

# **PARKS, RECREATION, OPEN SPACE & TRAILS PLAN**

## **Village Seven Sectional Planning Area (SPA) Otay Ranch GDP**

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*Project Sponsor*

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**OTAY RANCH VILLAGE SEVEN  
PARKS, RECREATION, OPEN SPACE & TRAILS PLAN**

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# **I. Introduction**

## **A. Purpose**

This Master Facility Plan identifies and describes park, recreation, open space and trail facilities and implementation processes for Otay Ranch Village Seven. This plan complies with the Otay Ranch Parks, Recreation and Open Space goals, objectives, policies and implementation measures identified in the Otay Ranch General Development Plan (GDP) to assure provision of adequate parks, recreation and open space amenities in the development of the Otay Ranch community. The overall GDP goal is to enhance the quality of life for residents and visitors by providing a variety of active and passive recreational opportunities. The goal is to be achieved through specific actions and/or requirements to be implemented at the village level planning and subdivision stages of the project design and approval process. This plan includes the Sectional Planning Area (SPA) level requirements. The Tentative Map (TM) level outline additional requirements for planning parks, recreation facilities, open space and trails provisions associated with the development of Village Seven.

## **B. Regulatory Framework**

The provision and implementation of parks and open space in Village Seven will occur within the following regulatory framework:

### Chula Vista Municipal Code - Planned Community (P-C) Zoning

Otay Ranch is zoned P-C which requires adoption of a general development plan which describes the overall development program and sectional planning area (SPA) plans which detail the development in integrated sub-areas. Section 19.48.090 of the Chula Vista Municipal Code establishes the required content for SPA plans. Subsection C.1.j requires the following information to be contained in a SPA site utilization plan:

Show land uses (including acreage for each), including:

- Parks
- Open Space

### Chula Vista Municipal Code - Parklands & Public Facilities

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

### Otay Ranch General Development Plan (GDP)

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

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

### Chula Vista Landscape Manual

The Chula Vista Landscape Manual outlines the park and open space development process and specific submittal requirements. City staff direction will also determine deliverables at each stage of the process. Subsequent to final map approval, the following process will be initiated:

#### 1. Parks

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

- a. **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.
- b. **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 and approval from the Parks & Recreation Commission and City Council. The plan(s) are to be colored renderings, including, but not limited to, exhibits mounted on foam-core board. All Master Plans will be retained by the General Services Department for presentation purposes and archival data.
- c. **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.
- d. **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.

## 2. Public Open Space

Public open space is one component of the project landscape master plan. The Chula Vista Landscape Manual requires the preparation of an Open Space Concept and Analysis Plan, Master Plan and Construction Documents as described below:

- a. **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.*
- b. **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 include, but not be limited to a rendered plan, mounted on foam-core board and will be retained by the Parks and Recreation Department for presentation purposes and archival data.
- c. **Construction Documents:** The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include: planting, irrigation, construction, grading, layout and related construction details.

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

## 3. Streetscape (Medians & Parkways)

Streetscapes are another component of the project specific landscape master plan. The Chula Vista Landscape Manual requires the preparation of a Master Plan and Construction Documents for Streetscapes (Medians and Parkways) as described below:

- a. **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. The plan shall also indicate tree spacing, plant palette, irrigation concept and maintenance responsibilities. Four copies of this plan is the minimum submittal for routing, however additional copies are frequently required.

b. Construction Documents: The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include: planting, irrigation, construction, grading, layout and related construction details.

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

#### Village Seven Public Facilities Financing Plan

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

#### Entitlement Documents

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

- Tentative Map requirements:
  - Include local park sites in Conditions of Approval
  - Identify funding for local parks and method of construction
  - Review City of Chula Vista Greenbelt Master Plan for existing or proposed trails on adjacent properties to ensure linkages
  - Review of proposed bicycle trails to ensure linkages as shown on the City of Chula Vista Bikeway Master Plan, dated August 1996.
- Subdivision Landscape Master Plan requirements:
  - Include all principal landscape design concepts (same size/scale as Tentative Map)
  - Include all park, recreation, open space and trails
  - Include irrigation concept, wall/fence plan, and signage/entry monuments.
  - Identify ownership and maintenance responsibilities
- Final Map requirements:
  - Dedicate local park sites
  - Assure funding for local parks
  - Implement design guidelines
- Building Permit Requirements:
  - Pay impact fee (if established)

### C. Otay Ranch Goals and Policies

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

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

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

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

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

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

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

*Policy: Minimize park operation and maintenance costs and identify funding sources for continued operation and maintenance of all Otay Ranch park and open space land.*

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

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

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

## **D. Village Seven Parks Requirements**

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

### Otay Ranch GDP

In order to serve the recreational needs of Otay Ranch residents, a standard of three acres of land per 1,000 residents (as calculated applying the Park Dedication Ordinance provisions) shall be provided in the form of local parks. The city-wide Parks Master Plan specifies that a minimum of 7 acres of public neighborhood park be provided in the village and that the remaining acreage requirement be satisfied through contributions toward community parks located elsewhere in Otay Ranch. The ultimate park acreage requirement will be determined by the number and type of dwelling units approved on the Village Seven Tentative Map(s), in accordance with the Chula Vista Municipal Code.

