



**S U N B O W**

**SUNBOW II, PHASE 3**  
**SECTIONAL PLANNING AREA PLAN AMENDMENT**  
**(MPA20-0006)**  
**MARCH 2021**

**Applicant:**

ACI Sunbow, LLC  
Attn: Bill Hamlin  
2356 Moore Street  
San Diego, CA 92110  
619-544-9100

**PREPARED FOR:**

Lennar Homes of California, Inc.  
Contact: David Shepherd  
16465 Via Esprillo, Suite 150  
San Diego, CA 92127

**PREPARED BY:**

RH Consulting Group, LLC  
Contact: Ranie Hunter  
[Ranie@RHConsultingGroup.com](mailto:Ranie@RHConsultingGroup.com)  
619-823-1494

Hunsaker & Associates  
Contact: Chuck Cater  
[CCater@HunsakerSD.com](mailto:CCater@HunsakerSD.com)  
6858-558-4500

Schmidt Design Group  
Contact: Chris Tiffany  
[CTiffany@SchmidtDesign.com](mailto:CTiffany@SchmidtDesign.com)  
619-236-1462 x 125

*Background*

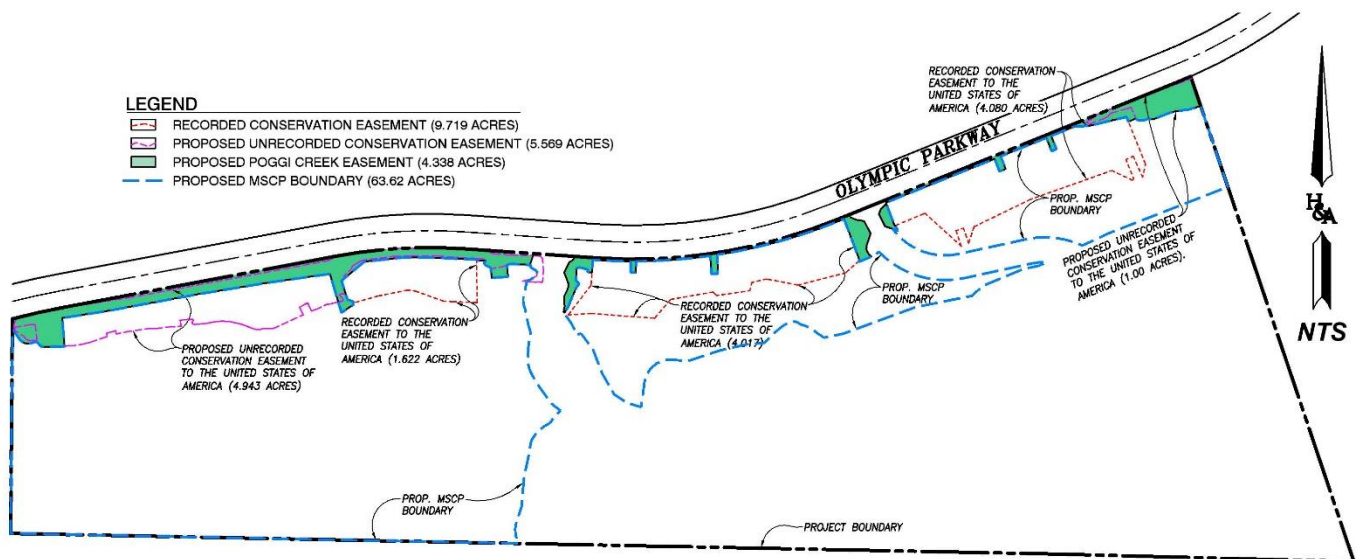
The City of Chula Vista authorized development of the 604.8 acre Sunbow Planned Community upon approval of the following:

- Sunbow II General Development Plan (GDP) approved by Resolution No. 15427 on December 5, 1989;
- Sunbow II Public Facilities Financing Plan (PFFP) approved by Resolution No. 15525 on January 24, 1990;
- Sunbow II Sectional Planning Area (SPA) Plan approved by Resolution No. 15524 on February 20, 1990;
- Sunbow II Planned Community District Regulations and Land Use District Map approved by Ordinance No. 2361 on February 27, 1990;
- Sunbow II Design Guidelines approved by Resolution No. 15640 on May 22, 1990;
- Sunbow II Tentative Subdivision Map (TSM 90-07) approved by Resolution No. 115640 on May 22, 1990; and
- Sunbow II Affordable Housing Agreement approved by Resolution No. 18662 on May 13, 1997.

The adopted Sunbow II SPA Plan established the land use districts, special uses and conditions, comprehensive sign regulations, off-street parking requirements and administrative procedures for development and implementation of the Sunbow community. Sunbow II, Phase 3 was identified as a 46.0-acre Industrial Park in the adopted Sunbow II SPA Plan.

In February 2003, the City of Chula Vista adopted the City of Chula Vista MSCP Subarea Plan. At that time, development of the approved Sunbow II project was underway. When the City adopted the MSCP Plan, the Sunbow II community was not identified as a “covered project;” however, the MSCP Plan established a hardline MSCP Preserve Boundary adjacent to the Sunbow II, Phase 3 development area. Based upon the City’s MSCP Boundary data, the Applicant’s Engineer determined that within the 135.7-acre Sunbow II, Phase 3 Project Area, there are approximately 63.6 acres of land designated MSCP Preserve, the 4.3-acre Poggi Creek Conservation Easement area and approximately 67.5 acres of development area.

As depicted on the following exhibit, there are 19.626 acres of recorded and proposed unrecorded easements associated with Poggi Creek within the Project Area including the Recorded Conservation Easement (9.719 acres), the Unrecorded Conservation Easement (5.569 acres), the Unrecorded Poggi Creek Easement (4.338 acres). Of the 19.626 acres of recorded and proposed easements within the Project Area, approximately 12.53 acres are within the proposed Chula Vista MSCP boundary.



On January 7, 2020, the Chula Vista City Council approved the Community Benefit Agreement (by Resolution No. 2020-003) between the City of Chula Vista and ACI Sunbow, LLC (Applicant) which would allow the Applicant to process entitlements that would involve converting the designation of an undeveloped 54-acre site, within the General Plan, General Development Plan and SPA Plan, from Limited Industrial to residential uses. For the City, the Agreement would provide funding that can be used by the City to direct the construction of either: a Class “A” office building that would facilitate high quality job enhancement uses along the SR-125 corridor on City or non-profit owned land or a commercial/academic building that can facilitate either an academic or private-sector market-rate project to advance the vision of the University Innovation District (such as enabling the development of an Institute for International Studies), or some other notable project at the City’s discretion.

On February 26, 2020, ACI Sunbow, LLC (Applicant) filed an application with the City of Chula Vista for the Sunbow II SPA Plan Amendment within the Sunbow II, Phase 3 area comprised of 135.7 acres (Project Area). The application included the discretionary actions necessary to implement a proposal to: 1) rezone the Sunbow II, Phase 3 Industrial Park and associated development area to residential, Community Purpose Facility and other related land uses and 2) a minor MSCP Boundary adjustment between the development area and the adjacent Chula Vista MSCP Preserve area north and west of Planning Area 23, resulting in an increase of 0.09 acres of Preserve Open Space within the Project Area. The Project includes the following:

- Chula Vista General Plan Amendment
- Sunbow II General Development Plan Amendment
- Chula Vista MSCP Subarea Plan Boundary Adjustment
- Sunbow II SPA Plan Amendment
- Rezone
- Tentative Map
- MSCP Minor Amendment (off-site grading)
- Development Agreement

The scope of the Project encompasses Sunbow II, Phase 3. Based upon a more precise level of engineering information currently available, including GIS mapping, the Sunbow II, Phase 3 development area acreage has been refined and encompasses 67.5 acres, which includes approximately 44.2 acres of residential, a 0.9-acre Community Purpose Facility (CPF) site, 5.9 acres of public streets and 16.5 acres of manufactured slopes and basins. Approximately 4.3 acres of proposed Poggi Canyon Easement areas, a 0.3 acre conserved wetland resource area and 63.6<sup>1</sup> acres of adjacent MSCP Preserve areas are also within the Project Area. The Project includes a proposed MSCP Boundary Adjustment, which would modify the limits of the Sunbow II, Phase 3 development area and increase the MSCP Preserve area by approximately 0.09 acres.

*Sunbow II, Phase 3 SPA Plan Amendment (Chapter 10.0) Purpose and Scope*

The purpose of Sunbow II, Phase 3 SPA Plan Amendment, Chapters 10.0 to 17.0, is to describe and define the amended land uses for the Sunbow II, Phase 3. In addition, this chapter provides the development regulations and design guidelines for the Project. The Project also includes revisions to planning documents associated with the 1990 Sunbow II SPA Plan as well as additional plans and studies currently required by the City of Chula Vista. Updated or new information supersedes the corresponding sections in the 1990 Sunbow SPA Plan and can be found either within the following Sunbow II, Phase SPA Plan Amendment chapter or within the Appendices to the Sunbow II SPA Plan:

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<sup>1</sup> The MSCP Preserve area includes 1.31 in mapping correction areas.

<b>1990 Sunbow SPA Plan</b>	<b>Sunbow II, Phase 3 SPA Plan Amendment</b>
Site Utilization	See Section 10.8
Recreation and Open Space Master Plan	See Section 11.0
	Community Purpose Facility Master Plan – Section 12.0
Public Facilities	See Section 13.0
Planned Community District Regulations	See Section 14.0
Residential Design Criteria	See Residential Design Guidelines – Section 15.0 See PC District Regulations – Section 14.0
Landscape Master Plan	See Landscape Design Guidelines – Section 16.0
	See Affordable Housing Plan – Section 17.0
Sunbow Signage Guidelines	There are no monuments signs proposed. Temporary marketing signs to comply with CVMC Section 19.58.320
	Landscape Palette – Appendix A
Public Facilities Financing Plan	See Supplemental PFFP – Appendix B
	See Air Quality Improvement Plan – Appendix C
	See Fire Protection Plan – Appendix D
Water Conservation Plan	See Water Conservation Plan Update – Appendix E

### *Purpose and Government Authority*

The Sunbow II, Phase 3 SPA Plan Amendment provides the basis for the preparation of implementing subdivision and improvement plans and specifies permitted land uses, densities, maximum units, and required public facilities as allowed by California Government Code §65450.

The SPA Plan will implement and comply with the applicable goals and objectives of the Chula Vista General Plan and the Sunbow II General Development Plan, as amended as part of the Project. It is anticipated that minor refinements to the Project will occur during development of the implementing subdivision and/or Site Plan. Such refinements, with the approval of the Director of Development Services (DDS), will not require amendments to this SPA Plan, provided the number of residential dwelling units is not exceeded and the overall character of Sunbow II, Phase 3 is maintained.

Any matter or issue not specifically covered by the amended Sunbow II SPA Plan shall be subject to the regulations and procedures of the City of Chula Vista Municipal Code (CVMC). In the case of a conflict between this SPA Plan and the CVMC, this SPA Plan shall take precedence.

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- Appendix A: Sunbow II, Phase 3 Plant Palette
- Appendix B: Supplemental Public Facilities Financing Plan
- Appendix C: Air Quality Improvement Plan
- Appendix D: Fire Protection Plan
- Appendix E: Water Conservation Plan Update

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## 10.0 SUNBOW II, PHASE 3 SPA AMENDMENT

### 10.1 Background

The City of Chula Vista approved the Sunbow General Development Plan (GDP) in 1989 and Sunbow II Sectional Planning Area (SPA) Plan in 1990, which included Sunbow II, Phase 3. The 1990 Sunbow II SPA Plan established the land use districts, special uses and conditions, comprehensive sign regulations, off-street parking requirements and administrative procedures for the Sunbow community. The City also approved Design Guidelines and Planned Community (PC) District Regulations for the Sunbow community. The Sunbow community is built out, with the exception of Sunbow II, Phase 3, currently designated a 46-acre industrial park on the 1990 Sunbow II SPA Plan Site Utilization Plan, which has subsequently been refined as a 69.0 acre development area.

### 10.2 Purpose and Scope

The purpose of the Sunbow II, Phase 3 SPA Plan Amendment is to describe and define the amended land uses for the Project. In addition, this amendment establishes the development regulations and design guidelines for Sunbow II, Phase 3. The Project includes Chula Vista General Plan (CVGP), Sunbow General Development Plan (GDP) amendments, a Rezone, and Tentative Map which are necessary to implement the Project.

Approval of the proposed SPA Plan Amendment will include the text and exhibits which establish conformance of Sunbow II, Phase 3 and the surrounding MSCP Preserve areas with the amended Chula Vista General Plan and Sunbow GDP and a land use plan which designates the permitted land uses for the Project. Sunbow II, Phase 3 SPA Plan Amendment, Chapters 10.0 to 17.0 only apply to the Sunbow II, Phase 3. All other provisions of the 1990 Sunbow II SPA Plan remain in effect for all other areas within Sunbow.

Sunbow II, Phase 3 encompasses approximately 135.7<sup>2</sup> acres and includes a 67.5-acre development area comprised of 44.2 acres of residential, a 0.9-acre Community Purpose Facility (CPF) site, 5.9 acres of public streets, 16.5 manufactured slopes and basins. Approximately 4.3 acres of Poggi Creek Conservation Easement areas, a 0.3-acre conserved wetland resource area and 63.6 acres of adjacent MSCP Preserve area are also within the Project Area (Sunbow II, Phase 3 SPA Plan Amendment area). Refer to Exhibit 1: SPA Plan Site Utilization Plan (Sunbow II SPA Plan 1990) for existing land uses within Sunbow II as well as a reference to the location of the 135.7-acre Sunbow II, Phase 3 SPA Plan Amendment area subject to this SPA Amendment.

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<sup>2</sup> Acreages are rounded to the nearest 1/10<sup>th</sup> acre and may vary slightly from calculated total.

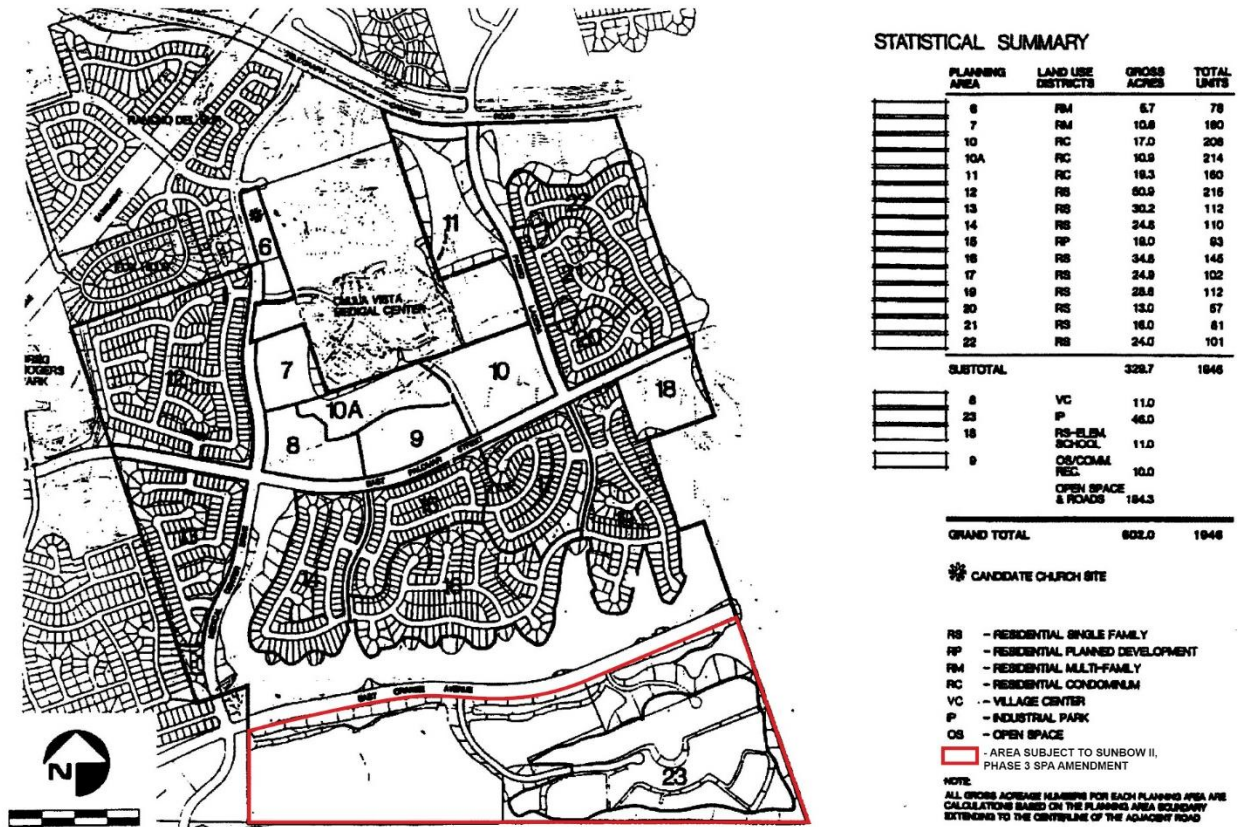


Exhibit 1: SPA Plan Site Utilization Plan (Sunbow II SPA Plan 1990)

### 10.3 Project Overview

The Sunbow II, Phase 3 SPA Amendment area encompasses 135.7 acres located south of Olympic Parkway, north of the Otay Landfill and City of Chula Vista property, east of Brandywine Avenue and west of the future Otay Ranch Village 2 development area. Refer to Exhibit 2: Aerial Surrounding Land Uses Map.



