve the active recreational needs and little league activities of multiple villages.

*d. Regional Parks*

Regional parks are areas of natural quality used for nature oriented outdoor recreation. The primary purpose of these parks is to preserve and interpret sensitive environmental resources, and make these resources available for public recreational activities and enjoyment. Regional parks may include recreation activities such as camping, riding and hiking trails, nature and interpretive centers, picnic areas, golf courses, active and informal play areas and natural open areas. A regional park should be a minimum of 200 acres, with a minimum of 50 usable acres for active recreation.



*e. Pedestrian Parks*

Pedestrian parks are located to serve residents ideally within a 2 - 3 block radius within residential neighborhoods. These pedestrian parks average less than one acre and include areas for informal sports activities, passive recreation facilities such as shuffle board, chess/checkers, picnic areas, smaller tot lots/playground equipment and 1/2 court basketball facilities. The pedestrian parks encourage walking access and provide an opportunity for interaction amongst residents.

Pedestrian parks shall receive a minimum of 25% and a maximum of 50% park credit, as determined by the Director of Planning and Building, pursuant to City-wide small park criteria which shall be approved by the City Council. Pedestrian parks located within neighborhoods with attended entrances are not eligible for park credit.

**4. Park and Recreation Facilities (East of I-805)**

To plan SPA One park facilities and ensure that the SPA One park and recreation system integrates effectively with facilities surrounding the project area, it is necessary to review existing and future park facilities located east of I-805 (See Exhibit 2). In addition, it is important to analyze the types and number of park facilities required to serve the current population east of I-805. There are currently 4.2 acres of local parks per 1,000 residents east of I-805<sup>2</sup>.

*a. Existing Facilities*

The following table summarizes the park facilities located east of I-805.

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<sup>2</sup> Chula Vista GMOC Questionnaire dated June 30, 1998.

**Exhibit 1**  
**Existing Parks East of I-805**

	Acres	Picnic	Tennis	Soft ball	Little League	Multi-Purp.	Soccer	Hand ball	Volleyball	Pool	Gym	Rstrm	Basketball
<b>Community Parks</b>													
Discovery	14.5	Y		3		Y	1					1	
Greg Rogers	52.1	Y			4							3	
Rohr	62.2	Y		4		Y	1					3	2
C.V. Community	12.9	Y		2			2		1			1	
<b>Neighborhood Parks</b>													
Bonita Long Canyon	12.5	Y				Y						1	
Halecrest	2.0	Y											
Independence	4.1												
Paseo del Rey	3.0	Y				Y							
Explorer	5.0	Y				Y	1					1	1
Rancho del Rey	10.2	Y	2			Y							
Sunbow	4.0	Y	3			Y							
Sunridge	6.0	Y				Y	1						1
Terra Nova	7.0	Y	2	1		Y	1					1	1
Tiffany	3.0	Y											
Valle Lindo	4.2	Y											1
<b>Pedestrian Parks</b>													
Telegraph Canyon	2.5	Y											.5
<b>TOTAL</b>	<b>205.2</b>		<b>7</b>	<b>11</b>	<b>4</b>		<b>7</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>6.5</b>

The following descriptions of existing park facilities east of I-805 correspond to Exhibit 2, Park Facilities.

**Existing Community Parks**

Discovery Park (A)

Discovery Park is a 14.5 acre community park in the Rancho del Rey community. The park includes three lighted softball fields, playground equipment, tot lot, restrooms, picnic area, multi-purpose play area and a parking lot.

Greg Rogers (B)

Greg Rogers Park is a 52.1 acre primarily passive community park. The park is a joint-use facility between the City of Chula Vista and the Chula Vista Elementary School District. The School District built the ball fields located south of school, while the city developed the passive park facility. The southern portion of the park is leased to the Chula Vista Girls and Boys Club which operates a facility at the location. Sunbow plans off-site improvement to Greg Rogers Park ball fields and will connect the park to the Sunbow community via a pedestrian connection to the Sunbow Trail System. The park has 4 unlighted little league fields and one softball field.

Rohr Park (C)

This 62.2 acre community park is located on Sweetwater Road. Rohr Park has 4 softball fields (1 lighted field), 1 soccer field, 2 basketball courts, playground equipment, multi-purpose areas, an exercise trail/parcourse, picnic areas, 3 restrooms, activities centers and parking.

Chula Vista  
Community Park  
(D)

This 12.9 acre community park is located in the EastLake Greens community, adjacent to EastLake High School. This park includes 2 lighted softball fields with soccer field overlays, a tot lot, picnic area, 1 volleyball court, restrooms and parking. In addition, EastLake High School has 12 tennis courts and 8 outdoor basketball courts which are subject to joint school/public use.

**Existing  
Neighborhood  
Parks**

Bonita Long  
Canyon (1)

Bonita Long Canyon Park is a 12.5 acre neighborhood park with restrooms, multi-purpose play areas, play equipment picnic areas and a parking lot.

Halecrest Park (2)

Halecrest Park is a 2.0 acre neighborhood park with playground equipment and picnic area.

Independence Park  
(3)

Independence Park is a 4.1 acre neighborhood park consisting of a passive multi-purpose play area.

Paseo del Rey Park  
(4)

Paseo del Rey Park is a 3.0 acre neighborhood park with play areas and equipment and picnic areas.

El Rancho del Rey  
Park (5)

Rancho del Rey Park is a 10.2 acre neighborhood park which includes 2 tennis courts, a multi-purpose play area, play equipment and a picnic area.

Sunbow I Park (6)

Sunbow I Park is a 4.0 acre neighborhood park which includes 3 tennis courts, play equipment, multi-purpose play areas and an exercise trail.

Sunridge Park (7)

Sunridge Park is a 6.0 acre neighborhood park which includes 1 basketball court, 1 soccer field, multi-purpose play areas, play equipment and picnic areas.

Terra Nova Park (8) Terra Nova Park is a 7.0 acre neighborhood park consisting of 1 softball field, 1 soccer field, 1 basketball court, 2 lighted tennis courts, playground equipment, a multi-purpose play area, picnic areas, a restroom and a parking lot.

Tiffany Park (9) Tiffany Park is a 7.2 acre neighborhood park consisting of playground equipment and a pavilion.

Valle Lindo Park (10) Valle Lindo Park is a 4.2 acre neighborhood park with 1 basketball court, multi-purpose play areas, play equipment and picnic areas.

Explorer Park (11) Explorer Park is a 5.0 acre neighborhood park located in the Rancho del Rey SPA 3 development. This park contains a soccer field, multi-purpose field, play equipment, picnic areas and restrooms.

**Pedestrian Parks**

Telegraph Canyon Park (a) Telegraph Canyon Park is located in the St. Clair development north of Telegraph Canyon Road. This 2.5 acre park consists of 1 1/2 court basketball court, tot lot and picnic area.

*b. Future Facilities*

The following list includes future community and neighborhood parks east of I-805. Specific facility information was included where available. The number/letter corresponds to Exhibit 2, Park Facilities.

**Community Parks**

- |                              |   |
|------------------------------|---|
| Rolling Hills Ranch (E)      | This community park is approximately 20 acres located in the Salt Creek Ranch master planned community. |
| Sunbow II Community Park (F) | This is a 10.5 acre community park located in the Sunbow II community.                                  |
| Salt Creek (G)               | This 19.8 acre community park is planned for the EastLake Woods master planned community.               |
| San Miguel Ranch (H)         | This 19.0 acre community park is planned within the San Miguel Ranch master planned community           |
| Eastern Urban Center (I)     | This 25.0 acre community park is planned within the Otay Ranch Eastern Urban Center.                    |
| Wolf Canyon (J)              | This 25.0 acre community park is planned with Otay Ranch Village Two.                                   |

**Neighborhood Park**

- |                   |   |
|-------------------|---|
| Marisol Park (12) | This 6.0 acre neighborhood park contains two tennis courts and a multi-purpose play area. |
|-------------------|---|

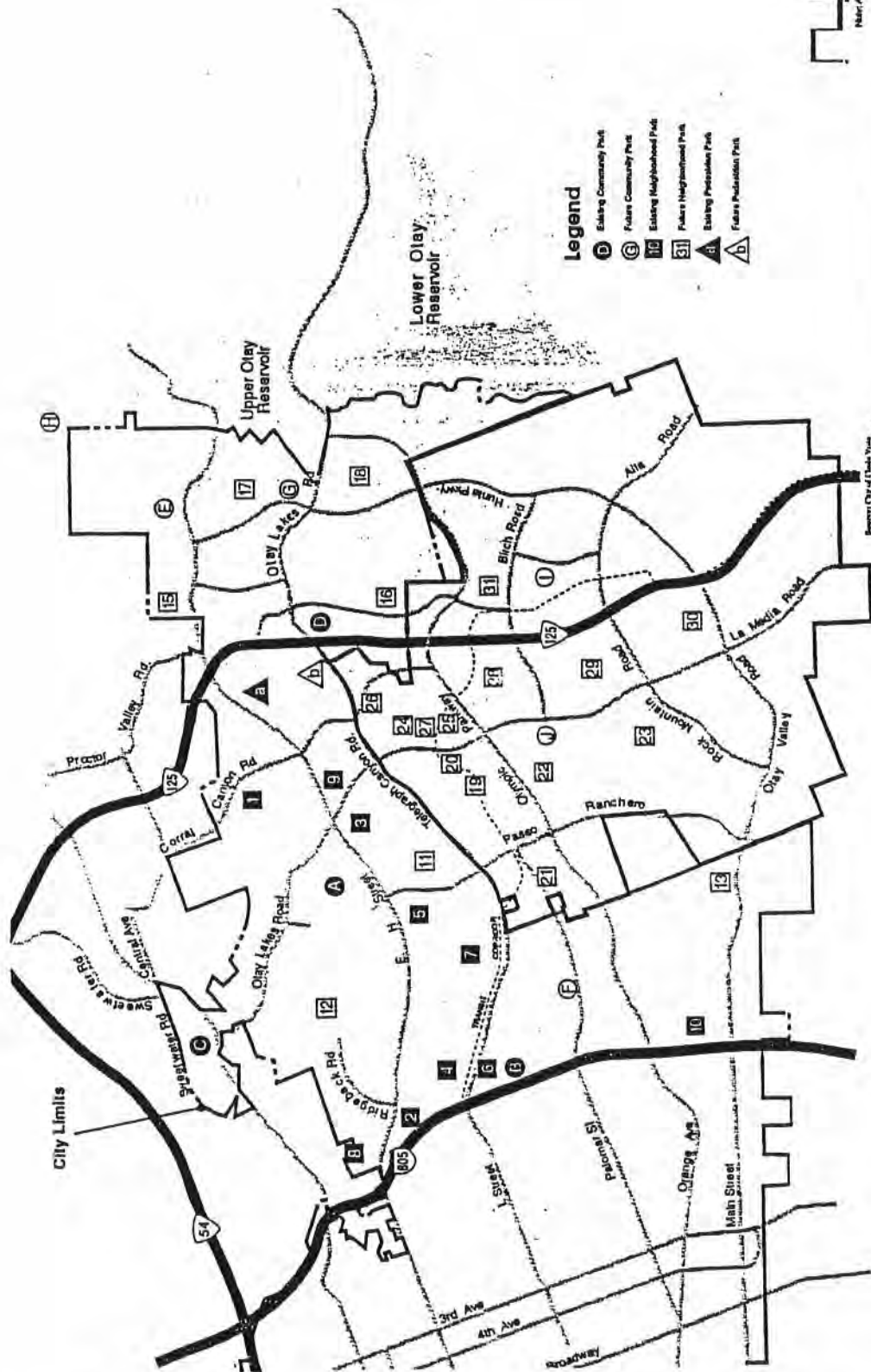
Otay Valley Rd. & Brandywine (13)	This 5.0 acre neighborhood park is planned adjacent to the Auto Park.
Rolling Hills Ranch (15)	This 7.0 acre neighborhood park is planned within the Salt Creek Ranch community.
EastLake Greens (16)	This 10.5 acre neighborhood park is planned within the EastLake Greens community.
EastLake Woods (17)	This 10.0 acre neighborhood park is planned within the EastLake Woods master planned community.
EastLake Vistas (18)	This 7.0 acre neighborhood park is planned within the EastLake Vistas master planned community.
<u>Otay Ranch:</u> Heritage Park (19)	This 11.6 acre special purpose neighborhood park is planned within the Otay Ranch Village One community. The park will contain a community center, multi-purpose field, restrooms, picnic areas, jogging trails, and scenic pond.
Village One (20)	This 6.5 acre neighborhood park is planned within the Otay Ranch Village One master planned community.

Village One West (21)	This 5.1 acre neighborhood park is planned within the Otay Ranch Village One West community.
Village Two (22)	This 10.0 acre neighborhood park is planned within Otay Ranch Village Two.
Village Four (23)	This 3.4 acre neighborhood park is planned within Otay Ranch Village Four.
Village Five (24)	This 5.3 acre neighborhood park is planned within Otay Ranch Village Five.
Village Five (25)	This 5.7 acre neighborhood park is planned within Otay Ranch Village Five.
Village Five (26)	This 2.0 acre neighborhood park is planned within Otay Ranch Village Five.
Village Five (27)	This 0.9 acre town square park is planned within Otay Ranch Village Five.
Village Six (28)	This 10.0 acre neighborhood park is planned within Otay Ranch Village Six.
Village Seven (29)	This 9.3 acre neighborhood park is planned within Otay Ranch Village Seven.
Village Eight (30)	This 8.9 acre neighborhood park is planned within Otay Ranch Village Eight.
Village Eleven (31)	This 10.0 acre neighborhood park is planned within Otay Ranch Village Eleven.

**Pedestrian Parks**

Telegraph Canyon Estates Park (b)	The St. Clair development will contain a 1.5 acre pedestrian park with 2 tennis courts.
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- Legend**
- Existing Community Park
  - Future Community Park
  - Existing Neighborhood Park
  - Future Neighborhood Park
  - Existing Recreation Park
  - Future Recreation Park



**Park Facilities**  
City of Chula Vista  
Exhibit 2

The following table depicts the park facilities required by the City of Chula Vista park improvement standards, based on a population as of June 30, 1998 east of I-805 of 49,025<sup>3</sup>.

**Exhibit 3**  
**Chula Vista Local Park Facilities East of I-805**

	Required	Existing	Surplus/ Deficit
Population (6/30/98)		49,025	
Local Park Acres Req.	147.1	209.4	62.3
<b>Neighborhood Park Facilities</b>			
Picnic Shelter	49.4	unknown	N/A
Tennis	24.5	19**	-5.5
Softball Field	9.8	11	1.2
Multi-Purpose Field <sup>4</sup>	9.8	9	0.8
Soccer Field	9.8	7	-2.8
Handball Court*	0	0	0
Basketball Court	9.8	14.5	4.7
Theater*	0	0	0
<b>Community Park Facilities</b>			
50 Meter Pool	2.5	0	-2.5
Gymnasium/Community Center	2.0	0	-2.0
*Not a City standard, but is an Otay Ranch GDP standard.			
**12 tennis courts at EastLake High School subject to public/school joint use.			
***8 basketball courts at EastLake High School subject to public/school joint use			

**5. SPA One Park and Recreation Program**

Park facility improvement standards are identified in the Otay Ranch Parks and Recreation Facility Implementation Plan (adopted by the Chula Vista City Council on October 28, 1993). The types, quantities and location of the facilities provided at each park site are identified in this

<sup>3</sup> Chula Vista GMOC Questionnaire dated June 30, 1998.

<sup>4</sup> The Otay Ranch Park & Recreation Facility Master Plan includes a park improvement standard for multi-purpose fields (1/5,000 residents). The City prefers dedicated facilities (i.e., softball fields and soccer fields with no overlay fields). Therefore, no multi-purpose fields are proposed within SPA One.

Master Plan (See Exhibit 7). In addition to identifying specific facility needs and requirements, the goal of the SPA One Parks, Recreation, Open Space and Trails 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.

*a. Recreation*

SPA One is planned to appeal as a “place” as well as a “home.” A major element necessary to create this sense of place is a rich variety of leisure-time opportunities appealing to the wide spectrum of Otay Ranch residents. The goal of the village concept is to organize land uses to produce a cohesive, pedestrian friendly community, encourage non-vehicular trips and foster interaction amongst residents.

*i. Principles*

Inherent to the lifestyle approach planned for SPA One are the following recreational principles:

- Recreation standards such as total parks and recreational acreage, minimum park size, and facility design shall conform to 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 amongst “community” versus “neighborhood” versus “pedestrian” parks. Recreational considerations such as active versus passive,

big-muscle versus small motor muscle, family-oriented versus adult oriented, etc., 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 bicycles or pedestrians.
- 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.

*ii. Parks and Recreational Activity Categories*

The following recreational activity categories are defined as a basis for recreation programming in the SPA One villages. Incorporation of recreation opportunities from each of the categories is important if "recreation" is to positively contribute to the quality of life of village residents. However, it is recognized that some activities will be accommodated most effectively outside of SPA One.

**Exhibit 4**  
**Recreational Activity Categories**

Recreation Element	Example	Description
Big Muscle	Children's tot lot/play equipment, football, baseball, soccer, volleyball, basketball, tennis, swimming, racquetball/handball, rowing, parcourse/exercise.	This category is often the only one addressed by traditional recreation planning. Schools and park/recreation facilities, both public and private, are important for serving these activities.
Quiet Games	Shuffleboard, horseshoes, croquet, chess/checkers, lawn bowling	While frequently considered for "senior citizens," usage is certainly not restricted to any specific age group. Special gathering areas located in activity centers or parks designed with provisions for quiet game equipment can foster participation in this type of activity.
Nature Learning	Hiking, bird watching, environmental education programs	Natural and naturalized areas within and adjacent to Otay Ranch will be identified in conjunction with the Phase 2 RMP and trails will be planned for people interested in nature learning activities. Special nature study areas for environmental education may be appropriate.
Hand-Intellect	Crafts activities, scientific activities, vocational classes, such as after-school programs for children.	Accommodations within recreation and child care centers or public and private parks and/or special arrangement with commercial center tenants and/or the involved school districts are options. The key may be to employ professional staff(s) to organize and-direct such activities.
Informal Play Activities	Open space play areas	Areas to play catch with a ball or walk a pet.

Recreation Element	Example	Description
Creative Play/Adventure	Adventure playgrounds, wooded open space areas and specially equipped parks.	Facilities to satisfy a child's need for safe adventure and excitement.
Informal Social Activities	Conversation areas, informal seating arrangements, etc.	Areas in a pedestrian park setting to accommodate casual encounters with neighbors and children. A place to walk the dog and meet friends and visit with neighbors.
Relaxation	Fishing, and sailing <sup>5</sup> , horseback riding, model boating, community gardens and flower areas, picnic areas, people watching.	Recreational opportunities which are hobby-oriented should be accommodated in appropriately scale facilities.
Rhythm and Music	Facilities to accommodate live music and bands, including concerts-on-the-green, dance exhibitions.	These activities may be organized by the City, school districts, community associations or a merchant association. Facilities for indoor/outdoor concerts (amphitheater, bandstands).
Drama	Drama/performing facilities (beyond high school facilities)	Encourage local theater group activities.
Social Activities	Neighborhood or special interest discussion groups, social dances, club activities, etc.	These activities should be included in recreation programs. Meeting/recreation rooms of various sizes and locations, pavilions, etc., should be considered as a means to stimulate social interaction.
Service	Volunteer programs, club activities, participation on "boards" or "committees."	Community interaction represents a basic human need for many individuals and can be classified as a recreation activity. Volunteer programs could be promoted through a senior center, community kiosk, etc.

