

APPENDIX I:
SERVICE AGENCY LETTERS

7. Does the City of Chula Vista Fire Department anticipate or expect any long-term (10-year, 20-year, 30-year or longer) impacts associated with fire protection due to anticipated development in the area and within the City? If so, please describe the nature of these impacts and how this project may contribute to those impacts.

No long term impacts are anticipated, unless the City out grows the Fire Department.

CTCV WJ2 2.22



JUN 1 2002

May 30, 2002

David Evans & Associates, Inc.
8989 Rio San Diego Drive, Suite 335
San Diego, CA 92108

This letter is in response to the questions that you inquired about in your letter;

1. The fire stations that serve the site are Station 6 & 4. Station 6 is located at 975 Lane Ave and has one engine and 3 people. Station 4 is located at 850 Paseo Ranchero and has one engine and 4 people.
2. There are plans for one new station, Station 8, which will house one engine and 3 people. Station 8 will be located at East H Street and Mount Miguel Road.
3. The City of Chula Vista Fire Department participates in a mutual aid agreement which is County wide.
4. The existing level of fire protection service is adequate to serve the project area and the City.
5. The estimated response time to the site is 4 minutes and it is considered an adequate response time.
6. The fire access is a minimum of 20 feet of clear, see Spa Standard. The fire flow is 1500 gpm and the hydrant spacing is 500 feet apart.
7. The proposed project will not present an adverse impact to fire protection services.
8. There will be no fire safety standards or requirements imposed on the project (access, exits, construction, etc.)
9. The City of Chula Vista Fire Department does not anticipate or expect any long-term impacts associated with fire protection due to anticipated development in the area and within the City.

If you have any other questions, please feel free to contact me at (619) 409-5849.

Sincerely,

A handwritten signature in cursive script that reads "Rod W. Hastie".

Rod W. Hastie,
Acting Fire Marshal

RH/I



SWEETWATER
UNION HIGH SCHOOL DISTRICT
PLANNING & FACILITIES
1130 FIFTH AVENUE
CHULA VISTA, CA 91911
(619) 691-5553 FAX (619) 420-0339

FACSIMILE

DATE: October 20, 2003
TO: Amy Slater
FROM: Patti Parr
FAX: 260-3428

COMMENTS:

Attached is the summary of our telephone conversation that you sent to me last Friday. I have made one correction and two additions to the summary. If you have any questions, please give me a call at (619) 585-4443.

Thanks.



DAVID EVANS
AND ASSOCIATES INC.

TELEPHONE CONVERSATION

DATE: October 14, 2003 PAGES: 2
 WITH: Parti Parr TELEPHONE NO: (619) 691-5500
 SUHSD Planning Department
 WITH: Amy Slater FAX NO: (619) 260-3428
 TELEPHONE NO: (619) 260-3420
 SUBJECT: School Services
 PROJECT: Village 7 SPA Plan project
 PROJECT NO: CTCV0000-0002

COMMENTS:

The following is a telephone conversation regarding school services in the City of Chula Vista:

Parti Parr said that the information we received previously from the SUHSD was incorrect. The San Ysidro Middle School and the San Ysidro High School would not serve the project site. In fact, the Otay Ranch High and the Rancho Del Rey Middle School would serve the project site. The current enrollment for Otay Ranch High School is 1,113 students, which is below its capacity of 2,400 students. This school currently serves only ninth and tenth graders, because it is fairly new. The current enrollment for Rancho Del Rey Middle School is 1,582 students, which is below its capacity of 1,652 students. Currently, Eastlake Middle School only accommodates seventh graders. However, next year Eastlake Middle School will also serve eight graders. Therefore, the current eighth grade enrollment at Rancho Del Rey Middle School is higher than it would be expected next year when some eighth graders would be attending Eastlake Middle School. Rancho Del Rey has relocatable classrooms and Otay Ranch High School has relocatable locker rooms.

1. What student generation rates are used by the District to project student enrollment?

The student generation rate for middle schools is 0.0526 for multi-family residential and 0.1019 for single-family residential. The student generation rate for high schools is 0.0853 for multi-family residential and 0.1838 for single-family residential. *THIS DATA IS FROM THE SPRING 2003 SCHOOL FACILITIES NEEDS ANALYSIS.*

2. Does the District anticipate or expect any long-term (10-year, 20-year, 30-year or longer) impacts associated with school services to serve future development within the City of Chula Vista? If so, please describe the nature of these impacts and how this project may contribute to those impacts.

