

# EastLake III General Development Plan



# EastLake III SPA Plan

Updated 6/13

# **GENERAL DEVELOPMENT PLAN**

## **EASTLAKE III**

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**SECTION I.1  
GENERAL DEVELOPMENT PLAN (GDP)**

**TABLE OF CONTENTS**

<u>SECTION</u>	<u>PAGE</u>
<b>I.1.1 Introduction &amp; Background</b> .....	I.1.1-1
I.1.1.1 Introduction	
I.1.1.2 Background	
<b>I.1.2 Record of Amendments</b> .....	I.1.2-1
<b>I.1.3 Goals &amp; Objectives</b> .....	I.1.3-1
I.1.3.1 Purpose & Intent	
I.1.3.2 Community Goals	
I.1.3.3 Residential Goals	
I.1.3.4 Commercial Goals	
I.1.3.5 Open Space, Parks & Recreation Goals	
I.1.3.6 Public Facilities, Circulation & Infrastructure Goals	
I.1.3.7 Plan Administration Goals	
I.1.3.8 Economic Goals	
<b>I.1.4 Purpose &amp; Scope</b> .....	I.1.4-1
<b>I.1.5 Definitions</b> .....	I.1.5-1
I.1.5.1 General	
I.1.5.2 Additional Definitions	
<b>I.1.6 Regional Context</b> .....	I.1.6-1
<b>I.1.7 Site Characteristics</b> .....	I.1.7-1
<b>I.1.8 General Development Plan Map &amp; Policies</b> .....	I.1.8-1
I.1.8.1 Land Use Plan	
I.1.8.2 Development Standards	
I.1.8.3 Conservation Standards	

## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
<b>I.1.9 General Development Plan Statistics .....</b>	<b>I.1.9-1</b>
I.1.9.1 Statistical Summary	
I.1.9.2 Density Transfer	
I.1.9.3 Alternate Land Use Designation	
<b>I.1.10 Consistency with the General Plan .....</b>	<b>I.1.10-1</b>
I.1.10.1 Introduction	
I.1.10.2 Background & History	
I.1.10.3 Consistency by General Plan Element	
<b>I.1.11 Implementation .....</b>	<b>I.1.11-1</b>
I.1.11.1 Growth Management & Phasing	
I.1.11.2 Community Facilities & Improvements	
I.1.11.3 Community Purpose Facilities	
I.1.11.4 Development Agreement	
I.1.11.5 Subsequent Review	
<b>I.1.12 Administrative &amp; Legislative Procedures .....</b>	<b>I.1.12-1</b>

## LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
Table A Land Use Balance .....	1.1.6-1
Table B General Development Plan Statistics.....	1.1.9-1
Table C Community Purpose Facility Requirement.....	1.1.11-3

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
1 Vicinity Map .....	1.1.1-3
2 SPA Boundaries .....	1.1.1-4
3 Site Features .....	1.1.7-3
4 General Development Plan Map.....	1.1.8-6
5 Grading Concept .....	1.1.8-9
6 Circulation Plan .....	1.1.8-10
7 Master Plan of Community Purpose Facilities .....	1.1.11-5

## 1.1.1 Introduction & Background

### 1.1.1.1 Introduction

The purpose of this General Development Plan is to implement the City of Chula Vista's General Plan and extend the comprehensive planning concepts and high quality standards established in previous planning and development in the EastLake Community (EastLake I and EastLake II including the EastLake Greens and EastLake Trails neighborhoods, etc.) to the next major planning phase for the community.

The EastLake III project area is located in eastern Chula Vista and is the third and final major planning and development increment for the EastLake Planned Community (see Vicinity Map, Exhibit 1). Approval of a General Development Plan (GDP) is the initial step in the process of planning the property for development under P-C (Planned Community) Zoning in the City of Chula Vista.

The General Development Plan provides a policy bridge between the Chula Vista General Plan, which is city-wide in scope, and the detailed project development planning provided in Sectional Planning Area (SPA) Plans within the EastLake III GDP area. The EastLake III GDP was first adopted in 1990 and established a general development concept for the land located within the EastLake III planning area, including the Olympic Training Center (OTC). An implementing SPA Plan was subsequently adopted for the OTC. This document is a comprehensive revision of the original GDP, completely replaces the previous GDP and is being processed concurrently with a SPA Plan for most of the remainder of EastLake III.

This GDP is the second in a hierarchy of planning documents and programs that will guide the development of the EastLake III area. The first is the Chula Vista General Plan, including the Eastern Territories Area Plan. Consistent with the General Plan, this revised GDP and individual SPA Plans further detail the planning policies and programs that will administer and regulate development. The GDP and SPA Plan(s) are required components of Planned Community (PC) Zoning and have been established in accordance with Chapter 19.48 of the Chula Vista Municipal Code (CVMC) and apply to the property identified as the EastLake III General Development Plan area shown on Exhibit 2.

### 1.1.1.2 Background

As its name suggests, the EastLake III GDP is the third in a series of GDP approvals addressing development of the EastLake Planned Community. The first EastLake GDP, identified as EastLake I, included approximately forty percent of the property and was adopted in August 1982. The EastLake I SPA included three residential neighborhoods, EastLake Hills, EastLake Shores, and Salt Creek I, along with the EastLake Business Center I employment center and EastLake Village Center commercial area (see Exhibit 2).

The second major increment to the EastLake Planned Community was the planning of the EastLake Greens and EastLake Trails residential neighborhoods, located east of the proposed alignment of

SR-125, between Otay Lakes Road, and Olympic Parkway. These two neighborhoods were planned as separate SPAs within the EastLake II GDP. At the time of approval, the EastLake II GDP was merged with the EastLake I GDP and the two areas combined are now known as the EastLake II GDP (see Exhibit 2).

Concurrent with the planning of EastLake II, the opportunity to develop the Olympic Training Center was recognized. In order to allow for the preparation of a SPA Plan for the OTC, the original EastLake III GDP was adopted in 1990. An OTC SPA plan was subsequently approved and the training facility built.

More recently, the EastLake Business Center II was removed from the EastLake III GDP and added to the EastLake II GDP to allow its accelerated development in response to economic development opportunities.

The current EastLake III GDP contains four "neighborhoods" - EastLake Woods, EastLake Vistas, the OTC and the "panhandle parcel" located south of the OTC. This comprehensive General Development Plan amendment is intended to refine planning for the undeveloped portion of the EastLake III GDP area (all except the OTC SPA) in conjunction with preparation and approval of a SPA Plan for the EastLake Woods and Vistas neighborhoods (EastLake III SPA). Basic land use patterns were established for these areas with the initial GDP, however, due to the passage of over 10 years since the first approval of the EastLake III GDP, the need to update and revise the plan is evident.

# Vicinity Map

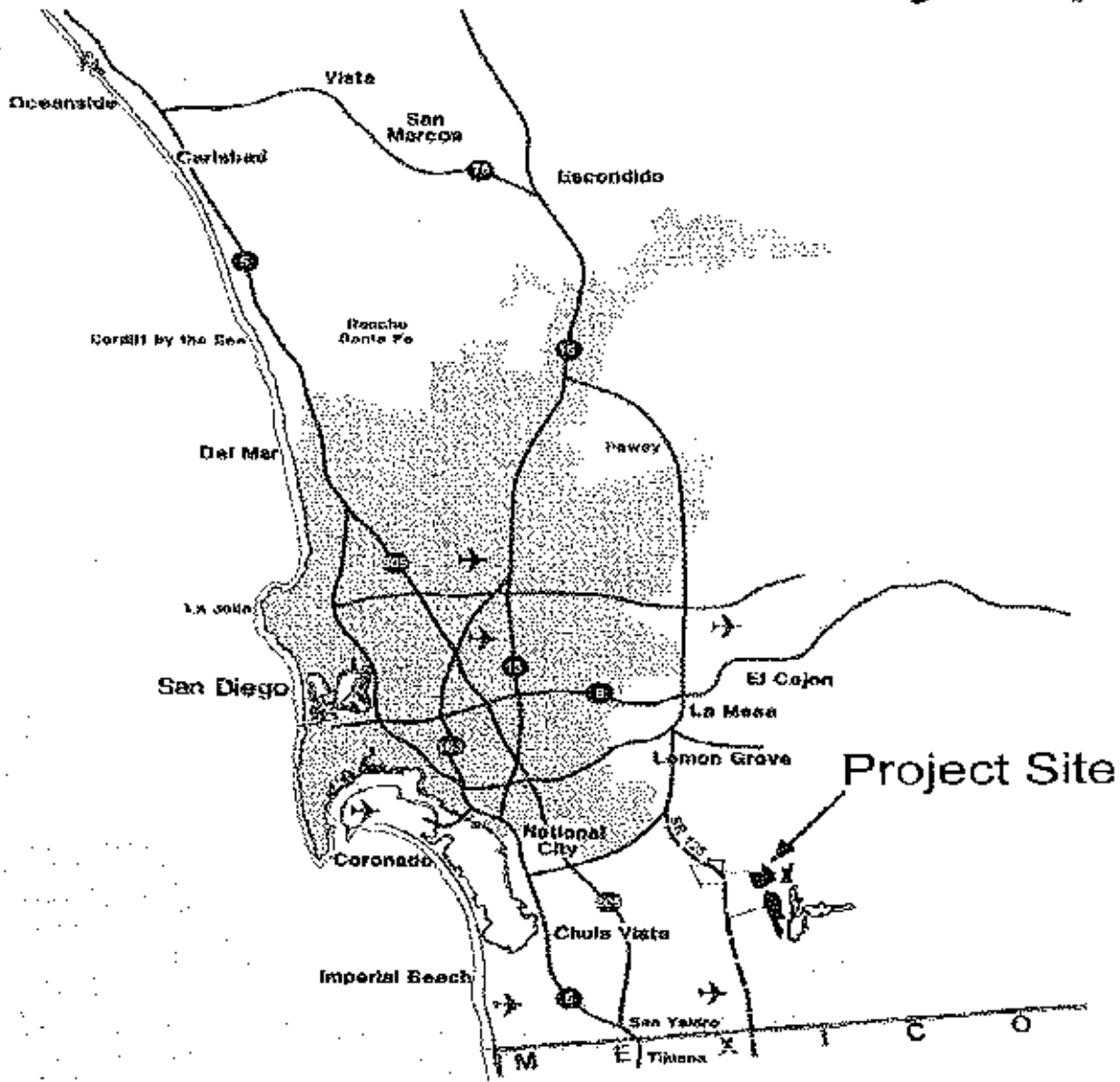
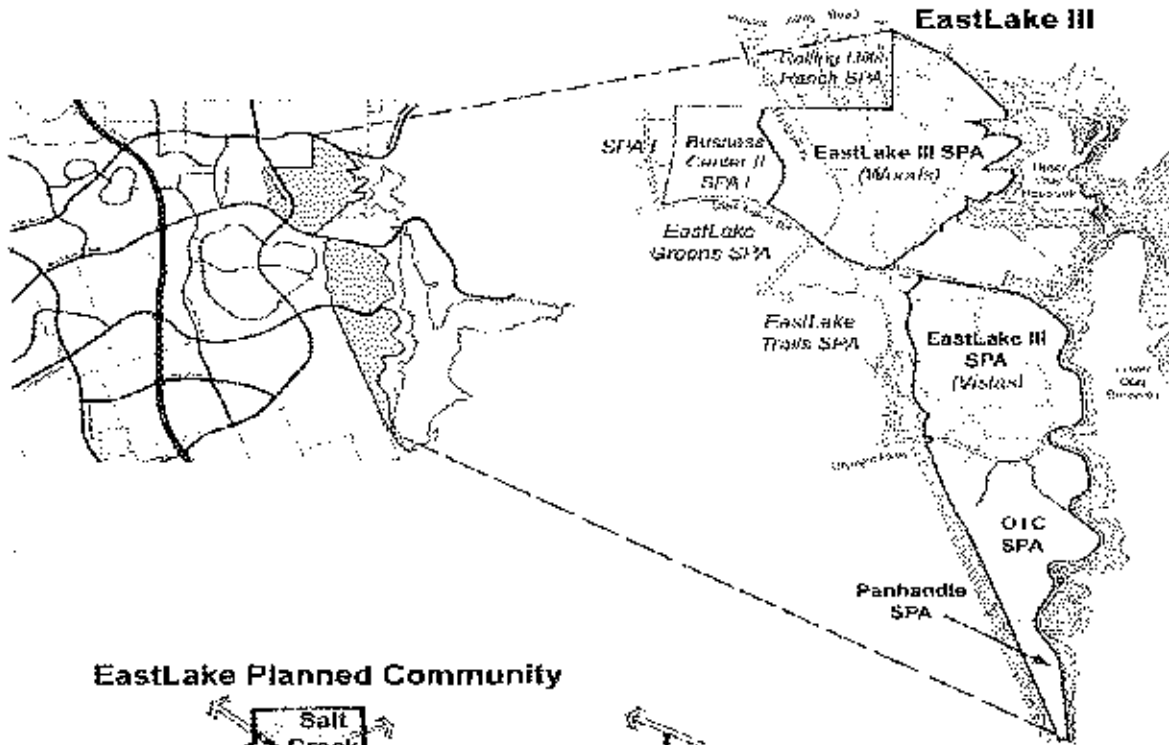


Exhibit 1



# SPA Boundaries



## EastLake Planned Community

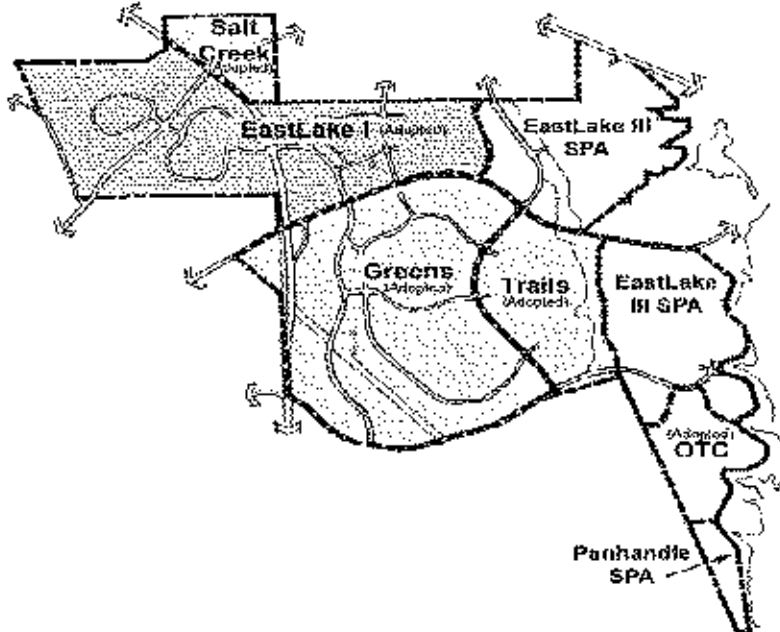


Exhibit 2

## **I.1.2 Record of Amendments**

This document is a complete revision/replacement of the original EastLake III GDP text and exhibits. Future amendments to this new GDP document will be recorded below as they are adopted.

- I.1.2.1 2006 Amendment: An amendment to replace the Commercial Visitor land use (18.4 acres) at the end of Olympic Parkway with Residential High Density (494 du). The adoption of the GDP Amendment for EastLake III-Seniors project was June 20, 2006, resolution no. 2006-190.

## **1.1.3 Goals & Objectives**

### **1.1.3.1 Purpose & Intent**

This section provides goals and objectives intended to guide the development of EastLake III from inception through project completion. The attainment of some goals can only be measured during later phases of the planning process. And, the attainment of many goals anticipate actions by both the public and private sectors working together. One purpose of listing these goals and objectives is to establish a framework for the preparation of this General Development Plan. A further purpose is to refer to them during subsequent planning phases (*e.g.*, SPA plans and associated documents such as public facilities financing plans, design guidelines, *etc.*) to maintain consistency, assist in resolving issues and defining programs.

### **1.1.3.2 Community Goals**

- To maintain and complete development of EastLake as an identifiable “community” within the City of Chula Vista; a community of distinct neighborhoods providing a human scale physical and social environment.
- To provide for adequate schools, parks and recreation facilities, “community purpose facilities” and other public/quasi-public uses.
- Conceptually size and locate land and facilities required for dedication to public or quasi-public purposes based on maximum residential development established with the General Development Plan, while providing standards and guidelines to refine sizes and locations as more detailed plans are prepared.
- Establish implementation phasing that provides or assures provision of public facilities concurrent with residential development, in accordance with the approved Public Facilities Financing Plan (PFFP) schedule.
- Provide uses and a community structure supportive of and complementary to the existing Olympic Training Center.
- Provide a balanced and dynamic community development plan with efficiently organized elements.
- Organize and design the individual elements of the plan for public and private efficiency.
- Recognize implementation and marketing factors in the allocation and phasing of land uses in the GDP and create an implementation process that is consistent with those factors, while ensuring that all essential community elements are provided and PFFP requirements are met.
- Accommodate changing demographic patterns and cultural diversity in the plan.

### **1.1.3.3 Residential Goals**

- Provide an opportunity to create unique private communities overlooking the Olay Reservoirs and mountains along the eastern edge of the plan.
- To promote new home opportunities for all economic levels, economic stability and the enhancement of property values.
- Identify the private costs of public policies for housing and development and balance them with the intended benefits to the community, recognizing these costs are paid by new home buyers.
- Encourage emerging housing concepts and provide a variety of housing types to meet the needs of various age groups, income levels and family sizes.
- Provide for a range of intensity and product type consistent with each residential land use designation.
- Adopt development standards that encourage design innovation in housing and site planning concepts that are consistent with quality residential development.

### **1.1.3.4 Commercial Goals**

- Encourage commercial facilities that enhance the economic viability and image of the City of Chula Vista and the EastLake community.
- Provide for development of commercial and employment uses that enhance public and private economic interests.
- Create strong linkage between the City of Chula Vista, EastLake, and the Olympic Training Center.
- Encourage facilities that support emerging shopping trends.
- Provide for a range of intensity and uses consistent with each commercial land use designation.
- Adopt development standards that include a level of flexibility that can accommodate new uses and structures to attract special shopping opportunities.

### **1.1.3.5 Open Space, Parks & Recreation Goals**

- Provide adequate parkland and recreational facilities to meet the needs of new EastLake residents when needed.

- Conceptually size and locate land and facilities required for park dedication purposes based on maximum residential development established with the GDP, while providing standards and guidelines to refine sizes and locations as more detailed plans are prepared.
- Recognize that a range of types and sizes of parks is an integral component of a quality living environment and utilize the City's Park Dedication Ordinance and Landscape Manual to guide the design parks and park improvements.
- Incorporate new parks into the City's system as soon as these parks are ready to serve an increasing resident population.
- Encourage efficiency and cost savings in park acquisition/maintenance through cooperation and integration among public, private, and quasi-public interests.
- Implement the Chula Vista Greenbelt and open space connections within EastLake consistent with the Chula Vista General Plan.
- Maximize the utility and benefits of the Salt Creek Corridor consistent with natural resource protection.
- Protect and/or enhance areas within Salt Creek with significant biological resources.
- Locate facilities and amenities within the Salt Creek Corridor that promote recreational and educational experiences without affecting significant biological resources.
- Use parks and open space to reinforce community structure, design and safety.
- Design and integrate parks and open space areas into the community fabric to maximize their benefits and enhance community cohesiveness.
- Integrate trails and paths into the overall circulation system to provide alternative circulation routes.
- Include a comprehensive brush management plan for open space areas in SPA Plans.

#### **I.1.3.6 Public Facilities, Circulation & Infrastructure Goals**

- Provide a balanced community transportation system consistent with the City's General Plan Circulation Element.
- Implement, as needed, community circulation improvements required to serve new development within EastLake.

- Contribute to regional facility improvements in proportion to project traffic impacts consistent with the City's Threshold Standards.
- Encourage practical non-vehicular circulation.
- Connect neighborhoods and community facilities with pedestrian trail/bicycle route facilities.
- Plan for future public transit facilities and transportation demand measures such as, park-and-ride facilities, vanpools, shuttle services, and telecommunications (for home office).
- Encourage public facilities and infrastructure that are appropriate to individual circumstances.
- Recognize specific instances where aesthetic or environmental benefits may warrant an exception to standards for public facilities or infrastructure.
- Determine the need and requirements for public and quasi-public facilities within EastLake III.
- Explore the development of integrated telecommunications systems within the EastLake community, which would enhance communications between home, work, schools, and other community services.
- Continue to enhance the quality of the EastLake community through excellence in public and private education facilities, which serve all residents.
- Evaluate and phase the availability of adequate public facilities to satisfy the City's Threshold Standards.
- Provide opportunities for "community purpose facilities", such as, churches, child care facilities, community meeting areas, and private educational services and recreational facilities.

#### **I.1.3.7 Plan Administration Goals**

- Promote the coordination and communication between public agencies, community groups, the community developer and builders.
- Provide effective development plan administration, implementing an adopted community structure, which promotes efficient and timely economic growth and development.
- Create an administrative process that allows for density transfers and other refinements in SPA Plans, providing they are consistent with the established community structure and do not create significant adverse environmental, public service or infrastructure impacts.

- Provide an implementation process that allows for change and refinement within established parameters, to preclude the burden of a formal amendment process for revisions that are consistent with the framework and intent of the GDP.
- Strive to carry out efficient processing procedures for all phases of plan implementation.
- Establish, within the implementing document, processing time frames for each level of plan review, appeal, amendment, or other routine application where these are not otherwise covered by City ordinance.
- Create a process that allows efficient conveyance of large parcels where no added entitlement or construction is involved in the subdivision.
- Balance the subdivision dedication of public facilities and other development exactions with the fiscal impacts of development.
- Create an implementation process which links the financing required for subsidy and exaction costs in early stages of development with the timing and amount of development revenues and consistency with the City's Threshold Standards.
- Encourage efficiency in the environmental review process.

#### **1.1.3.8 Economic Goals**

- Promote the economic vitality of both public and private interests.
- Incorporate positive economic results or incentives to both public and private interests at each phase of implementation.
- Promote planning that positively positions Chula Vista and EastLake in the mainstream of State and regional competitive forces.
- Establish minimum economic performance goals.
- Define in the Public Facility Financing Plan any required exaction so that the cost and timing of the exaction can be budgeted.

## **I.1.4 Purpose & Scope**

This General Development Plan (GDP) establishes development parameters for the EastLake III General Development Plan Area. The GDP addresses the distribution of land uses, circulation pattern, defines the overall community structure and establishes development densities.

The planning objectives for the EastLake III GDP are:

- Implement the provisions of the adopted Chula Vista General Plan for the EastLake III property.
- Provide for orderly pre-planning and long-term development of EastLake III so that the entire community and subsequent extensions of the planning areas will provide an environment of stable and desirable character.
- Give the developer reasonable assurance that SPA plans prepared in accordance with this GDP will be acceptable to the City.
- Enable the City to adopt measures providing for the planning and development of the surrounding areas in a manner compatible with this GDP.
- Secure for the citizens of the City the social and economic advantages resulting from an orderly and planned use of its land resources.
- Establish conditions which will allow diverse land uses to exist in harmony with the community.
- Preserve designated open spaces and natural ecosystems existing on the property.
- Facilitate adequate provision of community facilities such as transportation, water and sewer service, schools, parks and other public requirements.
- Provide flexibility in development standards and permit planned diversification and innovation in the location of land uses and structures.
- Recognize the inherent influence that the economic market will have in the implementation of EastLake III.
- Allow a diversity of land uses, relationships, buildings and open spaces in planned concepts while ensuring substantial compliance with the spirit, intent and other provisions of the General Plan.

The GDP establishes land use designations for the site and defines in broad terms the type and intensity of development permitted within each designation. The GDP is implemented through the adoption of a Sectional Planning Area (SPA) Plan, which describes the proposed development in much greater detail and is accompanied by site-specific design, phasing and regulatory documents, as



well as subdivision maps. The GDP serves as a policy bridge between the City's General Plan and the SPA Plan and subdivision mapping.

The Environmental Impact Report (EIR 01-01), prepared in conjunction with the comprehensive General Development Plan amendment, fulfills the environmental review requirements per the California Environmental Quality Act (CEQA) for any proposed development, as long as the development is: 1) in conformance with the GDP; and, 2) consistent with the project addressed in the EIR.

The EastLake III General Development Plan is established in accordance with Chapter 19.48 P-C - Planned Community Zone of the City of Chula Vista Municipal Code (CVMC), and applies to the property outlined by the General Development Plan Map, included as Exhibit 4, in Chapter I.1.8.

Chapter 19.48 sets forth requirements for establishment of the P-C zone and contents of GDPs and SPA plans. The required content of a General Development Plan, which is listed in Section 19.48.040 CVMC, is as follows. EastLake III GDP compliance with the requirement is provided in parenthesis following each requirement.

#### GDP Contents Required

##### A. *The plan diagram shall show the following:*

1. *The topographic character of the land (see Exhibit 3 Site Features)*
2. *Any major grading intended (see Exhibit 5 Grading Concept)*
3. *The general location of all existing and proposed uses of the land (see Exhibit 4 General Development Plan)*
4. *The approximate location of all traffic ways; except those solely serving abutting uses (see Exhibit 6 Conceptual Circulation Plan)*
5. *Any public uses, such as schools, parks, playgrounds, open space and undisturbed natural land (see Exhibit 4 General Development Plan)*
6. *The approximate location of different residential densities of dwelling types (see Exhibit 4 General Development Plan)*

##### B. *The application shall include a text which indicates:*

1. *Description of the project, including the boundaries and names of proposed sectional planning areas (see Chapter I.1.1 and Exhibit 2 SPA Boundaries)*

2. *The anticipated sequential development of each section of the development for which specific uses are intended or for which sectional planning area plans will be submitted*
3. *The approximate area of each sectional planning area of the development and the area of each separate land use (see Chapter I.1.8 and Exhibit 4 General Development Plan)*
4. *For residential development or residential areas of any P-C zone development:*
  - a. *The approximate number of dwelling units proposed by type of dwelling (see Chapter I.1.9 and Exhibit 4 General Development Plan)*
  - b. *The approximate total population anticipated in the entire development and in each sectional planning area (see Chapter I.1.9 - Table B)*
  - c. *The general criteria relating to height, open space, and building coverage (see Chapter I.1.8)*
  - d. *The number of dwelling units per gross acre proposed for each sectional planning area of the development (see Chapter I.1.9 and Exhibit 4 General Development Plan)*
  - e. *The approximate land area and number of sites proposed for public use of each type (see Exhibit 4 General Development Plan and Chapter I.1.11)*
  - f. *Where appropriate, the approximate retail sales area space in square feet and gross area in acres proposed for commercial development with standards of off-street parking and landscaping and circulation for vehicles and pedestrians (see Chapter I.1.8)*
5. *For commercial or industrial areas of any proposed P-C zone:*
  - a. *Types of uses proposed in the entire area and each sectional planning area thereof (see Chapter I.1.8)*
  - b. *Anticipated employment in the entire development and in each sectional planning area thereof (see Chapter I.1.9 - Table B)*
  - c. *Methods proposed to control or limit dangerous or objectionable elements, if any, which may be caused or emitted by proposed uses*
  - d. *The approximate standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading proposed for the intended structures or uses*

6. *For institutional, recreational or other nonresidential uses of any P-C zone:*
  - a. *Approximate types of uses proposed in the entire area and each sectional planning area thereof (see Chapter I.1.8)*
  - b. *Significant applicable information with respect to enrollment, residence, employment, patients, attendance, and other pertinent social or economic characteristics of development (see Chapter I.1.11 requiring subsequent plans which will detail these characteristics)*
  - c. *The approximate standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, proposed for the intended structures or uses*
  - d. *Determination of the amount of acreage required to be designated for "community purpose facilities" pursuant to Section 19.48.020(c) (see Chapter I.1.11, Section I.1.11.3)*

## **1.1.5 Definitions**

### **1.1.5.1 General**

The definitions of all terms used in this document shall have the same meaning as used in the adopted Chula Vista General Plan and Municipal Code, unless otherwise specifically defined herein.

### **1.1.5.2 Additional Definitions**

#### **Alternate Designation:**

An Alternate Designation is an alternative GDP land use designation which may be implemented at the SPA plan and subsequent levels of approval without need of a GDP amendment. The Alternate Designation may only be utilized when the Chula Vista City Council determines that the primary designation (as shown on the GDP Map, Exhibit 4 herein) will not be implemented.

#### **EastLake Planned Community:**

The EastLake Planned Community refers to the combined area of EastLake II and EastLake III, as depicted in Exhibit 2 herein.

#### **Panhandle Parcel:**

The Panhandle Parcel is the approximately 45 acre parcel designated PQ on the EastLake III GDP map (Exhibit 3) herein, located south of the OTC SPA (also designated PQ). This site has an Alternate Designation of Low Density (L) Residential.

#### **Greenbelt Trail:**

The Greenbelt Trail is the trail identified in Section 7.3 of the Land Use Element of the Chula Vista General Plan. The trail is a hiking and bicycling route connecting developed parks within the greenbelt which surrounds the city. To assure continuous access for maintenance and security patrols, this trail is envisioned as the equivalent of a one-lane paved road, approximately eleven feet wide, with a structural design to allow maintenance vehicles to use the trail.

## 1.1.6 Regional Context

EastLake III is located within the Eastern Territories Planning Area identified in the Chula Vista General Plan. This Planning Area is comprised primarily of several large planned communities (implemented through P-C zoning). The EastLake Planned Community was the first of these significant projects to be planned and implemented in a comprehensive manner. It has evolved into two major implementation components, known as EastLake II and EastLake III, which combined represent the total EastLake project. It has always been envisioned as a complete community which included a full range of community components, providing opportunities to live, work, shop, and play within one master planned community.

Two other major planned communities which include commercial and employment uses are located nearby, within the Eastern Territories Planning Area. Rancho del Rey is essentially fully developed on a site north of Telegraph Canyon Road and bisected by East "11" Street, west of EastLake I. Otay Ranch is a much larger community with components to the south, west and east of EastLake III. The Otay Valley Parcel which is to be developed with a series of urban villages including residential, commercial and employment uses, abuts the OTC and panhandle parcels on the west.

To compare EastLake III with the other two planned communities, the following table provides the percentage allocation of land to uses comprising the live, work, shop, and play concept.

Table A  
Land Use Balance

Planned Community	Percentage of Project (by area)					Total
	Live <sup>1</sup>	Work <sup>2</sup>	Shop <sup>3</sup>	Play <sup>4</sup>	Other <sup>5</sup>	
EastLake II <sup>6</sup>	50%	7.6%	4.0%	13.0%	25.4%	100%
EastLake III <sup>7</sup>	54%	0%	1.2%	1.6%	43.1%	100%
EastLake II & III <sup>8</sup>	48%	8.4%	3.4%	8.8%	31.4%	100%
Rancho del Rey <sup>9</sup>	52%	1.4%	4.6%	3.2%	38.8%	100%
Otay Ranch <sup>10</sup>	35%	3.0%	3.9%	2.0%	56.1%	100%

1. *Live:* Includes all residential land uses as a percentage of the total project area.
  2. *Work:* Includes all industrial, office & administrative land uses as a percentage of the total project area. EastLake III will include some employment in commercially zoned areas which are shown under "shop" in the table.
  3. *Shop:* Includes all commercial land uses as a percentage of the total project area.
  4. *Play:* Includes all park and recreation uses as a percentage of the total project area.
  5. *Other:* Includes open space, public/quasi-public, CIP, major circulation, etc.
  6. *EastLake II:* Includes all of EastLake II GDP.
  7. *EastLake III:* Includes all of EastLake III GDP.
  8. *EastLake:* Includes all of EastLake II & III.
  9. *Rancho del Rey:* Includes all areas in the adopted El Rancho del Rey Specific Plan.
  10. *Otay Ranch:* Includes the Urban Villages (Otay Valley Parcel) in the adopted Otay Ranch GDP.
- Note: These statistics may change from time to time as projects are amended.

## **1.1.7 Site Characteristics**

The EastLake III General Development Plan project area consists of approximately 942 acres at the eastern edge of the City's municipal boundary. The project area is comprised of two separate parcels located north and south of Otay Lakes Road. The northern parcel is planned for development of the EastLake Woods residential neighborhood. The parcel south of Otay Lakes Road includes the area planned for development as the EastLake Vistas neighborhood, the developed OTC SPA south of Olympic Parkway, and the "panhandle parcel" further to the south (see Exhibit 2).

All of the surrounding properties to the north, south and west are either developed, under development or planned for development. The surrounding land use to the north is Rolling Hills Ranch (approved as Salt Creek Ranch GDP and SPA) which is currently developing in a west to east fashion with primarily single family uses along Proctor Valley Road adjacent to similar uses proposed within the EastLake Woods neighborhood.

Property approved for development under the Otay Ranch GDP is located south of Olympic Parkway, to the southwest of the project. Otay Ranch is also undergoing initial development to the west along Telegraph Canyon/Otay Lakes Road and progressing east toward the EastLake III project site.

The EastLake II GDP area is located along the western edge of the project area with the EastLake Trails neighborhood located west of the proposed EastLake Vistas neighborhood and the EastLake Business Center II west of the proposed EastLake Woods neighborhood. The Salt Creek Greenbelt and recreation area will serve as a common amenity and as well as a separation between the EastLake Trails and EastLake Vistas neighborhoods. A grade separation is provided between the EastLake Business Center II and Woods West residential area to minimize conflicts between the employment and residential uses.

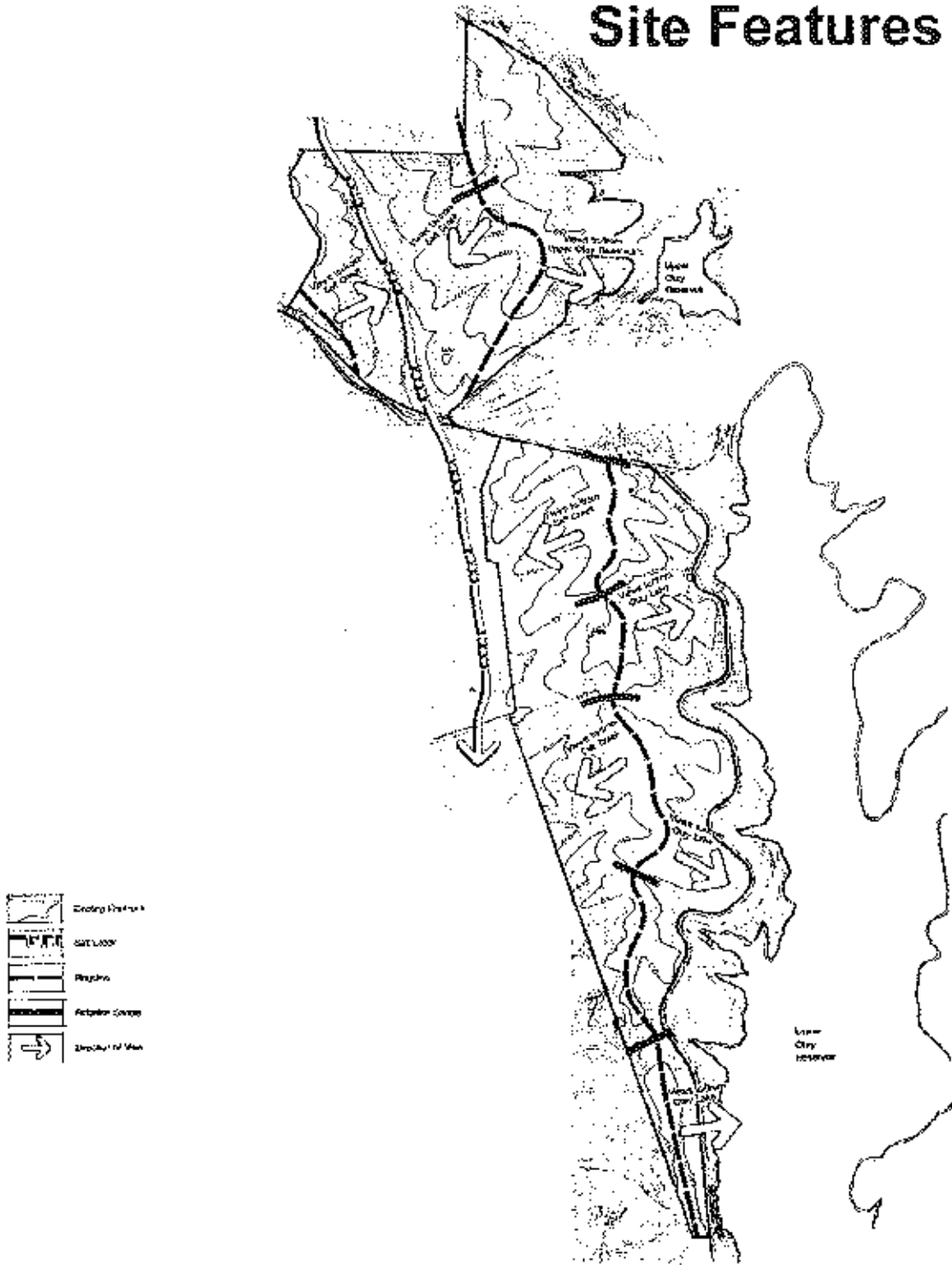
The Upper and Lower Otay Reservoirs which are owned and operated as a water storage facility by the City of San Diego are located along the eastern edge of the property. The County of San Diego operates a park facility located at the southerly terminus of Lower Otay Reservoir. This reservoir also serves as part of the emergency water supply for the Otay Water District which serves the eastern area of Chula Vista. The area between the project site and the reservoirs is planned for Greenbelt open space use in the Chula Vista General Plan.

The project site is generally comprised of gently rolling topography with the Salt Creek corridor forming the predominate geographic feature bisecting the northern parcel and forming the western edge of the southern parcel (see Site Features, Exhibit 3). The Otay Lakes are prominent features off-site to the east. The project site includes a single "ridgeline" (a series of rounded hilltops) between the creek bed and lakes. The range in elevation is approximately 100 feet from the creek bed to hilltop. The rounded features of the site reflect the years of plowing and discing associated with its historical dry farming use. Localized views to Salt Creek and developing areas of EastLake Trails and EastLake Business Center II are available from hillside locations looking west. To the east, views extend to and across the Otay Lakes and to the mountains beyond.

Salt Creek is also the most significant natural resource on the site. The southernmost portion has been identified as an environmentally sensitive area because of its biological and wildlife habitat value, and aesthetic value. The original EastLake EIR (EIR 81-03) biological survey of the area identified sensitive resources within Salt Creek and in the southernmost portions of the site. Habitat enhancement and mitigation areas within Salt Creek will be identified in EastLake III implementing plans and documents.

As an existing developed use on the site, the OTC will play a key role in determining the character and appearance of the commercial and multifamily residential uses developed adjacent to it. Together, these uses will implement the "Activity Center" concept described in the Eastern Territories Area Plan of the General Plan (see Chapter I.1.10 Consistency with the General Plan).

# Site Features



**EASTLAKE III**  
A planned community by The EastLake Company

Eastland Planning  
2-30-01

Exhibit 3



## **1.1.8 General Development Plan Map & Policies**

### **1.1.8.1 Land Use Plan**

The proposed Land Use Plan for EastLake III is depicted on the General Development Plan Map (Exhibit 4). The project consists of two residential neighborhoods, and Olympic Training Facility complex and commercial support uses and 45 acres designated for Public Quasi-Public uses south of the Olympic Training Center. These diverse components have been arranged using sound land planning principles and incorporate the goals, policies and standards of the updated Chula Vista General Plan.

#### **1.1.8.1.1 Land Use Arrangement**

This General Development Plan (GDP) implements the General Plan for two neighborhoods identified in the Land Use Element of the General Plan Update. Both neighborhoods are within the Eastern Territories Planning Area and are identified in that plan as EastLake Woods (#35) and EastLake Vistas (#36). The area north of Telegraph Canyon Road is designated EastLake Woods, while that to the south is EastLake Vistas. These two areas comprise the EastLake III Residential SPA for the EastLake III PC zone. A third SPA is comprised of the Olympic Training Center (OTC), south of Olympic Parkway.

EastLake Woods is adjacent to an industrial development area located immediately to the west. The industrial area will be buffered by landscaped open space and by a grade differential; the roadway and residential areas are lower than the industrial area. Adjacent to the industrial area on the east is an area designated for low-medium density residential use. This use extends to the Salt Creek corridor where a community park, natural open space and Huntz Parkway are located.

A unified residential neighborhood is located east of Salt Creek within EastLake Woods. At this location, low-density residential uses provide an appropriate transition from the Salt Creek and Otay Lakes branches of the Chula Vista Greenbelt. An elementary school and junior high school sites are located within the Woods neighborhood.

The EastLake Vistas neighborhood, between Olympic Parkway and Otay Lakes Road, is an integrated residential neighborhood with a range of proposed housing types. South of Olympic Parkway, are two high density residential parcels and two CPI sites located adjacent to the OTC SPA. South of the OTC SPA is a narrow parcel intended for use in conjunction with the City's proposed University area.

A range of low density residential uses are proposed along the eastern edge of the project, low-medium to medium-high density residential uses are adjacent to Salt Creek and mixed commercial uses are to the south. The residential portion of EastLake Vistas is provided access by a spine road along the eastern edge, which connects to community collectors to the north and south (Olympic Parkway and Otay Lakes Road).

The Olympic Training Center site dominates the portion of the project south of Olympic Parkway, and it is designated as a separate SPA within this GDP due to its independent phasing and ownership.

The OTC facility is a major national training center for Olympic sports (e.g., water sports, track and field, etc.). Activities include short- and long-term training for elite and development level athletes, seminars, clinics and conferences, as well as sports medicine and sports science research. The character of the facility is campus-like, with sports areas and buildings sited within ample open space. While the primary use of the site is sports training activities, the site also provides housing and dining for athletes, offices, laboratories, meeting rooms, parking and storage. Housing capacity could increase from 300 to 1,000 athletes at buildout.

The placement of an activity center such as the OTC has a significant impact on the character of the immediate area and creates a need for land uses, which support and complement the training facility. The development of the Olympic Training facility created an additional community activity center within the Eastern Territories. This induces changes to the desired character of the adjacent area, which will assume a unique identity associated with the training facility.

A proposed commercial parcel is intended to directly complement the training site. The retail commercial (north directly across Olympic Parkway) component is envisioned as a "village type" area with informal shopping, dining and entertainment. It will serve visitors, the residents of the training facility and local residents. It is not intended to be a typical neighborhood shopping center. Office commercial uses included in this area could house, among others, administrative offices for the OTC or associated professionals.

The southernmost parcel designated for Public/Quasi-Public could compliment the Olympic Training Center.

#### **1.1.8.1.2 Land Use Categories**

##### **Residential Uses**

Residential uses in five density categories are indicated on the General Development Plan Map for EastLake III (Exhibit 4). Each of the categories is statistically described and characterized below. Detailed and specific design standards, property development and use regulations will be elements of the SPA Plan process. The general characteristics presented below are intended to guide preparation of the precise standards.

The categories are cumulative in that for any particular category, those uses/products allowed in any lower density category are also permitted. Approximately 90% of the residential area (or 57% of the units proposed) is in the two lowest density categories. Clustering and density transfer are also permitted, subject to the provisions of the General Plan Land Use Element and this GDP.

A. Residential Low (RL)

Baseline Density: 0.5 dwelling units/acre  
 Maximum Density: 3.0 dwelling units/acre

This category includes single-family detached homes on large lots. This is the predominant character of the residential uses overlooking the Otay Lakes and Salt Creek. The large lot character of this use compliments the edges of the proposed Chula Vista Greenbelt at most development edges.

B. Residential Low-Medium (R-LM)

Baseline Density: 3.0 dwelling units/acre  
 Maximum Density: 6.0 dwelling units/acre

The typical housing types in this category are single-family detached homes. Under clustered site plans, some attached and small lot detached units would also be consistent with this designation.

This category is designated west of Hunte Parkway in EastLake Woods, adjacent to the EastLake Business Center II.

C. Residential Medium (R-M)

Baseline Density: 6.0 dwelling units/acre  
 Maximum Density: 11.0 dwelling units/acre

Typical homes in this category include small single-family detached units, zero lot line homes, patio homes and attached units such as duplexes and townhouses.

D. Residential Medium-High (R-MH)

Baseline Density: 11.0 dwelling units/acre  
 Maximum Density: 18.0 dwelling units/acre

Homes in this category include multi-family units such as townhouses and garden apartments with surface parking.

E. Residential High (R-H)

Baseline Density: 18.0 dwelling units/acre  
 Maximum Density: 27.0 dwelling units/acre

Homes in this category include, multi-family and garden apartments with either surface or structured parking.

### Commercial Uses

This area is proposed for development as activity centers with casual shopping, dining and entertainment uses, and residential uses also provided. They will cater to athletes in training, visitors and community residents.

The proposed combination of uses and the relative scale of each use are depicted on the GDP Map. The exact quantity and location of each use within this parcel will be refined in the EastLake III SPA Plan and other subsequent approvals for each area.

### Retail Commercial (C)

This uses are intended to have a unique, low intensity character, influenced by their proximity to the training facility. It is not intended to be a typical neighborhood shopping center.

### Public, Quasi-Public and Open Space Uses

#### A. Open Space (OS)

Typical uses for this category are open space such as floodplains and mountains, recreational uses, such as equestrian facilities and rural residential uses. The areas within EastLake III with this designation are generally semi-improved or natural greenbelts where limited grading and landscape improvements will occur or areas which will remain in natural open space to conserve biological resources. Both types will provide an open space/aesthetic amenity.

#### B. Public and Quasi-Public (PQ)

This designation is applied to areas to be used by schools, churches, hospitals, civic centers, fire stations and libraries. These areas are building sites for the construction of facilities owned and operated by public agencies and quasi-public organizations. Within EastLake Woods, a proposed junior high school site and an elementary school site are depicted with a "PQ" designation.

The entire Olympic Training Center SPA is depicted as "PQ". This site operated as a year-round training and athletic education facility in support of U.S. Olympic athletes. As noted earlier, a variety of uses are or will be developed on the site including office, residential and commercial, all of which must directly support the athletic training function; the mix and distribution of such uses is determined by the approved SPA Plan and facility master plan.

**C. Parks and Recreational Facilities (P)**

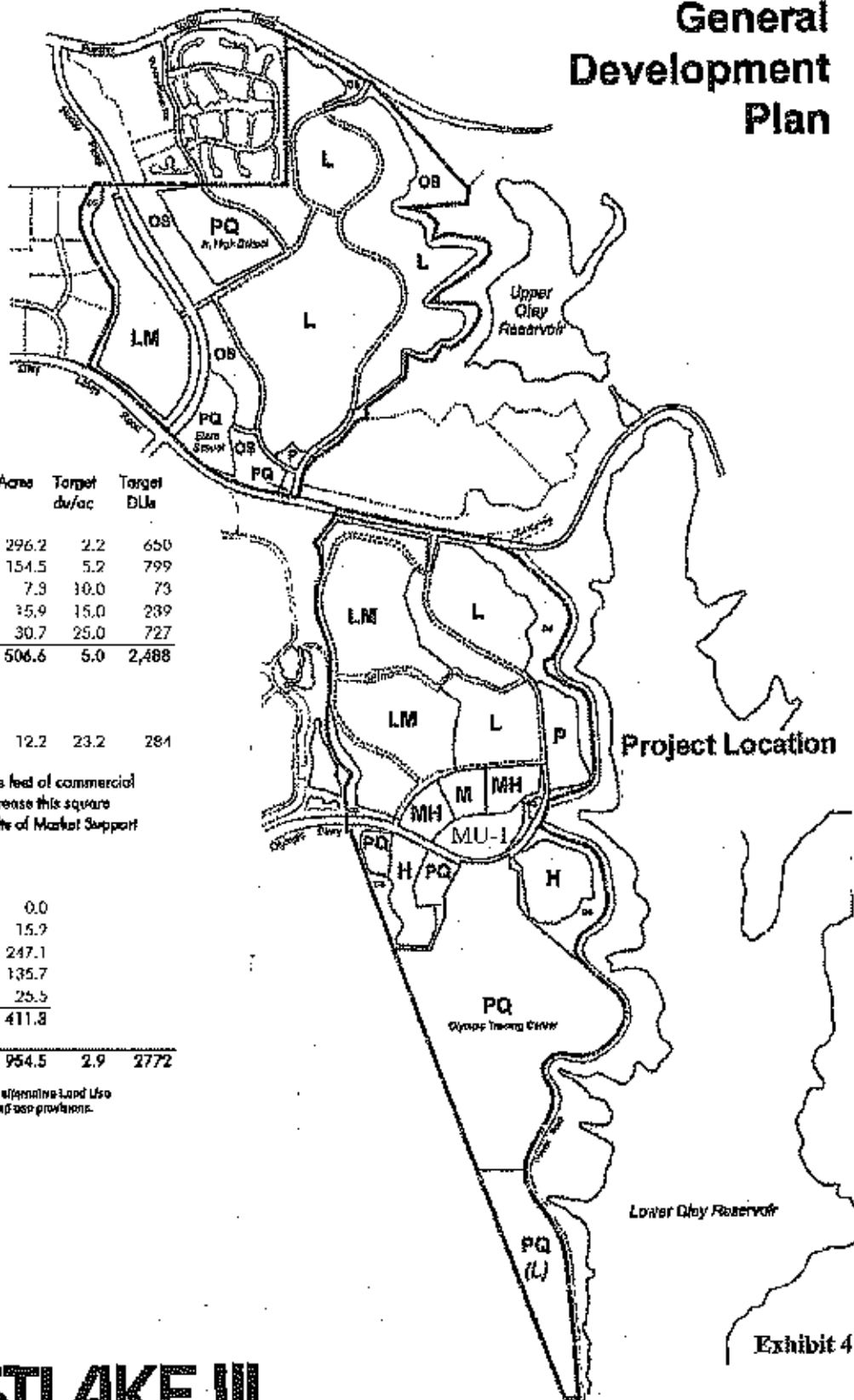
This land use includes improved parks, recreation and community centers, large plazas and courtyards that exist independent of adjacent buildings. Within EastLake III, the "P" designation has been applied to the Salt Creek Community Park parcel in EastLake Woods.

**I.1.8.1.3 Land Use Flexibility**

The land use arrangement and statistics depicted on the EastLake III General Development Plan exhibit describe the basic arrangement, variety and intensity of uses to be developed within EastLake III. Refinement of this plan, based on the more detailed data and studies completed in conjunction with SPA Plan, is expected and shall not require a formal amendment to this GDP. Variation in uses (*e.g.*, clustering, density transfer, mixed uses, *etc.*) shall be permitted in accordance with the City's General Plan Policies and the provisions herein. Detailed development and use standards, and regulations shall be established for separate land use districts within EastLake III concurrent with SPA Plan approval and prior to any actual construction.

Land use proposals that vary substantially from the development concept, intensity and Character established by this GDP shall require an amendment to this Plan.

# General Development Plan



Land Use	Acres	Target du/ac	Target DUs	
<b>RESIDENTIAL</b>				
L	Low (0-3 du/ac)	296.2	2.2	650
LM	Low-Medium (3-5 du/ac)	154.5	5.2	799
M	Medium (6-11 du/ac)	7.3	10.0	73
MH	Med-High (13-18 du/ac)	15.9	15.0	239
H	High (18-27+ du/ac)	30.7	25.0	727
<b>Sub-total Residential</b>		<b>506.6</b>	<b>5.0</b>	<b>2,488</b>

<b>MIXED USE</b>				
MU-1	Residential - High (18-27+ du/ac) Commercial*	12.2	23.2	284
*Minimum 10,000 square feet of commercial The City Council may increase this square footage based upon results of Market Support Analysis				

<b>NON-RESIDENTIAL</b>				
CR	Comm. Retail	0.0		
P	Park	15.9		
PQ	Public/Quasi-Public	247.1		
OS	Open Space	135.7		
	Circulation	25.5		
<b>Sub-total Non-Residential</b>		<b>411.8</b>		

**TOTAL** 954.5 2.9 2772

(L) = Underlying Low Density alternative Land Use  
Refer to table for alternative land use provisions.

**EASTLAKE III**  
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Exhibit 4

General Development Plan

## **I.1.8.2 Development Standards**

### **I.1.8.2.1 Landform/Grading**

- A. The terrain of the project site provides several influences on future planning. Because of the irregular configuration of development areas, the pattern of residential lots/buildings should also be curvilinear. The terrain also permits views from homes. Homes should be sited to maximize the potential views. Grading for commercial and multi-family uses will require larger flat pad areas for development.
- B. All lots and buildings should be sited to ensure that the pattern, views and privacy potential are maximized. Chapter I.1.11 herein requires several levels of review to ensure that detailed planning is in concert with this concept. A goal should be to create variety and avoid development with a monotonous appearance.
- C. The conceptual grading plan for the project area is depicted in Exhibit 4. The plan indicates that the majority of the property should be developed using a number of small, terraced building areas. The arrows on the exhibit indicate gravity flow direction toward facilities located in Salt Creek for storm runoff and wastewater.
- D. Grading within this General Development Plan shall be subject to the requirements of the Municipal Code, subject to approval of a grading plan and in accordance with other provisions of this GDP.
- E. It is the intent of this General Development Plan that graded areas be contoured to blend with natural landforms. Rounding both vertical and horizontal intersections of graded planes, obscuring slope draining structures by massing a variety of plant materials, incorporating the use of variable slope ratios for larger slope banks, use of landscape planting to control erosion and obscure man-made banks, architectural solutions to topographic changes and other similar techniques should be used. Slope banks with rigid angular characteristics shall be avoided where feasible. Grading plans prepared in conjunction with and to implement SPA Plans should be responsive to the concepts of "Landform Grading" expressed in the Land Use Element of the City's General Plan.
- F. General grading policies with regard to development within this GDP are as follows:
  - i. Designated significant slope areas should be preserved in their natural state by clustering development.
  - ii. Intrusions of graded slopes into areas designated as open space on the General Development Plan Map should be avoided except where necessary to construct infrastructure facilities, trails or where it can be demonstrated that such intrusion would result in superior site design. Such intrusion should not be in areas of

significant environmental sensitivity and shall be revegetated with indigenous species to recreate, to the extent feasible, the previous condition.

