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MEMORANDUM

To:	Justin Gibson, Fire Division Chief: Director of Fire Prevention and Support Services, Chula Vista Fire Department
From:	Michael Huff, Principal Fire Protection Planner
Subject:	2nd Amendment to University Villages - Village 3 North and Portion of Village 3 Fire Protection Plan (2014)
Date:	February 17, 2021
Attachment (s):	Attachment 1 – Figures 2a and 2b – R-6, R-20, and R-19 Revised Land Use Maps Attachment 2 – Revised Figure 12 – Village 3 Fuel Modification Zones

Background

The Chula Vista City Council approved the Village 2, 3 and a Portion of Village 4 Sectional Planning Area Plan in 2006 (2006 SPA), which designated Village 3 as a business park with industrial land uses. The Villages 2, 3 and a Portion of Village 4 Fire Protection Plan was also approved in 2006 (2006 FPP) and incorporated the FlatRock Parcel described below. This amendment would supersede the 2006 FPP as it relates to the FlatRock Parcel.

The Chula Vista City Council approved the Village 3 North and a Portion of Village 4 Sectional Planning Area Plan in 2014 (2014 SPA), which included the Village 3 North and a Portion of Village 3 Fire Protection Plan (2014 FPP). In 2016, the City approved the first amendment to the 2014 FPP to reflect the revised SPA for Village 3 North and a Portion of Village 4 (2016 SPA) and a new Tentative Map for Village 3 North.

After approval of the Village 3 North entitlements, HomeFed Village III, LLC (Owner/Applicant) initiated development and construction of the approved Village 3 North land uses, with construction of most of the land uses completed between 2016 and 2020. A portion of the Industrial land uses north of Heritage Road, the two sites designated for office development south of Heritage Road and the R-6 residential neighborhood south of Main Street are graded but not constructed as of this date.

In May 2020, HomeFed Village III, LLC/FlatRock, LLC (Applicant) filed an application with the City of Chula Vista to amend the land uses within four parcels. The proposal would amend the two Village 3 North office parcels from Office to High Residential and the R-6 residential parcel from Medium Residential and Medium-High Residential. In addition, the proposal would incorporate a parcel located south of Main Street (FlatRock Parcel) into the Village 3 SPA boundary and amend the land use designation from Industrial to Medium-High Residential.

In order to provide the City with information necessary to evaluate the proposed amendments to the 2014 FPP, Dudek compared the 2014 FPP and the 1st amendment to the FPP (2016 FPP), with the proposed revised Tentative

Maps (TMs) and land use changes. Based on the evaluation, it was determined that the findings of the 2014 FPP remain applicable and valid with some minor changes described below. The 100' Fuel Modification Zones will remain the same throughout the Village 3 Project area, however, the addition of a minimum 100-foot wide fuel modification zone around Parcel R-20 is proposed based on the results of the recent fire behavior models . Fuel modification and fire safety standards will be implemented consistent with Section 4.0 and 4.1 of the 2014 FPP, including two fuel modification zones, Zones 1 and 2.

Item 1. Approved 2014 Fire Protection Plan Amendment – REVISED PROJECT DESCRIPTION AND LAND USE CHANGES.

Otay Ranch Village 3 is a mixed-use village located in the southwest portion of Otay Ranch. While completing a re-planning effort for the Village 3 North area in 2016, HomeFed Village III, LLC/FlatRock, LLC (Applicant) began grading/construction. Village 3 North is completely graded, and all associated infrastructure has been constructed, with the exception of Main Street improvements. The village is built-out, with the exception of several industrial pads located north of Heritage Road and the R-6 residential neighborhood. The FlatRock Parcel is partially developed with a water quality basin that serves Village 3 to the north.

Amendments to the Chula Vista General Plan (CVGP), Otay Ranch General Development Plan (GDP), the Village 3 North and a Portion of Village 4 SPA Plan, the Village 9 SPA Plan and the Village 9 Tentative Map are necessary to implement the proposed changes. Tentative maps for the residential parcels R-6, R-19 and R-20 are also necessary to implement the proposed changes. The unallocated and unused units currently authorized within Village 3 (377 DUs) and the units proposed to be transferred from Village 9 (41 DUs) would be allocated to R-6, R-19 and R-20 per the Village 3 and a Portion of Village 4 Land Use Summary Table provided below. The proposed amendments would increase the total Village 3 residential unit count from 1,597 units to 1,638 units and correspondingly reduce the total Village 9 residential unit count from 4,000 units to 3,959 units, resulting in no new units within Otay Ranch. The following table summarizes the unallocated/unused units currently authorized within Village 3 and the proposed transfer units from Village 9 to Village 3 to achieve the proposed allocation of 418 units within the proposed project:

The Proposed Project includes the following:

<u>CVGP/GDP Amendments</u>

- Update the CVGP and GDP Land Use Maps and tables to change the land use designations for R-6 from Low-Medium Residential to Medium-High Residential; R-19 from Professional & Office to High Residential and R-20 from Limited Industrial to Medium-High Residential.