Yes, the District anticipates long term impacts; however, two new high schools and two new middle schools will be constructed. The District proposes schools as development occurs. *IT WOULD BE NECESSARY FOR VILLAGE 7 TO CREATE A CFD TO FUND 7-12 FACILITIES TO ENSURE PHAD IMPLEMENTATION.*

4. What student generation rates are used by the District to project student enrollment? Does the District have any specific generation rates relative to commercial, industrial and multi-family residential developments?

The student generation rate is 0.35 for single family. For ~~m~~Multi-family, the District is analyzing the generation rate for multi-family residences and it will be determined within the next two months. This modification will be more effective. Rate still continues to be 0.35.

5. Please provide information on developer fees imposed by the District on new developments.

The District does not have fees. District uses state mandated cost. Project will need to fully mitigate impacts. City does impose developer fees. Standard developer fee-state mandated, and Community Facility District.

6. Does the District have a joint use agreement with the City for the use of school fields and game courts by the public? Please discuss briefly.

The District has a joint use agreement with the City. However, it is up to the principal top ~~prioritize whether or not~~ the school fields and game courts that would be open to the public. Collocate City schools and parks.

7. Does the District anticipate or expect any long-term (10-year, 20-year, 30-year or longer) impacts associated with school services due to anticipated development within the City of Chula Vista? If so, please describe the nature of these impacts and how this project may contribute to those impacts.

The District is anticipating to build one school per year to keep up with the growth of the City. Current year, two schools will be constructed. No long term impacts are anticipated. With the increasing density on the west side, there will be a need of additional school sites. The district will need to closely consider its funding system to insure that the proper funding will be provided for the west side of the City.

8. Is there a CFD for your school district? Please discuss.

There are 15 different districts, and one in each village in Otay Ranch.

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The District has a joint use agreement with the City. However, it is up to the principal whether or not the school fields and game courts would be open to the public.

7. Does the District anticipate or expect any long-term (10-year, 20-year, 30-year or longer) impacts associated with school services due to anticipated development within the City of Chula Vista? If so, please describe the nature of these impacts and how this project may contribute to those impacts.

The District is anticipating to build one school per year to keep up with the growth of the City. No long term impacts are anticipated.

8. Is there a CFD for your school district? Please discuss.

There are 15 different districts, and one in each village in Otay Ranch.



NOV 13 2003

MEMORANDUM

DEPARTMENT OF GENERAL SERVICES LANDSCAPE ARCHITECTURE SECTION

Date: October 29, 2003

To: Amy Slater
David Evans and Associates, Inc.
8989 Rio San Diego Drive, Suite 335
San Diego, CA 92108

From: Mark Caro, Landscape Planner I *MC*

Via: Mary Radley, Landscape Architect *MR*

Project Name: Otay Ranch Village 7 SPA

Project File No.: AP-153

Subject: Telephone Conversations re: Park Services in Chula Vista on 9/22/03 and 10/24/03

This memo is to summarize our conversation this morning as well as provide some clarification to your telephone record from our conversation on 9/22/03. After reading your record, it seemed to imply that parks existing and under construction within Villages 1 and 5 (Heritage Park, Harvest Park, etc.) would serve Village 7 as well. However, after speaking with you on the 24th, I now understand that the intent of the comment was to say that until the Village 7 neighborhood park is constructed the aforementioned parks would serve Village 7. This should further be clarified so that it is understood that the parks in Villages 1, 5 and 6 would serve Village 7, but only on an interim condition. The City's objective will be to condition the developers of Village 7 such that thresholds are set to ensure park provisions within Village 7 are concurrent with the arrival of its occupants.

As you are aware, the City of Chula Vista enforces a Parkland Dedication Obligation (PDO) ordinance that determines the acreage of parkland any development (in this case, Village) is to provide for its residents. CVMC 17.10.040 currently states that the parkland dedication required for single-family developments is 460 sf/unit and 341 sf/unit for multi-family developments. The PDO also indicates a "trigger" such that the construction of the park must commence and/or PAD fees must be paid prior to a certain number of dwelling units being constructed.