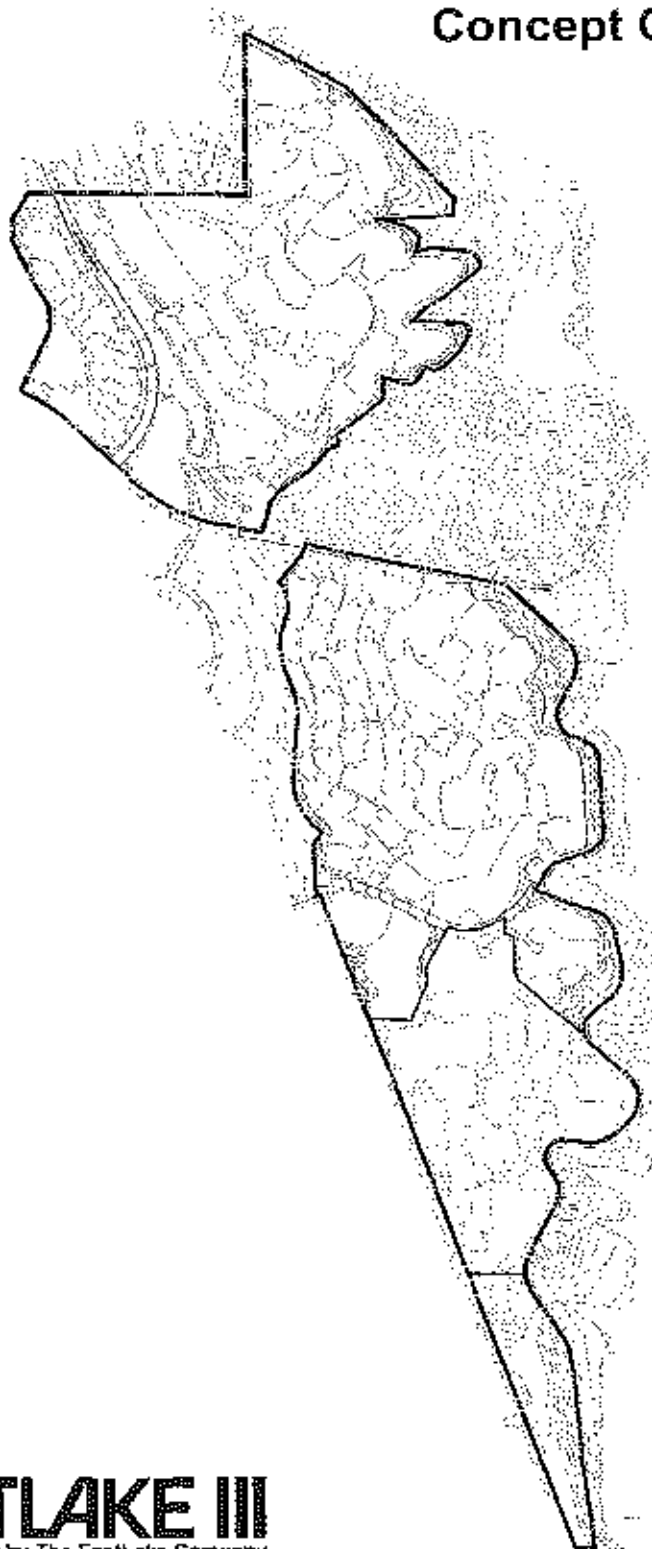
- iii. A variety of housing types, padding techniques, grading techniques, lot sizes, site designs, arrangement and spacing of homes and developments should be encouraged.
- iv. Facilities to rectify unstable slopes or slopes subject to erosion and deterioration shall be provided where recommended by the project soils engineer.
- v. Grading may be accomplished beyond the boundaries of an approved SPA Plan where necessary to implement the SPA Plan uses or infrastructure.
- vi. A plan for protecting Otay Reservoir from urban runoff and/or sewage contamination shall be approved by the City Engineer prior to the issuance of grading or building permits.

#### **1.1.8.2.2 Circulation**

- A. The circulation system of EastLake III shall meet the traffic and land service needs generated by the development of the area and shall, by design, promote conservation of natural open space, establishment of a suburban order, reduction of the need for grading and encouragement of economy in land development. The community and neighborhood level collector streets are indicated on the conceptual Circulation Plan, Exhibit 6. The specific alignments, geometrics and right-of-way requirements for the streets designated in the conceptual Circulation Plan shall be determined in the SPA planning process and consistent with the provisions of the Circulation Element of the General Plan.
- B. North/south hiking trails within Salt Creek are appropriate alternative circulation routes for the project and vicinity. Additional routes or variations and adaptations of the basic north/south route may become apparent and should be considered at such time as SPA Plans are prepared and grading plans are developed.
- C. A trail within the open space corridor shall be provided along the length of Wueste Road to accommodate future bicycle riders and joggers/walkers.
- D. Bicycle routes and/or pedestrian trails should also be established within other greenbelt areas of the project, where such establishment would be consistent with conservation of natural resources, as well as along the main streets of EastLake III.
- E. The EastLake III community should be served by the City of Chula Vista's mass transit system. Plans for providing transit service to the project shall be incorporated in the EastLake III SPA and subject to approval of the Transit Coordinator.



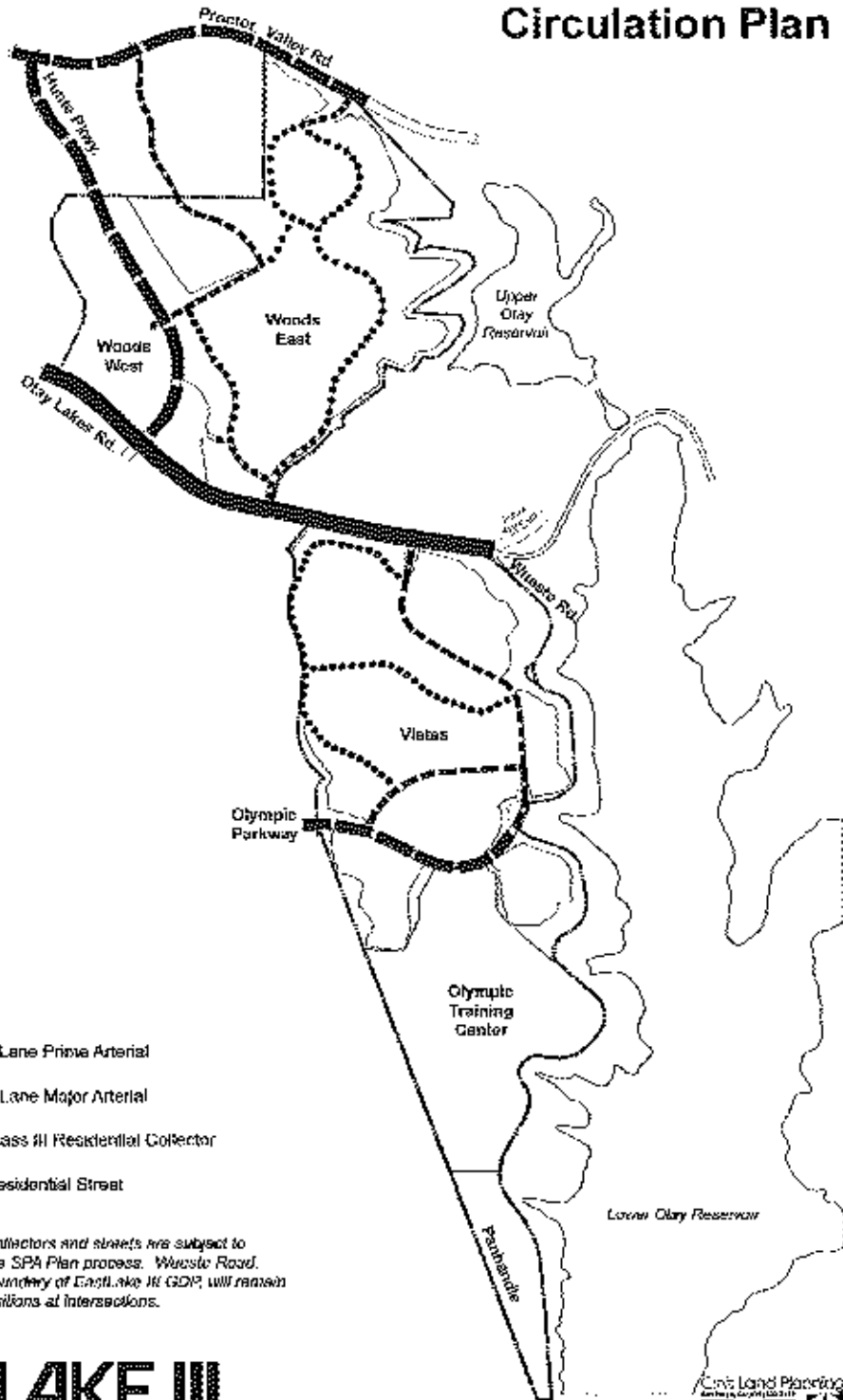
## Concept Grading Plan







**EASTLAKE III**  
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# Circulation Plan



-  6 Lane Prime Arterial
-  4 Lane Major Arterial
-  Class III Residential Collector
-  Residential Street

*Note: Residential Collectors and streets are subject to refinement during the SPA Plan process. Waste Road, along the eastern boundary of Eastlake III GDP, will remain as is except for transitions at intersections.*



**I.1.8.2.3 Landscaping**

- A. The Landscape Concept for the EastLake III community recognizes the hierarchy of circulation linkages with the community and to adjacent areas, distinguishes two types of entries (community and neighborhood), identifies major and minor landmarks and designates a special natural/naturalized landscape zone.
- B. Trees shall be used to identify the hierarchy or linkages as follows:
- i. The thematic corridor provides the common thread to link the major community elements together. The thematic corridor will have its own dominant tree as established in EastLake I and EastLake II.
  - ii. Arterial streetscapes will have an identifying landscape character. A separate dominant tree will be used in the median.
  - iii. District interior streets within a neighborhood will utilize the district theme trees. The tree selection for the district will be established with the SPA Plan.

Supplemental trees may be introduced to provide contrast and a transition into surrounding areas. This landscape approach will provide strong visual directions and connections throughout the site, while providing the necessary contrast to create an interesting experience as one travels through the community.

- C. Entries are identified as common points of entry into the community or neighborhood, and at significant intersections. Community entries are located on Otay Lakes Road entering from the east and Hunte Parkway entering from the north. Landscaping at these points will be used to establish a sense of arrival and transition into an area with unique characteristics. Accent planting and monumentation at community entries should be of a greater scale than that of neighborhood entries.
- D. Landmarks within the community are generally public facilities and recreation areas. The Olympic Training Center is the major landmark within EastLake III. Landscaping and community design proposals should recognize the important role this facility (*i.e.*, its design, character and landscaping) has with regard to adjacent areas. A similar relationship, although to a lesser extent, also exists between the minor landmarks and the surrounding areas. The schools, parks and commercial sites are considered minor landmarks. Landscaping plans developed during the SPA Plan process should identify and reinforce with plant materials and design, the place landmarks hold in the community fabric.

- E. Landscape plans prepared in conjunction with the SPA planning process shall respond to the concepts described above and shall be prepared consistent with the provisions of Chapter I.1.11 herein.
- F. Setbacks along Otay Lakes Road, Wueste Road and Olympic Parkway shall be a minimum of 50 feet and shall be landscaped to the satisfaction of the City's Landscape Architect.

#### **I.1.8.2.4 Residential Uses**

- A. The purpose of this section is to state the underlying concepts for the diversity and distribution of residential densities and to provide the planning and design considerations for subsequent levels of plan review. It is intended that detailed site development standards will be an element of the SPA Plan review process as required in Chapter I.1.11 herein.
- B. A fundamental concept of the GDP is to provide for and integrate a diversity of residential densities, types and price ranges. It is intended that homes will range from single-family estates to multi-family projects with the attendant range of affordability levels.
- C. While providing an overall mix and diversity of residential types, the plan does recognize locational criteria for certain densities. It is for this reason that the more dense residential elements have been located within efficient proximity to major circulation routes and activity centers. The plan also recognizes the planned permanent open space to the east by specifying low-density development and assigning considerable amounts of open space on the adjacent portion of the plan area.
- D. A dominant element within each residential neighborhood is a spine road to permit convenient access to all areas within the residential neighborhoods.
- E. The urban design and site planning of all residential development within EastLake III shall be governed by a set of Comprehensive Design Guidelines formulated in conjunction with the SPA Plan. The design guidelines shall extend the community and neighborhood design concepts established by this GDP and subsequent SPA plans to the design of individual tracts, multi-building projects and individual structures, where necessary.

#### **I.1.8.2.5 Commercial Uses**

This section is established to provide standards for high quality development of uses indicated on the General Development Plan as Commercial or Industrial.

- A. The GDP designates one commercial site. The Plan has purposefully utilized collector streets and planned open space in a manner that should reduce commercial/residential friction and has limited the impact of commercial activities and traffic upon residential uses.

- B. Each commercial development shall be subject to Design Review and approval, and should respond to the following guidelines:
  - i. The commercial project should have an integrated design theme incorporating architecture, landscaping, signage and site planning aspects.
  - ii. The design theme and scale of the project should be consistent with the community character established by adjacent uses.
  - iii. All signs and other design issues shall be regulated by CC&Rs and other mechanisms implemented to ensure and maintain high aesthetic qualities.
- C. Permitted uses shall be consistent with the commercial designation intent described in this GDP. Sufficient landscape or other buffers shall be provided between all other sensitive land uses.
- D. Building setback/landscape buffer along Otay Lakes Road shall be 50 feet in width to permit landscaped areas along the street to preserve the scenic quality of the road.

#### **I.1.8.2.6 Community Facilities & Services**

This section is intended to provide for uses indicated on the General Development Plan Map as Open Space, Parks and Recreation, Public and Quasi-Public facilities or as may be otherwise referenced in this General Development Plan.

##### **A. Open Space**

Standards for open space uses are listed below and in Section I.1.8.3 Conservation Standards.

- i. The areas indicated as Open Space are generally intended for more passive forms of open space uses. The final use, ownership and maintenance responsibilities for open space areas shall be determined during the SPA planning process. Open space uses would include agriculture, active and passive open space, natural open space, bodies of water, public and private parks, equestrian uses, scenic highways, community facilities and other uses of a similar nature.
- ii. Open space areas shall be designated and uses established consistent with the relevant elements of the Chula Vista General Plan.

##### **B. Parks and Recreation**

- i. Sites for public parks indicated on the GDP Map are in conformance with the Parks and Recreation Element of the General Plan. The Director of Parks and Recreation shall approve all proposed park, open space and trail plans.

- ii. The Salt Creek corridor is envisioned as a candidate area for a natural park setting. Amenities such as picnic areas, wildlife observation points, nature trails, equestrian uses and other similar activities may be considered during the SPA planning process.

C. Schools

- i. School sites are indicated on the GDP Map. These sites are considered adequate to meet the needs of the school district(s).
- ii. The school sites, locations and configurations shall be acceptable to the respective school districts and agreements satisfactory to the districts shall be consummated prior to project construction.
- iii. Should the school district(s) reject a school site designated on the plan without indicating an alternate location within the vicinity of the original site, the site may then be used for residential uses of a type and density compatible with adjacent property.
- iv. The developer/landowner has satisfied all of the City's requirements with regard to implementation and financing of school facilities through previous agreements with each of the affected districts.
- v. Should the school district(s), within one year after a school site is offered and available for use as a school site, fail to acquire or accept dedication of said site, the site shall then be considered to be rejected by the school district(s) and developed as provided above in paragraph iii.
- vi. Any dwelling permitted by this provision (paragraphs iii and v above) shall not be subject to the maximum number of dwellings specified herein, but shall be otherwise subject to the provisions of this General Development Plan.

D. Public services and utilities shall be provided by the following unless otherwise approved during the adoption of a SPA Plan:

- i. Water – Olay Water District
- ii. Sewer – City of Chula Vista
- iii. Flood Control – City of Chula Vista
- iv. Electrical – San Diego Gas & Electric
- v. Natural Gas – San Diego Gas & Electric

- vi. School Facilities – Chula Vista Elementary School District and Sweetwater Union High School District
  - vii. Library Facilities – City of Chula Vista
  - viii. Public Parks – City of Chula Vista
  - ix. Fire Protection – City of Chula Vista Fire Department
  - x. Police Protection – City of Chula Vista Police Department
  - xi. Telephone – Pacific Telephone Company
  - xii. Cable TV – Cox Cable
- E. Fire, police and library service shall be in accordance with City standards and/or agreements consummated prior to construction.
- F. Five sites have been indicated on the GDP Map for public or quasi-public facilities. Additional sites for public facilities may be determined at the SPA planning level. These facilities may include schools, Community Purpose Facilities (CPFs), day care centers, governmental facilities or other similar community service uses.
- G. The Olympic Training Center facility shall be developed in accordance with an approved SPA Plan and implementing plans. Such plans shall address: the siting of buildings and other improvements, the provision of public services and facilities and the conservation of sensitive on-site resources. Because of the unique nature of this facility, the use regulations applied to the site should include sufficient flexibility to permit, under appropriate conditions, the diversity of uses associated with the training and education of resident athletes (*e.g.*, housing, athletic facilities and competitions, office and medical laboratory uses, incidental commercial, *etc.*). The OTC shall also be subject to Precise Plan approval.

### **1.1.8.3 Conservation Standards**

The EastLake III General Development Plan advocates preservation or scientific relocation of sensitive environmental resources. It also provides for their protection from destructive activities associated with human settlements where such is feasible to create a balance between the natural and man-made environments. This section provides standards for the interface between the development of a community and the conservation of natural resources.

### **1.1.8.3.1 Natural Open Space Resources**

- A. Candidate areas for natural open space uses are designated "OS" on the General Development Plan Map. Any area so designated shall be considered for natural open space use and preservation. The location and extent of such uses shall be determined as part of the SPA process, and natural open space uses shall be designated on each SPA Plan. Non-sensitive open space areas may be improved for recreational uses. The applicant shall prepare Open Space Concept Plans for the Salt Creek Open Space Corridor and Lower Otay Reservoir Open Space Corridor in conjunction with any subsequent planning applications submitted to the City.
- B. The natural open space of EastLake III shall determine the subject territory's structure and basic design. As the land is subdivided, the preserved portions of Salt Creek should be complemented by adjacent common greens, view points and trail systems.

### **1.1.8.3.2 Drainage**

All development within EastLake III GDP shall comply with all national, state and local regulations to limit pollutant discharges to storm drain systems. Specific requirements shall be established through the SPA planning and subdivision process, as appropriate.



## I.1.9 General Development Plan Statistics

### I.1.9.1 Statistical Summary

The statistics in Table B, below, are taken from General Development Plan Map (Exhibit 4) in the previous section. These statistics reflect the "panhandle parcel" being developed consistent with its primary PQ designation; should it develop under the alternate residential designation, the total number of units would increase by 90 units and population increase by 274 persons. All residential (except alternate designation) and commercial uses will occur in the EastLake III SPA. The anticipated gross residential density of that SPA is expected to be 2.8 du/ac.

Table B  
General Development Plan Statistics

LAND USE	GROSS ACRES	TARGET DENSITY	TARGET UNITS
<b>RESIDENTIAL USES</b>			
Low (0-3 du/ac)	298.2	2.2 du/ac	650
Low-Medium (3-6 du/ac)	154.5	5.2 du/ac	799
Medium (6-11 du/ac)	7.3	10.0 du/ac	73
Medium-High (11-18 du/ac)	15.9	15.0 du/ac	239
High (18-27+ du/ac)	42.9	25.9 du/ac	1,011
Sub-total Residential	518.2	5.0 avg.	2,772
<b>NON-RESIDENTIAL</b>			
Retail Commercial	0.0*		
Park	15.2		
Public/Quasi-public	247.1		
Open Space	135.7		
Circulation	25.5		
Sub-total Non-residential	424.1		
<b>PROJECT TOTALS</b>	<b>942.3</b>	<b>2.9 avg.</b>	<b>2,772</b>
Population Estimate (@3.04 persons/du) [all remaining EL III SPA]			6,265
Population Estimate Olympic Pte. & Lake Pte. (@2.58)			1,834
Total Population Estimate			8,099
Employment Estimate (@12-25 emp./ac) [all EL III SPA]			368-768

\* A minimum of 10,000 square feet of commercial must be provided within the MU-1 site

### **1.1.9.2 Density Transfer**

In order to promote flexibility in residential densities, the transfer of dwelling units from one GDP residential category to another, within any single SPA, may be approved as a part of the SPA plan process. Any such transfer must be consistent with the authorized overall GDP density and approved total number of units. The density of the receiving parcel shall not exceed the authorized maximum. Notwithstanding this provision, the clustering provisions of the General Plan shall be utilized to maintain the community character inherent in the density categories established by this General Development Plan.

Transfers of density shall be based on evidence that the proposed transfer would substantially improve the spatial or functional relationships of the involved SPA, or would materially increase the quality of land use, circulation or conservation pattern thereof. Transfers of density into the low density category should not result in a reduction in lot size requirements.

Transfer of units from one parcel to another within the same SPA may be processed administratively if:

- 1) The proposed unit count for all parcels remains within the range(s) indicated on the Site Utilization Plan;
- 2) The proposed product types are consistent with those listed for each parcel on the Site Utilization Plan;
- 3) The density of the receiving parcel does not exceed the authorized maximum; and,
- 4) The overall GDP and SPA total number of dwelling units is not exceeded. Modifications which are not consistent with all these criteria shall require a formal GDP and/or SPA amendment.

Should such a transfer be approved, applicable statistics and the General Development Plan Map shall be revised as an administrative update without the necessity of a formal plan amendment.

### **1.1.9.3 Alternate Land Use Designation**

An alternate land use designation of Residential - Low Density is shown for the "panhandle parcel" on the East Lake III GDP Map. The primary land use designation for this parcel is PQ (public/quasi-public). However, if the Chula Vista City Council determines that the "panhandle parcel" can not be successfully developed with a PQ use, an alternative low density residential land use designation may be implemented, allowing up to a maximum of 90 dwelling units, consistent with this East Lake III GDP.

Implementation of the alternative residential use shall require preparation of a separate SPA Plan or East Lake III SPA Plan amendment addressing the site specific issues associated with the change in

proposed use from PQ to Low Density Residential and the cumulative effects of such a change. Cumulative effects include, but are not limited to, consistency with the City's park dedication requirements, Community Purpose Facility standards for the P-C zone and the Growth Management Ordinance.

The SPA or Supplemental SPA Plan shall address, either directly or by reference to other EastLake III plans, all issues and topics required of a standard SPA Plan. The Public Facilities Financing Plan (or Supplemental PFFP) for the project shall demonstrate that the proposed residential use is consistent with the City's Growth Management Program and meets all required thresholds and standards for residential development without constraining or burdening existing or previously approved development. Recognizing that it may be difficult to provide all required residential support uses within the parcel, provision of or contribution to off-site facilities, or payment of in-lieu fees may be permitted by the City Council.

## **1.1.10 Consistency with the General Plan**

### **1.1.10.1 Introduction**

This section describes the consistency of the project with the Chula Vista General Plan; the history of the project with respect to various General Plan amendments; and, the relationship of the project to the specific elements of the General Plan. Implementation of this GDP shall be consistent with the requirements of the General Plan. Specific implementation and phasing strategies have been, and will be, provided in the various SPA Plans which comprise EastLake III GDP Planning Area.

### **1.1.10.2 Background & History**

When the planning of the EastLake Planned Community began in 1979, the General Plan for the Eastern Territories (Eastern Territories Area Plan) had not been developed to its current state, since development of a new community on the scale of EastLake had not been conceived prior to that time.

Individual development proposals were annexed to the City and incrementally added as amendments to the General Plan. The approval of EastLake I, which included the now existing communities of EastLake Shores, EastLake Hills, and the first phase of the EastLake Business Center, was the first of these incremental general plan amendments and was adopted in 1982.

The submittal of plans for the next phase of EastLake community planning, EastLake Greens and EastLake Trails, occurred prior to the comprehensive General Plan update, but was not adopted until 1989. This planning was reflected in the General Plan and adopted as the EastLake II GDP. The categories were broad interpretations of the specific planning being proposed for these neighborhoods. The EastLake Greens submittal included a SPA Plan concurrently with the General Plan and GDP. The EastLake Trails neighborhood was included in the proposed EastLake II GDP.

The next update of the General Plan for EastLake occurred when the EastLake III GDP area was initially approved, bringing the Olympic Training Center to Chula Vista in 1990. The original EastLake III GDP was adopted with a corresponding General Plan amendment. Over ten years has passed since the original EastLake III GDP was adopted.

A further major amendment to the General Plan for the EastLake community occurred in 1995 as a part of the Otay Ranch planning program. Lands were exchanged between EastLake and Otay Ranch to create more logical planning boundaries. The area added to EastLake during this exchange has come to be known as the "Land Swap" area. The General Plan designations for these Land Swap parcels were amended concurrently with the Otay Ranch General Plan amendment to reflect planned urban land uses.

Most recently, a minor General Plan amendment was adopted with approval of the EastLake Trails SPA Plan in 1999 along with a further refinement of the EastLake II GDP.

This comprehensive update/amendment of the EastLake III GDP is similarly accompanied by a General Plan amendment which establishes and maintains consistency between the two plans.

Concurrent processing of the EastLake III SPA Plan provides the implementation detail that has been the pattern with EastLake GDP and General Plan amendments.

This series of General Plan amendments and updates for the EastLake Planned Community reflect a consistent process of evolution since its original conception as a new community. All General Plan amendments have been adopted concurrently with more detailed development proposals so that the “effect” of the amendments have been evident at each stage. The current proposed amendment to the General Plan for this EastLake III GDP amendment is the latest example of this process. This concurrent planning process has maintained an ongoing consistency between the Chula Vista General Plan, EastLake GDPs and SPA Plans.

### **1.1.10.3 Consistency by General Plan Element**

#### **1.1.10.3.1 Land Use Element**

The EastLake III GDP project area is approximately 942 acres. The individual neighborhoods within the EastLake III GDP are EastLake Woods, EastLake Vistas, and the Olympic Training Center (OTC). The “panhandle parcel” is located south of the OTC.

EastLake Woods is located north of Otay Lakes Road. It is predominately a low density (0-3 du/ac) residential neighborhood, consistent with the General Plan designation of “L” (0-3 du/ac) for the portion between Hunte Parkway and Upper Otay Lake. The eastern edge of the neighborhood overlooks Upper Otay Lake. The Salt Creek Greenbelt bisects the neighborhood, paralleled by Hunte Parkway. West of the parkway, a low-medium density residential area is known as “Woods West”. This area is identified for low medium density development consistent with the General Plan designation of “LM” (3-6 du/ac). An elementary school site, middle school site, private recreation site and fire station site are clustered along the Salt Creek Greenbelt, consistent with the facilities designated on the General Plan map. Open space is designated around the perimeter of the neighborhood.

EastLake Vistas is generally located between Otay Lakes Road and Olympic Parkway, with a pair of development sites east and west of the OTC entrance south of Olympic Parkway. Low and low-medium density residential uses make up the bulk of the neighborhood. At the southern end of the neighborhood medium, medium-high, and high density residential uses are clustered with non-residential uses at the OTC entrance. These residential densities are consistent with the General Plan designations of “T” (0-3 du/ac), “LM” (3-6 du/ac), “M” (6-11 du/ac), “MH” (11-18 du/ac) and “H” (18-27+ du/ac) in the southern portion of the neighborhood among commercial uses and adjacent to the OTC. These more intense uses are intended to support and complement the OTC.

A public park is located on the eastern edge of the neighborhood, overlooking Lower Otay Reservoir. A public/quasi-public parcel, intended for community purpose facilities (CPF), is located west and east of the high density residential parcel and west of the OTC entrance. Open

space is designated along the perimeter of the neighborhood and as a buffer between different uses.

The OTC is located south of Olympic Parkway and houses a resident athletic training center for members of the U.S. Olympic Team. The entire parcel is designated public/quasi-public and has been developed pursuant to a previously adopted SPA Plan. This use is consistent with the General Plan map.

The “panhandle parcel,” which is designated PQ and has an alternative designation of low density residential, is a separate parcel south of the OTC SPA. Development of this site is expected to occur as a separate SPA.

The Chula Vista Greenbelt is a major planning feature of the General Plan. The Chula Vista Greenbelt is the backbone of an open space and park system that extends throughout the city. The circumferential greenbelt utilizes existing developed and undeveloped open space and potential new open space linkages to effect a continuous 28 mile open space and park system around the city. The developed parks in the greenbelt are linked by a hiking and bicycle trail system that forms a continuous loop around the city. EastLake III implements the eastern and western arms of the Greenbelt depicted in the General Plan. From south to north, the eastern arm is comprised of the Lower and Upper Otay Lakes and adjacent shoreline and slopes which define the reservoir and the field areas of the Olympic Training Center. The Greenbelt extends north of the Upper Otay Reservoir along Proctor Valley Road and the adjacent drainage course to the vicinity of the Otay Water District property. The westerly arm of the Greenbelt is comprised of the Salt Creek canyon and drainage course and the adjacent defining slopes. It reconnects with the eastern arm at the Otay Water District property, north of EastLake. These areas are designated for open space and park uses on the General Development Plan map.

To assure continuous access, a Greenbelt Trail is envisioned as the equivalent of a one lane paved road, approximately eleven feet wide, with a structural design to allow maintenance vehicles to use the trail. The EastLake III plan will provide recreation trails within the Greenbelt. The size, design and location of these trails will be detailed in the EastLake III SPA Plan.

#### **1.1.10.3.2 Circulation Element**

The General Plan Circulation Element, as amended July 17, 2001 and unchanged for EastLake III in the December 2005 GPU, designated three major road facilities within the EastLake III GDP area. These are Otay Lakes Road and Olympic Parkway, prime arterial roadways, providing east-west access to the area and, Hunte Parkway, a four-lane major north-south connection between Rolling Hills Ranch to the north and Otay Ranch to the south. Proctor Valley Road, which is not within the EastLake III planning area, abuts the northern property line. Each of these roads requires a right of way to accommodate 4-6 lanes of traffic with raised

medians. All General Plan roads are shown on the GDP and adequate provisions are included to accommodate traffic generated by the development.

The Circulation Element also depicts Wueste Road, paralleling the shore of Lower Otay Lake between Olympic Parkway and Otay Lakes Road, off-site. This existing street is "implemented" as a country road with two intersections with Olympic Parkway. One intersection south of the park parcel connects north to Otay Lakes Road, while the second, just north of the high density residential site connects south to the County Park at the southern end of Lower Otay Lake.

The Circulation Element also addresses public transit and includes a Public Transit Plan. The transit plan identifies a proposed Local Express bus route extending east along Otay Lakes Road to EastLake Parkway, then south into the Otay Ranch community. Proposed Local Collector service is shown within EastLake Business Center and on Olympic Parkway as far east as Hunte Parkway. No Public Transit Plan facilities are shown within the EastLake III GDP area.

#### **1.1.10.3.3 Parks and Recreation & Conservation/Open Space Elements**

The General Plan designates a public park overlooking Lower Otay Reservoir in the EastLake Vistas neighborhood. There are also major open space corridors shown along Salt Creek in the EastLake Woods neighborhood and extending south between the EastLake Vistas and EastLake Trails neighborhoods. The Salt Creek corridor is planned for a combination of park, wildlife habitat, greenbelt trail and greenbelt open space. This combination of public and private park and open space uses is consistent with the General Plan Open Space land use category. A Greenbelt Corridor is also designated adjacent to the Otay Reservoir, bordering the eastern edge of EastLake III. The open space edges and public park in EastLake Vistas implements this portion of the Chula Vista Greenbelt identified in the General Plan. A portion of the Greenbelt Trail has been built adjacent to the OTC.

#### **1.1.10.3.4 Public Facilities Element**

The Public Facilities Element provides policy guidance for all development projects. It addresses water, sewer, drainage, hazardous waste disposal, schools and libraries. The EastLake III GDP implementation documents will provide detailed plans for the provision of public facilities in accordance with adopted Master Plans and the City's Quality of Life Threshold Standards.

Each SPA within this GDP must prepare a comprehensive Public Facilities Financing Plan to identify the public facilities to be provided by the developer to serve the development. Water plans for each neighborhood are approved by the Otay Municipal Water District and required facilities must be financed by the developer. Sewer plans are required to conform to the City's Sewer Master Plan and facilities such as transmission mains and pump stations are made

conditions of tentative maps. Drainage facilities are designed on the basis of master drainage plans and financed and made conditions of the development.

Hazardous wastes must be disposed of in accordance with State requirements of the Department of Health Services and the County Hazardous Materials Management Division. The only facility in Chula Vista is located at the Otay Landfill.

Master plans for both the elementary school district and the high school district provide the site locations for schools designated on the General Plan. The EastLake III GDP includes these school sites on the land use map and the future Public Facilities Financing Plans will provide the phasing and financing implementation necessary to construct schools in accordance with projected enrollments.

#### **1.1.10.3.5 Housing Element**

The Housing Element provides that all major projects shall construct 5% low income housing and 5% moderate income housing consistent with the HUD guidelines based on size and family incomes. The EastLake III GDP is included in the EastLake Comprehensive Affordable Housing Program, which includes all undeveloped portions of the EastLake Planned Community (EastLake Trails, EastLake Vistas, EastLake Woods and the "Land Swap Parcel"). This program, which was initially approved by the City Council on July 17, 2001 (Resolution #2001-220), provided specific details as to the number, type, location and construction timing mechanism for all required affordable housing units, implementing the General Plan policy for 5% low income housing and 5% moderate income housing.

An amendment to the previously adopted Affordable Housing Program for EastLake will be adopted with the 2006 GDP amendment. Because implementation of almost all of the residential development in the EastLake III General Development Plan has already occurred, there are limited opportunities within the GDP boundaries for Land Set-Asides. One potential solution for providing affordable housing exists within the OTC SPA Plan area. Other alternatives, including Off-site Locations and In-Lieu Contributions, are more specifically outlined in Section II.6, Affordable Housing Program.

#### **1.1.10.3.6 Safety Element**

The City of Chula Vista provides for public safety and seismic protection through a variety of mechanisms addressed in the EastLake III GDP and implementation programs. Sites for fire stations are identified in the GDP based on travel times to respond to fire or medical emergencies. Water systems are engineered to accommodate peak demand periods, including fire flow requirements. Streets are designed with adequate widths and safe routes for emergency vehicles. Building codes ensure the safety of buildings and seismic studies of fault lines identify appropriate setbacks and other safeguards from earthquake hazards. New



development planned in this GDP is in conformance with all of the life and property protections contained in the General Plan and implementing building codes and fire codes.

#### **1.1.10.3.7 Noise Element**

The Noise Element requires that the City apply noise protection standards which recognize the right of every citizen to live and work in a safe environment without excessive noise. Noise studies are carried out in conjunction with the environmental impact report requirements for GDP's to identify setbacks or noise buffers for sensitive areas within the development. These measures are carried out in the development of the project. There are no identified major noise generators located within the GDP project area except the planned major roadways: Olympic Parkway, Otay Lakes Road and Hunt Parkway. Increasing traffic with project development and development of adjacent parcels, has the potential to create significant noise impacting development sites along the road corridors. These noise conditions will be addressed at the SPA level by requiring the installation of sound walls strategically placed to reduce traffic noise to acceptable levels within development areas.

#### **1.1.10.3.8 Eastern Territories Planning Area Plan**

The area plans included in the General Plan deal either with issues and plans which are specific to the particular area or are more detailed than would be appropriate in the city-wide plan. The EastLake III GDP is located in the Eastern Territories Planning Area Plan. Because of its size and potential for development, this area plan is key to the future of Chula Vista. The area plan contains several specific provisions applicable to the planning and development of EastLake III. The following discussion highlights these portions of the area plan and identifies the consistent response provided in this GDP (or implementing SPA documents). Area Plan language is in *italics*, while responses are in sans-serif type below.

##### *Goals & Objectives*

*Over the planning horizon covered by this General Plan, it is anticipated that most of new urban development projected for the city would take place in Eastern Territories. At the same time, Eastern Territories contains some of the most valuable environmental and visual resources of the General Plan area. The following issues, goals and objectives are intended to guide future developments in the Eastern Territories in a way which protects the unique resources of the area.*

##### **GOAL 1. NATURAL ENVIRONMENT**

*The environmental resources of Eastern Territories are associated primarily with its reservoirs, water courses and adjacent lands, and the principal hills and mountains. The goal of the city is to protect the most important environmental resources from urban development and its potential, negative impacts.*

*Objective 1. Direct new urban development in Eastern Territories to broad mesa tops which are generally located away from environmentally sensitive areas such as flood plains, canyons and steeply sloped area. -- Development areas in EastLake III are located away from the Salt Creek floodplain/canyon which is the only one of these resources on-site.*

*Objective 2. Require through environmental reviews of all proposed conversions of vacant or agricultural land to urban uses. -- The EastLake III GDP amendment and proposed SPA plan are subject to full environmental review per the requirements of the California Environmental Quality Act (CEQA).*

*Objective 3. Among the areas designated in Eastern Territories for open space preservation, place the highest priority on preservation and improvement of those sections of the proposed Chula Vista Greenbelt which are located in the planning area. These are the Otay Valley, Salt Creek and associated canyons, Upper and Lower Otay Reservoirs and the adjacent drainage areas, Mother Miguel Mountain and the Sweetwater Reservoir and adjacent drainage area. -- Those portions of the Chula Vista Greenbelt on-site, Salt Creek and lands near the reservoirs, are designated for appropriate open space, recreation and public/quasi-public uses.*

*Objective 4. Preserve and effectively manage large, contiguous areas of sensitive habitat for diverse native plant and animal species. Provide connections or corridors between these areas to allow for continued viability of natural habitat areas. -- No large habitat areas are within the planning area. Two small habitat conservation/preservation areas are located within the project, in Salt Creek and east of the EastLake Woods neighborhood. No designated wildlife corridors will be impacted.*

## GOAL 2. NEW URBAN DEVELOPMENT

*It is anticipated that Eastern Territories will be subject to significant urban development over the planning horizon (20 to 50 years). It is the goal of the city to accommodate and regulate such development in ways which will protect the significant natural environment and create high quality urban environments for living and working.*

*Objective 5. Create, for the planning area as a whole, a balanced community of residential, commercial and industrial uses. To the extent that employment uses may be more difficult to establish, provide for additional designations of commercial and industrial land and encourage retention of vacant land for commercial and industrial uses. -- The proposed land use mix on the GDP map is consistent with this goal of the General Plan. The project includes tourist and specialty commercial uses along with residential.*

*Objective 6. Assure that all new developments are provided with acceptable levels of public services. Each development should include local public facilities required to serve the development. Interim services which vary from city-wide standards may be acceptable for projects with substantial public benefits. -- Provision of public facilities is assured through the*



SPA plan process which includes a Public Facilities Financing Plan requiring the provision of facilities and services concurrent with need.

*Objective 7. Encourage orderly and compact patterns of development, which will make maximum uses of existing public facilities and avoid "leap frog" development. In particular, encourage development phasing which will substantially build out drainage and hydrologic basins with existing public service facilities before developing new basins. Exceptions should be allowed for projects with substantial public benefits, which should be permitted special public service consideration on an interim basis. -- The GDP project area includes one developed SPA and is the logical eastward extension of development within the EastLake Planned Community. It is also consistent with the predominate city-wide west-to-east development trend.*

**GOAL 3. EASTERN URBAN CENTER**

This goal is not applicable because the Eastern Urban Center is not to be located within the EastLake Planned Community.

*Planning & Design Proposals*

**RESIDENTIAL CHARACTER**

*The Eastern Territories is seen as an extension of the residential character of the existing areas of Chula Vista. The predominant residential type is single-family detached in the low and low/medium residential density categories. This corresponds to a density of 0.5 to 3 units per acre and 3-6 units per acre, respectively. Neighborhoods that are characterized by this single family density are located throughout the Eastern Territories.*

*Areas within the Eastern Territories which include higher density residential uses include the following:*

- *In addition, the area adjacent to the Olympic Training Center is identified as a Community Activity Center and includes areas designated for both medium and medium-high density residential development north of Olympic Parkway. Directly adjacent to the OTC, south of Olympic Parkway, a small high density residential component is included in the mixed use parcels.*

The residential density throughout EastLake III is low and low/medium density except near the OTC. In this area medium, medium/high and high density residential parcels are designated along with commercial areas to create a mixed-use neighborhood adjacent to the OTC.



## OTHER ACTIVITY CENTERS

### *Olympic Training Center Activity Center*

*This is the most easterly located activity center and includes three basic components: the Olympic Training Facility, the adjacent mixed-use parcels and the increased residential density north of Olympic Parkway.*

*The training facility is intended to become the major training center in the nation for Olympic sports (e.g., water sports, track and field, etc.). Activities will include short- and long-term training for elite and development level athletes, seminars, clinics and conferences, as well as sports medicine and sports science research. The character of the facility is intended to be campus-like, with sports areas and buildings sited within ample open space. While the main use of the site will be for sports training activities, the site will also provide housing and dining for athletes, offices, laboratories, meeting rooms, parking and storage. Housing capacity could increase from 300 to 1,000 athletes at build-out.*

*The commercial area, which is intended to directly complement the training site, is envisioned as a "village type" area with information, shopping, dining and entertainment. It will serve visitors, the residents of the training facility and local residents. It is not intended to be a typical neighborhood shopping center. Both the lake and training facility will establish the character of the visitor-serving facilities. Office commercial uses in this area could house among others, administrative offices for the OTC or associated professions.*

*The increased residential density in the area is appropriate for an activity node. An increased population density will help support public services (e.g., public transit), commercial uses and establish a local neighborhood context for OTC residents.*

The Olympic Training Center has been constructed per the previously approved OTC SPA Plan. The EastLake III GDP amendment and EastLake III SPA Plan will complete the activity center envisioned in the area plan, providing the increased density residential uses and the commercial areas desired. Development envisioned in the GDP and SPA plans is consistent with the description in the Area Plan quoted above.

## CONNECTED COMMUNITY PARKS

*The General Plan and Eastern Territories Area Plan includes a total of six community parks. These are, from north to south:*

- 1. Bonita Miguel*
- 2. Salt Creek*
- 3. Chula Vista Community Park*
- 4. Wolf Canyon*

5. *Eastern Urban Center*
6. *Salt Creek South*

*These parks are connected by an open space and trail system that extends throughout Eastern Territories.*

The EastLake III GDP provides for the greenbelt open space and trail connections extending from the Salt Creek Community Park located in the adopted EastLake II GDP, just west of the EastLake Vistas neighborhood.

#### *DEVELOPMENT NEAR RESERVOIRS*

*The Eastern Territories Area Plan designates the Upper and Lower Otay Reservoir and, although outside the planning area, the Sweetwater Reservoir as part of the Chula Vista Greenbelt. The Greenbelt includes the water surface of the reservoir, adjacent public lands, adjacent environmentally sensitive areas and adjacent scenic viewsheds.*

#### *West of Lower Otay Reservoir*

*Low density residential land use is planned along the west side of the Upper and Lower Otay Reservoir as part of the EastLake development. Within EastLake Vistas, residential development is shown along the hillsides but retaining a greenbelt space between the residential land use and Wueste Road. Medium density residential uses, low-intensity commercial uses and the Olympic Training Center are located near the intersection of Olympic Parkway and Wueste Road. All development is located west of Wueste Road which defines the development edge closest to the water for the area south of Olympic Parkway.*

*The final definition of the development area and the area which comprises the portion of the Chula Vista Greenbelt along the Lower Otay Reservoir should be included in further, more detailed planning. The first step in this process has been completed with the adoption of the EastLake III General Development Plan, which responds to the following major planning and design criteria:*

1. *Maintenance of a substantial greenbelt between the low density residential development and Wueste Road.*
2. *Wastewater from development areas to flow west to utility systems in Salt Creek.*
3. *Storm drainage from developed areas to be collected in an urban runoff system and, by gravity flow, directed away from the reservoir.*

4. *Site planning, grading, landscaping and architectural design which is oriented to producing a high quality view from the lake and open space and parks east of the lake to the various developments visible from the lake and Wueste Road.*

This GDP amendment, along with the implementing EastLake III SPA plan, maintain these important planning criteria adopted with the initial EastLake III GDP Plan and included in the General Plan text quoted above.

#### *CHULA VISTA GREENBELT*

*The Eastern Territories includes the largest portion of the Chula Vista Greenbelt. The Greenbelt extends east/west through Eastern Territories from I-805 along the Otay River Valley to Salt Creek and the Otay Lakes. It then extends north/south in two branches: one, comprising Salt Creek canyon and stream valley and the second the Upper and Lower Otay Lakes and their adjacent shorelines and defining slopes. The two branches intersect in the vicinity of Mother Miguel Mountain. The Greenbelt then extends along the southwesterly slopes of the mountain to Wild Mans Canyon and the Sweetwater Reservoir. There it connects to the Sweetwater Regional Park on the northwesterly edge of Eastern Territories.*

The EastLake III GDP implements both branches of the greenbelt on-site, that within Salt Creek and that along the western shoreline of Upper and Lower Otay Lakes consistent with the Area Plan provisions.

## **1.1.11 Implementation**

### **1.1.11.1 Growth Management & Phasing**

This GDP and its implementing components such as SPA Plans, will be used by the City and the developer to ensure that development occurs in an orderly fashion and that public facilities are provided concurrent with need while providing flexibility to allow the development to respond to changing market conditions. Conceptual phasing information will be presented in SPA Plan(s) primarily based on circulation and other major public facility requirements detailed in the accompanying Public Facilities Financing Plan (PFFP). The objective of the PFFP is to demonstrate that public facilities will be provided concurrent with need and in accordance with the threshold standards established by the City of Chula Vista.

### **1.1.11.2 Community Facilities & Improvements**

Specific community facility requirements will be identified for each SPA and detailed in the accompanying PFFP. The following standards have been established for community facilities:

- **Circulation:** Development within EastLake III shall comply with the City's Level of Service requirement for the operation of circulation element roads. A transportation phasing plan consistent with the City's Growth Management Element shall be incorporated into the SPA Plans (PFFPs) to ensure that level of service standards are met.
- **Water:** A detailed water master plan shall be prepared in conjunction with each SPA Plan. The water master plan shall be subject to review and approval by the Otay Water District.
- **Sewer:** A detailed sewer master plan shall be prepared in conjunction with each SPA Plan. The sewer master plan shall include facilities for reclaimed water and shall be subject to review and approval by the City of Chula Vista.
- **Drainage:** A conceptual drainage plan shall be included in each SPA Plan. The conceptual drainage plan shall, in particular, address drainage areas in Salt Creek and urban run-off to the Otay Reservoirs. Drainage plans for individual developments shall be prepared to the satisfaction of the City Engineer.
- **Fire and Police:** Each SPA Plan shall define specific facility requirements for fire and police protection to the satisfaction of the Chula Vista Police and Fire Departments.
- **Schools:** School facility requirements shall be defined in EastLake III and each subsequent SPA Plan to the satisfaction of the Chula Vista Elementary School District and the Sweetwater Union High School District. One elementary school site and one middle school site are provided within the EastLake III GDP area.

### **1.1.11.3 Community Purpose Facilities**

#### **1.1.11.3.1 Purpose and Intent**

Chapter 19.48. P-C - Planned Community Zone, requires that all land in the PC zone provide a minimum of 1.39 acres of land per 1,000 persons for community purpose facilities (CPF), such as: a) Boy Scouts, Girl Scouts, and similar organizations; b) social and human service activities, such as Alcoholics Anonymous; c) services for the homeless; d) services for military personnel during the holidays; e) senior care and recreation; f) Worship, spiritual growth and development, and teaching of traditional family values; g) 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, primary use are subject to further requirements and additional criteria as outlined in Section 19.48.025 (f); h) private schools that are ancillary to any of the above; i) interim uses, subject to the findings outlined in 19.48.025(E); and j) recreational facilities, such as ball fields for non-profit organizations serving the local community, subject to the requirements outlined in 19.48.040(B)(6)(d). However, where recreational ball fields are desired as a conditional use in Community Purpose Facilities land use districts, a "CPF Master Plan", showing the specific boundaries of the master plan and existing and proposed distribution of CPF uses within a SPA, GDP or overall Planned Community shall be considered and approved by the Director of Planning and incorporated as part of the Planned Community's General Development Plan(s). In addition, recreational ball fields shall not utilize more than 35% of the overall SPA, GDP or Planned Community CPF acreage required, and no park credit may be granted for community purpose ball fields.

The total acreage required may be reduced by the City council in certain circumstances such as when shared parking facilities are available with other facilities.

#### **1.1.11.3.2 Proposed CPF Master Plan**

The CPF Master Plan boundaries encompass EastLake Greens (including the "Land Swap" Parcels), EastLake Trails, EastLake Business Center II, EastLake Vistas and EastLake Woods (see Exhibit 7). Four sites are distributed throughout the remaining SPAs insuring that each future CPF site will serve a different neighborhood. In addition, the sites are located along major road to enhance accessibility to the facility by community residents.

Based upon the anticipated development statistics for the CPF Master Plan area, the overall combined CPF acreage required and proposed is as follows:



**Table C**  
**Required Community Purpose Facility Acres for EastLake**

	Eastlake II* Greens SPA**	Eastlake II* Trails SPA**	Eastlake III (GDP) Olympic Pointe & Lake Pointe	Eastlake III (GDP) Remaining Projects	Total
Dwelling Units	3,443	1,143	711	2,061	7,358
CPF as/du	0.004003	0.004003	0.0035862	0.004003	
Total CPF acres required	13.8	4.6	2.5	8.3	29.2
Total CPF acres provided	11.4	4.6	02.5***	12.9	29.2
* Eastlake I (North of Otay Lakes Road) is excluded from this table.					
** Includes proposed Land Swap amendment					
***0.3 Acres or equivalent building square footage (using FAR conversion factor of 0.25) within a mixed-use building shall be provided proper to issuance of building permits.					

### 1.1.11.3.3 Proposed CPF Sites

The CPF master Plan provide a total of 29.2 acres in four different sites. Exhibit 7, identifies the proposed CPF sites which are described in more detail below.

**Site 1 (Existing):** Located in EastLake Greens, a portion of this 11.4 acre site has been conveyed to a religious institution for use as a place of worship.

**Site 2:** This CPF site is located within the Trails neighborhood and is proposed to conditionally permit little league ball fields for non-profit organizations serving the local community. The development of the site (4.6 acres) would be subject to the requirements outlined in the EastLake II Planned Community District Regulations and Section 19.48.040(B)(6)(d) of the Chula Vista Municipal Code.

**Site 3:** This site is located in the Vistas neighborhood of EastLake III GDP and consists of two parcels totaling 12.9 acres. The EastLake III SPA Plan will refine the exact location and acreage for this site.

**Site 4:** This site is located in Eastlake Vistas and is a component of the overall 12.2 acre Lake Pointe mixed-use project. The 0.3 acre CPF obligation will be met within the 0.6 acre non-residential component of the site by utilizing an equivalent floor area ratio (FAR) conversion of 0.25. This would result in a minimum requirement of 3,267 of building square footage, in addition to the 10,000 square feet of commercial space required for the project.

The sites identified on this Master Plan are, or will be, designated in the Planned Community Regulations as "CPF" to insure their continued availability pursuant to city requirements. With the exception of CPF site No. 2 and 3 which will include little league ball fields as a conditional use permit, the above-mentioned CPF sites could be accommodated by conditional use permit the following land uses:

- Boy Scouts, Girl Scouts, and other similar organizations;

- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- For profit and non-profit day care facilities that are ancillary to any of the above;
- Private schools that are ancillary to any of the above;
- Common useable open space;
- Interim uses, subject to the findings outlined in Section 19.48.025(F) of the Chula Vista Municipal Code;
- Recreational ball fields not to exceed 35% of the overall CPF acreage requirement for the CPF Master Plan.

# Master Plan of Community Purpose Facilities

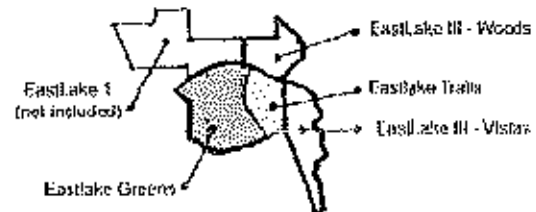
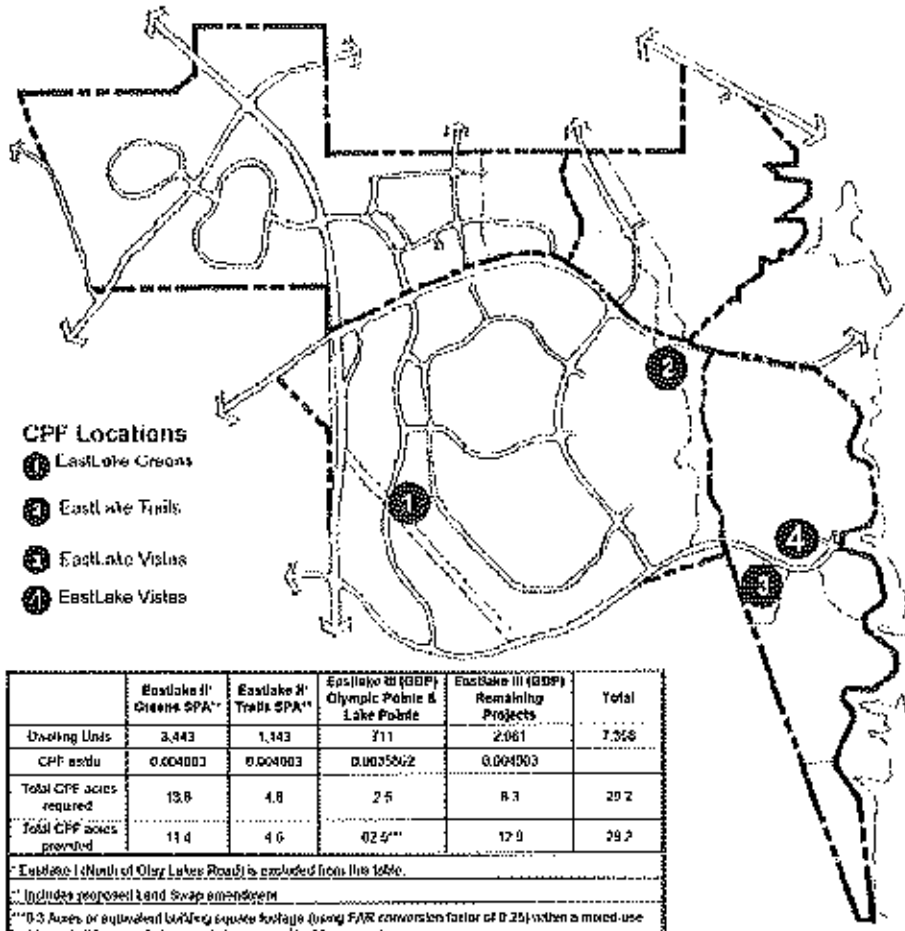


Exhibit 7

### **I.1.12 Administrative & Legislative Procedures**

This General Development Plan is adopted pursuant to Title 19, Zoning, of the Chula Vista Municipal Code and is intended to implement the Chula Vista General Plan and the EastLake III Planned Community (P-C) Zone. The EastLake III planning area is zoned P-C Planned Community with the adoption of this EastLake III GDP pursuant to Chapter 19.48 CVMC. Any procedures not addressed herein or in subsequently adopted EastLake III documents (*e.g.*, SPA plan, PC regulations, *etc.*) shall be conducted as prescribed in Chapter 19.48, or other applicable section of the CVMC.