The Village Seven SPA Plan provides a 7.6-acre neighborhood park in the village core and adjacent to the elementary school as required by the draft city-wide Parks Master Plan (see Site Utilization Plan, Exhibit 1).

Within the village secondary area, playgrounds and field areas on the high school and middle school sites will provide additional public recreation opportunities. Although providing recreational facilities and activity areas, these areas are not proposed to receive any credit towards park requirements. Small park/common open space areas (parcels P2/CPF-1 and P3/CPF-2a) are designated within residential neighborhoods R-1 and R-2. These areas are also not proposed to receive any credit towards park requirements, but may be eligible as a credit towards the CPF requirement.

### Chula Vista Municipal Code

The City of Chula Vista Municipal Code, Chapter 17.10, Parklands and Public Facilities (Park Dedication Ordinance), establishes the method by which actual required park acreage is to be calculated, based on the number and type of residential units determined at the Tentative Map level. In accordance with Chapter 17.10, each single family dwelling unit typically generates a need for 460.0 square feet of developed parkland and each multi-family dwelling unit typically generates a need for 341.1 square feet of developed parkland. Based on the proposed mix of residential unit types shown on the Site Utilization Plan, the Code establishes a parkland obligation of approximately 11.49 acres for Village Seven (see Table A below). The actual park acres required will be based on dwelling units and dwelling unit types approved at the subdivision and Design Review stages.



Table A  
**Improved Park Land Dedication Required**

Dwelling Unit Type	Target Unit Count	Park Area/DU	Total (AC)
Single Family Detached	756	460.0 SQ FT/DU	7.98
Multiple Family/ Apartments	448	341.1 SQ FT/DU	3.51
<b>TOTALS</b>	<b>1,204</b>		<b>11.49*</b>
* Actual park acres required shall be based on dwelling units approved in the Subdivision/Design Review process.			

The Municipal Code also describes the requirements for provision of parks as land or in-lieu fees, as well as elements that may be required within neighborhood and community parks. The Village Seven park obligation is met through the provision of 7.6 net acres of neighborhood park land within the village and a fee contribution and/or dedication of land towards community parks elsewhere in Otay Ranch which will be provided per the City of Chula Vista Parks & Recreation Master Plan.

City of Chula Vista Landscape Manual

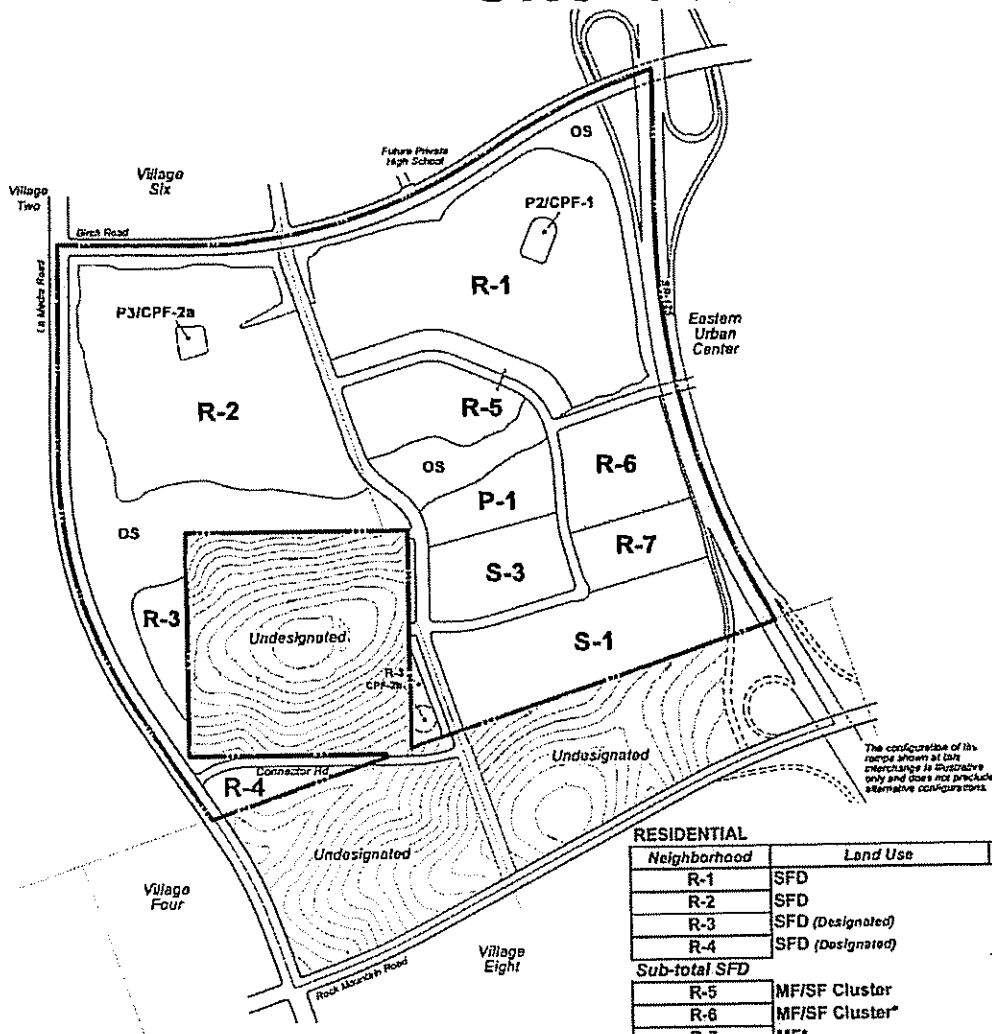
Part Three of the City Landscape Manual addresses the requirements and criteria for public projects, including parks, open space and streetscapes. The Manual provides the requirements for submittals, graphics and standards, design standards and criteria, landscaping, irrigation and trails, which shall be used with staff guidance provided at the time of plan preparation.