<sup>5</sup> Fishing and sailing activities may be appropriate in the eastern portions of Otay Ranch.

Recreation Element	Example	Description
Mental	Seminars, institutes, invitational lecture series, traveling exhibits.	Schools, restaurants, community exhibit areas and/or multi-purpose room facilities can offer opportunities.

*iii. Recreational Elements*

A goal of this Master Plan is to provide all the elements necessary to ensure a rich variety of recreational opportunities, while satisfying identified recreation needs. The variety of recreational elements proposed, the recreational possibilities envisioned and certain specifics of the elements are briefly summarized below.

**Special Recreation Facilities:** Special recreational facilities are envisioned for the SPA One villages. Special recreation facility areas provide for recreational needs not fulfilled by conventional public park facilities. The facilities would be privately owned and operated through, as an example, some form of community association or commercial enterprise, or maintenance district. Examples of special facilities that may be considered include an ice or in-line skating arena, a band stand/gazebo, nature interpretive centers, bicycle parks, botanical gardens, and privately operated amusement parks such as water slides or miniature golf courses.

**Regional Park:** Regional parks are areas of natural quality used for nature oriented outdoor recreation. The primary purpose of these parks is to preserve and interpret sensitive environmental resources, and make these resources available for public recreational activities and enjoyment. Regional parks may include recreational activities such as camping, riding and hiking trails, nature interpretive centers, picnic areas, golf course, active and informal play areas and natural open areas. The Otay Ranch GDP identifies two potential regional parks: the Otay Valley Regional Park and the San Ysidro Mountain Regional Park.

**Community Park:** Recreation facilities and uses for community parks within Otay Ranch would reflect City of Chula Vista public recreation needs, as determined by the City of Chula Vista. The Otay Ranch GDP identifies three 25 acre community parks in Villages 2, 10 and the EUC.

**Neighborhood Parks:** Neighborhood park facilities in SPA One will be oriented to the residents of the neighborhood or sub-community area in which they are located. Each neighborhood park is envisioned to have recreation activities which, when taken together with other recreation facilities, provide recreational balance with emphasis on the localized neighborhood. Neighborhood parks will address the need for ball fields, basketball courts, practice areas, play court areas, children's play equipment/tot lots, tennis courts and picnic facilities.

**Pedestrian Parks:** Pedestrian park facilities in SPA One will be oriented to residents ideally within a two to three block radius of the park. Each pedestrian park has specific recreation activities emphasizing informal social and recreational activities. Proposed for concurrent planning and design with adjacent residential projects, the pedestrian parks may include picnic areas, an open space area for informal play activities, a small tot lot/playground equipment, and areas conducive to social interaction such as seating arranged to encourage communication amongst residents.

**Town Squares:** A town square is located within Village Five and provides the focal point for the village core. This 0.9 acre town square is adjacent to a light rail transit station and provides a key focus for the commercial uses. The town square may include facilities such as tot lots/playground equipment, turf areas, picnic areas and similar active and passive recreation areas. This park will be owned and maintained by a central business district or open space maintenance district (or similar private maintenance entity).

**Public Schools:** Public schools are places for education. Education is a form of recreation and recreation is a form of education. Through the coordinated planning and design of



schools and adjacent park facilities, recreational opportunities can be enhanced both within the classroom and within the community. Obvious recreational facilities include ballfields and outdoor recreation areas typically associated with school facilities. Additionally, recreational opportunities could include facilities for music, drama and nature learning. Accommodations for service organizations and neighborhood social gatherings could also be included. Use of schools for educational extension programs for adult residents should be encouraged. Conversely, the use of SPA One community facilities and resources, including its residents, should be considered for extension education/recreational programs for students.

**Commercial Centers:** Commercial facilities are typically not considered as opportunities for expanded recreation programs, primarily because passive recreation opportunities are not typically considered. Nevertheless, commercial facilities are envisioned as a potential element of the SPA One leisure-oriented recreational lifestyle. The planning and design of commercial areas within the village core can create recreational opportunities such as, outdoor eating areas/sidewalk cafes (relaxation), bike shops, coffee shops, book stores, shaded areas for quiet games and social gatherings, etc. Public spaces designed as a part of commercial centers, such as raised platforms and walkways, partially enclosed areas and pedestrian malls, create areas where the public can congregate and enjoy "street" performances.

The pedestrian friendly environment envisioned for the village core area will be enhanced by use of the following amenities:

- Shaded streets
- Street furniture
- On-street parking
- Buildings fronting the streets
- Narrow streets
- Reduced design speeds
- Visible landmarks
- Entries and porches facing the street
- Commercial areas with zero front yard setbacks (build to line)
- Plazas and courtyards in commercial areas
- Multi-modal circulation system

Expanded recreation programs could be encouraged through tenant selection that considers the interest and willingness of the tenant to participate by making their facility and/or a certain amount of their staff time available to residents for learning experiences. Examples might be photography classes in a camera shop or cake decorating at a bakery.

**Village Pathway/Trails:** Village Pathways and trails can offer opportunities for expanded recreation and for conveniently traveling to the recreational activity. Convenient and safe pedestrian walkways and bike lanes will connect open spaces, schools, parks and residential neighborhoods. The village pathways and trails system is discussed in greater detail in the Overall Design Plan and the Village Design Plans. The SPA One trail system is discussed in Subsection II. C.

**Civic Areas:** The SPA One communities may provide the opportunity for civic uses such as cultural arts facilities, performing arts theaters and lecture halls or service club

facilities within the village core area, if feasible. A 2,500 square foot multi-use art and cultural facility is planned within Village One, Park 1. This facility will promote art and cultural activities, increase community access and participation in the arts, educate residents and develop audiences for art and cultural organizations.

*iv. Recreational Opportunities*

A recreational program should improve the quality of life for area residents. While "recreational activities" represent the means to fulfill physical and emotional needs, "recreation elements" also represent a vehicle by which those needs can be satisfied.

The Recreation Opportunity Table (Exhibit 5) depicts the relationship between the recreational activities and recreational elements envisioned as part of the SPA One community. The table depicts the SPA One recreation master plan concept.

The number of opportunities shown under a recreational element category is not necessarily indicative of the need or relative value of that element to the overall recreation program. It does, however, indicate the degree of design flexibility and creativity essential to a comprehensive and balanced recreation master plan.

The Recreation Opportunity Table is intended to be dynamic. Recreation planning and design at definitive stages of the land development process will likely result in changes to the table. In general, such changes should not decrease overall recreation opportunity.

**Exhibit 5**  
**Recreation Opportunity Table**

Recreational Activity	Special Rec Facilities	Neighborhood Parks	Pedestrian Parks	Community Parks	Public Schools	Commercial Centers	Village Pathway/ Trails	Civic Areas	Regional Park/ Open Space
Big Muscle	X	X	X	X	X		X		X
Quiet Games	X	X	X	X		X		X	X
Nature Learning	X		X	X	X		X		X
Hand-Intellect	X			X	X	X			
Informal Play Activities			X						X
Creative Play - Adventure		X	X	X			X		X
Informal Social Activities			X						X
Relaxation	X	X	X	X		X	X	X	X
Rhythm and Music	X			X	X	X		X	
Drama					X	X		X	
Social Activities	X	X	X	X	X	X		X	
Service	X				X			X	
Mental	X				X	X		X	
Total	9	5	8	8	8	7	4	7	7

**b. Park Improvement Standards**

The City defines net usable acreage as follows:

- Areas for ballfields or built facilities (tennis courts, basketball courts, gymnasiums, etc.) shall be graded to a 2% slope to provide for proper drainage.
- In no case will slopes steeper than 4:1 be considered for lawn areas.
- No perimeter slopes or interior slopes steeper than 3:1 will be given park credit.

- No areas within the existing San Diego Gas and Electric Company easement will be given park credit.
- Graded slopes are to be constructed to have natural appearance. Slopes should not be the typical constant gradient for the entire length.
- All park areas are to be handicap accessible per the American Disabilities Act.

In addition, areas taken up by non-dedicated park lands, such as slope banks necessary for roadways are not acceptable and will not be considered in the net usable park acreage counts.

Based upon the adopted park and recreation policies in the Otay Ranch GDP, the following park improvement standards are utilized for planning purposes:

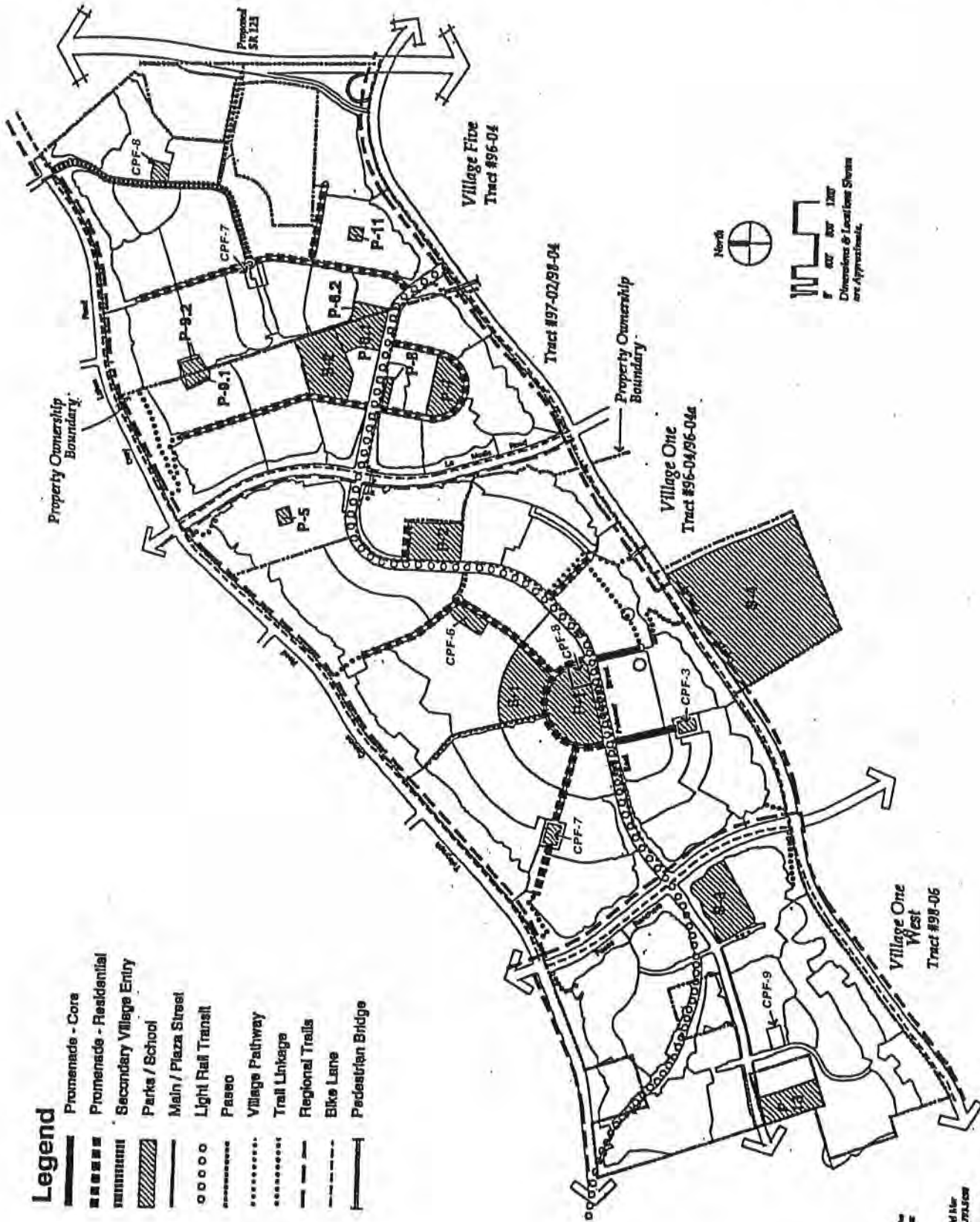
- 1 softball field/5,000 people
- 1 tennis court/2,000 people
- 1 50-meter pool/20,000 people
- 1 theater/20,000 people
- 1 basketball court/5,000 people
- 1 golf course/25,000 people
- 1 multi-purpose field/5,000 people
- 1 soccer field/5,000 people
- 1 community center/gym/24,000 people
- 1 picnic shelter/1,000 people
- 1 handball court/20,000 people

**SPA ONE** *Parks, Recreation, Open Space and Trails Master Plan*  
**OTAY RANCH**

Based on these park improvement standards, Otay Ranch SPA One generates a demand for the following park land and facilities:

**Exhibit 6**  
**SPA One Park Acreage and Facility Requirements**

	Village One	Village Five	Village One West	Total SPA One
Dwelling Units	2,968	2,480	845	6,293
Population	8,548	7,142	2,434	18,124
Local Park Acres Required	25.6	21.4	7.3	54.3
<b>Neighborhood Park Facilities</b>				
Picnic Shelter	8.3	8.3	2.5	19
Tennis	4.1	4.1	1.3	10
Softball Field	1.7	1.7	0.5	4
Multi-Purpose Field	1.7	1.7	0.5	4
Soccer Field	1.7	1.7	0.5	4
Handball Court	0.4	0.4	0.0	1
Basketball Court	1.7	1.7	0.5	4
<b>Community Park Facilities</b>				
50 Meter Pool	0.4	0.4	0.0	1
Gymnasium/ Community Center	0.3	0.3	0.0	1
Theater	0.4	0.4	0.0	1



**Legend**

- Promenade - Core
- ▨ Promenade - Residential
- ▧ Secondary Village Entry
- ▩ Parks / School
- Main / Plaza Street
- Light Rail Transit
- ⋯ Paseo
- ⋯ Village Pathway
- ⋯ Trail Linkage
- ⋯ Regional Trails
- ⋯ Bike Lane
- Pedestrian Bridge

*c. SPA One Park and Recreation Facility Requirements*

Based on an analysis of existing and future park facilities east of I-805 and discussing programming and facility needs with City staff, it appears that there are deficiencies in the existing park system serving the eastern Chula Vista area. To plan SPA One park facilities to best serve the needs of Otay Ranch residents and surrounding areas, the City of Chula Vista park system was analyzed.

The concept of the village park system is to provide diverse park and recreational opportunities within SPA One to meet the recreational and open space needs of each village.

Because Villages One and Five contain an active center and focus in their core areas, each larger neighborhood park is proposed to have a major theme or program activity which complements those activities. Rather than all the parks having essentially the same activities, each park will be special and unique. This will ultimately encourage more pedestrian movement and interchange within and between the villages.

Exhibit 8 depicts the demand for park land created by SPA One, as well as how planned park facilities will meet this demand. To determine if the proposed SPA One park system has the capacity to accommodate required park facilities (i.e. softball, soccer fields), conceptual park layouts were developed. These conceptual park plans are not intended to satisfy the Chula Vista Landscape Manual for "Park Concept Plans." Rather, they are the result of a "holding capacity" study. The applicant intends to work with City Parks and Recreation staff to develop a park program and park plans for SPA One.



Exhibits 9 through 15 provide conceptual neighborhood parks and amenities in Villages One, Five and One West. Conceptual park sites are described below.

**Exhibit 8  
SPA One Park Acreage Demand**

	Park Demand <sup>6</sup>	Acres	Park Credit	Description	Park #
<i>Village One</i>		11.6	10.2	Heritage Park	P-1
		6.4	6.4	Neighborhood Park	P-2
		2.2	0	Pedestrian Park	P-3
		0.8	0	Orchard Park	P-4
		0.8	0.4	Pedestrian Park	P-5
		0.8	0	Pedestrian Park	P-12
<b>Village One Neighborhood Parks</b>	<b>17.1</b>	<b>22.6</b>	<b>17.0</b>		
<i>Village Five</i>		5.3	5.3	Neighborhood Park	P-6.1
		1.5	1.5	Neighborhood Park	P-6-2
		5.7	5.7	Neighborhood Park	P-7
		0.9	0.9	Town Square	P-8
		2.0	1.0	Pedestrian Park	P-9,1/9.2
		1.3	0	Pedestrian Park	P-10
		0.6	0	Pedestrian Park	P-11
<b>Village Five Neighborhood Parks</b>	<b>14.3</b>	<b>17.3</b>	<b>14.4</b>		
<i>Village 1W</i>	4.8	5.1	5.1	Neighborhood Park	P-13
<b>SPA One Neighborhood Parks</b>	<b>36.2</b>	<b>45.0</b>	<b>36.5</b>		
<b>SPA One Community Park</b>	<b>18.1</b>	<b>17.8</b>	<b>17.8</b>		
<b>SPA One Local Park Demand</b>	<b>54.3</b>	<b>62.8</b>	<b>54.3</b>		

<sup>6</sup> The demand for neighborhood parks is determined by applying a 2 acres/1,000 population factor to the villages, with the remaining 1 acre/1,000 population park demand satisfied within a future community park.

*i. Village One*

As discussed above, the following conceptual park plans are provided for discussion purposes and do not represent proposed "Park Concept Plans," as described in the Chula Vista Landscape Manual.