# SPA PLAN

## SECTIONAL PLANNING AREA

### EASTLAKE III

**Adopted July 17, 2001**  
by Resolution No. 200 1-220

**Amended June 20, 2006**  
by Resolution No. 2006-190

**Amended April 8, 2008**  
by Resolution No. 2008-095

**Amended January 11, 2011**  
by Resolution No. 2011-002

**Amended September 27, 2011**  
by Resolution No. 2011-190

**Amended September 25, 2012**  
by Resolution No. 2012-186

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**SECTION II.2  
SECTIONAL PLANNING AREA (SPA) PLAN**

**TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>PAGE</u></b>
<b>II.2.1 Introduction.....</b>	<b>II.2.1-1</b>
II.2.1.1 Background	
II.2.1.2 Scope & Purpose of the Plan	
II.2.1.3 Record of Amendments	
II.2.1.4 Location & Regional Setting	
II.2.1.5 Community Structure	
II.2.1.6 Legal Significance/EIR	
II.2.1.7 SPA Plan Consistency with GDP	
II.2.1.8 Related Documents	
II.2.1.9 Planning Process	
<b>II.2.2 Development Concept.....</b>	<b>II.2.2-1</b>
II.2.2.1 Design Influences	
II.2.2.2 Land Use Pattern	
II.2.2.3 Density Transfer	
II.2.2.4 Housing Programs	
II.2.2.5 Urban Design Concept	
II.2.2.6 Landscape Concept	
<b>II.2.3 Project Circulation Network.....</b>	<b>II.2.3-1</b>
II.2.3.1 Introduction	
II.2.3.2 Project Access	
II.2.3.3 Internal Circulation Network	
II.2.3.4 Street Standards	
II.2.3.5 Phasing of Road Improvements	
II.2.3.6 Transit Planning Principles	
II.2.3.7 Bicycle Routes & Pedestrian Trails	
<b>II.2.4 Grading .....</b>	<b>II.2.4-1</b>
II.2.4.1 Introduction	
II.2.4.2 Grading Concept	
II.2.4.3 Grading Requirements	
<b>II.2.5 Parks, Recreation &amp; Open Space .....</b>	<b>II.2.5-1</b>
II.2.5.1 Introduction	
II.2.5.2 Required Park Land & Improvements	

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
II.2.5.3 Open Space	
II.2.5.4 Habitat Enhancement	
II.2.5.5 Park & Open Space Implementation	
<b>II.2.6 Development Phasing</b> .....	<b>II.2.6-1</b>
<b>II.2.7 Public Facilities</b> .....	<b>II.2.7-1</b>
II.2.7.1 Introduction	
II.2.7.2 Potable Water Supply & Master Plan	
II.2.7.3 Potable Water Demand	
II.2.7.4 Recycled Water Supply & Master Plan	
II.2.7.5 Sewer Service	
II.2.7.6 Storm Drain System	
II.2.7.7 Urban Run-off	
II.2.7.8 Roads	
II.2.7.9 Schools	
II.2.7.10 Child Care Facilities	
II.2.7.11 Police & Fire Services	
II.2.7.12 Library Services	
II.2.7.13 Community Purpose Facilities (CPF)	
<b>II.2.8 Appendices</b> .....	<b>II.2.8-1</b>

## LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
Table A GDP and SPA Plan Statistics.....	II.2.1-12
Table B Parkland Dedication Standards.....	II.2.5-1
Table C Park Land Dedication Required.....	II.2.5-2
Table D Parks Provided and Eligible Credits.....	II.2.5-3
Table E Conceptual Phasing by Parcel.....	II.2.6-2
Table F Required Community Purpose Facility Acres.....	II.2.7-18

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
1 Vicinity Map.....	II.2.1-6
2 SPA Boundaries.....	II.2.1-7
3 Community Structure.....	II.2.1-8
4 General Development Plan.....	II.2.1-13
5 Site Utilization Plan.....	II.2.1-14
6 Design Features & Considerations.....	II.2.2-3
7 General Landscape Plan.....	II.2.2-10
8a-b Landscape Intensity.....	II.2.2-11-12
9 Circulation.....	II.2.3-3
10a-f Street Sections.....	II.2.3-4-9
11 Gated Entry Concept.....	II.2.3-10
12 Transit Plan.....	II.2.3-13
13 Trails Plan.....	II.2.3-14
14 Grading Concept.....	II.2.4-3
15 Parks & Open Space Plan.....	II.2.5-6
16 Conceptual Park Plan.....	II.2.5-7
17 Phasing Plan.....	II.2.6-3
18 Potable Water System.....	II.2.7-3
19 Recycled Water System.....	II.2.7-5
20 Sewer Plan.....	II.2.7-7
21 Storm Drainage.....	II.2.7-11
22 Urban Run-off Diversion.....	II.2.7-12
23 School Location Map.....	II.2.7-15
24 Master Plan of Community Purpose Facilities.....	II.2.7-20



## SECTION II.2 SECTIONAL PLANNING AREA (SPA) PLAN

### II.2.1 Introduction

#### II.2.1.1 Background

The most basic goals, policies and land use designations for development of EastLake III are provided in the Eastern Territories Area Plan of the Chula Vista General Plan. To implement the General Plan, the entire community has been zoned "Planned Community" (P-C) and designated for a range of urban uses defined in two General Development Plans (GDP's) identified as the EastLake II GDP and the EastLake III GDP. All previous development approvals, except the Olympic Training Center (OTC) SPA, are within what is now identified as the EastLake II GDP. The EastLake III SPA includes the majority of the undeveloped lands in EastLake III, located north of the OTC SPA. The "panhandle parcel," located south of the OTC is within the EastLake III GDP but is not included in the EastLake III SPA or the OTC SPA. Its ultimate development is expected to be associated with that of adjacent property to the west, within the Otay Ranch GDP.

Historically, the EastLake property was used for ranching, grazing and dry farming. The EastLake III SPA site is currently vacant and without significant improvements. The OTC SPA is the only developed portion of the EastLake III GDP area. It has been developed by the United States Olympic Committee per an approved SPA plan and operates as a training facility for world-class athletes.

EastLake III includes the final residential neighborhoods to be developed within the EastLake Planned Community, EastLake Woods and EastLake Vistas. It continues the eastward development pattern established with the prior neighborhoods. The first three residential neighborhoods (EastLake Hills, EastLake Shores, and Salt Creek I) and the commercial and industrial districts (EastLake Village Center and EastLake Business Center I) were approved in the EastLake I SPA. EastLake Greens was the fourth residential neighborhood and was planned as a separate SPA which extended development south of Otay Lakes Road and further to the east. The EastLake Trails neighborhood and SPA continued the eastward development pattern reaching the west side of Salt Creek. EastLake III will complete the community, reaching the western edge of the Otay Lakes.

#### II.2.1.2 Scope & Purpose of the Plan

As an increment to the overall EastLake community, EastLake III SPA is, to a large extent, an extension of the existing development both in design and planning policy/regulations. As such, this SPA plan relies upon established policies, programs and regulations to a greater extent than the initial EastLake SPAs. It also provides more implementation flexibility to avoid the necessity of formal plan amendments for minor plan adjustments.

The objectives for the SPA Plan are to:

- Assure a high quality of development, consistent with City and Community goals and objectives, the Chula Vista General Plan and EastLake III General Development Plan.
- Create an economically viable plan that can be realistically implemented within current and projected economic conditions.
- Provide for orderly planning and long-range development of the project to ensure community compatibility.
- Establish the necessary framework for and identify financing mechanisms to facilitate adequate community facilities, such as transportation, water, flood control, sewage disposal, schools and parks and provide adequate assurance that approved development will provide the necessary infrastructure, when needed, to serve the future residents of EastLake III.
- Preserve open space and natural amenities.
- Establish a planning and development framework which will allow diverse land uses to exist in harmony within the community.

This SPA Plan refines and implements the development concept of the EastLake III General Development Plan (GDP) which itself refines and implements the development designated for the project site in the Chula Vista General Plan. This SPA Plan defines, in more detailed terms, the development parameters for the EastLake III planned community, including the land use mix, design criteria, primary circulation pattern, open space and recreation concept, and infrastructure requirements. Additionally, the character and form of the project will be implemented through a series of guidelines, development standards and quality of life standards, plans and programs prescribed in the EastLake III Planned Community (PC) District Regulations, EastLake III Design Guidelines, Public Facilities Finance Plan (PFFP) and other associated regulatory documents adopted concurrently with, and as an integral part of this SPA plan.

The specific regulatory document and provisions provided herein, including the PC District regulations and related SPA documents, shall supersede the general standards established in other regulations, including the City Zoning Ordinance. If an item is not addressed in the SPA Plan and/or associated regulatory documents, then the applicable City-wide regulations shall apply.

The SPA Associated regulatory documents are as follows:

#### Planned Community District Regulations

The Planned Community District Regulations establish land use districts and regulations within those districts pursuant to Title 19 (Zoning Ordinance) of the Municipal Code in order to

safeguard and enhance the appearance and quality of development in the EastLake III, and promote the health, safety and general welfare of the EastLake III residents and the city of Chula Vista as a whole.

#### Public Facilities Finance Plan (PFFP)

The purpose of the PFFP is to implement the City's Growth Management Program and to meet the goals and objectives outlined in the Growth Management Element of the City's General Plan. The PFFP ensures that development of EastLake III occurs only when necessary public facilities and services exist or are provided concurrent with the demands of new development.

#### Design Guidelines

Design Guidelines are provided in a manual to guide the site planning, building architecture and landscape architecture within the different neighborhoods and land uses of EastLake III. They illustrate the Master Developer's philosophy and commitment to high quality planned development standards.

#### Affordable Housing Program

In order to guarantee the provision of affordable housing opportunities, the City requires that a specific Affordable Housing Program and agreement be consistent with the Housing Element of the General Plan. An affordable housing program is intended to delineate how, when and where the required affordable housing units will be provided; intended subsidies, income rent restrictions and method of verifying compliance. The program may be implemented through various mechanisms, including development agreements, tentative map conditions or specific housing project agreements.

#### Air Quality Improvement Plan

The purpose of the Air Quality Improvement Plan is to respond to the Growth Management policies of the city of Chula Vista. The most significant Air Quality Improvement measures are those policies and regulations established at broadest geographic levels (*i.e.*, State and Federal). However, at the local level, the Air Quality Improvement Plan identifies mitigation or improvement measures such as: pedestrian and bicycle paths, land use mix, access to regional vehicular systems, transit access, site design, park and ride facilities, and telecommuting, among others.

#### Water Conservation Plan

The purpose of the Water Conservation Plan is to respond to the Growth Management policies of the city of Chula Vista. The Water Conservation Plan is intended to respond to the long term need to conserve water in new development, establishing water conservation standards for future residents of EastLake III.

### II.2.1.3 Record of Amendments

1. Section II.3.3.4 (Table E) and II.3.3.5 of the EastLake III Planned Community District Regulations were amended on April 23, 2002 by Ordinance Number 2857 to permit the Design Review process to establish certain site development standards for the RP1 and RP2 districts and to clarify porch requirements.
2. On May 28, 2002, the City Council adopted Resolution 2002-176 approving an amendment to the EastLake III Sectional Planning Area (SPA) Plan to incorporate Section II.8 Water Conservation Plan.
3. On August 13, 2002, the City Council adopted Resolution 2002-306 approving an amendment to the EastLake III Sectional Planning Area (SPA) Plan to incorporate Section II.7 Air Quality Improvement Plan.
4. Two SPA interpretations were made by the Planning Commission in regards to the Section II.3.3.4 of the EastLake III Planned Community District Regulations on September 24, 2002 by Resolution No. PCM 03-09 in regards to exterior side yard setbacks and number of permitted stories within residential districts.

The first interpretation indicated that since the exterior side yard is measured from the property line, if an open space lot with a minimum width of ten feet (10') separates the residential lot from street right-of-way, the setback could be reduced to five (5'). This determination only applies to those residential land use districts requiring a ten foot (10') minimum setback.

The second interpretation clarified that all for all residential land use districts containing a maximum height of twenty-eight (28') or thirty (30) feet, a maximum of 2 ½ stories can be built within said height limit.

5. On November 26, 2002, the City Council adopted Resolution 2002-484 approving an amendment to the Design Guidelines section of the EastLake III Sectional Planning Area (SPA) Plan to add Contemporary as a permitted architectural style for parcel WR-1. The amendment provides a historical precedent, design characteristics, and design requirements section for Contemporary housing style to guide future review processes.
6. On March 19, 2003, the Zoning Administrator approved modifications to the GDP, SPA Site Utilization Plan, and Land Use Districts Map to reflect the Final Map configuration for the CPF site(s). Based on Section(s) I.1.8.13 "Land Use Flexibility" of the GDP, II.2.2.3 "Density Transfer" of the SPA Plan, and II.3.2.2 "Minor Amendments to the Land Use Districts Map", the minor adjustment(s) can be approved administratively.
7. On May 4, 2004, the City Council adopted the change of 19.48 acres from RS-2 to RS-1A, within a portion of the Vistas Residential Neighborhood (PCM04-12).

8. On June 20, 2006, the City council adopted a resolution and ordinance changing the land use designation for 18.4 acres from C-2 (Commercial Tourist) to VR-13 (Multi Family Residential) and land use district from CT to RMS.
9. On April 8, 2008, the City Council adopted a resolution and ordinance changing the land use designation for 18.4 acres from RIMS to RM-1 in order to remove Senior only restricted development standards.
10. On January 11, 2011, the City Council adopted a resolution and on January 18, 2011 adopted an ordinance approving amendments to modify the development regulations for 18.4 acres, along with removing the project specific restriction, in order to allow for the future development of a proposed multi-family project.
11. On September 27, 2011, the City Council adopted a resolution and on October 4, 2011 adopted an ordinance approving amendments to modify the development regulations for 19.6 acres, as well as allowing an additional 38 units (for a total of 427 units) to be developed on the multi-family project site.
12. On September 25, 2012 the City Council adopted a resolution and on October 2, 2013 adopted an ordinance changing the land use designation for 12.2 acres from CR (Commercial Retail) to MR-1 (Mixed-Use) and land use district from VC to MU-1.

#### II.2.1.2 Location & Regional Setting

The EastLake III SPA is located in the eastern portion of the Chula Vista city limits. The site is located immediately east of the EastLake Trails SPA and EastLake Business Center 11 within the EastLake I SPA, primarily east of the Salt Creek open space corridor, north and south of Otay Lakes Road, and approximately 8 miles east of the Chula Vista Civic Center. The Project Vicinity Map, Exhibit I, identifies the location of the EastLake III SPA with respect to regional features of Eastern Chula Vista. The location of the EastLake III SPA within the overall EastLake Planned Community is depicted in Exhibit 2.

The EastLake III SPA is comprised of two parcels/neighborhoods, EastLake Woods and EastLake Vistas. EastLake Woods is located north of Otay Lakes Road and is bisected by the Salt Creek Greenbelt open space corridor and Hunte Parkway. The southern parcel includes the EastLake Vistas neighborhood which extends from Otay Lakes Road south to parcels surrounding the OTC entrance on Olympic Parkway. Developing areas of the EastLake Planned Community are located west of the project area. EastLake Business Center II west of EastLake Woods and EastLake Trails west of EastLake Vistas. Rolling Hills Ranch (Salt Creek Ranch GDP and SPA) is north of EastLake Woods. Otay Ranch is located to the west of the OTC SPA and the "panhandle parcel."

Access to the site is provided via Otay Lakes Road and Olympic Parkway, both of which are existing east-west roadways. Hunte Parkway also exists, bisecting the EastLake Woods neighborhood site.

The project site is generally comprised of gently rolling topography with the Salt Creek corridor forming the predominate geographic feature bisecting the northern parcel and forming the western edge of the southern parcel. The Otay Lakes are prominent features off-site to the east. The project site includes a single "ridgeline" (a series of rounded hilltops) between the creek bed and lakes. The range in elevation is approximately 100 feet from the creek bed to hilltop. The rounded features of the site reflect the years of plowing and discing associated with its historical dry farming use. Localized views to Salt Creek and developing areas of EastLake Trails and EastLake Business Center II are available from hillside locations looking west. To the east, views extend to and across the Otay Lakes and to the mountains beyond.

(9/25/12)

SPA PLAN

# Vicinity Map

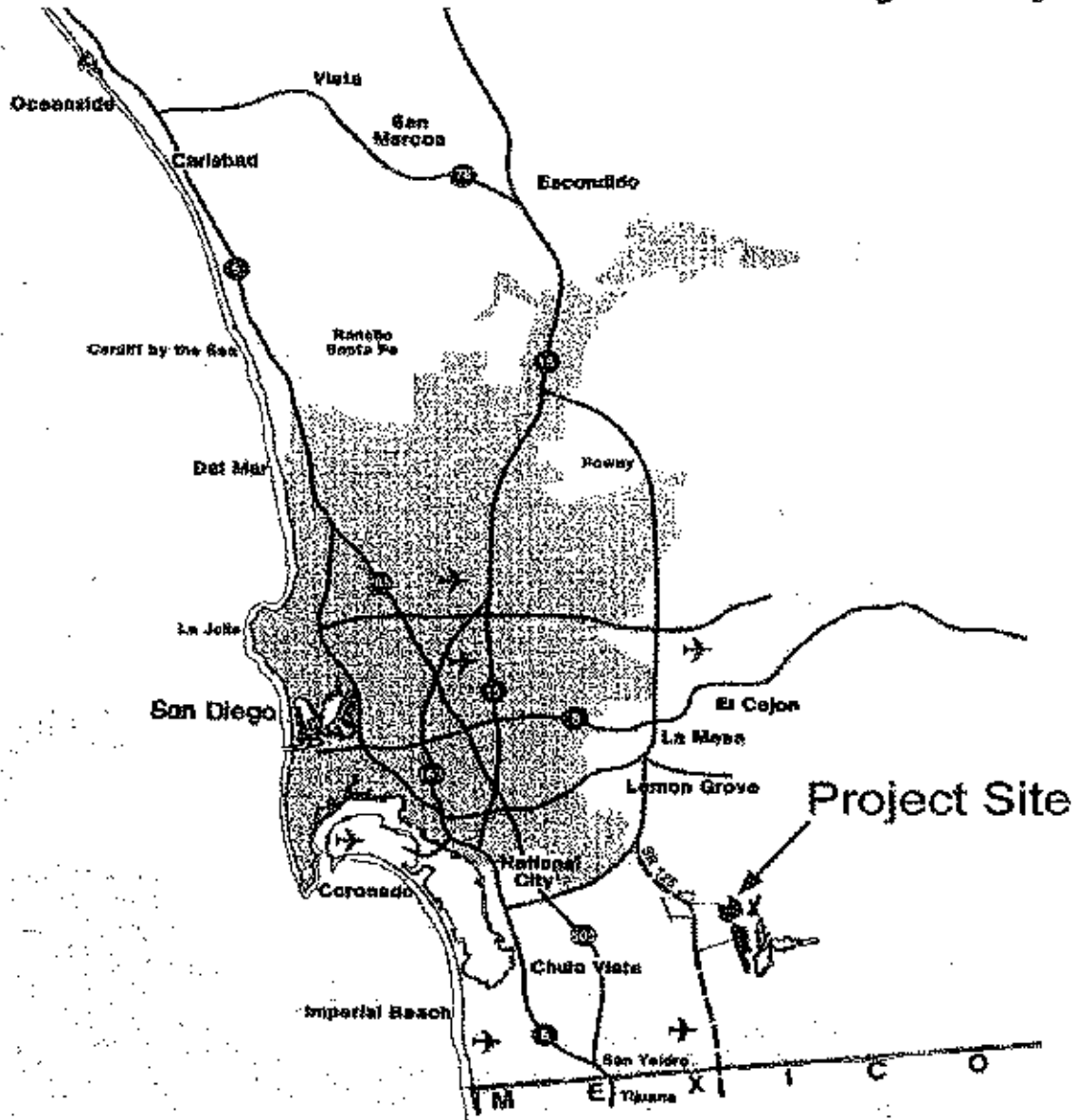
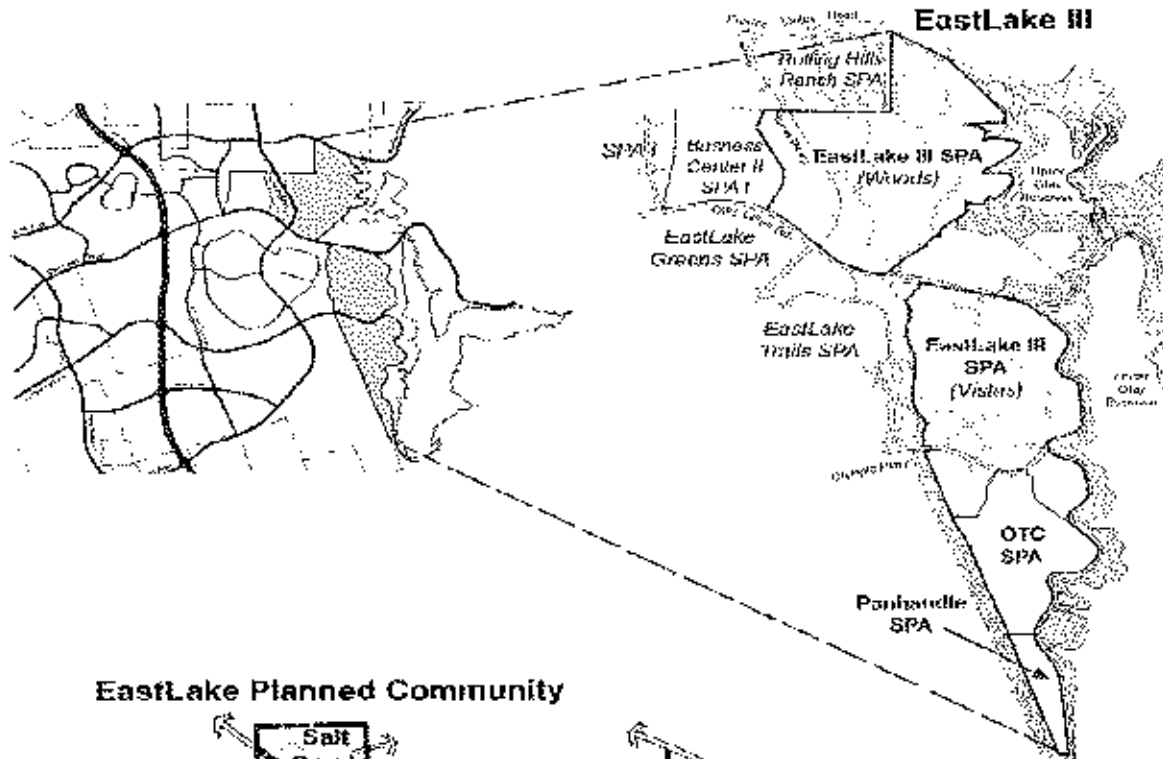


Exhibit 1

# SPA Boundaries



## EastLake Planned Community

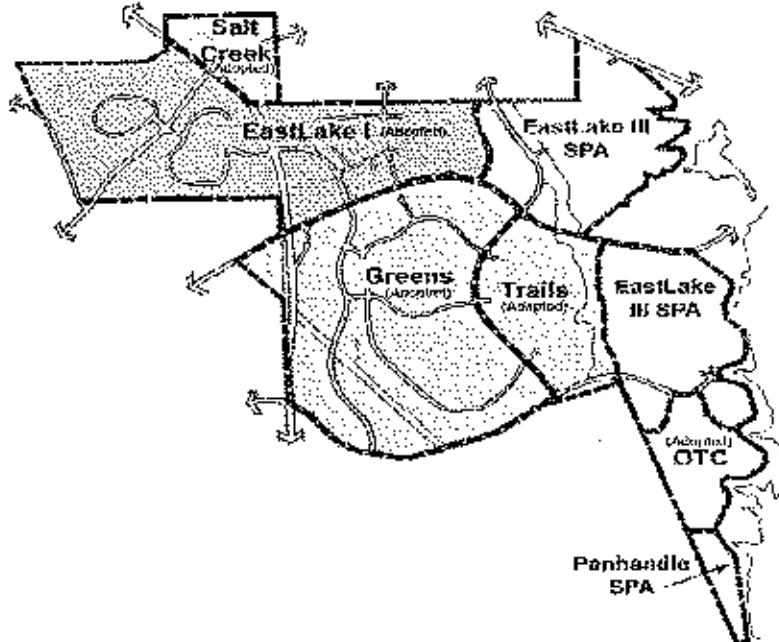
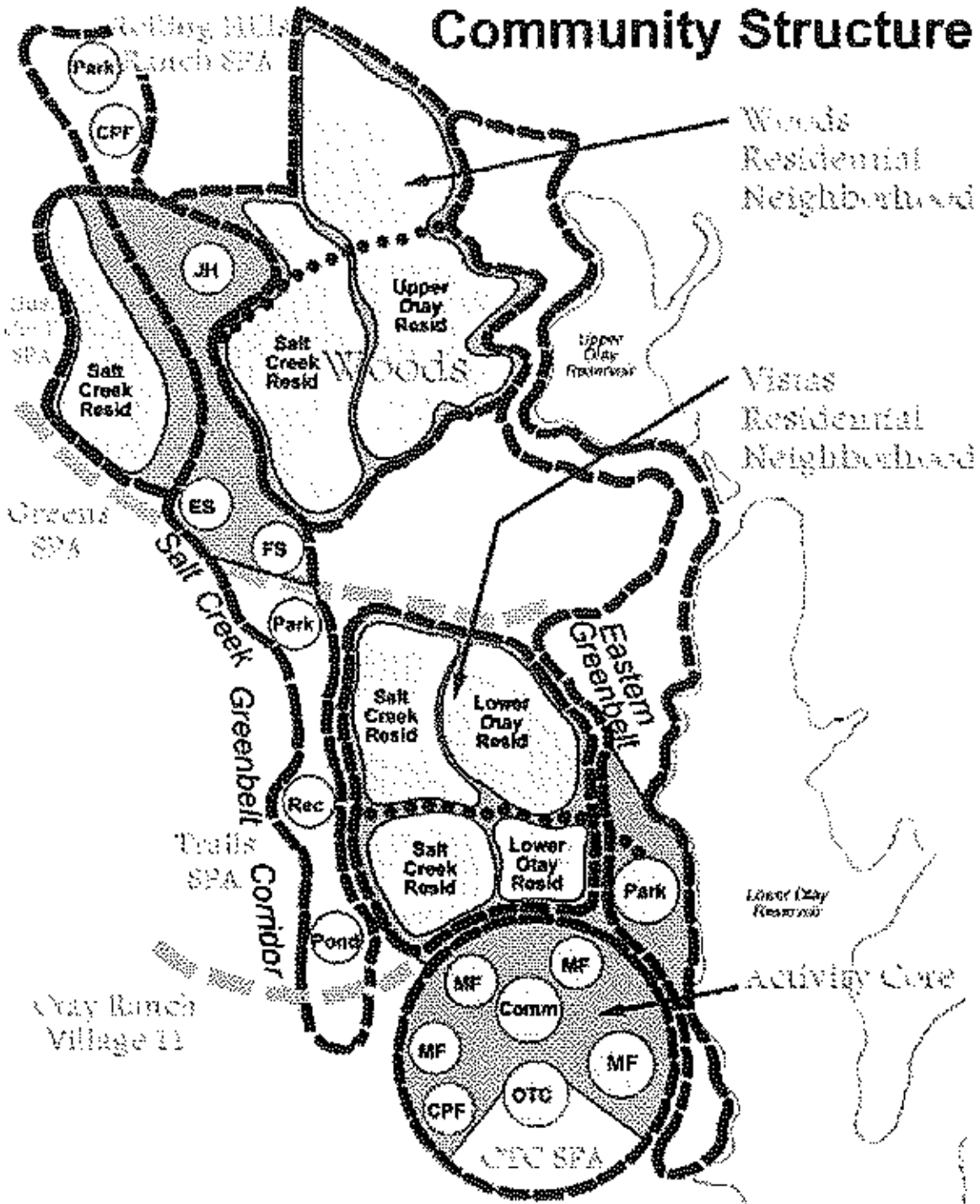


Exhibit 2

# Community Structure



**EASTLAKE III SPA**  
 A planned community by The EastLake Company

East Lake Planning  
 The Design Authority  
 9/20/06

Exhibit 3



### II.2.1.5 Community Structure

The community structure of the EastLake III neighborhoods, at the broadest level, is established by the EastLake III General Development Plan. This section is intended to highlight the design features of the two neighborhoods within the SPA plan as an introduction to the project. A more detailed discussion of the project with respect to the provisions of the EastLake III GDP is provided in Section II.2.1.6 SPA Plan Consistency with GDP.

The community structure of the EastLake III SPA reflects the inclusion of two separate residential neighborhoods, and a mixed-use "Activity Core" adjacent to the OTC entrance (see Exhibit 3). The major roads and Salt Creek corridor serve to integrate the neighborhoods with each other, the overall EastLake Community and Chula Vista's Eastern Territories. The greenbelt corridor within Salt Creek is one of the two branches of the Chula Vista Greenbelt implemented by the project. The other is an open space/greenbelt buffer between the development areas and the Otay Lakes. These greenbelt components are part of a larger city-wide park and open space system connected by hiking and bicycle trails. The greenbelt and arterial road system provide a framework within which EastLake III will be developed. Beyond this framework however, the two EastLake neighborhoods have individual structures and identities.

The EastLake Woods neighborhood, to the north, is primarily a low density single family detached residential neighborhood with local, and some community serving, public facility sites. The neighborhood is bisected by the Salt Creek Greenbelt corridor which is paralleled by Hunte Parkway. The arterial road and greenbelt separate a low-medium density residential area from the remainder of the neighborhood. The low-medium area (Woods West) and the western portion of the Woods East are oriented to take advantage of views into the Salt Creek Greenbelt Corridor while the eastern portion of the Woods East is oriented to Upper Otay Reservoir.

The EastLake Vistas neighborhood is more complex in that it includes low and medium-low density residential along with higher density residential and commercial uses to serve both the EastLake community and OTC residents and visitors. The northern portion of the neighborhood is basically a single family detached neighborhood similar to EastLake Woods and EastLake Trails, to the north and west respectively. The eastern portion is oriented to the views to Lower Otay Reservoir while the western portion is oriented toward Salt Creek. Medium, medium-high and high density residential uses (single family attached and multifamily product types) are clustered at the southern end of the neighborhood with commercial uses which, with the OTC, form the EastLake III/OTC "Activity Center."

The "Activity Center" is a social and activity focal point at the entrance to the Olympic Training Center, and somewhat independent of the remainder of the neighborhood. Medium and medium-high density residential sites surround a retail commercial area on the north side of Olympic Parkway, immediately across the street from the OTC entrance on the south side. A high density residential site is located east of the OTC entrance on the south side of Olympic Parkway and overlooking Lower Otay Reservoir. On the west side of the entrance, a high density residential site and "Community Purpose Facility" (CPF) site are located.

The "Activity Center" concept is identified in the Chula Vista General Plan. The General Plan envisions a commercial area as directly related to the OTC. The retail commercial component is envisioned as a "village type" area with information, shopping, dining and entertainment activities. It is intended to serve visitors, residents of the training facility as well as the local community, providing goods and services related to the OTC use. Office uses could include administrative offices for the training center or related professions. It is not intended to be a typical neighborhood shopping center.

The increased residential density is appropriate for an activity node. Increased population density will help support public services, commercial uses and a local "neighborhood" for OTC residents. The range of proposed uses and pattern of development proposed by the EastLake III SPA Plan implements the Activity Center concept from the General Plan.

The two branches of the Chula Vista Greenbelt frame the development areas and connect the public and quasi-public use sites within the project. Within the EastLake Woods neighborhood, these uses are clustered along the Salt Creek Greenbelt with a junior high school site located to the north on the east side of the open space area and an elementary school site to the south, on the west side of the greenbelt at the intersection of Hunte Parkway and Otay Lakes Road. East of the elementary school, a fire station site and private recreation area are designated at the neighborhood entry from Otay Lakes Road. These uses extend along the corridor to the north into Rolling Hills Ranch where a community park and CTF site are located. The Salt Creek Greenbelt continues south on the western edge of the EastLake Vistas neighborhood containing a community park and private recreation center developed within the adjacent EastLake Trails neighborhood. A public park is located on the eastern edge of the EastLake Vistas neighborhood, within the Eastern Greenbelt branch, overlooking Lower Otay Reservoir. The Salt Creek park and greenbelt feature is the focal point for residential uses in the western half of the neighborhood, while the park and views to the lake and beyond are the focal points for the eastern half.

### **II.2.1.6 Legal Significance/EIR**

The California Environmental Quality Act (CEQA) requires the preparation of an environmental impact report (EIR) or other environmental analysis for any project that a lead agency (such as the City) proposes to implement, unless the project is specifically exempt by CEQA.

According to CEQA Section 21002.1, "The purpose of an EIR is to identify the significant effects of a project on the environment, to identify alternatives to the project and to indicate the manner in which those significant effects can be mitigated or avoided." CEQA also provides mechanisms whereby the public and decision-makers can be informed about the nature of the proposed project and the type and extent of the impacts the project and project alternatives would have on the environment if implemented.

A subsequent environmental impact report (EIR\_05-02) was prepared for the Seniors project according to the requirements of the city of Chula Vista and CEQA. As a subsequent EIR, it was tiered off prior EIRs which addressed previous approvals for projects on or adjacent to the EastLake III site. These include the 1989 Final EIR 89-9 for EastLake III/Olympic Training Center (OTC), EastLake Trails Preczone and Annexation EIR 90-12, EastLake Final EIR Volume 1 EIR 8103, EIR 90-12 for the OTC Boathouse, and EIR 01-01 dated June 2001 (for the Eastlake III Woods and Vistas Replanning Program. EIR (EIR\_05-02) was prepared in 2006 to convert 18.4 acres from CT (Commercial Tourist) to VR-13 (Multi Family Seniors). An addendum has been prepared to this EIR for the Windstar Pointe Project.

### **II.2.1.7 SPA Plan Consistency with GDP**

A SPA Plan must be consistent with the corresponding GDP and the Chula Vista General Plan in order to be approved.

Comparison of the GDP Map (Exhibit 4) and the EastLake III SPA Site Utilization Plan (Exhibit 5) is shown in Table A, below.

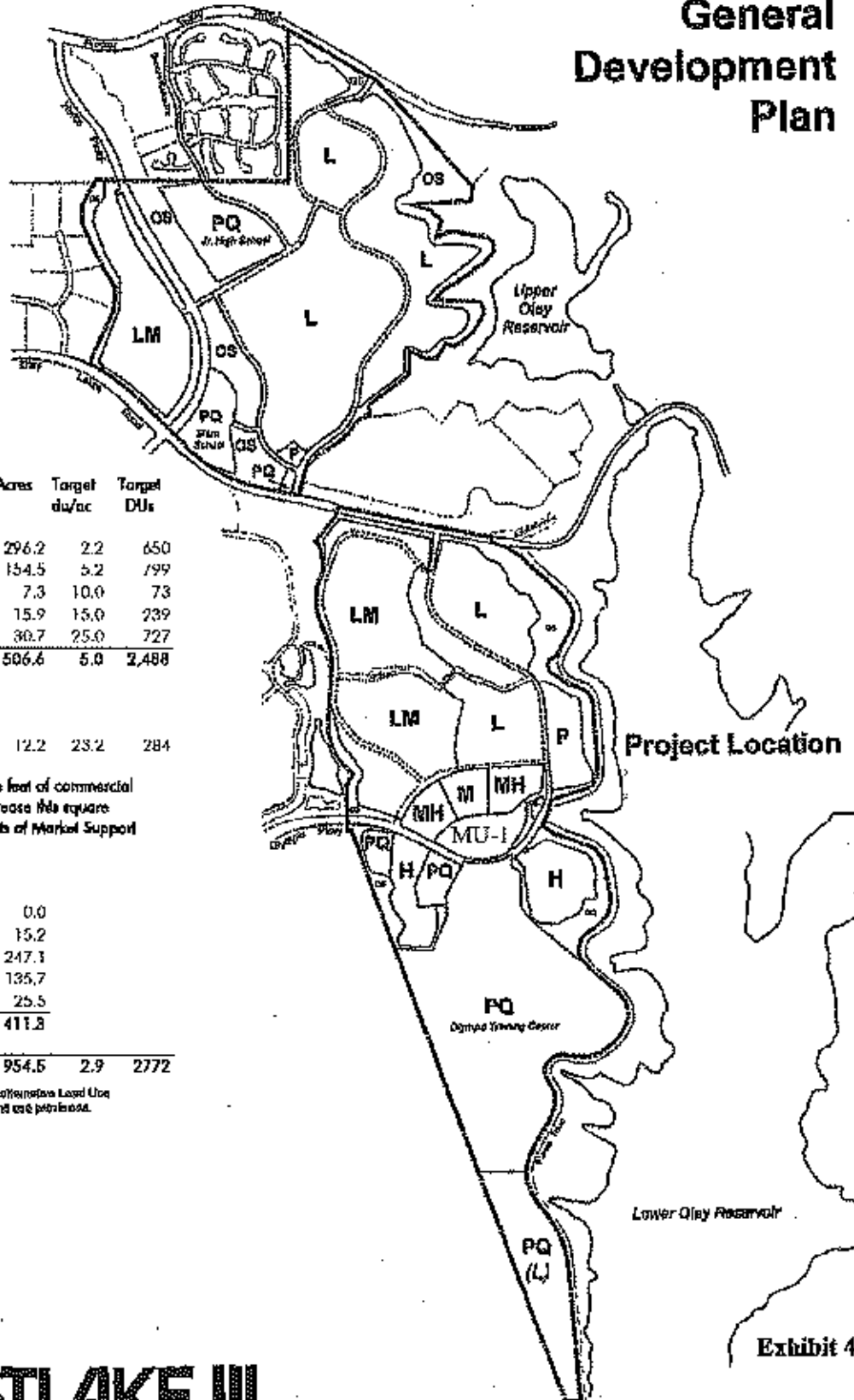
Table A  
GDP and SPA Plan Statistical Comparison

GDP Designation	SPA Designation	RESIDENTIAL				Average Density
		GDP Statistics		SPA Plan		
		Acres	DU	Acres	DU	
<b>EastLake Woods</b>						
Low	WR-1 -WR-5	216.2	410	216.2	410	1.9 du/ac
Low-Medium	WR-6 - WR-7	43.0	257	43.0	257	6.0 du/ac
<b>Subtotal</b>		<b>259.2</b>	<b>667</b>	<b>259.2</b>	<b>667</b>	
<b>EastLake Woods Avg Density</b>		<b>SPA = Low Density, 2.6 du/ac</b>				
<b>EastLake Vistas</b>						
Low	VR-1 - VR-3	82.0	240	82.0	240	2.5 du/ac
Low-Medium	VR-4 - VR-8	111.5	542	111.5	542	4.3 du/ac
Medium	VR-9	7.3	73	7.3	73	10 du/ac
Medium-High	VR-10 - VR-11	15.9	239	15.9	239	15 du/ac
High	MU-1* VR-12 -VR-13	42.3*	1,011	42.9*	1,011	23.9 du/ac
<b>Subtotal</b>		<b>259*</b>	<b>2,105</b>	<b>259*</b>	<b>2,105</b>	
<b>EastLake Vistas Avg. Density</b>		<b>SPA = Medium Density, 6.1 du/ac</b>				
<b>Residential Subtotal</b>		<b>518.2*</b>	<b>2,772</b>	<b>518.2*</b>	<b>2,772</b>	<b>5.3 du/ac</b>
<b>EastLake lit Density</b>		<b>GDP = Low Medium 5.0du/ac SPA = Low Medium 5.0du/ac</b>				

\* Represents residential component of mixed use site.

Table continued following GDP and Site Utilization Plan exhibits on following pages.

# General Development Plan



Land Use	Acres	Target du/ac	Target DUs
<b>RESIDENTIAL</b>			
<b>L</b> Low (0-3 du/ac)	296.2	2.2	650
<b>LM</b> Low-Medium (3-5 du/ac)	154.5	5.2	799
<b>M</b> Medium (6-11 du/ac)	7.3	10.0	73
<b>MH</b> Med-high (11-18 du/ac)	15.9	15.0	239
<b>H</b> High (18-27+ du/ac)	30.7	25.0	727
<b>Sub-total Residential</b>	<b>506.6</b>	<b>5.0</b>	<b>2,488</b>

<b>MIXED USE</b>			
<b>MU-1</b> Residential - High (18-27+ du/ac)	12.2	23.2	284
Commercial*			
*Minimum 10,000 square feet of commercial			
The City Council may increase this square footage based upon results of Market Support Analysis			

<b>NON-RESIDENTIAL</b>			
<b>CR</b> Comm. Retail	0.0		
<b>P</b> Park	15.2		
<b>PQ</b> Public/Quasi Public	247.1		
<b>OS</b> Open Space	135.7		
<b>Circulation</b>	25.5		
<b>Sub-total Non-Residential</b>	<b>411.3</b>		

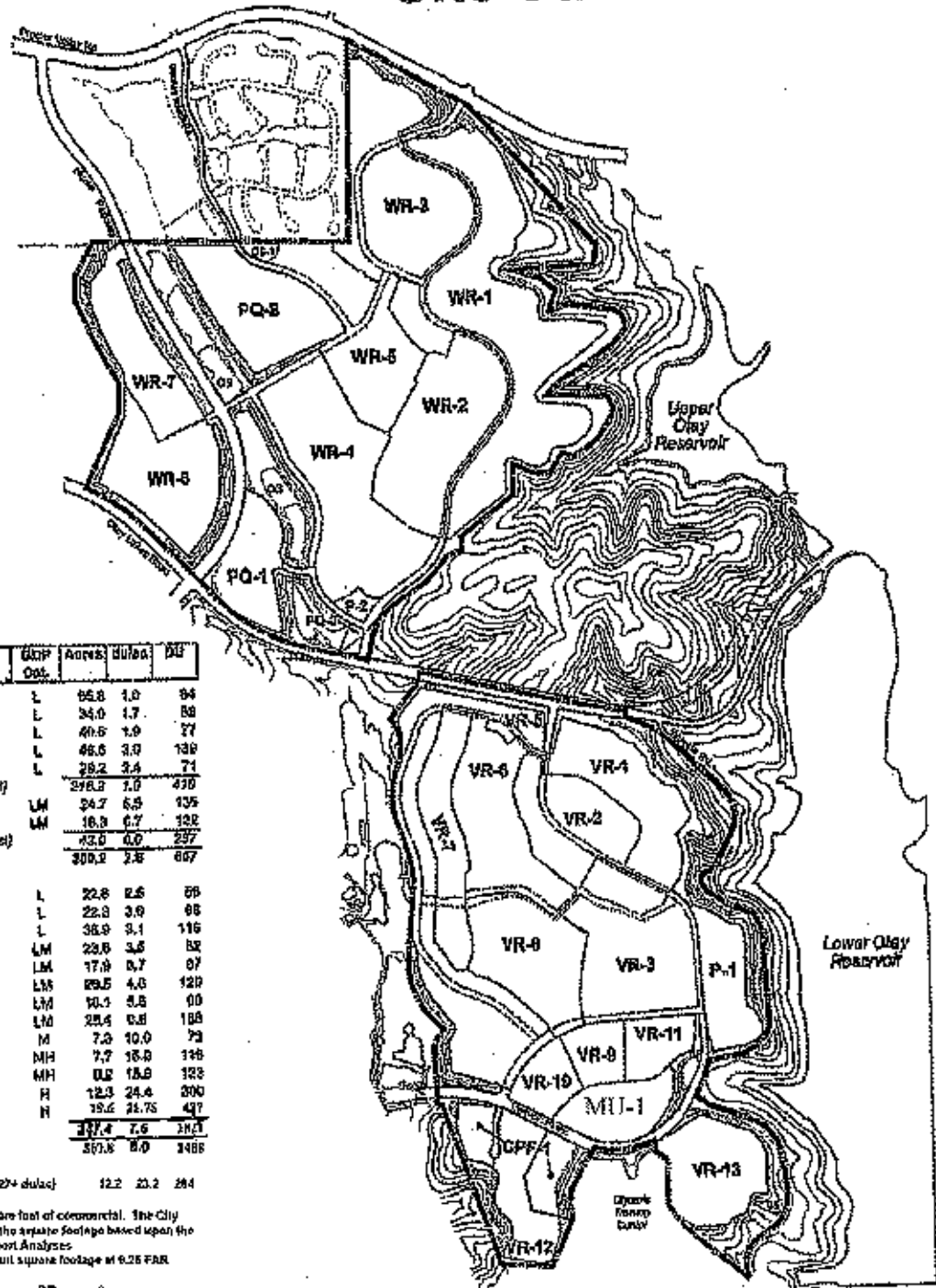
**TOTAL 954.5 2.9 2772**

(L) = Underlying Low Density alternative Land Use Pattern to test for alternative land use patterns.

Exhibit 4

**EASTLAKE III**  
A planned community by The EastLake Company

# Site Utilization Plan



## RESIDENTIAL

Parcel Number	Land Use	Group Code	Acres	Du/ha	DU
WR-1	Single Family	L	65.8	1.0	64
WR-2	Single Family	L	34.0	1.7	58
WR-3	Single Family	L	40.5	1.9	77
WR-4	Single Family	L	46.5	3.0	139
WR-5	Single Family	L	28.2	3.4	71
Residential Sub-total (Woods East)					470
WR-6	Single Family	LM	34.7	6.5	135
WR-7	Single Family	LM	18.9	6.7	128
Residential Sub-total (Woods West)					263
Residential Sub-total (Woods)					733
<b>Villas</b>					
VR-1	Single Family	L	22.8	2.5	58
VR-2	Single Family	L	22.8	3.0	68
VR-3	Single Family	L	35.9	3.1	116
VR-4	Single Family	LM	23.8	3.5	82
VR-5	Single Family	LM	17.9	5.7	97
VR-6	Single Family	LM	29.5	4.8	129
VR-7	Single Family	LM	10.1	5.5	60
VR-8	Single Family	LM	23.4	6.8	158
VR-9	Single/Multi-Family	M	7.0	10.0	70
VR-10	Multi-Family	MH	7.7	18.0	138
VR-11	Multi-Family	MH	0.5	15.0	128
VR-12	Multi-Family	H	12.3	24.4	300
VR-13	Multi-Family	H	15.6	21.75	437
Residential Sub-total (Villas)					1174
Sub-total Residential					1868

## MIXED USE

MU-1	Residential - 3996 (18-27+ du/ha)	12.2	23.2	284
	Commercial (1000'*)			
	* Minimum 10,000 square foot of commercial. The City Council may increase the square footage based upon the results of Market Support Analysis.			
	** 0.3 acres or equivalent square footage at 0.25 FAR			

## NON-RESIDENTIAL

C-1	Commercial Retail	CR	0	
P-1	Public Park	P	13.8	
P-2	Private Recreation	L	1.7	
PQ-1	Elementary School	PQ	14.3	
PQ-2	Jr. High School	PQ	84.8	
PQ-3	Fire Station	PD	1.1	
CPF-1	Comm. Purpose Parc.	PD	12.9	
OS	Open Space	OS	115.4	
OS-1	OS/Street Parking	OS	1.1	
	Major Circulation	cr	35.5	
Subtotal Non-Residential			141.9	
<b>PROJECT TOTAL</b>			<b>748.3</b>	<b>3.7</b>

**EASTLAKE III**  
A planned community by The EastLake Company

Exhibit 5

SPA PLAN

Table A (cont'd.)  
GDP and SPA Plan Statistical Comparison

<b>NON-RESIDENTIAL</b>						
<b>EastLake Vistas</b>						
Retail Comm.	MU-1*	12.2	--	12.2		
Open Space	OS	134.6	--	134.6		
Public/PQ	PQ-1 - PQ-3	40.2	--	40.2	--	--
CPF	CPF - 1, MU-1	12.9**	--	12.9**	--	--
Parks & Rec.	P-1 - P-2	15.2	--	15.2	--	--
Circulation		25.5	--	25.5	--	--
<b>Subtotal</b>		<b>230.1</b>		<b>230.1</b>		
<b>Olympic Training Center SPA</b>						
Public/PQ	PQ	150	--	N/A	--	--
<b>Panhandle Parcel (future SPA)</b>						
Public/PQ	N/A	45	--	N/A	--	--
<b>Nonresidential Subtotal</b>		<b>436.7</b>	--	<b>241.7</b>	--	--
<b>TOTALS</b>		<b>946.7</b>	<b>2,772</b>	<b>748.3</b>	<b>2,772</b>	<b>3.7 du/ac</b>

\* Minimum 10,000 square feet of commercial within MU-1 site.

\*\* The MU-1 site includes 3,267 square feet of CPF space

The following paragraphs establish SPA plan consistency with the different components of the EastLake III GDP:

#### II.2.1.7.1 Land Use

The land use designations shown on the EastLake III General Development Plan for the EastLake III SPA Plan area (748.3 acres of the 942.3 acre GDP area) consist of Low Density Residential (0-3 du/ac), Low-Medium Density Residential (3-6 du/ac), Medium Density Residential (6-11 du/ac), Medium-High Density Residential (11-18 du/ac), High Density Residential (18-27+ du/ac), Commercial Retail, Park, Public Quasi-Public, Open Space, and Circulation. The EastLake III SPA Site Utilization Plan (Exhibit 5) reflects the same land use pattern with respect to land use types and residential densities as depicted on the EastLake III General Development Plan map (Exhibit 4). Table A provides statistics from each map and includes average densities. All densities are consistent with their respective General Plan designations.

### **II.2.1.7.2 Circulation Network**

The EastLake III General Development Plan designates three Circulation Element Roads which will serve, and are within, the EastLake III SPA Plan. They are: Hunte Parkway (4-lane Major Street), Otay Lakes Road (6-lane Prime Arterial) and Olympic Parkway (6-lane Prime Arterial west of Hunte Parkway and 4-lane Major Street to the east). The future extension of Proctor Valley Road is immediately north of EastLake III. Wueste Road is located along the eastern boundary of the project site (off-site), extending south from Otay Lakes Road to the southern end of the Lower Otay Reservoir. The alignment for the future SR-125 controlled access highway is to the west, along the western edge of the EastLake Greens neighborhood.

Hunte Parkway and Olympic Parkway are currently fully improved. Otay Lakes Road is fully improved to Wueste Road. The Circulation Plan is in substantial conformance with the EastLake III General Development Plan Circulation Plan.

The spine road in the eastern portion of the EastLake Woods neighborhood is a meandering street with a reduced pavement section and soft edges. This design was conceived to convey the character common in rural estate neighborhoods. This road links the areas planned for the most expensive homes in the SPA and is intended to contrast with the streets and streetscape character of typical residential subdivisions.

### **II.2.1.7.3 Parks & Open Space**

The EastLake III General Development Plan designates Open Space within the Salt Creek corridor. This open space also includes the Chula Vista Greenbelt Trail, which is a major hiking trail intended to serve the entire community when completed. The EastLake III SPA Plan implements the open space and Greenbelt Trail within the Salt Creek corridor. In addition, a public park is located at the eastern edge of the EastLake Vistas neighborhood and a private recreation facility is located at the southern entrance to the EastLake Woods neighborhood, as shown on the Site Utilization Plan. Both sites are designated Park on the GDP map. See Chapter II.2.5 Parks, Recreation & Open Space for additional information.

The parks and open space component of the SPA complies with the parkland acquisition and development requirements prescribed in the City Zoning Ordinance and reflect the goals and objectives of the of the EastLake III General Development Plan and City's General Plan.



## **II.2.2 Development Concept**

### **II.2.2.1 Design Influences**

The primary influences in developing the EastLake III SPA Plan are the Chula Vista General Plan and EastLake III General Development Plan, the EastLake Trails SPA Plan and on-going development in that neighborhood, other existing adjacent development and the natural landform characteristics of the site. The primary design influences for the project are depicted in Exhibit 6, Design Features & Considerations.

#### Site Characteristics and Visual Context

The project site is comprised of gently rolling topography with the Salt Creek corridor forming the predominate geographic feature bisecting the northern parcel and forming the western edge of the southern parcel. The Upper and Lower Otay Reservoirs are prominent features off-site to the east. The project site includes a single "ridgeline" (a series of rounded hilltops) between the creek bed and lakes. The range in elevation is approximately 100 feet from the creek bed to hilltop. The rounded features of the site reflect the years of plowing and discing associated with its historical dry farming use. Localized views to Salt Creek and adjacent hillsides are available from hillside locations looking west. To the east, views extend to and across the Otay Lakes to the mountains beyond. Land use and site design within the SPA reflect maximization of available views.

Salt Creek is also the most significant natural resource on the site. The southernmost portion has been identified as an environmentally sensitive area because of its biological and wildlife habitat value, and aesthetic value. The original EastLake EIR (EIR 81-03) biological survey of the area identified sensitive resources within Salt Creek and in the southernmost portions of the site. Only one significant archaeological or cultural resource site has been identified in several surveys of the project site. Currently, most adjacent properties are also currently utilized for dry farming.

#### Surrounding Land Uses

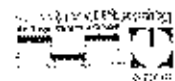
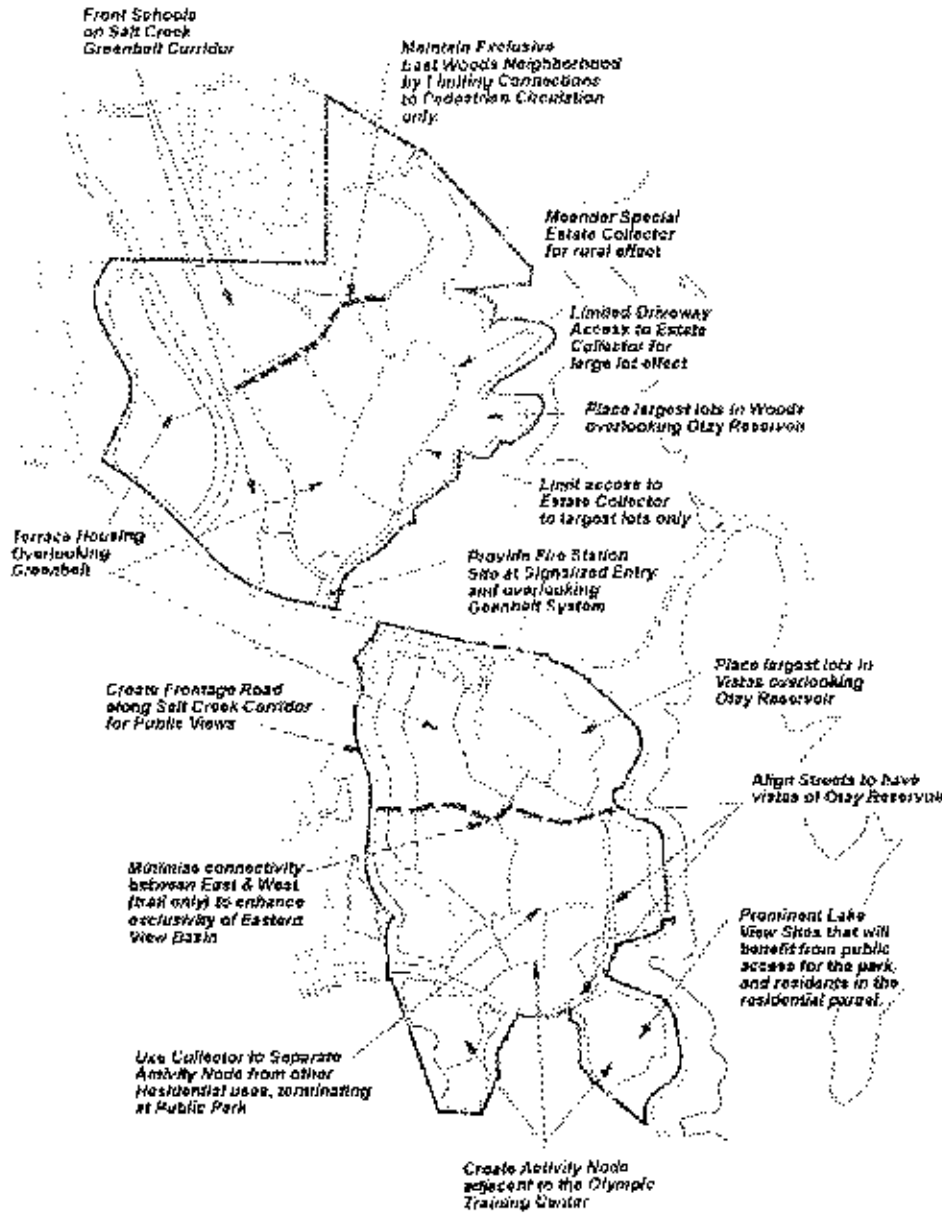
Existing development adjacent to the EastLake III SPA includes the major arterials which serve the site: Otay Lakes Road, Huntz Parkway, and Olympic Parkway on the south. These arterial roadways are not only the major circulation routes serving the site, but they also contain the major sewer, water and storm drain systems. The EastLake Trails SPA located west of Salt Creek and Rolling Hills Ranch (formerly Salt Creek Ranch) to the north are adjacent properties currently under development. The remaining adjacent property, Otay Ranch to the southwest, is also planned for future development but SPA level planning has not reached the property next to EastLake III. The Upper and Lower Otay Reservoirs are located along the eastern edge of the property. Views to the lakes are primary amenities and design factors for the residential development sites in EastLake III.

The Upper and Lower Otay Reservoirs which are owned and operated as a water storage facility by the City of San Diego. The County of San Diego operates a park facility located at the

southerly terminus of Lower Otay Reservoir. This reservoir also serves as part of the emergency water supply for the Otay Water District which serves the eastern area of Chula Vista. The area between the project site and the reservoirs is planned for Greenbelt open space use in the Chula Vista General Plan.

As an existing developed use on the site, the OTC will play a key role in determining the character and appearance of the commercial and multifamily residential uses developed adjacent to it. Together, these uses will implement the "Activity Center" concept described in the Eastern Territorics Area Plan of the General Plan and implemented by the EastLake III GDP and SPA Plan.