Village Seven SPA Plan

The Otay Ranch GDP requires that the SPA-level planning to include definition of the location, acreage and boundaries of neighborhood and community parks and open space. These components are included on the Site Utilization Plan (Exhibit 1). The Public Facilities Financing Plan (PFFP) SPA Plan component includes additional analysis of the phasing and financing of required parkland in Village Seven.

The proposed Village Seven parks, recreation, open space and trails facilities, as identified in the Village Seven SPA Plan, are described in the following chapter of this plan.

# Site Utilization Plan



## RESIDENTIAL

Neighborhood	Land Use	Acres	du/ac	DU
R-1	SFD	50.7	6.8	346
R-2	SFD	50.5	7.4	375
R-3	SFD (Designated)	5.3	4.2	22
R-4	SFD (Designated)	3.1	4.2	13
<b>Sub-total SFD</b>		<b>109.6</b>	<b>6.9</b>	<b>756</b>
R-5	MF/SF Cluster	17.4	7.6	132
R-6	MF/SF Cluster*	12.5	15.4	193
R-7	MF*	8.0	15.4	123
<b>Sub-total MF</b>		<b>37.9</b>	<b>11.8</b>	<b>448</b>
<b>Total Residential</b>		<b>147.5</b>	<b>8.2</b>	<b>1,204</b>

## NON-RESIDENTIAL

Neighborhood	Land Use	Acres
P-1	Public Park	7.6 (7.0 ac net req'd)
P2/CPF-1	CPF (Common OS)	1.1
P3/CPF-2a	CPF (Common OS)	0.7
CPF-2b	CPF	1.0
S-1	High School (Designated)	23.4
S-3	Elem. School	11.1
OS	Open Space (Designated)	47.8
Undesignated	Undesignated Uses	121.3
Cir.	Circulation	62.9
<b>Total Non-Residential</b>		<b>276.9</b>
<b>VILLAGE TOTAL</b>		<b>424.4</b>

\* Refer to SPA Text for provisions to blend these two parcels.



**Vista Verde**  
Village Seven - Otay Ranch



**Exhibit 1**

## **II. Village Park & Recreation Program**

This chapter describes the park, recreation, open space and trails facilities provided within Otay Ranch Village Seven. A neighborhood park will be provided within Village Seven while provisions will be made for the balance of required park acreage towards a community park. The community park obligation is planned to be met with contribution to a park constructed in Village Four, just to the west of Village Seven.

The Otay Ranch Parks and Recreation Facility Implementation Plan (adopted by the City Council on October 28, 1993) identifies the park facility improvement standards for Otay Ranch. The City of Chula Vista Park and Recreation Department has conducted subsequent facilities needs assessments and proposed some modifications to the adopted Otay Ranch Plan. This Village Seven Master Plan strives for consistency with the Otay Ranch Plan and the current and proposed plans and policies of the Parks and Recreation Department. This Master Plan identifies the types, quantities and location of the facilities provided at the Village Seven park site. In addition to identifying specific facility needs and requirements, the goal of the Master Plan is to describe the elements necessary to ensure a rich variety of recreational opportunities, while satisfying identified recreation needs. A Community Park planned for Village Seven is now being considered in Village Four as a preferable alternative.

### **A. Recreation**

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

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

## Parks & Recreational Activity Categories and Accommodations

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

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

Accommodations for recreational activity for Otay Ranch residents will be provided through the following parks and recreational facilities:

1. *Special Recreation Facilities* - Special recreation facility areas provide for recreational needs not fulfilled by conventional public park facilities. Such facilities are privately owned and operated through commercial enterprise, community association or maintenance district and may or may not be provided within Village Seven.
2. *Regional Park* - Regional parks may include recreational activities such as riding and hiking trails, picnic areas, golf course, active and informal play areas and natural open areas. A regional park is planned for the Otay Valley, south of Village Seven.
3. *Community Park* - Recreational facilities in community parks include lighted ball fields and courts, recreation complexes (buildings and swimming pools), and areas for children's play, informal play and picnicking. A community park is planned for Village Four, just to the west of Village Seven.
4. *Neighborhood Park* - Recreational facilities may include ball fields and courts, children's play equipment/tot lots, informal play and picnic areas. A neighborhood park is provided within Village Seven, see Exhibit 2.
5. *Pedestrian Parks* - Pedestrian parks (also known as common usable open space) emphasize informal social and recreational activities. Facilities may include informal play

areas, tot lots and seating areas. The location of these facilities, if any, within Village Seven will be determined through the subdivision process.