**Exhibit 2: Aerial Surrounding Land Uses Map**

The Project includes 718 multi-family units on approximately 44.2 acres within the 135.7-acre Project Area. The Project includes six residential neighborhoods planned to provide four unique multi-family attached residential product types. A 0.9-acre Community Purpose Facility site is centrally located and planned as a Community Recreation Area. Two planned on-site modified Class III Collector public streets (approximately 5.9 acres) provide access to the Project via two fully signalized intersections at Olympic Parkway, in the locations designated in the 1990 Sunbow II SPA Plan. Residential neighborhoods are served by private streets and driveways. The Project also includes approximately 16.5 acres of open space (two water quality/hydromodification basins, manufactured slope/fuel modification areas), a 0.3-acre conserved wetland resource and associated buffer area, 4.3 acres of Poggi Creek Conservation Easement areas and 63.6 acres designated MSCP Preserve open space. Refer to Exhibit 3: Sunbow II, Phase 3 Land Use Plan.

## 10.4 Supporting Documents

The following additional documents were prepared as part of the Sunbow II, Phase 3 SPA Amendment:

- Supplemental Public Facilities Financing Plan Addendum (Appendix B)

- Air Quality Improvement Plan (Appendix C)
- Fire Protection Plan (Appendix D)
- Water Conservation Plan Update (Appendix E)
- Fiscal Impact Analysis

## 10.5 Technical Reports

The following technical reports were prepared for the Sunbow II, Phase 3 Environmental Impact Report (EIR):

- Sunbow II, Phase 3 – Air Quality and Greenhouse Gas Analysis. Nuisance Analysis Memorandum (Appendix B) and Health Risk Assessment (Dudek 2020)
- Sunbow II, Phase 3 – Noise Impact Analysis (Dudek 2020)
- Sunbow II, Phase 3 SPA Amendment – Biological Impact Analysis Report (Merkel 2021)
- Sunbow II, Phase 3 SPA Amendment - Functional Equivalency Analysis for MSCP Boundary Line Adjustment and Facility Siting Criteria Report (Merkel 2021)
- Habitat Restoration and Sensitive Species Mitigation Plan for the Sunbow II, Phase 3 SPA Plan Amendment (Merkel 2021)
- Sunbow II, Phase 3 Geotechnical Investigation (GEOCON, Inc. 2020)
- Priority Development Project (PDP) Storm Water Quality Management Plan for the Sunbow II, Phase 3 Tentative Map (Hunsaker 2021)
- Drainage Study for Sunbow II, Phase 3 (Hunsaker 2021)
- Transportation Impact Analysis for Sunbow II, Phase 3 (Linscott, Law & Greenspan 2021)
- Overview of Water Service for Sunbow II, Phase 3 (Dexter Wilson Engineering 2020)
- Sewer System Evaluation for Sunbow II, Phase 3 (Dexter Wilson Engineering 2020)
- Sunbow II, Phase 3 SPA Amendment Water Conservation Plan Updated (SPA Plan Appendix E) (Dexter Wilson Engineering 2020)
- Cultural and Paleontological Resources Report for Sunbow II, Phase 3 (Dudek 2020)

## 10.6 Development Concept

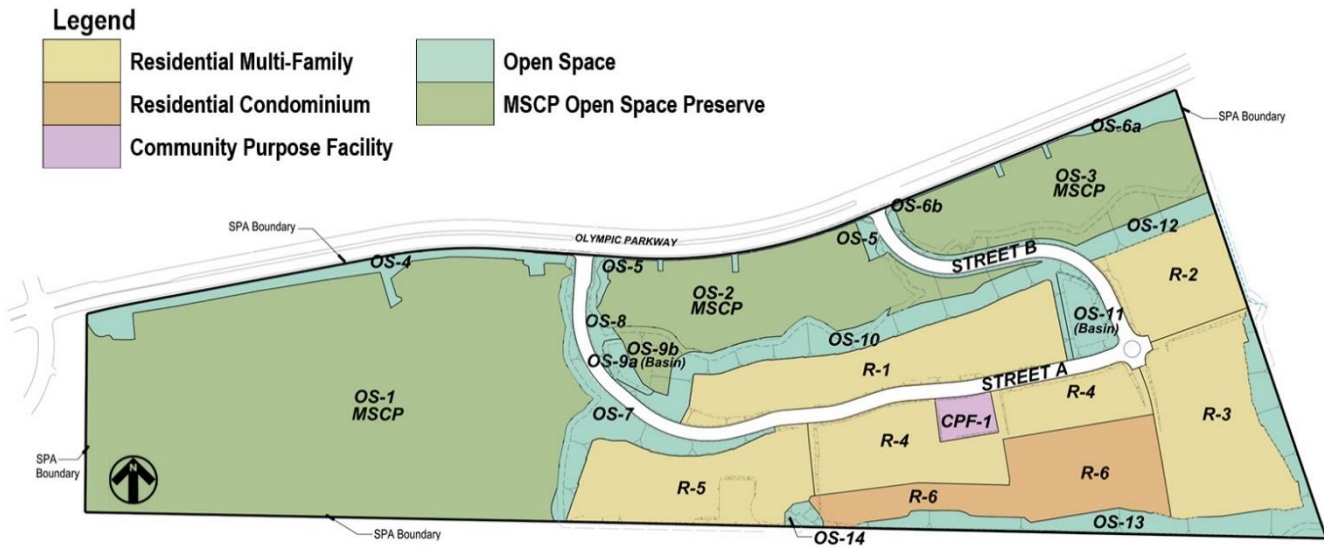
A residential enclave is planned within Sunbow II, Phase 3 with well-designed multi-family attached homes featuring enhanced architecture, garages accessed from internal private drives, front door access along landscaped paseos, undulating building massing, varied roof pitches and directions, useable private rear yards, courtyards and balconies and a connected network of internal pedestrian walkways. A tree planting program will provide for an enhanced pedestrian experience throughout the residential neighborhoods. A roundabout planned at the intersection of Streets “A” and “B” creates a gateway into the community, with enhanced landscaping features in the center.

The Community Purpose Facility (CPF) site is located in the heart of the community and will create an activity center for the residents.

Neighborhoods are conveniently connected along a network of pedestrian walkways. The land plan respects the areas designated as part of the Chula Vista MSCP Subarea Plan Preserve and

limits grading impacts for entry streets based on previously approved alignments and Poggi Creek crossing improvements. Two on-site water quality/hydromodification basins are provided to treat run-off from the Project Area prior to discharging into Poggi Creek. Fuel Modification Zones are planned at the Project perimeter as discussed further in the Sunbow II, Phase 3 Fire Protection Plan. Refer to Exhibit 3: Sunbow II, Phase 3 Land Use Plan.

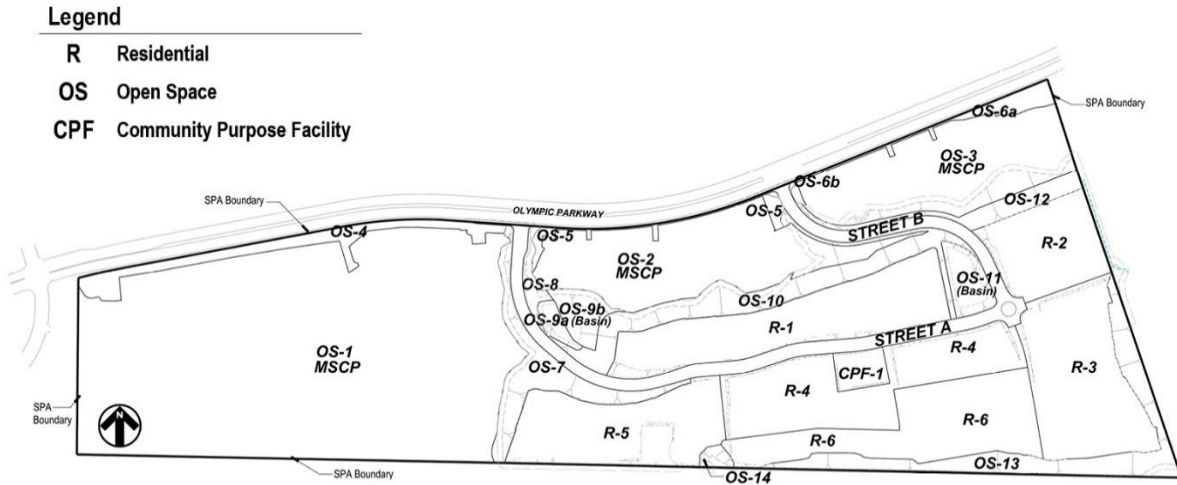
The Project also includes areas designated MSCP Preserve Open Space in the Chula Vista MSCP Subarea Plan. The Project includes a proposal for an MSCP Boundary Adjustment which would modify the limits of development within Sunbow II, Phase 3 and the adjacent open space and preserved open space, resulting in an increase of 0.09 acres of MSCP Preserve Open Space within the Project Area.



**Exhibit 3: Sunbow II, Phase 3 Land Use Plan**

### 10.7 Site Utilization Plan<sup>3</sup>

The Sunbow II, Phase 3 Site Utilization Plan (Exhibit 4) and the Sunbow II, Phase 3 Site Utilization Table (Table 1) establish the land uses, dwelling unit allocation and density within the Project. Refer to Section 14.0 Planned District Regulations for the land use definitions implemented within Sunbow II, Phase 3.



**Exhibit 4: Sunbow II, Phase 3 Site Utilization Plan**

<sup>3</sup> Chapter 10.7 Sunbow II, Phase 3 Site Utilization Plan applies to the Sunbow II, Phase 3 SPA Plan Amendment area only. The 1990 Sunbow II SPA Plan Site Utilization shall remain in effect for all other areas.



**Table 1: Sunbow II, Phase 3 Site Utilization Table<sup>4</sup>**

Sunbow II, Phase 3	Land Use District	Acres <sup>5</sup>	Units	Density
<b>Multi-Family Residential</b>				
R-1	RM	8.5	131	15.4
R-2	RM	4.6	73	16.0
R-3	RM	8.1	108	13.3
R-4	RM	8.2	118	14.4
R-5	RM	7.1	104	14.7
R-6	RC	7.6	184	24.1
<b>Subtotal Residential</b>		<b>44.2</b>	<b>718</b>	<b>16.3</b>
<b>Other</b>				
Community Purpose Facility	CPF	0.9		
MSCP Preserve Open Space (OS-1, 2, 3 and 9b)	OSP	63.6		
Poggi Creek Conservation Easement (OS-4, 5, 6a and 6b)	OS	4.3		
Manufactured Slopes/Basins (OS-7, 8, 9a, 10 - 13)	OS	16.5		
Conserved Wetland Resource Area (OS-14)	OS	0.3		
Public Streets	Circulation	5.9		
<b>Subtotal Other</b>		<b>91.5</b>		
<b>TOTAL</b>		<b>135.7</b>	<b>718</b>	<b>16.3</b>

## 10.8 Mapping Refinements and Unit Transfers

The SPA Plan provides guidance for development at the subdivision and improvement levels and is the basic reference for determining permitted land uses, densities, total units and required public facilities. The SPA Plan does not intend to be used in a manner that predetermines the development solution for each and every parcel. It is intended to reflect the City's intent for determining the intensity, design and desired character of use for the Project Area. The development parcels and internal circulation indicated on the Site Utilization Plan are conceptual. Minor modifications to these configurations may occur as part of the tentative map and final map approval process. Modifications to the SPA Plan exhibits and text, to reflect adjustments based on an approved tentative or final map, may be accomplished without a formal SPA Amendment, through the

<sup>4</sup> Table 1: Sunbow II, Phase 3 Site Utilization Table presents the land uses within the Sunbow II, Phase 3 SPA Plan Amendment area. The 1990 Sunbow II SPA Plan Site Utilization Plan remains in effect for all other areas within Sunbow.

<sup>5</sup> Acreages rounded to nearest 1/10<sup>th</sup> acre and may vary slightly from the calculated total.

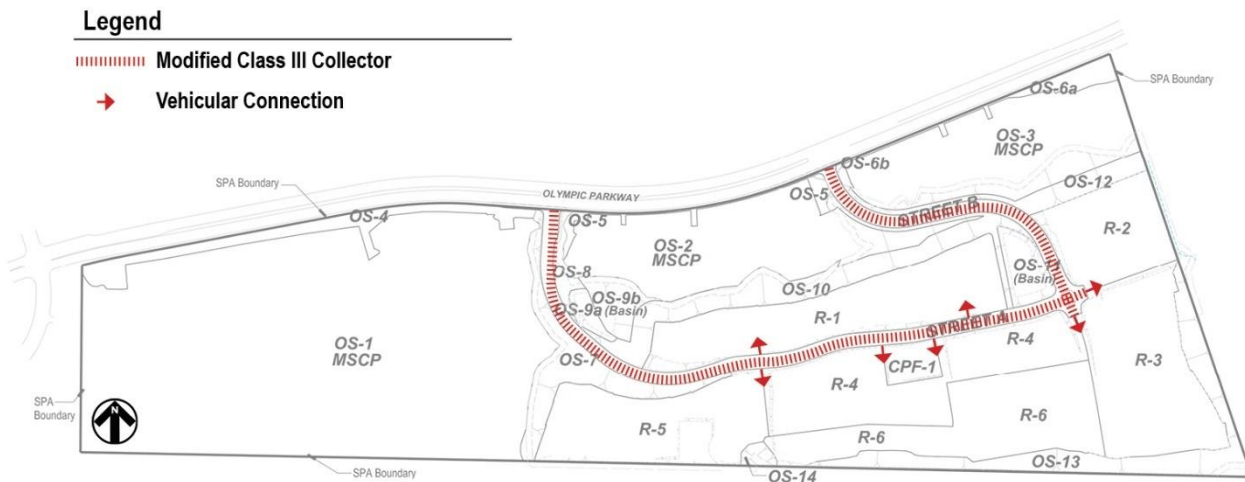
substantial conformance procedure established in Planned Community (PC) District Regulations found in Section 14.0 of this SPA Plan Amendment.

Further, the SPA Plan is not a guarantee that a certain dwelling unit yield will be achieved on each parcel; however, the maximum density specified in the land use district designation for each parcel shall not be exceeded. Final dwelling unit yield shall be determined by field conditions, site plan and architectural review and a number of external factors that influence the design and density of individual projects.

Dwelling unit transfers from one parcel to another may be permitted so long as the total dwelling units authorized (718 DUs) in Sunbow II, Phase 3 is not exceeded and the transfer and receiving parcels remain consistent with the Residential Land Use District applied to each parcel on the Sunbow II, Phase 3 Land Use District Map. Said transfer shall be subject to approval of the Development Services Director.

### 10.9 Circulation

Vehicular access to the Project would be provided from existing Olympic Parkway. Two points of access were planned in the 1990 Sunbow II SPA Plan and two crossings of Poggi Creek were constructed with Poggi Creek and Olympic Parkway improvements. Internal circulation is planned along two Modified Class III Collector Streets and a series of Private Neighborhood Collectors, Streets and Drives. Private street locations to be determined during the Design Review Process.



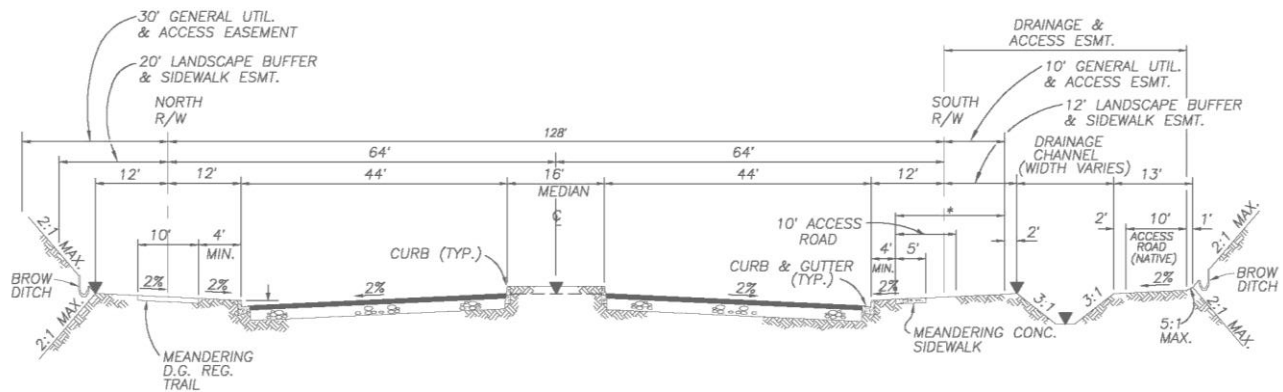
**Exhibit 5: On-Site Circulation Plan**

10.9.1 Vehicular Circulation

**Existing Circulation Element Roadway:**

Vehicular access to the Project would be provided from existing Olympic Parkway. Two points of access were planned in the 1990 Sunbow II SPA Plan and two crossings of Poggi Creek were constructed with Poggi Creek and Olympic Parkway improvements.