# Design Features & Considerations



### II.2.2.2 Land Use Pattern

The EastLake III SPA is designed as two predominately single family detached neighborhoods, EastLake Woods and EastLake Vistas (see Site Utilization Plan, Exhibit 5). The dominant land use in EastLake Woods is low density residential with target densities in the range of 1-3 units/acre (parcels WR-1-WR-5). The lowest density parcel is oriented to provide views to Upper Otay Reservoir. A low-medium density residential component is located west of the Salt Creek/Hunte Parkway corridor, adjacent to the EastLake Business Center II development area. Neighborhood and community support uses are clustered along the Salt Creek Greenbelt open space corridor with a junior high school site at the north end and an elementary school site at the south end. The local public park is to be provided within the Rolling Hills Ranch project, on an expanded community park site just north of the junior high school site. The neighborhood focal point is a private recreation facility (parcel P-2) located adjacent to the neighborhood entry from Otay Lakes Road. A fire station site (parcel PQ-3) is located on the corner of Otay Lakes Road and the entry road.

The bulk of the EastLake Vistas neighborhood is comprised of low density and medium-low density residential uses with high density adjacent to the Olympic Training Center. Low density is designated east of the central ridgeline with views overlooking Lower Otay Reservoir and the low-medium overlooking Salt Creek. The focal point for the residential neighborhood is the park site overlooking the lake on the eastern edge of the neighborhood. A trail connection is provided through the residential area between the Salt Creek and Otay Lake branches of the Chula Vista Greenbelt.

A cluster of increased intensity development is located at the southern end of the EastLake Vistas neighborhood to complement and enhance uses at the OTC. Residential development in the medium, medium-high and high density categories is proposed along with retail commercial uses. A CPF site is also located in this area which is intended to be a social and activity center for the EastLake Community, as well as Chula Vista and the region, focused on providing uses consistent with the attraction of the OTC activities and events.

### II.2.2.3 Density Transfer

The SPA Plan provides guidance for future development at the subdivision and improvement plan level, and is the basic reference for determining permitted land uses, densities, total unit, and required public facilities. These are illustrated in the Site Utilization Plan, Exhibit 5, which is the key map for this SPA Plan.

Even though the SPA Plan contains specific guidance for development, it is not intended to be used in a manner which predetermines the development solution for each and every parcel. Modifications, such as slight deviation from the internal circulation, parcel configuration and other minor adjustments not altering the design density or intent of this SPA plan, may occur as part of the Tentative Subdivision Map or other administrative process, provided the Director of Planning determines that the adjustments are minor and can be processed as an update to the SPA plan and associated regulatory documents. Minor modifications include changes to internal circulation;

changes in unit count or parcel size of less than 10%; and, similar small changes resulting from design refinements. Following approval of the tentative map, the corresponding changes to the GDP and/or SPA Plan text and exhibits shall be made and/or approved by the Director of Planning as an administrative action.

Further, the SPA Plan is not a guarantee that a certain dwelling unit yield will be achieved at the subdivision level. The maximum density (high end of DU range indicated) as specified for individual parcels shall not be exceeded; however, actual dwelling unit yields for projects will 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. Transfers in density from one parcel to another may be permitted subject to Section II.1.9.2 of the EastLake III General Development Plan.

#### **II.2.2.4 Housing Programs**

The predominant land use in the EastLake III SPA plan is residential, intended to provide housing in response to local market demands. This SPA permits a variety of housing types in responding to these demands, ranging from attached condominium projects to housing on lots exceeding 20,000 square feet. The SPA Plan only pre-determines the housing mix to the extent that five density categories are identified: low; low-medium; medium; medium-high; and, high. Within these residential categories, a number of housing types are permitted, consistent with the development standards of the respective land use district identified in the EastLake III PC District Regulations, to allow response to changing market conditions.

The City of Chula Vista, along with all other cities in California, is required by State law to have a Housing Element as a component of its General Plan. The Housing Element describes the housing needs of the community and the responses necessary to fulfill them. The Chula Vista Housing Element contains numerous objectives, policies and related action programs to accomplish these objectives. Key among these policies is the affordable housing policy which requires that residential development with fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for low and moderate income households, one-half of these units (5% of the total project) being designated to low income and the remaining five percent (5%) to moderate income households.

In order to guarantee the provision of Affordable Housing opportunities, the City requires that a specific Affordable Housing Program (AHP) and agreement, consistent with the Housing Element, be prepared and signed by the Developer. The AHP delineates how, when and where affordable housing units are to be provided, intended subsidies, income and/or rent restrictions, and methods to verify compliance. The EastLake Comprehensive Affordable Housing Program addresses the provision of Low and Moderate Income Housing in the EastLake III SPA, as well as EastLake Trails SPA and the Land Swap Area. The specific requirements are detailed in the Comprehensive Affordable Housing Program included as Section II.6 of the EastLake III SPA Plan package.

### **II.2.2.5 Urban Design Concept**

There is no overriding urban design concept for development of EastLake III. Landscaping and hardscaping, such as community walls and monument signs, will be used to establish neighborhood identity and will be consistent with EastLake Community standards. The architecture and urban design features of various projects within each neighborhood are expected to reflect a diversity of design themes and influences while unified within a single project, consistent with high quality suburban residential development.

The mixed-use Activity Center adjacent to the OTC will reflect a stronger, single urban design theme consistent with its function as community focal point. The design theme and concepts will be drawn from the established development within the OTC entry area which will be integrated into the complementary surrounding development.

Additional details regarding urban design and site planning are provided in the EastLake III Design Guidelines (Section II.4 of the SPA Plan package).

#### **II.2.2.6.1 Site Design Considerations**

Although there is no specific overall urban design theme for the EastLake III SPA, site topography and land use plans combine to establish important design considerations which should be addressed as site planning and architectural designs are developed.

##### **Large Lot Estate Housing Concept**

The provision of large lot estate housing is a key component of the EastLake III proposal. The development of such housing in the project is also specified in the City's General Plan. However, the development proposal is also very cognizant of the high end home buyer expectations which will determine the viability of the upscale executive housing.

In the eastern portion of the Woods neighborhood, where the topography, expansive lake views and exclusive setting can create very valuable home sites, the largest and finest lots are proposed. The eastern portion of the Vistas can provide exclusive homesites based on topography and spectacular lake views, but provide a different ambiance than that of the Woods. Hence, lots here reflect a different upscale concept, providing a larger number of lake view executive homes.

Homesites on the western side of the ridges which divide both neighborhoods, will have views, but not as expansive lake and mountain views which can satisfy the expectations of estate home buyers. Homesites in these areas look back into Salt Creek and other portions of the EastLake Community. In these locations, single family housing is also sometimes adjacent to schools and other public facilities which are less desirable neighbors to upscale estate housing. Single

family housing more typical of adjacent EastLake Trails or other developed areas is proposed in these locations to create a more balanced project.

#### EastLake Woods Neighborhood

The site features of the Woods neighborhood which influence the development plan are the topography, view potential, and designated Chula Vista Greenbelt along Salt Creek to the west and along Upper Otay Reservoir to the east. Site topography is primarily a north-south ridgeline. The easterly half of the Woods has the potential to become the venue for the finest estate homes in Chula Vista. Homes located along the easterly side of the ridge would have expansive views of such features as San Miguel Mountain, Jamul Mountains, San Ysidro Mountains and the Upper Otay Reservoir. With sweeping panoramic views of the surrounding mountains, this neighborhood will be the address where custom homes, tennis courts and swimming pools are carefully sited within groves of trees and natural landscaping.

Views from the area west of the ridgeline orient to the Salt Creek portion of the designated Greenbelt and the various park and school facilities to be located along the Salt Creek corridor.

These community facilities, linked by a trail and natural open space areas, are the northerly continuation of the Salt Creek Greenbelt that is part of the EastLake Trails neighborhood. The single family detached homes sited around the future junior high school, elementary school, and parks will be similar in style and density to the older single family neighborhoods of Chula Vista.

#### EastLake Vistas Neighborhood

The site features of the Vistas which most influence the neighborhood design are site topography, view potential, the designated Chula Vista Greenbelt on both the east and west, and drainage considerations adjacent to Lower Otay Reservoir. The topography is defined by the same north-south ridgeline that also defines the direction of storm water flows and influences lower densities/larger lots in the Lower Otay Reservoir watershed. The shape of the Vistas neighborhood is considerably longer and more narrow than the Woods, which can provide more water view opportunities for both residents and the general public.

The easterly part of the Vistas, similar to the Woods, provides expansive views of the surrounding mountain ranges and water vistas of Lower Otay Reservoir, creates the setting for another exceptional estate neighborhood, although a different character than that of the Woods.

In this area, a winding tree-lined road would lead to estate homes overlooking the lake and, on the most prominent overlook, a neighborhood park. The view from this park features a spectacular combination of mountains, water, Olympic athletes practicing daily, fishermen and joggers on the shoreline trails next to the lake.

The westerly portion of the Vistas is proposed for more traditional single family homes oriented toward Salt Creek and EastLake Trails. The mix of housing types is compatible with the

EastLake Trails neighborhood on the other side of Salt Creek. The concept is to connect the Vistas and the Trails via a landscaped "Paseo" which extends to the lake overlook park, to encourage pedestrian and bicycle access between the two neighborhoods.

The southerly portion of the Vistas lies next to the Olympic Training Center. In this area, the intent of the plan is to create an urban village which will be supportive to the Olympic Training Center and provide neighborhood services to EastLake residents. The "Activity Center" is surrounded by attached housing to provide affordable housing supporting staff and families of the athletes in training.

#### EastLake III/OTC Activity Center

At the southern end of the Vistas neighborhood is a unique opportunity to create a special area which supports and complements the adjacent Olympic Training Center (OTC). Appropriate uses would include affordable housing for athletes and spouses, shopping including retail outlets, supporting manufacturers of athletic equipment, sponsors' exhibits, restaurants, and visitor lodging in a village setting.

The site is sandwiched between Salt Creek and the Otay Lakes Greenbelt Corridors, with spectacular views east to Lower Otay Reservoir. The design concept is to site uses and structures in a manner that links the two Greenbelt Corridors together into a seamless pattern with dramatic entries and landmarks for both the Vistas neighborhood and OTC.

A special site located to the east of the OTC will provide housing for luxury apartment living. The Activity Center plan also contains a Community Purpose Facility (CPF), west of the OTC, which could provide a facility for non-profit groups associated with the OTC which have a need for special office or other facilities near the OTC.

Together with the Activity Center concept for neighborhood commercial, sponsors exhibits, offices and other supporting uses, completes the picture for a "visitor destination" at the OTC.

#### II.2.5.7 Landscape Concept

The General Landscape Plan, Exhibit 7, provides a general design framework which allows latitude and flexibility to each individual project while maintaining the overall goals and objectives of the community. Landscape Intensity within each EastLake III neighborhood is illustrated on Exhibits 8a and b.

The intent of the landscape concept is to reinforce the design pattern established by the Site Utilization Plan. This pattern consists of the predominate residential district and an recreation/greenbelt corridor along with a series of paths, edges and landmarks. Dominant trees have been selected to create distinct identities and visual continuity. Each neighborhood, the thematic



corridor and major thoroughfares shall have identified dominant trees (Refer to EastLake III Design Guidelines, II.4.3.2).

Supplemental trees may be introduced to provide contrast and a transition into surrounding areas. This landscape approach will provide strong visual directions and connections throughout the site, while providing the necessary contrast to create an interesting experience as one travels through the community.

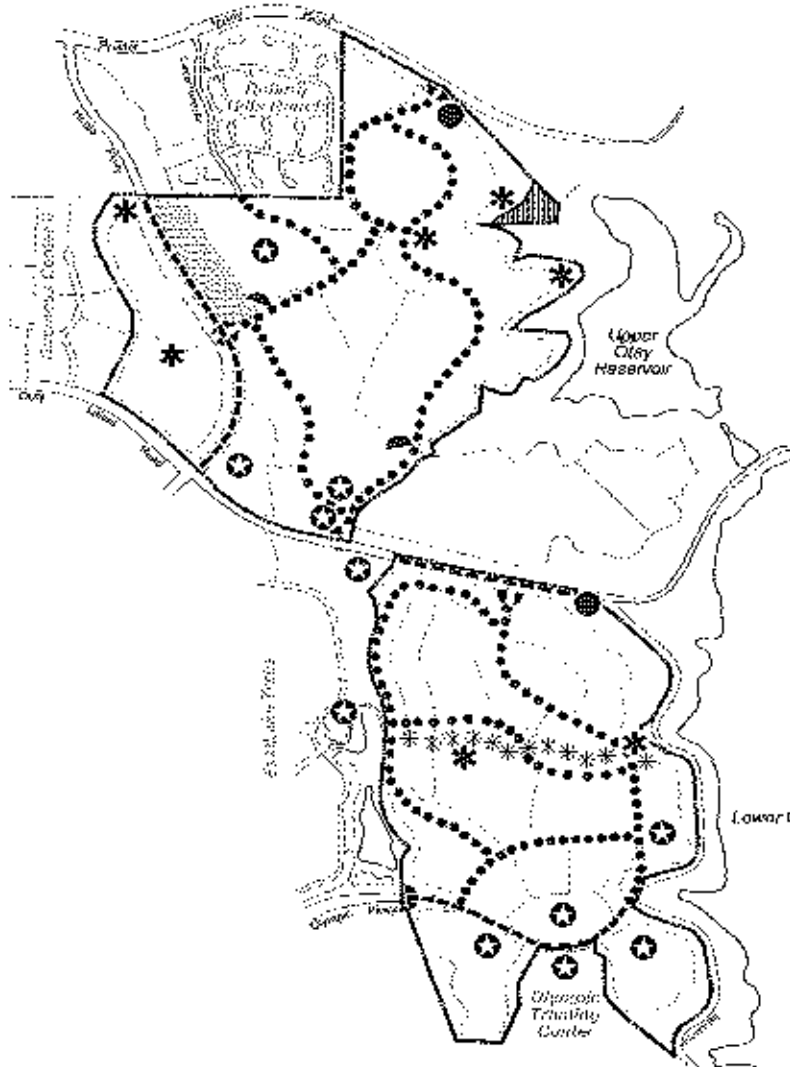
Additional elements in the Landscape Concept include:

- **Edges:** Edges will be strongly defined by landscaping. This will create the appropriate delineation of one district or area to another.
- **Arterial Landscape Buffers:** Landscaped areas, primarily slopes, from development areas to arterial roads will be designed to provide buffering and visual screening. Landscape designs (planting patterns, theme species, *etc.*) have been established with landscaping installed along existing segments of these roads (Refer to EastLake III Design Guidelines, II.4.3.2).
- **Entries:** These are common points of entry and significant intersections. The hierarchy of entries is 1) Community Entry (Hunt Parkway from the north, Olay Lakes Road from the east, and Olympic Parkway from the west) and 2) Neighborhood Entry. A tree which differs from the adjacent path and district trees will be to provide a distinct accent statement and sense of arrival at entries.
- **Landmarks:** Each landmark, whether major or minor, will have a distinct landscape character (similar to the district concept). As an example, all parks may have a common theme tree, so that parks are easily recognized and highlighted throughout the community.
- **Environmental Landscape:** These are areas where the landscaping is primarily determined by environmental values, either as mitigation or for conservation of sensitive resources.

Landscape design is addressed in greater detail in the EastLake III SPA Design Guidelines.

All development in EastLake III shall be in compliance with the Chula Vista Landscape Manual, adopted by Resolution No. 17735 in November 1994. Any landscaping within the Olay Reservoir Basin will be designed consistent with the City of San Diego's Source Water Protection Guidelines.

# General Landscape Plan



### Paths

- Exterior Arterials
- ..... Main Interior Streets
- \* \* \* \* Thematic Corridor

### Entry Monuments

- ◐ Neighborhood Entry
- ◑ Neighborhood Entry
- Community Entry

### Landmarks

- ⊕ Major Landmark
- \* Minor Landmark

### Environmental

- Otay Tar Plant Preserve
- Wetland Mitigation

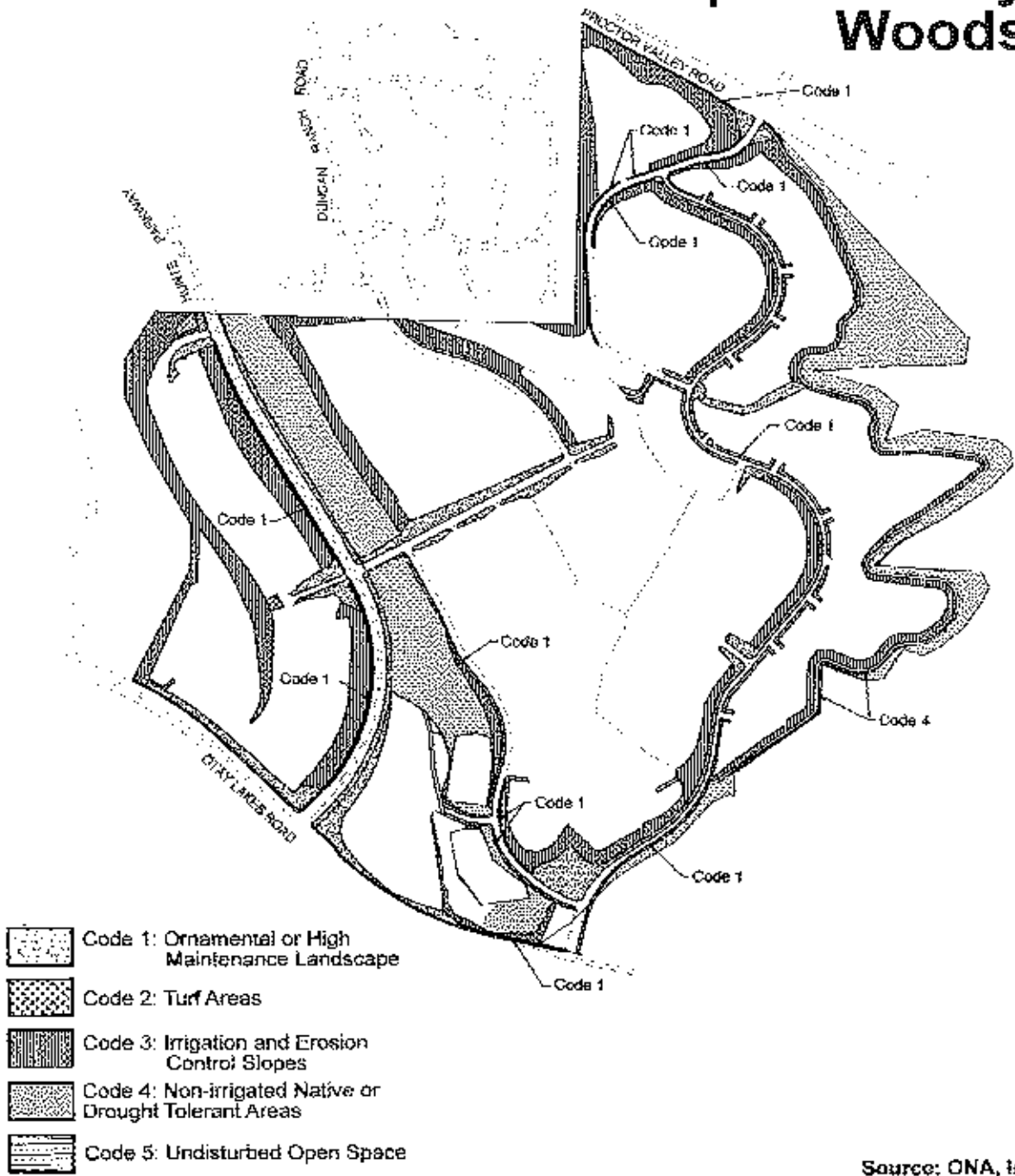
*(Refer to engineering plans for precise boundaries of environmental areas depicted)*

Source: ONA, Inc



Exhibit 7

# Landscape Intensity Woods



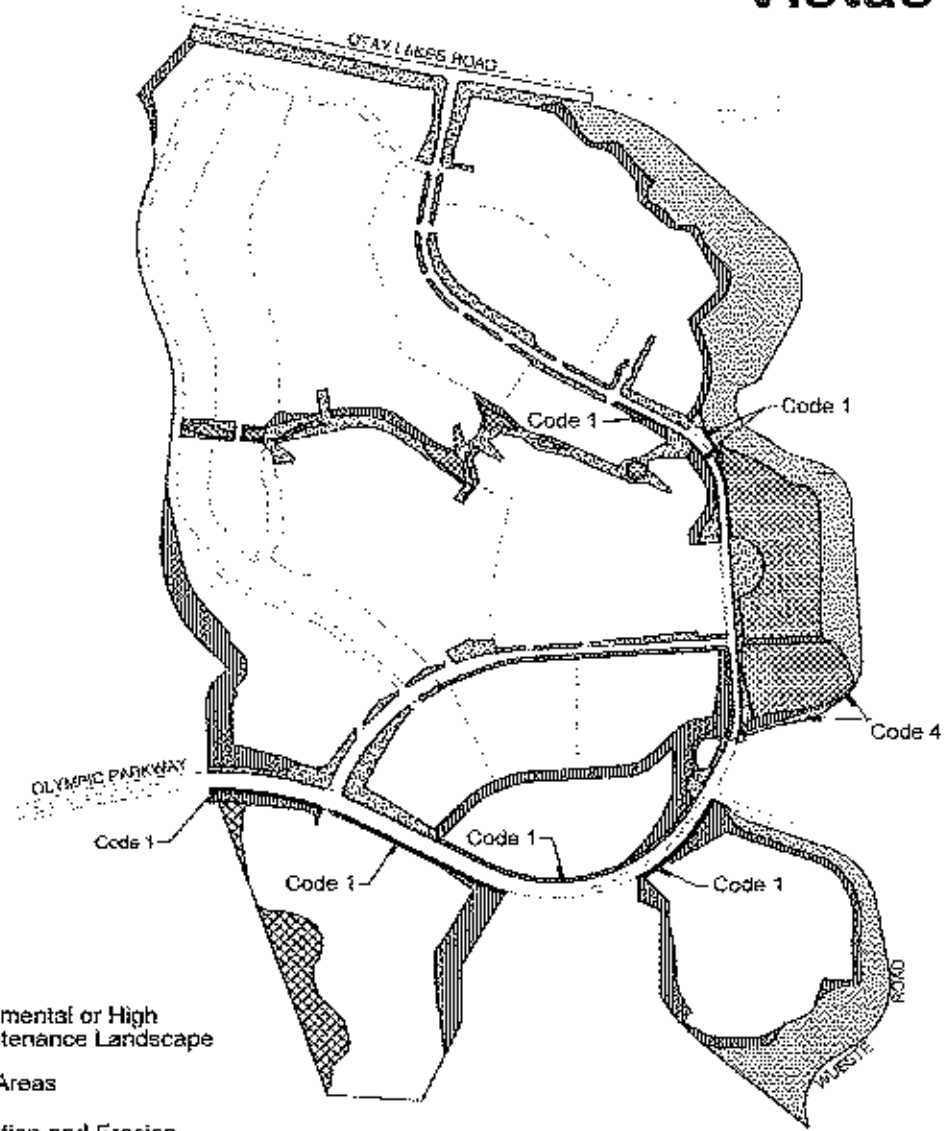
**EASTLAKE III SPA**  
A planned community by The EastLake Company

Source: ONA, Inc.



Exhibit 8a

# Landscape Intensity Vistas



- Code 1: Ornamental or High Maintenance Landscape
- Code 2: Turf Areas
- Code 3: Irrigation and Erosion Control Slopes
- Code 4: Non-irrigated Native or Drought Tolerant Areas
- Code 5: Undisturbed Open Space

**EASTLAKE III SPA**  
A planned community by The EastLake Company

Source: DNA, Inc.



Exhibit 8b

## **II.2.3 Project Circulation Network**

### **II.2.3.1 Introduction**

The Eastlake III Circulation Plan is primarily an extension of the existing circulation routes and includes vehicular and non-vehicular circulation networks.

The plan arranges the roads into a hierarchy to provide a system of roadways organized by function and traffic volumes. The circulation plan will implement access to the community as established by the EastLake III General Development Plan and in accordance with the City of Chula Vista General Plan.

The SPA Plan Public Facilities Financing Plan (see Section II.5 Public Facilities Financing Plan) establishes a transportation phasing plan with specific improvements and timing of circulation improvements to maintain the levels of service established in the City's Threshold Standards in the City's Growth Management Element of the General Plan.

Specific project access points, and internal circulation, including bicycle, pedestrian, hiking and road crossings will be determined by the City Engineer during the tentative tract map process. Variations to the circulation concepts described in this section may occur where safety or efficiency can be enhanced.

The EastLake III plan also considers non-vehicular circulation systems by making provisions to connect to local and regional trails systems, such as the Chula Vista *Greenbelt*, to create a comprehensive system of vehicular and non-vehicular routes.

### **II.2.3.2 Project Access**

Primary access to the project will be provided from Otay Lakes Road (6-lane prime arterial), Olympic Parkway (6-lane prime arterial), and Proctor Valley Road (6-lane prime arterial). Regional access is provided by I-805, located west of the site and SR-125 immediately west of the EastLake Greens SPA. Secondary access to EastLake Vistas is provided by Wueste Road (2-lane collector), which parallels the western shore of Lower Otay Reservoir and intersects with Olympic Parkway near the Activity Center. Huntz Parkway (4-lane major street) extends north-south through the EastLake Woods neighborhood.

Currently, Otay Lakes Road and Olympic Parkway exist, although Otay Lakes Road has not yet been constructed to its ultimate improvement width or alignment beyond Huntz Parkway. Otay Lakes Road extends beyond the project area to the east, beyond the Otay Lakes, as a two lane road. Olympic Parkway has been constructed from Huntz Parkway, east to the OTC entrance and connecting to Wueste Road. Construction of Olympic Parkway westward from Huntz Parkway to connect to I-805 has been completed.

### II.2.3.3 Internal Circulation Network

The internal circulation network is conceptually shown on the Circulation Plan (Exhibit 9). The internal circulation concept is to disperse traffic in a series of local residential streets without using a looping collector. In EastLake Vistas, Olympic Parkway becomes the residential collector as it turns north past the OTC Activity Center area, connecting to Otay Lakes Road to form the northern neighborhood entrance. Other collector streets, define the north side of the Activity Center and extend along the east side of the Salt Creek Greenbelt. In EastLake Woods, two collectors extend north from the Otay Lakes Road neighborhood entry, one serving the public use corridor and residential uses on the west side of the central ridge and the other serving the residential area to the east. Both connect to Proctor Valley Road, off-site to the north. The low-medium density residential uses to the west of Hunte Parkway (Woods West) have their own entry from Hunte Parkway, aligned with an entry crossing Salt Creek and connecting to the western collector near the junior high school site. These conceptual plans may be modified as subdivision design progresses.

The two neighborhood entries from Otay Lakes Road are proposed to be signalized as are those from Hunte Parkway, Olympic Parkway and Proctor Valley Road. However, the final determination of which intersections are to be signalized shall be made by the City Engineer.

### II.2.3.4 Street Standards

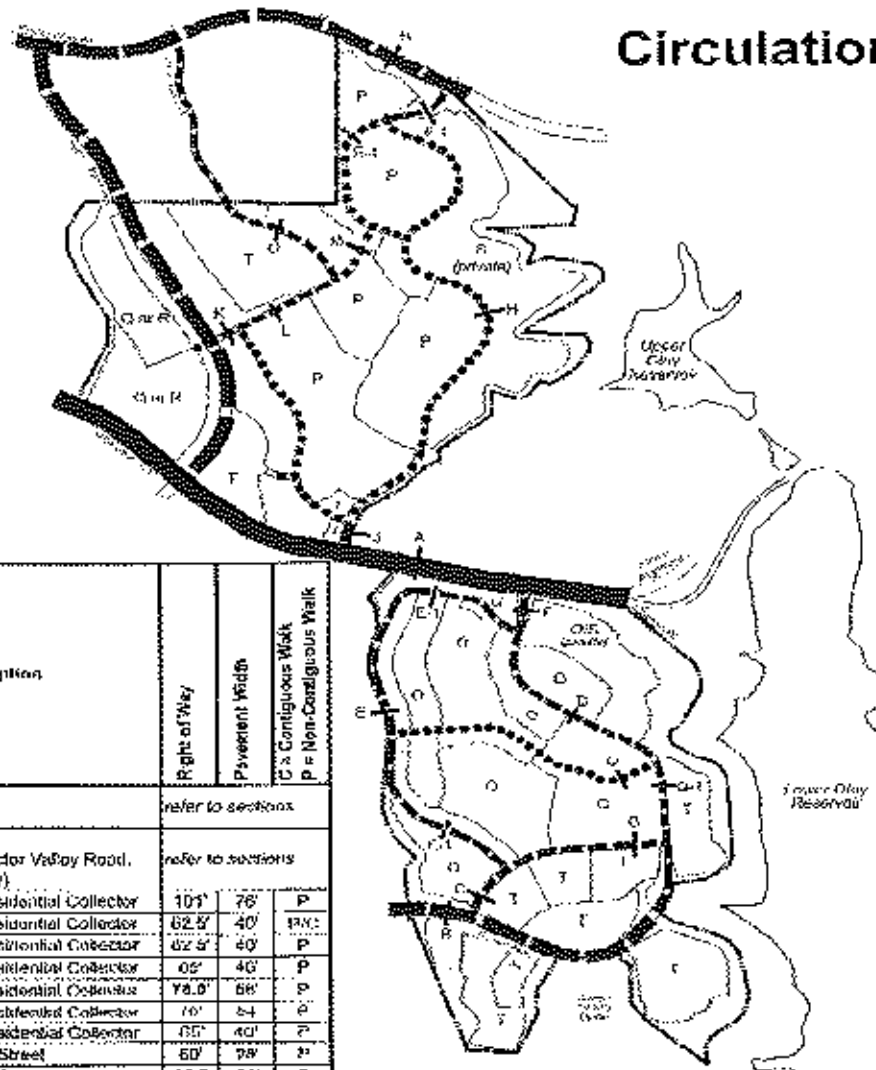
Street standards for the arterial roads within the SPA have been established in the Circulation Element of the Chula Vista General Plan and previous project development approvals. Internal streets will be constructed to meet City engineering standards. The Street Section Plans (Exhibits 10a-f) indicate the proposed street sections. Some of these streets vary from city-wide standards to provide unique design features in the community. These are subject to approval by the City Engineer. Streets shall be evaluated for their ability to accommodate all proposed utilities and Otay Water District standards. The final improvement designs will be determined as a part of the subdivision approval process.

Some projects may be proposed as private neighborhoods with gate guarded access to limit entrance to residents and their guests only (see Exhibit 11). In such a case, the internal streets will be private.

Any such private streets shall be constructed to the adopted standards for EastLake III. All gates should be equipped with "opticom," "knox" switch or box, and shall have an override in case of electrical problems for emergency access.

In some moderate density areas, the use of public alleys may be appropriate. Alleys can provide rear entrances for vehicles, decreasing intrusions into fronting residential streets. Any alleys proposed with a site design/subdivision submittal, must be approved by the City Engineer.

# Circulation



Map Symbol	Description	Right of Way	Pavement Width	C = Contiguous Walk P = Non-Contiguous Walk
A	6 Lane Prime (Clay Lakes Road)	refer to sections		
B	4 Lane Major (Storie Parkway, Proctor Veßoy Road, and Olympic Parkway)	refer to sections		
C	Modified Class III Residential Collector	101'	76'	P
D	Modified Class III Residential Collector	82.5'	40'	P/C
E	Modified Class III Residential Collector	82.5'	40'	P
E-1	Modified Class III Residential Collector	82'	40'	P
F	Modified Class III Residential Collector	78.0'	68'	P
F-1	Modified Class III Residential Collector	70'	54'	P
G	Modified Class III Residential Collector	65'	40'	P
H	Modified Residential Street	50'	34'	P
I	Modified Residential Street	68.5'	28'	P
J	Modified Class III Residential Collector	85'	54'	P
K	Modified Class III Residential Collector	70'	54'	C
L	Modified Class III Residential Collector	82'	54'	P
M	Modified Residential Collector	62'	34'	P
N	Modified Residential Street	62.5'	40'	P
O	Modified Class III Residential Collector	69.5'	44'	C/P
P	Modified Residential Street	50'	34'	P
Q	Modified Residential Street	50'	36'	P
R	Residential Street	50'	36'	C
S	Pa. Conway Hammerhead Dr.	40'	20'	NA
T	Internal Streets & Drives	per Site Plan		

- 6 Lane Prime Arterial
- 4 Lane Major Arterial
- Class III Residential Collector
- Residential Street

Note: Refer to Sections for modifications





# Arterial Highway Sections

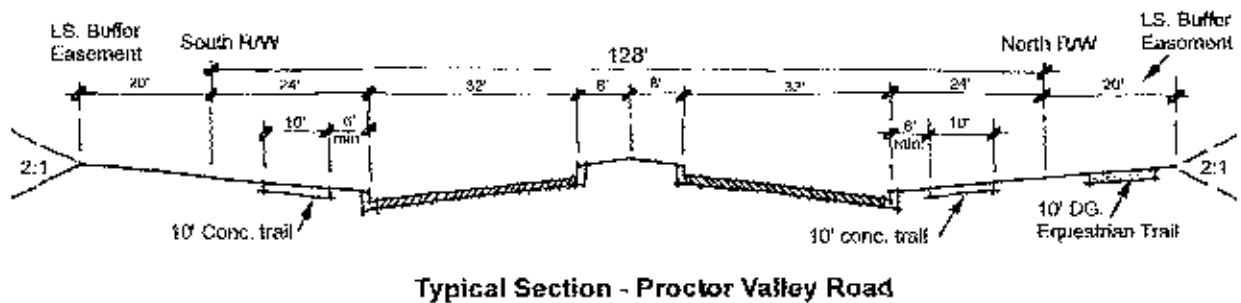
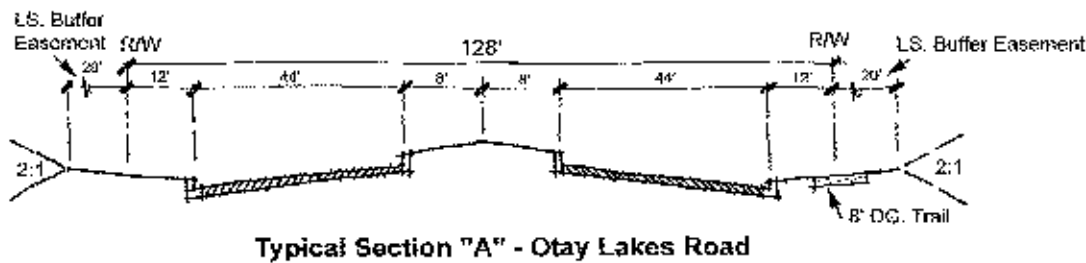
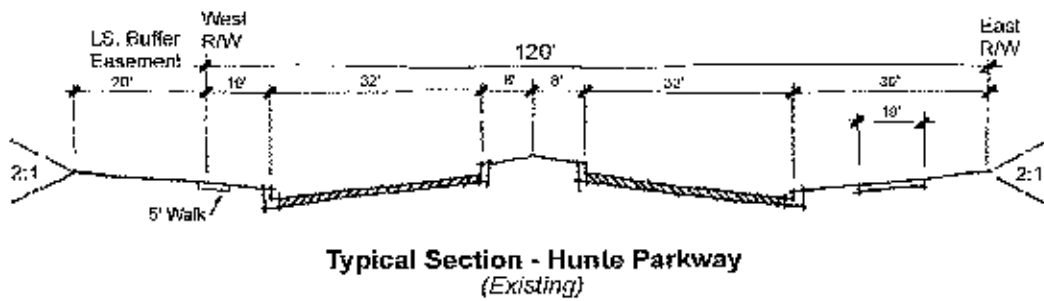
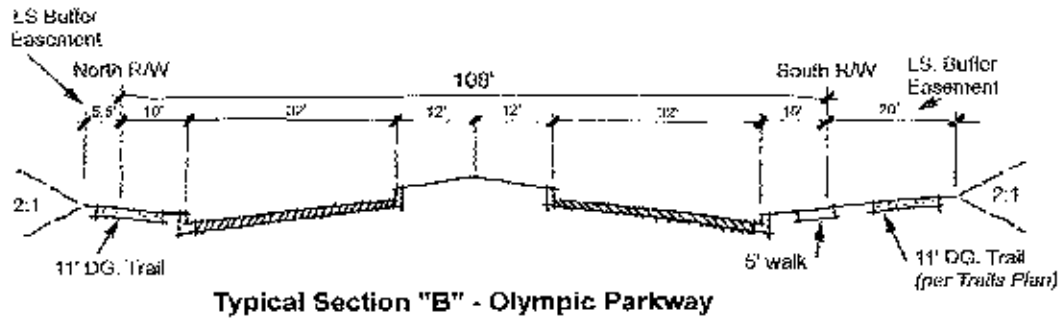


Exhibit 10a



# Street Sections

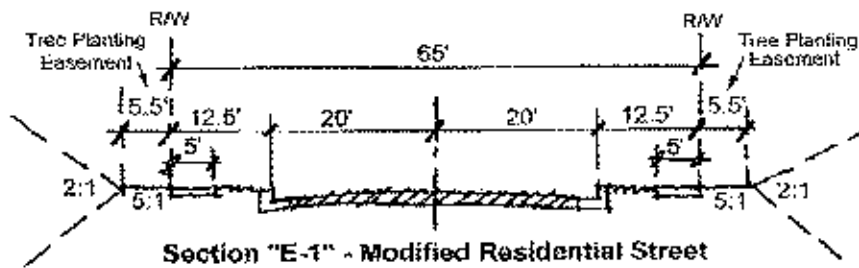
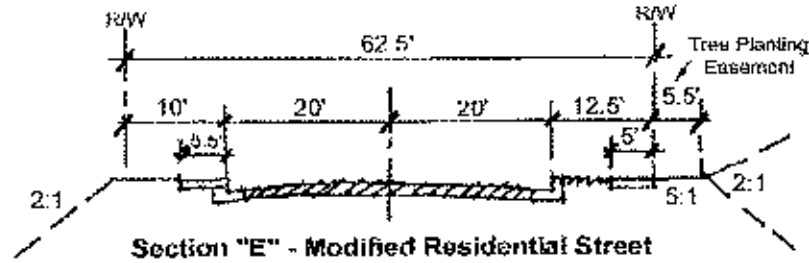
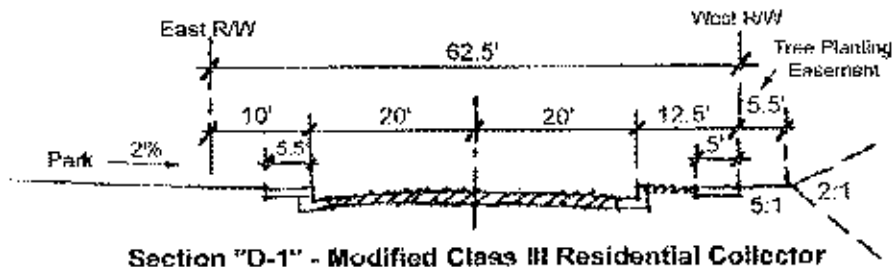
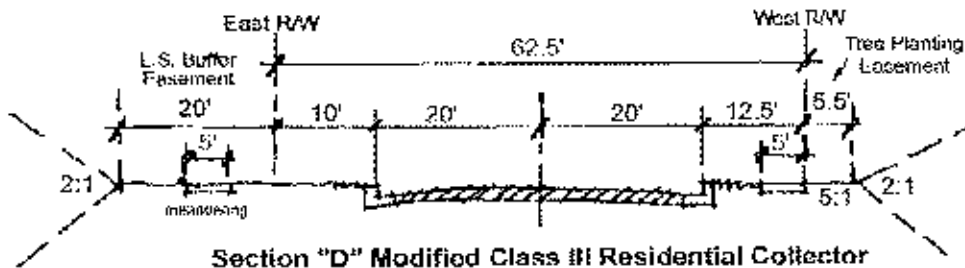
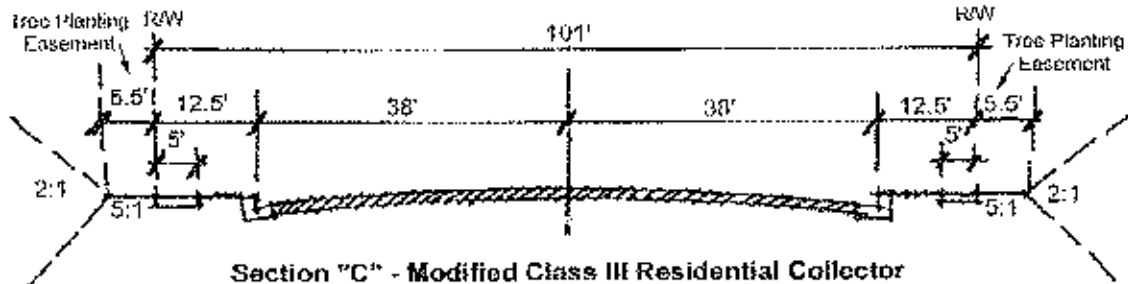
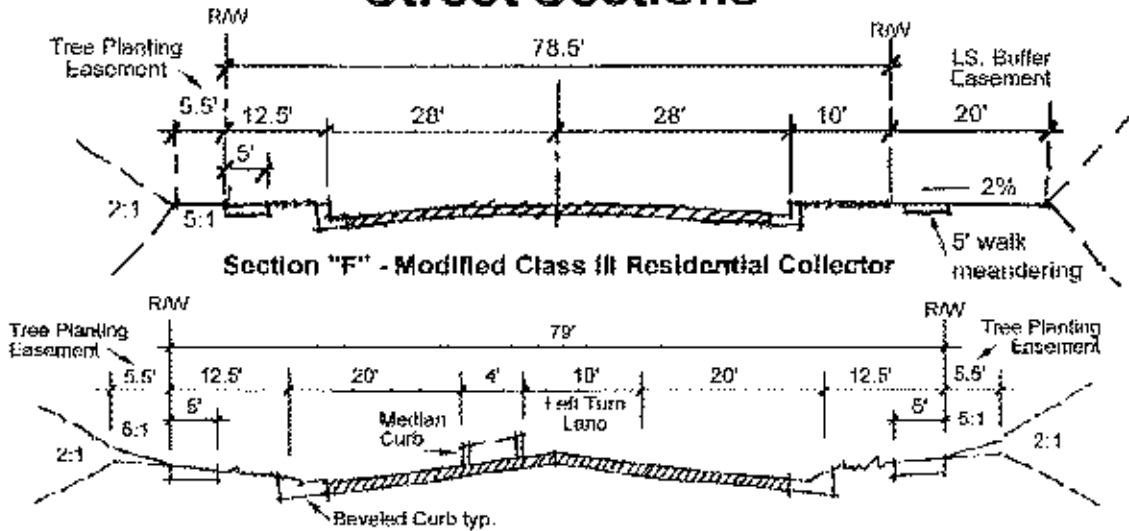
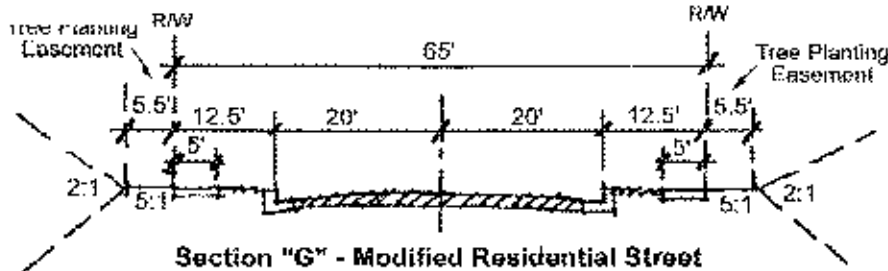


Exhibit 10b

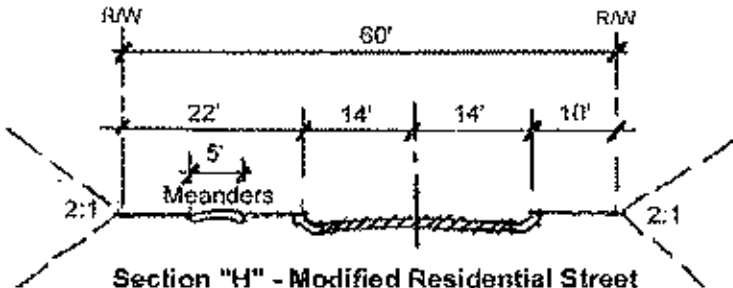
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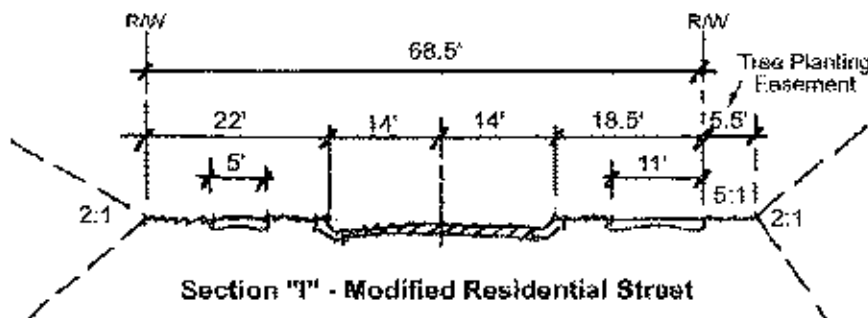
Section "F-1" - Modified Class III Residential Collector



Section "G" - Modified Residential Street

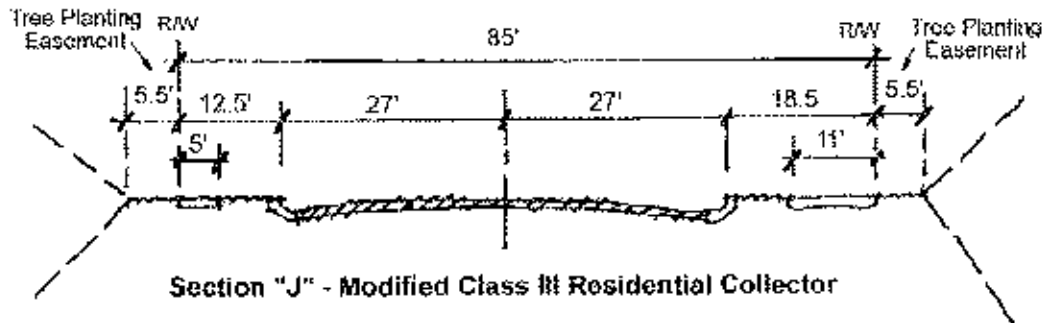


Section "H" - Modified Residential Street

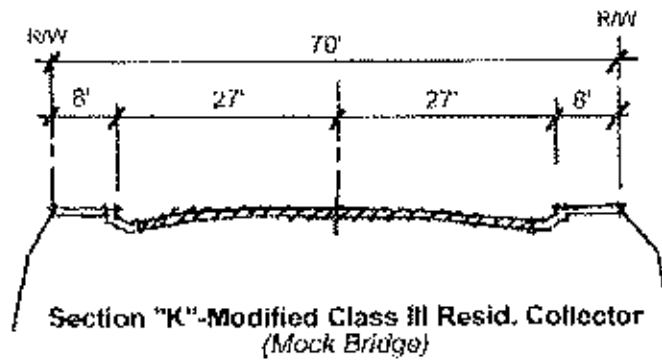


Section "I" - Modified Residential Street

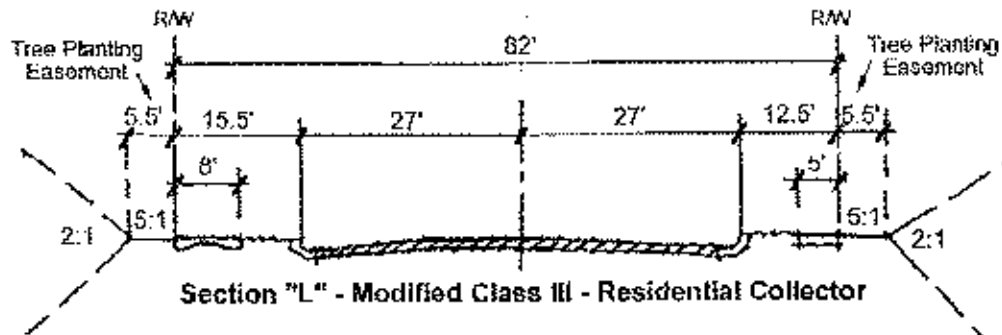
# Street Sections



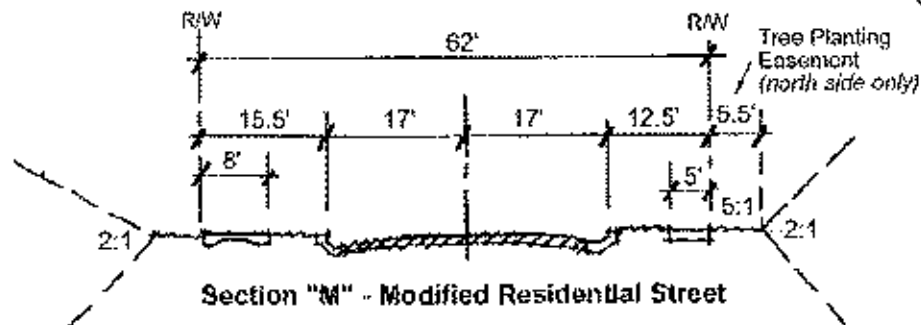
Section "J" - Modified Class III Residential Collector



Section "K" - Modified Class III Resid. Collector  
(Mock Bridge)



Section "L" - Modified Class III - Residential Collector

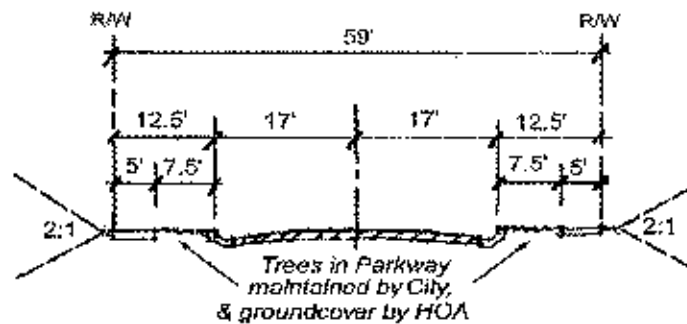
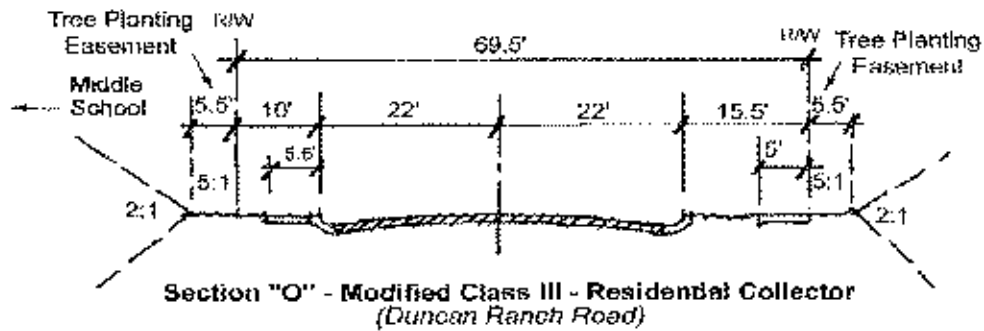
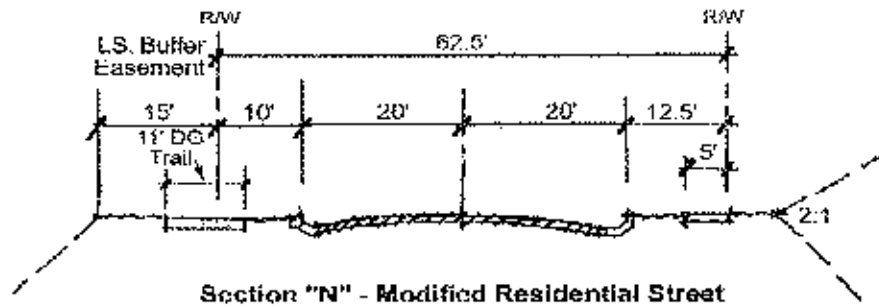


Section "M" - Modified Residential Street

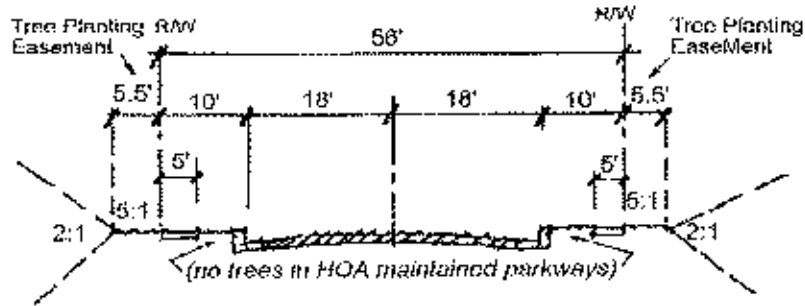
Exhibit 10d



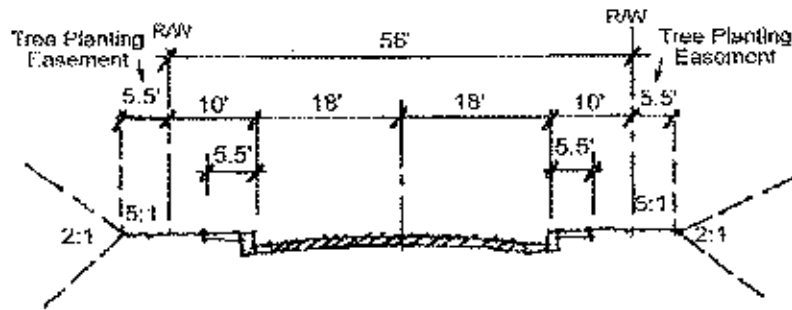
# Street Sections



# Street Sections

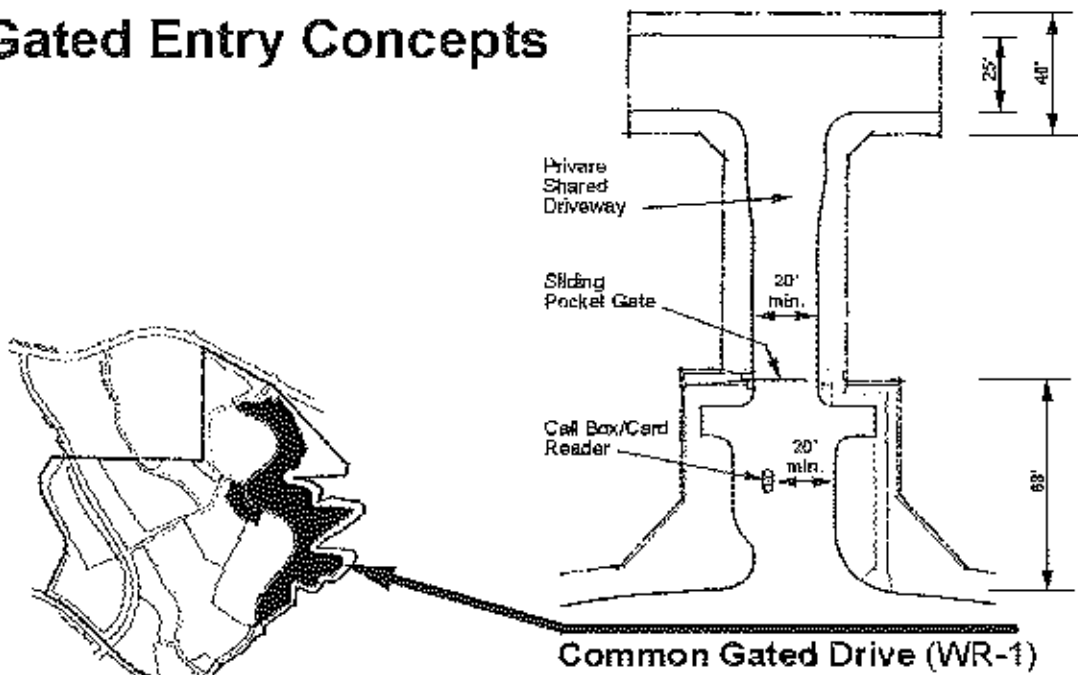


**Section "Q" - Modified Residential Street**  
*(Typical Residential Street in the Vistas)*

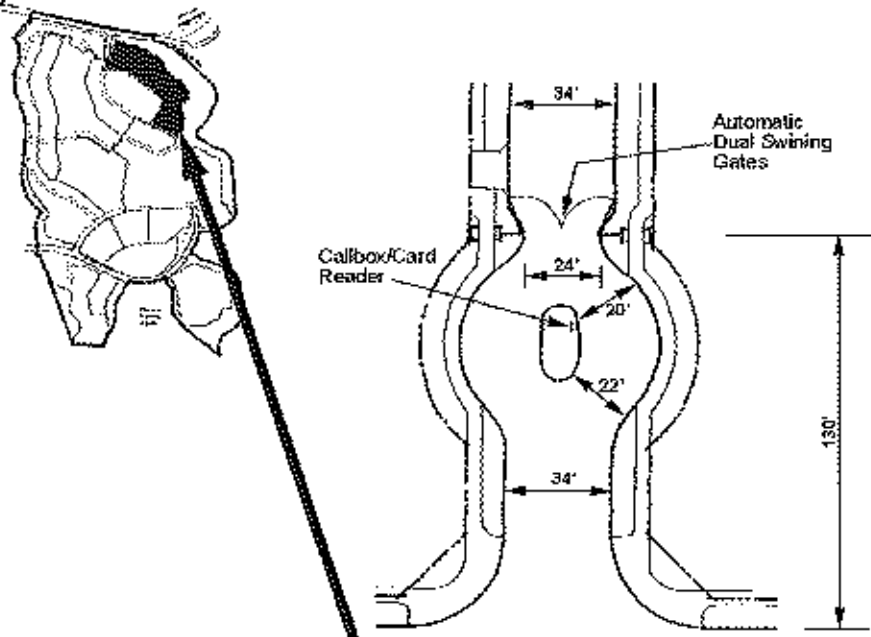


**Section "R" - Residential Street**  
*(Typical Residential Street in Woods West)*

# Gated Entry Concepts



Common Gated Drive (WR-1)



Gated Neighborhood (VR-1)

### II.2.3.5 Phasing of Road Improvements

The phasing of community development concurrent with provision of adequate road capacity and access improvements is fully described in the EastLake III Public Facilities and Financing Plan (Section II.5 of the SPA Plan package). These improvements have been phased and designed to maintain an adequate level of service in the circulation system serving the EastLake III SPA throughout the development process. The provision of adequate internal circulation improvements is expected to be controlled via subdivision map conditions.