6. *Town Squares* - Town squares are the focal points of some village cores and provide the opportunity to create a social center in the village. Facilities may include plazas or open areas for village events and performances, seating areas, tot lots and play areas. A town square may be included in the Village Seven core when it is developed.

7. *Public Schools* - Public school buildings and outdoor play areas provide an opportunity for recreational activities within a village. The location of schools adjacent to parks enhance both uses and may allow for shared use of facilities. Sites for an elementary school and a high school are designated within Village Seven. A middle school may be developed on undesignated property, per the Otay Ranch GDP.

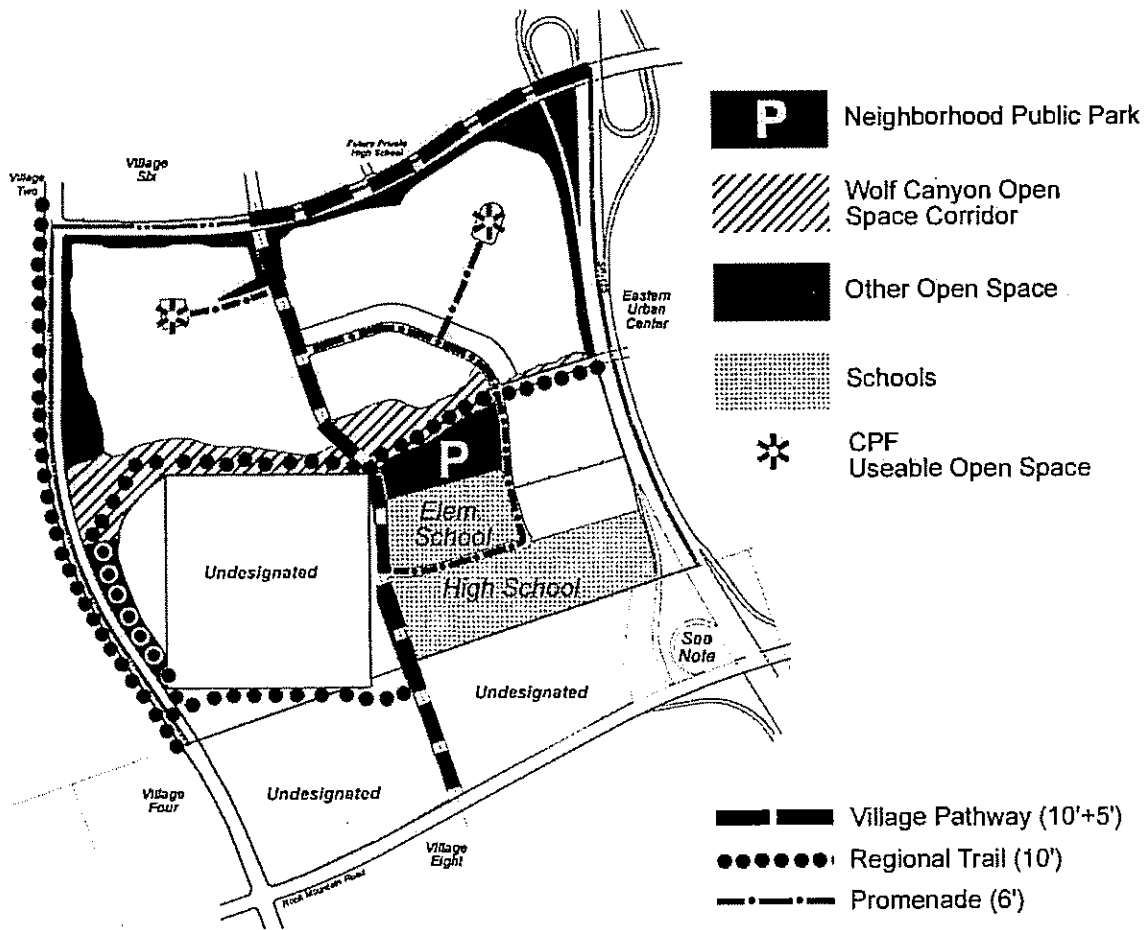
8. *Commercial Centers* - Commercial areas within a village can provide recreational opportunities in the form of outdoor seating and eating areas. Businesses such as cafes, bookstores and bike shops promote leisure and recreational activities.

9. *Community Purpose Facilities (CPF)* - Recreational activities that serve the village may be provided by a community purpose facility such as a church, Boys and Girls Club or similar non-profit entity. Facilities may include swimming pools, senior or teen centers and meeting rooms. Two such sites are shown within Village Seven, CPF-1 and CPF-2a, see Exhibit 2 for locations.

10. *Village Pathway, Paseos and Trails* - Special pedestrian and bicycle routes provide an opportunity for expanded recreation and for conveniently traveling to parks or other recreational sites within a village. See Exhibit 2 for the location of these facilities within Village Seven.

As noted above, a range of recreational activity sites/facilities will be provided in Village Seven. These are depicted on Exhibit 2, Parks & Open Space. A neighborhood park is located between the proposed elementary school and upper Wolf Canyon open space in the village core. The village greenway (east/west connection from the village core), village pathway (north/south connection from the village core) and other trails connect to adjacent villages in all directions, as well as the regional routes paralleling the arterial roads along the village edges. The elementary and high school will definitely provide, and two CPF/park sites may also provide, additional recreational activity sites. Some recreational activities may also be provided in conjunction with commercial uses in the village core, when it is developed.