**Village Core Park (P-1):** This 11.6 acre park may contain a soccer field/major green space, located in the heart of the Village One core. A multi-use arts and cultural village center could be the focus of the park. This 2,500 sq. ft. cultural arts facility could provide community meeting space and related recreational uses such as classes and indoor recreation. The park may also contain a large green area, large enough for a championship soccer or football game, summer concerts or casual play (lighted for night use). A light rail transit station and adjacent parking provide convenient access to the site, making this park a predominate facility for the Village One core area. Amenities may include:

- 2,500 sq. ft. Multi-Use Cultural Arts Facility
- Soccer Field/Village Green
- Plaza and Gathering Area
- Restrooms, Lockers, Indoor Training Facilities
- Special Recreational Area (potential commercial recreation site)
- Casual Picnic and Family Activity Area (volleyball, horseshoes, etc.)
- Parking

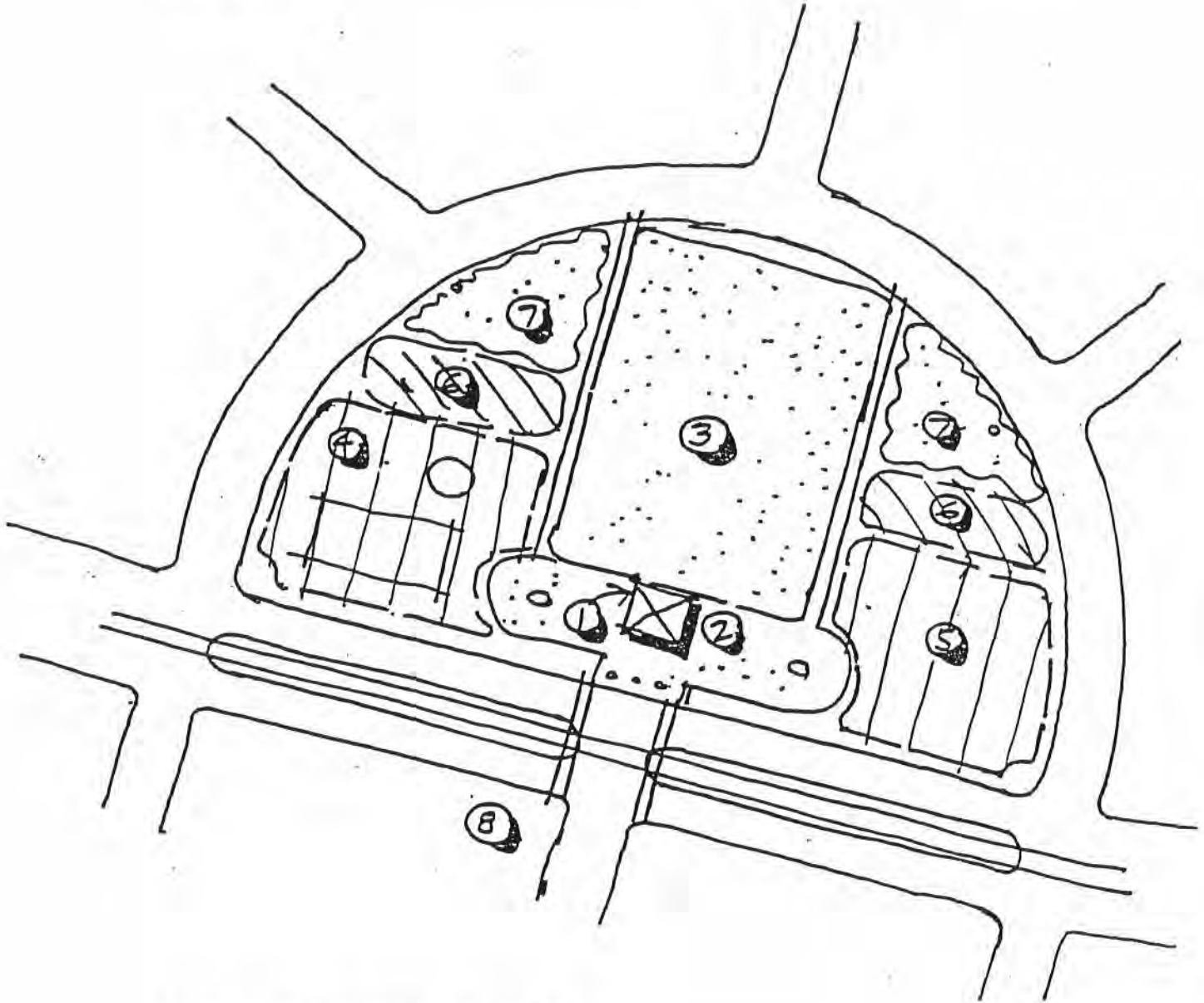
**Neighborhood Park/School (P-2):** This 6.4 acre neighborhood park may feature softball, with two lighted ball fields, grandstands and ancillary facilities. Restrooms and concession areas may be appropriate. Other amenities may include:

- Softball Fields (2)
- Park Building

- Children's Play Area
- Pedestrian Connection
- Open Turf Play Area
- Parking

**Pedestrian Parks (P-3, P-4, P-5, P-12):** Village One includes four 0.8 acre pedestrian parks and one 2.2 acre pedestrian park, serving residences within a two to three block radius. Each pedestrian park has a unique character appropriate to the neighborhood it serves. Informal recreational facilities focus on family and neighborhood activities. Amenities may include:

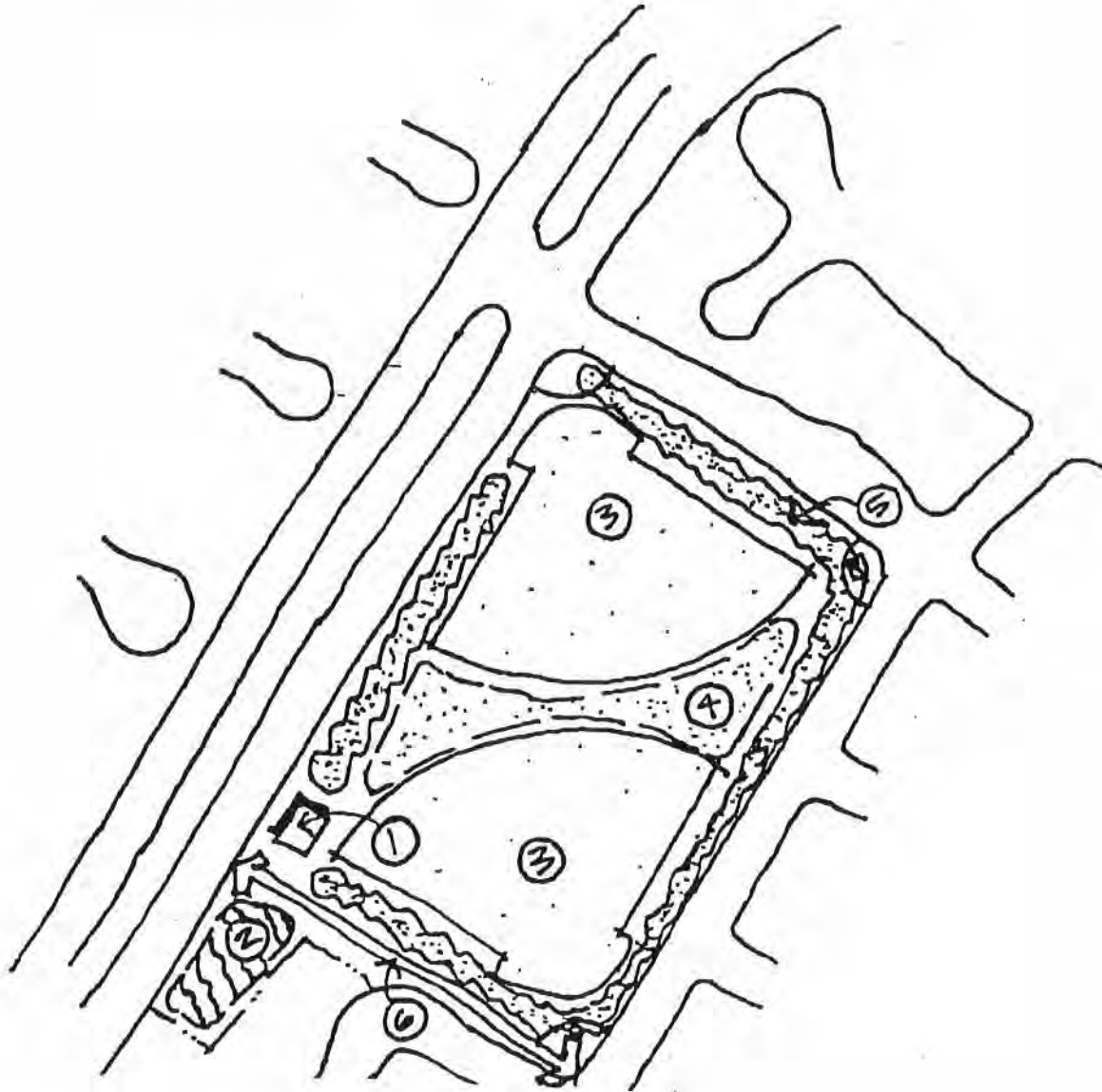
- Picnic Areas and Seating Areas
- Children's Play Area
- Hard court or Volleyball
- Open Turf Play Area
- Green Buffer Between Uses

**Village One Village Core Park (P-1)**

11.6 Acres

1. Multi-Use Arts and Cultural Village Center (2,500 sq. ft.)
2. Plaza and Gathering Area
3. Soccer Field/Village Green (300' x 400' ±)
4. Aquatic Center – 50 Meter Pool and Diving Pool
5. Special Recreational Area
6. Parking
7. Casual Picnic and Family Activity Area

**Exhibit 9**



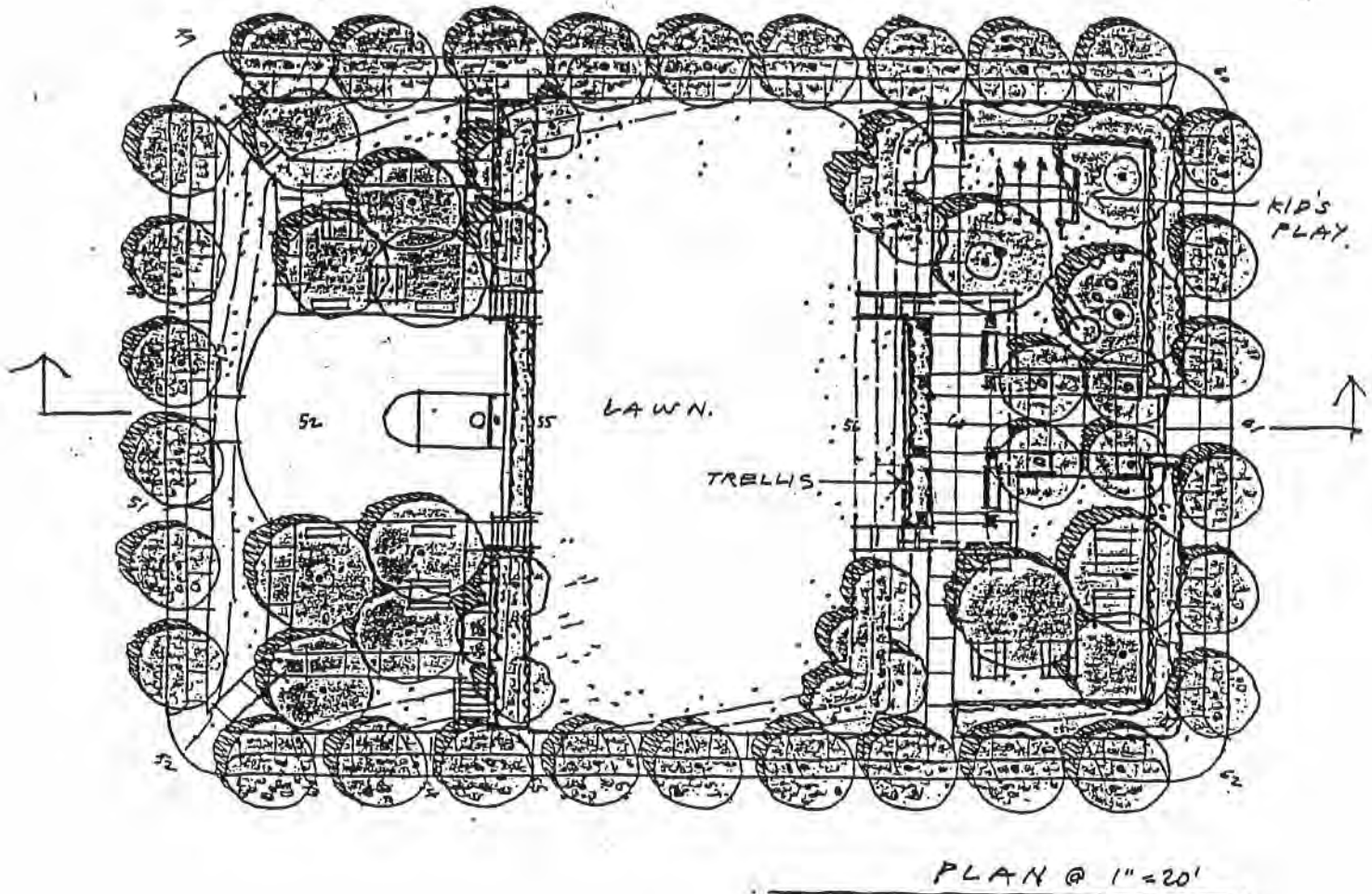
**Village One Neighborhood Park (P-2)**

6.4 Acres

**Park Site**

1. Park Building
2. Children's Play Area
3. Softball Field (2)
4. Open Turf Play Area
5. Passive/Green Buffer Area
6. Pedestrian Connection

**Exhibit 10**



**Village One Pedestrian Park (P-3, P-4, P-5, P-12)**  
0.8 to 2.2 Acres

**Park Site**

1. Open Turf Area
2. Hard Court i.e.: ½ Court Basketball
3. Children's Play Area, Seating Area

**EXHIBIT 11**

ii. *Village Five*

As described above, the following conceptual park plans are for discussion purposes and do not represent proposed "Park Concept Plans."

**Neighborhood Soccer Park (P-6):** This 6.8 acre park may contain a community building and two soccer fields. The community center, located opposite the retail area and town square, is the primary focal point for this park. Two full size lighted soccer fields could provide a recreational element in this park. Through creative site design, the soccer fields could be recessed, with grandstand seating on turf slopes. The elementary school site, although separated by a promenade street from the park, may have the outdoor turf areas near the park soccer fields for practice and other sports. Park amenities may include:

- Community Building
- Soccer Fields (2)
- Outdoor Turf Areas
- Paseo
- Picnic Facilities
- Parking

**Neighborhood Park (P-7):** This 5.2 acre park may contain a large open turf play area, as well as hard court facilities for tennis and basketball and volleyball facilities. This park is surrounded by multi-family residential uses and will provide for the passive and active recreational needs of neighborhood residents. Park amenities may include:

- Basketball/Volleyball Courts
- Tennis Courts (2)
- Park Maintenance Building
- Open Turf Play Area
- Children's Play Area
- Passive Use/Green Buffer Area

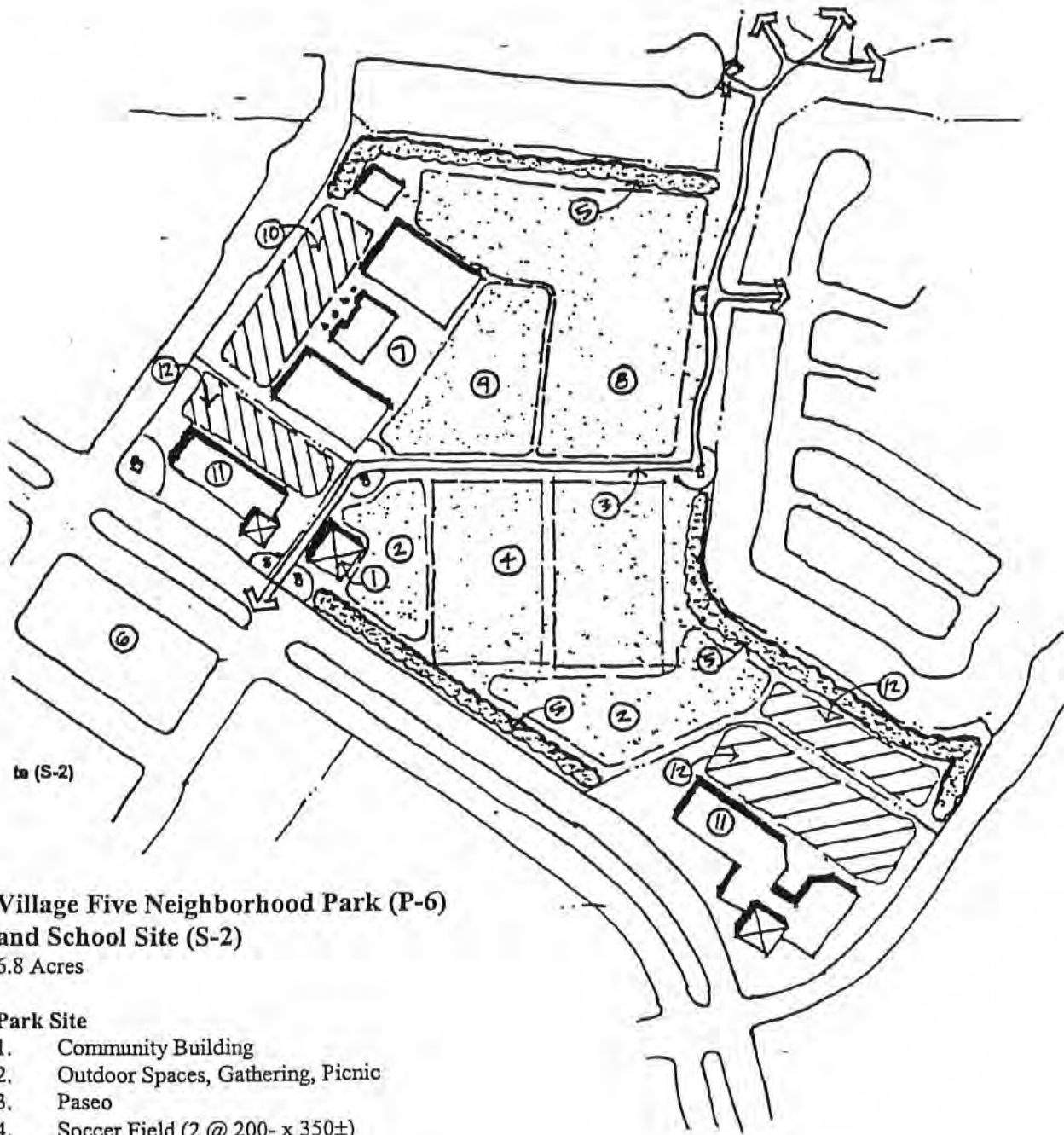
**Town Square (P-8):** The Village Five town square is a 0.9 acre park. The town square concept is emphasized by locating retail and commercial uses at the park edges. The village core identity and form are based on a traditional village square character, with village-serving retail around a village green. A light rail transit station is planned adjacent to the town square. Introducing a formal tree planting and pedestrian walkways will reinforce the urban town square concept. Amenities may include:

- Gazebo/Band Stand
- Plaza Space
- Passive Play Areas
- Picnic Areas

**Pedestrian Parks (P-9, P-10, P-11):** Village Five contains three pedestrian parks which serve residents within a two to three block area. Each pedestrian park is planned for informal social recreational activities. The pedestrian park provides a place for informal family or neighborhood gatherings. Amenities may include:

- Children's Play Areas
- Informal Seating Areas
- Picnic Areas/Barbecue Areas
- Open Turf Play Area
- Hard court Facility (i.e. Half Court Basketball)