### II.2.3.6 Transit Planning Principles

Potential transit stops will be strategically located near vehicular and pedestrian main access points along Hunte Parkway, Olympic Parkway and/or Otay Lakes Road to serve future EastLake Woods and EastLake Vistas residents. Medium-high to high level transit facilities are expected to be provided in the EastLake III/OTC Activity Center and lower level facilities at other locations.

The planned transit system within EastLake III is shown in the Transit Plan, Exhibit 12. Bus stops are based on Green Car and Blue Car service concepts described in the recently adopted *TransitWorks* Strategic Plan by MTDB. The Green Car represents local circulators using mini to mid-size buses. The Green Car would act as a collector and provide feeder access to Blue Car and/or Red Car concepts. Bus stop facilities would be Low to Medium level with service provided on residential streets and major streets. The Blue Car provides short distance trips (1-5 miles) with frequent stops. This concept describes the current Chula Vista Transit service. Bus stop facilities would be at a Medium to High level. Service is provided on major streets and arterials. The Red Car concept is the light rail service planned for the Otay Ranch area.

These will be developed based on demand for transit services and the following principles:

- Level of transit facilities: Low = bus stop sign/pole; Medium = bus stop sign/pole/bench; Medium-high = bus stop sign/pole/bench/shelter; and, High = bus stop/sign/pole/bench/shelter/turnout.
- Where there are numerous major pedestrian generators, access to stops for transit vehicles moving in both directions is facilitated by locating transit stops near striped intersections.
- Transit stops should be located and walkways designed to provide access as directly as possible without impacting residential privacy.
- At intersection points of two or more transit routes, stops should be located to minimize walking distance between transfer stops.



- Transit vehicle conflicts with automobile traffic can be mitigated by locating bus turnouts/bus stops at the far side of intersections in order to permit right-turning vehicles to continue movement.
- Transit stops should be provided with adequate walkway lighting and well-designed shelters.
- Walkway ramps should be provided at transit stops to ensure accessibility to the handicapped.

### **II.2.3.7 Bicycle Routes & Pedestrian Trails**

#### **Bicycle Routes**

Although no designated regional off-street bicycle routes are included as components of the internal circulation network, bicyclists will be readily able to share the internal streets with motor vehicles due to the low traffic volume and limited speeds allowed. Bicycle route segments to connect to regional systems have been incorporated as prescribed by the Circulation Element of the General Plan. On-street bike lanes are included on the adjacent arterial highways. The bike lanes will be paved components of the street systems indicated.

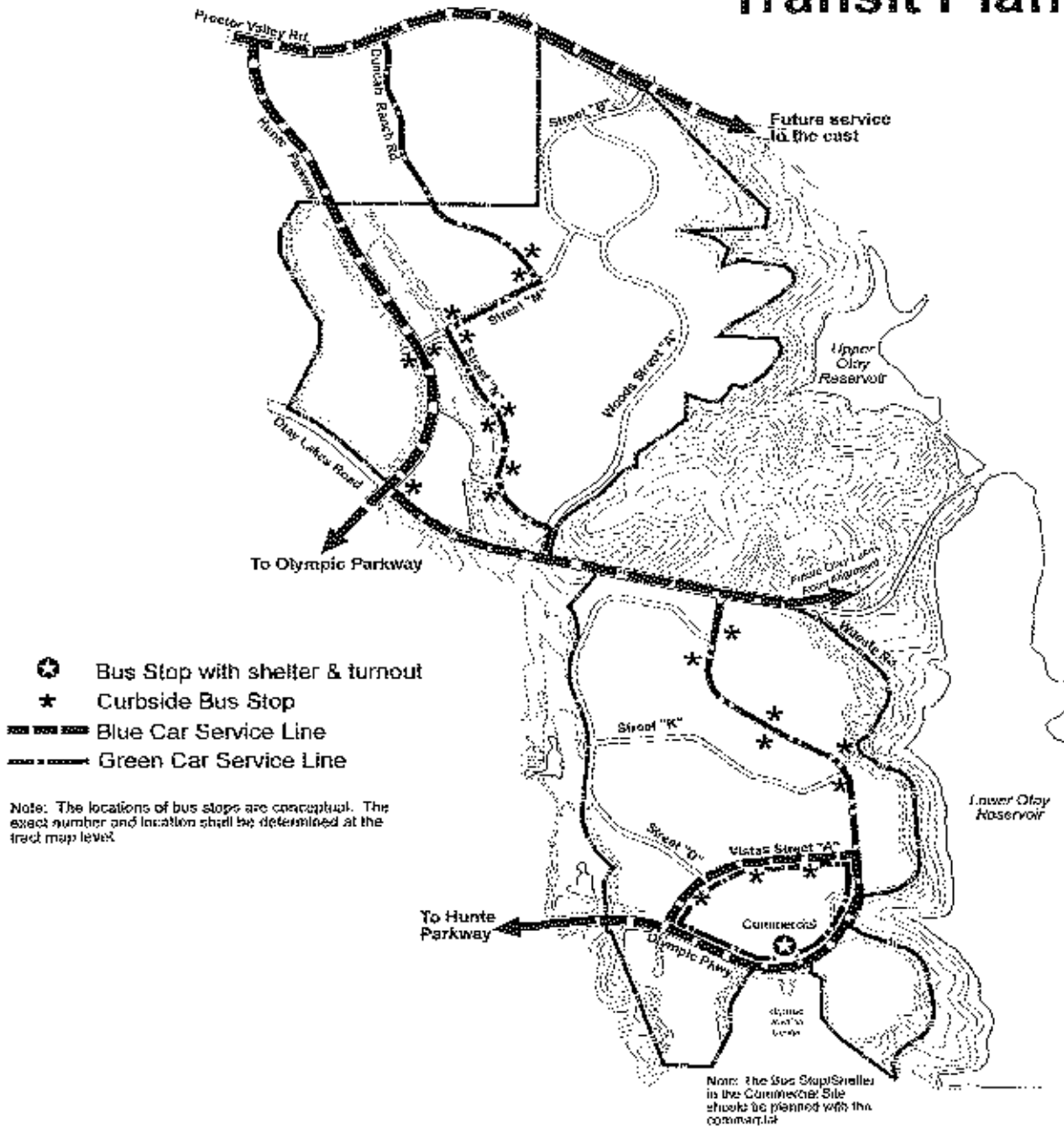
#### **Pedestrian Trails**

Two major off-street pedestrian trails are included in the EastLake III SPA: the EastLake Community Trail and the Chula Vista Greenbelt Trail. The EastLake Community Trail (Thematic Corridor) which extends from EastLake Hills through the developed portion of the EastLake Planned Community to its current terminus in EastLake Trails within Salt Creek, will be extended across the EastLake Vistas neighborhood to the park overlooking Lower Otay Lake. A pedestrian trail through the Salt Creek park/open space corridor branch of the Greenbelt as well as along the Olay Lakes branch, will connect to the city-wide system.

These trails will connect to the detached walk along the perimeter arterial highways to create numerous loop routes as well as interconnecting pedestrian systems. Sidewalks along the internal streets will also provide pedestrian routes and access to all destinations in the EastLake III neighborhoods, as well as connections to other destinations throughout the EastLake Planned Community. All pedestrian trails and sidewalks shall be concrete, except for those identified on the Trails Plan (Exhibit 13) which are proposed to be decomposed granite. Trail widths are also noted on the Trails Plan exhibit. The Greenbelt Trail is proposed to total 11 feet in width, consistent with the General Plan requirement for the width of that trail.



# Transit Plan



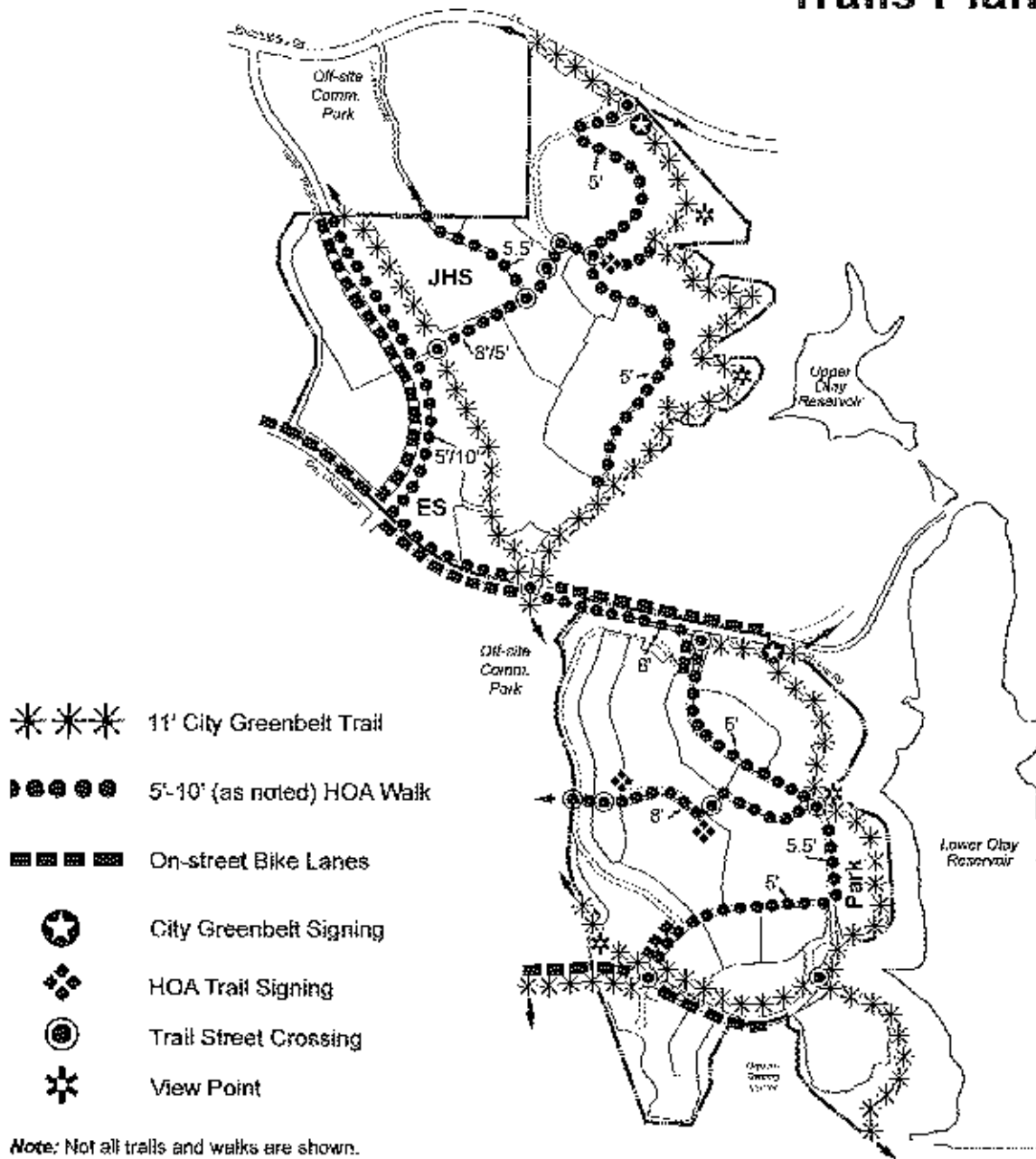
- Bus Stop with shelter & turnout
- Curbside Bus Stop
- Blue Car Service Line
- Green Car Service Line

Note: The locations of bus stops are conceptual. The exact number and location shall be determined at the tract map level.

Note: The Bus Stop/Shelter in the Commercial Site should be planned with the community.



# Trails Plan



-  11' City Greenbelt Trail
-  5'-10' (as noted) HOA Walk
-  On-street Bike Lanes
-  City Greenbelt Signing
-  HOA Trail Signing
-  Trail Street Crossing
-  View Point

**Note:** Not all trails and walks are shown. Refer also to Street Sections for additional trail and walk details. The trails indicated are subject to refinement during the subdivision process.

Source: DNA Inc., SR&O, Inc. & Civil Land Planning



## **II.2.4 Grading**

### **II.2.4.1 Introduction**

The Land Use Element of the Chula Vista General Plan states that the mesas, hilltops and gently rolling topography offer the best sites for development. Steeply sloped hillsides and valleys can serve as open space/greenbelt resources, linking the developed areas which they intersect. For the EastLake III SPA, the Salt Creek corridor along the eastern edge of the project and the slopes down to the Otay Reservoirs has been identified as such greenbelt resources. Development sites within the remainder of the SPA should be graded to blend with and create an aesthetically pleasing edge to the greenbelt corridors.

### **II.2.4.2 Grading Concept**

The SPA level grading plan for EastLake III is intended to provide a preliminary grading concept, identifying slope bank locations and necessary maintenance provisions. The preliminary grading design is as indicated on the Grading Concept, Exhibit 14. Preliminary estimates of grading quantities are balanced within each major development area: 520,000 CY cut/fill in Woods West; 3,500,000 CY cut/fill in Woods East; and, 4,700,000 CY cut/fill in EastLake Vistas.

The grading concept is based on the following objectives:

- Preservation of the sensitive areas of Salt Creek.
- Creating efficient man-made landforms that visually respond to natural terrain characteristics where practical.
- Creating and maintaining on and off-site views.
- Creating useable building areas and private yards.
- Separating potential public and private use conflicts.
- Creating, where possible, barriers or physical separation from traffic noise sources.

### **II.2.4.3 Grading Requirements**

Final grading design to implement the SPA grading concept should incorporate the following:

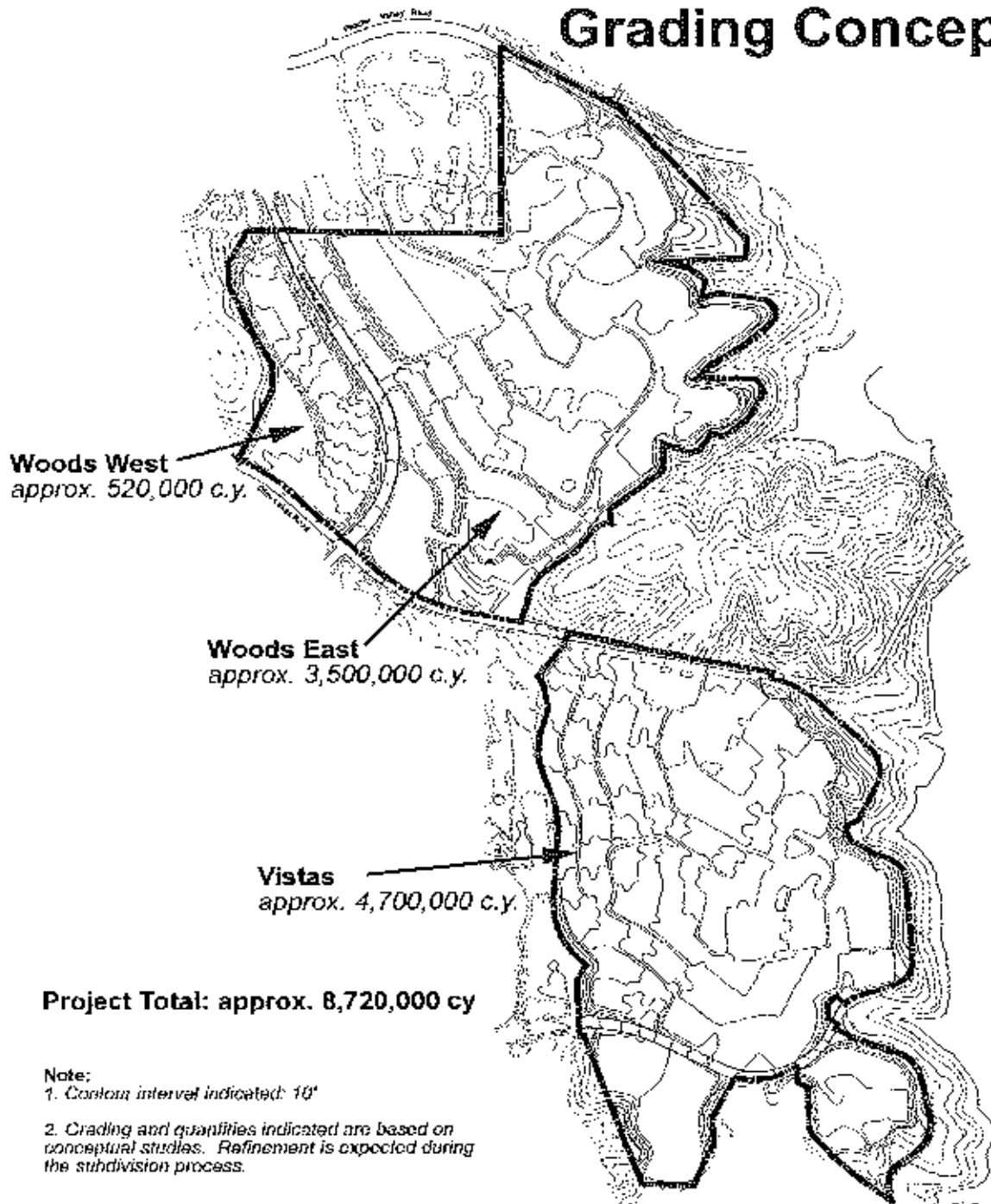
- General Standards: Grading within EastLake III shall be subject to Chapter 15.04 - Excavation, Grading and Fills of the Municipal Code.
- Grading Design: Graded areas should be contoured to blend with natural landform characteristics. Rounding both vertical and horizontal intersections of graded planes; obscuring slope drainage structures with a variety of plant material massing; incorporating the use of



variable slope ratios for larger slope banks; use of landscape planting for erosion control and to obscure man-made banks; and, other similar techniques should be used. Artificially appearing slope banks with rigid angular characteristics should be avoided.

- **Cut and Fill Slope Construction:** Slope banks in excess of five feet in height should be constructed at a gradient of 2 to 1 (horizontal to vertical) or flatter unless otherwise approved by the City Engineer. Minor interior slopes between lots may be 1.5 to 1.
- **Erosion Mitigation:** Based on actual field conditions encountered, the erosion potential of slopes should be reduced with berms at the tops of all slopes, paved interceptor ditches and terrace drains and vegetation. Vegetation should consist of drought-tolerant native or naturalized species, requiring little or minimal irrigation, deep rooted and well suited to the on-site soils. Spray-on applications and coatings, combined with jute or hemp mesh can be effective methods for stabilizing soils. Final plans should be based on coordinated input from a licensed landscape architect. The project shall comply with all NPDES requirements at the time of construction as well as any listed as erosion mitigation in the project EIR. The project will be required to have a Storm Water Pollution Prevention Plan (SWPPP) prepared at the start of construction per NPDES and State Water Resources Control Board requirements.
- **Maintenance:** The application for any grading permit should provide assurance acceptable to the City Engineer that landscaped slope banks will have adequate maintenance to ensure continued viability of landscaping. Generally, except for private lots, slope banks which exceed ten feet in height should be maintained by a homeowners' or property owners' association.

# Grading Concept



**EASTLAKE III SPA**  
A planned community by The EastLake Company

City Land Planning  
San Diego, CA 92114 (619) 594-1100  
10-15-08

Exhibit 14

## II.2.5 Parks, Recreation & Open Space

### II.2.5.1 Introduction

The EastLake III SPA Plan provides for a range of parks, recreation facilities and open space areas. Park and recreation facilities include a large public park overlooking Lower Otay Reservoir on the east side of the EastLake Vistas neighborhood (Parcel P-1), a private recreation facility site at the southern end of the EastLake Woods neighborhood (Parcel P-2) and recreational opportunities in the Salt Creek Greenbelt corridor. Refer to the Parks and Open Space Plan (Exhibit 15) for locations.

The private recreation facility will serve as the neighborhood amenity and focal point. It is located at the southern entry to the EastLake Woods neighborhood and help to establish neighborhood character. The public park in the EastLake Vistas neighborhood is located east of the neighborhood collector street and surrounded on three sides by open space buffering Lower Otay Reservoir. Facilities within Salt Creek will be developed for passive recreational use per the Salt Creek Greenbelt Master Plan. The two schools, elementary and junior high, within EastLake Woods, are not included in the park category but will include recreational facilities available to the public during non-school hours. These will supplement the public park facilities.

The proposed private facility will be owned and maintained by a Master Community Association. The community greenbelt along Salt Creek will be dedicated to the City and maintained by the City. The precise boundary and size of this area will be determined by the Tentative Tract Map and Salt Creek Greenbelt Master Plan process.

### II.2.5.2 Required Park Land & Improvements

New development is required to provide public park land, improved to City standards, and dedicated to the City, based on established standards. The dedication requirements are specified in Section 17.10.040 of the Chula Vista Municipal Code and are provided in Table B (converted from acres per 1000 population to square foot of park per dwelling unit), below.

Table B  
Park Land Dedication Standards

Dwelling Unit Type	Park Area Dedication/DU	DU/Park Acre Dedicated
Single Family Detached	423 SQ FT/DU	103 DU/AC
Attached/PUD	366 SQ FT/DU	119 DU/AC
Duplex	325 SQ FT/DU	134 DU/AC
Multiple Family	288 SQ FT/DU	151 DU/AC
Mobile Home	215 SQ FT/DU	203 DU/AC

The dedication requirement for the EastLake III SPA, based on the proposed target number of units and an assumed single family detached product type for Parcel VR-5 is calculated in Table C, below. The park requirements for the two neighborhoods within the SPA have been calculated separately.

Table C  
Park Land Dedication Required

Dwelling Unit Type	Target Unit Count (DU)		Park Area/DU	Park Acres Required (AC)	
	Woods	Vistas		Woods	Vistas
Single Family Detached	667	782	423 SQ FT/DU	6.48	7.59
Single Family Attached	0	73	366 SQ FT/DU	0	0.61
Multiple Family	0	1,033	288 SQ FT/DU	0	6.83
<b>TOTALS</b>	<b>667</b>	<b>1,394</b>	--	<b>6.48</b>	<b>15.03*</b>
<b>PROJECT TOTAL</b>	<b>2,555</b>		--	<b>21.51*</b>	

\*May not total due to rounding.

Public parkland to serve the EastLake Woods neighborhood is to be provided through the expansion of the community park in the Rolling Hills Ranch project, just north of the EastLake Woods area. The community park is located north of the junior high school site (Parcel PQ-2). The EastLake III project will pay a park fee to the City in-lieu of providing an on-site park. This fee will be used to acquire and improve additional land for park use in the adjacent neighborhood, but readily accessible to EastLake Woods residents.

EastLake Vistas will be served by a fully improved public park on Parcel P-1. A conceptual design for improvements in the public park are illustrated in Exhibit 16. Table D, below, indicates that the fully improved on-site park *may* not meet the public park requirement for EastLake. The parkland fee will be adjusted upward or downwards during the subdivision process to insure that the net useable parkland acres provided by EastLake, both on and off site, will meet EastLake III's parkland dedication requirement. In addition to the provision of parkland, a specified standard level of improvement is required. Improvements provided by the developer which exceed this standard will be credited to the project. Excess land or improvements provided may be credited as land, improvement cost, or any combination thereof, using the provisions of the ordinance to determine equivalence.

Table D estimates that the project will provide parkland less than that required for the EastLake III SPA, based on the Site Utilization Plan statistics. This park acreage calculation is subject to refinement at more detailed levels of review. The precise boundary and size of the proposed neighborhood park and other project requirements will be determined by the Tentative Tract Map.

Park fees will be adjusted at the Tentative Tract Map stage so that the parkland and improvements provided are sufficient for the lots/units approved, consistent with the City's park dedication requirements. Credit for all private recreation facilities within EastLake III will be considered. This is not included in Table D below, which only includes credit for public parks.

Table D  
Park Acreage Provided and Eligible Credits

Neighborhood	Park Provided	Proposed Credit	Estimated Credit Acres
EASTLAKE WOODS	PAD Fees = 5.6 AC	100%	5.6
EASTLAKE VISTAS P-1 Public Park & P-2 Private Park	12.9 AC	100%	12.9
<b>Total Provided</b>	<b>18.5 AC</b>	--	<b>18.5</b>
<b>Total Required</b>	--	--	<b>21.51</b>
<b>SPA BALANCE</b>	--	--	<b>-3.01* AC</b>

\* Any shortfall in parkland acreage dedication shall result in payment of the park acquisition component of the Park Acquisition and Development (PAD Fee). Given the lack of available acreage that could be acquired to serve the development, the acquisition component of the PAD Fee will be waived and a payment of \$2,666,260, or the amount required at the time the property is developed, will be made which can be utilized to fund construction of park and public facilities serving the EastLake Community. Any excess funds that remain once these facilities are complete can be utilized on other park or public facilities serving the Eastern Territories of Chula Vista. The Developer will pay the development component of the PAD Fee as required by the City.

### II.2.5.3 Open Space

While generally accepted standards have been established for the provision of acreage and a functional hierarchy of parks, the "need" for open space is more difficult to quantify. Usually the need, amount and location of open space is determined by the natural environmental conditions of the land and facility related needs such as detention basins, future road rights-of-way, and buffer space between unrelated land uses, etc. Steep slopes and sloping lands with unstable geologic conditions are obvious candidates for open space, as are noise buffer areas along major traffic ways.

The location and general extent of open space is determined at the GDP level of planning. Open space within EastLake III is to be provided for buffer areas, slopes and open space corridors as required by the EastLake III GDP. The SPA open space areas will fit into the overall regional/community-wide open space system identified in the Chula Vista General Plan, EastLake Planned Community GDPs and GDPs for adjacent planned communities.

Open space lands indicated on the EastLake III Site Utilization Plan include the Salt Creek corridor within the EastLake Woods neighborhood, slopes adjacent to both Upper and Lower Otay



Reservoirs, slope/buffer areas adjacent to Otay Lakes Road, Hunte Parkway and Olympic Parkway, and a buffer between the western edge of the EastLake Woods residential neighborhood and the EastLake Business Center light industrial uses, off-site to the west.

Designated open space areas will be preserved through the dedication of open space easements and/or lots to the City, landscape maintenance district or other appropriate agency, or to a Master Community Association, which will be determined at the tentative tract map level of approval. Uses will be strictly controlled through zoning regulations (see Section II.3 PC District Regulations).

Landscaping within open space areas shall comply with all requirements of the City of Chula Vista Landscape Manual.

#### **II.2.5.4 Habitat Enhancement**

Habitat enhancement will be completed in the Salt Creek corridor within the EastLake Woods neighborhood. Two specific mitigation programs are envisioned.

##### **Salt Creek Wetland Mitigation Area**

Approximately nine acres within EastLake Woods will be reserved for wetland mitigation plantings on site. The area is within the northern portion of the Salt Creek drainage south of the property line, bordered on the west by Hunte Parkway and by the junior high school site and residential neighborhoods on the east. The wetland mitigation area accommodates approximately two acres of mitigation from EastLake Trails and all additional wetland mitigation required for EastLake Woods and Vistas. The extent and type of wetland plantings will be determined in the conceptual mitigation plan to be prepared in the future under consultation with the resource agencies. Transitional native plantings will be installed on the slopes adjacent to the mitigation area to provide a biological buffer around the created habitat. The conceptual grading plan incorporates undulated slopes and small islands to be planted with native habitat within the larger mitigation site. The mitigation provided will offset project impacts to jurisdictional areas protected by the U.S. Army Corps of Engineers and California Department of Fish and Game.

##### **Otay Tarplant Mitigation Area**

To offset project impacts to approximately 3 percent of the Otay tarplant (*Hemizonia conjugens*) on site, an approximately 0.15 acre area on EastLake Woods will be restored in the open space area east of parcel WR-1. The area is situated adjacent to an existing larger tarplant area observed during Spring 2000 and near Multiple Species Conservation Plan (MSCP) preserve off-site. Restoration will consist of spreading seeds collected from the existing tarplant population on site (and nearby). The target seed area will be flagged and fenced to prevent unauthorized entry. Seeding will continue for a period of time to increase the long-term seed bank in the mitigation area.

### **II.2.5.5 Park & Open Space Implementation**

All of the open space and public parks will be controlled through open space easements and/or dedication to the City, district or homeowners' association. Maintenance of the public park will be provided by the City. Open Space and/or Landscape Maintenance Districts may be established to ensure proper management and operation of public right-of-way improvements.

Private open space areas and slopes within "common interest" residential projects will be designated common areas and maintained by homeowners' associations. For detached residential projects, major open space slopes will be a single lot or lots, with open space easements protecting the slopes from development.

The phasing of community development concurrent with the provision of adequate park land and improvements is fully described in the Public Facilities and Financing Plan (Section II.5 of the SPA Plan package). The schedule of improvements has been developed to maintain an adequate level of service for EastLake III residents. The mechanism to provide actual dedication and improvement of public park areas is expected to be subdivision map conditions.

# Parks & Open Space Plan

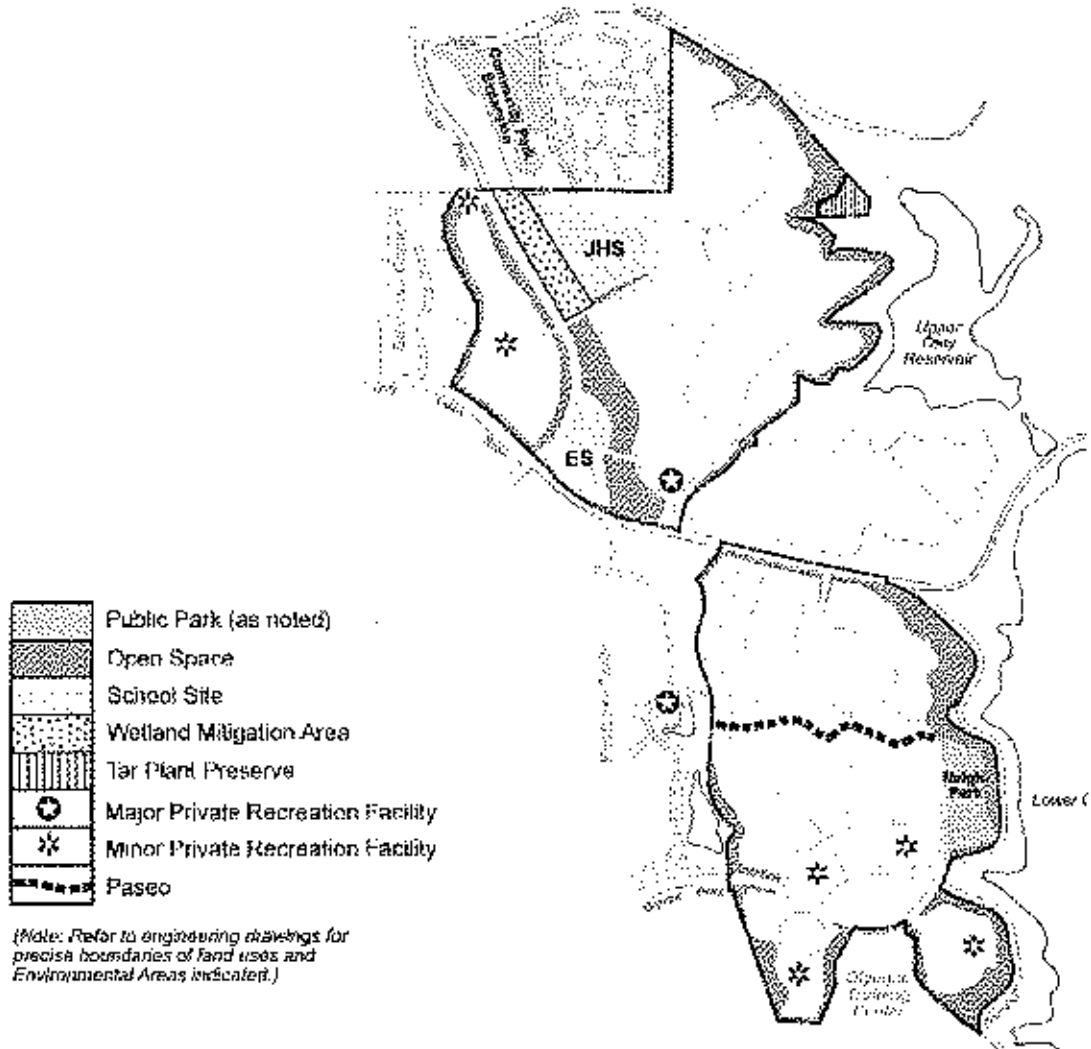
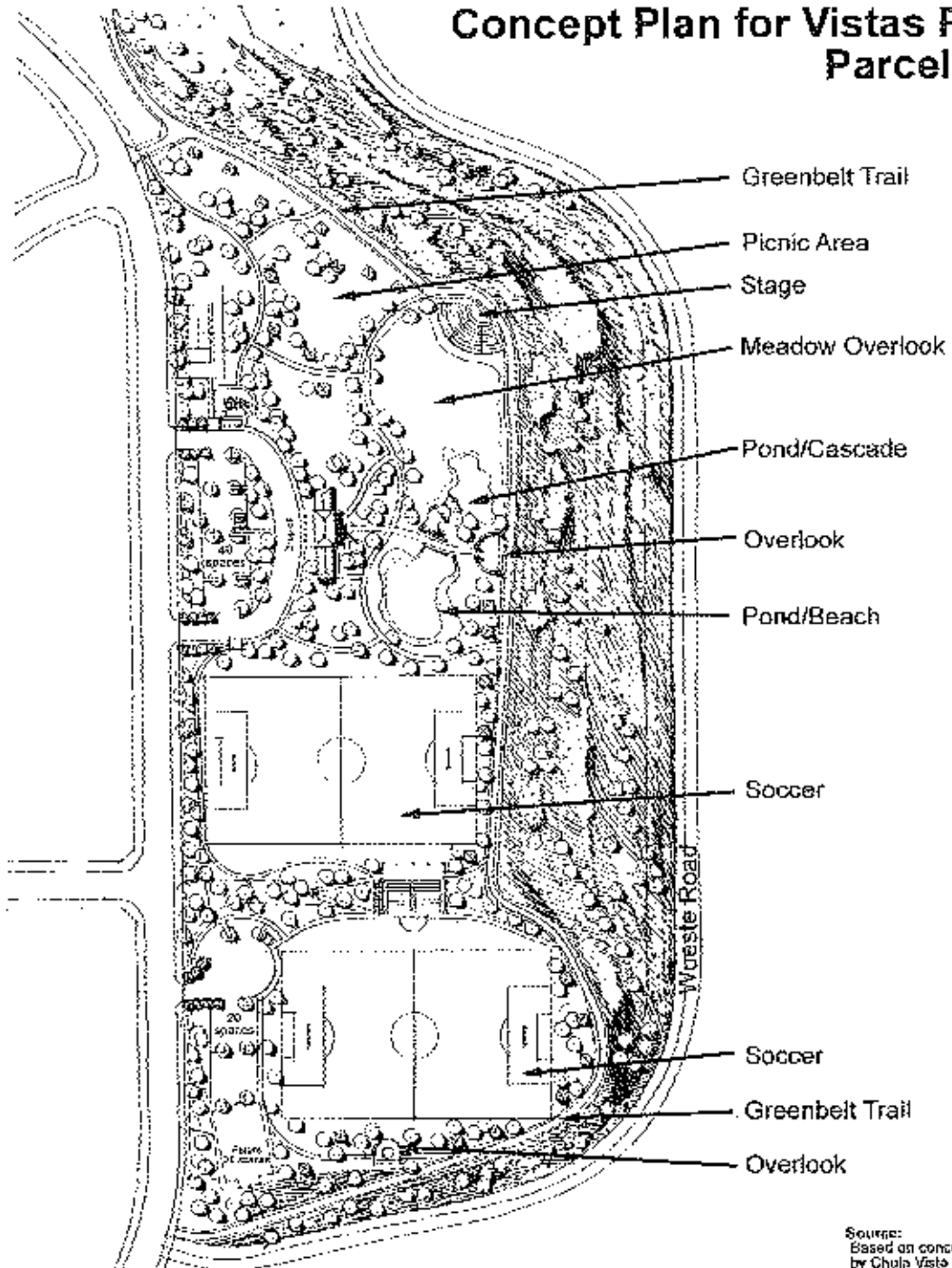


Exhibit 15

# Concept Plan for Vistas Park Parcel P-1



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Source:  
Based on concept provided  
by Chula Vista Parks Dept.



**Exhibit 16**

## **11.2.6 Development Phasing**

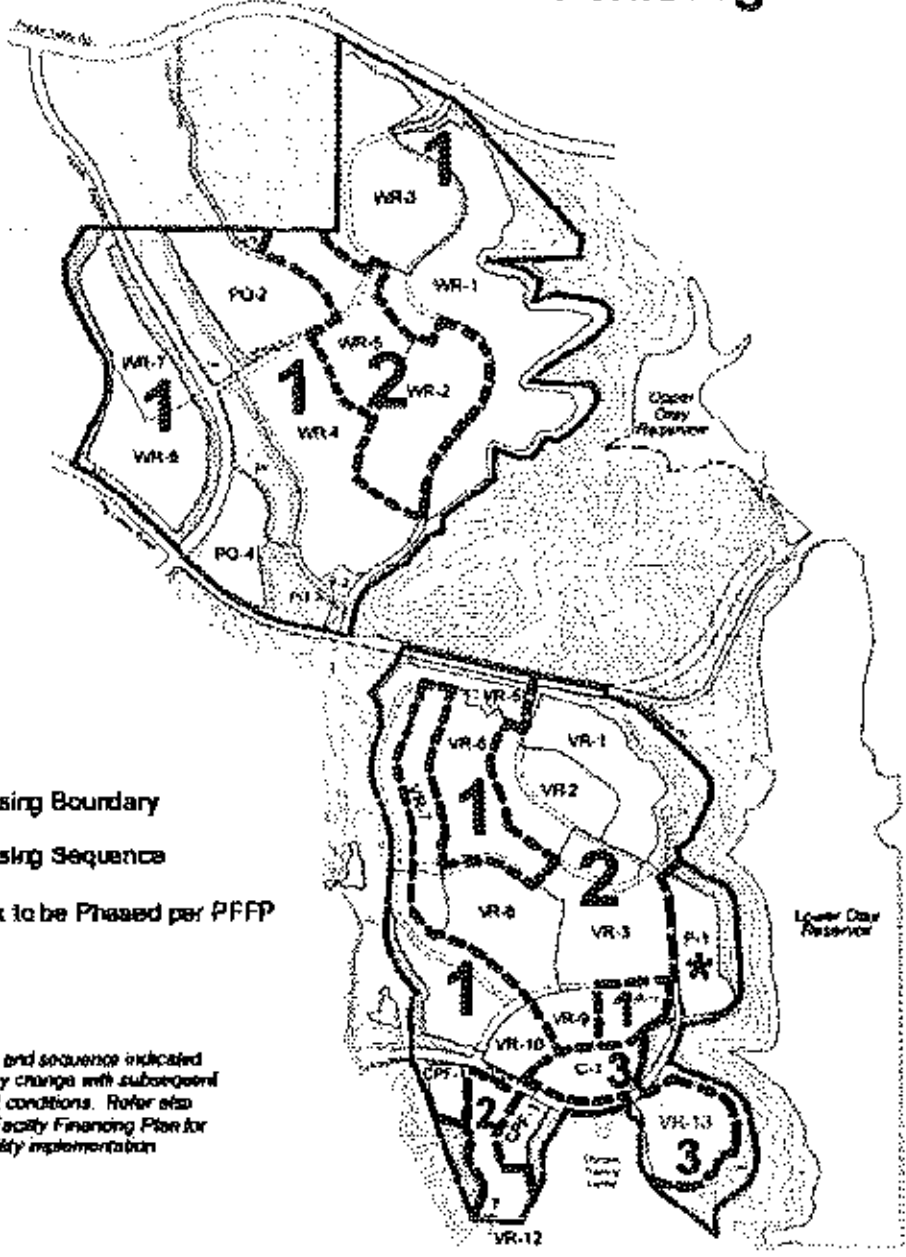
Three primary phases of development are envisioned. These are illustrated in the Conceptual Phasing Plan (Exhibit 17). Initial residential development will occur in throughout the EastLake Woods neighborhood and in the western portions of the EastLake Vistas neighborhood. Phase 2 will include development of parcels WR-2 and WR-5, and the eastern portion of the EastLake Vistas neighborhood. The third phase includes the commercial uses within the Activity Center at the southern end of the EastLake Vistas neighborhood. Anticipated phasing by parcel for residential and commercial parcels is provided in Table E, below. Parks, public/quasi-public and CPF sites will be available for development when adjacent residential sites are developed.


The proposed phasing and actual construction timing may be modified during the EastLake III Master Tentative Map process and modification to the Public Facilities Financing Plan resulting from the Master Tentative Map conditions of approval.

Table E  
**Conceptual Phasing by Parcel**

Parcel	Phase 1	Phase 2	Phase 3
WR-1	X		
WR-2		X	
WR-3	X		
WR-4	X		
WR-5		X	
WR-6	X		
WR-7	X		
VR-1		X	
VR-2		X	
VR-3		X	
VR-4	X		
VR-5	X		
VR-6	X		
VR-7		X	
VR-8		X	
VR-9		X	
VR-10	X		
VR-11	X		
VR-12		X	
VR-13			X
C-1			X

# Phasing Plan



-  Phasing Boundary
- 2** Phasing Sequence
- \*** Park to be Phased per PFFP

*Note: The boundaries and sequence indicated are projections and may change with subsequent subdivision and market conditions. Refer also to the adopted Public Facility Financing Plan for additional detail on facility implementation requirements.*



## **II.2.7 Public Facilities**

### **II.2.7.1 Introduction**

The inclusion of public facilities issues is a distinguishing feature of SPA Plans. This portion of the plan outlines the public facilities which enable the community to function properly. The companion Public Facilities and Financing Plan (Section II.5 of the EastLake III SPA Plan package) describes the “backbone” facilities in more detail and assigns the responsibility for construction and financing of all required facilities.

The facilities described in the SPA Plan have been identified and capacities determined based upon projected land uses and their distribution, as shown on the Site Utilization Plan (Exhibit 5).

### **II.2.7.2 Potable Water Supply & Master Plan**

The EastLake Planned Community, including the EastLake III SPA, is located within the boundaries of the Central Service Area of the Otay Water District (OWD), which is responsible for providing local water service. OWD is a member of the County Water Authority and the Metropolitan Water District of Southern California.

Potable water is provided to the Central Service Area by the San Diego County Water Authority via the Second San Diego Aqueduct. Water is delivered at Aqueduct connections No. 10 and No. 12 (former connections No. 4 and No. 9) and is conveyed by gravity to District reservoirs with a high water level of 624 feet. Water is then pumped from the 624 Zone to the 711 and 980 Zones.

The Central Area Pump Station located at the Patzig 624 Zone Reservoir site, pumps water to the 711 Zone distribution system and storage reservoirs. The Central Area Pump Station currently has four pumps (including one standby), each rated for approximately 4,000 gallons per minute (gpm) which results in a firm capacity of about 12,000 gpm. There is space for the addition of a fifth pump in the future.

The 980 Pump Station located at the 624 Reservoir site is the primary supply to the 980 Zone. The pump station was completed in 2006. The 980 Zone is also supplied by the EastLake Pump Station, which lifts water from the 711 Zone distribution system to the 980 Zone distribution system and storage reservoirs. This pump station is located on the south side of Otay Lakes Road at Lanc Avenue and includes three 4,000 gpm pumps (including one standby) for a firm capacity of 8,000 gpm.

The 711 Zone has two existing operational reservoirs, the 711-1 and 711-2 Reservoirs, located at a common site within the EastLake Greens development just south of Otay Lakes Road. The reservoirs have capacities of 2.8 and 2.2 million gallons (MG). The 711 Zone also includes the 16 MG 711-3 Reservoir for a total of 21.0 MG in the 711 Zone. There are two existing operational reservoirs in the 980 Zone, designated as the 980-1 and 980-2 Reservoirs. These reservoirs are



located within the Otay Water District Use Area situated north of the Rolling Hills Ranch development. The reservoirs have a capacity of five million gallons (MG) each for a total of 10 MG.

EastLake III will be supplied by both the 711 and 980 Zones. The majority of development sites, all of EastLake Woods and most of EastLake Vistas, will be served by the 980 Zone. The 711 Zone is limited to the EastLake Vistas multifamily and CPF parcels south of Olympic Parkway and west of the OIC entrance. Existing 12-inch 711 and 24-inch 980 Zone transmission mains are located in Otay Lakes Road. Current development of the Rolling Hills Ranch, EastLake Trails, and Otay Ranch developments will extend transmission mains in Proctor Valley Road, Otay Lakes Road, and Olympic Parkway to the EastLake III boundary. Exhibit 18 shows existing and proposed regional facilities that will serve the project.

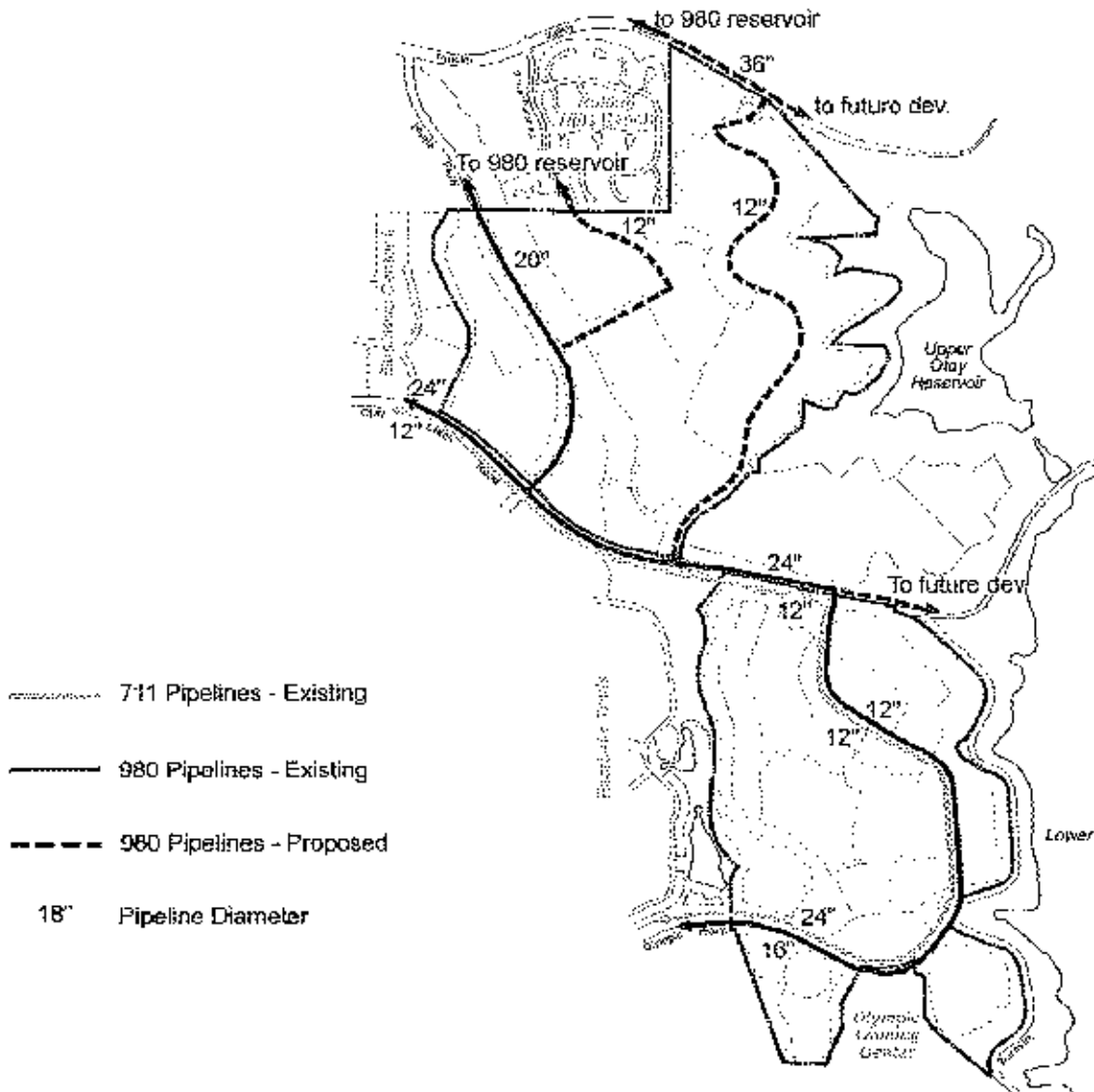
As part of the District's Capital Improvement Program (CIP), additional storage, increased pumping capacity and water transmission system extensions will be completed. These improvements are based on the water demands of EastLake III as well as other major projects within the Central Service Area. Storage improvements include the planned 6.0 MG 980-3 reservoir, which is located off-site, north of EastLake Woods. The 980 Zone transmission system has recently been extended east in Otay Lakes Road and Olympic Parkway, and south in Hunt Parkway. The 711 Zone transmission system has also been extended east in Olympic Parkway.

### **II.2.7.3 Potable Water Demand**

Domestic water demand for EastLake III SPA has been estimated as a part of the Sub-Area Water Master Plan process which is overseen by the OWD and must be approved in its final form at the time of subdivision map approval. A preliminary estimate of the EastLake III SPA water demand is 947,000 gallons per average day (0.95 MGD; not including the "panhandle parcel"), as calculated in the Preliminary Sub-Area Master Plan for EastLake III prepared by John Powell/PBS&J, dated February 2001. This was updated on May 2, 2005 and supplemented with August 1, 2005 cover letter.

Additional analyses will be completed as the project is refined to assure that sufficient supplies are planned to be available as demand is generated by the project. Water "will serve" acknowledgments from the Water District will be required by the City during the subdivision map process.

# Potable Water System



Source: John Powell/PBS&J



Exhibit 18

#### II.2.7.4 Recycled Water Supply & Master Plan

Based on current OWD policies regarding new subdivision development, landscape irrigation for parks, schools, greenbelts, road medians, and multi-family residential is required to utilize, where available, recycled water. The project is located in the OWD Central Service Area which currently receives recycled water from the District's 1.3 MGD capacity Ralph W. Chapman Recycling Facility.

Recycled water is delivered to two existing storage ponds located in the District Use Area situated north of Proctor Valley Road. Pond No. 1, has a high water level of approximately 950 feet and Pond No. 2 operates with a high water level of approximately 940 feet. Potable water is currently used to supplement the recycled water supply during supply shortfalls caused by high demand conditions. EastLake III SPA will receive recycled water from connections to the 950 Recycled Zone distribution system. Exhibit 19 shows the proposed backbone recycled water system within the project and the areas to be served.

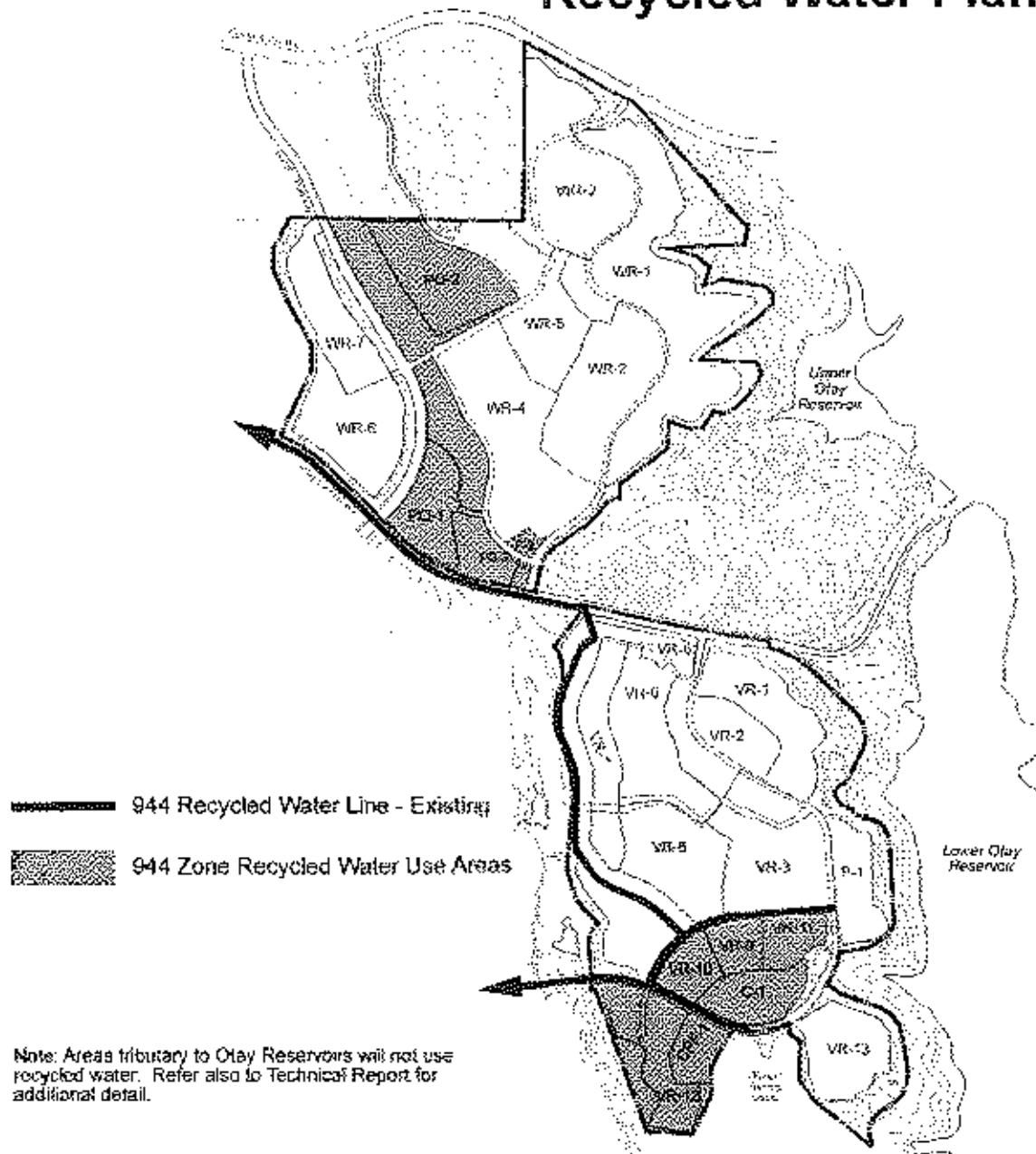
Supplemental recycled water supply will be available from the City of San Diego's planned 15 MGD capacity South Bay Water Reclamation Plant (anticipated to start in summer 2007). The plant is located in the Tijuana River Valley near the Mexican border. Deliveries to the District will be pumped up to the 680 Zone Recycled Reservoir to be located in EastLake Greens. The District will have the option of pumping recycled water from the 680 Zone Reservoir to supply 944 Zone demands.