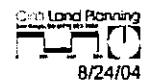
# Parks & Open Space



**Note:**  
The configuration of the interchange ramps shown on this exhibit is illustrative only and does not preclude alternative configurations.



**Vista Verde**  
Village Seven - Otay Ranch



**Exhibit 2**

## **B. Parks**

### Park Development Standards

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

- Areas for ball fields or built facilities (tennis and basketball courts, *etc.*) shall be graded to a 2% slope to provide for proper drainage
- Slopes steeper than 4:1 may not be considered for lawn areas
- Perimeter and interior slopes steeper than 4:1 are not credited towards park acreage
- Graded slopes are to be constructed in conformance with the City's landform grading policies
- All park areas shall be accessible per the American Disabilities Act (ADA) requirements

### Park Description

The Village Seven park is a 7.6-acre (net) neighborhood park located adjacent to the elementary school site in the village core. The park is located near the center of the village to conveniently serve all residents. The location of the park next to the elementary school and Wolf Canyon open space maximizes "green space," vistas and a feeling of spaciousness in the village core. This setting also minimizes the negative affects of play field lights, noise and traffic on nearby sensitive single family residential neighborhoods.

The facilities and improvements within the park will be consistent with the proposed City of Chula Vista Parks & Recreation Master Plan, which is currently being considered for an amendment to the Community Park location. Exhibit 3 depicts a conceptual design of the Village Seven neighborhood park which provides for the following park facilities:

- Open lawn areas and paved walkways (potentially lighted walkways)
- Restrooms/maintenance building
- 1 tennis court
- 1 multipurpose field
- 2 basketball courts (potentially lighted)
- 2 children's play areas (one for 2-5 year-olds and the other for 5-12 year-olds)
- 1 skateboard practice area
- Picnic benches, tables and shelters
- Space for design elements/planting, *etc.*
- Parking lot with 25-30 spaces

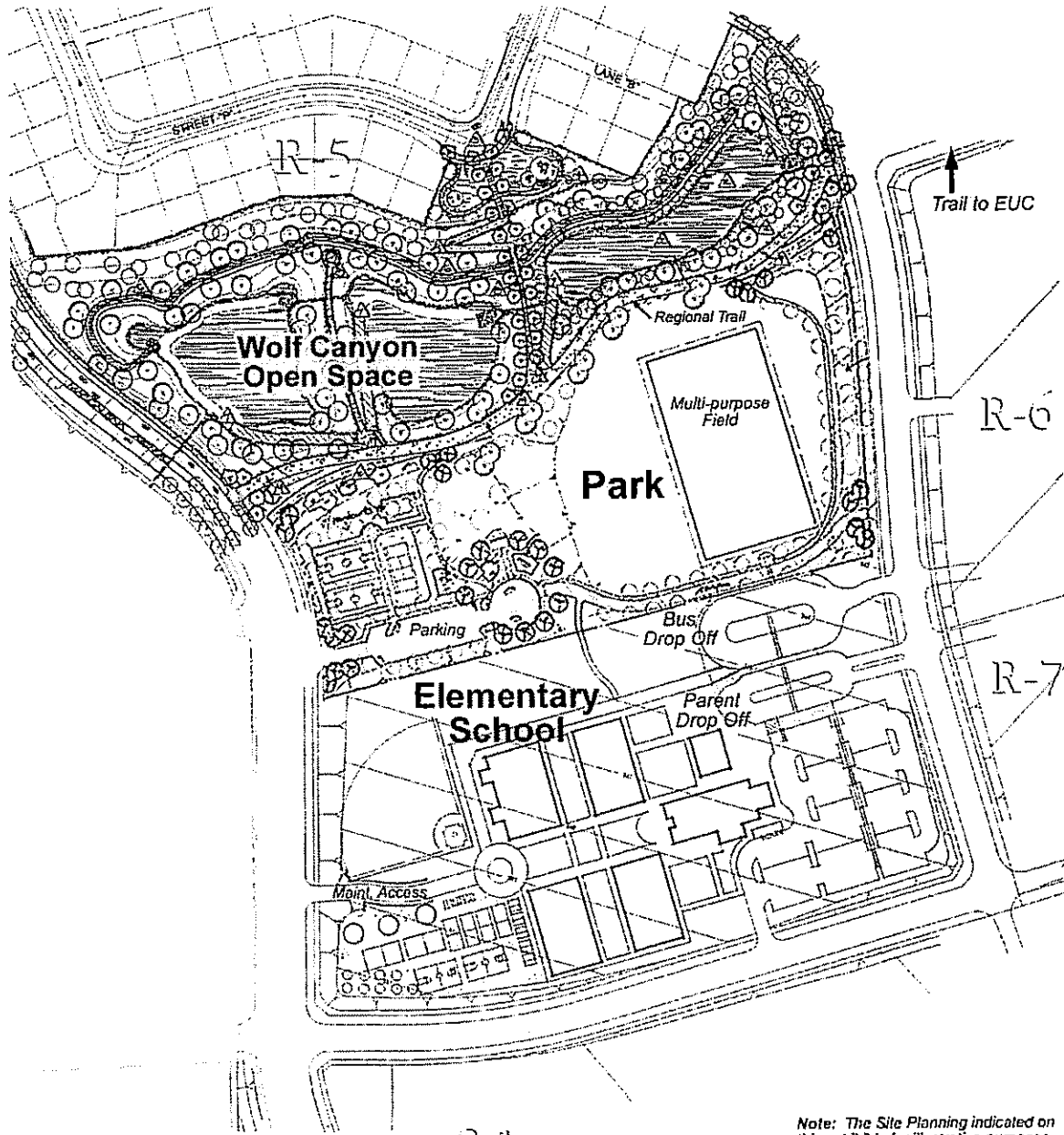
Listed program elements and the conceptual design shown in Exhibit 3 are subject to modification and refinement as the Village Seven project design process progresses.