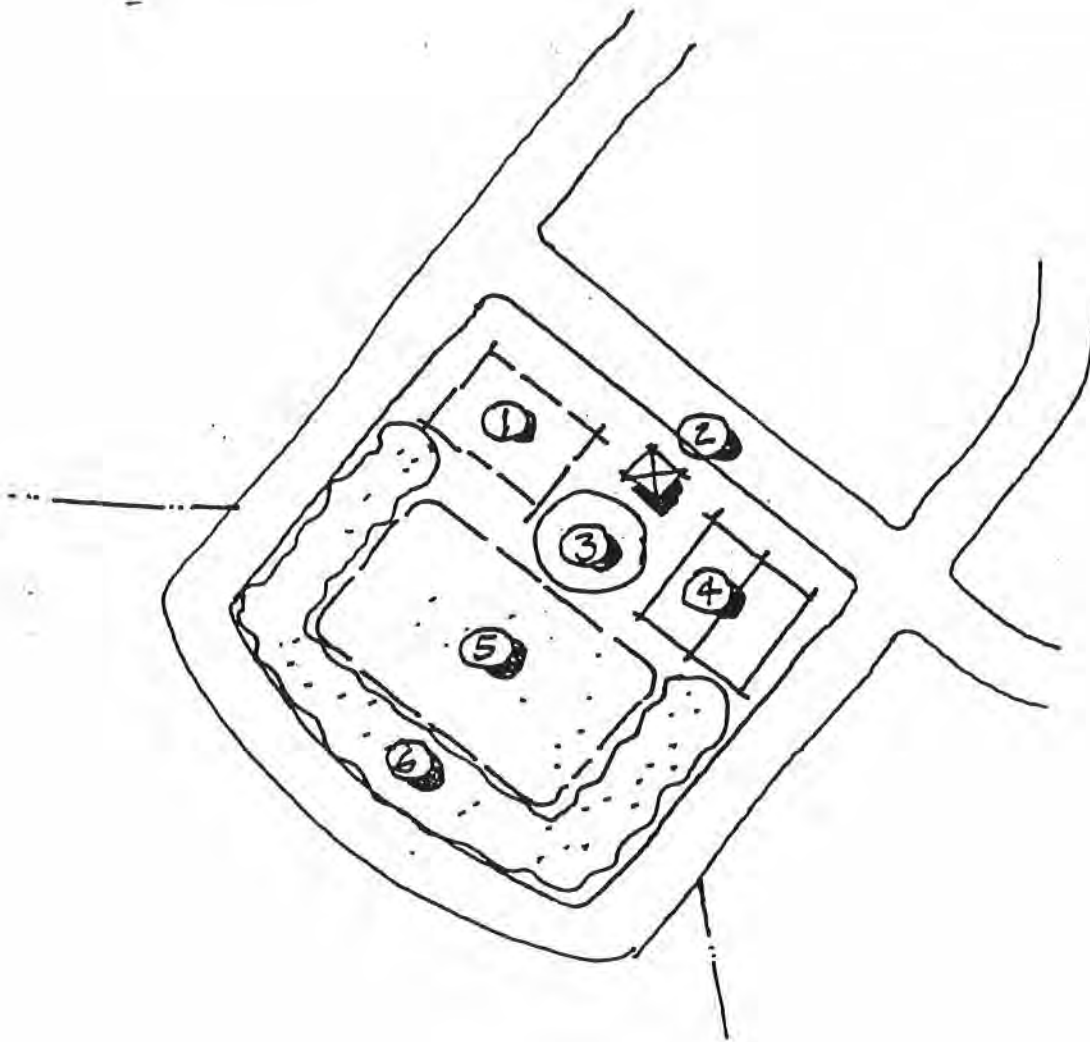


**Village Five Neighborhood Park (P-6)  
and School Site (S-2)**  
6.8 Acres

**Park Site**

- 1. Community Building
- 2. Outdoor Spaces, Gathering, Picnic
- 3. Paseo
- 4. Soccer Field (2 @ 200- x 350±)
- 5. Passive Use/Green Buffer
- 6. Village Square and Core Area
- 7. Elementary School
- 8. Turf Play Area
- 9. Hard Court Play Area
- 10. Parking/Bus Circulation
- 11. CPF Site
- 12. Parking

**EXHIBIT 12**

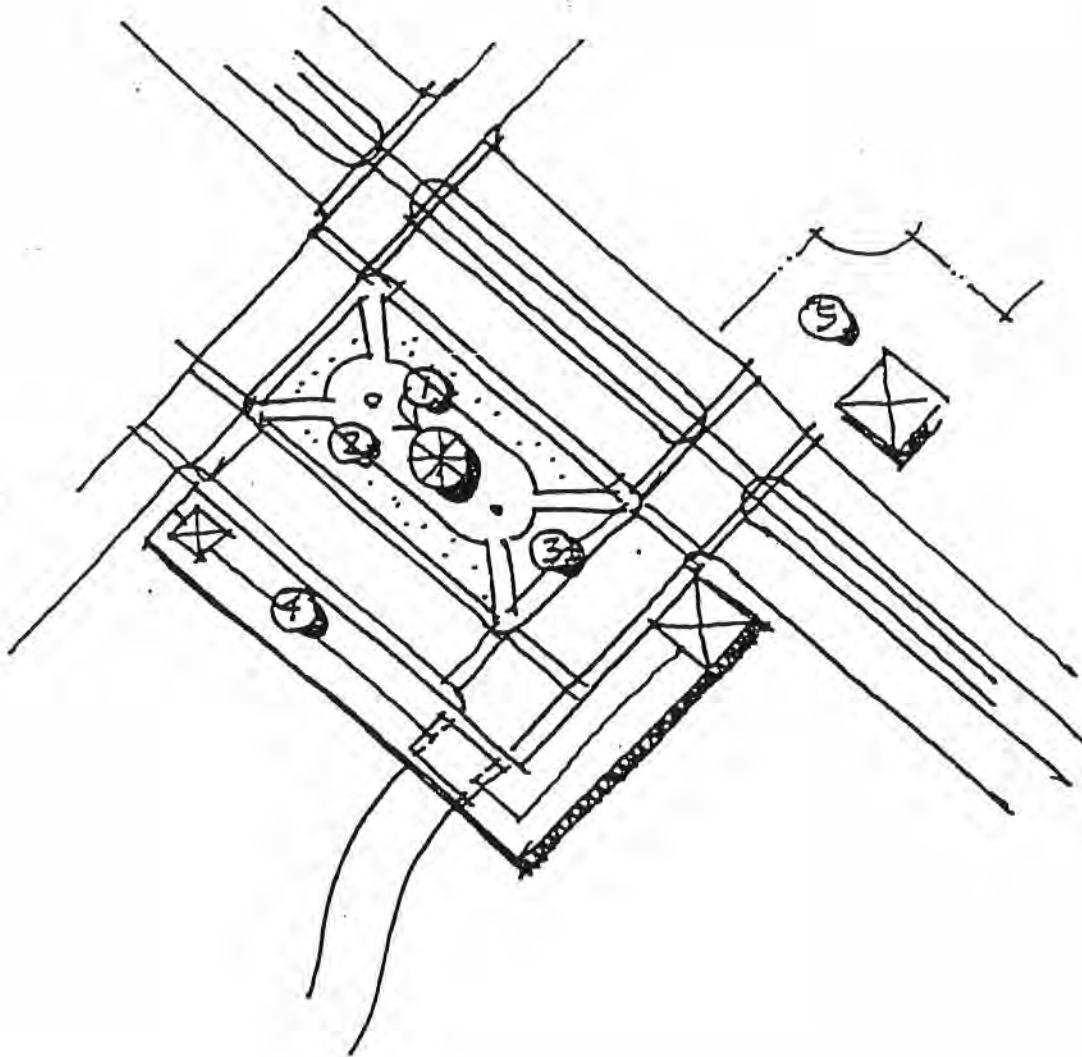


**Village Five Neighborhood Park (P-7)**  
5.7 Acres

**Park Site**

1. Basketball/Volleyball Courts
2. Park Maintenance Building
3. Children's Play Area
4. Tennis Courts (2)
5. Open Turf Play Area (180' x 300'±)
6. Passive Uses/Green Buffer

**EXHIBIT 13**



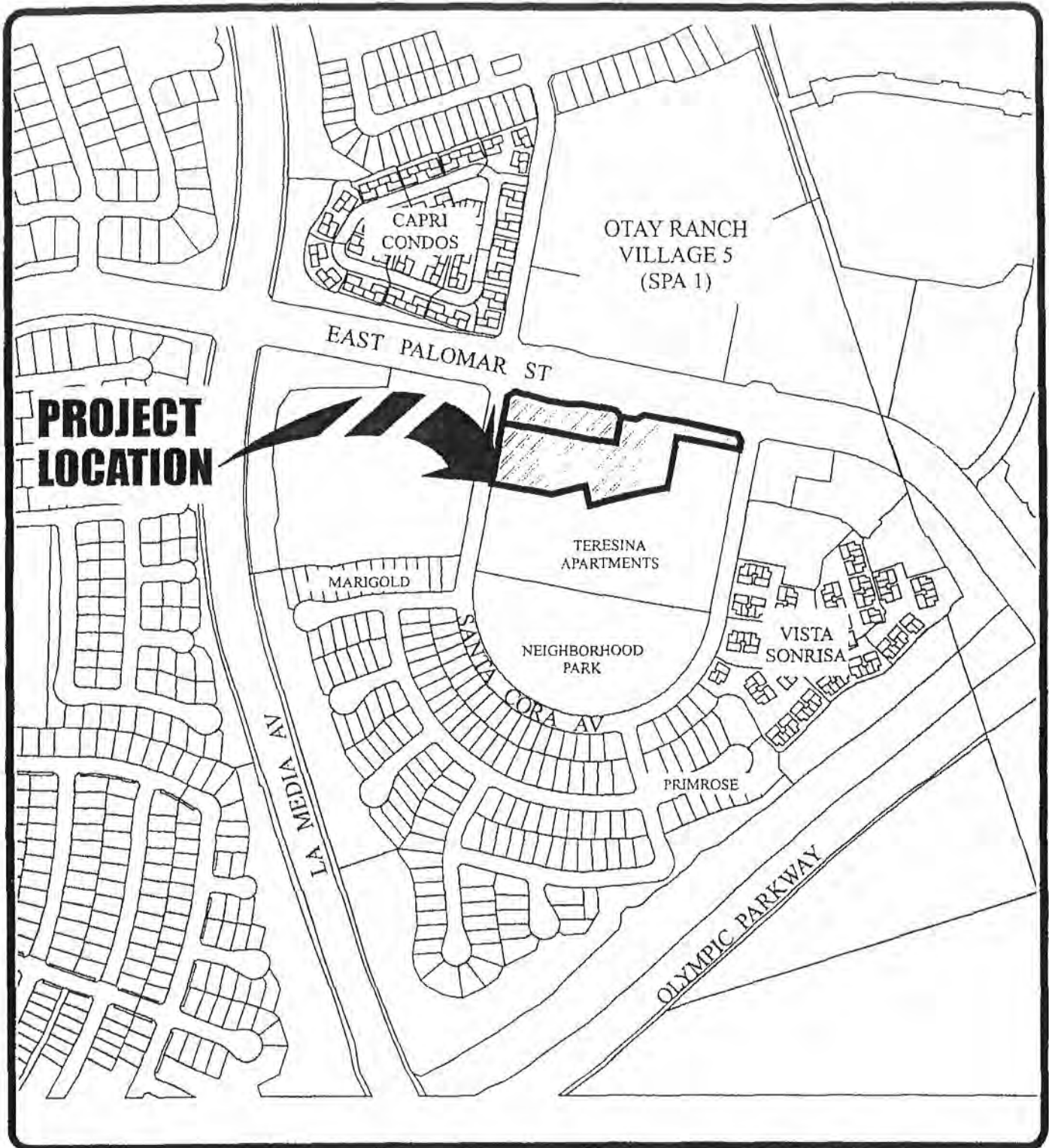
**Village Five Village Square (P-8)**

0.9 Acres

**Park Site**

1. Gazebo/Band Stand
2. Plaza Space
3. Passive Play Area
4. Commercial Building
5. Casual Picnic and Family Activity Center

**EXHIBIT 14**



**PROJECT LOCATION**

**CHULA VISTA PLANNING AND BUILDING DEPARTMENT**

**LOCATOR**



**NORTH**

PROJECT APPLICANT: McMillin Communities Inc.  
 PROJECT ADDRESS: Southeast corner of East Palomar Street & Santa Cora Avenue  
 SCALE: No Scale  
 FILE NUMBER: IS-01-035(B)

**PROJECT DESCRIPTION:**

**SPA ONE AMENDMENT**

Request: Propose a commercial and multi-family residential mixed use development.  
 Related Case: PCM-01-10, pcm-01-11

It is the intention of the City Council that its adoption of this Resolution is dependent upon the enforceability of each and every term, provision and condition herein stated; and that in the event that any one or more terms, provisions, or conditions are determined by a Court of competent jurisdiction to be invalid, illegal or unenforceable, this resolution shall be deemed to be automatically revoked and of no further force and effect ab initio.

Presented by

Approved as to form by

\_\_\_\_\_  
Robert Leiter  
Planning and Building Director

*Peggy J. McCahery*  
\_\_\_\_\_  
John M. Kaheny  
City Attorney

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The Amendments contain provisions and requirements to ensure the orderly, phased development of the Village Five Core in that all required and necessary changes have been made to the applicable documents to ensure such orderly, phased development.

- C. THE PROPOSED AMENDMENTS WILL NOT ADVERSELY AFFECT ADJACENT LAND USE, RESIDENTIAL ENJOYMENT, CIRCULATION OR ENVIRONMENTAL QUALITY.

The intent in changing from a "Town Square" to a "Main Street" concept within the Village Five Core is to provide land uses consistent with and complimentary to those on adjacent parcels. No adverse affects are anticipated from this revision, and residential enjoyment, circulation and environmental quality are anticipated to be significantly enhanced. Implementing a mixed use project will provide positive benefits to the Village Five Core, and the proposed plan closely follows all existing environmental protection guidelines, thereby preventing unacceptable off-site impacts.

**IX. CONDITIONS OF APPROVAL**

The City Council hereby approves the Project subject to the conditions set forth in Exhibit "C", attached hereto.

- X. APPROVAL OF AMENDMENTS TO THE OTAY RANCH SECTIONAL PLANNING AREA (SPA) ONE PLAN; THE SPA ONE VILLAGE DESIGN PLAN; THE SPA ONE PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN; AND THE VILLAGE FIVE CORE MASTER PRECISE PLAN**

The City Council does hereby approve the Project subject to the conditions set forth in Section VI and Section IX listed above and based upon the findings and determinations on the record for this Project.

**XI. CONSEQUENCES OF FAILURE OF CONDITIONS**

If any of the foregoing conditions fail to occur, or they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny, revoke or further condition issuance of all future building permits issued under the authority of the approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation.

**XII. INVALIDITY; AUTOMATIC REVOCATION**

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requiring preparation of a subsequent or supplemental EIR, as identified in 15162 and 15163 exist; and; therefore, an Addendum to FEIR 95-01 has been prepared in accordance with the State CEQA Guidelines Section 15164. Therefore, the City Council approves the Project as an activity that is within the scope of the project covered by the EIR 95-01.

**V. INDEPENDENT JUDGMENT OF CITY COUNCIL**

The City Council finds that the Addendum prepared to Otay Ranch SPA One EIR 97-03, identified as Exhibit "B" to this resolution reflects the independent judgment of the City Council of the City of Chula Vista and hereby adopts the Addendum to Otay Ranch SPA One EIR 97-03.

**VI. INCORPORATION OF ALL MITIGATION MEASURES AND ALTERNATIVES**

The City Council does hereby re-adopt and incorporate herein as conditions for this approval all applicable mitigation measures and alternatives, as set forth in the findings adopted in the Otay Ranch GDP Program EIR 90-01, Otay Ranch SPA One EIR 95-01, and amended Otay Ranch SPA One EIR 97-03.

**VII. NOTICE WITH LATER ACTIVITIES**

The City Council does hereby give notice, to the extent required by law, that this Project was fully described and analyzed and is within the scope of the Addendum to EIR 95-01, which adequately describes and analyzes this project for the purposes of CEQA (Guideline 15168(e)).

**VIII. CONSISTENCY WITH THE GENERAL PLAN**

The City Council hereby finds that the proposed Project is consistent with the General Plan based on the following findings:

- A. THE PROPOSED PROJECT IS IN CONFORMITY WITH THE CHULA VISTA GENERAL PLAN.

The Project, which is intended to change the Village Five Core from a "Town Square" to "Main Street" concept and to implement a mixed use project, is consistent with the Otay Ranch General Development Plan and Chula Vista General Plan in that goals and policies in both documents allow for and encourage such development.

- B. THE AMENDMENTS WILL PROMOTE THE ORDERLY, SEQUENTIALIZED DEVELOPMENT OF THE VILLAGE FIVE CORE.

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**WHEREAS**, a public forum was held on August 9, 2001 at Heritage Elementary School in SPA One in order to apprise the public of the Project and garner information from area residents; and

**WHEREAS**, a public hearing was held at the time and place as advertised, namely 6:00 p.m., August 22, 2001, in the Council Chambers, 276 Fourth Avenue, before the Planning Commission and said public hearing was thereafter closed; and,

**WHEREAS**, by a vote of 4-0-3 the Planning Commission recommended that the City Council approve the Project; and,

**WHEREAS**, a public hearing was scheduled before the City Council of the City of Chula Vista on the amendments to the Otay Ranch SPA One Plan, the SPA One Village Design Plan, the SPA One Parks, Recreation, Open Space and Trails Master Plan, and the Village Five Core Master Precise Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Chula Vista does hereby find, determine, resolve and order as follows:

**I. PLANNING COMMISSION RECORD**

The proceedings and all evidence introduced before the Planning Commission at their public hearing held on August 22, 2001, and the minutes and resolutions resulting there from, are hereby incorporated into the record of this proceeding. These documents, along with any documents submitted to the decision makers, shall comprise the entire record of the proceedings for any California Environmental Quality Act (CEQA) claims.

**II. ACTION**

The City Council hereby approves amendments to the Otay Ranch SPA One Plan, the SPA One Village Design Plan, the SPA One Parks, Recreation, Open Space and Trails Master Plan, and the Village Five Core Master Precise Plan.

**III. CERTIFICATION OF COMPLIANCE WITH CEQA**

The City Council hereby finds that the Project, as described and analyzed in the Addendum to EIR 95-01, would have no new effects that were not examined in said Addendum (Guideline 15168 (c)(2)).

**IV. CEQA FINDING REGARDING PROJECT WITHIN SCOPE OF PRIOR EIR**

The City Council hereby finds that the Project would not result in any new environmental impacts that were not previously identified, nor would the Project result in a substantial increase in severity in any environmental effects previously identified in FEIR 95-01. Only minor technical changes or additions are necessary and none of the conditions



**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA APPROVING AMENDMENTS TO THE OTAY  
RANCH SECTIONAL PLANNING AREA (SPA) ONE PLAN FOR  
VILLAGE FIVE**

**WHEREAS**, the property which is the subject matter of this resolution is identified on Exhibit "A" attached hereto and described on Chula Vista Tract 97-02, and is commonly known as The Otay Ranch Village Five Core ("Property"); and,

**WHEREAS**, a duly verified application requesting amendments to the Otay Ranch SPA One Plan; the SPA One Village Design Plan; the SPA One Parks, Recreation, Open Space and Trails Master Plan; and the Village Five Core Master Precise Plan was filed with the Planning and Building Department on December 20, 2000 by McMillin Otay Ranch, L.L.C. ("Applicant"), to wit PCM-01-11; and,

**WHEREAS**, said application requests approval of the attached amendments to the Otay Ranch Sectional Planning Area (SPA One) Plan, the SPA One Village Design Plan; the SPA One Parks, Recreation, Open Space and Trails Master Plan; and the Village Five Core Master Precise Plan in order to revise the Village Five Core (Parcels R-45/C-3/P-8) to change from a "Town Square" to a "Main Street" concept and to implement a mixed-use development ("Project"); and,

**WHEREAS**, the Village Five Core is located within SPA One, said Village Five area being located south of Telegraph Canyon Road, west of planned State Route 125, north of Olympic Parkway and east of La Media Road; and,

**WHEREAS**, the City Clerk set the time and place for a hearing on the Project, and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City and its mailing to property owners within 500 feet of the exterior boundaries of the property at least 10 days prior to the hearing; and,

**WHEREAS**, this Project is a subsequent activity in the program of development environmentally evaluated under the EIR-95-01, and has been evaluated as IS-01-035 to determine if any significant differences exist; and

**WHEREAS**, the City's Environmental Review Coordinator has reviewed the Project and determined the Project would not result in any new environmental impacts that were not previously identified, nor would the Project result in a substantial increase in severity in any environmental effects previously identified in FEIR 95-01; therefore, an Addendum to FEIR 95-01 is has been prepared in accordance with the State CEQA Guidelines Section 15164; and

THE CITY OF CHULA VISTA DISCLOSURE STATEMENT

You are required to file a Statement of Disclosure of certain ownership or financial interests, payments, or campaign contributions, on all matters which will require discretionary action on the part of the City Council, Planning Commission, and all other official bodies. The following information must be disclosed:

- 1. List the names of all persons having financial interest in the property which is the subject of the application or the contract, e.g., owner applicant, contractor, subcontractor, material supplier.