Olympic Parkway is an existing 6-Lane Prime Arterial which forms the Project’s northern boundary. Olympic Parkway provides access to I-805 to the west and SR-125 to the east. Olympic Parkway is comprised of three travel lanes on both sides, a landscaped median, Class 2 bike lanes, the 10-foot Chula Vista Regional Trail on the north side and a sidewalk and parkway within a 20’ landscape buffer on the south side. (Refer to Exhibit 6: Existing Olympic Parkway (6-Lane Prime Arterial))



**Exhibit 6: Existing Olympic Parkway (6-Lane Prime Arterial)<sup>6</sup>**

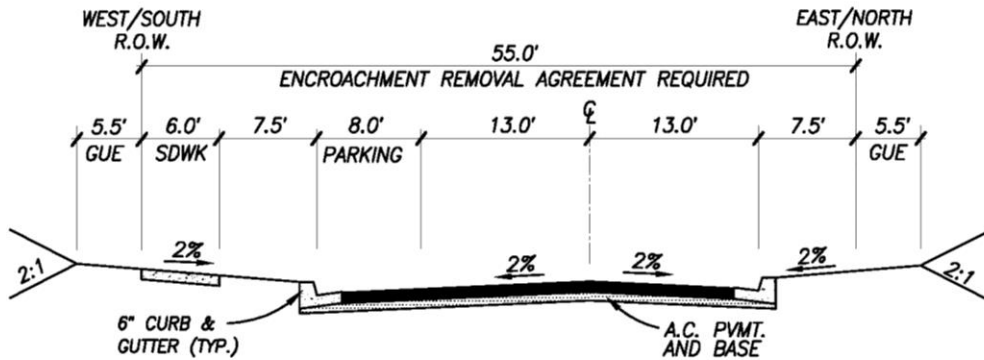
**Public Streets:**

Internal circulation includes two public streets (Streets “A” and “B”) providing access from Olympic Parkway. Streets “A” and “B” are planned as two unique street sections to serve Sunbow II, Phase 3. The Modified Class III Collector with a 55-foot right-of way (refer to Exhibit 7a) includes two 13-foot travel lanes, two 7.5-foot landscape parkways and a 6-foot sidewalk and parking on one side of the street. These improvements would be implemented in the segment of Street “A” from Olympic Parkway to the entrance to neighborhoods R-1/R-3 and Street “B” between Olympic Parkway and the intersection at Street “A”.

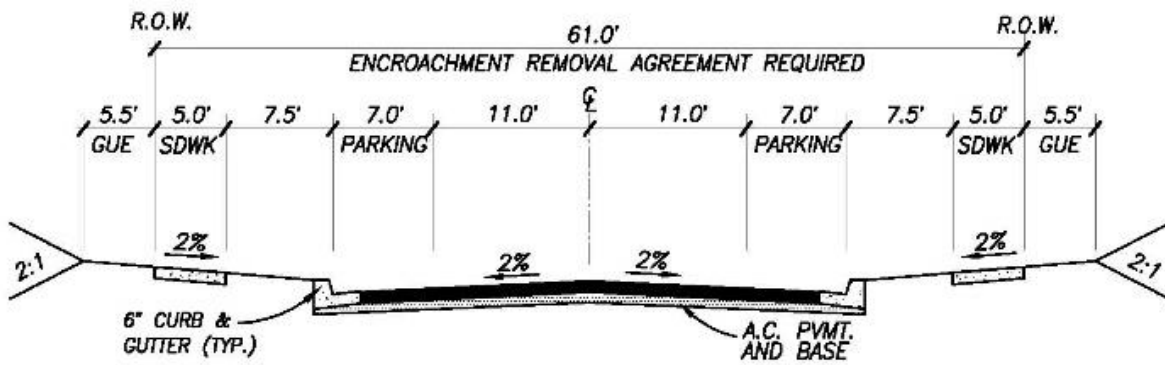
The Modified Class II Collector with a 61-foot right-of-way (refer to Exhibit 7b) includes two 11-foot travel lanes a 5-foot sidewalk and a 7.5-foot landscaped parkway on both sides and parking on one side. Bicycles will share the road with vehicles. During preparation of Site Plans for

<sup>6</sup> Cross Section for existing Olympic Parkway provided for reference only.

Design Review, pedestrian connections from the end of the Private Drives to walkways within individual neighborhoods to be provided where feasible.



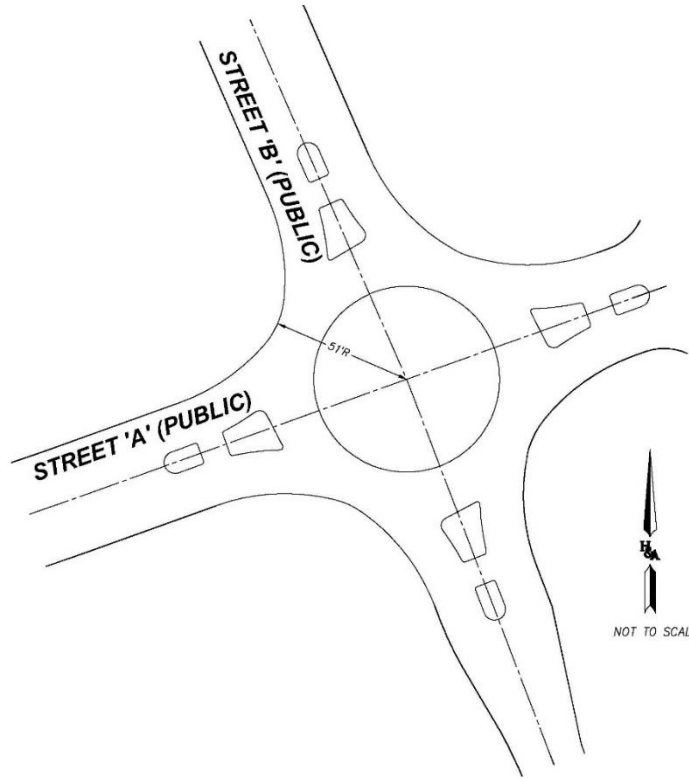
**Exhibit 7a: Modified Class III Collector – 55’ ROW (Public)**



**Exhibit 7b: Modified Class III Collector - 61’ ROW (Public)**

**Roundabout:**

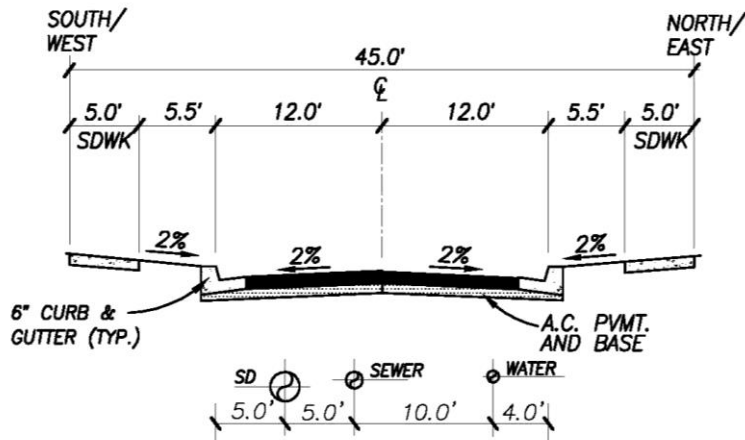
A roundabout is planned at the intersection of Streets “A” and “B.” The roundabout is designed to identify the main entrance into the community as well as provide traffic calming. The center of the roundabout may include low landscaping and enhanced paving. Refer to Exhibit 7c: Conceptual Roundabout Detail.



**Exhibit 7c: Conceptual Roundabout Detail**

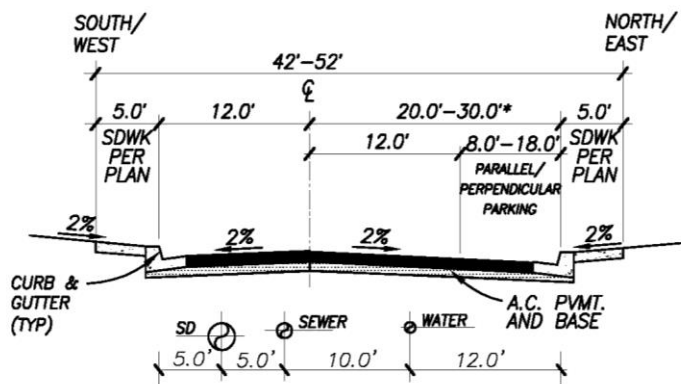
**Private Streets:**

Private Neighborhood Collector streets are planned within the residential neighborhoods. The Private Neighborhood Collector is comprised of two 12-foot travel lanes and 5-foot sidewalks and 5.5-foot landscaped parkways on both sides. Refer to Exhibit 8: Private Neighborhood Collector.



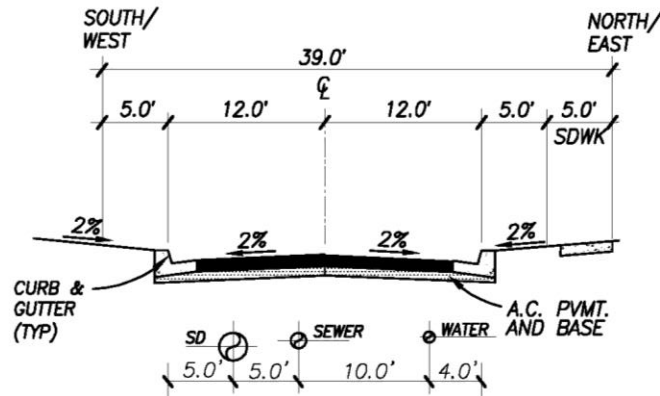
**Exhibit 8: Private Neighborhood Collector**

Private Residential Streets with parking are planned in the residential neighborhoods and include two 12-foot travel lanes, 8-foot parallel or 18-foot perpendicular parking lane and a contiguous sidewalk on one side and a 5-foot landscaped parkway on the opposite side. Refer to Exhibit 9: Private Residential Street w/Parking.

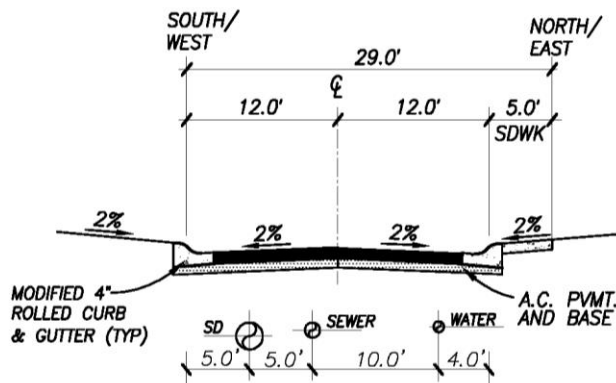


**Exhibit 9: Private Residential Street w/Parking**

Private Residential Drives are planned throughout the residential neighborhoods. Improvements include two 12-foot travel lanes and may include a 5-foot sidewalk and a 5-foot landscaped parkway, a 5-foot contiguous sidewalk or be limited to two 12-foot travel lanes with either curb and gutter or rolled curbs. Parking is prohibited on all Private Residential Drives. During preparation of Site Plans for Design Review, pedestrian connections from the end of the Private Drives to walkways within individual neighborhoods to be provided where feasible. Refer to Exhibit 10: Private Residential Drives.

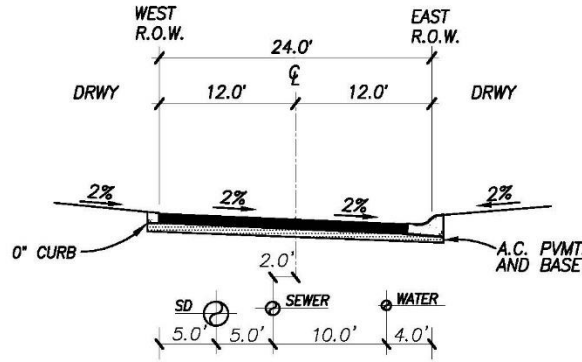


**Private Drive with Landscaped Parkways and Sidewalk**



**Private Drive with Contiguous Sidewalk**

**Exhibit 10: Private Residential Drives**



Private Drive with 0" Rolled Curb

Exhibit 10: Private Residential Drives (Cont'd)

10.9.2. Pedestrian and Bicycle Circulation

The Project provides a pedestrian connection to the existing Chula Vista Regional Trail along both Streets "A" and "B." Internal pedestrian circulation is provided via a network of sidewalks and paseo connections between neighborhoods and the public streets.

Bicycles would share the roadway with vehicles along Streets "A" and "B," providing direct connections to the existing Class 2 bike lanes on Olympic Parkway and the MTS transit stop located at Olympic Parkway and Brandywine Avenue. Refer to Exhibit 11: Pedestrian and Bicycle Circulation Plan.

Legend

- - - - - Pedestrian Circulation
- Class 3 Bike Lane
- ➔ Pedestrian Connections
- - - - - Class 2 Bike Lane (existing)
- Chula Vista Regional Trail (Existing)
- ✳ Traffic Signal/Pedestrian Crossing

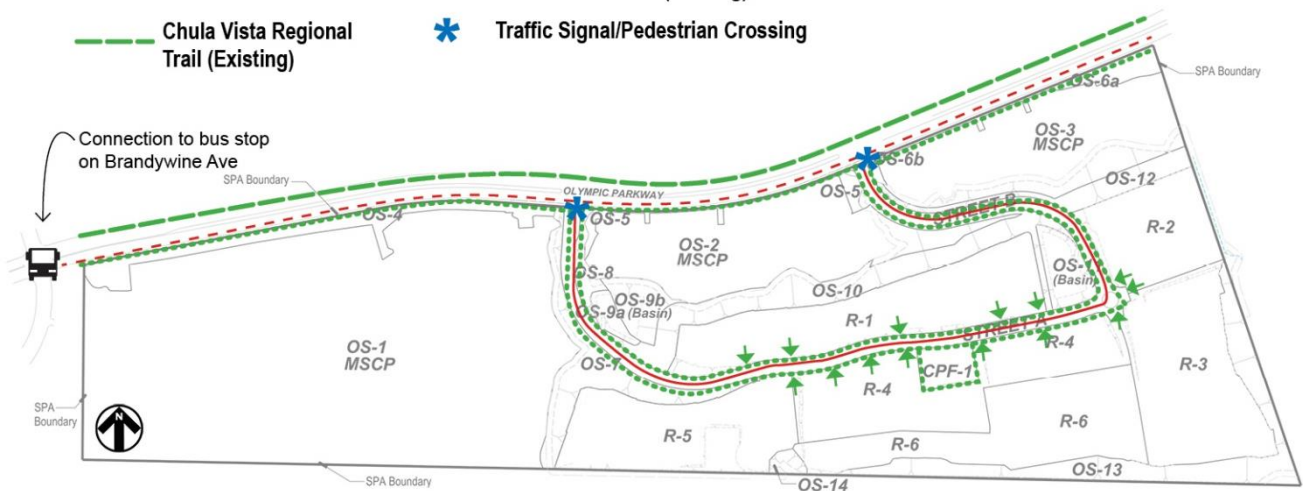


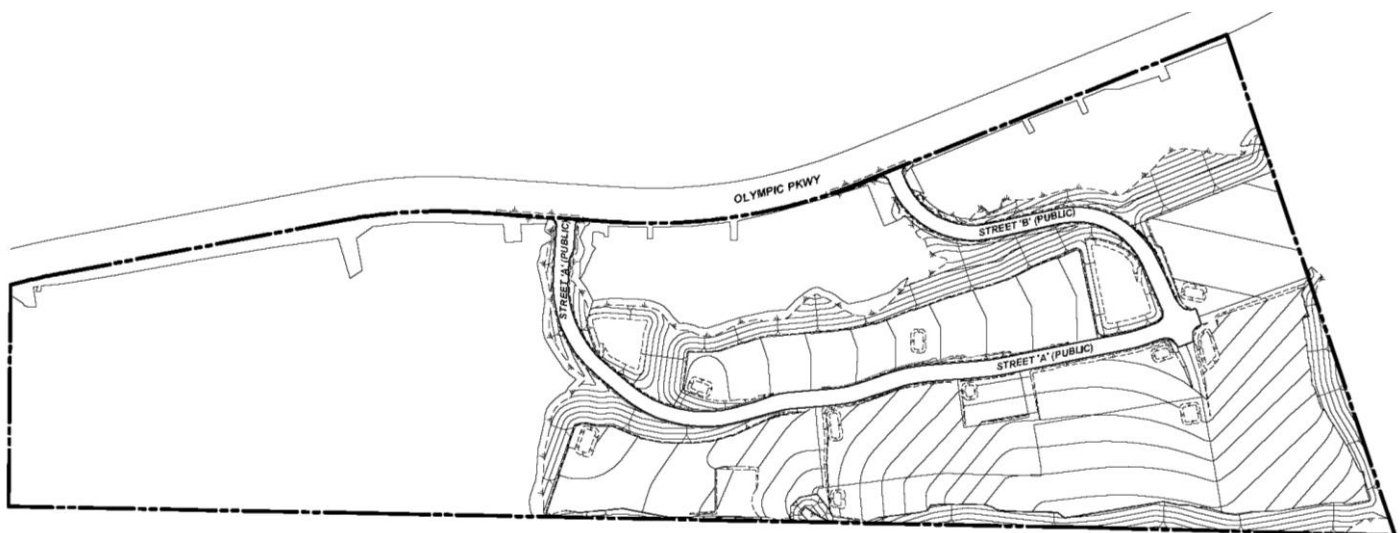
Exhibit 11: Pedestrian and Bicycle Circulation Plan



## 10.10 Grading

The Chula Vista General Plan, Land Use and Transportation Element, states that mesas, hilltops and gently rolling topography offer the best conditions for development. As anticipated in the 1990 Sunbow II SPA Plan, the southeastern portion of the Project Area is suitable for development, while the northern and western areas are preserved as part of the Chula Vista MSCP Subarea Plan Preserve.