### Ownership, Funding & Maintenance

The neighborhood park site will be dedicated by landowner/master developer to the City of Chula Vista. The park will be owned and maintained by the City of Chula Vista. Funding for park improvements is governed by the Chula Vista Park Dedication Ordinance. Included as part of the regulations are Park Acquisition and Development (PAD) fees established for the purpose of providing neighborhood and community parks and improvements. The Ordinance provides that fees are paid to the City prior to approval of a final subdivision map. The Village Seven Public Facilities and Finance Plan (PFFP) provides a detailed description of the financing and phasing of the public park.



# Conceptual Design for Elementary School & Park



Sources: Cinti Land Planning, ONA, Inc., Rick Engr., and P&D Consultants.

Note: The Site Planning indicated on this exhibit is for illustrative purposes. Final School and Park design will occur when these facilities are implemented.

**Exhibit 3**

## C. Village Trails

Village Seven has been designed to accommodate the trails program established by the Otay Ranch Overall Design Plan and GDP (see Exhibit 4, Trails Plan). The plan recognizes that provision of bicycle, cart and pedestrian circulation is fundamental to creating a pedestrian-oriented village. All circulation elements within the village have been located and designed to be as accessible as possible, however, some off-street trails traverse steep topography that may limit bicycle use. All village streets and sidewalks have been designed at gradients to facilitate pedestrian, bicycle and cart travel. The plan proposes 25 mile per hour travel speeds on all internal village streets to allow bicycles and carts to travel on village streets without separately designated travel lanes. The landscape treatment and design elements of village trails are illustrated and described in more detail in the Village Design Plan. Additional trail location and dimension details may also be found in the Village Seven SPA Plan, Chapter 3 Circulation.

### Regional Trails

One component of the Regional Trail system identified in the Otay Ranch Overall Design Plan, and the City's Greenbelt Master Plan, occurs within Village Seven. It is the "Village Greenway" located within the open space corridor defined within Wolf Canyon. The greenway includes a regional trail that provides east-west regional circulation through Village Seven and connects to neighborhood trails within the interior of the village. The village greenway will be constructed with the landscaping and drainage improvements within Wolf Canyon which will be dedicated open space. Maintenance is expected to be provided by a maintenance district, homeowner's association or Community Facilities District (CFD).

### Surrounding Pathways/Scenic Corridors

Community-serving paths are located within the 75-foot landscaped parkways along Rock Mountain Road, La Media Road and Birch Road. La Media Road includes a 10-foot off-street (Class I) trail for pedestrian and bicycle use within its ROW. Birch Road and Rock Mountain Road include bike lanes (Class II) adjacent to the curb and a five-foot wide pedestrian path behind the curb on both sides of the street. Village Seven residents can access these routes via village pathways and trails.

The trails will be constructed in conjunction with street construction. Maintenance of all facilities within the public right-of-way will be the responsibility of the City of Chula Vista. Landscape maintenance adjacent to the public ROW is expected to be provided by a maintenance district, homeowner's association or Community Facilities District (CFD).

### Village Pathway

Village pathways are inter-village cart and pedestrian paths that link the Otay Ranch villages and specifically, provide access to the planned regional transit stations. In Village Seven, a public transit station is planned for the village core. Regional fixed route transit stations are to be located in the Village Six Core, to the north, and the Eastern Urban Center, to the east.

From Village Seven, access to the Village Six Core will be via the village pathway extending along the village entry street from Birch Road, while access to the EUC will be via the village greenway described above. Village pathways are proposed along each of the village entries to the village core.