The City has developed guidelines for the preparation and implementation of Water Conservation Plans. The new guidelines will provide information to be used in finalizing a Water Conservation Plan for EastLake III to be considered in conjunction with actions of the SPA Plan.

Recycled water will be used to irrigate all landscaped areas identified in the sub-area master plan, and shall be consistent with the Water Conservation Plan. Land that drains to the Upper and Lower Otay Reservoirs (Tributary Basin) will not be included. Within the Tributary Basin, potable water will be used for irrigation to avoid the potential for contamination of the drinking water supplies in the reservoirs. Recycled water demand for EastLake III has been calculated to be 207,000 gallons on an average day (0.21 MGD) in the Sub-Area Master Plan for EastLake III by PBS&J, dated May 2, 2005 with August 1, 2005 cover letter.

Other development projects surrounding EastLake III will be extending the 944 Zone recycled water transmission mains eastward in Otay Lakes Road and Olympic Parkway to the project boundary. The on-site recycled water distribution system will be specified in the subdivision sub-area master plans to be prepared in conjunction with the tentative subdivision maps. To the extent that the Water Conservation Plan study affects areas to be irrigated with recycled water, these areas will be incorporated in the sub-area master plans. In accordance with Regional Water Quality Control Board and County Environmental Health Department guidelines, best management practice will be used to eliminate or minimize ponding, surface run-off, or overspray of irrigation water. The irrigation system will be designed such that no direct drainage of recycled water to storm drains occurs.

# Recycled Water Plan



Source: John Powell P.E. & Associates



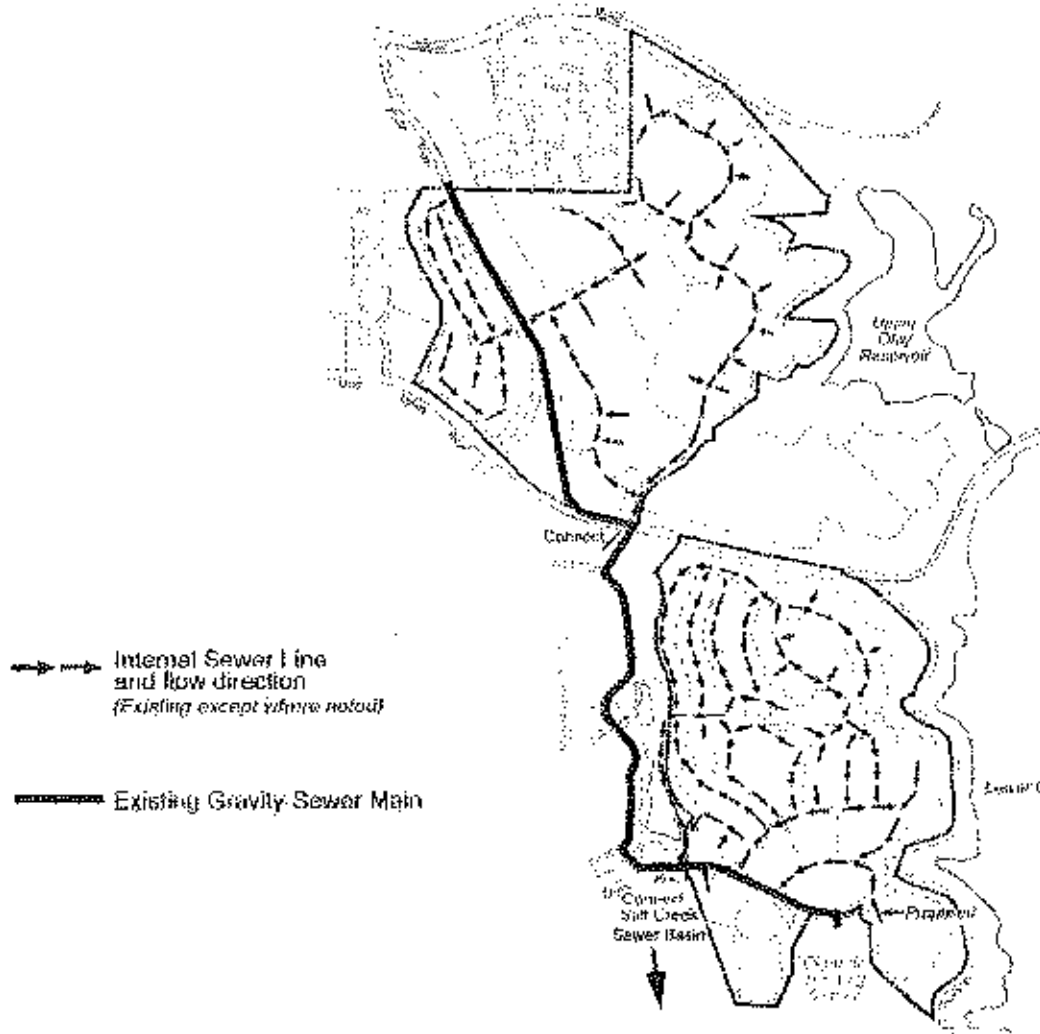
### II.2.7.5 Sewer Service

Sewer service to the project site is provided by the City of Chula Vista. EastLake III SPA is located in the Salt Creek Sewer basin. Existing and proposed sewer facilities have been planned to accommodate all existing and planned development within EastLake III. Exhibit 20 depicts the internal sewer lines and connection to the sewer main. Phasing and responsibilities of facilities is included in the PIMP and adopted Subdivision Conditions of Approval.

The specific provisions for these facilities are included in the following technical studies, included herein by reference:

- Preliminary Sewer Study for EastLake III Woods and Vistas; prepared by SB&O, Inc.  
Dated June 22, 2001
- EastLake Peninsula Off-Site Sewer capacity Analysis, draft No. 3; prepared by PBS&J.  
Dated November 8, 2005

# Sewer Plan



Note: The sewer system indicated is subject to technical refinement during the submittal process. Refer also to Technical Sewer Reports for additional detail.

Source: SB&O, Inc.

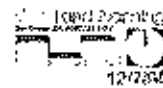


Exhibit 20

### 11.2.7.6 Storm Drain System

Review and approval of storm drain system design and implementation is the responsibility of the City. Conceptually, the on-site run-off from developed areas in the EastLake III SPA will be collected by an on-site system and discharged into the Salt Creek drainage. The drainage system will be required to control post-development run-off so that it does not exceed pre-development conditions.

Prior master planning and conceptual design efforts for EastLake III envisioned that storm water improvements would be required. A detention basin at Olympic Parkway and enhanced wetlands in Salt Creek, between Olympic Parkway and Otay Lakes Road, have been constructed to enhance water quality and attenuate storm water run-off. These facilities were designed to serve the EastLake Vistas planning area, as well as the EastLake Trails SPA. However, the design reports for these facilities did not mitigate for the potential impacts from the EastLake Woods area or the panhandle parcel. Upstream within Salt Creek, the Rolling Hills Ranch project (formerly Salt Creek Ranch) built detention basins at two locations. The basins significantly reduce the peak 100 year run-off. Plans for EastLake III incorporate these reductions. Detention volumes are based on the need to control run-off volume to pre-development levels and water quality mitigation which requires a drain time of 24 to 72 hours to allow time for sediments to settle, etc.

Anticipated flows have been calculated in a Preliminary Drainage & Detention Study prepared by SB&O, dated February 27, 2001 and the supplement by Rick Engineering, dated August 5, 2005. The drainage master plan for the area identifies two locations for detention basins in the vicinity of Salt Creek. These are the major road crossings at Otay Lakes Road and Olympic Parkway. A 12 foot by 10 foot box culvert with detention basin and spillway has already been constructed at the Olympic Parkway crossing. A 12 foot by 12 foot reinforced concrete box culvert has also been constructed across Otay Lakes Road. Given the current configuration, this facility provides negligible attenuation of the storm water run-off. The most significant new drainage facility is a new detention basin at Otay Lakes Road to serve the EastLake Woods project area as identified in the technical report and approved by the City Engineer.

Rick Engineering prepared a letter report, dated April 23, 2007, which analyzed the impact of converting the Seniors Housing (VIZ-13) to high density multi-family rentals. This analysis concluded that the land use conversion would have no negative impact to the storm drain system.

Fusco Engineering prepared the same analysis for a multi-family for-sale condominium project (VR-13) in April 2010 reaching the same conclusion.

Due to site planning, topographic and access constraints, the detention facility consists of two successive detention basins. The upper basin provides 29.0 ac-ft of total storage (water quality and detention). Outflow will be constrained by two rectangular control structures with four weir openings. Twin 78-inch pipes will convey the storm water under the school access road to the lower facility. The lower basin provides 16.2 ac-ft of total storage. Outflow will be controlled by a similar structure. In order to capture the maximum amount of run-off, the lower control structure will be connected to the existing box culvert. No significant conflicts between storm drain facilities and recreation use of the Salt Creek corridor are anticipated.

The proposed detention basin, with the water quality features, will allow effective removal of the suspended sediment and silt. In order to address the increase in total dissolved solids (TDS) and other contaminants, an extended detention facility with wetland plantings is recommended. It should be noted that the effectiveness of this type of facility is in the range of 65% to 90% pollutant reduction.

Based upon preliminary estimates and rough calculations, the additional areas and diversions from the EastLake Vistas neighborhood may exceed the capacity of the existing Olympic Parkway storm drain system. The final design of the EastLake Vistas storm drain should direct storm water run-off beyond the capacity of the Olympic Parkway system to the existing Salt Creek outfall(s) located on-site. These storm drain systems should be reviewed during final design to verify that capacity is adequate to accommodate the additional flows.

The phased construction of storm drain facilities, based on the city-approved master plan, will be incorporated into the Public Facilities Financing Plan and/or subdivision map conditions to assure timely provision of required facilities. The Storm Drainage Plan for the project is depicted in Exhibit 21.

#### **II.2.7.7 Urban Run-off**

The Upper and Lower Otay Lakes are operated by the City of San Diego as domestic water reservoirs. These reservoirs must be protected from urban run-off to maintain water quality for domestic use. Storm water run-off from urbanized areas generally contains higher total dissolved solids (TDS) than is desired for domestic purposes. Further, significant contaminants including hydrocarbons, fertilizer, pesticides, and the potential for other point source pollutants, may represent additional health risks. Because the science involved in treating storm water run-off and the costs associated with treatment of the run-off from the projects are unknown, a more practical solution is to divert as much of the storm water run-off as possible away from the lakes. The combined Woods and Vista projects will divert approximately 243 acres of run-off from the Otay Lakes to the Salt Creek basin. This diversion will be accomplished by gravity flow/mechanical means and storm drain systems to convey run-off to Salt Creek. This diversion concept is consistent with that originally approved with the adoption of the EastLake III GDP in 1990 and confirmed in the Eastern Territories Area Plan adopted with the General Plan. The proposed diversion will need to be approved by the City of Chula Vista based on the City of San Diego's Source Water Protection Guidelines. The Urban Run-off Diversion Plan for the project is provided in Exhibit 22.

The diversion of 243 acres of developed property represents an increase of approximately 10% in Salt Creek drainage basin size. The increased run-off from the diversions have the potential for greater channel and soil erosion where the diverted water is discharged. Further, water quality changes associated with development could impact the Salt Creek watershed. The most cost effective and efficient structural control to mitigate these varied impacts is provided with a detention basin with a water quality/de-silting component as described in the project drainage facilities

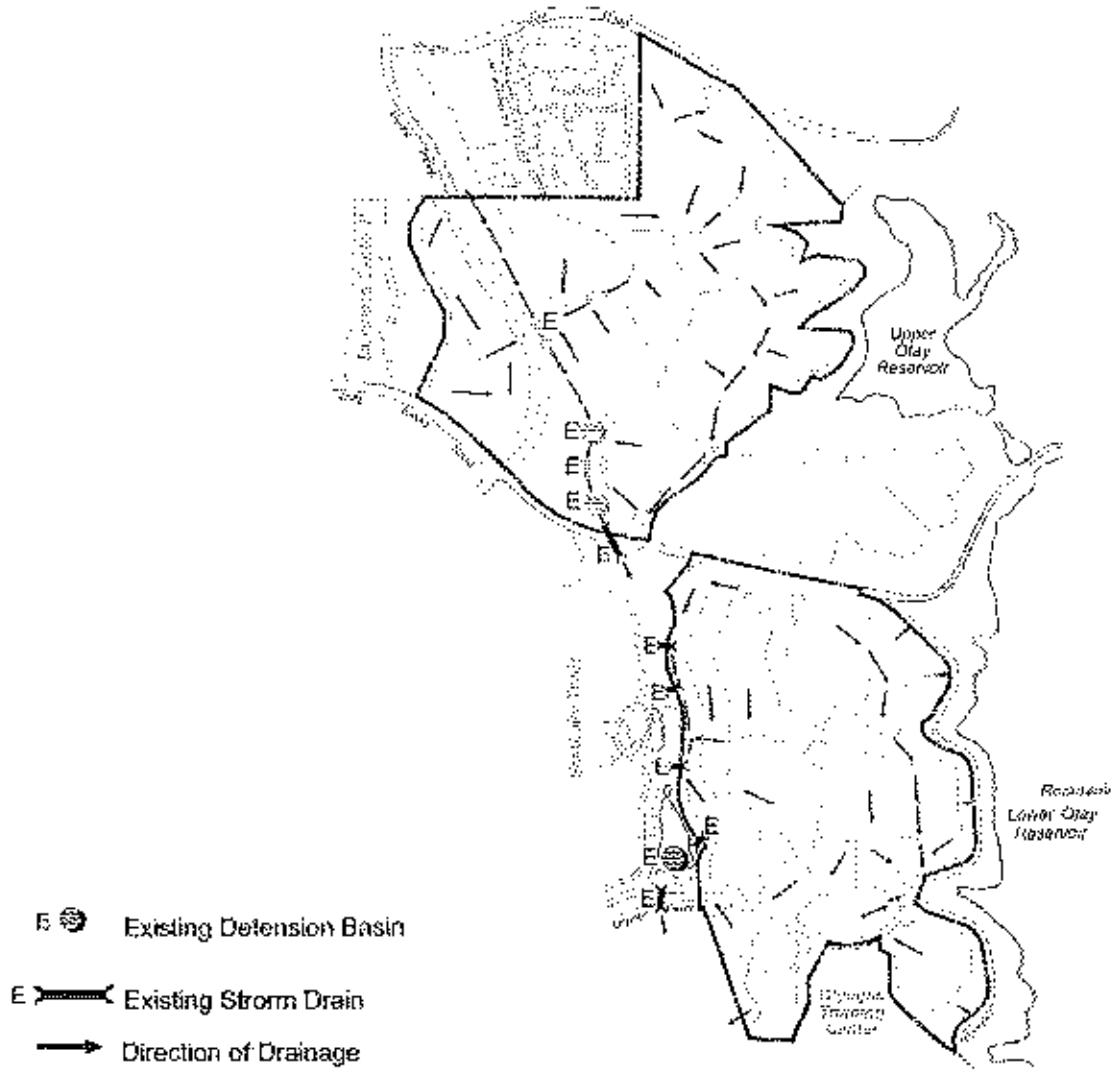


discussion above. The detention basin will allow removal of the suspended sediment and silt. In order to address the increase in total dissolved solids (TDS) and other contaminants, an extended detention facility and wetland plantings will be constructed. This type of facility provides a cost-effective solution with minimal long-term maintenance costs. Maintenance of drainage channels and detention facilities will be provided through funding from a homeowner's association (HOA) or community facilities district (CFD), per the PIMP.

Based upon preliminary estimates and rough calculations, additional areas and diversions from the EastLake Vistas could exceed the capacity of the existing Olympic Parkway storm drain system. The final design of the EastLake Vistas storm water system should direct run-off beyond the capacity of the Olympic Parkway system to the existing Salt Creek outfall(s) located on-site. The storm drain systems should be reviewed during final design to verify that capacity is adequate to accommodate the additional flows.

Run-off from off-site portions of Otay Lakes Road and Proctor Valley Road, which are the obligation of EastLake III will need to be diverted by mechanical means or treated by an approved urban treatment facility.

# Storm Drainage



Source: SB&O, Inc.

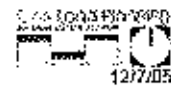
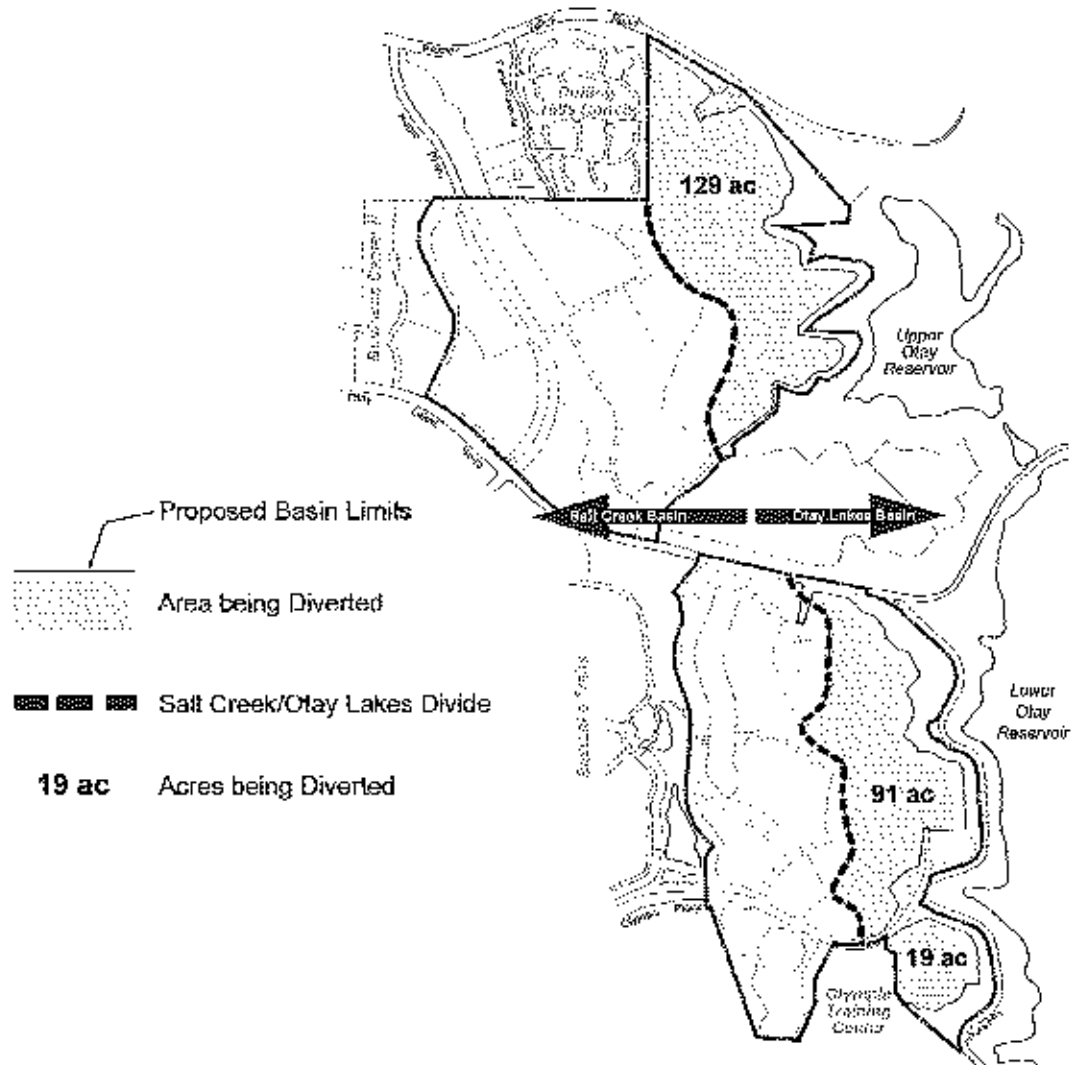


Exhibit 21

# Urban Run-off Diversion



Source: SB&O, Inc.



Exhibit 22

### **II.2.7.8 Roads**

Roads included in the EastLake III SPA are addressed in Chapter II.2.3 Circulation of this SPA Plan. The Public Facilities Financing Plan (Section II.5 of the SPA Plan package) details their phasing and financing.

### **II.2.7.9 Schools**

One objective for all EastLake neighborhoods is to provide the schools necessary to serve community needs in a manner which relates directly to the planned neighborhood structure of the project. The location of schools is intended to contribute to the sense of community, provide reduced maintenance costs with combined school/park complexes, and provide flexibility to respond to changing student populations as the community matures. Planned school facility sites are identified in Exhibit 23, School Location Map.

The EastLake III SPA is located within the Sweetwater Union High School District and the Chula Vista Elementary School District. The Board of Trustees of the Sweetwater Union School District and the Board of Education of the Chula Vista Elementary School District have each formed Community Facilities (Mello-Roos) Districts for the purpose of financing school facilities within EastLake III through the use of special taxes and the issuance of bonds.

The need for an elementary school site within the EastLake III SPA is anticipated. Elementary schools have been provided in the EastLake Hills neighborhood, north of East "H" Street in EastLake I, and in the EastLake Greens and EastLake Trails neighborhoods, immediately to the west.

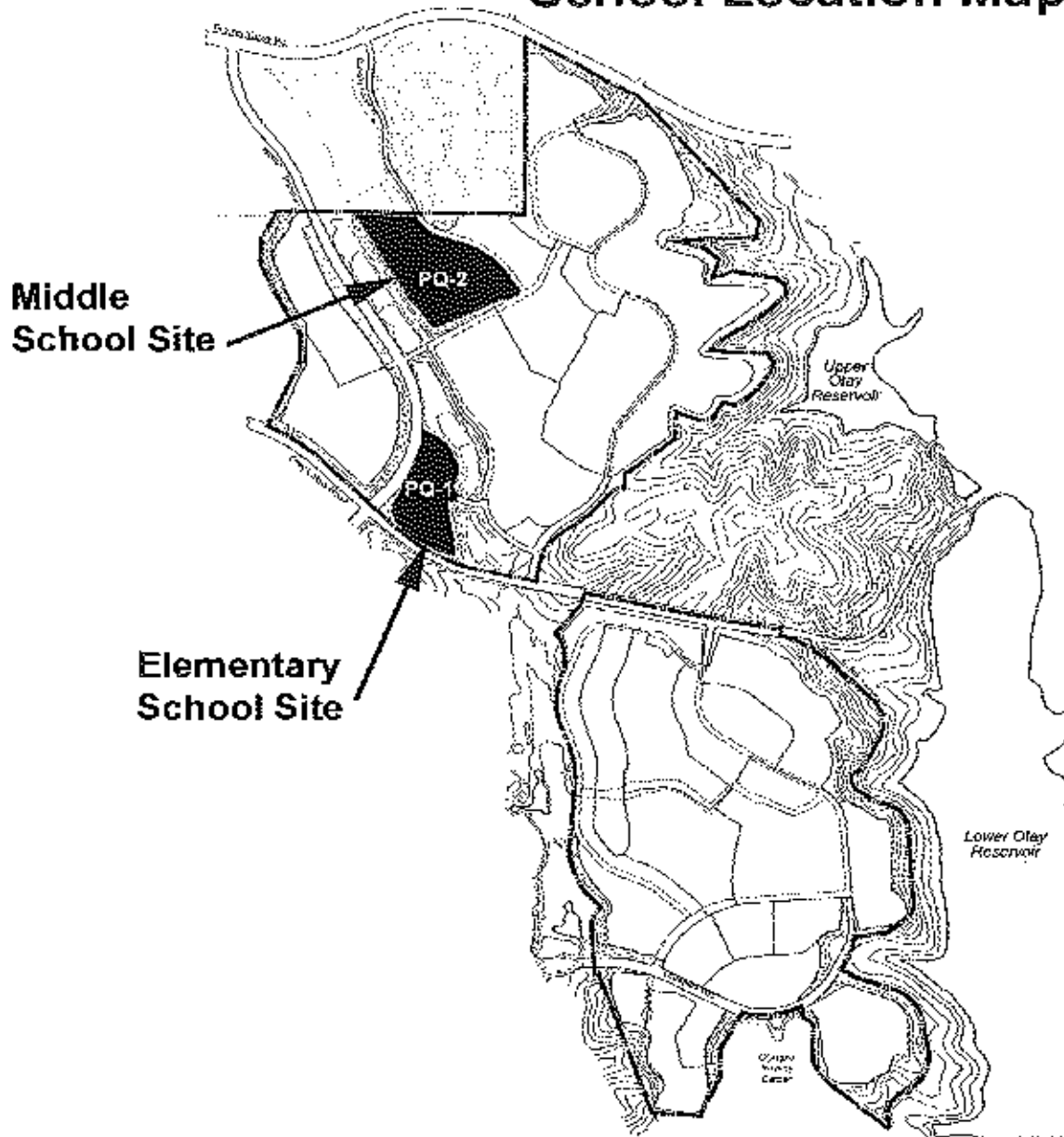
The EastLake III SPA designates a 14.3 acre elementary school site, Parcel PQ-1, at the intersection of Hunte Parkway and Otay Lakes Road, with access across Salt Creek from internal streets of EastLake Woods. The site will be reserved for acquisition by the school district, as provided in the Public Facilities Financing Plan. EastLake III is projected to generate 618 elementary school students which is approximately equivalent to the capacity of one school.

The Sweetwater Union School District provides secondary education for the area. Existing schools in the area include Bonita Vista High School and Junior High School, both located near the intersection of East "H" Street and Otay Lakes Road. A new high school to serve students from EastLake and other projects in the vicinity has been constructed within the EastLake Greens SPA. A new junior high school has been constructed within the EastLake Woods neighborhood, at the northern end of the Salt Creek corridor. This 25.1 acre site is also accessed from internal streets.

EastLake III is projected to generate 206 junior high school students and 392 high school students.

Adult school services are provided in the evening at local school district facilities. Southwestern College, located approximately one mile west of EastLake, provides community college services to local residents.

# School Location Map



**Exhibit 23**

### 11.2.7.10 Child Care Facilities

The city adopted the Child Care Element of the Chula Vista General Plan in March, 1995. The purpose of the Child Care Element is "to provide comprehensive policy direction for the provision of adequate child care facilities necessary to serve existing and future developed areas in the City in a coordinated and effective manner."

EastLake III SPA, and the EastLake Planned Community as a whole, may have a mix of child care providers, such as school, church, non-profit or commercial facilities. Child care facilities may be located within private homes, commercial centers, offices, government and industrial complexes, and/or adjacent to public and private schools when appropriate. Family day care homes and facility-based child care centers are discussed below.

Home-based child care includes small family day care homes (SFDCH) that serve 6 children and large family day care homes (LFDCH) that serve 7-12 children. The Chula Vista Municipal Code allows the establishment of SFDCHs and LFDCHs within the R-1 Zone as well as the RE and RS land use districts of the PC Zone. A conditional use permit is required for all family day care homes within R-2 and R-3 Zones. Consistent with Chula Vista zoning, SFDCHs could potentially be located within all residential zones in the EastLake III SPA. Since the State of California has family day care home licensing responsibility, all family day care homes within the EastLake III SPA would be required to comply with both state and local regulations.

The City of Chula Vista has established specific requirements for operating a large family day care home, which have been incorporated in the Planned Community District Regulations adopted for EastLake III (see Section 11.3, Planned Community District Regulations). Facility-based child care may be conducted by non-profit quasi-public organizations or commercial providers. These facilities may be located on a variety of non-residential parcels (including PQ and CPF sites).

The State has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and physical environment for child day care and day care centers. All child care facilities within the SPA will need to comply with state, as well as local regulations.

The EastLake III SPA design and land use regulations can accommodate home day care facilities in many locations within the residential neighborhood. Facility based care could be sited on PQ parcels. Elsewhere in the EastLake Planned Community, such as in the EastLake Village Center or EastLake Business Center, day care facilities could easily be sited. Having child care facilities located near other compatible services and activities is consistent with efficient land use planning, as well as the goals and objectives of the City's Child Care Element.

The EastLake III SPA alone cannot be responsible for the provision of child care facilities; however, through community design and the dissemination of information, as promoted in the Child Care

Element, potential child care providers will be better informed and will have an opportunity to locate facilities when and where needed.

#### **II.2.7.11 Police and Fire Services**

Both police and fire services are provided by the City of Chula Vista. Police services are provided from the central police facility in central Chula Vista. Three fire stations are in close proximity to the project site. One, (Station #6), is located at 605 Mt. Miguel Road, in Rolling Hills Estates, immediately north of EastLake III. A second station (#7) is located approximately 5 minutes away at 1640 Santa Venetia. The third station (#8) is located at 975 Lane Avenue in the EastLake Business Center, less than 5 minutes away. A fourth fire station (#8) is being constructed by the City of Chula Vista on Olay Lakes Road.

#### **II.2.7.12 Library Services**

Library services are provided by the City of Chula Vista. The City operates a central library, which is located at 4<sup>th</sup> and "F" Streets in central Chula Vista, to serve the entire community. The library at EastLake High School is cooperatively operated by the City and School District to serve both the public and high school students. Growth in eastern Chula Vista raises questions as to how library service is to be provided within the Eastern Territories and in what locations. Smaller branch libraries or a large facility to serve the area east of I-805 are under consideration.

A Library Service Master Plan has been completed which suggests a branch library in the eastern area of the City should be considered. Rancho del Rey reserves a site for a City library along East "H" Street. In addition, the EastLake Village Center Master Tentative Map reserves a 1 acre site for a library within EastLake I. Currently, the city operates a shared facility on the EastLake High School campus which provides neighborhood library services. No additional library facilities are planned or required within EastLake III.

#### **II.2.7.13 Community Purpose Facilities (CPI)**

##### **II.2.7.13.1 Purpose and Intent**

Chapter 19.48. P-C - Planned Community Zone, requires that all land in the PC zone provide a minimum of 1.39 acres of land per 1,000 persons for community purpose facilities (CPI), such as: a) Boy Scouts, Girl Scouts, and similar organizations; b) social and human service activities, such as Alcoholics Anonymous; c) services for the homeless; d) services for military personnel during the holidays; e) senior care and recreation; f) Worship, spiritual growth and development, and teaching of traditional family values; g) 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, primary use are subject to further requirements and additional criteria as outlined in Section 19.48.025 (f); h) private schools that are ancillary to any of the above; i) interim uses, subject to the findings outlined in 19.48.025(E); and j) recreational facilities, such as ball fields for non-

# Master Plan of Community Purpose Facilities

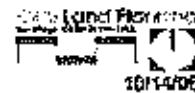
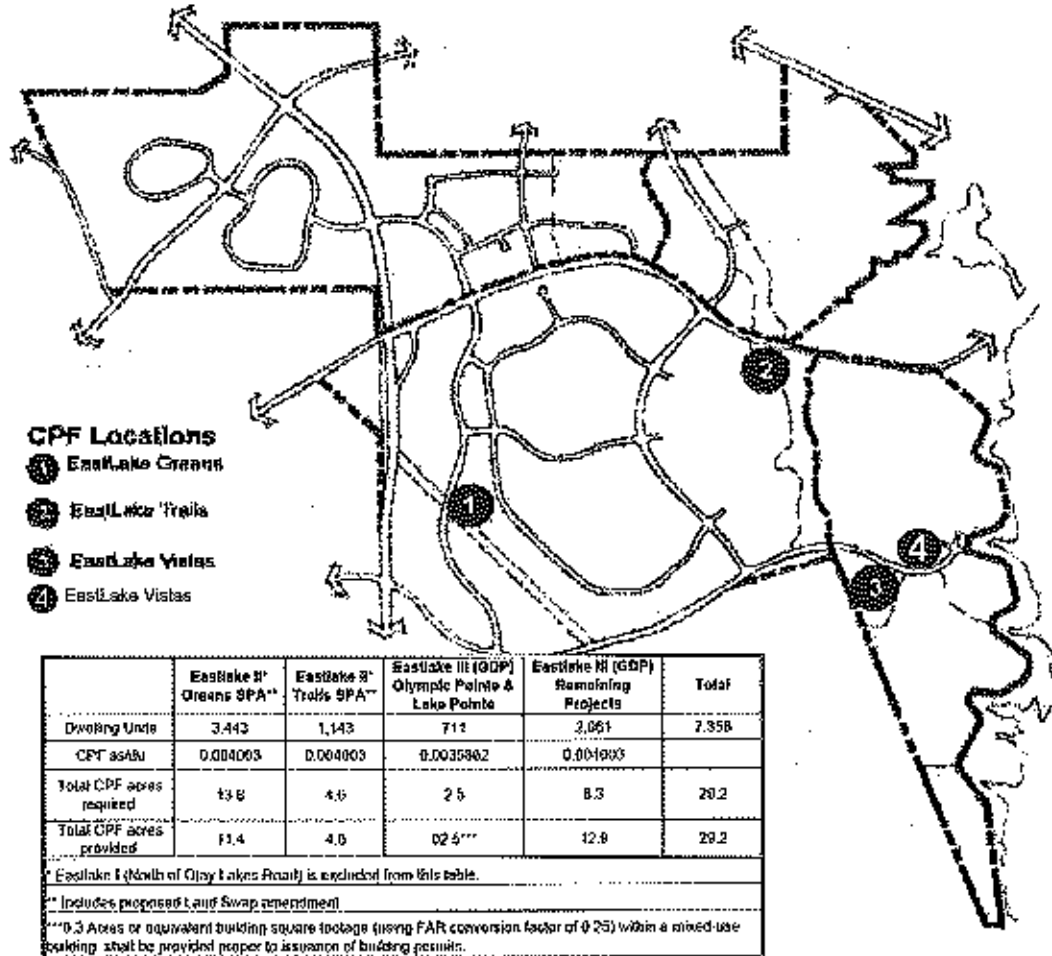


Exhibit 24



profit organizations serving the local community, subject to the requirements outlined in 19.48.040(B)(6)(d). However, where recreational ball fields are desired as a conditional use in Community Purpose Facilities land use districts, a "CPF Master Plan", showing the specific boundaries of the master plan and existing and proposed distribution of CPF uses within a SPA, GDP or overall Planned Community shall be considered and approved by the Director of Planning and incorporated as part of the Planned Community's General Development Plan(s). In addition, recreational ball fields shall not utilize more than 35% of the overall SPA, GDP or Planned Community CPF acreage required, and no park credit may be granted for community purpose ball fields.

The total acreage required may be reduced by the City council in certain circumstances such as when shared parking facilities are available with other facilities.

#### II.2.7.13.2 CPF Master Plan

The CPF Master Plan boundaries encompass EastLake Greens (including the "Land Swap" Parcels), EastLake Trails, EastLake Business Center II, EastLake Vistas and EastLake Woods (see Exhibit 24). Four sites are distributed throughout the remaining SPAs insuring that each future CPF site will serve a different neighborhood. In addition, the sites are located along major road to enhance accessibility to the facility by community residents.

Based upon the anticipated development statistics for the CPF Master Plan area, the overall combined CPF acreage required and proposed is as follows:

**Table F  
Required Community Purpose Facility Acres for EastLake**

	Eastlake II* Greens SPA**	Eastlake II* Trails SPA**	Eastlake III (GDP) Olympic Pointe & Lake Pointe	Eastlake III (GDP) Remaining Projects	Total
Dwelling Units	3,443	1,143	711	2,061	7,358
CPF as/du	0.004003	0.004003	0.0035862	0.004003	
Total CPF acres required	13.8	4.6	2.5	8.3	29.2
Total CPF acres provided	11.4	4.6	02.5***	12.9	29.2
* Eastlake I (North of Otay Lakes Road) is excluded from this table.					
** Includes proposed Land Swap amendment					
***0.3 Acres or equivalent building square footage (using FAR conversion factor of 0.25) within a mixed-use building shall be provided proper to issuance of building permits.					

### **H.2.7.13.3 Proposed CPF Sites**

The CPF Master Plan provide a total of 28.9 acres in three different sites. Exhibit 24 identifies the proposed CPF sites which are described in more detail below.

**Site 1 (Existing):** Located in EastLake Greens, a portion of this 11.4 acre site (12.2 acres) has been conveyed to a religious institution for use as a place of worship.

**Site 2:** This CPF site is located within the EastLake Trails neighborhood and is proposed to conditionally permit little league ball fields for non-profit organizations serving the local community. The development of the site (4.6 acres) would be subject to the requirements outlined in the EastLake II Planned Community District Regulations and Section 19.48.040(B)(6)(d) of the Chula Vista Municipal Code.

**Site 3:** This site is located in the EastLake Vistas neighborhood of EastLake III GDP and consists of two parcels totaling 12.9 acres. The EastLake III SPA Plan will refine the exact location and acreage this site.

**Site 4:** This site is located in Eastlake Vistas and is a component of the overall 12.2 acre Lake Pointe mixed-use project. The 0.3 acre CPF obligation will be met within the 0.6 acre non-residential component of the site by utilizing an equivalent floor area ratio (FAR) conversion of 0.25. This would result in a minimum requirement of 3,267 of building square footage, in addition to the 10,000 square feet of commercial space required for the project.

The sites identified on this Master Plan are, or will be, designated in the Planned Community District Regulations as "CPF" to insure their continued availability pursuant to city requirements.

With the exception of CPF site Nos. 2 and 3, which will include little league ball fields as a conditional use permit, the above mentioned CPF sites could accommodate by conditional use permit the following land uses:

- Boy Scouts, Girl Scouts, and other similar organizations;
- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- For profit and non-profit day care facilities that are ancillary to any of the above;
- Private schools that are ancillary to any of the above;
- Interim uses, subject to the findings outlined in Section 19.48.025(E) of the Chula Vista Municipal Code.
- Recreational ball fields not to exceed 35% of the overall CPF acreage requirement for the CPF Master Plan.

## 11.2.8 Appendices

# PLANNED COMMUNITY DISTRICT REGULATIONS

## EASTLAKE III

**Adopted July 17, 2001**  
by Ordinance 2839

**Amended April 23, 2002**  
by Ordinance 2857

**Amended July 11, 2006**  
by Ordinance 3037

**Amended April 15, 2008**  
by Ordinance 3112

**Amended January 18, 2011**  
by Ordinance 3180

**Amended October 4, 2011**  
by Ordinance 3209

**Amended October 2, 2012**  
by Ordinance 3236

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**SECTION II.3  
PLANNED COMMUNITY DISTRICT REGULATIONS**

**TABLE OF CONTENTS**

<u>SECTION</u>	<u>PAGE</u>
<b>II.3.1 General Provisions</b> .....	II.3.1-1
II.3.1.1 Purpose and Scope	
II.3.1.2 Private Agreements	
II.3.1.3 Conflicting Ordinances	
II.3.1.4 Establishment of Land Use Districts	
II.3.1.5 Adoption of Land Use Districts Map and Development Regulations	
II.3.1.6 Amendments to the Land Use Districts Map	
II.3.1.7 Clarification of Ambiguity	
II.3.1.8 Effect of Regulations	
II.3.1.9 Definitions of Terms	
II.3.1.10 General Design Review Requirements	
<b>II.3.2 Land Use Districts Map</b> .....	II.3.2-1
II.3.2.1 Adoption of the Land Use Districts Map	
II.3.2.2 Minor Amendments to the Land Use District Map	
II.3.2.3 Special Implementation Provisions	
<b>II.3.3 Residential Districts</b> .....	II.3.3-1
II.3.3.1 Purpose	
II.3.3.2 Residential District Categories/Intent	
II.3.3.4 Permitted and Conditional Uses	
II.3.3.4 Property Development Standards	
II.3.3.5 Accessory Buildings and Uses	
II.3.3.6 Walls and Fences	
II.3.3.7 Recreational Vehicles	
II.3.3.8 Performance Standards	
<b>II.3.4 Commercial Districts</b> .....	II.3.4-1
II.3.4.1 Purpose	
II.3.4.2 Permitted and Conditional Uses	
II.3.4.3 Accessory Uses and Buildings	
II.3.4.4 Property Development Standards	
II.3.4.5 Outdoor Storage and Sales Areas	
II.3.4.6 Trash Storage	
II.3.4.7 Wall Requirements	
II.3.4.8 Landscaping	
II.3.4.9 Performance	

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
<b>II.3.5 Public, Quasi-Public, Open Space and Parks Districts</b> .....	II.3.5-1
II.3.5.1 Purpose	
II.3.5.2 Permitted and Conditional Uses	
II.3.5.3 Property Development Standards	
II.3.5.4 Accessory Uses and Buildings	
II.3.5.5 Performance Standards	
<b>II.3.6 Special Uses and Conditions</b> .....	II.3.6-1
II.3.6.1 Purpose	
II.3.6.2 Temporary Uses and Special Events	
II.3.6.3 Home Occupations	
II.3.6.4 Recreational Facilities	
<b>II.3.7 Community Purpose Facility Sites</b> .....	II.3.7-1
II.3.7.1 Purpose	
II.3.7.2 Facility Sites	
II.3.7.3 Permitted and Conditional Uses	
II.3.7.4 Property Development Standards	
<b>II.3.8 Comprehensive Parking Regulations</b> .....	II.3.8-1
II.3.8.1 Purpose	
II.3.8.2 Size and Access Requirements	
II.3.8.4 Number of Spaces Required for Designated Land Use	
II.3.8.5 General Provisions	
II.3.8.6 Parking Screening Requirements	
II.3.8.7 Parking Area Landscaping	
II.3.8.8 Parking Area Lighting	
II.3.8.9 Parking Area Front Setback	
<b>II.3.9 Comprehensive Sign Regulations</b> .....	II.3.9-1
II.3.9.1 Purpose	
II.3.9.2 Sign Permit Required	
II.3.9.3 Applicant Contents	
II.3.9.4 Sign Permit Exceptions	
II.3.9.5 Political Signs	
II.3.9.6 Real Estate Signs	
II.3.9.7 Off-premises Temporary, Open House Real Estate Signs	
II.3.9.8 Prohibited Signs and Lighting	
II.3.9.9 Residential Sign Regulations . . .	
II.3.9.10 Commercial Sign Regulations	
II.3.9.11 PQ/CPI/OS/P Sign Regulations	
II.3.9.12 Sign Maintenance and Construction Standards	

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
II.3.9.13 Temporary Signs	
II.3.9.7 Signs Relating to Inoperative Activities	
II.3.9.8 Enforcement, Legal Procedures and Penalties	
<b>II.3.10 Legislative Procedures</b> .....	II.3.10-1
II.3.10.1 Purpose	
II.3.10.2 Adoption of Planned Community District Regulations	
II.3.10.3 Amendments	
<b>II.3.11 Administrative Procedures, Conditional Uses and Variances</b> .....	II.3.11-1
II.3.11.1 Purpose and Intent	
II.3.11.2 Zoning Administrator Authority	
II.3.11.3 Design Review Committee	
II.3.11.4 Design Review - Appeals	
II.3.11.5 Site Plan and Architectural - Approval	
II.3.11.6 Site Plan and Architectural - Appeals	
II.3.11.7 Conditional Use Permit	
II.3.11.8 Conditional Use Permit - Appeals	
II.3.11.9 Variance	
II.3.11.10 Variance Appeals	
<b>II.3.12 Exceptions and Modifications</b> .....	II.3.12-1
II.3.12.1 Height Limitation Exceptions	
II.3.12.2 Projections into Required Yard Permitted	
II.3.12.3 Scenic Highway setback Encroachments	
<b>II.3.13 Enforcement</b> .....	II.3.13-1
II.3.13.1 Enforcement by City Officials	
II.3.13.2 Actions Deemed Nuisance	
II.3.13.3 Remedies	
II.3.13.4 Penalties	

## LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
Table A Land Use Districts Definitions . . . . .	II.3.1-3
Table B Permitted Use Matrix - Residential Districts . . . . .	II.3.3-4
Table C Property Development Standards - RL Group Residential Districts . . . . .	II.3.3-7
Table D Property Development Standards - RE Group Residential Districts . . . . .	II.3.3-8
Table E Property Development Standards - RS & RP Group Residential Districts . . . . .	II.3.3-9
Table F Property Development Standards - RC & RM Group Residential Districts . . . . .	II.3.3-10
Table G Single Family Detached Allowable Building Area . . . . .	II.3.3-11
Table H Exterior Noise Limits . . . . .	II.3.3-16
Table I Interior Noise Limits . . . . .	II.3.3-16
Table J Permitted Use Matrix - Commercial Districts . . . . .	II.3.4-4
Table K Permitted Use Matrix - Public, Quasi-Public, Open Space & Park Districts . . . . .	II.3.5-4
Table L CPF - Property Development Standards . . . . .	II.3.7-3
Table M Off-street Parking Requirements . . . . .	II.3.8-5
Table N Handicap Parking Requirements . . . . .	II.3.8-6

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
PC-1 Land Use Districts Map . . . . .	II.3.2-3
PC-2 Building Siting Plans for RL1 District . . . . .	
PC-3 Parcel WR-1 Accessory Structures Standards . . . . .	



**SECTION II.3  
PLANNED COMMUNITY DISTRICT REGULATIONS**

**II.3.1      General Provisions**

- II.3.1.1      Purpose and Scope
- II.3.1.2      Private Agreements
- II.3.1.3      Conflicting Ordinances
- II.3.1.4      Establishment of Land Use Districts
- II.3.1.5      Adoption of Land Use Districts Map and Development Regulations
- II.3.1.6      Amendments to the Land Use Districts Map
- II.3.1.7      Clarification of Ambiguity
- II.3.1.8      Effect of Regulations
- II.3.1.9      Definitions of Terms
- II.3.1.10     General Design Review Requirements

### **II.3.1.1 Purpose and Scope**

For the purpose of promoting and protecting the public health, safety and welfare of the people of the city of Chula Vista, to safeguard and enhance the appearance and quality of development in the EastLake III (EastLake Vistas and EastLake Woods) Sectional Planning Area (SPA) of the EastLake III General Development Plan (GDP) area, and to provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources, these Planned Community District Regulations defining land use districts and regulations within those districts are hereby established and adopted pursuant to Title 19 (Zoning Ordinance) of the Chula Vista Municipal Code (CVMC), specifically Chapter 19.48 P-C Planned Community Zone.

The EastLake III Planned Community District Regulations are intended to:

- Ensure that the SPA Plan(s) is prepared and implemented in accordance with the provisions of the EastLake III GDP.
- Implement the Chula Vista General Plan for the Eastern Territories.
- Promote the orderly planning and long term phased development of the EastLake III GDP area.
- Establish conditions which will enable EastLake III and its component SPA(s) to exist in harmony within the larger community.

### **II.3.1.2 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 these Planned Community District Regulations.

### **II.3.1.3 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.

### **II.3.1.4 Establishment of Land Use Districts**

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

structures, and to regulate the density of population, the Eastlake III GDP area is hereby divided into the following Land Use Districts:

Table A  
EASTLAKE III LAND USE DISTRICTS DEFINITIONS

SYMBOL	PC LAND USE NAME	PURPOSE & GENERAL DEFINITION
RL1	Low Density Residential	For Single Family Residential buildings in excess of 3,200 square feet on a minimum lot size of 20,000 square feet
RL2	Low Density Residential	For Single Family Residential buildings in excess of 2,900 square feet on a minimum lot size of 13,500 square feet
RL3 & RL4	Low Density Residential	For Single Family Residential with minimum lot size of 10,000 square feet
RE1	Estate Residential	For Single Family Residential with minimum lot size of 8,000 square feet
RE2 & RE3	Estate Residential	For Single Family Residential with minimum lot size of 7,000 square feet
RS1	Single Family Residential	For Single Family Residential with minimum lot size of 6,000 square feet
RS2 & RS2-A	Single Family Residential	For Single Family Residential with minimum lot size of 5,000 square feet
RP1	SFD/Planned Unit Residential	For Single Family Residential with minimum lot size of 4,200 square feet
RP2	SFD/Planned Unit Residential	For Single Family Residential with minimum lot size of 3,150 square feet.
RC	Condominium Residential	For Single Family/Multi-Family Residential intended for housing ranging from 8 units/acre to 15 units/acre including small lot single family, alley and duplex product types
RM	Multi-family Residential	For Multi-Family Residential intended for housing at densities of 15 units/acre and greater
RM-1	Multi-Family Residential	For Multi-Family Residential intended for housing at densities of 15 units/acre and greater
VC	Village Commercial	For Village Commercial for commercial uses such as, but not limited to, retail shops, professional offices and service commercial
TC	Tourist Commercial	For Tourist/Visitor Commercial for commercial activities such as retail shops, services, activities and accommodations oriented to visitors
PQ	Public and Quasi-Public	For Public and Quasi-Public for uses such as schools, utilities, public safety facilities and similar uses owned and operated by public or quasi-public agencies or organizations
OS/P	Open Space & Park	For Open Space/Park for developed or usable open space and park uses, and may include naturalized open space
OS	Open Space	For non-improved, naturalized or undisturbed open space
CPF	Community Purpose Facility	For Community Purpose Facility for uses established pursuant to the Community Purpose Facilities requirements of the Chula Vista (P-C) Planned Community Zone

### **II.3.1.5 Adoption of Land Use Districts Map and Development Regulations**

Land Use Districts and Land Use District boundaries are established and adopted by ordinance as shown, delineated and designated on the EastLake III GDP/SPA Land Use Districts Map (see Exhibit PC-1) of the city of Chula Vista. This map, together with all notations, references, data, district boundaries and other information thereon, are made an integral part of these EastLake III Planned Community District Regulations and adopted concurrently herewith.

### **II.3.1.6 Amendments to the Land Use Districts Map**

Changes to the Land Use Districts and Land Use District boundaries of the land use districts shall be processed as a SPA amendment and adopted by Ordinance as provided in Section II.3.9.3 of this Planned Community District Regulations.

### **II.3.1.7 Clarification of Ambiguity**

If ambiguity arises concerning the proper classification of a particular land use within the meaning and intent of this Ordinance, or if ambiguity exists with respect to height, yard requirements, area requirements or land use district boundaries as set forth herein, it shall be the duty of the Zoning Administrator to ascertain all pertinent facts concerning such ambiguity and forward said findings and recommendations to the Planning Commission, or on appeal, to the City Council. If approved by the Commission, or on appeal, by the City Council, the established interpretation shall govern thereafter.

Should any provision of these regulations conflict with the regulations of the Municipal Code, the requirements herein shall apply.

### **II.3.1.8 Effect of Regulations**

The provisions of this Ordinance governing the use of land, buildings, structures, the size of yards abutting buildings and structures, the height and bulk of buildings, the density of population, the number of dwelling units per acre, standards of performance, and other provisions are hereby declared to be in effect upon all land included within the boundaries of each and every land use district established by these Planned Community District Regulations.

### **II.3.1.9 Definitions of Terms**

For the purposes of this ordinance, certain words, phrases and terms used herein shall have the meaning, assigned to them by Title 19 of the City of Chula Vista Municipal Code, including SPA amendment, Conditional Use Permit, Variance, Site Plan and Architectural Review.

The use of the term "Administrative", such as in Administrative Review, Administrative Process, Administrative Update, or other similar combinations, refers to a process of the Chula Vista Zoning Administrator.

The terms **minimum lot size** and **minimum pad size** refers to the minimum legal lot size and the **minimum size of the useable area within a lot** respectively. The useable area of a lot is the area flatter than 5:1 and includes minor berms and swales for on-site drainage.

When consistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. The word "shall" is mandatory; the word "may" is permissive.

Any aspect of land use regulation within the EastLake III GDP area not covered by these district regulations or subsequent plan approvals shall be regulated by the applicable chapter of the CVMC.

#### **II.3.1.10 General Design Review Requirements**

Design Review for certain land uses is required by either the Zoning Administrator or the Design Review Committee as follows:

- A. Zoning Administrator Review required for:
- Design Review for Residential Land Use Districts targeted for planning areas having lots < 7,000 sq. ft.
  - Site Plan and Architectural Review for Residential Land Use Districts targeted for lots > 20,000 sq. ft.
  - Public/Quasi-Public Facility Projects
- B. Design Review Committee Required for:
- Multi-Family Projects greater than 5 units
  - Commercial Projects
  - Items referred by Zoning Administrator or appealed to the Design Review Committee.

## **11.3.2 Land Use Districts Map**

11.3.2.1 Adoption of the Land Use Districts Map

11.3.2.2 Minor Amendments to the Land Use District Map

11.3.2.3 Special Implementation Provisions

Land Use Districts Map

### **II.3.2.1 Adoption of the Land Use Districts Map**

This chapter consists of the Land Use Districts (Zoning) Map for the EastLake III GDP area included in a reduced form as Exhibit PC-1. The original EastLake III GDP Official Land Use Districts Map shall be kept on file with the City Clerk and shall constitute the original record. A copy of said map shall also be filed with the City Planning Department.

### **II.3.2.2 Minor Amendments to the Land Use District Map**

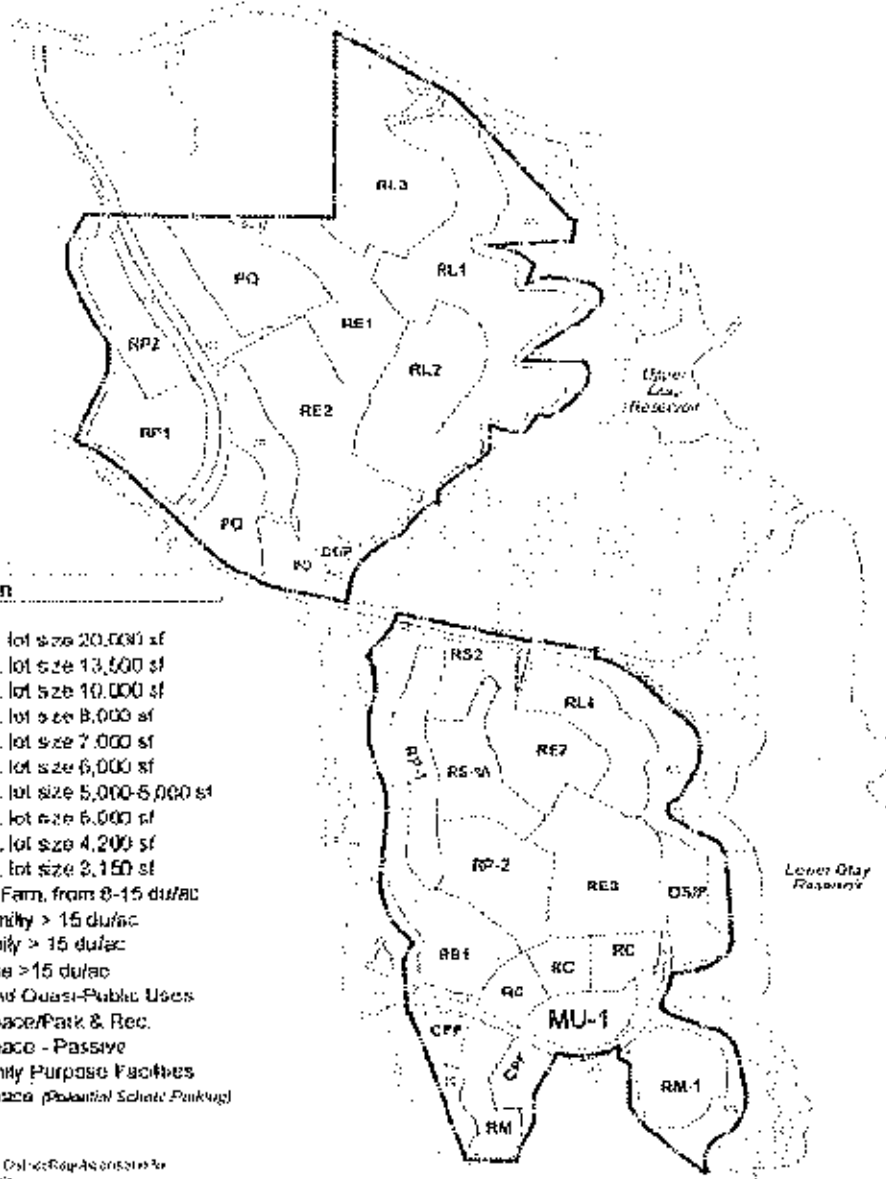
The land use district boundaries shown on the map are intended to coincide with proposed streets, alleys or lot lines. Minor amendments to these boundaries resulting from the relocation of a boundary street, alley or lot line by the approval of a tentative or final subdivision map shall be incorporated in the Land Use Districts Map as an administrative matter.