In addition, developers are required to pay Parkland Acquisition and Dedication (PAD) fees, again, associated with the number of dwelling units in the development. If the total required park acreage is not provided within that particular Village, the developer must provide the additional acreage in another Village, or pay the associated in-lieu fees or a combination thereof as determined by the City. Because of these provisions, the City would not expect any long-term impacts to parks and recreational services due to anticipated development within Village 7. Parkland for this development will be provided through a

Page: 1 of 2

combination of the on-site neighborhood park and the off-site community park currently proposed in the adjacent Village 4.

I have attached excerpts from the Chula Vista Parks & Recreation Master Plan, for your use. It includes the program for the proposed neighborhood park in Village 6, which would be constructed prior to Village 7.

If you have any questions or would like to discuss this further, please call me at (619) 397-6209.

attachment

Otay Ranch

Unnamed - Community Park (70-Acre)

Phasing: 2010-2015

Park acreage: 70 acres

Primary facilities:

10 Softball Fields with lighting

6 Soccer Fields with lighting

4 Tennis Courts with lighting

4 Basketball Courts with lighting

45 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

3 Play Areas with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Full Size Gymnasium w/Teen Annex (20,000 sq ft)

Aquatic Complex (63,710 sq ft)

Support Facilities:

Open Lawn Areas

Paved Walkways with lighting

Parking Lot with lighting (quantity of parking spaces to be determined through the individual park design process.)

Additional Facilities:

Skate Boarding / Rollerblading Area

Unnamed - Neighborhood Park (Village 1 West)

Phasing: 2000-2005

Park acreage: 5.1 acres

Primary facilities:

1 Softball Field

1 Basketball Court with lighting

7 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Support Facilities:

Open Lawn Areas

Paved Walkways with Lighting

Parking (the need for parking to be determined through the individual park design process.)

Heritage Park - Neighborhood

Phasing: 2000-2005, in construction

Park acreage: 10.57 acres

Primary facilities

- 1 Soccer Field (practice)
- 2 Basketball Courts with lighting
- 17 Picnic Tables, (6 grouped under shade structure)
- 1 Play Area with Play Equipment
- Restrooms / Maintenance Building
- Community Center Building (5,900 sq ft)

Support Facilities

- Open Lawn Areas
- Paved Walkways with lighting
- Parking Lot with lighting (46 spaces.)

Additional Facilities

- Amphitheatre

Harvest Park - Neighborhood

Phasing: 2000-2005

Park acreage: 6.86 acres

Primary Facilities

- 1 Soccer Field
- 2 Basketball Courts with lighting
- 7 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)
- 1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
- Restrooms / Maintenance Building

Support Facilities

- Open Lawn Areas
- Paved Walkways with lighting
- Parking (the need for parking to be determined through the individual park design process.)

Cottonwood Park – Neighborhood

Park acreage: 6.5 acres

Primary facilities:

- 1 Soccer Field
- 1 Softball Field
- 2 Basketball Courts
- 10 Picnic Tables, (6 with family sized shade structures and 1 group shade structure with 4 tables)
- 1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
- Restrooms / Maintenance Building

Support Facilities:

- Open Lawn Areas
- Paved Walkways with Lighting
- Parking Lot with Lighting (29 spaces)

Santa Cora Park – Neighborhood

Phasing: 2000-2005

Park acreage: 5.3.0 acres

Primary facilities:

- 1 Tennis Courts with lighting
- 1 Basketball Courts with lighting
- 19 Picnic Tables, (6 with family sized shade structure)
- 1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Support Facilities:

- Open Lawn Areas
- Paved Walkways with Lighting

Additional Facilities:

- Overlook area with seatwall and benches

Unnamed - Neighborhood Park A (Village 2)

Phasing: 2005-2010

Park acreage: 7 acres

Primary facilities:

- 2 Softball Fields
- 2 Tennis Courts with lighting
- 2 Basketball Courts with lighting
- 7 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)
- 1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)
- Restrooms / Maintenance Building

Support Facilities:

- Open Lawn Areas
- Paved Walkways with Lighting
- Parking (the need for parking to be determined through the individual park design process.)

Unnamed - Neighborhood Park B (Village 2)

Phasing: 2005-2010

Park acreage: 7 acres

Primary facilities:

- 1 Soccer Field
- 1 Softball Field
- 2 Tennis Courts with lighting
- 2 Basketball Courts with lighting
- 7 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)
- 1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Support Facilities:

Open Lawn Areas

Paved Walkways with Lighting

Parking (the need for parking to be determined through the individual park design process.)