A geotechnical investigation was prepared for the Project that determined that the site as being suitable for development. The proposed raw grading quantities for Sunbow II, Phase 3 are approximately 1.2 million cubic yards of balanced cut and fill material. Refer to Exhibit 12: Conceptual Grading Plan



**Exhibit 12: Conceptual Grading Plan**

## 11.0 RECREATION AND OPEN SPACE MASTER PLAN

### 11.1 Regulatory Framework

The provision and implementation of parks and open space in the Project Area is regulated by the following:

#### Chula Vista Municipal Code – SPA Plans

Section 19.48.090) (P-C Planned Community Zone) of the Chula Vista Municipal Code establishes SPA Plan requires the following information be contained in a SPA site utilization Plan:

- Land Uses
- Parks
- Open Space

#### Chula Vista Municipal Code – Park Lands and Public Facilities

Chapter 17.10 (Park Lands and Public Facilities) of the Chula Vista Municipal Code 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 collection and distribution of park fees.

### 11.2 Park Requirements

The Chula Vista Municipal Code (CVMC) Chapter 17.10. Parklands and Public Facilities, establishes the method by which *actual* park acreage is to be calculated, based on the number and type of residential units determined at the Final Map level. The City's 2016 Park Acquisition and Development Fee (PAD Fee) Update determined that each multi-family unit generates the need for 341 square feet of development parkland. The 718 multi-family units authorized within Sunbow II, Phase 3 generates a parkland obligation of 5.6 acres.

**Table 2: Sunbow II, Phase 3 Estimated Required Park Land Dedication**

Unit Type	Units	Park SF/Unit	Total Park SF	Total Park Acres
Multi-Family	718	341	244,838	5.6

The Community Benefit Agreement between the City and the Applicant includes a provision for payment of a Park Benefit Fee, equal to the PAD fees that would otherwise have been due pursuant to Chula Vista Municipal Code (CVMC) Chapter 17.10, of approximately \$11.03 million based on 2019 PAD fees which may be revised by the City from time to time. The final Park Benefit Fee amount will be determined based on the number of residential units constructed and the PAD fee rates in effect as of the effective date of the Development Agreement. To create this Park Benefit Fee, the City will waive the parkland dedication and development requirements set forth in CVMC Chapter 17.10 (including the Parkland Acquisition and Public Facilities Development

Fees/Quimby Fees). Payment of the Park Benefit Fee will satisfy the Project's park obligations. The Park Benefit Fees may be utilized by the City to acquire or develop parkland, as the City determines appropriate and in the best interest of the City.

## **12.0 COMMUNITY PURPOSE FACILITY (CPF) MASTER PLAN**

### **12.1 Regulatory Framework**

The City of Chula Vista Municipal Code, Chapter 19.48 (P-C Planned Community Zone) requires 1.39 acres of Community Purpose Facility land per 1,000 persons be provided. Pursuant to the Code, CPF means "a land use designation in a planned community intended for non-profit and certain for-profit land uses..."

The following uses are permitted within the CPF Land Use District, and may be subject to approval of a conditional use permit:

- Boy Scouts, Girl Scouts, and other similar organizations
- Social and human services activities, such as Alcoholics Anonymous
- Services for the homeless
- Services for military personnel during the holidays
- Senior care and recreation
- Worship, spiritual growth and development and teaching of traditional family values
- Non-profit or for-profit day care facilities that are ancillary to any of the above or as a primary use. For-profit facilities as a primary use are subject to further requirements and additional criteria as outlined in CVMC 19.48, Section F.
- Private schools that are ancillary to any of the other permitted uses
- Interim uses, subject to the finding in CVMC 19.48, Section F.
- Recreational facilities, such as ball fields, for non-profit organizations (including homeowner associations) serving the local community, subject to the requirements outlined in CVMC Section 19.48.040(B)(6) and subject to the findings outlined in CVMC 19.48.025(H), Community Purpose Facilities – Minimum Acreage Required – Permitted Uses

### **12.2 Community Purpose Facility Requirement**

The proposed 718 multi-family units within Sunbow II, Phase 3 generate a population of 2,334 persons (based on 3.25<sup>7</sup> persons per residential unit), resulting in an obligation to provide approximately 3.2 acres of CPF land.

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<sup>7</sup> Source: California Department of Finance (January 1, 2020).

### 12.3 Community Purpose Facility Implementation

The SPA Plan includes an approximate 0.9-acre site designated CPF, planned as a private recreation facilities to be owned and managed by the Master Homeowners Association (Refer to Exhibit 23: Conceptual Community Recreation Area). Consistent with CVMC Section 19.48.040(B)(6), the site meets the minimum size and slope requirements, is compatible with the surrounding residential land uses and includes the following required amenities:

- Swimming Pool
- Club House
- Pool House
- One multi-purpose hard court
- Children play area
- Community gathering place
- An outdoor cooking facility
- Level Lawn area

The proposed 0.9-acre CPF site is consistent with CVMC Section 19.48.404(b)(6), in that it does not comprise more than 35 percent of the overall CPF acreage required for the Project Area (3.2 acres x 35% = 1.1 acres), the CPF site meets the minimum one-half acre size requirement and satisfies the minimum development criteria outlined in CVMC 19.48.025(H) as described above.

The Development Agreement between the Applicant and the City includes provisions that address how the Applicant will satisfy the remaining 2.3-acre CPF obligation through payment of a Community Purpose Facilities Benefit Fund to the City in the amount \$1,759,134. The CPF Benefit Fund collected from the Project may be utilized by the City at its discretion to provide a community serving facility located in the City's western territories.

### 13.0 Public Facilities

This section summarizes the public facilities required to serve the Project in compliance with the City's goal that new development provides all necessary infrastructure. The public facilities outlined in this section have been determined based upon projected land uses and their distribution as shown on the Sunbow II, Phase 3 Site Utilization Plan (Exhibit 4). The Project will connect to existing sewer, potable water, and recycled water lines within Olympic Parkway. The Project will be served by the Otay Water District (potable and recycled water) and the City of Chula Vista via the existing Poggi Canyon sewer system.

#### 13.1 Water Service

The *Overview of Water Service for Sunbow II, Phase 3* (Dexter Wilson Engineering, 2020) was prepared for the Project. Below is a summary of potable water and recycled water services necessary to serve the project. The *Sunbow II, Phase 3 SPA Amendment Water Conservation Plan* (Dexter Wilson Engineering, 2020) described both mandatory and non-mandatory water conservation measures. Refer to Exhibit 13: Conceptual Water & Recycled Water Plan.

**Potable Water:**

The Sunbow II, Phase 3 site is within the boundaries of the Otay Water District (OWD) for water service. The OWD relies solely on the San Diego County Water Authority (SDCWA), a member of the Metropolitan Water District (MWD) for potable water. The OWD has existing and planned facilities in the vicinity of the Project and water service can be provided by expanding the existing system. Water service will be provided by the 624 Pressure Zone (624 Zone) within the Central Area System of the OWD. The 624 Zone is fed from SDCWA aqueduct connections that supply the 624 Zone Reservoirs. The OWD has three existing reservoirs in the 624 Zone.

Sunbow II, Phase 3 will receive water service by expanding the existing 624 system by making two domestic service connections and two fire service connections to the existing 624 Zone transmission line in Olympic Parkway. 12" public potable water lines within Streets "A" and "B" will connect to an onsite private loop for the domestic water system and 8" private fire waterlines will serve the fire protection system. The projected potable water demand for Sunbow II, Phase 3 is approximately 122,060 gallons per day (GPD).

**Recycled Water:**

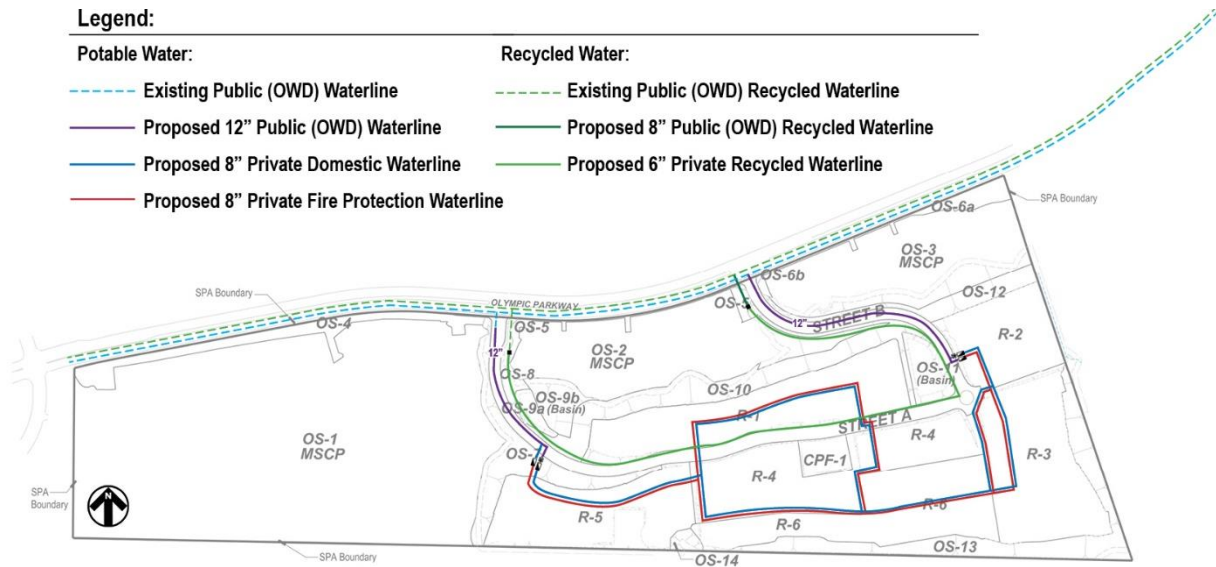
Recycled water is proposed to be utilized to irrigate all common landscape areas as well as the on-site open space areas and the CPF site. There is an existing 680 Zone recycled water line in Olympic Parkway adjacent to the Project. A 6" private recycled line is planned outside the right of way of Streets "A" and "B" to serve the Project. The projected recycled water demand for Sunbow II, Phase 3 is approximately 24,510 GPD.

**Water Conservation:**

State and local governments have mandated a number of water conservation measures. Water conservation measures mandated by the State of California through the 2019 California Green Building Code Standards include: showerheads, lavatory faucets, sink faucets, metering faucets in public restrooms, residential water closets, flushometer valves, commercial water closets and urinals.

The Otay Water District and Chula Vista Landscape Manual require the use of recycled water for irrigated open space slopes and common landscaped areas, wherever feasible. The Landscape Manual also requires some drought tolerant plant selection in landscaping and the use of evapotranspiration controllers in common landscaped areas. All landscaping shall comply with the requirements of the Landscape Water Conservation Ordinance (CVMC Section 20.12)

The Chula Vista Water Conservation Plan Guidelines require hot water pipe insulation, pressure reducing valves and water efficient dishwashers for all residential construction. Non-residential measures include hot water pipe insulation, compliance with Division 5.3 of the CalGreen Building Code and pressure reducing valves. In addition to complying with the City's required water conservation measures, the City also requires a developer to select at least one additional outdoor and one additional indoor or outdoor water conservation measure. The water savings associated with water conservation measures are estimated at 17,461 GPD. The combination of recycled water use and water conservation measures would reduce potable water usage by 41,971 GPD, or 28.6 percent.

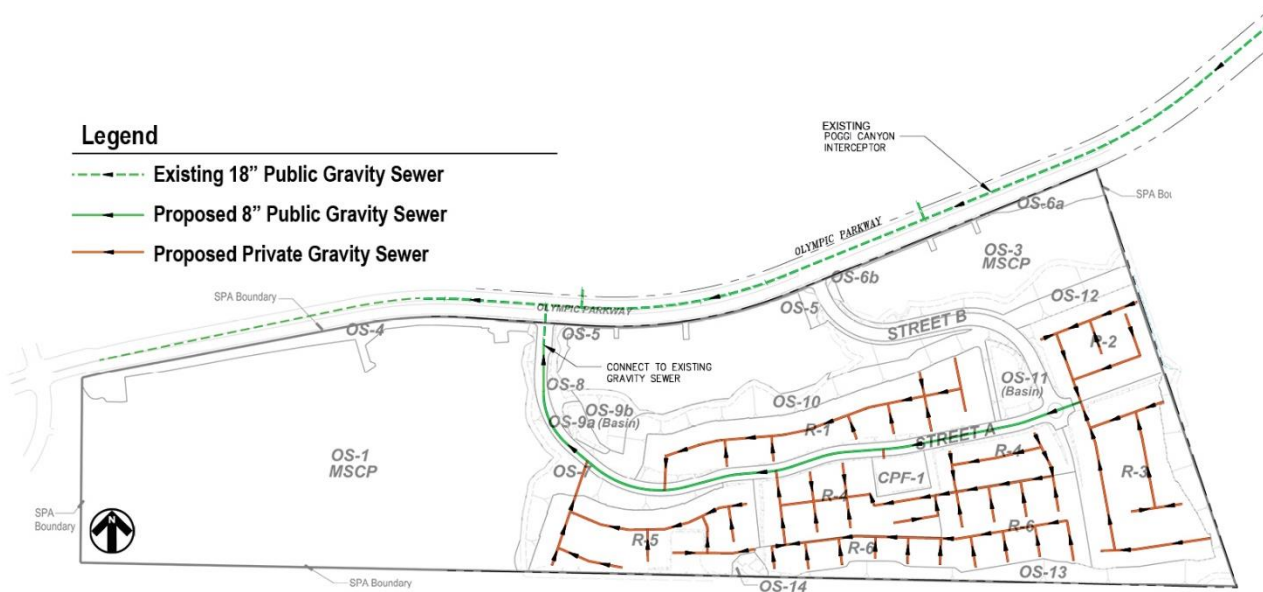


### Exhibit 13: Conceptual Water & Recycled Water Plan

#### 13.2 Sewer Service

The *Sewer System Evaluation for Sunbow II, Phase 3* (Dexter Wilson Engineering, Inc., 2/24/2020) evaluated the impact the proposed change in land use from Industrial to Residential would have on the local and regional sewer system. The proposed onsite sewer system planned to serve Sunbow II, Phase 3 consists of gravity sewer lines that will convey flow from Sunbow II, Phase 3 to the existing Poggi Canyon Interceptor in Olympic Parkway. Based on the estimated average flow of 131,858GPD, an 8-inch gravity line is adequate to convey the total projected flow. It is anticipated that an 8-inch public sewer line would be constructed onsite to convey flows to the point of connection in the Poggi Canyon Interceptor. Private sewer lines will be connected to this new 8-inch public sewer line and extended to the proposed building sewer laterals. (Refer to Exhibit 14: Conceptual Sewer Plan.

The available capacity of the Poggi Canyon Interceptor was evaluated in the April 2009 Poggi Canyon Basin Gravity Sewer Development Impact Fee Updated prepared by PMC. Available capacity in the interceptor has been updated several times in recent years as development with the Poggi Canyon Basin has occurred. All previous studies have been based on the adopted Industrial land use for Sunbow II, Phase 3 per the 1990 Sunbow II SPA Plan. Since the project flows from the site based on proposed the proposed land uses (residential) are lower than the industrial land use, no new Poggi Canyon Interceptor improvements are needed to serve the Project.



Note: The internal private gravity sewer layout is conceptual. Final layout to be determined during preparation of private utility plans.




**Exhibit 14: Conceptual Sewer Plan**

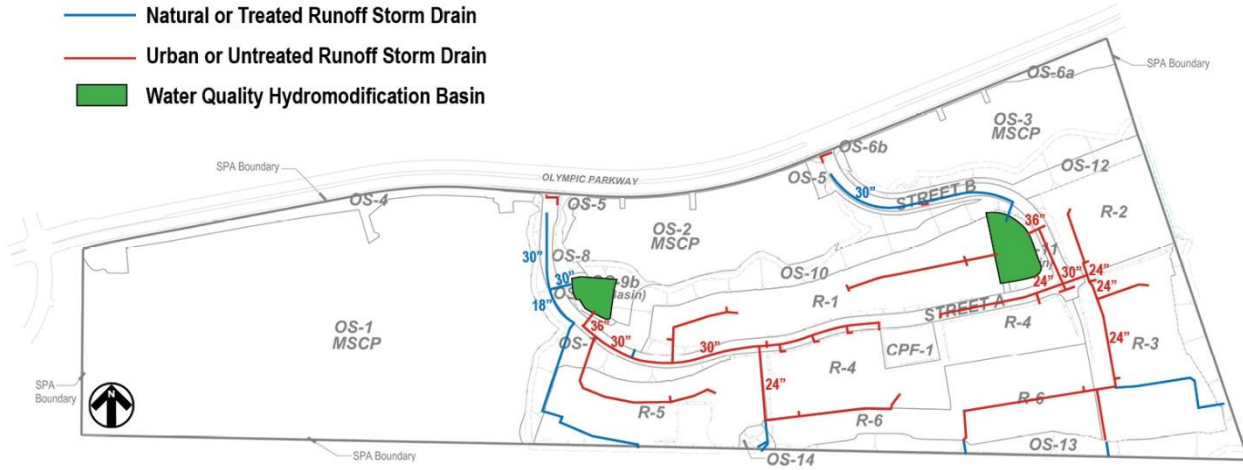
**13.3 Drainage Facilities**

Stormwater will be collected using low impact development (LID) techniques and best management practices (BMP) near the source to ensure that runoff from the Sunbow II, Phase 3 development area is treated for pollutant removal prior to discharging into the natural watershed. All storm water will be treated in compliance with the applicable San Diego Regional Water Quality Control Board requirements.