McMillin Otay Ranch, LLC

- 2. If any person\* identified pursuant to (1) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

McMillin Companies, LLC (50%)

Merced Partners Limited Partnership (50%)

- 3. If any person\* identified pursuant to (1) above is non-profit organization or a trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

- 4. Have you had more than \$250 worth of business transacted with any member of the City staff, Boards, Commissions, Committees, and Council within the past twelve months? Yes \_\_\_ No X If yes, please indicate person(s):

- 5. Please identify each and every person, including any agents, employees, consultants, or independent contractors who you have assigned to represent you before the City in this matter.

Ken Baumgartner

Gary Cinti

Craig Fukuyama

Lee Gibbs

Bob Fletcher

Ron Mourey

- 6. Have you and/or your officers or agents, in the aggregate, contributed more than \$1,000 to a Councilmember in the current or preceding election period? Yes \_\_\_ No X If yes, state which Councilmember(s):

(NOTE: ATTACH ADDITIONAL PAGES AS NECESSARY)

Date: 12/13/00

[Handwritten signature]

Signature of contractor/applicant

Craig Fukuyama for McMillin Otay Ranch, LLC

Print or type name of contractor/applicant

\* Person is defined as: "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and country, city municipality, district, or other political subdivision, or any other group or combination acting as a unit."

**WHEREAS**, the City's Environmental Review Coordinator has determined that any impacts associated with the Project have been previously identified in EIR 95-01, and has, therefore, prepared an addendum to that document.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Chula Vista Planning Commission hereby recommends that the City Council adopt the attached draft City Council Resolution adopting the Addendum to EIR 95-01 approving the amendments to the Otay Ranch SPA One Plan, the SPA One Village Design Plan; the SPA One Parks, Recreation, Open Space and Trails Master Plan; and the Village Five Core Master Precise Plan; and the attached Ordinance rezoning Park P-8 from OS/P1 to C/RM2.

**BE IT FURTHER RESOLVED THAT** a copy of this Resolution be transmitted to the City Council.

**PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA**, this \_\_\_\_\_ day of \_\_\_\_\_, 2001, by the following vote, to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

\_\_\_\_\_  
Diana Vargas, Secretary

\_\_\_\_\_  
Kevin O'Neil, Chairperson

RESOLUTION NO. PCM-01-11

**RESOLUTION OF THE CITY OF CHULA VISTA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE THE AMENDMENTS TO THE OTAY RANCH SECTIONAL PLANNING AREA (SPA) ONE PLAN, ADOPT THE ADDENDUM TO FEIR 95-01, AND ADOPT AN ORDINANCE TO MODIFY THE SPA ONE PLANNED COMMUNITY DISTRICT REGULATIONS WITHIN VILLAGE FIVE**

WHEREAS, the property which is the subject matter of this resolution is identified on Exhibit "A" attached hereto and described on Chula Vista Tract 97-02, and is commonly known as The Otay Ranch Village Five Core ("Property"); and,

WHEREAS, a duly verified application requesting amendments to the Otay Ranch SPA One Plan; the SPA One Village Design Plan; the SPA One Parks, Recreation, Open Space and Trails Master Plan; and the Village Five Core Master Precise Plan was filed with the Planning and Building Department on December 20, 2000 by McMillin Otay Ranch, L.L.C. ("Applicant"); and,

WHEREAS, said application requests approval of the attached amendments to the Otay Ranch Sectional Planning Area (SPA One) Plan; the SPA One Village Design Plan; the SPA One Parks, Recreation, Open Space and Trails Master Plan; and the Village Five Core Master Precise Plan in order to revise the Village Five Core (Parcels R-45/C-3/P-8) to change from a "Town Square" to a "Main Street" concept and to implement a mixed-use development ("Project"); and,

WHEREAS, the Village Five Core is located within SPA One, said Village Five area being located south of Telegraph Canyon Road, west of planned State Route 125, north of Olympic Parkway and east of La Media Road; and

WHEREAS, a public forum was held on August 9, 2001 at Heritage Elementary School in SPA One in order to apprise the public of the Project and garner information from area residents; and

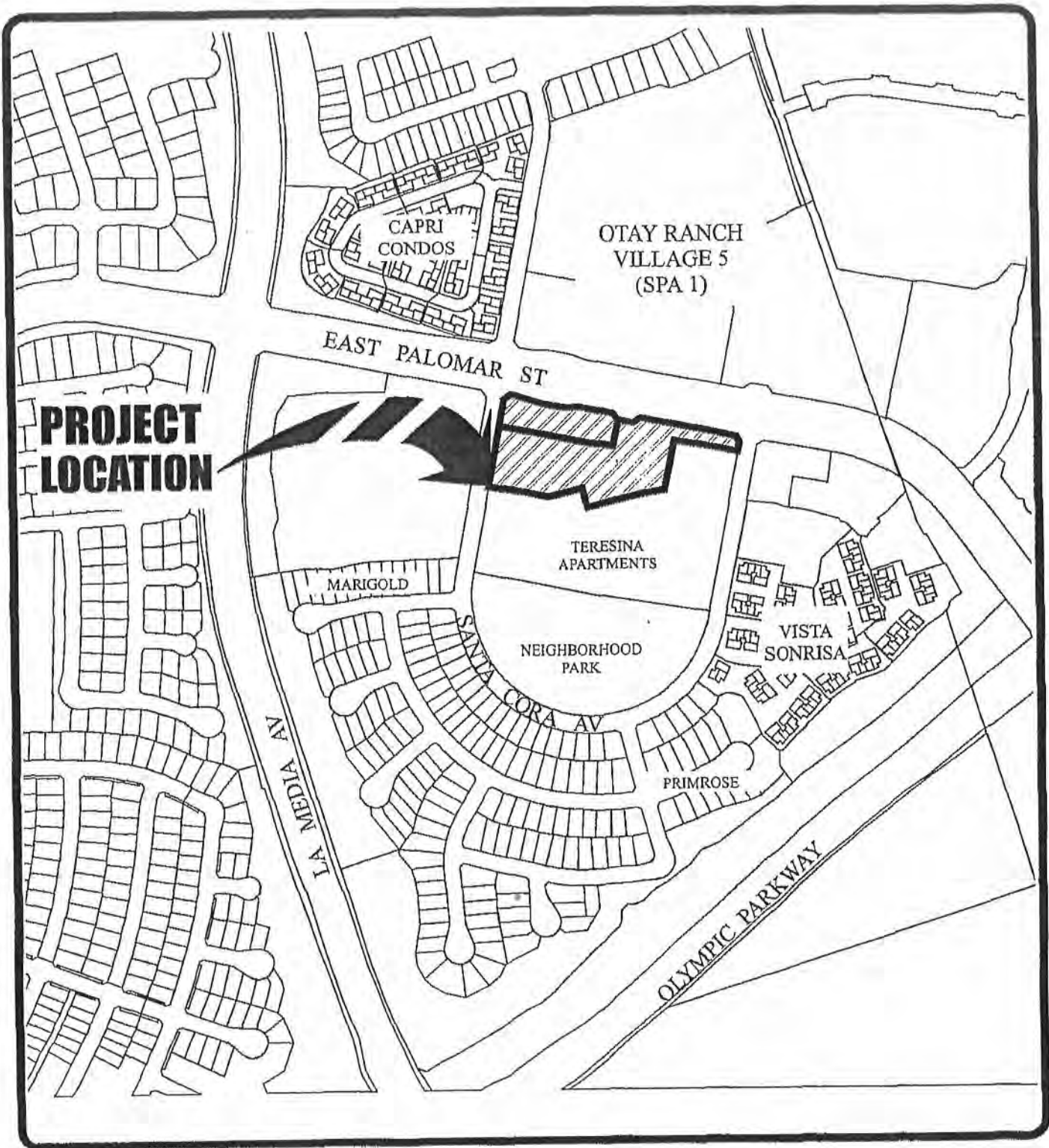
WHEREAS, the Planning and Building Director set the time and place for a hearing on the Project, and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the city and its mailing to property owners within 500 feet of the exterior boundaries of the property at least 10 days prior to the hearing; and,

WHEREAS, the hearing was held at the time and place as advertised, namely 6:00 p.m., August 22, 2001 in the Council Chambers, 276 Fourth Avenue, before the City of Chula Vista Planning Commission and said hearing was thereafter closed; and,

WHEREAS, this Project is a subsequent activity in the program of development environmentally evaluated under the EIR-95-01, and has been evaluated as IS-01-035 to determine if any significant differences exist; and

Attachment 2

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CHULA VISTA PLANNING AND BUILDING DEPARTMENT

LOCATOR



NORTH

PROJECT APPLICANT: McMillin Communities Inc.

PROJECT ADDRESS: Southeast corner of East Palomar Street & Santa Cora Avenue

SCALE: No Scale

FILE NUMBER: IS-01-035(B)

PROJECT DESCRIPTION:

**SPA ONE AMENDMENT**

Request: Propose a commercial and multi-family residential mixed use development.

Related Case: PCM-01-10, pcm-01-11

**BOARDS/COMMISSIONS RECOMMENDATION:** The Planning Commission met on August 22, 2001 to consider the Project after the preparation of the City Council Agenda Statement. Staff will report verbally on the Planning Commissions recommendations at the City Council public hearing.

**DISCUSSION:**

In 1993, the City Council approved the Otay Ranch General Development Plan which authorized 1,263 single-family units and 1,615 multi-family units for a total of 2,878 dwelling units in Village Five. In June of 1996, the City Council approved the Otay Ranch SPA One Plan for Villages One and Five based on a plan submitted by Village Development (currently the Otay Ranch Company). Subsequent to the approval of the SPA Plan, the McMillin Companies became the owner of Neighborhoods R-11 and R-12E in Village One and the western portion of Village Five including the Village Core. In 1998 McMillin proposed to reduce the overall multi-family dwelling units in the Village Five core by 397 units. The 1998 amendment planned for 2.9 acres of commercial land use and 18 dwelling units around a .8 acre "Town Square" park in a mixed-use project in the Village Five core. A mixed-use project was subsequently approved in C-3/R-45 as part of the Teresina apartment project on Neighborhoods R-43 and R-44. The Teresina developers have chosen not to develop the C-3/R-45 mixed-use portion of the project. The McMillin Companies now propose to amend the SPA One Plan to add 54 units back into the Village Five Core and develop a mixed-use project with 10,000 square feet of ground floor commercial and 72 dwelling units in C-3/R-45. The ground floor commercial will be on East Palomar Street with the 49 second and third story residential units. The remaining 23 residential units are proposed in a three story building on Santa Cora Avenue.

**1. Site Characteristics**

The proposed amendment site is graded and fronts on East Palomar Street as does the entire Village Five core. East Palomar Street, the village entry street, and Santa Cora, the core promenade street, are constructed around the amendment area. The proposed amendment site is basically the last undeveloped site left in the Village Five core. The only remaining vacant site in the core is the CPF-4 parcel north of the proposed mixed-use site. Staff is currently working with a church on their Design Review application for this site.

**2. General Plan, Zoning and Land Use**

General Plan

Otay Ranch General Development Plan has designated the land within the Otay Valley Parcel for urban villages that are transit-oriented with higher densities and mixed-uses in village cores. The GDP policies require each village to have a theme or identity based on either "Main Street" or "Town Square" village form. The GDP authorized 2,878 dwelling units in

Village Five with 1,615 multi-family units located in the Village Five Core. The Village Five core was also to include:

- Mixed uses
- Public and community purpose facilities
- Light rail transit stop
- An elementary school
- A Town Square/Village Green/Main Street
- Affordable Housing
- Neighborhood Parks

The SPA One Plan and Village Design Plan were approved with the Town Square concept. Of the 1,615 multi-family units originally approved, the current plan only provides for 1,129 units with 489 in an unallocated reserve.

Zoning

Otay Ranch is zoned Planned Community (PC) as are the other master planned communities such as Sunbow and Eastlake. Land development regulations are contained in the Planned Community District Regulations within each master planned community SPA plan. Village Five is designed as an “urban village” (containing mixed uses and a village core). The SPA One Plan Zoning Districts Map for Village Five designates the core:

- Single-Family 4 (SF4)
- Residential Multi-Family 1 (RM1)
- Residential Multi-Family 2 (RM2)
- Community Purpose Facility (CPF)
- Open Space/Parks (OS/P-1).
- Commercial (C)

The existing town square and mixed-use site are currently designated OS/P-1 and C/RM2.

**3. Current Land Use**

As previously indicated, the Village Five core is basically built-out under the current SPA Plan, except for the CPF site and this mixed use site. The elementary school is under construction and due to open this fall. Cottonwood Park, the first neighborhood park, is completing the one-year maintenance period and should be open by the end of summer or beginning of fall. The condominium projects in Neighborhoods R-40 and R-46 are constructed. The Teresina Apartments in Neighborhoods R-43 and R-44 were one of the first projects completed in the Village Five core.

4. **Proposed Plan**

Proposed Otay Ranch SPA One Plan Amendment

The McMillin Companies has applied to amend the Otay Ranch SPA One Plan to change the Village Five Core concept from "Town Square" to "Main Street", consolidate the town square park P-8 area with the existing mixed-use C-3/R-45 site and reallocate 54 unused dwelling units authorized by the Otay Ranch General Development Plan to create a new mixed use site with 10,000 square feet of commercial space and a total of 72 dwelling units in a "Main Street" theme.

McMillin found that the ground floor commercial uses in the existing Town Square concept would not be visible from East Palomar Street due to the location and grade change between the town square park with the plaza street and the existing mixed-use site. In addition, Parks and Recreation Department staff raised concerns about the effectiveness of the approved town square as a gathering place and maintenance costs for this small park. McMillin proposes that the village core concept for Village Five be changed from Town Square to Main Street in order to move the commercial frontage on East Palomar Street. The commercial frontage will take advantage of the 15-foot wide Village Pathway that runs along E. Palomar Street that connects Village Five with Villages One and Six. In addition to the Pathway, the paved six foot wide tree well area will create a strong pedestrian-orientation to the village core.

City staff has worked with the McMillin Companies to design an acceptable Main Street project. The .8-acre park will be consolidated into the existing mixed-use site to create a new 3.8 acres site that will allow buildings to front on East Palomar Street. Pedestrian plazas will be created where the Paseo crosses through the mixed uses project and along the frontage on East Palomar Street.

Because the Main Street proposal calls for diagonal parking in front of the mixed-use area along the East Palomar frontage, the bus stop will be relocated further to the east in front of the Teresina Apartments. These on-street diagonal parking spaces are considered crucial to the success of the proposed ground floor commercial spaces that will now front directly onto East Palomar. The remaining parking requirement for the commercial uses will be provided by a parking lot in back of the commercial uses. McMillin proposes a 3.8-acre mixed-use site with 10,000 square feet of ground floor commercial along Palomar Street.

In addition, McMillin believes that the number of dwellings currently approved for the Village Five Core (18 dwelling units) is not sufficient to make the project financially successful. Financing mixed-use projects is very difficult because financial institutions segregate funding by land use. The mixed-use project was originally approved as a commercial project with a residential component. The amendment switches the priority of the land uses and proposes a residential project with a commercial component. With 72 units McMillin believes there are sufficient units for the project to stand on its own for financing as a residential project. McMillin indicates their market analysis concludes that there is not a sufficient number of units in Village Five to support 30,000 square feet but will support the proposed 10,000 square feet of commercial.



The 54 additional units are well within the GDP authorized units for the Village Five Core. The GDP originally allowed 1,615 multi-family units to be built in the village core. The GDP called for an average density of 18 dwelling units per acre on the 90 acres of Medium High density in the Village Five Core. This density was required to support the light rail transit that will serve Village Five and was required based on concerns raised by the Metropolitan Transit Development Board during the GDP approval process. After McMillin acquired their current ownership in the Otay Ranch, they approached the MTDB staff with their proposed reduction in density but with the commitment to build the 440 unit Teresina Apartments. MTDB found that the 440 units at 29 dwelling units per acre in the apartment project could support the future trolley station. McMillin is now requesting that 54 of the unused balance authorized by the GDP be allocated to the mixed-use site C-3/R-45. This increase comes from 10 units that were not used in the R-44 portion of Teresina, three units from the R-40 condominium project and 41 from the GDP-approved allocation. The number of units proposed for the Mixed-Use site is consistent with the GDP policies for Village Five.

SPA One Village Design Plan / Precise Master Plan

The amendment to the SPA Plan to delete the Town Square and consolidate the area into a larger mixed use site will also require an amendment to the SPA One Village Design Plan (VDP). The VDP currently describes in greater detail how the Town Square concept is to be implemented. The proposed amendment to the Main Street concept requires this concept to be described in the VDP. The conditions of approval require the clean-up of the VDP within 30 days of City Council approval of the SPA amendment.

Subsequent to the City Council approval of the SPA Plan amendment, the Precise Plan for the Village Five core will be taken to the Design Review Committee for their review and approval along with the mixed-use project application.

SPA One Parks, Recreation, Open Space and Trails Plan

In addition to the VDP, the deletion of the Town Square requires the SPA One Parks, Recreation, Open Space and Trails Plan also be amended to reflect the consolidation of the .8 acre area with the mixed use site. With the proposed increase in density and the reduction in parkland, the park agreement between the Otay Ranch Company, the McMillin Companies and the City will also need to be amended. McMillin will be required to increase the community park contribution to insure the 3 acres per 1,000 population is maintained for their portion of SPA One.

Proposed Otay Ranch SPA One Plan Planned Community District Regulations

The PC District regulations amendment deletes the OS/P-1 zone on the existing town square park and rezones the 0.8 acres to C/RM2 to allow the new mixed-use project on 3.8 acres in the Village Five Core. Amendments to the zoning district map within the PC District Regulations are proposed to reflect the SPA Plan amendments and allow the mixed-use project.

5. **Analysis**

The change in village concept is allowed by the GDP policies for Village Five. The GDP indicates that either Town Square or Main Street concept is allowed for Village Five. After further analysis, staff has determined that to be successful, the Town Square concept needs to be provided on a flat site with streets on all sides. The shift to the Main Street concept is a better design for Village Five due to the slope of the village core and traffic on East Palomar Street.