<u>Village 3 North and a Portion of Village 4 SPA Amendment</u>

- Expand the SPA boundary to include the FlatRock Parcel which includes a parcel currently designated Limited Industrial and adjacent Open Space and Preserve Open Space areas.
- Change the land use designation and rezone a portion of the FlatRock Parcel from Industrial (I) to Residential (RM-1), designate the residential parcel "R-20" and allocate 116 multi-family units to R-20.
- Change the land use designation and rezone parcels O-1 and O-2 from Office (O) to Residential (RM-2), designate the parcel "R-19" and allocate 224 multi-family units to R-19.
- Change the land use designation and rezone parcel R-6 from Residential (SF-4) to Residential (RM-1) and allocate 78 multi-family units to R-6.

- Relocate the water quality basin within the R-20 parcel.
- Update SPA Plan text, tables and exhibits to reflect the proposed land use changes.
- Update SPA Appendices – Village Design Plan, Air Quality Improvement Plan, PFFP, Fire Protection Plan, Preserve Edge Plan, Affordable Housing Plan, Water Conservation Plan and Energy Conservation Plan to reflect the SPA Amendment.

Tentative Maps

- A Tentative Map is proposed for the R-19 Parcel
- A Tentative Map is proposed for the R-6 and R-20 Parcels

Village 9 SPA Amendment

- Revise the Village 9 Site Utilization Table to reduce the multi-family units within the Urban Center land use category from 1,912 to 1,871 DUs and reduce the total authorized units in Village 9 from 4,000 to 3,959 DUs

Village 9 Tentative Map Revision

- Revise the Land Use Table to reduce the multi-family units in Parcels A, B-1, B-2, D, E-1, E-2, H-1 and H-2 by a combined total of 41 DUs.

Village 3 Core Master Precise Plan

- Update the MPP to reflect the revised land uses within the Village Core (Prior to design review approval for R-19)

Development Agreement Amendments

- Amendments to the Development Agreements between HomeFed Village III Master, LLC and the City and FlatRock, LLC and the City are proposed.

CEQA

The Proposed Project will likely require preparation of an addendum to the University Villages Environmental Impact Report (University Villages EIR) certified by the Chula Vista City Council in December 2014. Analysis of the FlatRock LLC property would rely on the 2006 Villages 2, 3 and a Portion of Village 4 EIR. The technical studies prepared for the University Villages EIR and updated for the 2016 Addendum and the technical studies prepared for the 2006 Villages 2, 3 and a Portion of Village 4 will be evaluated, and the following technical memorandums and studies will be prepared to address plan changes.

- Biological Resources Technical Memorandum (Dudek)
- Air Quality and Global Climate Change Technical Memorandum (Dudek)
- Health Risk Assessment and Nuisance Study (Dudek)
- Noise Assessment Technical Memorandum (Dudek)
- Trip General Memo (Chen Ryan)
- Archaeological Evaluation of Cultural Resources Letter (Dudek)
- Paleontological Resource and Monitoring Assessment Letter (Dudek)

- Drainage Study for Otay Ranch Village 3, R-6 and R-20 Tentative Map (Hunsaker)
- Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) for Otay Ranch Village 3, R-6 and R-20 Tentative Map (Hunsaker)
- Drainage & Storm Water Quality Management Plan Compliance Memo for Otay Ranch Village 3, R-19 Tentative Map (Hunsaker)
- Overview of Sewer Service Update (Wilson Engineering)
- Overview of Water Service Update (Wilson Engineering)
- Geotechnical Investigation Letter (GEOCON)
- Fiscal Impact Analysis Update (Development Planning & Financing Group)

PROPOSED VILLAGE 3 AND A PORTION OF VILLAGE 4 SITE UTILIZATION TABLE:

Land Use	Land Use	Acres	Units	Target Density
VILLAGE 3				
Single Family				
R-1	SF	12.4	80	6.4
R-2	SF	12.3	65	5.2
R-3	SF	11.5	104	9.1
R-4	SF	9.5	75	7.9
R-5	SF	7.5	46	6.1
R-7	SF	3.8	22	5.8
R-8	SF	5.5	43	7.8
R-9	SF	6.7	40	6.0
R-10	SF	9.5	98	10.3
R-11	SF	5.7	37	6.5
R-12	SF	3.1	24	7.7
R-13	SF	6.6	58	8.8
R-17	SF	5.7	53	9.3
R-18	SF	2.3	24	10.4
Single Family Total		**102.1**	**769**	**7.5**
Multi Family				
R-6	MF	5.6	78	13.9
R-14	MF	5.0	71	14.2
R-15	MF	3.9	54	13.9
R-16 a/b	MF	4.6	54	11.7
R-19	MF	8.3	224	27.0
R-20	MF	10.9	116	10.6
Multi Family Total		**38.3**	**597**	**15.6**
Mixed Use				
MU-1a-d	MU	1.8	30	16.7
MU-2a-e	MU	7.2	242	33.6
Mixed Use Total		**9.0**	**272**	**30.2**