Unnamed - Neighborhood Park (Village 4)

Phasing: 2015-2020

Park acreage: 5 acres

Primary Facilities

1 Softball Field

2 Tennis Courts with lighting

2 Basketball Courts with lighting

7 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Support Facilities

Open Lawn Areas

Paved Walkways with Lighting

Parking (the need for parking to be determined through the individual park design process.)

Unnamed - Neighborhood Park (Village 6)

Phasing: 2005-2010

Park acreage: 7 acres

Primary facilities:

1 Softball Field

1 Soccer Field

2 Tennis Courts with lighting

2 Basketball Courts with lighting

7 Picnic Tables, (quantity of shade structures to be determined through the individual park design process.)

1 Play Area with Play Equipment, (age appropriate equipment to be determined through the individual park design process.)

Restrooms / Maintenance Building

Support Facilities:

Open Lawn Areas

Paved Walkways with Lighting

Parking (the need for parking to be determined through the individual park design process.)

Unnamed – Neighborhood Park (Village 8)

Phasing: 2010-2015

Mark Caro
September 25, 2003
Page 2

Parks should be three acres per thousand. The project would not result in long-term impacts to park services because the project would develop a neighborhood park that would satisfy the parkland standard.

11/6/03

To: Amy Slater
Fr: Eric Rhee
Lppq Tolah



DAVID EVANS
AND ASSOCIATES INC.

TELEPHONE CONVERSATION

DATE: September 25, 2003 PAGES: 1
 WITH: Eric Rhee TELEPHONE NO: (619) 691-5286
 Chula Vista Library
 WITH: Amy Slater FAX NO: (619) 260-3428
 TELEPHONE NO: (619) 260-3420
 SUBJECT: Library Services
 PROJECT: Village 7 SPA Plan project
 PROJECT NO: CTCV0000-0002

COMMENTS:

The following is a telephone conversation regarding library services in the City of Chula Vista:

1. Please provide information on book volumes and facilities available at the libraries. Project would use the shared library on Eastlake High School, (after school hours only) which has 39,959 volumes, four staff, 10,000 square feet of space.

Residents would go to South Chula Vista Library, located at 389 Orange Avenue, which has 180,913 volumes, 30,000 square feet. This does not include the literacy component, which is 7,000 square feet.

2. Are there plans for new libraries in the project area or in the City of Chula Vista? If so, please provide information.

NO. ~~Yes, the Rancho del Rey Library is proposed, which is located at Paseo Ranchero and East H Street. (This library is not in the Village 7 SPA service area).~~
Comments under #1 apply exclusively to the subject area.

3. Does the Library anticipate or expect any long-term (10-year, 20-year, 30-year or longer) impacts associated with the provision of library services due to anticipated development within the City? If so, please describe the nature of these impacts and how this project may contribute to those impacts.

at existing libraries
Yes, the Libraries are reducing staff and hours based on budgets for the next few years. *There is a serious question regarding the ability to allocate general fund money for operating expenses for new facilities over the long term. As the school districts in the development area continue to cut back on library service & resources, students in Village 7 SPA will rely more on limited library resources with the likelihood we will be unable to meet the*

ratio of books per capita and square footage for libraries



DAVID EVANS
AND ASSOCIATES INC.

TRANSMITTAL

DATE: September 25, 2003 PAGES: 1
 TO: Eric Rhee TELEPHONE NO: (619) 691-5286
 Chula Vista Library
 FROM: Amy Slater TELEPHONE NO: 619.260.3420
 FAX NO: 619.260.3428
 PROJECT: Village 7 SPA/HS #13 EIR
 PROJECT NO: CTCV0000-0002

- AS YOU REQUESTED
 FOR YOUR APPROVAL
 RETURN REQUESTED
 FOR YOUR INFORMATION
 RECORDS MANAGEMENT
 FOR YOUR USE

ITEM	COPIES	DATE	DESCRIPTION
1	1	10/14/03	Telephone Conversation Record

COMMENTS:

The following attachment is a telephone conversation record from 10/10/03, which pertains to library services for the Village 7 Sectional Planning Area Plan and Sweetwater Union High School #13 project area. Please verify that this information is correct. If you have any changes, corrections, or additional information to that contained in the telephone conversation record, please call me at (619) 260-3420 or email me at aes@dcainc.com.