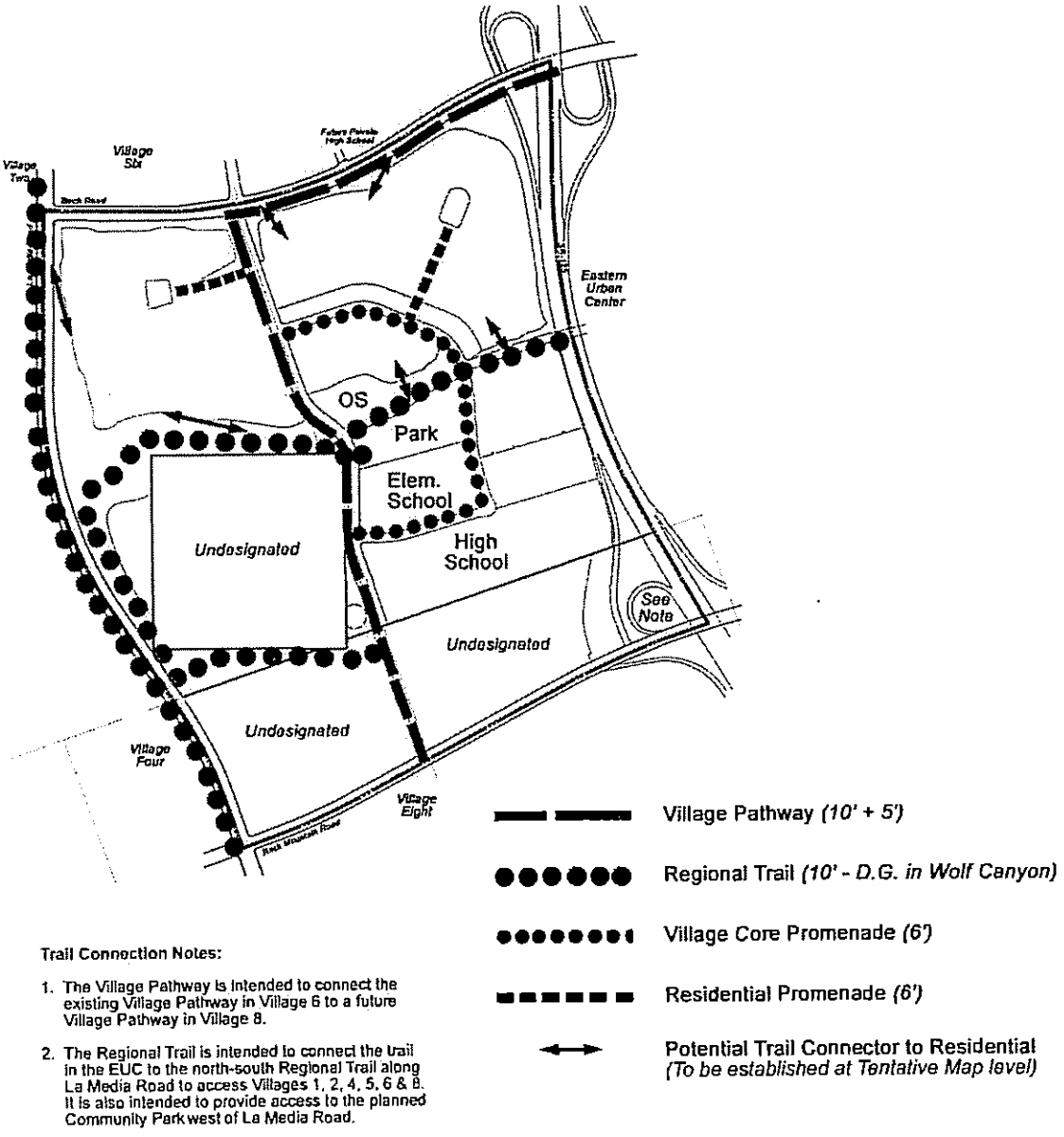
Segments of the village pathway will be constructed concurrent with construction of the adjacent streets. Village path improvements will be within the public ROW and maintained by the City of Chula Vista.

### Village Streets

All village residential streets include sidewalks, landscaped parkways and lighting. The preferred design provides for five-foot wide sidewalks separated from the roadway by a landscaped parkway. The streets have homes on one or both sides. Parking is provided along the sides of the streets. Bike travel is permitted in the roadway without specially designated lanes due to low speed limits. Cart travel is permitted on streets with 25 mph posted speed limits. In the village core areas, wider sidewalks are provided on the non-residential side to allow for window shopping and amenities such as seating and outdoor dining.

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

# Trails



## Vista Verde

Village Seven - Otay Ranch



Exhibit 4

## **D. Open Space**

Open space within Village Seven is comprised of common open spaces including manufactured slopes, the 75-foot (average) parkways adjacent to surrounding major streets, village street parkways, and the Wolf Canyon Open Space/Greenbelt. These open spaces provide pedestrian connections within the village, passive recreational opportunities and view opportunities. Open space lands will be established and maintained through the dedication of open space easements and/or lots to the City, CFD or other appropriate entity.

### Manufactured Slopes

Slopes within the village are located between development areas within the village and along the surrounding major streets.

All manufactured slopes will be constructed and landscaped to City standards and guidelines provided in the Village Design Plan. All slopes (over 3 feet in height) will be permanently irrigated, with the exception of the temporary slopes. Slopes within the public ROW will be maintained by the City. All slopes outside of the public right-of-way will be owned and maintained through a maintenance district or CFD. Irrigation is required on temporary slopes with the exception of hydroseed applications during the rainy season and with sufficient rainfall occurring to establish the plant material.

### Community Gardens

The Otay Ranch GDP requires that policies and guidelines be developed at the SPA level for community gardens. Community garden guidelines regarding size, location, facilities and operations were prepared and adopted in conjunction with the Otay Ranch SPA One project. However, no community gardens are proposed within the Village Seven SPA.

## **E. Water Conservation**

Based on current Otay Water District (OWD) policies regarding new subdivision development, landscaped areas for parks, schools, greenbelts, road medians and multifamily residential are required to utilize recycled water where available. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will irrigate street parkway landscaping, parks and manufactured slopes along open space areas.