Land Use	Land Use	Acres	Units	Target Density
Residential Total		**149.4**	**1,638**	**11.0**
Community Purpose Facilities				
CPF-1	CPF	0.9		
CPF-2	CPF	0.9		
CPF-3	CPF	0.9		
Total CPF		**2.7**		
Private Open Space (POS 1-17)	**POS**	**5.3**		
Public Park P-1	**P**	**8.1**		
School	**S**	**8.3**		
Industrial				
I-1a	I	6.3		
I-1b	I	6.4		
I-2	I	4.6		
I-3a	I	4.2		
I-3b/c	I	7.8		
Total Industrial		**29.3**		
Open Space				
Open Space @ Village 3 North (OS 1, 2, 4-8, 17)	OS	19.8		
Open Space @ R-6/R-20 (OS 1-8)	OS	7.7		
Preserve @ Village 3 North (OS-12)	OS	157.2		
Preserve @ R-20 (OS-1)	OS	35.1		
Total Open Space		**219.8**		
Circulation				
External Circulation		21.0		
Internal Circulation		16.2		
Total Circulation		**37.2**		
Subtotal Village 3		**460.1**	**1,638**	
VILLAGE 4 (por)				
Public Park P-2	**P**	**17.8**		
Open Space (OS 9-11)	**OS**	**11.9**		

Land Use	Land Use	Acres	Units	Target Density
Subtotal Village 4 (por)		29.7		
TOTAL		489.8	1,638	

Item 2. Proposed Text Amendments by FPP Section

This is an amendment to the 2014 FPP and is a stand-alone document that addresses the proposed revisions to the Village 3 project area. All proposed amendments supersede the approved 2014 FPP for the following sections and shall be implemented within the R-6, R-19 and R-20 Village 3 Parcels:

1. **Section 1.3 Applicable Codes/Existing Regulations** shall be amended to also state that all new parcels and/or parcels with change of use/density shall include the application of the current 2019 Chula Vista Fire Code, namely Title 15 – Building and Construction, Section 15.36 which has adopted the 2019 California Fire Code, Section 15.08 adopting the 2019 California Building Code, specifically, Chapter 7A for development in wildland urban interface areas, and Section 15.09 adopting the 2019 Residential Code.

2. **Section 3.0 – Fire Response Capabilities** amendments address the outcome of the response time analysis prepared for parcels R-6, R-19 and R-20, changed circumstances and current data from the Proposed amendments to Section 3.0 are shown in redline format below.

3.0 Fire Response Capabilities

3.1 Estimated Calls and Demand for Service from the Project

This section analyzes the Village 3 ~~North~~ and Portion of Village 4 Project, including parcels R-6 and R-19 and incorporates parcel R-20 not previously included in the Village 3 North planning area, in terms of current CVFD Fire Service capabilities and resources to provide Fire Protection and Emergency Services. The analysis that follows examines the ability of the existing fire stations as well as fire stations planned in the approved FFMP to serve the area, including parcels R-6, R-19, and R-20 and ensure the timely provision of local fire protection and emergency service facilities. Response times were evaluated using build-out conditions. It was assumed that phased construction would include access roads to the newly constructed dwelling units and that the shortest access route to those dwellings would be utilized.

The nearest existing stations (Stations 3 and 7) vary with regard to their current call volume. The following call volumes were ~~estimated~~ taken from the ~~Chula Vista Fire Department's FFMP. Station 3 included responses from engine 53 (800 calls) and rescue unit 53 (1,250 calls) and Station 7 responses included engine 57 (1,100 calls) and truck 57 (350 calls).~~ City of Chula Vista's Fiscal Year 2017 Annual Report, Section 3.4[1]. Total calls for the CVFD are estimated to be approximately 23,000 annually[2]; Station 3 responded to 858 total fire and EMS calls, while Station 7 responded to 1,060 total fire and EMS calls.

[1] https://www.chulavistaca.gov/home/showdocument?id=15111
[2] https://www.chulavistaca.gov/departments/fire-department/about-us

These call volumes can be used to calculate average daily call volume. Based on the total number of calls handled in ~~2009~~ 2017 by each of these stations, the average daily call volume for each of the units within Stations 3 and 7 were:

- **Station 3:** 858 total calls = 2.5 calls per day~~engine 53 – 2.1 calls per day, rescue 53 – 3.4 calls per day~~
- **Station 7:** 1,060 total calls = 2.9 calls per day~~engine 57 – 3.0 calls per day, truck 57 – 1.0 calls per day~~

As shown in Table 6, using the CVFD estimate of ~~67~~ 84 annual calls per 1,000 population (2017 ~~2009~~ data), the Project's estimated 5,242 ~~5,126~~ residents and visitors would generate approximately 440 ~~343~~ calls per year (about ~~0.94~~1.2 calls per day), roughly 80– 85% of which (1.0~~0.8~~) call per day are expected to be medical emergencies, based on past call statistics.