The drainage system will collect stormwater through a series of swales, catch basins, inlets, and culverts that direct stormwater flows to two onsite basins for purposes of water quality and hydromodification. This system will allow biofiltration, evapotranspiration and filtering of the stormwater to remove microscopic organisms, suspended solids, organic material, nitrogen and phosphorous. Treated stormwater from the basins will drain into Poggi Creek. Most of the offsite flows that drain naturally to the proposed development footprint will be piped directly to Poggi Creek, bypassing the basins and treatment. Refer to Exhibit 15: Conceptual Drainage Plan for storm drain pipe locations and sizes and the location of the two onsite basins.

**Legend**

-  Natural or Treated Runoff Storm Drain
-  Urban or Untreated Runoff Storm Drain
-  Water Quality Hydromodification Basin



Note: Pipe sizes are 18" unless noted on Exhibit 15.

**Exhibit 15: Conceptual Drainage Plan**



## **14.0 SUNBOW II, PHASE 3 PLANNED COMMUNITY DISTRICT REGULATIONS**

### **14.1 Purpose & Scope**

The Planned Community District Regulations apply specifically to Sunbow II, Phase 3<sup>8</sup> and are intended to:

- Protect and promote the public health, safety, and welfare of the people of the City of Chula Vista.
- Safeguard and enhance the appearance and quality of development in the Sunbow II, Phase 3 SPA Amendment area.
- Provide the social, physical, and economic advantages resulting from comprehensive and orderly planned use of land resources.
- Ensure the Sunbow II, Phase 3 SPA Plan Amendment is prepared and implemented in accordance with the Sunbow GDP.
- Implement the Chula Vista General Plan within Sunbow II, Phase 3.
- Establish conditions which will enable the Sunbow II, Phase 3 to exist in harmony within the larger Sunbow Planned Community.

### **14.2 Private Agreements**

The provisions of this ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions contained within this ordinance.

### **14.3 Conflicting Ordinances**

Whenever the provisions of this ordinance impose more, or less, restrictive regulations upon construction or use of buildings and structures, or the use of lands/premises than are imposed or required by other ordinances previously adopted, the provisions of this ordinance or regulations promulgated hereunder shall apply to Sunbow II, Phase 3 SPA Plan Amendment area.

### **14.4 Establishment of Land Use Districts**

In order to classify, regulate, restrict, and separate the use of land, buildings and structures, to regulate and limit the type, height and bulk of buildings and structures in the various districts, to establish the areas of yards and other open space areas abutting and between buildings and

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<sup>8</sup> Chapter 10.0 Sunbow II, Phase 3 Planned Community District Regulations apply to Sunbow II, Phase 3 SPA Plan Amendment area only. The Planned Community District Regulations established in the 1990 Sunbow II SPA shall remain in effect for all other areas within Sunbow.

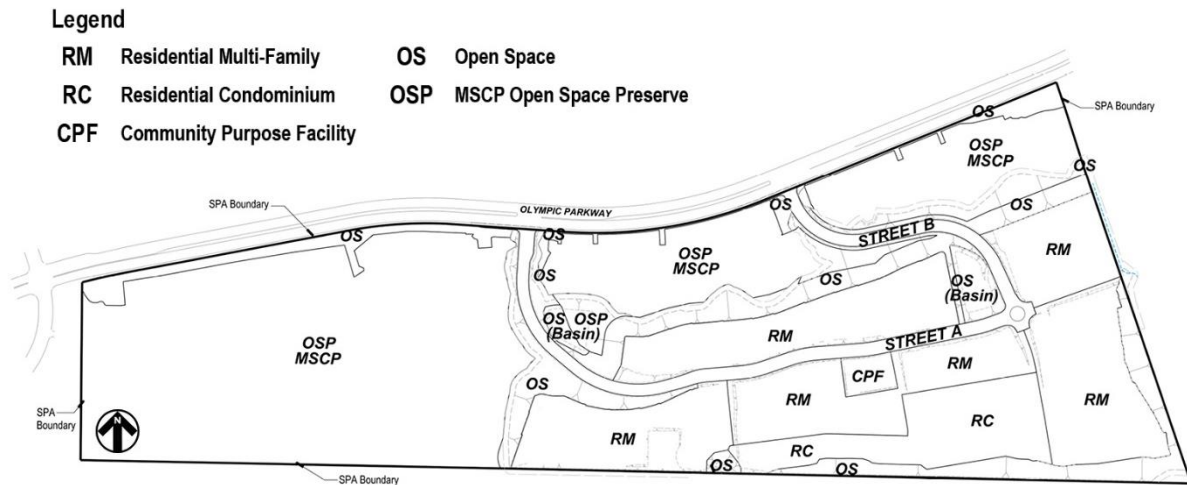
structures, and to regulate the density of population, Sunbow II, Phase 3 is hereby divided into the following Sunbow II, Phase 3 Land Use Districts:

**Table 3: Sunbow II, Phase 3 Land Use Districts Definitions**

SYMBOL	GENERAL DESCRIPTION
RM	Residential Multi-Family: District which permits housing ranging from 11 to 18 units/acre including triplex, townhouse, row house, and stacked flats product types.
RC	Residential Condominium: District which permits attached housing including row townhomes and stacked flats at densities 18-27 units/acre.
CPF	Community Purpose Facility: District which permits uses established pursuant to the Community Purpose Facilities requirements of the P-C Planned Community Zone.
OSP	Open Space Preserve: District which permits natural, undisturbed and/or restored open space which is part of the Chula Vista MSCP Subarea Plan Preserve.
OS	Open Space: District which permits developed or usable open space, manufactured slopes, fuel modification zones, water quality/hydromodification basins, maintenance easements, wetland resource and associated buffer areas, and may include naturalized open space.

### 14.5 Adoption of Sunbow II, Phase 3 Land Use Districts Map

Land Use Districts and boundaries are established and adopted as shown, delineated, and designated on the Exhibit 16: Sunbow II, Phase 3 Land Use District Map. This map, together with all notations, references, data, district boundaries and other information thereon, are made a part of the Sunbow II, Phase 3 SPA Plan Amendment and adopted concurrently herewith and only apply to the Sunbow II, Phase 3 SPA Plan Amendment area. The boundaries are intended to align with physical and legal features such as property boundaries, top or toe of slopes, and streets. Refinements to these boundaries are expected during the detail planning and design phases and will not require an amendment providing the refinement does not alter the intent.



### Exhibit 16: Sunbow II, Phase 3 Land Use District Map<sup>9</sup>

## 14.6 Sunbow II, Phase 3 Residential Land Use Districts<sup>10</sup>

### 14.6.1 Purpose

The purpose of the Residential Land Use Districts is to achieve the following:

- To reserve appropriately located areas for family living at a range of dwelling unit densities consistent with the Sunbow GDP and with sound standards of public health, safety and welfare.
- To ensure adequate light, air, privacy and open space for each dwelling unit.
- To minimize the effects of congestion and to avoid the overloading of public services and utilities by phasing construction of buildings in relation to the surrounding land area and available infrastructure.
- To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.

<sup>9</sup> Land Use Districts shown on Exhibit 16 apply only to Sunbow II, Phase 3. Land Use Districts established in the 1990 Sunbow II SPA Plan remain in effect for all other areas within Sunbow.

<sup>10</sup> Chapter 14.6 Sunbow II, Phase 3 Residential Land Use Districts apply to Sunbow II, Phase 3 SPA Plan Amendment area only. The Residential Districts established in the 1990 Sunbow II SPA Plan Planned Community District Regulations shall remain in effect for all other areas within Sunbow.

- To facilitate the provision of utility service and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

#### *14.6.2 Residential Land Use Districts Intent*

Two residential unit types are anticipated within Sunbow II, Phase 3: The Residential Multi-Family (RM) and Residential Condominium (RC) districts. The RM district is intended to accommodate attached multi-family row townhomes and triplex products, in the range of 11 to 18 dwelling units per acre (DUs/AC). The typical multi-family housing product in the RC district is planned to include three-story row townhomes which would be expected at densities in the range of 18 to 27 DUs/AC.

#### *14.6.3 Permitted and Conditional Uses*

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

- "P" = Permitted.
- "C" = Permitted subject to Conditional Use Permit.
- "A" = Permitted subject to Administrative Approval.
- "N" = Use Not Permitted.

**Table 4: Sunbow II, Phase 3 Permitted Use Matrix – Residential Districts**

<b>Residential Uses:</b>	<b>RM</b>	<b>RC</b>
Multiple dwellings (3 units and above)	P	P
Townhouse dwellings	P	P
Accessory Dwelling Unit (pursuant to CVMC 19.58.022))	P	P
Accessory Buildings and Structures (pursuant to CVMC 19.58.202	A	A
Community garden	A	A
Family daycare home, large (subject to Section 19.58.147 CVMC – Uses: Family Daycare Homes, Large)	A	A
Public utility and public service sub-stations, reservoirs, pumping plants and similar installations	P	P
Recreation facility less than 2 acres in size	A	A
Private or Common Useable Open Space /Recreation Facility	P	P
Temporary tract offices and tract signs (subject to Temporary Uses Section)	A	A
Unclassified uses (subject to Chapter 19.54 CVMC – Unclassified Uses)	C	C

#### 14.6.4 Residential Property Development Standards

##### Design Goals, Principles, and Guidelines

The residential property development standards are intended to implement the Sunbow GDP. The intent is to produce a community that encourages and fosters interaction amongst residents. To implement this intent, the land use policies encourage a friendly, well designed environment.

Within multi-family neighborhoods create a “walkable,” inviting environment, within the boundaries of the development.

Pedestrian-oriented features include orienting the front doors toward the streets, plotting the buildings so garages are not visible from the public or commonly used streets; integrating strong, well designed pedestrian connections to the streets, paseos and adjacent trail systems; providing well designed, inviting common usable open space areas and unique, yet compatible, architecture.

**General Standards:** The following general standards apply to both residential districts.

- Where the Specific Standards listed below are silent on an issue, the Zoning Administrator is authorized to define a standard based on the Chula Vista’s General Plan, Zoning Ordinance, Design Manual and/or Landscape Manual, as may be appropriate.

- Site planning for multi-family neighborhoods adjacent to the Preserve are subject to MSCP adjacency guidelines and Fire Protection Plan.

**Specific Standards:** The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use district. The use of the symbol "DR" indicates that the standard is established through Zoning Administrator (ZA) approval or the Design Review process.

Dimensions and standards are minimums, and minor variations may be permitted subject to Administrative Design Review or tract map approval.

**Table 5:  
Sunbow II, Phase 3 Property Development Standards – Residential Districts**

	Land Use Districts		Notes
	RM	RC	
<b>Building Heights</b>			
Maximum Building Height (feet)	35 3-story max	35 3-story max	
<b>Yards &amp; Setbacks</b>			
Between Buildings @ Paseo	DR	DR	
<b>Minimum Side Yard Setback (Feet)</b>			
To adjacent building	5 min	5 min	
To Private Street or Drive	5 min	5 min	
<b>Minimum Rear Yard Setback (Feet)</b>			
To main residence	DR	DR	
To garage off of Private Street or Drive	3 min	3 min	Second story (and above) may project 2 feet into rear yard setback.
<b>Parking Spaces per Unit<sup>11</sup></b>			
Garage Spaces/Unit	2	2	Within the RC District: tandem 2-car garages are permitted. 2 assigned spaces are required (1 covered and 1 uncovered space).
Guest Spaces/Unit	0.33	0.33	All required guest spaces permitted on-public streets (Class III Collector) and private streets (Private Residential Street w/Parking)

<sup>11</sup> See Section 14.6.6 for parking space dimensions.

#### 14.6.5 Common and Private Useable Open Space Requirements

Residential development proposals within the RM and RC Land Use Districts shall be subject to the following open space requirements.

**Private Useable Open Space (PUOS):** Within the RM Land Use District, the minimum Private Useable Open Space requirement shall be provided as follows:

- 60 square feet for each 1-bedroom unit
- 80 square feet for each 2-bedroom unit
- 120 square feet for each 3-bedroom unit
- 20 additional square feet for each additional bedroom over 3

Within the RC Land Use District, each multi-family unit shall include a minimum of 60 square feet of Private Useable Open Space.

PUOS areas are intended to provide private outdoor space for individual multi-family units and must meet the following requirements:

- Porches and balconies with minimum dimension of 6 feet and a minimum area of 60 square feet.
- Private fenced yards with no dimension less than 10 feet (side yard, rear yard or front courtyard locations permitted)
- Area is generally level (<5% grade)
- Landscaped front yards
- Yard areas with minimum dimensions less than 6 feet, driveways and pedestrian paths do not qualify.

**Common Useable Open Space (CUOS):** Common Useable Open Space is intended to be used by multiple homeowners/residents within a community and shall be provided as follows:

- A minimum of 300 square feet per unit within the RM Land Use District
- A minimum of 200 square feet per unit within the RC Land Use District

Common Useable Open Space areas are amenities to available to the entire community. Required CUOS may be combined into conveniently located open space areas and shall meet the following criteria:

- Consist of large meaningful areas that are not fragmented by unrelated uses or improvements
- Developed with recreational uses, including both passive (landscaping) and active amenities (tot lots, picnic areas, etc.)
- No dimension less than 10 feet
- Area is generally level (<5% grade)

#### 14.6.6 *Parking Space Requirements*

Parking shall meet the following minimum standards:

- Standard spaces:
  - Covered in a garage or carport – 10' x 20' each space
  - Uncovered – 9' x 19' each space
- Wherever a 2-foot overhang occurs, a minimum 48" pedestrian walkway shall be maintained with minimal impacts to adjacent planting areas.
- Wherever adjacent to a landscaped planter area, a minimum 18" concrete or hardscape step out area along the length of the driver and passenger side of the vehicle shall be provided.

#### 14.6.7 *Residential Design Review*

Development proposals within the RM and RC Land Use Districts shall be subject to the City of Chula Vista Design Review Process as set forth in the CVMC Section 19.14.581 through 19.14.600, except that the Zoning Administrator shall have the authority for review and approval of any application/parcel with 200 or fewer multi-family residential units, but shall have, at his sole discretion, the right to refer such Design Review application to the Planning Commission for their action. In lieu of Development Services staff review, the Zoning Administrator shall have the authority to retain an on-call design professional to assist in the review, at the expense of the Applicant, if he elects to review and approve an application.

### **14.7 Sunbow II, Phase 3 Community Purpose Facility Land Use District**

The Community Purpose Facility (CPF) Land Use District is intended to comply with and shall be developed pursuant to CVMC Section 19.48.025. All proposed uses shall be consistent with CVMC Section 19.48.025 C. and shall be subject to Zoning Administrator Design Review approval. Property development standards for CPF sites shall be determined during the design review process.

### **14.8 Sunbow II, Phase 3 Open Space Land Use Districts<sup>12</sup>**

#### *14.8.1 Purpose and Intent*

The two Sunbow II, Phase 3 Open Space Land Use Districts are intended for developed and natural open space areas and landscaping. Only those additional uses which are complementary to and can exist in harmony with open space and recreation uses are permitted. There are no lot size limitations within the Open Space Land Use Districts, and it is intended that these districts may be

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<sup>12</sup> Chapter 14.8 Sunbow II, Phase Open Space Zoning Districts apply to the Sunbow II, Phase 3 SPA Plan Amendment area only. Open Space Districts established in the 1990 Sunbow II SPA Plan Planned Community District Regulations shall remain in effect for all other areas within Sunbow.



applied to a portion of a lot, provided the remainder of the lot meets the requirements for the land use district which it is designated.

Open Space Land Use Districts are included in the Planned Community District Regulations to achieve the following purposes:

- Provide focal points for community and neighborhood gathering activities
- Provide for necessary water quality features
- Preserve, enhance, and restore natural resources
- Preserve vistas and conserve viewpoint areas
- Establish edges to help define communities and neighborhoods
- Provide for fuel modification zones and buffers from adjacent land uses

Two Open Space Districts are planned within Sunbow II, Phase 3: Open Space One (OS) and Open Space Two (OSP). The OS District is intended to accommodate manufactured slopes, water quality/hydromodification basins, utilities, maintenance areas, fuel modification zones and wetland resources and buffer area. The OSP District includes both natural and restored open space areas as part of the Chula Vista MSCP Subarea Plan Preserve. Any proposed use within the OSP is subject to Chula Vista MSCP Subarea Plan requirements.