It is staff's opinion that the 72 residential units in second and third stories over the ground floor commercial will create the pedestrian oriented environment envisioned by the GDP village policies. With the commercial uses fronting on East Palomar Street and the Village Pathway and the 42 dwelling units above the commercial spaces, there will be a human presence in the core on a 24-hour basis. The residential units will provide the "eyes on the street" helping to create a safer environment. Pedestrian plazas will be created in two locations along East Palomar Street which staff believes will provide better places for people to gather than the Town Square

The 10,000 square feet of commercial will provide for a continuous storefront along the Village Pathway. When combined with pedestrian plazas and the residential units, the proposed commercial storefronts will allow for the creation of a true mixed-use pedestrian oriented village core envisioned by the GDP village concept.

A community forum was held on August 9, 2001 on both McMillin and the Otay Ranch Company SPA amendments. Notices of the forum were sent to approximately 400 residents of Village Five. At the forum, attended by 30 residents, concerns were expressed on the elimination of the town square, the increase in the number units in the mixed-use project and traffic along Santa Cora north and south of Palomar Street. The town square and residential units in the mixed-use project are discussed in this report. Planning and Engineering Divisions are reviewing the parking situation along Santa Cora and working to resolve residents concerns.

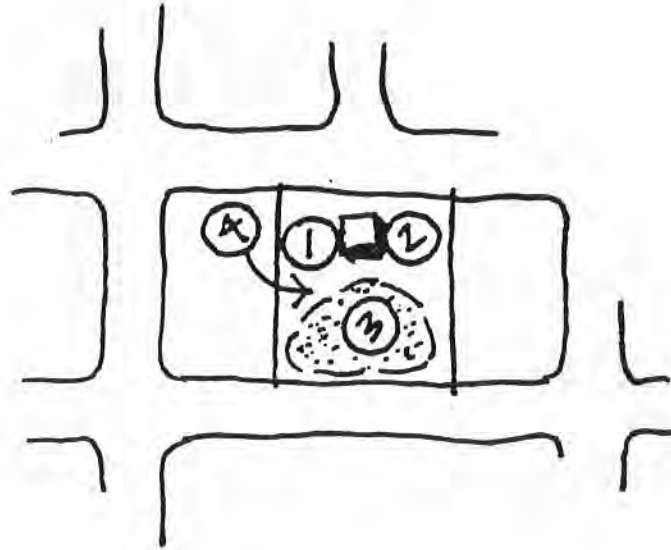
**CONCLUSION:**

The Otay Ranch GDP policies for Village Five indicate the Village Five Core will contain either a Town Square, Village Green or Main Street development concept. The proposal by McMillin to change from a Town Square to Main Street concept is consistent with the GDP policies. The increase in units in the mixed-use project is within the number of multi-family units authorized by the GDP. Other GDP requirements such as the Village Pathway and the Village Five paseo are maintained in the SPA Plan. Staff believes the proposed amendments will allow for a superior mixed-use project that is consistent with the Otay Ranch GDP policies and the SPA One Plan for Village Five.

**FISCAL IMPACT:** The cost associated with processing the project is covered by the applicant's deposit account.

Attachments

1. Locator Map
2. Proposed Otay Ranch SPA One Land Use Plan, and SPA One Zoning District Map and proposed amendments to the Village Design Plan; Parks, Recreation, Open Space and Trails Master Plan.
3. Otay Ranch SPA One Amendment Planning Commission Resolution (PCM 01-11)
4. Disclosure Statement



**Village Five Pedestrian Park (P-9, P-10, P-11)**  
0.6 to 2.0 Acres

**Park Site**

4. Open Turf Area
5. Hard Court i.e.: ½ Court Basketball
6. Children's Play Area, Seating Area

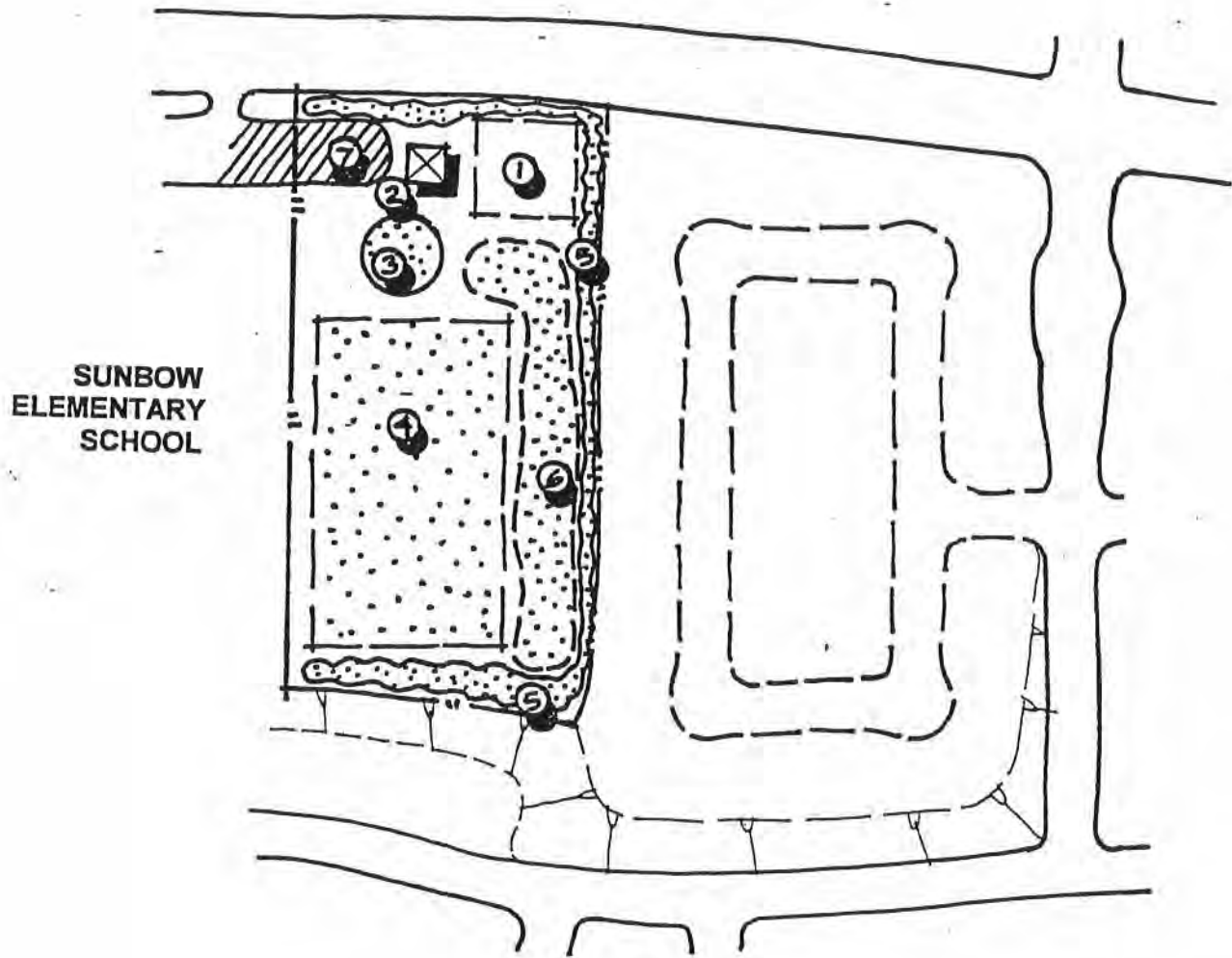
**EXHIBIT 15**

iii. *Village One West*

As discussed above, the following conceptual park plan is provided for discussion purposes and does not represent proposed a "Park Concept Plan," as described in the Chula Vista Landscape Manual.

**Neighborhood Park P-13**

The 5.1 acre neighborhood park may contain a soccer field, two basketball courts, a children's play area, a park maintenance building/restroom and passive spaces for picnicking and gathering. The location adjacent to the Sunbow elementary school creates an opportunity to plan for potential shared parking with the school.

**Village One West Neighborhood Park (P-13)**

5.1 Acres

1. Basketball Courts (2)
2. Park Maintenance Building / Restroom
3. Children's Play Area
4. Soccer Field (200' x 350 ±)
5. Passive Uses / Green Buffer
6. Outdoor Spaces, Gathering, Picnic
7. Joint Parking with School

**Exhibit 16**

*iv. SPA One Community Park Demand*

SPA One generates a demand for 54.3 acres of local park land. Pursuant to the Otay Ranch GDP, this local park demand will be met within the SPA One Project Area and off-site within Village Two. SPA One contains a total of 45.0 acres (36.5 acres are eligible for park credit) of neighborhood parks (See Exhibit 8). The remaining 17.8 acre demand will be satisfied within the Village Two Community Park.

As provided in the neighborhood park discussion, this conceptual community park plan is the result of a “holding capacity” study. This conceptual park plan is provided for discussion purposes and is not intended to satisfy the Chula Vista Landscape Manual requirement for a “Park Concept Plan.” The following exhibit provides a conceptual plan for the ultimate 25 acre community park in Village Two, as well as suggested park facilities (See Exhibit 16 Conceptual Community Park) phasing will be discussed in Section F, Phasing.

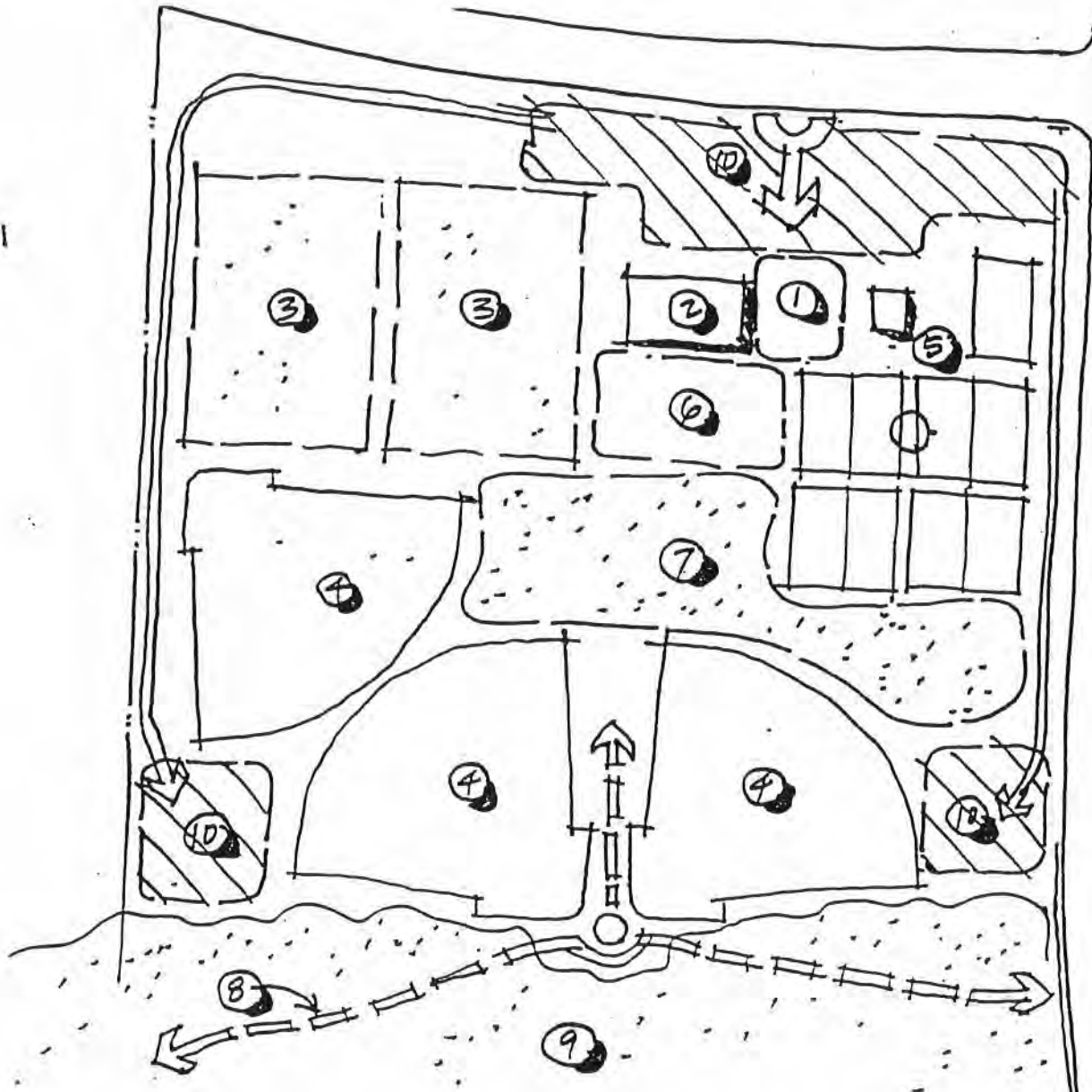
**SPA ONE**      *Parks, Recreation, Open Space and Trails Master Plan*  
**OTAY RANCH**

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This 25 acre community park may include the following amenities:

- Central Plaza
- Gymnasium/Community Center
- Soccer Fields (2)
- Softball Fields (3)
- Tennis Club (9 Courts)
- Hard court Play Area
- Open Turf Plan Areas
- Village Greenway





**Conceptual Community Park**

1. Central Plaza
2. Gymnasium/Community Center
3. Soccer Fields (2)
4. Softball Fields (3)
5. Tennis Club (9 Courts)
6. Hardcourt Play Area
7. Open Turf Areas
8. Village Greenway Trails
9. Wolf Canyon
10. Parking

**B. Open Space**

**1. Introduction**

The Otay Ranch GDP creates an open space system that connects natural areas with passive and active recreational amenities throughout Otay Ranch. This system ties villages to each other and to regionally significant open space areas.

The purpose of this subsection is to address Otay Ranch GDP requirements relative to open space issues. This Subsection is not intended to satisfy the Chula Vista Landscape Manual requirement to prepare an Open Space Concept and Analysis Plan. Rather, this Subsection describes the organization of an Open Space Concept and Analysis Plan as follows:

- Define and clarify the types of open space contained within Otay Ranch and SPA One.
- Analyze the relationship between the types of open space.
- Address the special open space issues related to fuel modification.

The Otay Ranch GDP identifies two types of open space (Page 253-254):

- Natural Open Space
- Other Open Space

**a. *Natural Open Space***

The majority of the natural open space within Otay Ranch is governed by the Resource Management Plan (RMP), which was enacted concurrent with the Otay Ranch GDP. The RMP establishes a Resource Preserve (see Exhibit 17). The Resource Preserve is a ±11,375 acre open space system. The land contained in the Resource Preserve will be incrementally conveyed to a non-profit or public "preserve owner/manager" (POM) in acreage proportionate

to actual development of Otay Ranch property. The POM will be responsible for the maintenance, enhancement and restoration of the land within the preserve. The ongoing maintenance and operation of preserve land and resources will be funded through Community Facility District 97-2. Since the Preserve is governed by the various Phase 2 RMP plans and requirements, they are addressed separately in this subsection. No SPA One lands are within the Resource Preserve.

The Otay Ranch GDP and RMP require implementation of wildlife corridors with SPA plans that contain such resources. There are no wildlife corridors within the SPA One Project Area.

The following exhibit depicts where the three types of natural open space are addressed within Otay Ranch documents.

**Exhibit 18**  
**Natural Open Space**

<b>Resource Management Preserve</b>	<b>Stand Alone Document</b>	<b>SPA Document</b>
Management Preserve	Phase 2 RMP	Not addressed
Edge Plan	Phase 2 RMP	Not addressed
Wildlife Corridors	Parks, Recreation, Open Space and Trails Master Plan, Subsection II.B.7.	Not addressed

**b.      *Other Open Space***

The GDP defines “other open space” as a combination of “neighborhood and community parks, riding and hiking trails, school playgrounds, utility easements, open space scenic corridors, pedestrian walkways, buffers, golf courses and other public recreation facilities and ‘green spaces’ which meet open space and local park needs.”

This is an exceedingly broad definition of open space. Several of the components of this definition are addressed in this subsection. Still other topics are addressed in other Otay Ranch plans. Some of these topics are discussed within other subsections in the Parks, Recreation, Open Space and Trails Master Plan. The following exhibit identifies where each of these open space components is discussed:

**Exhibit 19  
Other Open Spaces**

<b>Other Open Space</b>	<b>Stand Alone</b>	<b>SPA Document</b>
Neighborhood and Community Parks	Parks, Recreation, Open Space and Trails Master Plan, II.A.5.	
Riding and Hiking Trails	Overall Design Plan, Section III.H. Parks, Recreation, Open Space and Trails Master Plan, Subsection II.C.	
School Playgrounds	None	Land Plan
Utility Easements	None	Land Plan
Open Space Scenic Corridors	Parks, Recreation, Open Space and Trails Master Plan, Subsection II.B.4	
Pedestrian Walkways	Village Design Plan	Land Plan
Buffers	Parks, Recreation, Open Space and Trails Master Plan, Subsection II.B.3.	
Golf Courses and Other Public Recreation Facilities	N/A	N/A
Green Spaces	N/A	Land Plan

**2. Natural Open Space**

**a. GDP Open Space Policies**

The Otay Ranch GDP contains the following policies related to the provision of open space in Otay Ranch:

Policy: Create a large-scale open space and regional park system with components in the Otay River Valley, Jamul Mountain and San Ysidro Mountains including regional park land, open space, environmental preserves and local parks. This system shall connect to off-site parks and open spaces such as the Sweetwater River Valley, the western Otay River Valley and the San Ysidro Mountains BLM open space.

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

Policy: For the purpose of calculating the County's local open space requirement, parks, open spaces and golf courses with public access may be appropriate greenbelt areas.

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

### **3. Open Space Buffer**

#### ***a. GDP Open Space Buffer Policies***

The Otay Ranch GDP contains the following policy related to open space buffers:

Policy: To define the village edge and to provide a greenbelt between villages, landscaped buffers shall be provided adjacent to arterial highways. The buffer shall vary in size, in relation to highway alignments, topography, village character, location of proposed facilities and existing natural features.

#### ***b. SPA One Open Space Buffer***

As depicted in Exhibit 7, an open space buffer averaging 75' in size along arterials surrounds the SPA One project area. This buffer is defined as a "village edge landscape zone" in the Otay Ranch Overall Design Plan and provides a transition between village residential uses and arterial roadways.

The buffer area includes 217.5 acres, or 16% of the SPA One project area. This acreage satisfies the 12 acres per 1,000 residents local open space requirement.

**4. Scenic Corridors**

**a. GDP Scenic Corridor Policies**

The Otay Ranch GDP contains the following objectives and policies related to scenic corridors:

Objective: Protect and enhance valuable scenic resources and views throughout the Otay Ranch.

Objective: Design roadways and/or adjacent villages to protect visual resources.

Objective: Coordinate with adjacent jurisdictions to encourage protection of scenic corridor resources outside of Otay Ranch.

Objective: Coordinate with MTDB and other agencies regarding facilities they may need to locate within scenic corridors and suggest measures to ensure compatibility.

**b. SPA One Scenic Corridors**

The Otay Ranch GDP designates Telegraph Canyon Road/Otay Lakes Road and Olympic Parkway as SPA One scenic corridors. Telegraph Canyon Road/Otay Lakes Road and Olympic Parkway are both located within relatively narrow canyon bottoms with adjacent man-made drainage channels. The viewsheds are primarily limited to the canyon itself. The Otay Ranch Overall Design Plan provides that the streetscape should be a combination of riparian meander landscape treatment associated with the drainage or naturalized street and slope landscaping, with development above.