Table 6. Calculated Call Volume Associated with the University Villages

Emergency Calls per 1,000 (~~2009~~ 2020 Chula Vista Data)	Estimated Population	Avg. No. Calls per Year (~~5,126~~5,242\1,000)~~x67~~x84	Avg. No. Calls per Day (~~431~~440/365)
~~67~~84	~~5,126~~5,242	~~343~~440	~~0.94~~1.2

Type of call	Per capita call generation factor	Number of estimated annual calls
Total Calls	100%	~~343~~440
Total Fires	1.2%	~~4.1~~5.0
Total EMS/Rescue Calls	85.9%	~~295~~378
Total Other Calls	12.9%	~~44.2~~57.0

The City predicts a population increase in the Otay Ranch Sub Area of some 53,000 people at build out. This corresponds to a calculated call volume of nearly ~~3,500~~ 4,450 calls per year, or roughly ~~10~~ 12 calls per day. This call volume added to existing call volume from existing stations that would respond to ~~this area~~ Village 3, including parcels R-6, R-19, and R-20, as first responder or as components of the Effective Fighting Force (EFF) would represent a significant increase. Additional stations would be necessary, and are planned, as identified by the City in its FFMP, to adequately absorb the increased demand from build out of Otay Ranch. With the addition of two planned fire stations in the area, as described in Section 3.2, and the currently low call volume at Stations 3 and 7, the additional calls associated with build out can be absorbed and would result in acceptable emergency response. Only a small number (estimated at ~~4.1~~5.0 calls per year) of fire related calls would be potentially realized at build out while the majority of calls would be medical related.

Based on the relatively low call volumes from existing, nearby fire stations, there is capacity to respond to a higher call volume. The stations'~~are~~ call volumes are currently considered ~~somewhat~~ approximately average (in terms of daily demand) based on their roughly five or fewer calls per day. A typical station averages around five calls per day and a busy station responds to about ten calls per day. Table 7 presents estimated call volume increases based on the demand from Village 3 ~~North~~ and a Portion of Village 4. The

estimated call volume increase assumes that each station would respond to the calculated ~~0.9~~1.2 calls/day given the proximity of stations.

Table 7. Calculated Call Volume Increase Per Station Associated with Village 3

Chula Vista Fire Station	Current Daily Call Volume	Estimated Daily Call Volume Increase	Estimated Total Daily Call Volumes with proposed Project
3	~~2.1 (engine) + 3.4 (rescue)~~2.5	~~0.94~~1.2	~~6.4~~3.7
7	~~3 (engine) + 1 (truck)~~2.9	~~0.94~~1.2	~~4.9~~4.1

If based only on call volume, the existing stations would be able to respond to Village 3 ~~North~~ and a Portion of Village 4 call volume increases. However, response times and cumulative call volume increases in Chula Vista's developing areas must also be considered when determining whether existing resources are adequate, or whether additional resources are necessary. Longer response times to structural fire emergencies may be partially mitigated based on the mandate of interior sprinklers in all structures. Sprinklers extend the fire flashover time or extinguish most room fires, thus compensating for a longer response. The measures outlined in the following section would mitigate potential longer response times by limiting the spread of and minimizing risks associated with fires.

3.2 Emergency Response

The Project Site is located within the City of Chula Vista Fire Department jurisdictional area. Village 3 ~~North~~ and a Portion of Village 4 would be serviced by existing Fire Station ~~7~~3, located approximately ~~2.9~~3.43 miles from the furthest point in the project (southern portion of R-20) along with existing Fire Station ~~3~~7, located approximately ~~3.6 8~~3.5 miles from the project. If constructed as anticipated in the approved Chula Vista FFMP, the proposed Village 8 West Fire Station located ~~3.5~~3.8 miles to the most remote portion of Village 3, would also respond to emergency calls for service. Existing Fire Station 4 (~~3.7~~4.2 miles from the furthest portion of Village 3) and ~~the approved EUC~~ Fire Station 9 (~~4.932~~4.8 miles from the furthest portion of Village 3)~~, along with the approved EUC Fire Station (4.9 miles from the furthest portion of Village 3) would possibly also respond~~. Dudek conducted GIS based emergency response modeling from existing and planned fire stations to the furthest portion of Village 3 ~~project~~ to determine potential response coverage. The modeling utilized CVFD input variables that are consistent with the FFMP. Emergency travel time for first arriving engines from each station are provided in Table 8. Automatic and/or Mutual Aid agreements with surrounding fire departments are in place and would result in additional resources that were not analyzed as part of the Village 3 FPP.

Table 8. Village 3 CVFD Emergency Response Analysis

Chula Vista Fire Department Station No.	Total Mileage to Village 3 (furthest point)[1]	Estimated Response Travel Time (minutes)	% of Village within 5-minute travel time
		First Arriving	First Arriving
7	2.93.5[3]	5:.356:00	9079%
3	3.63.4[4]	6:465:49	0%
4	3.74.2	6:567:12	0%
9	4.8	8:15	0%
Proposed Village 8 West	3.53.8	6:366:30	1500%

1. Table 8 presents results of response travel time utilized the travel distances derived from Google road data while travel times are calculated using response speeds at an average of 35 mph, consistent with nationally recognized National Fire Protection Association (NFPA) 1710 and does not include turnout times.
2. Note that the EUC B station was used for modeling prior to selection by the City of EUC A station. Response time differences from EUC A are minimal.
3. Travel distance from CVFD Station 7 achieves 5-minute response time to the northern portion of Village 3, however, it's approximately 0.5 miles further to the southern portion of Land use Area R-6.
4. Travel Distance from CVFD Station 3 is able to provide a faster response time to Land Use Areas R-6 and R-20 (approximately 3.1 miles to southern portion of R-6) than Station 7, however, is not able to achieve the 5-minute response time to any portion of Village 3.