*14.8.2 Permitted & Conditional Uses*

The matrix of land uses below indicates the relative permissive status using the following symbols:

- “P” = Permitted
- “C” = Permitted subject to Conditional Use Permit
- “A” = Permitted subject to Administrative approval
- “N” = Use Not Permitted

**Table 6:  
Sunbow II, Phase 3 Permitted Use Matrix - Open Space Land Use Districts**

	LAND USE DISTRICT	
	OS	OSP
All types of horticulture	A	N
Arboreta - horticultural garden	A	N
Bicycle and Pedestrian Trails and Associated Signage	P	A
Community gardens	A	N
Water Quality Basins and associated stormwater treatment facilities	P	P*
Slope Restoration	P	P*
Wetland resource and buffer area	P	P

\*Planned and Future Facilities and Slope restoration areas permitted subject to Chula Vista MSCP Subarea Plan site and adjacency requirements.

### 14.8.3 Development Standards

Site Planning: All development proposals in the Open Space Land Use Districts shall be subject to the following:

- Development proposals shall be reviewed on a case-by-case basis to determine appropriate buffering and setbacks.
- All permanent signs, including any required signs (such as monument signage, etc.), shall be identified at the Design Review stage.

Landscaping:

- All landscaping shall meet the requirements of the City of Chula Vista Landscape Manual and the Chula Vista Landscape Water Conservation Ordinance (CVMC 20.12) and the approved Sunbow II, Phase 3 Landscape Master Plan.

## 15.0 RESIDENTIAL DESIGN GUIDELINES<sup>13</sup>

The following guidelines are provided for architecture, site planning and building plotting, pedestrian connectivity, and landscape, with a focus on creating a well-designed, high quality residential community.

### 15.1 Architecture

Sunbow II, Phase 3 is a residential enclave featuring contemporary architectural styles. The community is planned to include four unique multi-family attached product types with 15 distinct floor plans. Architecture will include a variety of distinct and unique combinations of elevations and colors. With a strong focus on creating an interesting and varied street scene, garages are accessed off private driveways, while front doors and balconies face streets and communal open space area. Architecture guidelines include:

- Provide variation in architectural style and elements.
- Undulate building massing and roof planes.
- Incorporate vertical and horizontal stepped massing.
- Visually minimize garage doors.
- Design entry features to emphasize front doors.

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<sup>13</sup> Chapter 15.0 Residential Design Guidelines apply to the Sunbow II, Phase 3 SPA Plan Amendment area only. Residential Design Criteria established in the 1990 Sunbow II SPA Plan remain in effect for all other areas within Sunbow.

- Articulate facades visible from public view areas (open space/public streets) to avoid monotony with elements such as wall off-sets, balconies and windows appropriate to the architectural style.
- Incorporate a range of scale-defining elements that relate larger building masses to the pedestrian scale. Elements may include trellises, columns, archways, doorways, patios and upper floor balconies and windows.

The following conceptual architectural renderings are provided for context. The final architectural design shall be determined at Design Review.



Product A (R-6)



Product B (R-1 and R-5)



Product C (R-2 and R-4)



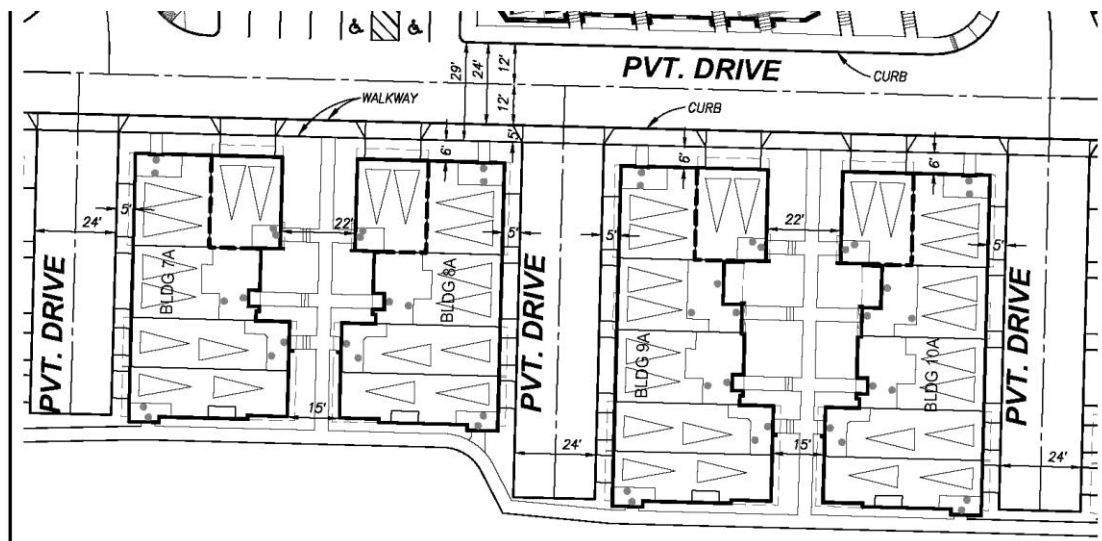
Product D (R-3)

**Exhibit 17: Conceptual Architectural Styles****15.2 Site Planning and Building Plotting**

The site planning and plotting of multi-family buildings will focus on creating a cohesive community with green spaces, variety along public street frontages and strong pedestrian connectivity. Site planning and building plotting guidelines include:

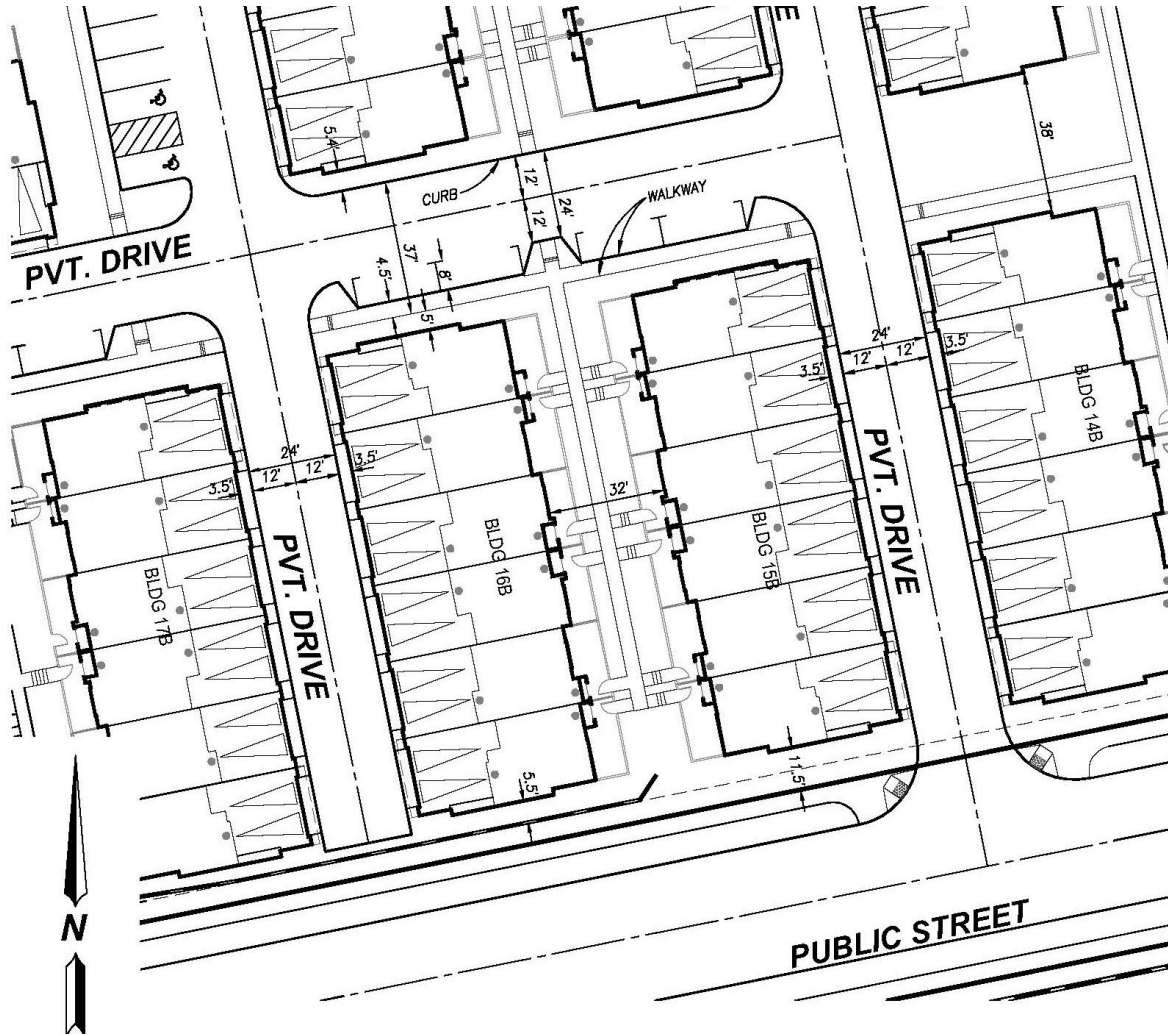
- Building to be oriented to increase exposure to natural light and views
- Building orientation to consider indoor and outdoor privacy, noise, solar access and overall aesthetic experience
- Optimize architecture along the street frontage
- Garages to be located in alleys, shared parking courts, private driveways
- Internal residential units to be connected to internal streets via courtyards, paseos or landscaped walkways wherever possible
- Utilitarian areas, including parking, loading, mechanical equipment, etc. shall be screened from public views to the greatest extent possible.
- Design a connected system of pedestrian walkways between individual neighborhoods, common open spaces, and community recreation areas, where feasible.

The following conceptual site plans are intended to provide guidance for the future Design Review of individual parcels within the RM and RC Districts. (Refer to Exhibits 17-20: Conceptual Site Plans). The final site plans to be prepared during the Design Review phase of the project.



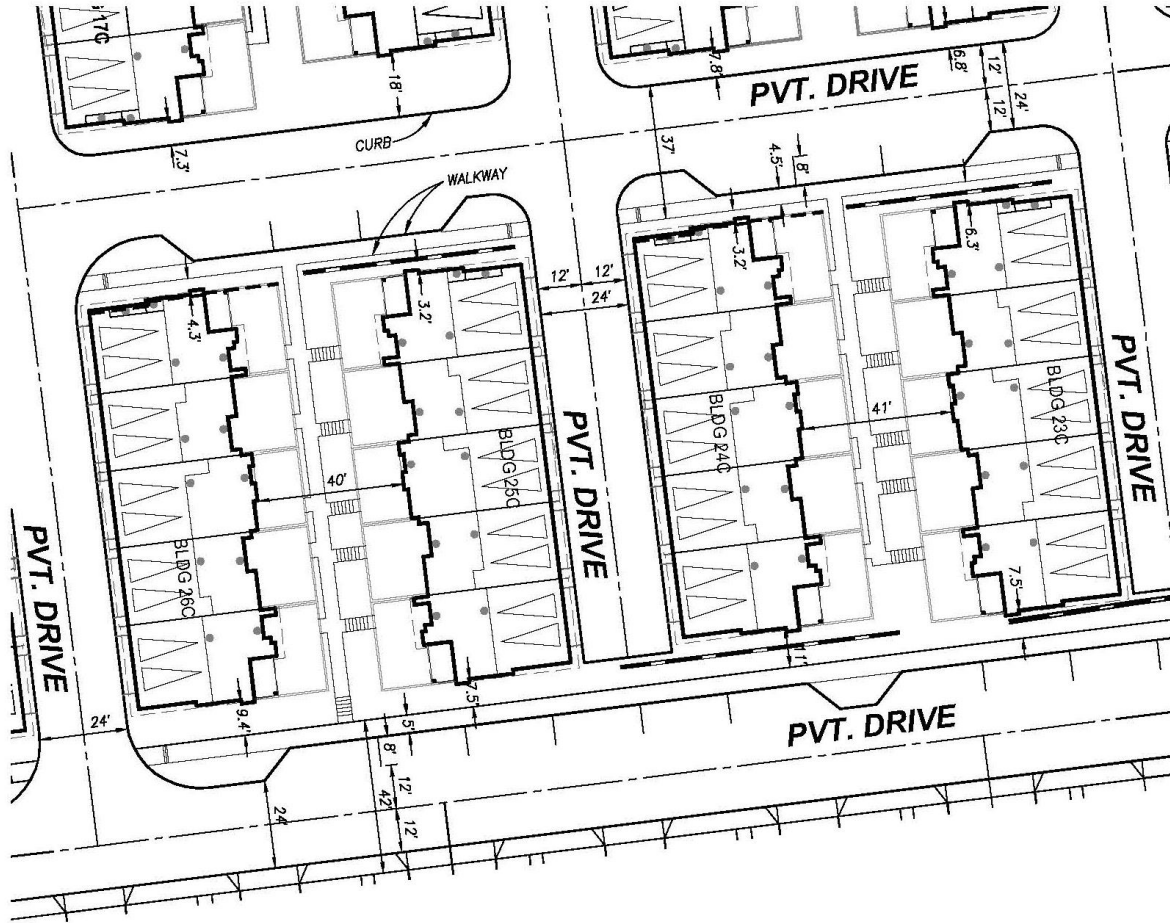
Product A (R-6): 3-Story Townhomes with a communal inner court, connecting walkways and open space

**Exhibit 18: Conceptual 3-Story Row Townhomes (RC Residential Land Use District)**



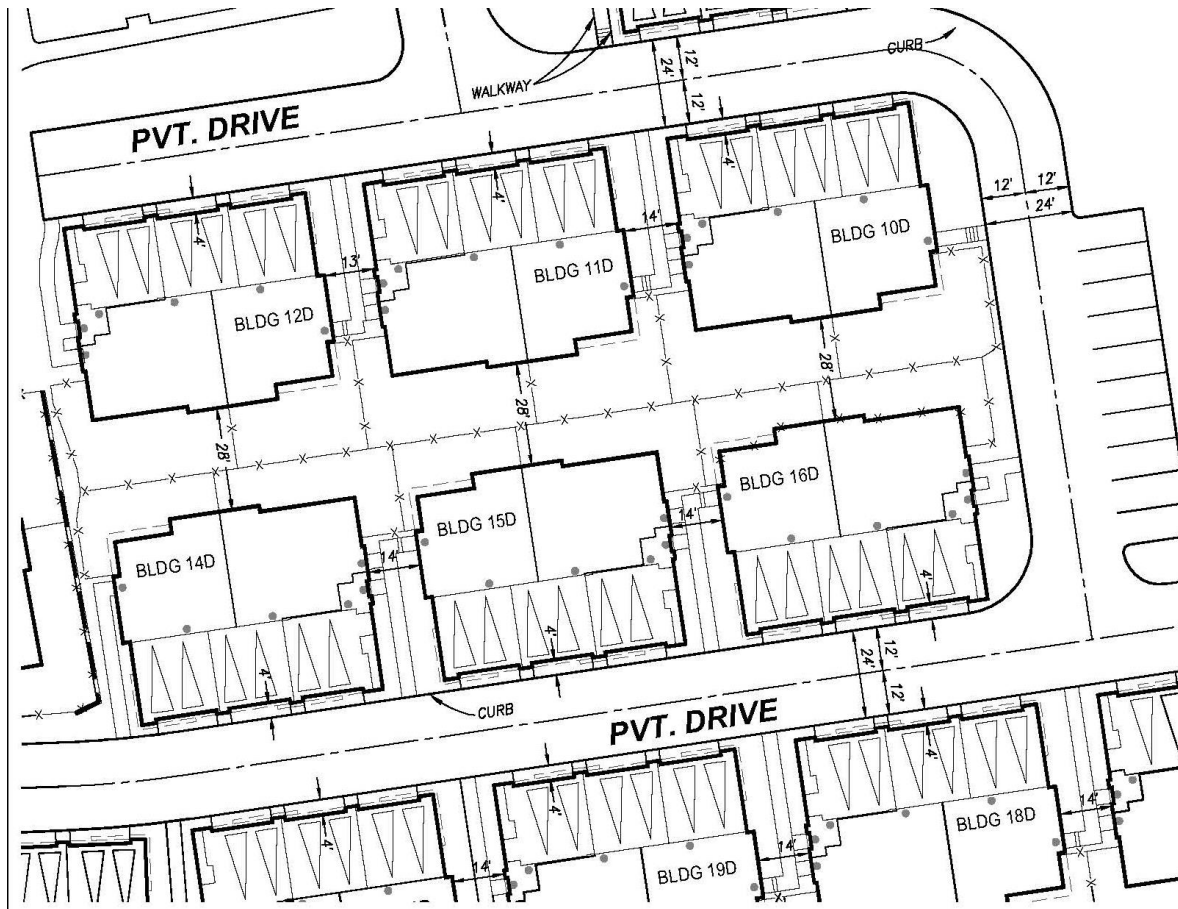
Product B (R-1 and R-5): 2-story townhomes private entrances and patios

**Exhibit 19: Conceptual 2-Story Row Townhomes (RM Residential Land Use District)**



Product C (R-2 and R-4): 3-story row townhomes with private front courtyards and private balconies

**Exhibit 20: Conceptual 3-Story Row Townhomes (RM Residential Land Use District)**



Product D (R-3): Attached 2-story homes in a triplex design with balconies and private rear yards

**Exhibit 21: Conceptual -Story Triplex Homes (RM Residential Land Use District)**

### 16.0 Landscape Design Guidelines<sup>14</sup>

The design for Sunbow II, Phase 3 is influenced by its location adjacent to large natural open space areas and Poggi Creek as well as proximity to future development within the adjacent Otay Ranch. The Community is surrounded by large, landscaped slope areas which provide a buffer between development and adjacent Preserve areas and provide fuel modification zones. The centrally located CPF site (Community Recreation Area) is planned to provide an activity center for the community. Additional passive and active recreation open space areas are distributed throughout the community to provide recreational opportunities within walking distance of most homes. Refer to Exhibit 22: Conceptual Illustrative Plan.