The Overall Design Plan further provides that Olympic Parkway should have a natural character and be planted with theme trees to celebrate a link to the Olympic Training Center through Poggi Canyon. The selection and integration of a theme plant will be prepared cooperatively with the City of Chula Vista.

For further discussion of the treatment of Scenic Corridors see the Otay Ranch Overall Design Plan and the Otay Ranch SPA One Plan, Mobility Section.

**5. Fuel Modification and Brush Management**

**a. *GDP Fuel Modification and Brush Management Requirement***

The Otay Ranch GDP requires that as a condition of SPA plan approvals, the Fire Department review fuel modification plans.

**b. *State Law***

The California Public Resources Code establishes certain minimum requirements for brush clearance. The statute also grants local governing agencies authority to promulgate and enforce additional fire code requirements as necessitated by local conditions. This management program is intended to implement the Uniform Fire Code Appendix II. A. in a manner which balances the need to reduce the fire hazard to an acceptable level of risk without creating or aggravating other hazards such as soil erosion and slope failures.

Deviations from the guidelines and requirements of the Chula Vista Brush Management Program<sup>7</sup> may be considered and must be approved by the Fire Chief and the Director of Planning and Building. Approval by the Director of Planning and Building shall also be required for sensitive areas in public ownership.

SPA One will conform to the requirements and standards of the City of Chula Vista Brush Management Program, as adopted.

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<sup>7</sup> Draft Brush Management Program, An Addendum to the City of Chula Vista's Landscape Manual, Chula Vista Fire Department.



## **C. Trails**

### **1. Introduction**

A system of regional and local bicycle and pedestrian paths is incorporated as a critical mobility component of SPA One. Local paths within Villages One, Five and One West connect to regional trails.

The internal street system provides paths along the Village Entry Streets. These paths serve both pedestrians and bicycles separate from vehicular traffic. Residential streets serve as bike routes, where bicycles share the roadway with vehicles.

A trail system traverses open space areas. These trails are looped to provide for a variety of lengths of rides. In some areas, pedestrian, bike and equestrian trails overlap. Trails will conform to the standards contained in the Chula Vista Landscape Manual.

### **2. GDP Trails Goals, Objectives and Policies**

The Otay Ranch GDP contains the following goals, objectives and policies related to trails:

**Policy:** Provide local and regional trails which run through and/or connect open space areas in: Otay River Valley, Poggi Canyon, Wolf Creek Canyon, Salt Creek Canyon, Mt. Miguel, Jamul Mountain, Otay Mountain, Otay Lakes and BLM land.

**Implementation Measure:** Otay Ranch shall develop a local and regional trail system for riding, hiking and biking. The system should provide equestrian facilities, staging areas, local connections and regional through-routes grade separated from conflicting vehicular traffic where appropriate. Trail systems should have regional and local through-routes connected to other off-site areas such as city parks, greenbelts and BLM land. Trails may be separated for each activity.

Implementation Measure: Bicycle trails, paths and lanes should interconnect through a bicycle master plan.

Objective: The bicycle and pedestrian path system should provide for a safe continuous pedestrian and bicycle circulation system to all parts of villages.

Policy: The path system should connect to the village core to encourage alternate means of travel.

Policy: Pathways should be two-way routes.

Policy: Signing should be posted at intervals, directing bicyclists and pedestrians to the appropriate side of the trail.

Policy: Drainage inlet grates, manhole covers, etc., on trails should be designed to provide adequate surface for tire or foot travel.

Policy: At-grade trail crossings should be provided for at signalized intersections.

Policy: Bicycle storage facilities should be provided within village cores, at transit and bus stops.

Policy: Underpasses/overpasses will be provided at strategic locations to minimize automobile and trail user conflicts at arterial highways. Specific locations should be determined at the SPA/Specific Plan level.

Implementation Measure: Dedicate and construct bikeways as a condition of final map approvals, and require secure bicycle storage facilities at new commercial centers, public centers, industrial centers, transit centers, airports and multi-family developments.

### **3. SPA One Trail System**

The SPA One trail system is comprised of Village Pathways and Village Greenways as depicted on Exhibit 7, Parks, Recreation, Open Space and Trails Master Plan.

Village Pathways are inter-village cart and pedestrian paths that link all of the Otay Valley Parcel villages. Within SPA One, the village pathway links the Village One core to the Village Five core; Village One core to Poggi Canyon/Olympic Parkway; and Village Five core to Poggi Canyon/Olympic Parkway.

The Village Greenway is a regional riding and hiking trail system linking to the proposed Chula Vista Greenbelt system. Within SPA One, the Village Greenway is along Telegraph Canyon Road, Paseo Ranchero, La Media and Olympic Parkway. The Chula Vista Greenbelt system links developed parks by a hiking and bicycle trail that will ultimately form a continuous loop around the City of Chula Vista.

In addition, to the Village Pathway and Greenway, the SPA One trail system incorporates secondary trail linkages. These small scale trails provide secondary access from the single family residential areas to the Village Greenway.

This trail system will eventually link Villages One, Five and One West to the open space areas within Wolf Canyon, Salt Creek, Otay Lakes and the Otay River Valley. For more detailed information, see the Village Design Plan. Within the system of Village Pathways and Greenways, there are three categories of trails:

- Class II Bike lanes in arterial streets are located within stripped bike lanes along Telegraph Canyon Road, Paseo Ranchero, La Media Road and Olympic Parkway.
- Regional trails consist of pedestrian and cycling trails, with equestrian trails in some locations. Regional trails are within the Village Greenway system.
- Secondary trails are hiking and equestrian trails within the Village Pathway System.

**4. Trail Phasing**

Trails will be phased in conjunction with adjacent open space. The timing of construction of trail connections outside of a phase of open space will be considered at the Tentative Map stage.

## **D. Community Gardens**

### **1. Introduction**

A community garden provides a location for a wide range of local residents to come together, based on a common interest, and get to know and learn from each other, while also pursuing their individual interests. The most important ingredient for a successful community garden program is community involvement. A community garden must be perceived as a neighborhood asset in which volunteers invest their time and efforts in the garden as a whole, as well as in their individual plot. Cultivation of a sense of "ownership" on the part of local residents is essential to the success of the garden.

The project developer or City cannot create community involvement. The day-to-day activities within the garden should be the product of the participants, reflecting their common interests, culture and working arrangements. The ultimate goal is to reduce the roles of the City and developer to the absolute minimum.

Because of the need for community involvement, the acceptance of the garden program within a project cannot be assured beforehand. Designated garden sites should have alternative uses available in the event the community does not support a garden.

The City and the developer will facilitate a public forum and/or communicate with SPA One residents to determine community 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 associated with water, maintenance, liability, site coordination, standard enforcement, etc.

**2. GDP Community Garden Policies**

The Otay Ranch GDP contains the following policy related to community gardens within Otay Ranch:

Policy: Policies and guidelines shall be developed at the SPA level for community gardens adjacent to or within individual villages. Some community gardens may be located within open space areas being maintained by an open space maintenance district, with specific design and maintenance issues to be addressed at the SPA Plan review.

**3. Community Garden Design Guidelines**

A prototypical community garden concept is depicted in Exhibit 20. Potential community garden locations within Villages One and Five are shown in Exhibits 22 and 23. The community garden requirement for Village One West is satisfied in Village One. Therefore, community gardens are not required in Village One West. The following are guidelines related to size, location, facilities and community garden operations.

**a. Size and Location Guidelines**

- The community garden sites will be dedicated to the City of Chula Vista and maintained through an Open Space Maintenance District.
- Pursuant to Section 66577 of the Subdivision Map Act, community garden sites may receive 100% credit toward meeting the 3 acre/1,000 residents local park requirement.
- A community garden site should be an enjoyable place to recreate, to work, and to garden. Factors to consider are noise, safety, and ambiance.
- Community garden sites require sunshine, so they should be located in areas which will not be shaded by large buildings or maturing landscaping.

- Community garden sites should be essentially flat, have healthy soil, and good drainage.
- Community garden sites should be located close to residential areas, particularly higher density neighborhoods that do not provide individual yard areas for garden activities.
- Community garden sites should be within ½ mile of the residences served.
- Two or three smaller sites are preferred to a single large one to serve a village or multiple villages. Two thousand square feet should be considered a typical size.
- Sites should be compact to allow maximum interaction among the gardeners and visibility into the garden for security.
- The site should be visible from adjacent areas so it is visually integrated into the neighborhood and to encourage "ownership" by local residents. Visibility can also enhance security.
- A location adjoining another community or human service facility such as a school, park, library, community center, etc. can be beneficial. However, potential conflicts such as security at a school site and active recreation intrusion at a park must be considered.

***b. Facilities Guidelines***

- A garden should contain a variety of individual plot sizes (e.g., 100, 200, and 400 square feet). Individual plots should be well delineated.
- A garden should include an equipment storage area and composting area to be shared by site users (or provide space and access for delivery of materials by truck from off-site).

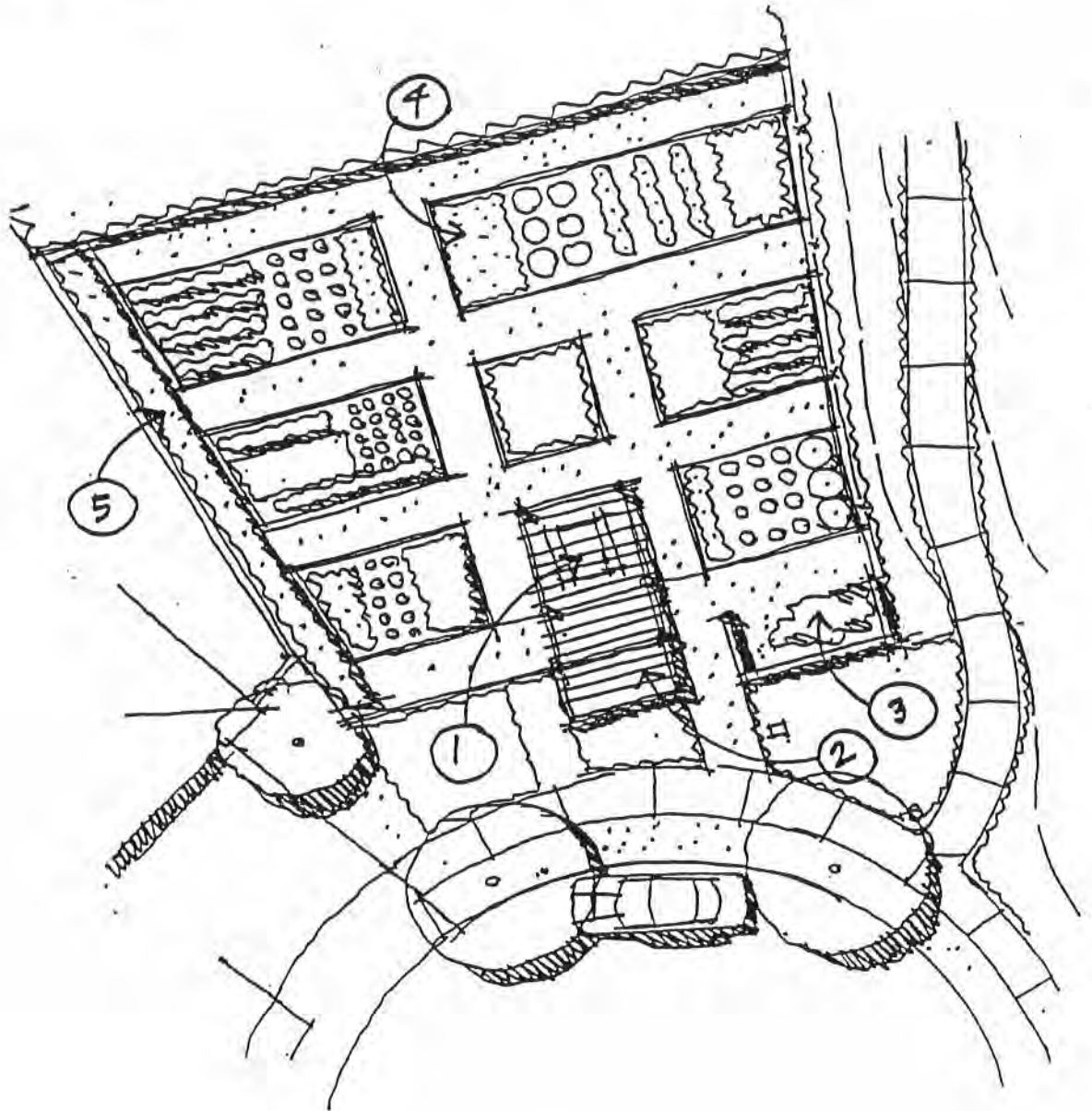
- Visually prominent garden edges should be planted with attractive plants and be well maintained to be a neighborhood asset. Storage and composting areas should be screened by plantings within the garden.
- The garden should have identification signage and a clearly discernible entry or entries.
- The garden should have orderly access from entries to common work areas and to individual plots. If a high level of traffic is anticipated on major paths, bark, DG, or gravel should be used to minimize erosion. Wheelbarrow/cart access should be provided to every plot.
- Hose bibs should be conveniently located throughout the garden. Hose storage should be off the paths for safety.
- Water pipes, and other utility systems (if any), should be located in paths or otherwise outside of planting areas to avoid disturbance if repairs are necessary.
- Garden sites should be fenced to limit access by passers-by and domestic animals, especially near activity areas such as parks or trails.

*c. Operational Guidelines*

- A set of minimum operational standards should be established to minimize potential nuisances such as noise and odor. Additional operational standards or rules should be formulated by the gardeners to meet their needs. Rules and regulations should be posted or distributed to all gardeners.
- The use of herbicides should be prohibited. The use of chemical fertilizers and pesticides should be controlled. Many community garden programs utilize and promote organic gardening techniques.
- No poisonous or illegal plants should be grown.

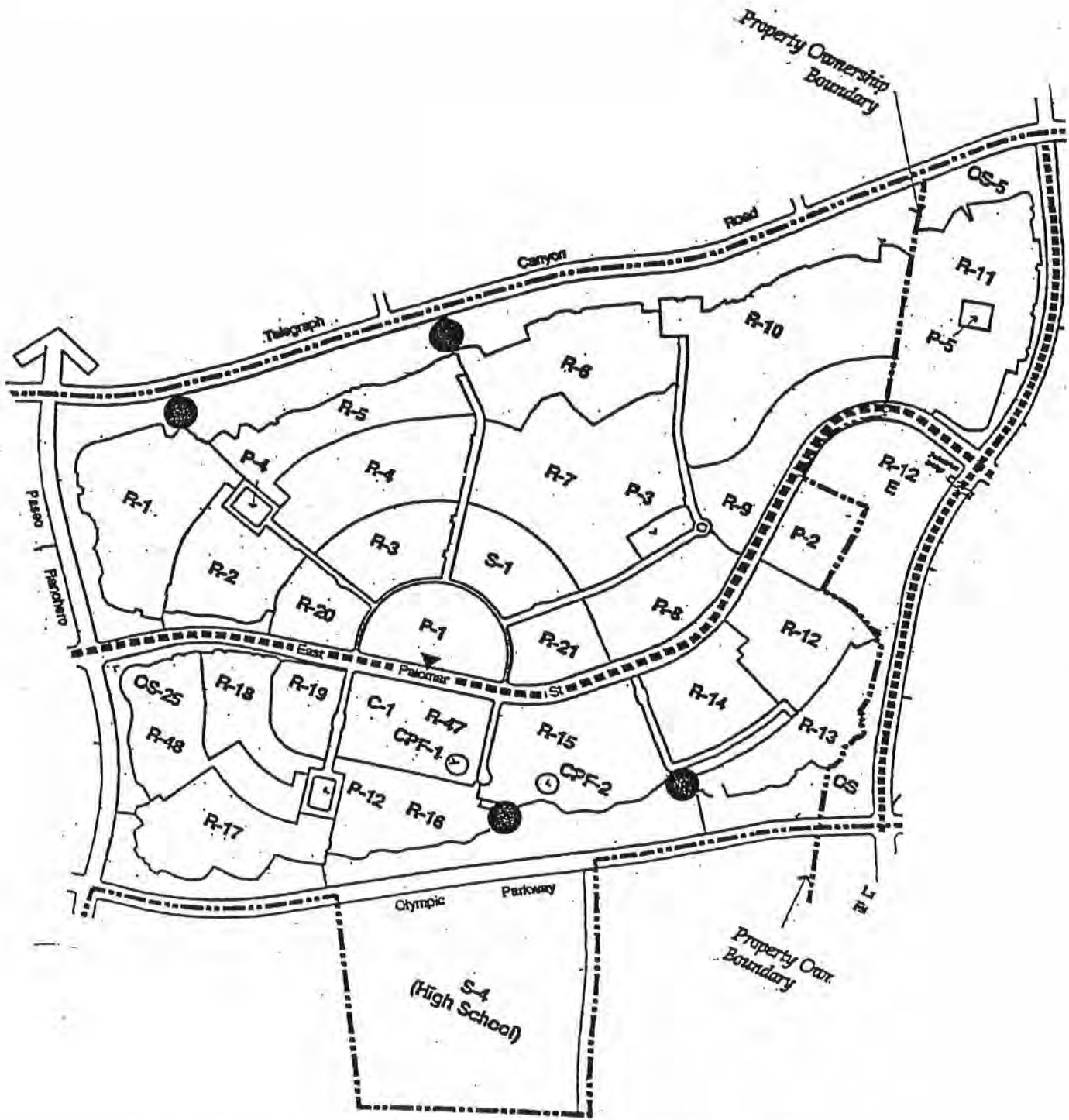


- Each garden should have a site coordinator responsible for the overall operation and maintenance of the site.
- The type and size of plants should be planned within the garden to provide good solar access for every plot.
- Invasive plants should be discouraged or carefully controlled.
- Each gardener should "invest" in the garden by contributing towards the costs of operating the garden and the work required to maintain common areas and facilities, in addition to working their individual plots.
- Basic garden costs such as water and insurance can be recovered through a registration fee.
- Cultivation that reflects a particular cultural heritage and/or diversity within the garden should be encouraged.