As indicated in Table 8and Figures 9 through 11, the first arriving engine from Station 7 achieves a 5-minute travel time throughout nearly 90 79% of the development, substantially conforming with the approved goal of 7 minutes 90% of the time (5 minutes travel + dispatch + turnout). The 90 79% achievement is based on a study of the number of lots in the project and the percentage of those lots that can be reached within 5 minutes travel using the Insurance Service Office's travel time formula distances derived from Google road data while travel times are calculated using response speeds at an average of 35 mph, consistent with the nationally recognized National Fire Protection Association (NFPA) 1710. The Effective Fighting Force (first 3 engines, 1 truck and battalion chief) could be on-scene within roughly 6:567:12 travel time from three closest existing stations and within 6:366:30 minutes (to the furthest village extent) from the proposed Village 8 West station. In this case, the proposed Village 8 West station does not provide significant time savings, as both EFF responses are under the 8-minute travel time goal.

Station 7 can successfully achieve response to 90 79% of Village 3 North and a Portion of Village 4 within 5 minutes 7.5 second travel time (all of the northern portion of Village 3) and the remainder areas of Village 3 areas (R-6 and R-20) within 5 6 minutes 35 seconds Achievement of 9079% coverage within 5 minutes is considered substantially conforming to the City's standard and the number of dwelling units beyond 5 minutes totals approximately 209 lots194 units in the R-6 and R-20 parcels located south of Main Street, which would not be expected to generate high numbers of calls. The proposed Village 8 West Station, as well as Stations 3 and 4, can respond within roughly 6:567:12 minutes, rounding out the EFF. NFPA 1710 sets the 4-minute response travel time standard, but includes a 90% qualifier, meaning 90% of the responses should include a 4-minute travel time for fire and medical responses. Paramedics (ALS) are not required to arrive until 8 minutes driving time for 90% of incidents, if there is a Basic Life Support (BLS) engine company with AED on scene sooner. Chula Vista includes paramedics on each engine and therefore, exceeds NFPA 1710 to Village 3 North and a Portion of Village 4. Based on the portion of Village 3 North and a Portion of Village 4 that is not within the 4-minute travel time coverage and the number of emergency calls anticipated from those areas, the net effect on the City's ability to meet a 4-minute travel time, 90% of the time will not be significantly affected.

Based on the available firefighting resources from existing stations, the call volume currently experienced along with that generated by Village 3 ~~North~~ and a Portion of Village 4, and the response times achievable by the existing stations, it is expected that overall response will substantially conform with NFPA 1710, at existing response resource levels. Call volume at Stations 7, 3, and 4 are currently estimated at ~~1,200~~1,060, ~~1,500~~858, and ~~1,400~~812 per year, respectively (2017 Fiscal Year Annual Report~~extrapolation from Chula Vista FFMP~~)[3]. The additional ~~0.94~~1.2 call per day expected to be generated by Village 3 ~~North~~ and a Portion of Village 4 would not significantly stress existing emergency response capabilities of existing stations, but when considered cumulatively with surrounding development and related calls, would have the potential to result in a significant impact.

Medical response does not meet the 5.~~5~~:30–6-minute critical time standards for first arriving including dispatch and turnout for the entire Village but does cover a substantial portion of Village 3 within that total response timeframe. With build-out of the area, Station 7 may not be available to respond to every medical emergency at Village 3 ~~North~~ and a Portion of Village 4, thus a slower response may be realized. None of the fire station locations provides an ideal solution to reduce travel times. However, with the addition of the proposed Village 8 West station, Station 7 may be more available to respond to medical and other emergencies in Village 3 ~~North~~ and a Portion of Village 4, resulting in maintenance of a reasonable response travel time (under 7-minutes for first responding) and adequate resources available to respond to typical wildfire and structure fires. Medical emergencies may be slower, unless contract ambulance response can be used to enhance medical emergency response.