### **II.3.2.3 Special Implementation Provisions**

The Community Purpose Facility site (CPF District) is designated within the development area shared with high density residential uses (RM District), as shown on the Land Use Districts Map. In order to assure that both uses will be properly implemented, a conceptual site plan demonstrating the viability of both uses shall be required prior to development of either use. A Design Review submittal prepared for development approval of either use shall include a conceptual depiction of the second use within the overall development area and demonstrate both uses can be developed in accordance with applicable development standards and design requirements. The configuration of the two parcels may be adjusted providing the required CPF acres is maintained.

The purpose of the companion conceptual plan for the area not included in the Design Review package is to determine if the approval of the application will be compatible with expected future development. The Conceptual Plan will include at least a depiction of circulation, parking areas, building areas, and pedestrian circulation in the same scale as the Design Review site plan being reviewed. Approval of a Design Review accompanied by the conceptual plan will not be construed as an "in effect approval" of the conceptual plan.

# Land Use Districts



Symbol	Definition
RL1	SFD min. lot size 20,000 sf
RL2	SFD min. lot size 13,500 sf
RL3 & RL4	SFD min. lot size 10,000 sf
RE1	SFD min. lot size 8,000 sf
RE2 & RE3	SFD min. lot size 7,000 sf
RS1	SFD min. lot size 6,000 sf
RS-1a	SFD min. lot size 5,000-6,000 sf
RS2	SFD min. lot size 6,000 sf
RP1	SFD min. lot size 4,200 sf
RP2	SFD min. lot size 3,150 sf
RC	SI/Multi-Fam, from 8-15 du/ac
RM	Multi-Family > 15 du/ac
RM-1	Multi-family > 15 du/ac
MU-1	Mixed Use > 15 du/ac
PQ	Public and Quasi-Public Uses
OS/P	Open Space/Park & Rec.
OS	Open Space - Passive
CPF	Community Purpose Facilities
OS-1	Open Space (potential School/Park/ug)

**Notes**  
 1. Refer to the Final City Community Development Ordinance for additional details and regulations.  
 2. Boundaries of Land Use Districts are subject to final approval of the public hearing process with the final ordinance (2010-06-01/02).

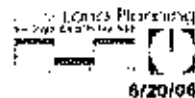


Exhibit PC-1



### **II.3.3 Residential Districts**

- II.3.3.1 Purpose
- II.3.3.2 Residential District Categories/Intent
- II.3.3.4 Permitted and Conditional Uses
- II.3.3.4 Property Development Standards
- II.3.3.5 Accessory Buildings and Uses
- II.3.3.6 Walls and Fences
- II.3.3.7 Recreational Vehicles
- II.3.3.8 Performance Standards

### II.3.3.1 Purpose

The purpose of the EastLake III Residential Districts is to achieve the following:

- To implement the residential policies of the EastLake III General Development Plan.
- To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the EastLake III General Development Plan 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 traffic congestion and to avoid the overloading of public services and utilities by phasing, construction of buildings in relation to the land area around them and available infrastructure.
- To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.
- To facilitate the provision of utility service and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

### II.3.3.2 Residential District Categories/Intent

Three basic residential development types are anticipated in EastLake III: a range of low density/large lot single family detached homes, standard single family detached homes and attached/multi-family units.

- The RL district group identifies large lot (10-20,000 square foot average lot sizes) development areas.
- The three single family land use district groups, RE, RS and RP, are utilized to distinguish single family detached units in traditional density ranges (8,000 square foot and smaller lots).
- Three attached/multi-family districts are also established, RC, RM and RM-1. The RC district is intended to accommodate typical single family attached and multi-family units ranging from duplexes to townhouses, as well as innovative housing products, falling in the range of 8 to 15 dwelling units per acre (du/ac). The typical housing product in the RM district is intended to include stacked units and group parking which would be expected at densities greater than 15 du/ac. The RM-1 district applies only to the Windstar Pointe Project Resort project. The RM-1 district is similar to the RM district, but intended to allow for additional flexibility in development standards.

### II.3.3.4 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 approved by the Chula Vista Planning Commission.
“CC”	=	Permitted subject to Conditional Use Permit approved by the Chula Vista City Council.
“ZA”	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
“A”	=	Permitted Accessory Use to a Permitted or Conditional Use.
“I”	=	Permitted Interim Use.
“N”	=	Use Not Permitted.

The group headings RT, RE, RS and RP on the matrix identify permitted and conditional uses for each of the land use districts in the respective group and are used to identify their respective land use district groups throughout these regulations.

Table B  
**PERMITTED USE MATRIX – RESIDENTIAL DISTRICTS**

LAND USE	ZONING DISTRICT				
	RI/RE	RS	RP	RC/RM	RM-1
<b>Residential Uses:</b>					
Single-family dwelling	P	P	P	a	N
Guest dwelling or accessory living quarters (Sec. 19.04.106 CVMC)	ZA <sup>1</sup>	N	N	N	N
Mobile home which is certified under the National Mobile Home Construction and Safety Standards Act of 1974 on individual lots	ZA	ZA	ZA	ZA	N
Group residence or residential dwelling, operated by an organization, association or individual with a paid professional staff, uses may include, but are not limited to, boarding or rooming homes, dormitories and retirement homes	N	N	C	C	N
Duplex dwelling	N	N	P	P	N
Multiple dwellings (3 units and above)	N	N	ZA	P	P
Townhouse dwellings	N	N	P	P	N
<b>Agricultural Uses:</b>					
All types of horticulture, including tree farming	I	I	I	I	I
Agricultural crops or grazing	I	I	I	I	I
Community garden	I	I	I	I	I
<b>Public and Semi-public Uses:</b>					
Day nurseries, daycare schools and nursery schools	N	N	C	C	C
Essential public services, including but not limited to: private school, library, museum, park, public works facility and other civic uses	C	C	C	C	C
Family daycare home, large (subject to Chapter 19.58 CVMC)	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
Public safety facility such as police or fire station	C	C	C	C	C
Public utility and public service sub-stations, reservoirs, pumping plants and similar installations	C	C	C	C	C
Recreation facility less than 2 acres in size	ZA	ZA	ZA	ZA	ZA
Recreation facility over 2 acres in size	C	C	C	C	C

<sup>1</sup> Permitted by right in the RI-1 District. <sup>2</sup> Large Family Daycare Home permit required when located in residential districts.

Table B  
**PERMITTED USE MATRIX – RESIDENTIAL DISTRICTS (cont'd.)**

LAND USE	ZONING DISTRICT				
	RL/RE	RS	RP	RC/RM	RM-1
<b>Home Occupations:</b>					
Home occupations (subject to Section II.3.6.3)	P	P	P	P	P
<b>Other Uses:</b>					
Keeping of up to three (3) dogs and/or three (3) cats (over the age of four months)	P	P	P	P	P
Stables private and public	N	N	N	N	N
Nursing homes per Sec. 19.58.220 CVMC	P	P	P	P	N
Convalescent homes	N	N	N	N	N
Model homes (subject to Section II.3.6.2, Temporary Uses)	ZA	ZA	ZA	ZA	ZA
Other accessory uses and accessory buildings customarily appurtenant to a permitted use (subject to Chapter 19.58 CVMC)					
- Garden Shelter, Covered Patio, Storage Shelter, Pool House, Greenhouse, or similar yard improvement	a	a	a	a	a
- Guest House without Cooking Facilities	a	N	N	N	N
- Guest House with Cooking Facilities	ZA <sup>1</sup>	N	N	N	N
- Stable	N	N	N	N	N
- Attached & detached garages < 600 sf	a	a	a	a	a
Other temporary uses as prescribed in Section II.3.6.2	C	C	C	C	C
Temporary tract offices and tract signs (subject to Section II.3.6.2, Temporary Uses)	ZA	ZA	ZA	ZA	ZA
Unclassified uses (subject to Chapter 19.54 CVMC)	CC	CC	CC	CC	CC

<sup>1</sup> A Guest House with Cooking Facilities is permitted in the RL District must obtain a Conditional Use Permit from the Zoning Administrator.

### II.3.3.4 Property Development Standards

#### A. General Standards

The following Property Development Standards shall apply to all land and buildings permitted in their respective residential land use district. The use of the symbol "SP" indicates that the standard is established by the Design Review approval. Refer to Section II.3.10, herein, for Design Review Procedures for all zoning districts.

The use of the symbol "BSP" indicates that the standard is established by the Building Siting Plan as provided for in Section II.3.3.4.F.

Unless otherwise noted, dimensions and standards are minimums. Minor variations may be permitted subject to Design Review, variance, or tract map approval. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site specific conditions. Refer to Section II.3.10 Administrative Procedures, for further information regarding processing requirements. Also see Section II.3.11 for exceptions and modifications to these standards.

#### B. Specific Standards

See property development standards matrices on the following pages. The intent of the minimum lot size is to indicate the typical minimum useable area ("pad"), even though measurements are to be based on the actual legal lot dimensions and boundaries. Notwithstanding the minimum lot size permitted, the average useable area ("pad") for any Residential Land Use District should be at least equal to the minimum lot size.

#### C. Water Quality Compliance

The project shall comply and remain in compliance with the California Water Quality Control Board, San Diego Region (SDRWQCB) Order No. 2001-01 National Pollution Discharge Elimination System (NPDES) No. CAS0108758 Waste Discharge Requirements for Discharges of Urban Runoff from Municipal Separate Storm Systems (MS4s) Draining the Watersheds of the County of San Diego, the Incorporated Cities of San Diego County, and the Unified Port District.

Table C

**PROPERTY DEVELOPMENT STANDARDS – RL GROUP RESIDENTIAL DISTRICTS**

DEVELOPMENT STANDARD	ZONING DISTRICT			
	RL1	RL2	RL3	RL4
<b>Lot Criteria:</b>				
Minimum lot area (square feet)	22,000	13,500	10,000	10,000
Maximum lot coverage (%)	BSP	45	50	50
Minimum lot depth (feet)	BSP	120	110	110
Minimum lot width (feet): -measured at property line <sup>7</sup> -flag lot street frontage -knuckle or cul-de-sac street frontage <sup>6</sup>	BSP BSP BSP	115 35 40	95 25 35	95 25 35
<b>Yards and setbacks:<sup>*</sup></b>				
Minimum front yard setback: -to direct entry garage -to side entry garage -to main residence	BSP BSP BSP	30 20 25	25 20 20	25 20 20
Minimum side yard setback (feet) <sup>1,4</sup> : -to adjacent residential lot (one side/total) -distance between detached units -to adjacent residential street (corner lot)	BSP BSP BSP	10/25 20 20	7/20 17 20	7/20 17 17
Minimum rear yard setback (feet) <sup>1</sup>	BSP	25	25	25
<b>Building height (stories/feet):</b>	2/30 <sup>5</sup>	2/28	2/28 <sup>2</sup>	2/28 <sup>2</sup>
<b>Parking:</b> -minimum on-site spaces (minimum in garage) -minimum on-street spaces -maximum driveway width at curb (feet)	6 <sup>7</sup> (2) 0 16	2(2) 2 24	2(2) 2 24	2(2) 0 16 <sup>3</sup>

<sup>1</sup> Side and rear yard setbacks for accessory buildings (Refer to Section II.3.3-5)

<sup>2</sup> Maximum height is 35 feet, if approved by Zoning Administrator.

<sup>3</sup> Maximum width is 24 feet for shared driveway serving more than one primary residence.

<sup>4</sup> The side yard setback for an entry drive trellis or portico may be reduced by 50% subject to Variance approval. <sup>6</sup>

<sup>5</sup> Maximum height may be increased to 3 stories and 35', as defined in Chapter 19.04.038, with Design Review approval.

<sup>6</sup> For cul-de-sacs and knuckles the lot width shall be measured at the front setback line.

<sup>7</sup> The four on-site parking spaces in RL1, that are in addition to the two primary spaces, may be in garages, parking bays, or use driveways, providing they do not block ingress and egress of the two primary on-site spaces in garages.

## Additional Notes:

\*Refer to Section II.3.3.4C for allowable building area for each Land Use District.

\*Refer to Section II.3.3.4F for special setbacks for Scenic Highways.

Table D

**PROPERTY DEVELOPMENT STANDARDS – RE GROUP RESIDENTIAL DISTRICTS**

DEVELOPMENT STANDARD	ZONING DISTRICT		
	RE1	RE2	RE3
<b>Lot Criteria:</b>			
Minimum lot area (square feet)	8,000	7,000	7,000
Maximum lot coverage (%)	50	50	50
Minimum lot depth (feet)	105	105	108
Minimum lot width (feet): -measured at property line <sup>3</sup> -flag lot street frontage -knuckle or cul-de-sac street frontage <sup>3</sup>	80 20 25	70 20 25	65 20 25
<b>Yards and setbacks:<sup>2</sup></b>			
Minimum front yard setback (feet from back of sidewalk): -to direct entry garage -to side entry garage -to main residence	20 15 15	20 15 15	20 15 15
Minimum side yard setback (feet) <sup>1,2</sup> : -to adjacent residential lot (one side/total) -distance between detached units -to adjacent residential street (corner lot)	5/15 12 15	5/10 10 10**	5/10 10 10**
Minimum rear yard setback (feet) <sup>1,3</sup> :	25	20	20
<b>Building height (stories/feet):</b>	2½/28	2½/28	2/28
<b>Parking:</b> -minimum on-site spaces (minimum in garage) -minimum on-street spaces -maximum driveway width at curb (feet)	2(2) 1 24	2(2) 1 24	2(2) 1 24

<sup>1</sup> Side and rear yard setbacks for accessory buildings (Refer to Section 11.3.3-5).

<sup>2</sup> The side yard setback for an entry drive (trellis or portion) may be reduced by 50%. Subject to Variance approval.

<sup>3</sup> For cul-de-sacs and knuckles the lot width shall be measured at the front setback line.

**Additional Notes:**

\*Refer to Section 11.3.3.4C for allowable building area for each Land Use District.

\*Refer to Section 11.3.3.4F for special setbacks for Scenic Highways.

\*\*Refer to Section 11.2.1.3 for planning interpretation of these setback requirements.



**Table E  
PROPERTY DEVELOPMENT STANDARDS – RS & RP RESIDENTIAL DISTRICTS**

DEVELOPMENT STANDARD	ZONING DISTRICT				
	RS1	RS2	RS1A	RP1	RP2
<b>Lot Criteria:</b>					
Minimum lot area (square feet)	6,000	5,000	5,000-6,000	4,200	3,150
Maximum lot coverage (%)	50	50	50	50	50
Minimum lot depth (feet)	100	100	100	90	70
Minimum lot width (feet):					
-measured at property line. <sup>2</sup>	60	50	50	42	45
-flag lot street frontage	20	20	20	SP	SP
-knuckle or cul-de-sac street frontage <sup>3</sup>	25	25	25	SP	SP
<b>Yards and setbacks:<sup>4</sup></b>					
Minimum front yard setback:					
-to direct entry garage	20	20	20	SP	SP
-to side entry garage	15	15	15	SP	SP
-to main residence	15	15	15	SP	SP
Minimum side yard setback (feet) <sup>1,2</sup> :					
-to adjacent residential lot	5/10	5/10	5/10	SP	SP
-distance between detached units	10	10	10	SP	SP
-to adjacent residential street (corner lot)	10**	10**	10**	SP	SP
Minimum rear yard setback (feet) <sup>1,3</sup> :	20	15	15	SP	SP
<b>Building height (stories/feet):</b>					
-main building	2/28	2/28	2/28	2/28	2/28
-accessory building	1/15	1/15	1/15	1/15	1/15
<b>Parking:</b>					
-minimum on-site spaces (minimum in garage)	2(2)	2(2)	2(2)	2(2)	2(2)
-minimum on-street spaces	1	1	1	1	1
-maximum driveway width at curb (feet)	24	24	24	16.5	16.5

<sup>1</sup> Side and rear yard setbacks for accessory buildings (Refer to Section II.3.3-5).

<sup>2</sup> The side yard setback for an entry drive trellis or portico may be reduced by 50%. Subject to Variance approval.

<sup>3</sup> For cul-de-sacs and knuckles the lot width shall be measured at the front setback line.

**Additional Notes:**

\*Refer to Section II.3.3.4C for allowable building area for each Land Use District.

\*Refer to Section II.3.3.4F for special setbacks for Scenic Highways.

\*\*Refer to Section II.2.1.3 for P.C. Interpretation of these setback requirements.

Table F  
PROPERTY DEVELOPMENT STANDARDS — RC & RM RESIDENTIAL DISTRICTS

DEVELOPMENT STANDARD	ZONING DISTRICT		
	RC	RM	RM-1
<b>Lot Criteria:</b>			
Average lot area (square feet)	SP	SP	SP
Minimum lot area (square feet)	SP	SP	SP
Maximum lot coverage (%)	SP	SP	SP
Minimum lot depth (feet)	SP	SP	SP
Minimum lot width (feet):			
-measured at exterior property line	SP	SP	SP
-flank lot street frontage	SP	SP	SP
-knuckle or cul-de-sac street frontage	SP	SP	SP
<b>Yards and setbacks:<sup>1</sup></b>			
Minimum front yard setback <sup>1</sup> :	i	I	
-to direct entry garage	20	20	SP
-to side entry garage (single story)	20	20	SP
-to main residence	20	20	SP
-to accessory structures	20	20	SP
Minimum side yard setback (feet) <sup>1</sup> :			
-to adjacent residential lot	20	20	SP
-distance between detached units	20	20	SP
-to adjacent residential street (corner lot)	20	20	SP
Minimum rear yard setback (feet) <sup>1</sup>	20	20	SP
Building height (stories/feet):	2.5/35	3/35	4/50 <sup>3</sup>
<b>Parking spaces:</b>			
Single family dwelling unit (garage spaces)	2 <sup>2</sup>	2 <sup>2</sup>	NA
Multiple dwellings:			
-per studio unit	1	1	NA
-per 1 bedroom unit	1 ½	1 ½	1.2 <sup>4</sup>
-per 2 bedroom unit	2	2	2 <sup>4</sup>
-per 3 bedroom unit	2 ½	2 ½	2 <sup>4</sup>

<sup>1</sup> Yard setbacks indicated are to the exterior property line of the parcel. Setbacks to interior property lines are subject to Design Review Approval.

<sup>2</sup> Option: 1 car garage and 1 carport with Design Review approval.

<sup>3</sup> Architectural feature may be up to 65' in height in accordance with Section 11.3.12.1. The measurement of height as defined in CVMC Section 19.04.38.

<sup>4</sup> Plus 0.3 Guest Spaces per unit.

Additional Notes:

\*Refer to Section 11.3.3.4C for allowable building area for each Land Use District.

\*Refer to Section 11.3.3.4F for special setbacks for Scenic Highways.

## D. Allowable Building Area

The allowable building area for each lot shall be as permitted in the table below. The maximum building area for single family detached and attached products shall be that permitted by FAR factor multiplied by the lot area or the listed maximum building square footage, which ever is greater. The maximum building area for RC and RM Districts shall be shown on an approved Site Plan. Homeowner additions shall be permitted only where consistent with these standards. A three hundred square foot maximum, open (partially covered and open on three sides) patio shall be permitted on each residential lot and shall be exempt from inclusion in this calculation. Additional building area may be approved by Design Review for projects deemed by the Zoning Administrator to have extraordinary design details and features.

Table G  
SINGLE FAMILY RESIDENTIAL ALLOWABLE BUILDING AREA

ZONING DISTRICT	MAXIMUM (FAR)	MAXIMUM BUILDING AREA
RI.1	.45	FAR only
RL2	.50	8,000 SF
RL3 & RL4	.50	6,400 SF
RE1	.50	5,600 SF not to exceed .60
RE2 & RE3	.50	4,500 SF not to exceed .70
RS1 & RS1A	.50	3,900 SF not to exceed .70
RS2	.50	3,600 SF not to exceed .70
RP1	.55	2,900 SF not to exceed .70
RP2	.55	2,550 SF not to exceed .70

## E. Building Siting Plan for RL1 District

Yard setbacks for lots in the RL1 district shall be established by a Building Siting Plan (BSP). The general requirements and intent is established by the exhibit included herein as Exhibit PC-2, Building Siting Plan. The BSP shall identify the "front" yard of each lot and establish minimum setback distances for all yards with respect to adjacent property lines. Refined supplemental updates to the Building Siting Plan, with dimensions more precisely defined for each lot, shall be submitted to the Zoning Administrator concurrent with submittal of any tentative subdivision map within this district. Following tentative map approval, the accompanying BSP shall be approved by the Zoning Administrator per Section II.3.10.2 herein, if it is found otherwise consistent with the purpose and intent of these regulations, shall be included in this document as a replacement to Exhibit PC-2. Following approval, the BSP shall be utilized to determine compliance with setback standards of the

RLI district. Modifications to the BSP for consistency with a final map may be approved by the Zoning Administrator using the same procedure as the initial approval; modification of the setbacks on an individual lot is permitted with Design Review approval.

#### F. Special Parking Provisions

1. **Group Parking Standards for RC, RM, & RM-1 Districts:** Parking requirements for the RC, RM and RM-1 districts include three-tenths space per unit for guest parking. If more than one space per dwelling unit is assigned to specific dwelling units, the required guest parking spaces shall be marked and clearly identified as guest parking. The guest parking spaces shall not be permitted to be assigned to the individual dwelling units.
2. **Parking Standards for Affordable and Age-Restricted Housing:** Parking standards may be reduced from that specified for the RS, RP, RC, RM, or RM-1 Districts, for projects which are restricted to Affordable and Senior Citizens (age 62 and above) housing. Such a reduction shall be at the discretion of the City Council through the Conditional Use Permit procedure (Chapter 19.14.060 *et. seq.* CVMC). A parking study shall be prepared by a registered traffic engineer to ensure adequate parking will be provided.
3. **Three Car Garages:** Direct entry three car garages (garage doors facing the street) are permitted within tracts where the average lot size is 6,000 square feet or greater. Such garages shall be allowed on one-half of the lots within the tract unless a larger number is approved by Zoning Administrator Design Review. These garages shall be placed only on lots with street frontage of sixty feet or greater and the garage portion of the front elevation shall not exceed fifty percent of the street frontage of the lot. Three car garages with tandem spaces or with one or more side entry garage spaces are not restricted and may be constructed on any lot where applicable development standards are met.
4. **Four Car and Larger Garages:** Four car and larger garages are permitted within the RL, and in RE Districts with Zoning Administrator Design Review. An access of sufficient width to the required on-site parking shall not be counted as a parking area to meet the minimum parking requirements.
5. **Criteria for Parking and Panhandle Lots** shall be in conformance with 19.22.150 CVMC, Section G-7.

## G. Special Requirements

### 1. Model Homes:

Model homes, their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs, subject to the regulations of the City of Chula Vista governing said uses and activities. A Conditional Use Permit shall be required for model home sites. Refer to Temporary Uses, Section II.3.6.2.

### 2. Private Streets

Subdivisions which propose private streets varying from adopted EastLake III SPA street standards shall be subject to subdivision approval regardless of the zoning district.

### 3. Building Elevations

A minimum of three front elevations shall be provided for each floor plan on all single family detached residential housing, except custom homes.

### 4. Special Setbacks for Scenic Highways

There shall be a landscaped buffer along the full length of Otay Lakes Road, Hunte Parkway, Wucste Road and Olympic Parkway. This landscape buffer shall average a minimum of 75 feet from the back of curb with a minimum dimension of 50 feet at any point. Residential structures, including fences shall not be permitted within this buffer, except as provided for in Section II.3.12.3 herein for Scenic Highway Setback Encroachments.

## II.3.3.5 Accessory Buildings and Uses

Refer to Exhibits PC-2a-k and PC-3 for Setbacks, Review Processes, General Design Standards, Connection to City Greenbelt Trail, and Slope Planting and Fencing for RLI District, Parcel WR-1.

Accessory uses and accessory structures that are subordinate to and customarily appurtenant to a permitted use are allowed in accordance with the Permitted Land Use Matrices herein. Accessory buildings and structures, attached or detached, used for living purposes, shall meet all of the requirements for location of the main structure as constructed or required by the district, whichever is less restrictive, except as herein provided.

- A. Enclosed accessory buildings or open structures attached to the main building are subject to approval by the Site Plan and Architectural Review. Such accessory buildings shall not be allowed to encroach into required setbacks, unless permitted by special provisions herein.

- B. Detached accessory structures are subject to the approval of Site Plan and Architectural Review and shall meet the front yard setback requirements of the main building. Detached accessory structures may be located within an interior side yard or rear yard, provided that such a structure is located no closer than five feet to an interior side or rear lot line and is at least six feet from the main structure, and does not exceed one story in height.
- C. Porches, steps and architectural features such as, eaves, awnings, chimneys, balconies, stairways, wing walls, or bay windows may not project more than four feet into any required front or rear yard area, and not into any required side yard setback (provided side yard is 10' or greater) more than one-half of said setback. The width of a porch shall not exceed a distance equal to one-third of the building width, except as may be approved through the applicable Site Plan and Architectural Review or Design Review process. Said porch encroachment shall remain completely open on three sides (or two sides if abutting a structure). No screen or other materials shall be used which have the effect of enclosing the porch structure.

#### II.3.3.6 Walls and Fences

In any required front yard adjacent to a street, the wall, fence, or hedge shall not exceed 42 inches in height, except as provided herein:

- A. Walls, fences, or hedges not more than six feet in height may be maintained along the interior side or rear lot lines provided that such wall, fence, or hedge does not extend into a required front yard or exterior side yard, except as required by a site specific noise study. Corner cut-off shall be provided, as required by the City Traffic Engineer, whenever necessary for line-of-sight visibility and safety.
- B. Walls, fences or hedges adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed 42 inches in height within the front yard setback area of the lot. Walls in the front yard setback shall be no closer than five feet to the back of front sidewalk. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility as determined by the City Engineer.
- C. Fiberglass, bamboo sheeting, chain link, chicken wire or similar temporary material shall not be permitted as a fencing material. Plexiglass is permitted for view purposes, except in the front yard, subject to approval of the Zoning Administrator.
- D. Walls adjacent to corner lot side yards shall be constructed of masonry or stucco in accordance with community fencing standards. Wood fences are prohibited in this location.
- E. A privacy fence on top of a retaining wall along the interior property line shall not exceed a combined height of 8 feet, unless separated by a horizontal distance of a minimum four foot landscaped area.

### II.3.3.7 Recreational Vehicles

The parking or storage of recreational vehicles on streets or in areas visible from the street, an adjacent residential or open space lot, for purposes other than loading and unloading, shall be prohibited. Recreational vehicles that are completely screened from all public view may be parked within a residential yard.

### II.3.3.8 Performance Standards

The following performance standards shall be met in all Residential Districts:

- A. **Equipment:** air conditioners, antennas, satellite dishes, ham radio antennas, solar panels, heating, cooling, ventilating, equipment and all other mechanical lighting, or electrical devices shall be operated and located so that they do not disturb the peace, quiet and comfort of neighboring residents and shall require the prior approval of the Zoning Administrator. This equipment shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Heights of said equipment shall not exceed the maximum height of the zone in which they are located.
- B. **Landscaping:** front and exterior side yards requiring landscaping shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. Drought tolerant landscaping is encouraged. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements may be met by either builder or developer installation, or for single-family development, by requiring through CC&Rs or other restrictions, that individual homeowners install their front yard landscaping within one year of occupancy.
- C. **Utilities:** all utility connections shall be coordinated with the site's architectural elements so as not to be exposed, except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment as approved by each utility. Power lines and cables, except for temporary use, shall be installed underground.
- D. **Exterior Noise:** the acceptable outdoor noise exposure level, measured at the property line, for each residential district is given below. (See Chapter 19.66 CVMC for definitions and additional details.)

Table H

**EXTERIOR NOISE LIMITS**

RECEIVING LAND USE DISTRICT	7 a.m. - 10 p.m.	10 p.m. - 7 a.m.
RL, RE, RS, RP	55 dBA	45 dBA
RC, RM	60 dBA	50 dBA
-for environmental noise value is $L_{eq}$ in any hour -for nuisance noise value is not to be exceeded at any time		

- B. Interior Noise: the maximum permissible dwelling unit interior noise levels are given as follows:

Table I  
**INTERIOR NOISE LIMITS**

TIME INTERVAL	ANYTIME	1 Min. in 1 Hour	5 Min. in 1 Hour
7 a.m. - 10 p.m.	55 dBA	50 dBA	45 dBA
10 p.m. - 7 a.m.	45 dBA	40 dBA	35 dBA

- F. Energy Conservation: buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access, when practical. Buildings should be designed to minimize energy consumption requirements, including, but not necessarily limited to, consideration of the following conservation considerations:

- Co-generation
- South facing windows
- Eave coverage for windows
- Double glazed windows
- Earth berming against exterior walls
- Greenhouses
- Deciduous shade trees on southerly and westerly exposures

- G. Special Standards - RC, RM, and RM-1 Districts

In the RC, RM, and RM-1 Districts, when developed with multi-family uses including the conversion of apartments to condominiums where permitted, the following performance standards shall be met:



1. Masonry walls or fences six feet in height, from the highest finished grade, shall be required where needed for noise attenuation as shown on the Wall and Fencing Plan in an EastLake III SPA Plan or Design Guidelines or as required by a site specific noise study.
2. When other residential districts are adjacent to the RC or RM district, a minimum of fifteen feet of landscaped area shall be provided on the multi-family lot between such uses. Trees shall be provided in the amount of one 24-inch box tree per thirty linear feet of common lot line.
3. Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups.
4. Conveniently located and well-screened enclosures for trash and recyclables shall be provided for all dwelling units, unless provided per unit.
5. Recreational vehicle (including campers, boats and trailers) parking areas fully screened from view of the development, shall be provided in all multi-family developments or these developments shall prohibit all parking of recreational vehicles.
6. A minimum of eighty cubic feet of lockable, enclosed storage shall be provided in the carport area. Substitutions may be approved by the Zoning Administrator.

## **II.3.4 Mixed Use**

- II.3.4.1 Purpose
- II.3.4.2 Permitted and Conditional Uses
- II.3.4.3 Accessory Uses and Buildings
- II.3.4.4 Property Development Standards
- II.3.4.5 Outdoor Storage
- II.3.4.6 Trash Storage
- II.3.4.7 Landscaping
- II.3.4.8 Performance Standards

### II.3.4.1 Purpose

Mixed Use areas within EastLake III are concentrated in the area near the entrance to the Olympic Training Center (OTC) SPA. The commercial component is designed to meet the retail and service needs of residents and visitors of project surrounding areas.

The Mixed Use District is included in the Planned Community District Regulations to achieve the following:

- To provide areas for office uses, retail stores and service establishments offering commodities and services required by residents of the local area and visitors to the OTC.
- To provide an opportunity for neighborhood commercial and residential oriented uses and facilities.
- To encourage commercial and residential uses concentrated for the convenience of the public and for a more mutually beneficial relationship to each other.
- To provide adequate space to meet the needs of modern commercial activity, including off-street parking and loading areas.
- To protect adjacent residential and public/quasi-public core properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to industrial uses.
- To promote high standards of site planning, architectural and landscape design for commercial developments within the city of Chula Vista.

### II.3.4.2 Permitted and Conditional Uses

For a list of permitted residential uses please refer to the RM-1 column of Table B, page II.3.3-4. For commercial uses, please see attached Table J.

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

"P"	=	Permitted.
"c"	=	Permitted subject to Conditional Use Permit approved by the Zoning Administrator.
"C"	=	Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission.
"CC"	=	Permitted subject to Conditional Use Permit approved by the Chula Vista City Council.
"ZA"	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
"a"	=	Permitted Accessory Use to a Permitted or Conditional Use Permit approval.
"I"	=	Permitted Interim Use, subject to Conditional Use.
"N"	=	Use Not Permitted.

Table J  
**PERMITTED USE MATRIX – COMMERCIAL COMPONENT**

LAND USE	ZONING DISTRICT MU-1
<b>Administrative and Professional Services:</b>	
Business & professional office	P
Financial institution or office	P
Medical, dental & health services and offices (including laboratories)	ZA
Real estate sales office	P
<b>General Commercial Uses:</b>	
Antique shop (no outdoor storage)	P
Apparel Store	P
Appliance store, including repair (no outdoor storage)	N
Arcade and electronic games (subject to Chapter 19.58 CVMC)	ZA
Art, music and photographic studio or supply store	P
Athletic and health club	c
Automobile and/or truck services, sales, rental agencies, car wash (subject to Chapter 19.58 CVMC)	N
Bakery, retail	P
Barber and beauty shop	P
Bicycle shop, non-motorized	P
Blueprint and photocopy services	P
Books, gifts and stationery store	P
Cabaret, live entertainment	N
Candy store or confectioner	P
Catering establishment	P
Cleaners	P
Cocktail lounge, bar or tavern, including related environment	N
Commercial recreation facilities not otherwise listed (subject to Chapter 19.58 CVMC)	c
Electronics store including sales and repair (<10 ksf)	c
Equipment rental (enclosed in building)	N
Fast food restaurants with drive-in or drive-through (subject to Chapter 19.58 CVMC)	N
Feed and tack store (no outside storage); (subject to Chapter 19.58 CVMC)	C

Table J  
Permitted Use Matrix - Commercial Component

LAND USE	ZONING DISTRICT
	MU-1
Florist shop	P
Specialty Market, drug store or pharmacy	P
Furniture, carpet or home furnishing store (<10 ksf)	c
Gasoline service station; (subject to Chapter 19.58 CVMC) with or without car wash	N
Hardware or home improvement store (<10 ksf)	c
Hobby shop	P
Hotel or motel and accessory uses, including restaurant, bar, shops and services ); (subject to Chapter 19.58 CVMC)	N
Janitorial services/supplies	N
Jewelry store	P
Junior department or department store, discount or membership department store (<10 ksf)	N
Kiosk, including photo sales, located in parking lot	ZA
Laundry (coin-operated)	P
Liquor store	c
Mortuary	N
Motorcycle sales and services, including motorized bicycles ); (subject to Chapter 19.58 CVMC)	N
Newspaper and magazine store	P
Nursery or garden supply store in enclosed area	N
Office supplies/stationery store	P
Outdoor sales and display (subject to Chapter 19.58 CVMC)	N
Parking facilities, commercial (subject to Chapter 19.58 CVMC)	N
Printing shop	N
Recycling drop-off bins (subject to Chapter 19.58 CVMC)	ZA
Restaurant serving alcoholic beverages with entertainment or dancing	C
Restaurant with cocktail lounge or bar serving alcoholic beverages	ZA
Restaurant with incidental serving of beer/wine but without cocktail lounge, bar, entertainment or dancing	P
Restaurant, coffee shop, delicatessen	P
Retail store or shop	P
Sign painting shop (enclosed building)	N
Snack bar or refreshment stand contained within a building	P
Stamp and/or coin shop	P

Table J  
Permitted Use Matrix - Commercial Component

LAND USE	ZONING DISTRICT
	MU-I
Swimming pool supply store	P
Television, stereo, radio store, including sales and repair	P
Temporary uses as prescribed in Section H.3.6.	N
Theater, movie or live	N
Tire sales and service	N
Travel agency	P
Veterinary office and/or animal hospital	P
Any other retail business or service establishment supplying commodities or performing services which is determined by the Zoning Administrator to be of the same general character as the above mentioned permitted retail business or service uses and open during normal business hours of the above uses	P
<b>Public and Semi-public Uses:</b>	
Convalescent home, group care facility	N
Day Nursery, daycare school or nursery school	ZA
Educational institution	c
Public utility and/or public service sub-station, reservoir, pumping plant and similar installation	N
Recreational facilities, including but not limited to: tennis and swim clubs, basketball, racquetball and handball courts	N
Religious institutions	c
<b>Other Uses:</b>	
Unclassified uses; (subject to Chapter 19.58 CVMC)	C

### II.3.4.3 Accessory Uses and Buildings

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Chapter 19.58 CVMC.

Roof mounted satellite dishes shall be permitted as accessory structures subject to the following standards or conditions:

- A. The dish shall be screened using appropriate matching architectural materials or parapet walls;
- B. Dishes shall be of a neutral color, match the building, or as otherwise approved by the Zoning Administrator;
- C. A building permit shall be required; and,
- D. No advertising material shall be allowed on the satellite dish antenna. Satellite dish antennae containing advertising material shall be considered signs.

### II.3.4.4 Property Development Standards

The property development standards that shall apply to all land and buildings permitted in the Mixed-Use Districts as indicated in the following table.



TABLE K

PROPERTY DEVELOPMENT STANDARDS - MIXED USE DISTRICT	
DEVELOPMENT STANDARD	MU-1
<b>Lot Criteria</b>	
Average lot area (square feet)	SP
Minimum lot area (square feet)	SP
Maximum lot coverage (%)	SP
Minimum lot depth (feet)	SP
Minimum lot width (feet):	SP
-measured at exterior property line	SP
-flag lot street frontage	SP
-knuckle or cul-de-sac street frontage	SP
<b>Yards and setbacks*</b>	
<b>Multiple Dwellings-</b>	
Minimum front yard setback <sup>1</sup> :	SP
-to direct entry garage	SP
-to side entry garage (single story)	SP
-to main residence	SP
-to accessory structures	SP
Minimum side yard setback (feet) <sup>1</sup> :	SP
-to adjacent residential lot	SP
-distance between detached units	SP
-to adjacent residential street (corner lot)	SP
Minimum rear yard setback (feet) <sup>1</sup>	SP
Commercial/Recreational Buildings	SP
<b>Building height (stories/feet)</b>	
Multiple dwellings	3/35
Commercial	2/30
<b>Parking Spaces:</b>	
Multiple dwellings:	
-per studio unit	NA
-per 1 bedroom unit	1.2 <sup>1</sup>
-per 2 bedroom unit	2 <sup>1</sup>
-Per 3 bedroom unit	2 <sup>1</sup>
Commercial:	5 spaces per 1,000 sf

1- Plus 0.3 Guest Spaces per unit

Additional Notes:

\*Refer to Section II.3.3.4D for allowable building area for each Land Use District

\*Refer to Section II.3.3.4G for special setbacks for Scenic Highways

**II.3.4.5 Outdoor Storage** Except where otherwise approved on a site plan, permanent outdoor storage areas shall be entirely enclosed by solid walls not less than six feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls.

**II.3.4.6 Trash Storage**

- A. All developments in the mixed use district shall provide areas for trash storage as determined by the City. These areas shall be enclosed within a minimum five-foot high masonry wall, or higher if deemed necessary in site plan approval, to adequately screen the trash area, built to standards adopted by the city for a freestanding wall and shall be designed to accommodate the trash containers used by the trash service company contracted with the city.
- B. The number of containers required shall be not less than required by the City and sanitary service operator on the site and a specified number by the zoning administrator for all commercial or other uses as determined by the actual use.
- C. Trash areas shall be kept neat and clean.
- D. The precise location of any trash area(s) shall be approved as a part of the site plan.
- E. Recycling Standards shall be as established by the City of Chula Vista from time to time.

**II.3.4.7 Landscaping**

Required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City Landscape Manual. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Decorative type retaining walls shall be used where exposed to public view.

## II.3.4.8 Performance Standards

- A. The noise level emanating from any commercial use or operation shall not exceed the standards established in the Chula Vista Municipal Code.
- B. All ground mounted mechanical equipment, including heating and air conditioning units, shall be completely screened from public view and surrounding properties by use of a wall or fence, or shall be enclosed within a building. No equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Zoning Administrator.
- C. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas and adjacent public streets.
- D. Reciprocal ingress and egress, circulation and parking arrangement shall be required to facilitate the ease of vehicular movement between adjoining properties.
- E. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Light fixtures should be integrated within the architecture of the building.
- F. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed to public view except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included on the site plan with an appropriate screening treatment such as berms, walls and/or landscaping.

- H. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
- I. Buildings should be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including but not necessarily limited to the following conservation measures:
- Co-generation
  - South facing windows
  - Eave coverage for windows
  - Earth berming against exterior walls
  - Deciduous shade trees on southerly or westerly orientations
  - Refer to the SPA Design Guidelines for additional design guidelines and criteria

## **II.3.5 Public, Quasi-Public, Open Space and Parks Districts**

- II.3.5.1 Purpose
- II.3.5.2 Permitted and Conditional Uses
- II.3.5.3 Property Development Standards
- II.3.5.4 Accessory Uses and Buildings
- II.3.5.5 Performance Standards

### II.3.5.1 Purpose

These districts are intended for public facilities, open space, landscaping, recreation, habitat preservation and public uses. The Public and Quasi-Public (PQ) District is intended for public and quasi-public uses and facilities such as a school, public service facility or similar uses. The Open Space/ Park (OS/P) District is intended for developed park and recreation, or improved open space uses; while the Open Space (OS) District is intended for the preservation of natural or naturalized open space areas. However, the Open Space District identified as "OS-1", may be utilized as a parking facility to serve schools or park facilities, subject to a conditional use permit by the Zoning Administrator, and the specific design guidelines prescribed in Section II.4.3 of the EastLake III Design Guidelines. Uses in each district are limited to those which are consistent or complementary to the primary uses defining the district. There is no lot size limitation and it is intended that these districts may be applied to a portion of a lot, provided that the remainder of the lot meets the requirements for the district which it is designated.

Public, quasi-public, open space/park districts are included in the Planned Community District Regulations to achieve the following purposes:

- Provide focal points for community and neighborhood activities.
- Provide for public/quasi-public and recreational uses.
- Promote natural community linkages among EastLake community components.
- Preserve, enhance and manage natural resources.
- Preserve vistas and conserve viewpoint areas for the enjoyment of future generations.
- Establish edges to help define communities.
- Promote public health and safety.
- Provide recreation and public use opportunities, such as trails and pathways.

**II.3.5.2 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 approved by the Chula Vista Planning Commission. |
| “CC” | – | Permitted subject to Conditional Use Permit approved by the Chula Vista City Council.        |
| “ZA” | – | Permitted subject to Conditional Use Permit by the Zoning Administrator.                     |
| “a”  | – | Permitted Accessory Use to a Permitted or Conditional Use.                                   |
| “T”  | – | Permitted Interim Use.   |
| “N”  | = | Use Not Permitted.   |

Table K  
**PERMITTED USE MATRIX -- PUBLIC, QUASI-PUBLIC, OPEN SPACE/PARK DISTRICTS**

LAND USE	ZONING DISTRICT			
	PQ	OS/P	OS	OS-1
<b>Agricultural Uses:</b>				
All types of horticulture	I	I	N	N
Arboreta - horticultural garden	I	I	N	N
Agriculture, existing (interim use)	I	I	N	N
Community gardens	I	I	N	N
<b>Public and Semi-public Uses:</b>				
Church or similar religious institution	C	N	N	N
Commercial recreation	C	C	N	N
Essential public services, including but not limited to: schools, libraries, museums, public libraries, museums, public works facilities, cultural arts, interpretive centers and other civic uses	P	C	N	N
Incidental concessions	a	a	N	N
Park and recreation uses, developed per approved SPA plan	P	P	ZA	N
Recreational courts, including but not limited to: tennis, basketball and similar uses	ZA	ZA	N	N
Parking for Public School	P	N	N	ZA
Accessories uses customarily appurtenant to a permitted use, including garden shelters, covered patios, trash enclosures, storage shelters, kiosk, and similar.	a	a	a	a
Utilities, public or private	a	a	a	N
Unclassified uses	C	C	N	N
Temporary uses as prescribed in Section 11.3.6.2.	C	C	N	N
<b>Residential Uses:</b>				
Residential development per RL 1 District standards	N	N	N	N



### **II.3.5.3 Property Development Standards**

#### **A. Site Planning**

All development proposals in Public, Quasi-Public, and Open Space/Park Districts shall be reviewed on a case-by-case basis to determine appropriate buffering and setbacks. Except as provided herein, required property development standards shall be those shown on an approved site plan. All permanent signs shall be included in the review and specifically approved. Neighborhood and community-level signs included in an Eastlake III SPA Plan shall be permitted in areas designated in the SPA Plan.

The following minimum Site Development Standards for all uses and accessory use shall be:

#### **Building Setbacks:**

From property line not abutting a street (minimum)	10'
From property line abutting a local street	20'
From structure abutting a Scenic Highway	75' to curb

<b>Building Height (maximum)</b>	<b>30'</b>
<b>Accessory Structures</b>	<b>15'</b>

#### **B. Landscaping**

All landscaping shall meet the requirements of the City of Chula Vista Landscape Manual.

### **II.3.5.4 Accessory Uses and Buildings**

Accessory uses and accessory buildings customarily appurtenant to and subordinate to a permitted use are allowed in accordance with the Permitted Land Use Matrix herein and Design Review approval.

### **II.3.5.5 Performance Standards**

All uses in Public, Quasi-Public and Open Space/Parks districts shall conform to the performance standards provided in Chapter 19.66 and 19.68 CVMC.

## **II.3.6 Special Uses and Conditions**

- II.3.6.1 Purpose
- II.3.6.2 Temporary Uses and Special Events
- II.3.6.3 Home Occupations
- II.3.6.4 Recreational Facilities

### **II.3.6.1 Purpose**

This section provides additional regulation for special uses and conditions which require special review standards beyond those of the basic land use districts. Temporary uses, home occupations and recreation/amusement facilities are addressed in this section. Where this section prescribes regulation which is more restrictive than that of the Land Use District, the provisions of this section shall apply.

### **II.3.6.2 Temporary Uses and Special Events**

#### **A. Purpose**

The provisions of this section shall apply to uses allowed for a limited amount of time, as specified herein. Temporary uses are subject to Conditional Use Permit by the Zoning Administrator as required for the project.

#### **B. Temporary Uses Listed**

1. Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than five days of operation in any calendar year. Requests exceeding these time limitations will require the submittal and approval of a Conditional Use Permit.
2. Christmas tree sales, Halloween pumpkin sales and other holiday sales subject to not more than forty days of site occupation and operation in any calendar year, subject to approval of a temporary special event sales permit.
3. Subdivision sales offices, sales information centers, sales pavilions, and model home complexes and signage located within the subdivision, subject to an Administrative Conditional Use Permit and the following minimum requirements:
  - a. Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision. Trailers may be used for no more than one hundred-twenty calendar days or until such time as the subdivision sales offices have been completed, whichever is less.
  - b. Trailers used as sales offices for lot sales without model homes may be used for a period greater than one hundred-twenty days, subject to site plan and architectural review approval and the maximum use period listed herein.
  - c. An asphaltic or concrete paved parking lot shall provide a minimum of six parking spaces, including one handicap space to accommodate said use.
  - d. Faithful performance bonding, in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required.

- c. Other conditions that the Zoning Administrator deems necessary to ensure that the sales office will not constitute or be objectionable to the residential uses in the neighborhood.
- 4. Outdoor art and craft shows and exhibits, subject to not more than three calendar days of operation or exhibition in any sixty calendar day period subject to approval by the Zoning Administrator of a temporary sales permit.
- 5. Contractors' offices and storage yards on the site of an active construction project.
- 6. Mobile home residences for security purposes on the site of an active construction project subject to a Conditional Use Permit by the Zoning Administrator.
- 7. Seasonal retail sales of agricultural products (fruit and vegetable stands) for periods for less than 90 days, if said products are raised on the premises.
- 8. Temporary use of properly-designated mobile trailer units for classrooms, offices, banks, *etc.*, for periods not to exceed ninety days subject to Conditional Use Permit by the Zoning Administrator. Requests for such uses of more than ninety days in duration shall require the approval of a Conditional Use permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.
- 9. Charitable or school sponsored drop-off bins for recycling of cans, newspapers, or similar items, or for drop-off of clothes and small items subject to approval of a Conditional Use Permit by the Zoning Administrator. Bins shall be located in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the property owner or business owner. Said bins shall be kept in a neat and orderly manner. Collection of bottles, cans and newspapers shall also be regulated by the "Bottle Ordinance."
- 10. Temporary tract signs for marketing purposes subject to Site Plan Review by the Zoning Administrator.
- 11. Additional uses determined to be similar to the foregoing in the manner prescribed by these regulations.

#### C. Permits and Bonds

All temporary uses shall be subject to the issuance of a Conditional Use Permit by the Zoning Administrator and other necessary permits and licenses, including but not limited to, building permits, sign permits and solicitors or vending licenses. In the issuance of such a permit, the Zoning Administrator shall indicate the permitted hours of operation and any other conditions, such as walls, fences or lighting, which are deemed necessary to reduce possible

detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, a cash deposit may be required to be deposited with the City. This cash deposit shall be used to defray the costs of property cleanup by the City in the event the permittee fails to do same.

**D. Extension or Modification of Limits**

Upon written application, the Zoning Administrator may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Zoning Administrator determines that such extension or modification is in accord with the purposes of the zoning regulations.

**E. Condition of Site Following Temporary Use**

Each site occupied by a temporary use shall be left free of debris, litter or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.

**F. Fee**

The application shall be accompanied by a fee established by the Master Fee Schedule to cover the cost of processing the application prescribed in this section.

**II.3.6.3 Home Occupations**

Home occupations may be permitted only when in compliance with the conditions listed herein. A permit must be issued by the Zoning Administrator prior to operation of such use. The fee shall be in accordance with the Master Fee Schedule.

- A. There shall be no stock in trade or exterior storage of materials in the conduct of home occupation.
- B. A home occupation shall be conducted entirely within a dwelling; if in an attached or a detached garage, it shall not impede the use of said garage for vehicle storage.
- C. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers, or causes fluctuations in line voltage outside the dwelling unit, shall be prohibited.
- D. No one other than the residents of the dwelling unit may be engaged in the conduct of the home occupation.
- E. There shall be no sale of goods on the premises.

- F. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
- G. There shall be no signs other than those permitted by these regulations.
- H. The required residential off-street parking shall be maintained.
- I. A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the land use district in which it is located.
- J. No vehicles or trailers (including pick-up trucks and vans) or construction and other equipment, except those normally incidental to residential use, shall be kept on the site.

#### **11.3.6.4 Recreational Facilities**

Construction of recreation courts, including necessary fencing and lighting, may be permitted subject to Conditional Use Permit approved by the Zoning Administrator and a finding that adjacent properties will not be unduly affected.

Recreation courts shall meet the following minimum standards:

- A. A maximum twenty foot high fence (measured from the finished grade of the court) shall be allowed. Fences shall include a screening material which screens the court activity from off-site view and which improves the appearance of the fence.
- B. Setbacks for the court shall be: Side yard - 10 feet  
Rear yard - 10 feet or, as prescribed by the Conditional Use Permit approved by the Zoning Administrator.
- C. Maximum of eight lights permitted, mounted at a height not to exceed twenty-two feet. All lights and light fixtures shall be certified by a qualified lighting engineer to:
  - 1. Be designed, constructed, mounted and maintained such that the light source is cut-off when viewed from any point five feet above the ground measured at the lot line.
  - 2. Be designed, constructed, mounted and maintained such that the maximum illumination intensity measured at the wall of any residential building on abutting property shall not exceed ½ foot candle above ambient levels.
  - 3. Be used between 7:00 a.m. and 10:00 p.m.
- D. The surface area of any recreational court shall be designed, painted, colored and/or textured to reduce the reflection from any light incident thereon.
- E. Landscaping shall be installed as required between the fence and the property line.

## **11.3.7 Community Purpose Facility Sites**

- 11.3.7.1 Purpose
- 11.3.7.2 Facility Sites
- 11.3.7.3 Permitted and Conditional Uses
- 11.3.7.4 Property Development Standards

### **II.3.7.1 Purpose**

The purpose of the Community Purpose Facility (CPF) District is to implement the provisions of Chapter 19.48.025 CVMC, which requires the provision of land zoned for only CPF uses in an amount based on the anticipated population within a new planned community.

### **II.3.7.2 Facility Sites**

Chapter 19.48.025 CVMC requires 1.39 acres per 1,000 population for Community Purpose Facility (CPF) Sites. An adequate amount of land in the EastLake III GDP area is designated for CPF use, as indicated on both the Site Utilization Plan (see SPA Plan) and on the Land Use Districts Map, herein. The final CPF requirement will be based on the lot count at the Tentative Map stage. Should a CPF acreage adjustment be required, the area(s) zoned CPF on the Land Use Districts Map shall be adjusted to conform with the tentative map approval as an administrative matter per Section II.3.2.1 herein.

### **II.3.7.3 Permitted and Conditional Uses**

Only those uses listed in Chapter 19.48.025 CVMC shall be permitted in the CPF District. All uses shall require approval of a Conditional Use Permit to be established.

### **II.3.7.4 Property Development Standards**

The following property development standards apply to all land and buildings authorized in the CPF District.

#### **A. General Requirements**

The standards in the following table are minimums unless otherwise stated. See Section II.3.11 for exceptions and modifications to these standards.



Table L  
**PROPERTY DEVELOPMENT STANDARDS**

STANDARD	DIMENSION
Lot width (feet) <sup>1</sup>	100
Lot depth (feet) <sup>1</sup>	100
Front yard setback (feet)	20
Side yard setback, each (feet)	20
Rear yard setback (feet)	20
Building height, maximum for main building (feet)	35
Building Setback from Scenic Highway (feet from curb)	75
Lot coverage, maximum (% net lot area)	50
Landscaping, minimum (% net lot area)	15

<sup>1</sup> Minimum lot width and depth dimensions shall not apply to a portion of a lot limited to use as an access road or driveway.

**B. Special Requirements**

1. Along all street frontages situated across from any residentially zoned property, the use of berms, fences, and landscaping shall be used consistent with the SPA Design Guidelines.
2. Streetscapes shall be enhanced to provide an easy transition from the street to the building. Patios, circulation and parking spaces may be included in setback areas to help buffer adjoining parcels from one another.

## **11.3.8 Comprehensive Parking Regulations**

- 11.3.8.1 Purpose
- 11.3.8.2 Size and Access Requirements
- 11.3.8.4 Number of Spaces Required for Designated Land Use
- 11.3.8.5 General Provisions
- 11.3.8.6 Parking Screening Requirements
- 11.3.8.7 Parking Area Landscaping
- 11.3.8.8 Parking Area Lighting
- 11.3.8.9 Parking Area Front Setback

### 11.3.8.1 Purpose

The parking regulations in this section are provided to assure convenient off-street parking space for vehicles. The parking requirements of this section are to be considered as the minimum necessary for such uses permitted by the respective zone. The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate off-street parking.

### 11.3.8.2 Size and Access Requirements

The following property development standards shall apply to all commercial, residential, park, public and quasi-public, and open space parking areas:

#### A. General Requirements

The following are minimums unless otherwise stated. The stall length for exterior parking stalls may be reduced by 2 ½ feet to allow planter curbs to serve as wheel stop provided the planter or sidewalk is increased as required for functionality:

#### 1. Automobile

Standard Space: Covered in a garage or carport - 10 feet by 20 feet each space (interior dimensions).  
Uncovered - 9 feet by 19 feet each space (10 feet by 19 feet adjacent to walls).