Note: The site plan and building placement shown on the Conceptual Illustrative Plan is conceptual. Final design to be determined during Design Review.

### Exhibit 22: Conceptual Illustrative Plan

<sup>14</sup> Chapter 16.0 Landscape Design Guidelines apply to the Sunbow II, Phase 3 SPA Plan Amendment area only. The 1990 Sunbow II SPA Plan Landscape Master Plan remains in effect for all other areas within Sunbow.



## 16.1 Landscape Concept

The landscape design compliments the contemporary architectural styling of the community while providing a series of open space amenities to serve the recreational needs of the residents. The landscape evolves from a naturalized aesthetic at the project edges to a drought tolerant gardenesque styling in the community's central streetscape and green spaces. Pedestrian pathways connect a series of passive and active recreational spaces provided to serve the residents. Active recreation areas will include the community recreation area (refer to Exhibit 23: Community Recreation Area) and may include children play areas, bocce ball court, a fenced dog run, and open turf areas. Passive use areas may include shaded picnic areas and moveable seating areas. Refer to Exhibit 22: Conceptual Illustrative Plan for the conceptual locations of passive and active recreation areas. The recreational facility locations and program to be finalized during the Design Review process.

The landscape transitions to a naturalized palette at the project perimeter to blend with the existing native character of the existing slopes and MSCP Preserve area located along the northern edge of the site and to the west. The plant palette is composed of durable and low water use/drought tolerant plants which are easily maintained. (See Appendix A: Landscape Palette) It includes a diverse range of textural and flowering species to provide seasonal interest with both foliage and colorful flowering accents. Trees, shrubs, and vines are proposed to soften architectural facades and site walls. Trees will also be used to create shade and scale throughout the community, including at the various amenity spaces and pedestrian circulation paths. Additional species are included in the fuel modification and biological restoration areas to promote fire safety while supporting the local native plant ecologies of the adjacent MSCP Preserve area.

The Landscape Design Guidelines include:

- Landscape to be comprised of trees, shrubs, vines, and groundcover and to be utilized throughout the community to create a cohesive landscape design.
- Tree planting shall be varied to provide interest in the landscape.
- The side and rear/front of building to be landscaped to soften the architecture and provide privacy for residential units.
- Landscape design shall be simple, bold, and easy to maintain
- The landscape palette to incorporate many drought-tolerant non-toxic plant materials
- Landscape elements on multi-family parcels to be visible from public streets and should blend with and appear to be an extension of the public right-of-way landscaping
- All permanently landscaped areas to be irrigated with permanent underground irrigation.
- Transformer and cable box locations are to be carefully planned and coordinated with both the utility company and landscape architect and should be located to be unobtrusive and screened from view with plantings where possible.
- Mailboxes and mailbox structures to be designed to complement the architectural style of the community.
- Landscaping shall be designed to comply with the City's Landscape Water Conservation Ordinance and Shade Tree Policy No. 576-19.
- A Landscape Master Plan shall be prepared by the developer for Sunbow II, Phase 3 and submitted to the City for approval.

**Community Recreation Area:**

The site designated Community Purpose Facility on the Sunbow II, Phase 3 Site Utilization Plan is planned as a Community Recreation Area. This 0.9-acre area is planned to accommodate a swimming pool, spa and associated pool uses, club house, a fire pit, a shaded BBQ area, children’s play area, multi-use hard court area and level turf area. The Recreation Area would be private, owned and maintained by the Master Homeowner’s Association. (Refer to Exhibit 23: Conceptual Community Recreation Area)



**LEGEND**

- |  |  |
|--|--|
| ① CHAISE LOUNGE CHAIRS, TYP.                             | ⑨ MULTI-USE HARDCOURT (VOLLEYBALL, PICKLEBALL, AND 1/2 COURT BASKETBALL) |
| ② ACCENT TREE, TYP.                                      | ⑩ PALM TREE, TYP.  |
| ③ SHADE TREE, TYP.                                       | ⑪ POOL   |
| ④ CABANAS, TYP.  | ⑫ SPA  |
| ⑤ SHADED GATHERING AREA WITH FIRE PIT AND LOUNGE SEATING | ⑬ CHILDREN'S PLAYGROUND (2-5 YRS)  |
| ⑥ SHADED PICNIC AREA WITH TABLES & BBQ'S                 | ⑭ CHILDREN'S PLAYGROUND (5-12 YRS)                                       |
| ⑦ CLUB HOUSE   | ⑮ POOL ENCLOSURE FENCE   |
| ⑧ TURF   |  |

Conceptual Design provided for illustrative purposes only –The final design shall meet the requirements of CVMC Section 19.48.025 as a qualified CPF private recreation use.

**Exhibit 23: Conceptual Community Recreation Area (CPF)**

The relationship between land uses, improvements and the natural MSCP open space areas strongly influenced the landscape design concept for Sunbow II, Phase 3. A series of cross sections depict unique certain conditions across the project site and the landscape concept for each. (Refer to Exhibit 24: Site Conditions Key Map).

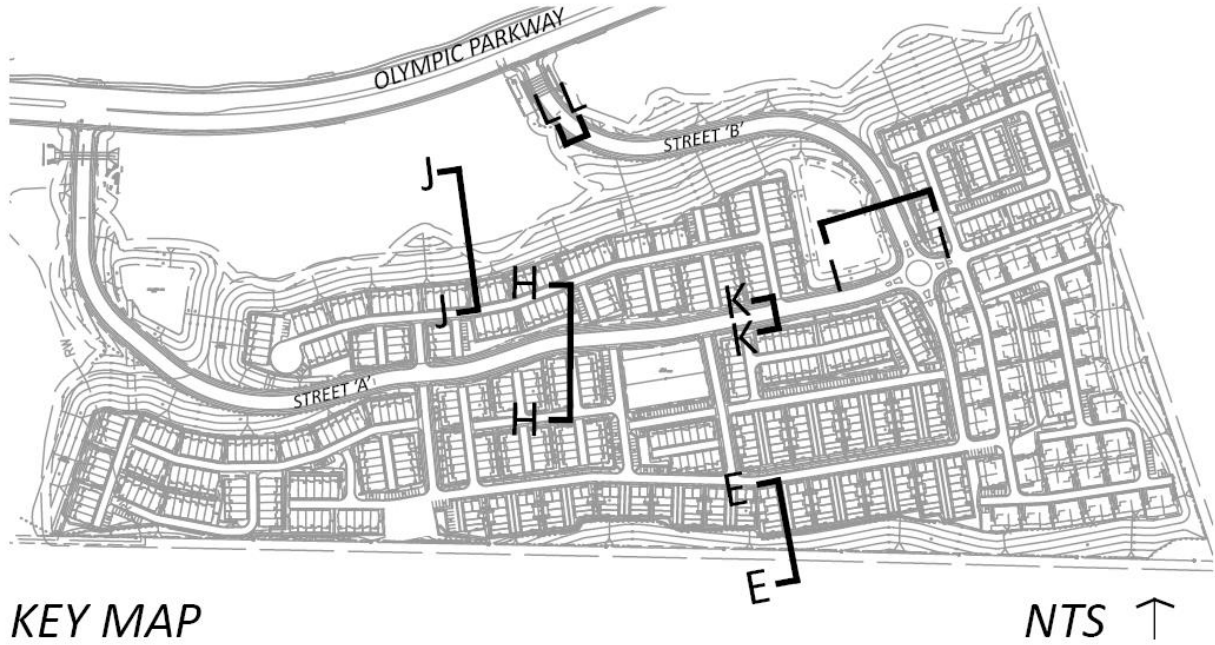
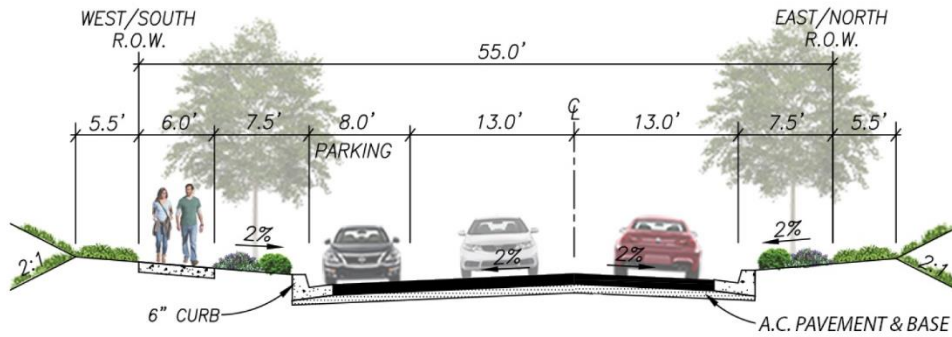


Exhibit 24: Site Conditions Key Map

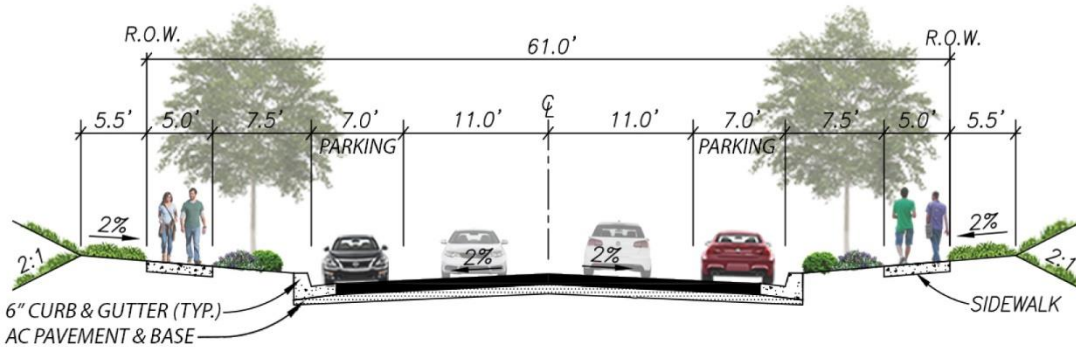
**Community Entry:**

Two entries into the community are planned along Streets “A” and “B.” New Zealand Christmas (*Metrosideros Excelsa*), Leslie Roy Mesquite (*Prosopis g. 'Leslie Roy'*), Pink Trumpet Tree (*Handroanthus Impetiginosus*) and other flowering trees line these streets to provide shade and create a colorful, vibrant gateway into the community. Refer to Exhibit 25: Conceptual Landscape Design – Streets “A” & “B.”



**SECTION "L-L"**

SCALE: 1"=40' HORIZ/VERT



**SECTION "K-K"**

SCALE: 1"=40' HORIZ/VERT



**Exhibit 25: Conceptual Landscape Design – Streets “A” & “B”**

**STREET TREES**



Pink Trumpet Tree  
*Handroanthus Impetiginosus*



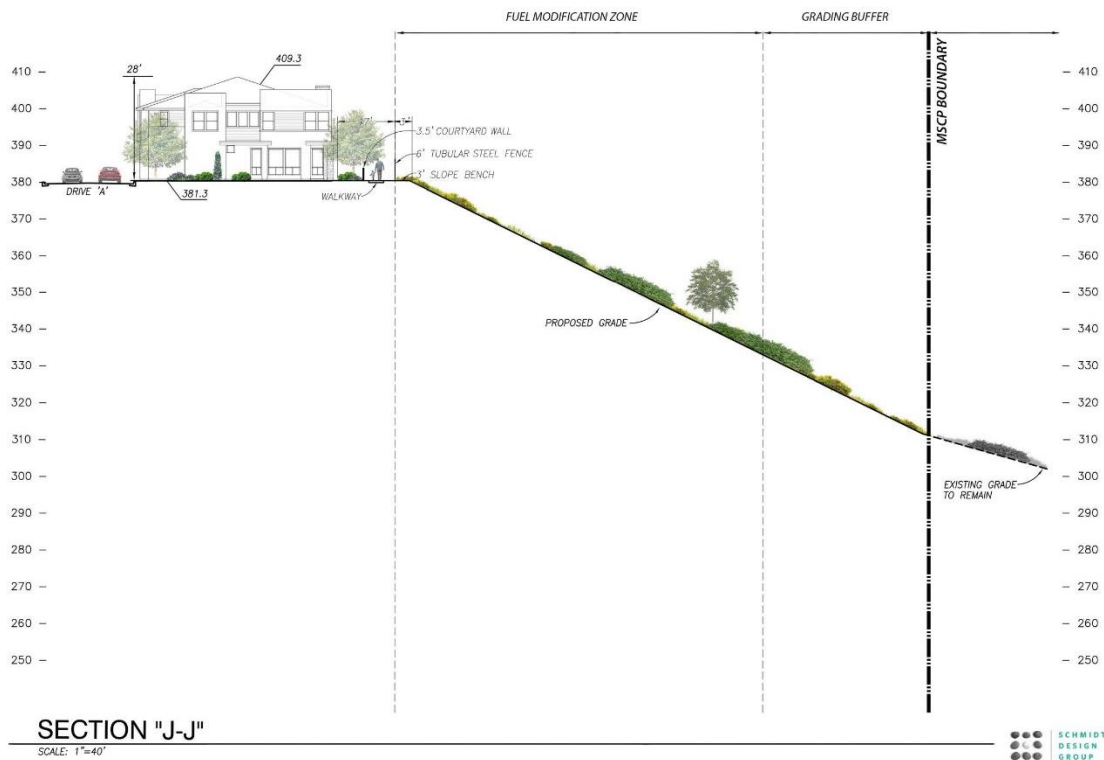
New Zealand Christmas Tree  
*Metrosideros Excelsa*



Leslie Roy Mesquite  
*Prosopis g. 'Leslie Roy'*

**North Perimeter Slope:**

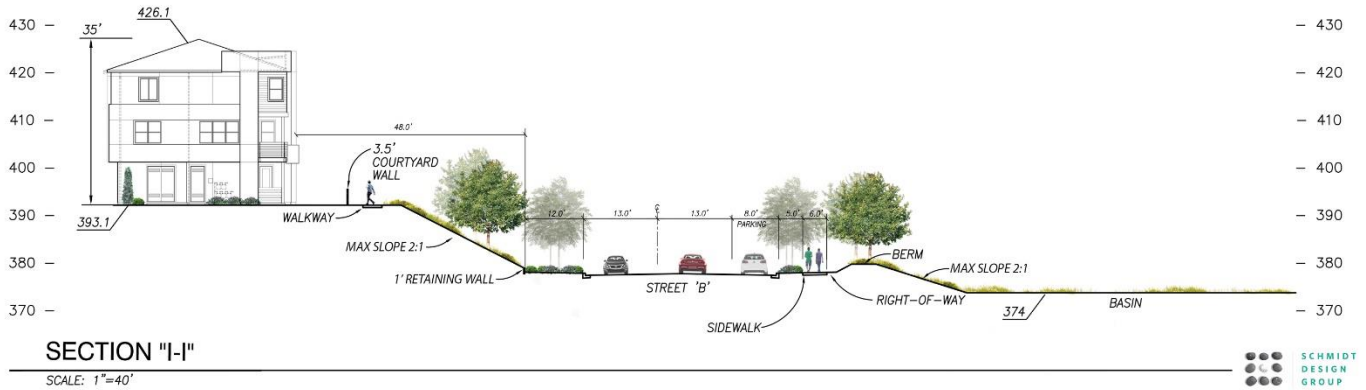
Large landscaped 2:1 slopes at the perimeter of Sunbow II, Phase 3 (R-1) are designed to soften the aesthetics of manufactured slopes with a diverse plant palette and planting program. Homes will be setback from the slope and view fencing is planned at the top of slope to provide open views across the natural open space. A 3-foot wide flat bench is provided at the top of slope for maintenance access. Landscaping within the Fuel Modification Zone and adjacent grading buffer must be consistent with the Sunbow II, Phase 3 Fire Protection Plan and Chula Vista MSCP Subarea Plan. (Refer to Exhibit 26: Perimeter Slope @ R-1.



**Exhibit 26: Perimeter Edge Condition @ R-1 (Cross Section J-J)**

**Interior Edge Condition:**

The homes along the western edge of R-2 will include private courtyards with open views across Street “B” to the MSCP Preserve area. Interior slopes will be landscaped with low shrubs and trees to screen views into the site. Refer to Exhibit 27: Internal Condition at R-2/Street “B.”



**Exhibit 27: Internal Condition @ R-2 / Street “B” (Cross Section I-I)**

**Internal Condition:**

Exhibit 28: Internal Condition @ R-1 & R-6 depicts the relationship between multi-family homes within neighborhoods R-1 and R-4. Trees lined walkways and grade changes provide additional buffers between neighborhoods.



**Exhibit 28: Internal Condition @ R-1 & R-4 (Cross Section H-H)**

**South Perimeter Condition with Off-Site Fuel Modification Zone:**

The perimeter edge condition south of neighborhood R-1 is planned to include a 6-foot high retaining wall and upward slope area to an off-site fuel modification zone. Slope landscaping shall be consistent with the Sunbow II, Phase 3 Fire Protection Plan. (Refer to Exhibit 29: South Perimeter Condition @ R-6).