3. **Section 4.1 Fuel Modification** (including Sections 4.1.1 and 4.1.2) shall be amended to require that the Project comply with the landscape and fuel modification plant palette contained in the 2014 FPP, Attachment 2, Approved Plant List and Attachment 3, Prohibited Plant List.
4. **Section 4.1.2 Other Vegetation Management** shall be amended to state the interface to the west of Village 3 is bisected by Heritage Road, which provides a 165-foot non-flammable boundary between residential structures and non-maintained fuels, including Manufactured Interior Maintained Landscaped slopes along Heritage Road and the Future Main Street extension, will be consistent with fuel modification zone guidelines. An interim FMZ shall be installed along the southern edge of the Village 3 core (north of the Future Main Street extension) until R-6 and R-20 development sites are completed. The interim FMZ shall be consistent with FMZ guidelines, including a 50-foot irrigated Zone 1 and a 50-foot thinned Zone 2. After completion of R-6 and R-20 development sites, the interim FMZ will be required to be maintained as Manufactured Interior Maintained Landscaped slopes consistent with the fuel modification zone requirements. Figure 12 – *Village 3 North Fuel Modification Zones Map* from the approved 2014 FPP has been updated and amends the FMZs.
5. **Section 4.2 Infrastructure** shall be amended to require that Fire apparatus access roads be marked as Fire Lane in accordance with CVFD standard detail for fire lanes. Locations shall be identified on site plan.
6. **Section 4.2.1 Access** shall be amended to require Fire apparatus access road dimensions be a minimum 24 feet in width and with an unobstructed vertical clearance of 13 feet 6 inches for all new parcels. The Project's engineer shall perform an Auto-Turn Analysis using CVFD auto-turn data and transpose results

[3] https://www.chulavistaca.gov/home/showdocument?id=15111

onto a dedicated sheet. All other layers on this specific sheet shall be turned off, showing only the Auto-Turn Analysis.

7. **Section 4.2.2 Secondary Access, Item 1** shall be amended to require dead end fire apparatus access roads in excess of 150 feet in length be provided with an approved area for turning around fire apparatus.

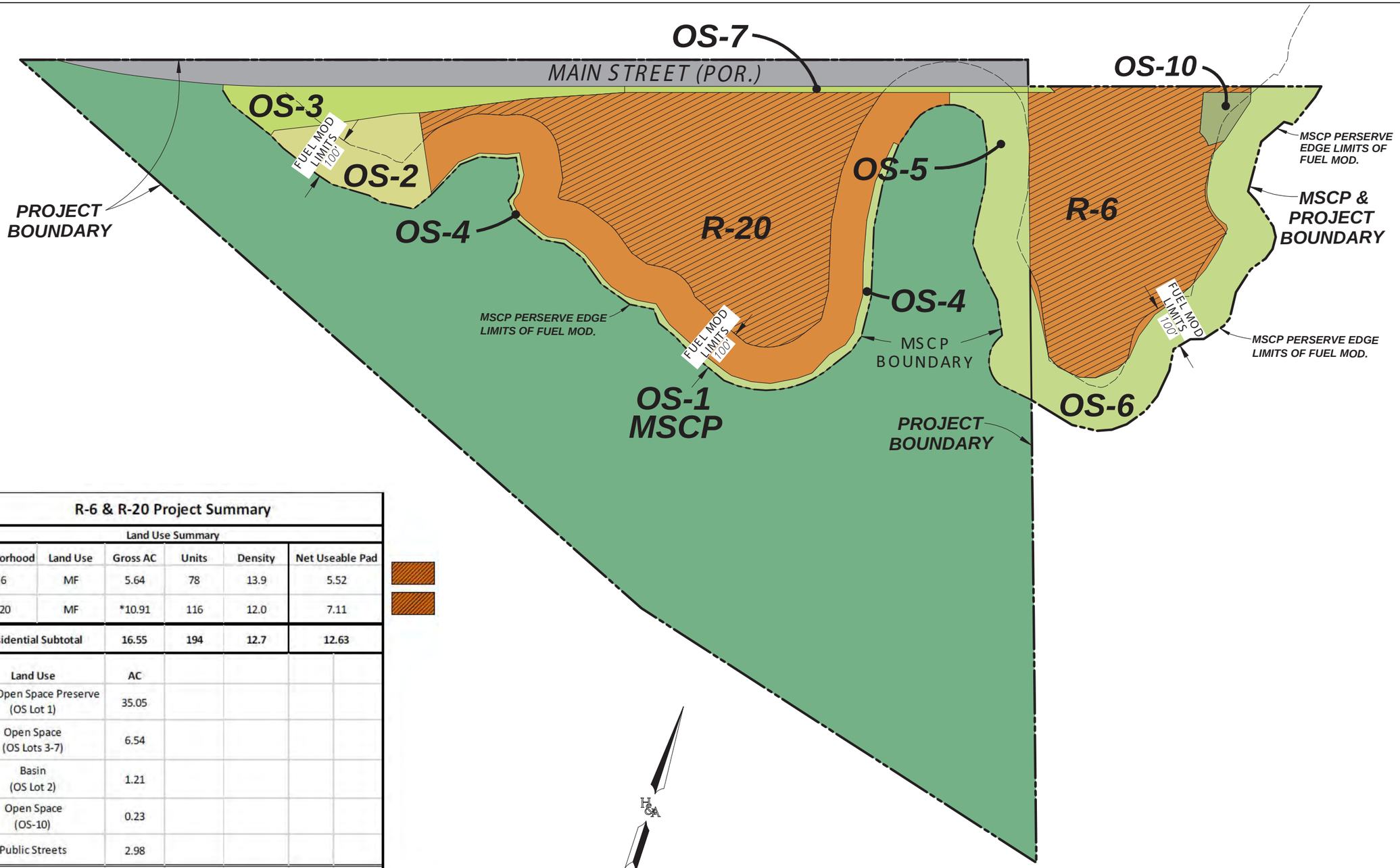
8. **Section 4.2.5 Water Supply** shall be amended to require Fire hydrant spacing throughout all new parcels maintaining an average spacing of 300 feet or 500 feet based upon the building makeup.