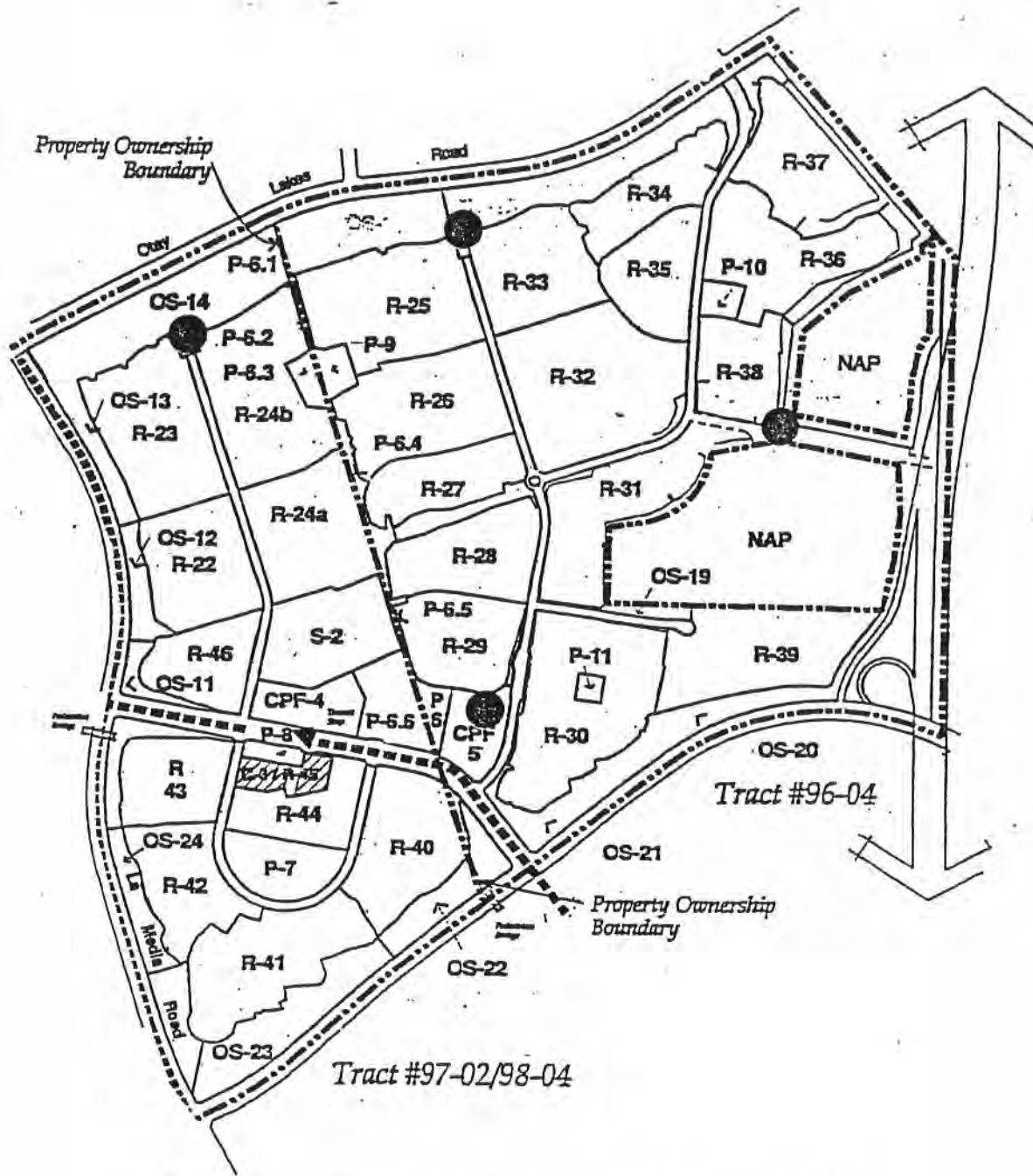
1. Shade/Seating
2. Storage Area
3. Garden Plots 100 – 400 Square Feet
4. Wall and Shrub Screen at the Edges

**Exhibit 20**



● Potential Community Garden Locations – Village One

Exhibit 21



● Potential Community Garden Locations – Village Five

Exhibit 22

**E. Recycled Water Use**

Consistent with the Otay Ranch GDP, it is anticipated that recycled water will be utilized to irrigate street parkway and median landscaping and manufactured slopes, parks and open space areas. The SPA One recycled water demand and distribution system are described in the *Subarea Master Plan of Potable and Recycled Water for Otay Ranch SPA One* prepared by Wilson Engineering (November 1998).

**F. Phasing**

The build out of SPA One generates a demand for 54.3 acres of local parks (36.2 acres of neighborhood parks and 18.1 acres of community park land) to satisfy the 3 acres/1,000 residents local park standard. As described below, the SPA One Land Use Plan identifies 45.0 acres of neighborhood parks within Villages One, Five and One West (36.5 acres of neighborhood parks are eligible for park credit). The remaining 17.8 acres of local parks are allocated to the future 25 acre community park within Village Two identified in the Otay Ranch GDP.

Based on the overlapping phasing scenario described in the Otay Ranch Village Phasing Plan and provided for in the GDP, community park demand may be met within a community park identified in the Village Phasing Plan for a future Otay Ranch phase/village.

**SPA ONE** *Parks, Recreation, Open Space and Trails Master Plan*  
**OTAY RANCH**

**1. Neighborhood Parks**

The build out of SPA One generates a demand for 36.2 acres of neighborhood parks. The SPA One land use plan includes 45.0 acres (36.5 acres are eligible for park credit) of neighborhood and pedestrian parks distributed throughout SPA One. The following table depicts projected neighborhood park phasing for SPA One.

**Exhibit 23**  
**SPA One Neighborhood Park Phasing**

	DUs	Population	Demand <sup>8</sup> Park Acres	Supply Park Acres	Eligible Park Credits <sup>9</sup>	Net Park Acres +/- Standard	Cumulative Standard /Ownership
<b>Village 1</b>							
Blue	568	1,636	3.3	12.4	10.2	6.9	6.9
Green	634	1,826	3.7	2.2	-	(3.7)	3.3
Brown	310	893	1.8	6.4	6.4	4.6	7.9
Purple	1,227	3,534	7.1	0.8	-	(7.1)	0.8
<i>Subtotal</i>	<i>2,739</i>	<i>7,888</i>	<i>15.8</i>	<i>21.8</i>	<i>16.6</i>		
<b>Village 1E/SW</b>							
Grey	1,010	2,909	5.8	8.0	7.1	1.3	1.3
Orange	601	1,731	3.5	5.7	5.7	2.2	3.5
<i>Subtotal</i>	<i>1,611</i>	<i>4,640</i>	<i>9.3</i>	<i>13.7</i>	<i>12.8</i>		
<b>Village 5</b>							
Pink	236	680	1.4	1.3	-	(1.3)	(1.3)
Yellow	561	1,616	3.2	2.5	2.0	(1.2)	(2.5)
Red	301	867	1.7	0.6	-	(1.7)	(4.3)
<i>Subtotal</i>	<i>1,098</i>	<i>3,162</i>	<i>6.3</i>	<i>4.4</i>	<i>2.0</i>		
<b>Village 1W</b>							
Silver	409	1,178	2.4	-	-	(2.4)	(2.4)
Gold	436	1,256	2.5	5.1	5.1	2.6	0.2
<i>Subtotal</i>	<i>845</i>	<i>2,434</i>	<i>4.9</i>	<i>5.1</i>	<i>5.1</i>		
<b>TOTAL Neighborhood Park</b>	<b>6,293</b>	<b>18,124</b>	<b>36.2</b>	<b>45.0</b>	<b>36.5</b>		
Community Park ac/1,000 pop	@1.0		18.1	17.8	17.8	(0.3)	
<b>TOTAL SPA ONE</b>			<b>54.3</b>	<b>62.8</b>	<b>54.3</b>	-	-

<sup>8</sup> Neighborhood park demand is calculated at 2 acres/1,000 residents.  
<sup>9</sup> Assumes 50% park credit for pedestrian parks or no park credit for pedestrian parks located within neighborhoods with attended entrances.

**2. Community Parks**

The build out of SPA generates a demand for 18.1 acres of community parks. SPA One identifies 45.0 acres of neighborhood parks (36.5 acres of neighborhood parks are eligible for park credit). The SPA One neighborhood park demand is 36.2 acres. The community park acreage required to satisfy the 3 acres/1,000 residents local park standard is reduced to 18.1 acres. Consistent with the GDP, SPA One does not contain a community park site. The Otay Ranch General Development Plan identifies a total of 78 acres of community park land in three community park sites (Village 2, 10 and the EUC). The demand created by SPA One will be satisfied within the 25 acre Village Two community park.

The following table depicts community park phasing Ranch-wide. The analysis (Exhibit 26) assumes that Village Three is developed as industrial and Villages Nine and Ten are developed as a university. This results in a reduced demand for community parks from the 78 acres identified in the GDP to 67.7 acres. Under this phasing scenario, an alternative community park site would be located within the Otay Valley Parcel to replace the Village Ten 28 acre community park site.

**Exhibit 24**  
**Proposed Community Park Phasing Ranch-Wide**

	Village	DUs	Pop	Demand		Provided <sup>3</sup>		
				1 ac/1000	Cum	CP Acres	Cum	Diff.
First Western Phase	1	2,968	8,548	8.5	8.5		0.0	-8.5
	5	2,480	7,142	7.1	15.7	18.0	18.0	2.3
	1W	845	2,434	2.4	18.1		18.0	-0.1
Second Western Phase <sup>1</sup>	2	1,941	5,590	5.6	23.7	7.0	25.0	1.3
	6	2,232	6,428	6.4	30.1		25.0	-5.1
	3	0	0	0.0	30.1		25.0	-5.1
First Eastern Phase	13	2,438	7,021	7.0	37.2		25.0	-12.2
	14	1,713	4,933	4.9	42.1	14.0	39.0	-3.1
Third Western Phase	11	1,746	5,028	5.0	47.1		39.0	-8.1
	4	532	1,532	1.5	48.7		39.0	-9.7
	7	1,501	4,323	4.3	53.0	14.0	53.0	0.0
Second Eastern Phase	PA 16	390	1,123	1.1	54.1		53.0	-1.1
	PA 19	20	58	0.1	54.2		53.0	-1.2
	15	516	1,486	1.5	55.6		53.0	-2.6
Fourth Western Phase <sup>2</sup>	8	1,457	4,196	4.2	59.8		53.0	-6.8
	9	0	0	0	59.8		53.0	-6.8
	10	0	0	0	59.8	0	53.0	-6.8
	EUC	2,500	7,200	7.2	67.0	14.9	67.9	0.9
Third Eastern Phase	PA 17	296	852	0.9	67.9		67.9	0.0
<b>Ranch-Wide Total</b>		<b>23,575</b>		<b>67.9</b>		<b>67.9</b>		



**G. Funding and Maintenance**

**1. Alternatives**

The following is a review of currently available financing techniques.

**a. Land Secured Financings**

Land secured financings are bond financings secured by assessment or a special tax levied against real estate. As discussed more fully below, land secured financings are commonly used to raise funds to construct or acquire public infrastructure improvements. California law provides several authorities to structure land secured financings.

**The 1915 Improvement Bond Act, used in connection with either the Improvement Act of 1911 or the Municipal Improvement Act of 1913.**

A full range of traditional public infrastructure improvements may be financed using the 1913/1915 Act proceedings: public streets, sidewalks, gutters, curbs, storm drainage facilities, sewers, water distribution systems, street lighting, traffic signs and signals, freeway overpasses, bridges, landscaping and land stabilization. The costs of such improvements must be spread to properties within the boundaries of an assessment district according to a formula based upon benefit.

**The Landscape and Lighting Act of 1972 (the "1972 Act) used in connection with the 1915 Improvement Bond Act.**

The Landscape and Lighting Act of 1972 is substantially more restrictive than the 1913/1915 Act in that it can only be used in connection with park, landscaping and recreational improvements, including the installation or planting of landscaping, statuary or other ornamental structures, public lighting facilities, recreational facilities such as lights, playground equipment, play courts, parks,

public restrooms, plus the maintenance or servicing of such improvements.

As in the 1913/1915 Act proceedings, the formula which spreads the assessment to the various parcels must be based upon benefit. The 1972 Act provides for an annual assessment to be levied to pay for the maintenance of the improvements, which is not permitted under the other acts.

**The Mello-Roos Community Facilities Act of 1982 (the Mello-Roos Act).**

The Mello-Roos authorization covers a broader range of facilities than the other two proceedings. In addition to traditional infrastructure improvements, which can be financed under the 1913/1915 Act, Mello-Roos also covers certain improvements, which have a more general benefit, such as libraries, park and recreation facilities and school facilities. The facilities must have an estimated useful life of at least five years.

A Community Facilities District (CFD) created pursuant to the Mello-Roos Act may also provide for the following services:

- Police protection
- Fire protection and suppression
- Recreation program services and the operation and maintenance of parks, open space, museums and cultural facilities
- Flood and storm protection services

Services may only be provided, however, when they are in addition to those provided in the territory of the CFD prior to creation of the CFD and may not supplant services already provided.

In contrast with the spread formulas for special benefit assessment bonds, the Mello-Roos formula need not be based upon benefit. The law is relatively silent in this area,

with the only stipulation being that the special tax cannot be levied on an ad valorem basis.

***b. General Obligation Bonds***

In June 1986, Proposition 46 amended the California Constitution to permit cities and certain other local agencies to levy ad valorem property taxes to pay for new general obligation debt, subject to a two-thirds approving vote. The agency's full faith and credit back general obligation bonds. General obligations bonds may be issued to finance the acquisition, construction or completion of a wide variety of real property including parks, transportation improvements and public buildings.

General obligation bonds are payable from the proceeds of ad valorem taxes levied on taxable property. Some bonds may be additionally secured by revenues which flow from facilities financed by the bonds or certain other sources.

Compared to other types of bond issues, general obligation bonds are typically the most cost-effective financing tool. The greatest constraint in selling general obligation bonds is the constitutional requirement for a two-thirds affirmative vote.

***c. Financings Secured by the General Fund***

Financings secured by the General Fund are generally structured as lease/purchases of public facilities. A city's or county's lease or rental payments which secure the financing are annually appropriated by the Legislative body -- typically from the General Fund.

As long-term obligations subject to annual appropriations, the courts have held that lease obligations are not "debt" within the constitutional meaning of that word and, therefore, a city's or county's rental payments are not subject to debt limits or voter approval. Interests in a city's or county's annual lease payments are sold as either lease revenue bonds or certificates of participation.

A lease/purchase financing can be used to finance any leasable physical asset. Facilities such as fire stations, parks or libraries could be financed with lease revenue bonds or certificates of participation. No new sources of funds are generated in the financing process.

Certificates of participation offer a city or county an expeditious vehicle for structuring many project financings. Voter approval is not required and a simple majority vote of the legislative body can effect authorization.

For most non-revenue generating assets of multi-community use, lease financing will be second to only general obligation bonds, in cost-effectiveness. Because of the abatement risk, however, a city's or county's lease obligations will generally be rated a full grade lower than its General Obligation debt.

*d. Impact Fees*

Impact fees are levied to finance a specific activity, facility or service which confers a direct, identifiable benefit on those paying the fee. There are several sources of authority for imposing fees. The Subdivision Map Act (Government Code § 66477 applies to park land dedication "Quimby Act"), as discussed more fully below, authorizes a city or county to impose fees in-lieu of dedications of land or improvements as a condition of subdivision approval. There are several limitations on the imposition of in-lieu fees: (1) there must be an express or implied authorization for the item to be funded by the fee; (2) usually, there must be an implementing ordinance (Government Code § 66411); and (3) the fee must be reasonably related to the project being approved.

The police power is the ultimate authority for requiring development and planning fees in general law cities (California Constitution, Article XI, § 7). The municipal affairs power performs the same function for charter cities (California Constitution, Article XI, § 5).

*e. User Fees*

Cities and counties can enact service or actual use charges to defray the capital and operating costs of services provided by publicly owned enterprises such as parking facilities, sewer and water service, refuse and rubbish collection, libraries, parks and recreational facilities, and others. Government Code § 54344 authorizes the collection of charges for enterprises constructed with revenue bonds under the Revenue Bond Law of 1941. Government Code § 5471 authorizes charges for sewer services, Government Code § 50402, for parks and recreation facilities, and Government Code § 66796.2, for solid waste facilities.

*f. Privatization*

Recent years have seen a growth in the popularity of "privatization" (the use of private contractors or private ownership) to provide local services such as garbage collection, fire protection, and street maintenance. Although it is not strictly a financing measure, it is a strategy used to stretch limited public funds. Privatization has certain advantages: government need not purchase and maintain specialized machinery, personnel for specialized or seasonal tasks need not be maintained on salary, and the costs to the local government of providing service may be reduced.

*g. CEQA*

The California Environmental Quality Act (CEQA), requires cities and counties to mitigate the significant environmental effects of projects they approve or to make special findings of overriding consideration (Public Resources Code Sections 21002 and 21081). Cities and counties may require new development to provide improvements to affected public facilities, such as off-site streets, sewer and drainage systems, fire stations, and school facilities to reduce environmental effects to a level of insignificance. However, state law specifies cities and counties may require these kinds of mitigation measures

only if they have authority to do so independent of CEQA (Public Resources Code § 21004).

*h. Subdivision Exactions*

Subdivision regulations are an exercise of police powers and a principal instrument for implementing the general plan. The State Subdivision Map Act (Government Code Sections 66410 et seq.) authorizes cities and counties to regulate the design and improvement of subdivisions (Government Code § 66411). Design and improvement include the physical layout of a subdivision, dedications of public improvements and easements, and other measures "as may be necessary or convenient to ensure consistency with, or implementation of the general plan" (Government Code Sections 66418 and 66419). The Map act also authorizes cities and counties to require dedications of public improvements or the payment of in-lieu fees for:

- Streets, alleys, public utility easements, and public easements (Government Code § 66475);
- Bicycle paths (cannot be required unless the subdivision contains 200 or more parcels) (Government Code § 66475.1);
- Local transit facilities, such as bus turnouts, benches, shelters, and landing pads (applies to subdivisions with 200 dwelling units or more or 100 acres or more) (Government Code § 66475.2);
- Parks and recreation facilities if a city's or county's general plan or specific plan contains policies and standards for park and recreation facilities (Quimby Act - Government Code § 66477);
- School sites (this is actually a reservation with a right to purchase at a later date) (Government Code § 66478);
- Access to waterways, rivers, and streams (Government Code § 66478.4 and 66478.5)

- Access to public lakes and reservoirs (Government Code § 66478.12);
- Drainage and sanitary sewer facilities (Government Code § 66483); and
- Bridges and major thoroughfares (Government Code § 66484).

*i. Development Agreement*

Upon mutual agreement and consent, a city or county and a property owner may enter into a development agreement. Government Code § 65864-65869.5. An agreement will supersede any change in planning, zoning, subdivision, or building standards in exchange for the applicant's agreement to provide public benefits that would otherwise be unobtainable through the standard development approval process. Government Code § 65865.4.

The contents of the agreement must specify the duration of the agreement, the permitted uses of the property, the density of use, the maximum height and size of the proposed buildings, and provide for reservation or dedication of land for public purposes. The agreement may provide for conditions and requirements for subsequent discretionary action but shall not prevent development for the use and density set forth in the agreement. The agreement may also provide that construction required thereunder be commenced and completed within a specified time. The agreement may also include terms and conditions relating to applicant financing of necessary public facilities and subsequent reimbursement over a period of time. Government Code § 65865.2.

Unless otherwise provided by the development agreement, regulations governing permitted uses of the land, density, design, improvement and construction standards and specifications applicable to development of the property subject to a development agreement, are the regulations in force at the time of execution of the agreement.

**2. Recommendation**

**a. Local Park Funding**

It is the intention of the applicant to provide local parks through the Parkland Dedication Ordinance (Government Code § 66477) by dedicating land and constructing required park facilities.

**b. Resource Preserve Open Space Funding**

Open space lands within the Resource Preserve will be conveyed to a third party preserve owner/manager consistent with the Conveyance Plan. The Conveyance Plan will be provided in conjunction with the Phase II Resource Plan. Community Facility District 97-2 will fund ongoing maintenance and monitoring activities within the Resource Preserve.

**c. Open Space**

Open space areas outside of the resource preserve will be dedicated as a condition of subdivision exactions. Maintenance of dedicated open space areas will be funded through Community Facility District 97-1.