The project is located in the OWD Central Service Area which currently receives recycled water from the District's 1.3 million gallons per day (mgd) capacity Ralph W. Chapman Recycling Facility. The recycled water system consists of a series of pump stations, transmission piping and storage reservoirs that will provide recycled water to portions of Otay Ranch, including the Village Seven SPA project area. The existing recycled water distribution system serves Villages One and Five, is being extended to Village Six and connections to the system to serve Village Seven are planned, as described in the Recycled Water discussion in Chapter 7 of the Village Seven SPA Plan.

The recycled water consumption factor for all irrigated areas is 2,230 gallons per day per acre (gpd/ac). Potential demand within Village Seven is estimated in the Recycled Water discussion in Village Seven SPA Plan. Recycled water requirements for the project will be coordinated by the OWD and the City. Phased construction of recycled water facilities, based on the District approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

The Otay Ranch GDP and the Chula Vista Growth Management Program require the approval of a water conservation master plan concurrent with SPA approval. The City of Chula Vista has developed guidelines for the preparation and implementation of Water Conservation Plans. These guidelines require a project to commit to a specific menu of water conservation measures beyond those currently mandated. Some conservation measures may affect the source of irrigation water or the irrigation system implemented for landscaping and/or parks and recreation facilities. Specific commitments for the Village Seven SPA are detailed in the Water Conservation Plan.

#### **F. Brush Management**

Brush Management occurs in all areas where development abuts native area. Even though this condition does not exist in Village Seven a brush management report will be required for this project by a qualified brush management expert. Fire Department standards will be applied to the design of planting at the tops of slopes adjacent to housing.

### **III. Contributions to Otay Ranch Community Parks & Open Space**

#### **A. Community Parks**

The development of Village Seven will generate a total demand for approximately 11.49 acres of neighborhood and community park land. This demand is to be met through the provision of the 7.6 acre neighborhood park within the village and equivalent financial contributions or land dedication to acquire and improve parkland in other locations within Otay Ranch.

Consistent with the Otay Ranch GDP, the community park acreage for Village Seven is to be met at one of the GDP defined community park sites. Village Seven will meet its obligation towards community parks through the payment of PAD fees and/or dedication of land.

Community park facilities will be determined by the plans and policies of the General Services Department, as well as the Chula Vista Parks & Recreation Master Plan (November 2002), which identifies the types and quantities of facilities, and development standards for community parks.

Community park sites are dedicated to the City of Chula Vista. The City of Chula Vista will own and maintain these parks. Chapter 17.10 of the Chula Vista Municipal Code governs funding for the park improvements. The Code identifies Park Acquisition and Development (PAD) fees and establishes fee rates which will be used to provide community parks and improvements. The ordinance provides that fees are paid to the City prior to approval of a final subdivision map.

#### **B. Open Space**

The largest component of open space in the Otay Ranch is the Resource Management Plan (RMP) Preserve. As prescribed by the RMP, the development of each Otay Ranch Village requires a contribution to the Otay Valley preserve. The required contribution is 1.188 acres of open space conveyance per one acre of development less the acreage of "common use lands," (local parks, schools, arterial roads and other land designated as public use areas). The 424.4-acre Village Seven SPA less 276.9 acres of common use and undesignated land yields a net development area of 147.5 acres which requires a conveyance of 175.23 acres.

## **IV. Ownership & Maintenance Options**

The following are options for ownership and maintenance of park, open space and trail facilities in Village Seven. A summary of ownership and maintenance options is provided in Table B at the end of this chapter.

### **A. Maintenance District & Community Facilities District**

Facilities not maintained by private property owners or directly by a public agency will be maintained through a Maintenance District and/or Community Facilities District (CFD). Such areas may include public common areas, common slope areas, common open space, entry landscaping, walls facing the public right-of-way and trails. Certain public facility areas may also be included, as determined by the Director of Public Works, such as detention basins and enhanced median and parkway landscaping in the public right-of-way.

### **B. Public Agency Maintenance**

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

### **C. Chula Vista Public Works Department**

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



**Table B  
Ownership and Maintenance Options**

Land Use or Condition	Ownership		Maintenance				
	Public	Private	General Fund	CFD	Other Public	HOA	Private
Parkways in public R.O.W.	★			★		★	★
Slopes within Open Space lot	★			★		★	
Slopes within Residential lot		★				★	★
Public Park	★		★				
Private Recreation		★				★	
Common Useable OS (public)	★			★			
Common Useable OS (private)		★				★	
Public School	★				★		
Utilities	★		★		★		

★ = Available Ownership and Maintenance Option (more than one option exists for some conditions)

## **V. Phasing**

### **A. Neighborhood Park**

The neighborhood park is within the second development phase of Village Seven. The phasing requirements for the park are described in the Village Seven PFFP.

### **B. Open Space**

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

Conveyance of the RMP land or payment of in-lieu fees will comply with the Phase 2 RMP policies requiring conveyance of 1.188 acres of preserve land for every acre of development area. This conveyance or payment will occur on a phased basis concurrent with the phasing of development activity.

### **C. Trails**

Trails will be phased in conjunction with adjacent development, including regional and village streets, and slope construction.