9. **Section 4.3 Structure Requirements** shall be amended to require the Project to provide Fire Department/Maintenance Access every 1,000 linear feet south of R-20 and R-6. Attachment 2 - *Revised Figure 12 – Fuel Modification Map* has also been updated to depict the locations of the Fire Department/Maintenance Access points.

Please feel free to contact me at (619) 992-9161, if you have any questions or require any additional information.

Attachment 1

Figures 2a and 2b – R-6, R-20, and R-19 Revised Land Use Maps



R-6 & R-20 Project Summary

Land Use Summary

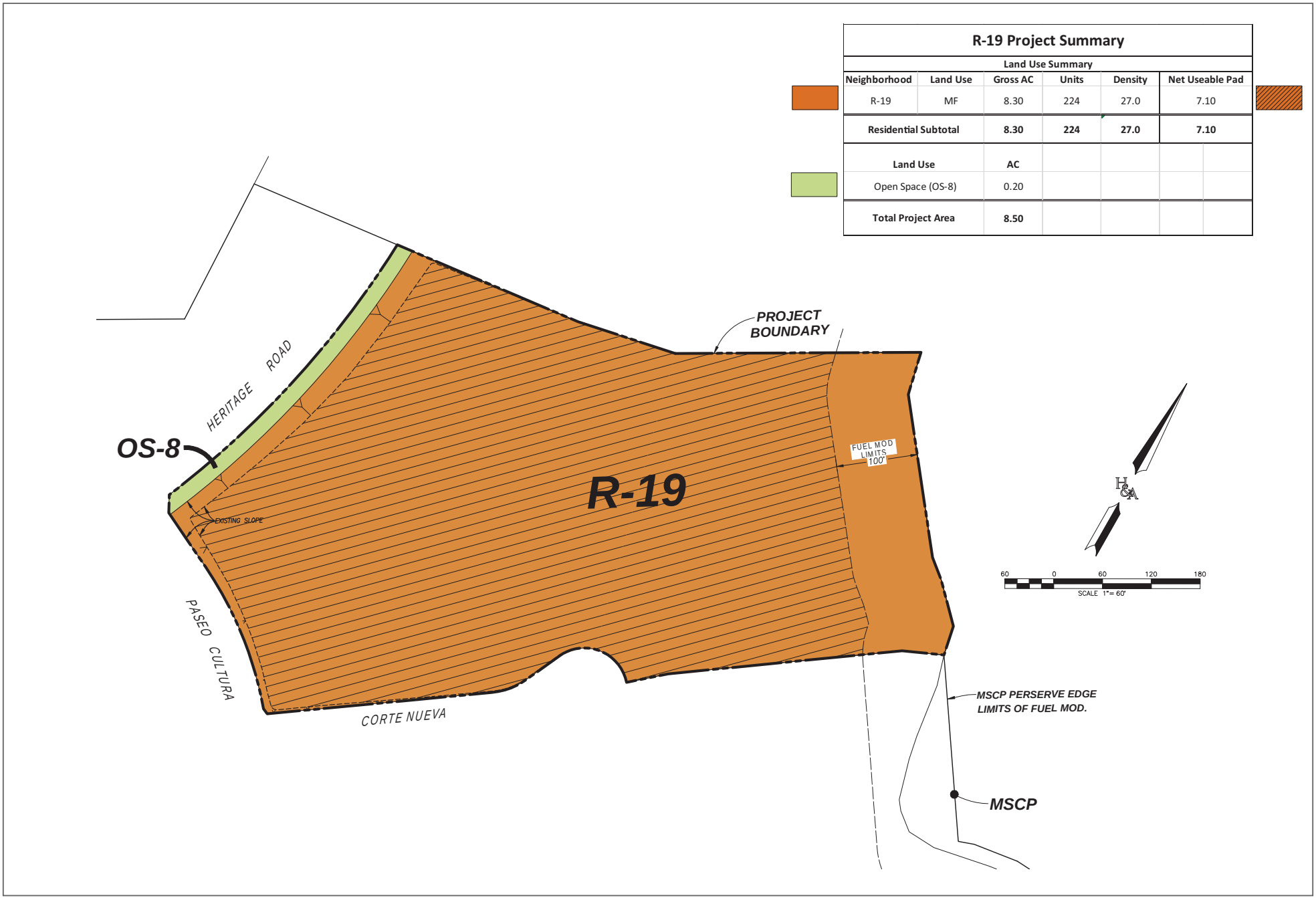
Neighborhood	Land Use	Gross AC	Units	Density	Net Useable Pad
R-6	MF	5.64	78	13.9	5.52
R-20	MF	*10.91	116	12.0	7.11
Residential Subtotal		**16.55**	**194**	**12.7**	**12.63**

Land Use	AC
MSCP Open Space Preserve (OS Lot 1)	35.05
Open Space (OS Lots 3-7)	6.54
Basin (OS Lot 2)	1.21
Open Space (OS-10)	0.23
Public Streets	2.98
Total Project Area	**62.53**

Notes: * Density calculated on 10.91 gross ac -1.21 ac basin=9.70 ac x 12.0 = 116 DU's. Acreages are rounded to the nearest 1/100th acre and may vary slightly from calculated total.