**Exhibit 29: South Perimeter Condition @ R-6 (Cross Section E-E)**

**17.0 AFFORDABLE HOUSING PLAN**

The City of Chula Vista Balanced Communities Policy applies to residential projects of 50 or more units. The Applicant will be required to enter into a Balanced Communities Affordable Housing Agreement. See Development Agreement for additional details.

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**APPENDIX A**  
**SUNBOW II, PHASE 3 SPA PLAN AMENDMENT**  
**PLANT PALETTE**  
**MARCH 2021**



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### **SHADE TREES**

AGONIS FLEXUOSA / PEPPERMINT TREE  
CERCIDIUM X `DESERT MUSEUM` / THORNLESS PALO VERDE  
JACARANDA MIMOSIFOLIA / JACARANDA  
METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE  
PROSOPIS G. `LESLIE ROY` / LESLIE ROY MESQUITE

### **ACCENT TREES**

CERCIS CANADENSIS `FOREST PANSY` / FOREST PANSY REDBUD  
CHILOPSIS LINEARIS / DESERT WILLOW  
HANDROANTHUS IMPETIGINOSUS / PINK TRUMPET TREE  
RHUS LANCEA / AFRICAN SUMAC

### **PALM TREES**

PHOENIX DACTYLIFERA / DATE PALM

### **BIO-BASIN TREES**

ALNUS RHOMBIFOLIA / WHITE ALDER  
SALIX LASIOLEPIS / ARROYO WILLOW

### **STREET TREES**

HANDROANTHUS IMPETIGINOSUS / PINK TRUMPET TREE  
METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE  
PROSOPIS G. `LESLIE ROY` / LESLIE ROY MESQUITE

### **SHRUB/ GROUNDCOVER PLANTING**

AGAVE SHAWII / COASTAL AGAVE  
AGAVE X `BLUE FLAME` / BLUE FLAME AGAVE  
AGAVE X `BLUE GLOW` / BLUE GLOW AGAVE  
ALOE VERA / MEDICINAL ALOE  
ALOE X `BLUE ELF` / ALOE  
ASPARAGUS MEYERI / FOXTAIL FERN  
BACCHARIS PILULARIS `TWIN PEAKS` / TWIN PEAKS COYOTE BRUSH<sup>2</sup>  
CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER  
CISTUS X PURPUREUS / ORCHID ROCKROSE  
DIANELLA TASMANICA / FLAX LILY  
ERIGERON KARVINSKIANUM / SANTA BARBARA DAISY  
FESTUCA CALIFORNICA / CALIFORNIA FESCUE  
FICUS PUMILA / CREEPING FIG  
GALVEZIA JUNCEA / BAJA SNAPDRAGON  
GALVEZIA SPECIOSA `FIRECRACKER` / BUSH SNAPDRAGON  
GREVILLEA X `NED KELLY` / NED KELLY GREVILLEA  
IVA HAYESIANA / SAN DIEGO POVERTY WEED  
LEUCADENDRON X `SAFARI SUNSET` / CONEBUSH  
LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD` TM / GREEN CLOUD TEXAS RANGER  
LEYMUS CONDENSATUS `CANYON PRINCE` / NATIVE BLUE RYE  
MISCANTHUS SINENSIS `ADAGIO` / ADAGIO MAIDEN GRASS<sup>2</sup>  
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS<sup>2</sup>  
PHILODENDRON X `XANADU` / CUT-LEAF PHILODENDRON  
PITTOSPORUM SPP. / PITTOSPORUM SPECIES (except PITTOSPORUM UNDULATUM / VICTORIA  
BOX  
PITTOSPORUM TENUIFOLIUM / TAWHIWHI

RHAMNUS CALIFORNICA `EVE CASE` / CALIFORNIA COFFEEBERRY  
ROSMARINUS OFFICINALIS `PROSTRATUS` / CREEPING ROSEMARY  
SALVIA SONOMENSIS / CREEPING SAGE  
SALVIA LEUCOPHYLLA `POINT SAL SPREADER` / POINT SAL PURPLE SAGE  
SENECIO MANDRALISCAE `BLUE CHALK STICKS` / SENECIO  
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS  
WESTRINGIA FRUTICOSA `BLUE GEM` / COAST ROSEMARY

**BASIN SHRUB / GROUNDCOVER PLANTING**

CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE  
IVA HAYESIANA / SAN DIEGO POVERTY WEED  
JUNCUS MEXICANUS / MEXICAN RUSH  
LEYMUS CONDENSATUS / GIANT WILD RYE  
LEYMUS TRITICOIDES / CREEPING WILD RYE

**TURF (SOD)**

DROUGHT TOLERANT HYBRID BERMUDA

**ENHANCED SHRUB / GROUNDCOVER PLANTING**

AGAVE X `BLUE FLAME` / BLUE FLAME AGAVE  
AGAVE X `BLUE GLOW` / BLUE GLOW AGAVE  
ALOE VERA / MEDICINAL ALOE  
CAREX SPP. / SEDGE  
CISTUS X PURPUREUS / ORCHID ROCKROSE  
DIANELLA TASMANICA / FLAX LILY  
ERIGERON KARVINSKIANUM / SANTA BARBARA DAISY  
FESTUCA CALIFORNICA / CALIFORNIA FESCUE  
GALVEZIA SPECIOSA `FIRECRACKER` / BUSH SNAPDRAGON  
GREVILLEA X `NED KELLY` / NED KELLY GREVILLEA  
LEUCADENDRON X `SAFARI SUNSET` / CONEBUSH  
LEYMUS CONDENSATUS `CANYON PRINCE` / NATIVE BLUE RYE  
MISCANTHUS SINENSIS `ADAGIO` / ADAGIO MAIDEN GRASS<sup>2</sup>  
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS<sup>2</sup>  
PHORMIUM SPP.  
PITTIOSPORUM TENUIFOLIUM / TAWHIWHI  
RHAMNUS CALIFORNICA `EVE CASE` / CALIFORNIA COFFEEBERRY  
ROSMARINUS OFFICINALIS `PROSTRATUS` / CREEPING ROSEMARY  
SALVIA SONOMENSIS / CREEPING SAGE  
SENECIO MANDRALISCAE `BLUE CHALK STICKS` / SENECIO  
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS  
WESTRINGIA FRUTICOSA `BLUE GEM` / COAST ROSEMARY

**STREETSCAPE SHRUBS/ GROUNDCOVER**

AGAVE SHAWII / COASTAL AGAVE  
AGAVE X `BLUE FLAME` / BLUE FLAME AGAVE  
BACCHARIS PILULARIS `TWIN PEAKS` / TWIN PEAKS COYOTE BRUSH<sup>3</sup>  
CISTUS X PURPUREUS / ORCHID ROCKROSE  
DIANELLA TASMANICA / FLAX LILY  
GALVEZIA SPECIOSA `FIRECRACKER` / BUSH SNAPDRAGON  
IVA HAYESIANA / SAN DIEGO POVERTY WEED  
LEYMUS CONDENSATUS `CANYON PRINCE` / NATIVE BLUE RYE  
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS<sup>2</sup>  
PHORMIUM SPP.  
RHAMNUS CALIFORNICA `EVE CASE` / CALIFORNIA COFFEEBERRY  
ROSMARINUS OFFICINALIS `PROSTRATUS` / CREEPING ROSEMARY  
SALVIA SONOMENSIS / CREEPING SAGE

WESTRINGIA FRUTICOSA `BLUE GEM` / COAST ROSEMARY

**SLOPE PLANTING AND FUEL MODIFICATION ZONE TREES<sup>3</sup>**

RHUS LANCEA / AFRICAN SUMAC<sup>2</sup>

HETEROMELES ARBUTIFOLIA / TOYON<sup>2</sup>

**SLOPE SHRUB / GROUNDCOVER PLANTING IN FUEL MODIFICATION ZONES**

ACANTHOMINTHA ILICIFOLIA/SAN DIEGO THORNMINT<sup>1</sup>

AMBROSIA CHENOPODIFOLIA/ SAN DIEGO BURSAGE<sup>2</sup>

ASTER CHILENSIS `POINT SAINT GEORGE` / CALIFORNIA ASTER<sup>1</sup>

BACCHARIS PILULARIS `TWIN PEAKS` / TWIN PEAKS COYOTE BRUSH<sup>1</sup>

BAHIOPSIS LACINIATA/SAN DIEGO SUNFLOWER<sup>2</sup>

ACALYPHA CALIFORNICA / CALIFORNIA COPPERLEAF<sup>2</sup>

BERGEROCACTUS EMORYI/VELVET CACTUS<sup>1</sup>

CISTUS SALVIFOLIUS `PROSTRATUS` / SAGELEAF ROCKROSE<sup>1</sup>

CORETHROGYNE FILAGINIFOLIA / SILVER CARPET<sup>1</sup>

CYLINDROPUNTIA PROLIFERA / COAST CHOLLA

DEINANDRA CONJUGENS/OTAY TARPLANT<sup>1</sup>

DUDLEYA PULVERULENTA / CHALK LETTUCE<sup>1</sup>

DUDLEYA LANCEOLATA/LANCE-LEAF DUDLEYA<sup>1</sup>

ENCELIA CALIFORNICA / CALIFORNIA ENCELIA<sup>2</sup>

EPILOBIUM CANUM VAR. LATIFOLIUM `EVERETTS` CHOICE<sup>1</sup>

EUPHORBIA MISERA / CLIFF SPURGE<sup>1</sup>

ISOMERIS ARBOREA / BLADDERPOD<sup>2</sup>

IVA HAYESIANA / SAN DIEGO POVERTY WEED<sup>2</sup>

LUPINUS SUCCULENTUS / ARROYO LUPINE<sup>2</sup>

LYCIUM CALIFORNICUM / CALIFORNIA BOX THORN<sup>2</sup>

MALACOTHAMNUS FASCICULATUS / BUSH MALLOW<sup>2</sup>

MYOPORIUM PARVIFOLIUM / MYOPORIUM<sup>1</sup>

SALVIA LEUCOPHYLLA `POINT SAL SPREADER` / POINT SAL PURPLE SAGE<sup>1</sup>

SALVIA SONOMENSIS / CREEPING SAGE<sup>1</sup>

STIPA DIEGOENSIS/SAN DIEGO NEEDLEGRASS<sup>1</sup>

STIPA LEPIDA/FOOTHILL NEDDLEGRASS<sup>1</sup>

STIPA PULCHRA / PURPLE NEEDLE GRASS<sup>1</sup>

OPUNTIA LITTORALIS / SHORE CACTUS<sup>1</sup>

OPUNTIA ORICOLA / CHAPARRAL PRICKLYPEAR<sup>1</sup>

RHAMNUS CROCEA / REDBERRY<sup>2</sup>

RHUS INTEGRIFOLIA / LEMONADE BERRY<sup>2</sup>

RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY<sup>2</sup>

SIMMONDSIA CHINENSIS / JOJOBA<sup>2</sup>

WESTRINGIA FRUTICOSA `MUNDI` / MUNDI COAST ROSEMARY<sup>1</sup>

**SHRUB/ GROUNDCOVER PLANTING (NON-SLOPE) IN FUEL MODIFICATION ZONES SHRUBS<sup>3</sup>**

AGAVE SHAWII / COASTAL AGAVE<sup>1</sup>

AGAVE X `BLUE FLAME` / BLUE FLAME AGAVE<sup>1</sup>

AGAVE X `BLUE GLOW` / BLUE GLOW AGAVE<sup>1</sup>

ALOE VERA / MEDICINAL ALOE<sup>1</sup>

ALOE X `BLUE ELF` / ALOE<sup>1</sup>

ALOE `CYNTHIA GIDDY`/CYNTHIA GIDDY ALOE<sup>1</sup>

ASTER CHILENSIS `POINT SAINT GEORGE`/ CALIFORNIA ASTER<sup>1</sup>

BACCHARIS PILULARIS `TWIN PEAKS` / TWIN PEAKS COYOTE BRUSH<sup>1</sup>

CISTUS SALVIFOLIUS `PROSTRATUS` - SAGELEAF ROCKROSE<sup>1</sup>

CORETHROGYNE FILAGINIFOLIA / SILVER CARPET<sup>1</sup>

DIANELLA TASMANICA / FLAX LILY<sup>1</sup>

DIANELLA REVOLUTA `BABY BLISS`/ BABY BLISS FLAX LILY<sup>1</sup>

EPILOBIUM CANUM VAR. LATIFOLIUM `EVERETT'S CHOICE`<sup>1</sup>

ERIGERON GLAUCUS/SEASIDE DAISY<sup>1</sup>  
ERIGERON KARVINSKIANUM / SANTA BARBARA DAISY<sup>1</sup>  
FESTUCA CALIFORNICA / CALIFORNIA FESCUE<sup>1</sup>  
FURCRAEA FOETIDA 'MEDIOPICTA'<sup>1</sup>  
HELIANTHEMUM 'BELGRAVIA ROSE' / BELGRAVIA ROSE<sup>1</sup>  
LEYMUS TRITICOIDES 'LAGUNITA' / LAGUNITA WILD RYE<sup>1</sup>  
MYOPORUM PARVIFOLIUM / MYOPORUM<sup>1</sup>  
OTHONNA CAPENSIS - LITTLE PICKLES<sup>1</sup>  
ROSMARINUS OFFICINALIS 'PROSTRATUS' / CREEPING ROSEMARY<sup>1</sup>  
SALVIA SONOMENSIS / CREEPING SAGE<sup>1</sup>  
SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO<sup>1</sup>  
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS<sup>1</sup>  
WESTRINGIA FRUTICOSA 'MUNDI' / MUNDI COAST ROSEMARY<sup>1</sup>

**BIOLOGICAL RESTORATION AREAS SHRUBS / GROUNDCOVER**

ACMISPON GLABER VAR. GLABER / COASTAL DEERWEED  
ARTEMISIA CALIFORNICA/CALIFORNIA SAGEBRUSH  
BAHIOPSIS LACINIATA/SAN DIEGO SUNFLOWER  
BLOOMERIA CROCEA / COMMON GOLDEN STAR  
BERGEROCACTUS EMORYI/VELVET CACTUS  
CORETHROGYNE FILAGINIFOLIA / SAND ASTER  
CONVOLVULUS SIMULANS / SMALL-FLOWERED BINDWEED  
CYLINDROPUNTIA PROLIFERA / COAST CHOLLA  
DICHELOSTEMMA CAPITATUM SSP. CAPITATUM / BLUE DICKS  
DEINANDRA CONJUGENS/OTAY TARPLANT  
ERIOGONUM FASCICULATUM VAR. FASCICULATUM/FLAT-TOP BUCKWHEAT  
ERIOPHYLLUM CONFERTIFLORUM / GOLDDEN YARROW  
ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY  
EUPHORBIA MISERA / CLIFF SPURGE  
GRINDELIA CAMPORUM / RAYLESS GUMPLANT  
ISOCOMA MENZIESII VAR. DECUMBENS / DECUMBENT GOLDENBUSH  
ISOMERIS ARBOREA / BLADDERPOD  
LASTHENIA CORONARIA / ROYAL GOLDFIELDS  
LUPINUS BICOLOR / MINIATURE LUPINE  
LYCIUM CALIFORNICUM / CALIFORNIA BOX THORN  
MELICA IMPERFECTA / COAST RANGE MELIC  
SISYRINCHIUM BELLUM / BLUE-EYED GRASS  
STIPA DIEGOENSIS/SAN DIEGO NEEDLEGRASS  
STIPA LEPIDA/FOOTHILL NEDDLEGRASS  
STIPA PULCHRA / PURPLE NEEDLE GRASS  
OPUNTIA LITTORALIS / SHORE CACTUS  
RHUS INTEGRIFOLIA / LEMONADE BERRY  
SIMMONDSIA CHINENSIS / JOJOBA  
YUCCA SCHIDIGERA / MOHAVE YUCCA

**GENERAL NOTES**

TREE SIZES: 15-GALLON (15%), 24" BOX (60%), 36" BOX (20%), 48" BOX (5%)

SHRUB AND GROUNDCOVER SIZES: 5-GALLON (30%), 1-GALLON (70%)

RESTORATION SHRUB AND GROUNDCOVER SIZES: 1-GALLON (100%), OVERSEED ALL AREAS WITH SEED BLEND OF SAME SPECIES

**FOOTNOTES:**

1. LOW GROWING VARIETY OF SPECIES ABLE TO BE PLANTED IN FUEL MODIFICATION ZONE 1 AND 2.
2. LOW GROWING VARIETY OF SPECIES ABLE TO BE PLANTED IN FUEL MODIFICATION ZONE 2.

3. SEE PROJECT FIRE PROTECTION PLAN FOR ADDITIONAL INFORMATION. PLANTING MUST BE IMPLEMENTED IN ACCORDANCE WITH CHULA VISTA FIRE DEPARTMENT'S FUEL MODIFICATION GUIDELINES SUMMARIZED WITHIN THE FIRE PROTECTION PLAN.
4. SEE PROJECT BIOLOGICAL RESTORATION PLAN FOR ON-SITE PLANTING SPECIFICATIONS (TIMING, SPECIES, AND SIZE) WITHIN RESTORATION AREA.