SOURCE: HUNSAKER AND ASSOCIATES, INC. 2020

FIGURE **2A**
Land Use Plan – R-6 and R-20
Fire Protection Plan Addendum for the Otay Ranch Village Three



SOURCE: HUNSAKER AND ASSOCIATES, INC. 2020

FIGURE **2**B

Land Use Plan – R-19

Fire Protection Plan Addendum for the Otay Ranch Village Three

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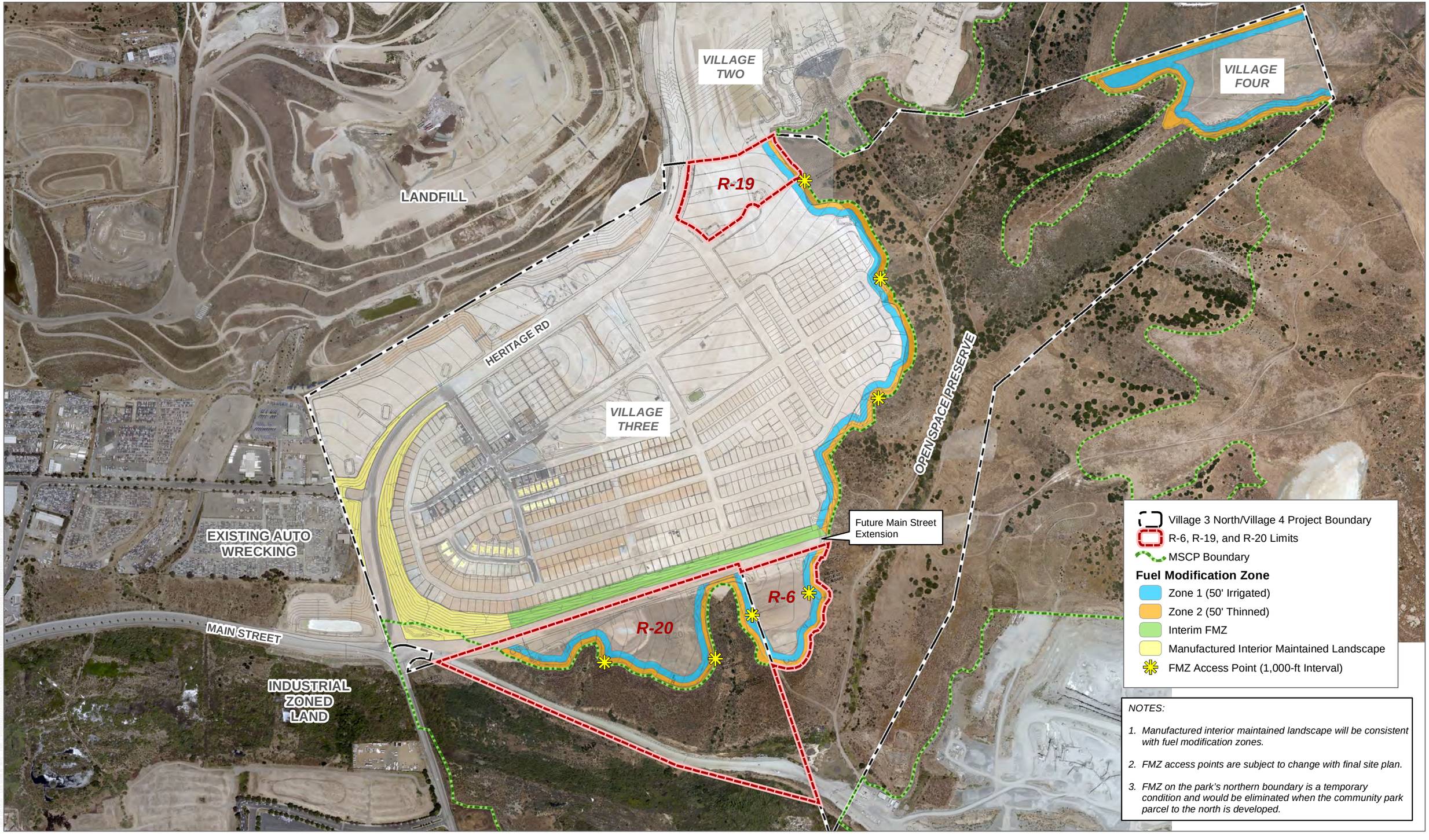
Attachment 2

Updated Figure 12 – Village 3 North Fuel Modification Zones of Approved Village 3 North Fire Protection Plan



SOURCE: HUNSAKER AND ASSOCIATES, INC. 2020

DUDEK

0 350 700 Feet

FIGURE 12

Fuel Modification Zone Exhibit

Fire Protection Plan Addendum for the Otay Ranch Village Three