Parallel Space: 8 feet by 24 feet each space

Compact Space: 8 feet by 15 feet each space

#### 2. Motorcycle Space: 4 feet by 8 feet each space

#### 3. Bicycle Space: 2 feet by 6 feet each space

#### 4. Automobile, handicapped, motorcycle, and bicycle spaces: all parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete or any other all-weather surfacing approved by the Zoning Administrator and subject to current City standards. All parking facilities shall be graded and drained to provide for the drainage of all surface water from the site.

#### 5. Off-street parking bays for more than three vehicles, except single family detached residential districts, shall be provided with a concrete curb not less than six inches in height to confine vehicles to the parking area. A six foot landscape bay, including

curbs, shall be provided at the end of each parking bay. Additional landscape nodes shall be provided at the rate of approximately one per ten parking spaces. Landscape nodes dividing contiguous parking bays shall be six feet wide, including curbs and one-foot step areas.

#### 6. Striping and Identification

- a. **Automobile:** All parking stalls shall be clearly outlined with double lines on the surface of the parking facility.
- b. **Handicapped:** All handicapped spaces shall be striped and marked according to the applicable State standards.
- c. **Motorcycle:** All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle use.
- d. **Bicycle:** All bicycle spaces shall be clearly identified.

#### B. Access and Driveways

1. No parking area, except for a single-family or duplex residence, may be located so as to require or encourage the backing of automobiles or other vehicles across any street, with a greater than 59 foot right-of-way, to effect egress from the places of parking.
2. Driveways used to serve two to four dwelling units shall be not less than twelve feet in width if the furthest unit is eighty feet or less from the front property line, and a minimum of fifteen feet in width if the distance is over eighty feet long. Driveways used to serve five or more dwelling units shall be not less than fifteen feet wide for one single lane entrance; the combination of two separate driveways (an entrance and an exit) shall be not less than twenty-five feet wide except that a combined entrance and exit (two-way access) need not exceed eighteen feet in width. The standard for private common drives/street (Hammerhead drives in RI-1) shall be as specified in the EastLake III SPA Plan.

Driveways for parking areas serving other than residential units shall be a minimum of fifteen feet wide for one-way traffic and twenty-four feet wide for two-way traffic. The minimum vertical clearance shall be ten feet to allow for the passage of emergency vehicles, based on minimum standards administered by the city traffic engineer.

3. All aisles and turning areas shall be adequate to provide safe and efficient access to and from parking spaces, based on minimum standards administered by the city traffic engineer.
4. Tandem parking shall not qualify as required parking unless specifically approved by the Zoning Administrator or Planning Commission.

C. **Special Requirements**

In commercial zones, shared parking may be permitted, subject to the approval of a Conditional Use Permit. The application for the Conditional Use Permit shall be accompanied by a shared parking study prepared by a professional traffic engineer, addressing the following items:

1. The applicant shall show that there is no substantial conflict in the principal operating hours of the buildings or uses for which the shared parking is proposed.
2. Parties involved in the shared use of a parking facility or facilities shall evidence agreement for such shared use by a proper legal instrument approved by the City Attorney as to form and content.
3. Any shared parking facility shall be provided with adequate signs on the premises indicating the availability of that facility for patrons of the participating uses.

**II.3.8.4 Number of Spaces Required for Designated Land Use**

- A. The number of off-street parking spaces required shall be as set forth in the following Table M:

Table M  
**OFF-STREET PARKING REQUIREMENTS**

LAND USE	MINIMUM OFF-STREET PARKING REQUIRED
<b>Commercial:</b>	
Administrative & professional services offices	1 space/300 square feet of gross floor area; minimum 4 spaces
Appliance, furniture, home furnishings store	1 space/600 square feet of gross floor area
Auto or truck sales	1 space/10 car storage/display spaces
Bowling alley or billiard hall	5 spaces/alley plus 2 for each billiard table plus required parking of any other uses on the site
Eating & drinking establishment (non-fast food)	1 space/each 2½ seats or 1 space/50 square feet of seating area where there are no fixed seats
Fast food restaurant w/ drive-in or drive through	1 space/each 7 seats plus 1 space per employee, minimum 15 spaces and on-site queue line for at least 8 vehicles when drive through is included
Gasoline dispensing and/or automotive services stations	2 spaces plus 4 spaces for each service bay or as required by C.U.P.
Hotel or motel	1 space per unit plus 1 space for every 25 rooms or portion thereof provided on the same lot
Medical, dental or veterinary office or clinic	1 space/200 square feet of gross floor area; minimum 5 spaces
Theater or movie	1 space/3½ seats
Shopping Center and General Commercial, not otherwise listed	1 space/200 square feet of gross floor area
Parks (public or private recreation facilities):	To be determined by the Zoning Administrator
<b>Public and Semi-public Uses:</b>	
Day nurseries, daycare schools, nursery schools	1 space/staff member plus 1 space/ 5 children or 1 space/ 10 children if adequate drop-off facilities are provided. Drop-off facilities must be designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of proposed drop-off facilities shall be determined by the Zoning Administrator.
Elementary or middle school (public)	1 space/employee plus 5 spaces or as required by C.U.P.
High school	1 space/4 students or as required by C.U.P.
College or vocational school	1 space/2 faculty members or employee plus 1 space/3 students
Church, convent, monastery, religious institution or other place of public assembly	1 space/3½ seats within the main auditorium or 1 space/45 square feet of gross floor area within the main auditorium, classroom or sanctuary, whichever is greater, where there are no fixed seats
Public utilities	To be determined by the Zoning Administrator
<b>Residential</b>	see Residential District Regulations

B. Handicapped Parking Requirements

1. Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.
2. Handicapped parking spaces shall be provided for all uses other than residential at the rate established in Table N below.
3. Handicapped parking spaces required by this section shall count toward fulfilling off-street automobile parking requirements.

Table N  
**HANDICAPPED PARKING REQUIREMENTS**

NUMBER of AUTOMOBILE SPACES PROVIDED	NUMBER of HANDICAPPED SPACES REQUIRED
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1000	2% of Total Spaces
Over 1000	20 plus 1 space for every 100 spaces (or fraction thereof) over 1001

C. Bicycle Parking Requirements

Commercial uses are required to install four bicycle parking facilities for any tenant in excess of 10,000 square feet. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.

**D. Motorcycle Off-Street Parking Requirements**

Motorcycle parking areas shall be provided for all uses, except residential, at the following rate:

1. Uses with 25 to 100 automobile parking spaces shall provide one designated area for use by motorcycles.
2. Uses with more than 100 automobile parking spaces required shall provide motorcycle parking areas at the rate of one motorcycle parking area for every 100 automobile parking spaces provided.

**II.3.8.5 General Provisions**

- A. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed; for any new use established; for any addition or enlargement of an existing building or use; and for any change in the occupancy of an existing building.
- B. For additions or enlargement of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement or change, not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.
- C. The required parking facilities needed for any development shall be located on the same site or, if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site, providing the site is within a reasonable walking distance (typically 200 feet) of the entrance to the building without crossing arterial highways.
- D. The requirements of this section shall apply to temporary as well as permanent uses.
- E. All required off-street parking spaces shall be designed, located, constructed, and maintained to be fully usable at all times except as provided by a shared parking study.
- F. Where the application of these requirements results in a fractional parking space, the fraction shall be rounded to the higher whole number.
- G. The parking requirement for uses not specifically listed in the matrix shall be determined by the approval body for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
- H. In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section.



- I. A maximum of twenty-five percent of the parking spaces required on any site may be provided as "compact" spaces for non-residential uses, subject to approval of the Zoning Administrator or Design Review Committee.
- J. Guest parking spaces in multi-family developments shall be clearly identified as guest parking.
- K. All parking facilities required by this section shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. Parking facilities shall not be used for the storage of merchandise, or, for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except on a temporary basis, pursuant to Section II.3.6.2 Temporary Uses.

#### **II.3.8.6 Parking Screening Requirements**

Off-street parking areas for more than five vehicles shall be effectively screened by a ten-foot wide landscaped strip and a masonry wall or fence of acceptable design. Such wall or fence shall be not less than three and one-half feet or more than six feet in height and shall be maintained in good condition without any advertising thereon. The requirements specified herein may be eliminated in whole or in part where, in the opinion of the zoning administrator, such requirements are not necessary for the proper protection of abutting property because of substantial grade differentials, the existence of adequate walls or other equally valid reasons.

#### **II.3.8.7 Parking Area Landscaping**

- A. Parking areas shall be landscaped in accordance with the City's Landscape Manual.
- B. Any unused space resulting from the design of the parking area shall be used for landscaping purposes, if determined to be of appropriate size and location. Refer to the EastLake III SPA Design Guidelines for additional guidelines relating to parking lot landscaping.
- C. Off-street parking bays for more than three vehicles shall be provided with a concrete curb not less than six inches in height to confine vehicles to the parking area. A six foot landscape bay, including curbs, shall be provided at the end of each parking bay. Additional landscape nodes shall be provided at the rate of approximately one per ten parking spaces. Landscape nodes dividing contiguous parking bays shall be six feet wide, including curbs and one-foot step areas. All landscaped parking lot islands shall have a minimum inside dimension of three feet and shall contain a one foot wide walk adjacent to the parking stall and be separated from vehicular areas by a six inch high, six inch wide concrete curbing. Ten percent of the parking area shall be landscaped.
- D. All landscaped areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.

**11.3.8.8 Parking Area Lighting**

Glare emanating from parking lot lighting shall be directed away from adjacent properties, streets, and open space, and shall comply, and remain in compliance with, Sections 19.66.060 and 19.66.1000, Performance Standards of the CVMC. Parking lot lights shall be a maximum height of eighteen feet from the finished grade of the parking surface and directed away from the property lines.

**11.3.8.9 Parking Area Front Setback**

No part of any front yard or exterior side yard (*i.e.*, any street frontage) shall be used for off-street parking (paved area) or access, except driveways.

## **II.3.9 Comprehensive Sign Regulations**

- II.3.9.1 Purpose
- II.3.9.2 Sign Permit Required
- II.3.9.3 Application-contents, Determination, Authority & Appeals
- II.3.9.4 Sign Permit Exceptions
- II.3.9.5 Political Signs
- II.3.9.6 Real Estate Signs
- II.3.9.7 Off-premises Temporary, Open House Real Estate Signs
- II.3.9.8 Prohibited Signs and lighting
- II.3.9.9 Residential Sign regulations
- II.3.9.10 Commercial Sign Regulations
- II.3.9.11 PQ/CPF/OS/P Sign Regulations
- II.3.9.12 Sign Maintenance and Construction Standards
- II.3.9.13 Temporary Signs in Any Land Use District
- II.3.9.14 Signs Related to inoperative activities
- II.3.9.15 Enforcement Legal Procedures and Penalties

### **11.3.9.1 Purpose**

The sign regulations are intended to ensure that the character and image of the community is maintained while adequate provision is made for the signs necessary to direct residents and visitors, and identify locations and businesses within the community. These regulations are intended to promote well designed and, properly sized and located signs which can achieve their purpose without cluttering or otherwise detracting from the overall community.

### **11.3.9.2 Sign Permit Required**

No person, except a public officer or employee in performance of a public duty, shall post, paint, erect, place or otherwise fasten any sign, pennant or notice of any kind, visible from a public street except as provided herein. To ensure compliance with this section, a sign permit shall be required for any sign, pursuant to Chapter 19.60.030 CVMC, except as provided by Chapter 11.3.9.4 below.

### **11.3.9.3 Application Contents, Determination, Authority, Appeals**

All signs requiring a sign permit shall be submitted for approval by the Zoning Administrator prior to installation. The application shall indicate the size, location, design, color, lighting and materials of all signs to be erected. The application shall also contain sufficient information on the architecture, colors and materials of the building on the site, as is necessary to determine compatibility of the sign to the building. In addition, the applicant shall submit a color rendering and/or paint sample boards or chips and/or actual materials to be used on the sign.

The Zoning Administrator, or the Design Review Committee on appeal, shall determine whether approval shall be granted for any sign based on its conformance with the regulations and design standards set forth herein and in the EastLake III Design Guidelines. Where an application is denied by the Zoning Administrator or the Design Review Committee on appeal, the applicant shall be informed in writing of the changes necessary in order to approve the application. If the applicant chooses to amend the application to reflect said changes, the Zoning Administrator shall grant the permit.

The Zoning Administrator shall render a decision on a sign permit within seven working days of the date of application. If at the end of that period a decision has not been reached, the applicant may demand in writing that action be taken on the permit. The Zoning Administrator shall render a decision within three working days of the date of the receipt of the written demand or the permit shall be deemed approved as submitted. The decision of the Zoning Administrator may be appealed to the Design Review Committee within 10 working days after the decision is rendered. In the absence of such appeal, the determination by the Zoning Administrator shall be final.

The Design Review Committee shall render a decision on a sign appeal at the next available Design Review Committee meeting at which a quorum is present. An appeal received at least ten days prior to a Design Review Committee meeting shall be scheduled for that meeting. If the Design Review

Committee fails to render a decision at the next available meeting, the applicant may demand in writing that action be taken. The Design Review Committee shall render a decision at the next available meeting following receipt of the written demand or the appeal shall be deemed approved as submitted. The decision of the Design Review Committee may be further appealed in accordance with the provisions of Section 19.14.583 of the City of Chula Vista Municipal Code.

#### **II.3.9.4 Sign Permit Exceptions**

The following signs are exempt from the sign regulations and sign permit requirements. However, signs in excess of the specific exemptions listed below shall require a sign permit.

- A. Official and Legal Notices: Notices issued by any court, public body, person or officer or in furtherance of any non-judicial process approved by State or local law.
- B. Signs Providing Direction, Warning or Information: Signs or structures required or authorized by law or by Federal, State, County or City authority.
- C. Residential Building Identification Signs: Signs used to identify individual residences and not exceeding 4 square feet in area.
- D. Name Plates: One gate or wall-mounted plate per parcel not to exceed 4 square feet in area for single-family residential uses.
- E. Traffic signs or other signs erected or maintained by a government body or agency, including railroad crossing signs, historical signs, etc.
- F. Special event signs on or over public property permitted by the City Council by special approval.
- G. Specially licensed signs on or over public property permitted by the City Council by franchise, such as bus benches or trash receptacles.
- H. Seasonal decorations, greetings and displays, excluding there from advertising signs.

#### **II.3.9.5 Political Signs**

Political Signs: Signs having to do with any issue, ballot measure, political statements and expressions, or candidate in any municipal, County, State or Federal election shall be permitted in any land use district subject to the following provisions and any other applicable provisions within this section:

- A. All political signs shall be placed, erected, constructed, painted or assembled no earlier than 30 calendar days prior to the election and shall be removed no later than 10 calendar days following the date of the election.

- B. A political sign shall not exceed 5 square feet in total area for one side in a residential district and 12 square feet in a non-residential district. Double-faced signs shall not exceed 5 square feet per side in residential districts and 12 square feet per side in non-residential districts. No signs shall be placed in a manner that would obstruct the visibility of, or impede pedestrian or vehicular traffic or endanger the health, safety or welfare of the community.
- C. All political signs shall not exceed 3-1/2 feet in height in the front setback area from the finished grade immediately around the sign, and such sign shall not exceed 6 feet in height behind the building setback area.
- D. No political signs shall be lighted either directly or indirectly unless said sign is erected, painted or constructed on an authorized structure already providing illumination.
- E. No political sign shall be placed or affixed to a traffic signal, street light, tree, fence, utility pole or existing sign, nor shall it be posed on any public property or in the right-of-way if, in the opinion of the Zoning Administrator said sign impedes or renders dangerous public access to any public improvement, including but not limited to, utility poles and fire hydrants; or obstructs the vision of any sign designed to regulate, control or assist public or private transportation or obstructs the vision of any user of the public right-of-way.
- F. No political sign shall be posed in violation of any provisions of this section. Further, the Zoning Administrator or his/her designated representative shall have the right to remove all signs placed contrary to the provisions of this section. Any political sign placed on private property without the consent of the owner may be removed by said owner or representative of said owner.
- G. With the exception of signs posed in the public right-of-way, which may be removed without notice, the Director of Planning & Building or his/her designee is hereby authorized, after giving 24 hours notice to the owner of the sign, to remove any political signs that do not conform to the standards herein provided. The notice shall specify the provision of the sign ordinance being violated, and shall inform the owner that removal charges will be assessed. The owner may, within 24 hours, request a hearing before the Director of Planning & Building to appeal the decision to remove the sign. If the owner so requests, the sign shall not be removed until the hearing has been held and a final decision rendered.

If the owner cannot be located after reasonable effort to do so, the sign may be treated as abandoned property and removed.

#### **II.3.9.6 Real Estate Signs**

One real estate sign designating the sale, rental or lease of real property shall be allowed subject to the following:

- A. Maximum Sign Area: Commercial and industrial zones, 32 square feet; agricultural zones, 32 square feet for undeveloped acreage of 1 acre or more, otherwise 4-1/2 square feet; residential zones, 4-1/2 square feet.
- B. No freestanding sign shall exceed 10 feet in height in any commercial or industrial zone or in the agricultural zone for undeveloped acreage of 1 acre or more. No freestanding sign shall exceed 4-1/2 feet in all residential zones and the agricultural zone for parcels less than 1 acre.
- C. Through lots shall be allowed one sign on each street. Corner lots shall be permitted one sign only.
- D. Freestanding signs shall maintain a 10-foot setback from all property lines.
- E. Real estate signs reflecting the vacancy status and availability of commercial or industrial space within a structure designed for multiple occupancy, whether through rental, sale or lease, shall be limited to a maximum sign area of 16 square feet. Not more than one sign may be used facing a dedicated street. The sign may be attached flat against the building or be part of a permitted freestanding sign if designed to be part of said sign and providing the total sign area does not exceed the area permitted for the freestanding sign.

#### **II.3.9.7 Off Premises Temporary Real Estate Open House Signs**

Off premises temporary real estate open house signs shall be permitted within all residential zones subject to the following conditions:

- A. No more than five off premise open house signs shall be allowed for each residential open house which occurs.
- B. No more than one sign shall be allowed to be placed on any interior parcel and no more than two on a corner lot (one per street frontage).
- C. Off premise open house signs shall only be displayed during daylight hours.
- D. Signs shall be no larger than 4 square feet and shall be located at a minimum of 3 feet from the sidewalk or 10 feet from the curb or edge of pavement, where no sidewalk exists.

An off premise temporary real estate open house sign shall only be permitted in conjunction with an open house held for the resale of one single-family residence. Off premise signs advertising the sale of more than one lot or more than two dwellings constitutes a subdivision directional sign subject to the regulations outlined in Section 19.60.480.

### II.3.9.8 Prohibited Signs and Lighting

All signs and lighting not exempt or expressly permitted with issuance of a sign permit are prohibited in all land use districts. The following signs and lighting shall not be permitted in any land use district:

- A. Roof signs.
- B. Flashing lights or signs (except time and temperature signs).
- C. Animated signs or lights that convey the illusion of motion (except as may be approved in a commercial district).
- D. Revolving or rotating signs (except as may be approved in a commercial district).
- E. Vehicle signs (when parked or stored on property to identify a business or advertise a product).
- F. Portable signs (except where permitted in this section).
- G. Off-site signs (except temporary subdivision or residential real estate signs).
- H. Signs within the public right-of-way (except those required by a governmental agency). No sign shall be placed, erected or constructed on a utility pole, traffic device, traffic sign, warning sign or so as to impede access to any public improvement.
- I. Signs located on public property except as may be permitted in this section or required by a governmental agency.
- J. Signs within the public right-of-way prohibited by the Streets and Highway Code (Sec. 101 *et seq.* and Sec. 1460 *et seq.*), the Vehicle Code (Sec. 21400 *et seq.*) and the Public Utilities Code (Sec. 7538 *et seq.*).
- K. Signs blocking doors or fire escapes.
- L. Outdoor light bulb strings and exposed neon tubing outside of buildings (except for commercial use areas and temporary uses such as Christmas tree lots, carnivals and similar events having prior approval of the City).  
  
Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in Section II.3.6.2).
- M. Advertising structures (except as otherwise permitted in this section).



- N. Statuary (statues or sculptures) advertising products or logos of the business located outside of the structure that houses the business.
- O. The use of decals, stick-on or transfer letters or tape on the walls or parapets of buildings, fences, walls and other structures.
- P. Signs which purport to be, are an imitation of, or resemble official traffic warning devices or signs that by color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic.

### **II.3.9.9 Sign Regulations**

The following signs may be placed in any of the specified land use districts with approval of a sign permit provided it is in compliance with all other applicable laws and ordinances. These signs are subject to the provisions listed.

#### **A. Signs Allowed in Single-Family Residential Land Use Districts**

1. Wall Signs: Maximum area 1-1/2 square feet.
2. Freestanding: Maximum area 1-1/2 square feet; maximum height 6 feet. Sign shall maintain a 10-foot setback.
3. Other Signs: See Sections II.3.9.4 to II.3.9.6 and Chapter 19.60 of the Chula Vista Municipal Code for unclassified uses, additional regulations and standards.

#### **B. Signs Allowed in the Multi-Family Residential Land Use District**

Types of Signs Allowed: Residential (wall, freestanding or ground), manager's and vacancy sign subject to the following conditions:

1. Wall: One wall sign for each street frontage. A maximum of 15 square feet of sign area for buildings with a width of 30 feet or less. Buildings over 30 feet in width shall be allowed an additional 1 square foot for each foot over 30 feet to a maximum of 30 square feet. In cases of more than one building on the property, the area of the sign shall be based on the lineal frontage of the building on which it is placed. Only the name and address may be placed on the building.
2. Freestanding: One freestanding sign may be used in lieu of one wall sign. Through lots will be allowed an additional freestanding sign if the frontage is used for access. Only the name and address may be placed on the sign except the vacancy status and location of the manager's office may be placed on the sign, if designed as part of the

sign. Maximum height, 5 feet. Maximum sign area, 12 square feet, except an additional 2 square feet may be added for the vacancy status.

3. **Manager's Sign:** A 1-1/2 square foot sign designating the location of the manager's office may be placed on or near the main entrance to the units. Such sign may be attached to the dwelling or incorporated in the design of the freestanding sign. Maximum square footage of the freestanding sign shall not be increased to accommodate said sign.
4. **Vacancy Sign:** A separate freestanding vacancy sign, a maximum of 3-1/2 feet in height and 2 square feet in area, may be used if no other freestanding sign exists on the property; otherwise, it shall be placed on the building.
5. **Screening Wall Sign:** One sign may be placed on a structure used for screening of parking in lieu of a wall or freestanding sign. Only the name and address may be placed on the structure. Maximum area, 15 square feet.

#### **II.3.9.10 Signs Allowed in Commercial Land Use Districts**

**Planned Signing Program:** A planned signing program per the provisions of Chapter 19.60.490 CVMC is required for the specialty commercial commercial land use districts. Application for and approval of a planned signing program shall be subject to the requirements of Chapter 19.60.490 and 19.60.500-520 CVMC.

#### **II.3.9.11 Allowed in PQ, OS/P and CPF Land Use Districts**

**Public and Quasi-Public Signs:** Churches, schools, community centers and any other public or institutional building shall be allowed the following signs:

- A. Churches are allowed one wall sign not to exceed 30 square feet in area and one bulletin board, announcement or monument sign, not to exceed 24 square feet in area and 10 feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a 10-foot setback from all streets.
- B. Other public and quasi-public uses are permitted one wall or monument sign not to exceed 30 square feet in area and a bulletin board or announcement sign not to exceed 50 square feet in area and 12 feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a 10-foot setback from the streets.
- C. Churches and other public and quasi-public uses may request a permit allowing for temporary use of a sign announcing a special event. Either wall-mounted or freestanding signs of paper, cardboard, plastic or fabric are permitted provided that the Zoning

Administrator finds that the copy, color and design of the sign will not adversely affect the order, amenity or residential enjoyment of the neighborhood in which it is located.

- D. Special event signs shall be located on the premises of the institution or organization having the special event and shall not exceed 5 feet in height nor contain more than 25 square feet of sign area. Freestanding signs shall maintain a minimum 10-foot setback from any property line abutting a street right-of-way. Only one sign shall be allowed for each street frontage.
- E. Upon application for a permit, the applicant shall submit a statement and diagram noting the nature of the special event indicating the occasion, size, copy and colors of the proposed sign. No less than one permit for a special event sign shall be issued to any one institution or organization in one calendar year subject to Chapter 19.60.290 CVMC.

#### **11.3.9.12 Sign Design, Maintenance and Construction Standards**

- A. **Construction:** Every sign and all parts, portions and materials shall be manufactured, assembled and erected in compliance with all applicable State, Federal and City regulations and the Uniform Building Code.
- B. **Maintenance:** Livery sign and all parts, portions and materials shall be maintained and kept in proper repair and safe structural condition at all times. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces and malfunctioning or damaged portions of a sign shall be repaired or replaced. Noncompliance with such a request shall constitute a nuisance and will be replaced within 30 calendar days following notification of the business by the City and will be abated.
- C. **Design Standards:** Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings or type of business on the site. Signs located on institutional or community purpose sites, but in a predominantly residential area, shall take into consideration compatibility with the residential area to the extent possible.
  - 1. **Relationship to Buildings:** Signs located upon a lot with only one main building housing the use which the sign identifies shall be designed to be compatible with the predominant visual elements of the building such as construction materials, color or other design details. Each sign located upon a lot with more than one main building, such as a shopping center or other commercial or industrial area developed in accordance with a common development plan, shall be designed to be compatible with the predominant visual design elements common or similar in all such buildings or the buildings occupied by the "main tenants" or principal uses.

The Zoning Administrator may place conditions of approval on any sign permit to require incorporation of such visual elements into the design of the sign where such

an element(s) is necessary to achieve a significant visual relationship between the sign and building or buildings.

2. **Relationship to Other Signs:** Where there is more than one freestanding sign located upon a lot, all such signs shall have designs which are complementary to each other by either similar treatment or incorporation of one or more of the following five design elements:
  - § Type of construction material (such as cabinet, sign copy or supports).
  - § Letter style of sign copy.
  - § Type or method used for support, uprights or structure on which sign is supported.
  - § Sign cabinet or other configuration of sign area.
  - § Shape of the entire sign and its several components.
3. **Landscaping:** Each freestanding sign shall be located in a landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The landscape area shall be maintained in a neat, healthy and thriving condition.
4. **Illumination and Motion:** Signs shall be stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing).
5. **Sign Copy:** The name of the business, use, service and/or identifying logo shall be the dominant message on the sign. The inclusion of advertising information such as lists of products (more than one product) is prohibited.
6. **Relationship to Streets:** Signs shall be designed so as not to obstruct any pedestrian, bicyclist or driver's view of the street right-of-way.

### **11.3.9.13 Temporary Signs**

#### **A. On-Site Subdivision Signs:**

1. One temporary, on-site subdivision sign not to exceed 64 square feet total area on two sides or 32 square feet on one side and total overall height of 12 feet may be permitted.

2. Such sign shall be for the identification of a subdivision, price information and the developer's name, address and telephone number and logo or product image.
  3. Such signs shall be removed within 10 calendar days from the date of the final sale of the land and/or residences. Signs shall be removed after a period of 36 months with extensions of 12 months available through approval of the Zoning Administrator.
  4. A cash deposit of \$300.00 per sign shall be deposited with the sign applications to ensure compliance with this section and removal of such sign. Said deposit shall be refunded to the applicant upon sign removal by the applicant. If the City is forced to remove any signs, then the cost of removal shall be deducted from the deposit.
  5. Signs shall be maintained in good repair at all times.
- B. Community Special Event Signs: Special event signs may be approved for a limited period of time as a means of publicizing special events such as grand openings, Christmas tree lots, parades, rodeos and fairs that are to take place within the EastLake III Community. Community special events such as a rodeo or community fair may be permitted the following signage:
- C. Subdivision Directional Signs: Directional advertising signs deemed necessary to indicate a change in direction to a subdivision may be authorized subject to a Conditional Use Permit issued by the Zoning Administrator in accordance with the provisions of this title and the following conditions:
1. The request shall denote the number of signs, their location, size and design for consideration by the Zoning Administrator.
  2. The applicant shall file a letter of approval from each property owner or occupant on whose property proposed signs are to be located.  
  
The Conditional Use Permit may be issued for a reasonable period but not to exceed 6 months; provided however, that the Zoning Administrator may grant two extensions for 1-year periods without re-notification or rehearing.
  3. The signs may pertain to only those subdivisions, which are located within the City.
  4. The signs may be either single- or double-faced or V-shaped, provided the angle between the two faces does not exceed 45 degrees.
  5. No freestanding sign may exceed a height 3-1/2 feet or exceed 4-1/2 square feet in area.

- D. **Temporary Tract Signs:** For any subdivision there may be one indirectly-illuminated tract sign for each principal entrance to the subdivision advertising the sale of dwelling units or lots on the same premises or subdivision on which the sign is maintained. The maximum sign area shall be limited to 200 square feet and a maximum height of 20 feet for subdivisions with five lots or more. For subdivisions with four or less lots, the maximum sign area shall be limited to 32 square feet and the maximum height shall be 8 feet. The sign shall be removed within 10 days after the sale of all the homes within the subdivision, or sooner, subject to staff review

Additional signs may be located on a model home site subject to the following requirements.

1. Signs to advertise the features within a model home on the lot where such signs are located.
2. Two signs totaling 12 square feet for each model home in the subdivision.
3. All signs shall be removed upon sale of the model home or discontinuance of said use.

#### **II.3.9.14 Signs Relating to Inoperative Activities**

Signs pertaining to activities or businesses, which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within 30 days after the premises have been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of this section and local ordinance.

#### **II.3.9.15 Enforcement, Legal Procedures and Penalties**

Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by Chapter 19.60 CVMC. Unauthorized, illegal signs may be abated by the City in accordance with local ordinances. If said sign is stored by the City, the owner may recover said sign from the City upon payment to the City of any storage and/or removal charges incurred by the City. The minimum charge shall be no less than \$3.00 per sign. All signs removed by the City may be destroyed 30 calendar days following removal. If any sign, in the opinion of the Zoning Administrator, is an immediate threat to the public health and safety, said sign shall be immediately and summarily removed with the cost of removal charged to the property owner in accordance with local ordinances.

## **II.3.10 Legislative Procedures**

II.3.10.1 Purpose

II.3.10.2 Adoption of Planned Community District Regulations

II.3.10.3 Amendments

### **II.3.10.1 Purpose**

Zoning is a legislative act involving police power asserted in the interests of the public health, safety and general welfare. The zoning process includes the creation and modification of the comprehensive zoning law which establishes designated zones with permitted uses and regulations, as well as the comprehensive and uniform application of said zoning regulations by the classification and reclassification of property into designated zones. It is the purpose of the city council to provide a zoning procedure which will offer a clear and definite guide to property owners seeking zoning adjustments. It is intended that these procedures will protect the public welfare and sound community planning and to assure the maximum degree of protection for individual property rights.

Whenever the public necessity, convenience, general welfare or good zoning practice justifies such action and in substantial conformance with the general plan of the city, and after due consideration and report on same by the planning commission, the city council may, by ordinance, create, amend, supplement or change the uses and regulations of the comprehensive zoning law or include or place any property within the city into any zone as created and defined in Title 19 CVMC. The procedure for adopting such ordinances may be notices by a resolution of intention of the planning commission, or of the council, or by an affirmed application of one or more of the owners or parties having a legal interest in the property to be affected by the proposed action.

### **II.3.10.2 Adoption of Planned Community District Regulations**

These Planned Community (PC) District Regulations are adopted pursuant to Title 19, Zoning, of the Chula Vista Municipal Code and are intended to implement and integrate the Chula Vista General Plan, the EastLake III General Development Plan (GDP), and the EastLake Woods and EastLake Vistas Sectional Planning Area (SPA) Plan. The EastLake Woods and EastLake Vistas SPA is zoned P-C Planned Community pursuant to the adoption of the EastLake III GDP and Chapter 19.48 CVMC. These regulations provide for the implementation of the GDP and P-C zone by setting forth the development and use standards for all property within EastLake Woods and EastLake Vistas SPA Planned Community District by establishing:

- Setbacks
- Building heights
- Parking requirements
- Landscape requirements
- Use restrictions
- Animal regulations
- Density of development limitations



- Lot size, width and depth standards
- Fencing requirements
- Signing regulations

These PC District Regulations, along with the EastLake Woods and EastLake Vistas SPA Plan, delineate precisely the allowable use of the property.

### **II.3.10.3 Amendments**

Application for any change in district boundaries, use listing, property development standard or any other provision of these regulations shall be considered a zone change and be processed in accordance with the provisions of Chapter 19.12 CVMC. Approval of a zone change requires affirmative action following a public hearing by both the Planning Commission and City Council.

## **II.3.11 Administrative Procedures**

- II.3.11.1 Purpose and Intent
- II.3.11.2 Zoning Administrator Authority
- II.3.11.3 Design Review Committee
- II.3.11.4 Design Review Committee – Appeals Procedure
- II.3.11.5 Site Plan and Architectural Approval
- II.3.11.6 Site Plan and Architectural - Appeals
- II.3.11.7 Conditional Use Permit
- II.3.11.8 Conditional Use Permit - Appeals
- II.3.11.9 Variance
- II.3.11.10 Variance - Appeals

**11.3.11.1 Purpose and Intent**

The purpose of this Section is to define certain administrative procedures and requirements to provide clear instructions and notice to property owners and developers within EastLake III SPA regarding permit and plan approvals. The general intent of these regulations is to use the standard procedures provided in Chapter 19.14 CVMC except where special procedures are required or defined herein.

For matters relevant to the proper development and use of property within EastLake III SPA and not addressed herein, the provisions of Title 19 CVMC (Zoning Ordinance) shall apply. In the event of conflicting standards, these Planned Community District Regulations shall apply.

**11.3.11.2 Zoning Administrator Authority**

The Zoning Administrator is authorized to consider and to approve, disapprove or modify applications on the following subjects and/or issue the following required permits without setting the matter for a public hearing:

**A. Conditional Use Permit**

The Zoning Administrator shall be empowered to issue Conditional Use Permits, as defined herein, in the following circumstances:

1. Where the use to be permitted is designated for ("ZA") Zoning Administrator Conditional Use Permit.
2. Where the use requiring the permit would make use of an existing building and does not involve substantial remodeling thereof.
3. For signs, as defined herein, and temporary tract houses, as limited herein.
4. The Zoning Administrator is authorized to consider and to approve, deny or modify applications for Conditional Use Permits for carnivals and circuses. The Zoning Administrator shall set the matter for public hearing in the manner provided herein.
5. Churches.
6. Establishments that include the sale of alcoholic beverages for off-site use or consumption. The Zoning Administrator shall hold a public hearing in accordance with Section 19.14.060-19.14.090 of the CVMC upon giving notice thereof in accordance with Sections 19.12.070-19.12.080. A Conditional Use Permit shall not be granted unless the Zoning Administrator or other issuing authority finds in his/her sole discretion, and based on substantial evidence in view of the entire record, that all of the facts required by Section 19.14.080 of the CVMC exist, and that approval

of the permit will not result in an over concentration of such facilities. Over concentration may be found to exist based on (1) the number and location of existing facilities; (2) compliance with State Alcohol Beverage Control over concentration standards in effect at the time of project consideration; (3) the impact of the proposed facility on crime; and (4) the impact of the proposed facility on traffic volume and traffic flow. The Police Department or other appropriate City departments may provide evidence at the hearing. A permit to operate may be restricted by any reasonable conditions including but not limited to limitations on hours of operation.

The City Clerk shall inform the City Council of the decision on each such permit when the decision is filed in accordance with Section 19.14.090 of the CVMC. The decision of the Zoning Administrator may be appealed.

Such appeal shall be directed to the City Council, rather than the Planning Commission, and must be filed within 10 days after the decision if filed with the City Clerk, as provided in Section 19.14.100. If appealed within the time limit, said appeal shall be considered in a public hearing conducted by the City Council, in the same manner as other appeals pursuant to Sections 19.14.120 and 19.14.130 of the CVMC, except that the Council must make the same written findings required of the Zoning Administrator herein, in order to grant the permit.

- B. Variances: The Zoning Administrator shall be authorized to grant variances for limited relief in the case of:
1. Modification of distance or area regulations.
  2. Additions to structures, which are nonconforming as to side yard, rear yard or lot coverage, providing the additions meet the requirements of the zoning ordinance affecting the property.
  3. Walls or fences to exceed heights permitted by ordinances. Modifications requested in said applications for relief to be administered with there requirement for a public hearing shall be limited to deviations not to exceed 25% of the requirements imposed by ordinances.
- C. Site, Architectural and Landscape Plan Approvals  
The Zoning Administrator shall be empowered to grant site plan, architectural plan and landscape plan approval as provided herein.
- D. Performance Standard Procedure.  
The Zoning Administrator shall be authorized to issue a zoning permit for uses subject to performance standards procedures, as provided herein.

E. Home Occupations: The Zoning Administrator shall be authorized to grant permits for home occupations, as defined and regulated in Section 19.14.490 of the CVMC.

F. Design Review:

The Zoning Administrator has the discretion, with the concurrence of the applicant, to act in the place of the Design Review Committee in the case of minor projects, including signs, commercial, industrial or institutional additions which constitute less than a 50% increase in floor area or 20,000 square feet, wherever is less, any single family detached residential project, and multi-family residential projects of four units or less. The Zoning Administrator may also act in the place of the Design Review Committee in the case of new commercial, industrial or institutional projects with a total floor area of 20,000 square feet or less. A decision of the Zoning Administrator may be appealed to the Design Review Committee in the same manner as set forth in Section 19.14.583 of the CVMC.

Zoning Administrator Design Review for Residential:

1. For development with lots averaging <5,000 square feet the required elements are as follows:
  - a. Legal description, legend, scale, north arrow, vicinity map and identification of designer.
  - b. The boundary lines of subject property fully dimensioned together with the name and dimensions of adjoining streets.
  - c. Existing topography and proposed grading plan showing, slope, retaining walls, pad elevations and percent of slope on streets, driveways and other graded areas.
  - d. Existing and proposed streets, utilities and easements
  - e. Access: Pedestrian, vehicular and services, points of ingress and egress, with driveway locations and dimensions.
  - f. Loading and trash areas, walls and/or fences (including height).
  - g. Proposed location, height and dimensions of buildings, including color and materials on all elevations. The floor area, number of stories, number of units and bedrooms (when applicable) shall be given. Proposed uses shall be indicated including floor area devoted to each use.
  - h. Parking layout, including dimensions, number of stalls and circulation flow.

- i. Location, height and size of signs proposed on the property.
  - j. All Landscape Areas: Such areas shall be defined with a written proposal outlining the landscaping concept, as well as the proposed method of irrigation. In addition, all existing trees on the site shall be identified with a note as to proposed disposition.
  - k. Lighting, including the location, type and hooding devices to shield adjoining properties.
2. Location and design of private recreational areas, if applicable.
  3. For development with lots averaging 5,000 to 7,000 square feet the required elements are as follows:
    - a. Tentative Subdivision Map with lots having buildings with enhanced side and rear elevations identified.
    - b. Proposed location, height and setbacks of buildings on typical lots, including typical colors and materials for front elevations; floor area, number of stories, number of units and bedrooms; and, typical design concepts proposed for enhanced rear and side elevations.
    - c. Location, height and size of signs proposed on the property.
    - d. All Landscape Areas: Such areas shall be defined with a written proposal outlining the landscaping concept, as well as the proposed method of irrigation. In addition, all existing trees on the site shall be identified with a note as to proposed disposition.
    - e. Location and design of private recreational areas, if applicable.

The Zoning Administrator shall determine from data submitted whether the proposed use will meet the development standards and design guidelines established in the East Lake III Planned Community District Regulations and Design Guidelines, and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted or may be approved subject to conditions, specific changes or additions. The approval of the Zoning Administrator shall be noted by endorsement upon two copies of all sketches.

In carrying out the purpose of this division, the Zoning Administrator shall consider in each specific case any or all of the following principles as may be appropriate:

1. It is not a purpose of this section that the control of design character be so rigidly enforced that individual initiative is stifled in the layout of any particular building or

site and substantial additional expense incurred; rather, it is the intent of this division that any control exercised be the minimum necessary to achieve the over-all objective of the EastLake III SPA plan and associated regulatory documents.

2. The siting of any structure on the property, as compared to the siting of other structures in the immediate neighborhood, shall be considered.
3. The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures shall be reviewed. No sign shall be approved in excess of the maximum limits set by Section II.3.9 of the EastLake III Planned Community District regulations.
4. Landscaping is provided in accordance with the EastLake III SPA plan and associated regulatory documents shall be required on the site and shall be in keeping with the character or design of the site and existing trees shall be preserved whenever possible.

Ingress, egress and internal traffic circulation shall be so designed as to promote convenience and safety.

Zoning Administrator - Required Findings:

- A. That the proposed project or use is consistent with the Chula Vista General Plan and adopted policies of the city;
- B. That the proposed project or use is consistent with, or found to be in substantial conformance with, the EastLake III SPA Plan, the purpose and intent of these Planned Community District Regulations, and Design Guidelines;
- C. That the proposed project or use will not, under circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and;
- D. That the proposed project or use is consistent with the principles and overall quality of design of the Planned Community of EastLake.

In regard to applications on any of the aforementioned subjects, the Zoning Administrator shall set a reasonable time for the consideration of the same and give notice thereof to the applicant and to other interested person as defined in the CVMC. In the event objections or protests are received, the Zoning Administrator shall set the matter for public hearing as provided herein.

### **II.3.11.3 Design Review Committee**

The Design Review Committee shall review plans for the establishment, location, expansion or alteration of uses or structures in all multi-family, commercial and Public Quasi-Public land use designations and shall approve, conditionally approve or deny such plans.

The Design Review Committee shall review all appeals filed to contest sign design rulings of the Zoning Administrator.

The Design Review Committee shall make its findings and action upon the provisions of the EastLake III General Development Plan, EastLake III Sectional Planning Area Plan, Planned Community District Regulations, Design Guidelines and other associated regulatory documents.

### **II.3.11.4 Design Review Committee – Appeals Procedure**

Decision of the Design Review Committee may be appealed to the Planning Commission within 10 working days after the decision is filed with the City Clerk. The appeal shall be in writing and filed in triplicate with the Planning & Building Department on forms prescribed for the appeal, and shall specify therein the argument against the decision of the Design Review Committee. If an appeal is filed within the time limit specified, it automatically stays proceedings in the matter until the Planning Commission makes a determination.

Upon the hearing of such appeal, the Planning Commission may, by resolution, affirm, reverse or modify, in whole or in part, any determination of the Design Review Committee. The resolution must contain a Finding of Facts showing wherein the project meets or fails to meet the requirements of this Chapter and the provisions of the EastLake III General Development Plan, Sectional Planning Area Plan, Planned Community District Regulations, Design Guidelines and other associated regulatory documents.

### **II.3.11.5 Site Plan and Architectural Approval**

The purpose of site plan and architectural approval is only to determine compliance with the EastLake III Sectional Planning Area Plan, Planned Community District Regulations, Design Guidelines, and associated regulatory documents. A Building Permit shall not be issued until site plan and architectural approval has been obtained for the following uses: For any land use requiring site plan and architectural approval.

A site plan and architectural approval application shall be accompanied by the following plan and other drawings and additional drawings and information not listed here as determined by the City to be necessary to enable the Zoning Administrator to make the determinations for these applications.

- A. Legal description, legend, scale, north arrow, vicinity map and identification of designer.



- D. The boundary lines of subject property fully dimensioned together with the name and dimensions of adjoining streets.
- C. Existing topography and proposed grading plan showing, slope, retaining walls, pad elevations and percent of slope on streets, driveways and other graded areas.
- D. Existing and proposed streets, utilities and easements.
- B. Access: Pedestrian, vehicular and services, points of ingress and egress, with driveway locations and dimensions.
- F. Loading and trash areas, walls and/or fences (including height).
- G. Proposed location, height and dimensions of buildings, including color and materials on all elevations. The floor area, number of stories, number of units and bedrooms (when applicable) shall be given. Proposed uses shall be indicated including floor area devoted to each use.
- II. Parking layout, including dimensions, number of stalls and circulation flow.
- I. Location, height and size of signs proposed on the property.
- J. All Landscape Areas: Such areas shall be defined with a written proposal outlining the landscaping concept, as well as the proposed method of irrigation. In addition, all existing trees on the site shall be identified with a note as to proposed disposition.
- K. Lighting, including the location, type and hooding devices to shield adjoining properties.
- L. Location and design of recreational areas.

The Zoning Administrator shall determine from data submitted whether the proposed use will meet the development standards and design guidelines established in the LastLake III Planned Community District Regulations and Design Guidelines, and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted or may be approved subject to conditions, specific changes or additions. The approval of the Zoning Administrator shall be noted by endorsement upon two copies of all sketches.

In carrying out the purpose of this division, the Zoning Administrator shall consider in each specific case any or all of the following principles as may be appropriate:

- 1. It is not a purpose of this section to control of design character should be so rigidly enforced that individual initiative is stifled in the layout of any particular building or site and substantial additional expense incurred; rather, it is the intent of this division that any control

exercised be the minimum necessary to achieve the over-all objective of the EastLake III SPA plan and associated regulatory documents.

2. The siting of any structure on the property, as compared to the siting of other structures in the immediate neighborhood, shall be considered.
3. The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures shall be reviewed. No sign shall be approved in excess of the maximum limits set by Section II.3.9 of the EastLake III Planned Community District regulations.
4. Landscaping is provided in accordance with the EastLake III SPA plan and associated regulatory documents shall be required on the site and shall be in keeping with the character or design of the site and existing trees shall be preserved whenever possible.

Ingress, egress and internal traffic circulation shall be so designed as to promote convenience and safety.

#### **II.3.11.6 Site Plan and Architectural - Appeals**

Appeals from determinations by the Zoning Administrator shall be to the Planning Commission, upon written request for a hearing before the Commission. In the absence of such request being filed within seven days after determination by the Administrator, the determination shall be final.

The appeal shall be filed with the Planning & Building Department on the form required by the City, and be accompanied by the non-refundable Required Fee therefore. The appeal shall include a statement of the reasons supporting the appeal, including a demonstration that any issues being raised were raised before the Zoning Administrator. Upon the proper filing of the appeal, the Director of Planning & Building shall cause the matter to be set for public hearing, giving the same notice as required in Sections 19.12.070 and 19.12.080 of the CVMC.

Upon the hearing of an appeal, the Planning Commission may by resolution, affirm, reverse or modify, in whole or in any part, any determination of the Zoning Administrator. The resolution shall contain Findings of Facts showing wherein the project meets or fails to meet any applicable site plan and architectural principles or development standards and design guidelines established in the EastLake III SPA plan and Design Guidelines. A copy of the decision resolution of the Planning Commission shall be filed with the City Clerk and mailed to the applicant. The decision of the Planning Commission shall be final on the eleventh day after its filing, except where further appeal is taken as provided herein.

The applicant or other interested person may appeal the decision of the Planning Commission granting or denying site plan and architectural approval to the City Council within 10 days after said decision is filed with the City Clerk. Said appeal shall be filed with the City Clerk in writing upon forms provided by the City and be accompanied by the non-refundable required Fee therefore. The

appeal shall include a statement of the reasons supporting the appeal, including a demonstration that any issues being raised were raised during the public hearing. If a proper appeal is filed within the time limits specified, it automatically stays proceedings in the matter until a determination is made by the City Council on the appeal.

After hearing the appeal, the City Council may, by resolution, affirm reverse or modify, in whole or in any part, any determination of the Zoning Administrator or the Planning Commission. The Council resolution by which the appeal is decided shall contain Findings of Facts showing wherein the project meets or fails to meet the applicable site plan and architectural principles in Section 19.14.470, the provisions of the Design Manual, any design standards required for the project, or other non-conformity with the requirements of this Chapter. A copy of the decision resolution of the City Council shall be filed with the City Clerk and mailed to the applicant.

### **II.3.11.7 Conditional Use Permit**

The granting of a Conditional Use Permit is an administrative act to authorize permitted uses subject to specific conditions because of the unusual characteristic or need to give special consideration to the proper location of said uses in relation to adjacent uses, the development of the community and to the various elements of the general plan. The purpose of this section is to set forth the findings necessary for such administrative action and to establish a procedure for granting Conditional Use Permits.

After the public hearing, the Planning Commission or the Zoning Administrator may, by resolution, grant a Conditional Use Permit if the Planning Commission or the Zoning Administrator finds from the evidence presented at said hearing that all of the following facts exists:

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or the community.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
3. That the proposed use will comply with the regulations and conditions specified in this code for such use.
4. That the granting of this conditional use will not adversely affect the general plan of the City or the adopted plan of any governmental agency.

The Planning Commission or the Zoning Administrator shall make a written finding which shall specify acts relied upon in rendering said decision and attaching such conditions and safeguards as deemed necessary and desirable not more than 10 days following the decision of the Commission or the Zoning Administrator, and shall fully set forth wherein the facts and circumstances fulfill or

fail to fulfill the requirements. A copy of this written Finding of Facts shall be filed with the City Clerk, with the Director of Planning & Building and mailed to the applicant. The decision of the Planning Commission or Zoning Administrator shall be final on the eleventh day following its filing in the office of the City Clerk, except where appeal is taken as provided herein.

### **II.3.11.8 Conditional Use Permit - Appeals**

The applicant or other interested party may appeal the decision of the Zoning Administrator to the Planning Commission within 10 days after said decision is filed with the City Clerk. Said appeal shall be in writing and filed in triplicate with the Planning & Building Department on forms provided by said department, and shall specify wherein there was an error in the decision of the Zoning Administrator. If an appeal is filed within the time limit specified, it stays proceedings in the matter until the Planning Commission makes a determination.

Where the Planning Commission denies an application by less than four votes, the applicant shall have the right to either a rehearing at the next Planning Commission meeting or an appeal to the City Council without payment of additional fees. The choice of alternatives shall be discretionary with the applicant. All other proceedings pertaining to appeals shall continue to apply.

### **II.3.11.9 Variance**

The granting of a Variance is an administrative act to allow a variation from the strict application of the adopted EastLake III development regulations of the particular zone, and to provide a reasonable use for a parcel of property having unique characteristics by virtue of its size, location, design or topographical features, and its relationship to adjacent or surrounding properties and developments. The purpose of the Variance is to bring a particular parcel up to parity with other property in the same zone and vicinity insofar as a reasonable use is concerned, and it is not to grant any special privilege or concession not enjoyed by other properties in the same zone and vicinity. The Variance may not be used to correct improper zoning. It is the purpose of this section to set forth the findings necessary for such administrative action and to establish a procedure for granting variances. In no case shall a Variance be granted to permit a use other than a use permitted in the district in which the subject property is situated.

The Zoning Administration shall grant a Variance only when the following facts are found:

1. That a hardship peculiar to the property and not created by any act of the owner exists. Said hardship may include practical difficulties in developing the property for the needs of the owner consistent with the regulations of the zone; but in this context, personal, family or financial difficulties, loss of prospective profits, and neighboring violations are not hardships justifying a Variance. Further, a previous Variance can never have set a precedent, for each case must be considered only on its individual merits.
2. That such Variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity, and

that a Variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbor.

3. That the authorizing of such Variance will not be of substantial detriment to adjacent property, and will not materially impair the purposes of this Chapter or the public interest.
4. That the authorizing of such Variance will not adversely affect the general plan of the City or the adopted plan of any governmental agency.

#### **11.3.11.10 Variance - Appeals**

The applicant or other interested persons may appeal the decision of the Zoning Administrator to the Planning Commission within 10 days after the decision is filed with the City Clerk and the hearing on said appeal shall be processed by the Planning Commission in the same manner as a Conditional Use Permit within the original jurisdiction of the Planning Commission. The applicant or other interested persons shall have the same right of appeal from any determination of the Planning Commission in such instances as set forth in Sections 19.14.110 through 19.14.130 of the Chula Vista Municipal Code.

Upon the hearing of such appeal, the City Council may, by resolution, affirm, reverse or modify in whole or in part any determination of the Planning Commission, subject to the same limitations and this Chapter places requirements of findings as upon the Planning Commission. The resolution must contain a Finding of Facts showing wherein the conditional use meets or fails to meet the requirements of Sections 19.14.080 through 19.14.100. Not later than 10 days following the adoption of said resolution, the City Clerk shall transmit a copy of the resolution and finding to the Director of Planning & Building and shall mail a copy to the applicant.

Any Conditional Use Permit or Zone Variance granted by the City as herein provided shall be conditioned upon the privileges granted being utilized within one year after the effective date thereof. A Variance or Conditional Use Permit shall be deemed to be utilized if the property owner has substantially changed his/her position in reliance upon the grant thereof. Evidence of change of position would include completion of construction or any expenditures of money by the property owner preparatory to construction and shall also include the use of the property as granted. If there has been a lapse of work for the three months after commencement, the Conditional Use Permit or Zone Variance shall be void. The Commission may, by resolution, grant an extension of time contained in a currently valid Zone Variance or Conditional Use Permit without a public hearing upon appeal of the property owner, provided that there has been no material change or circumstances since the granting of the Variance or Conditional Use Permit which would be injurious to the neighborhood or otherwise detrimental to the public welfare.

## **II.3.12 Exceptions and Modifications**

- II.3.12.1 Height Limitation Exceptions
- II.3.12.2 Projections into Required Yard Permitted
- II.3.12.3 Scenic Highway Setback Encroachments

### **11.3.12.1 Height Limitation Exceptions**

Height limitations stipulated in these regulations shall not apply to:

Church spires, belfries, cupolas, bell towers, and domes, monuments, electric generating stations and liquefied natural gas tanks, water towers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, windmills, chimneys, smokestacks, flagpoles, radio towers, masts and aerials, or to parapet walls extending not more than four feet above the limiting height of the building;

### **11.3.12.2 Projections into Required Yard Permitted**

Certain architectural features may project into required yards or courts as follows:

- A. Cornices, canopies, fire escapes, bay windows, chimneys, balconies, caves or other architectural features may project a distance not exceeding four feet into any front or rear yard and forty percent into any side yard to a maximum of four feet.
- B. An uncovered stair and any necessary landings may project a distance not to exceed six feet, provided such stair and landing shall not extend above the first floor of the building except for a railing not exceeding three feet in height;
- C. An open, unenclosed stairway not covered by a roof or canopy may extend or project into a required rear or side yard not more than three feet.

### **11.3.12.3 Scenic Highway Setback Encroachments**

To reduce the potential for building being lined up at the Scenic Highway setback line, to improve functionality, or to encourage a variety of visual characteristics along Olympic Parkway, the Design Review Committee may reduce the otherwise required setback from the Olympic Parkway Scenic Highway.

## **II.3.13 Enforcement**

II.3.13.1 Enforcement by City Officials

II.3.13.2 Actions Deemed Nuisance

II.3.13.3 Remedies

II.3.13.4 Penalties



**II.3.13.1 Enforcement by City Officials**

The City Council, City Attorney, City Manager, City Engineer, Director of Public Works, Fire Chief, Chief of Police, Director of Building & Housing, Director of Parks and Recreation, Director of Planning, City Clerk and all officials charged with the issuance of licenses or permits shall enforce the provisions of this ordinance. Any permit, certificates or license issued in conflict with the provisions of this ordinance shall be void.

**II.3.13.2 Actions Deemed Nuisance**

Any building or structure erected hereafter, or any use of property contrary to the provisions of a duly-approved Design Review, Site Plan, Variance, Conditional Use Permit, or Administrative Review and/or this ordinance shall be declared to be unlawful and a public nuisance per se and subject to abatement in accordance with local ordinance.

**II.3.13.3 Remedies**

All remedies concerning this ordinance shall be cumulative and non-exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, signs or improvements, and shall not prevent the enforced correction or removal thereof.

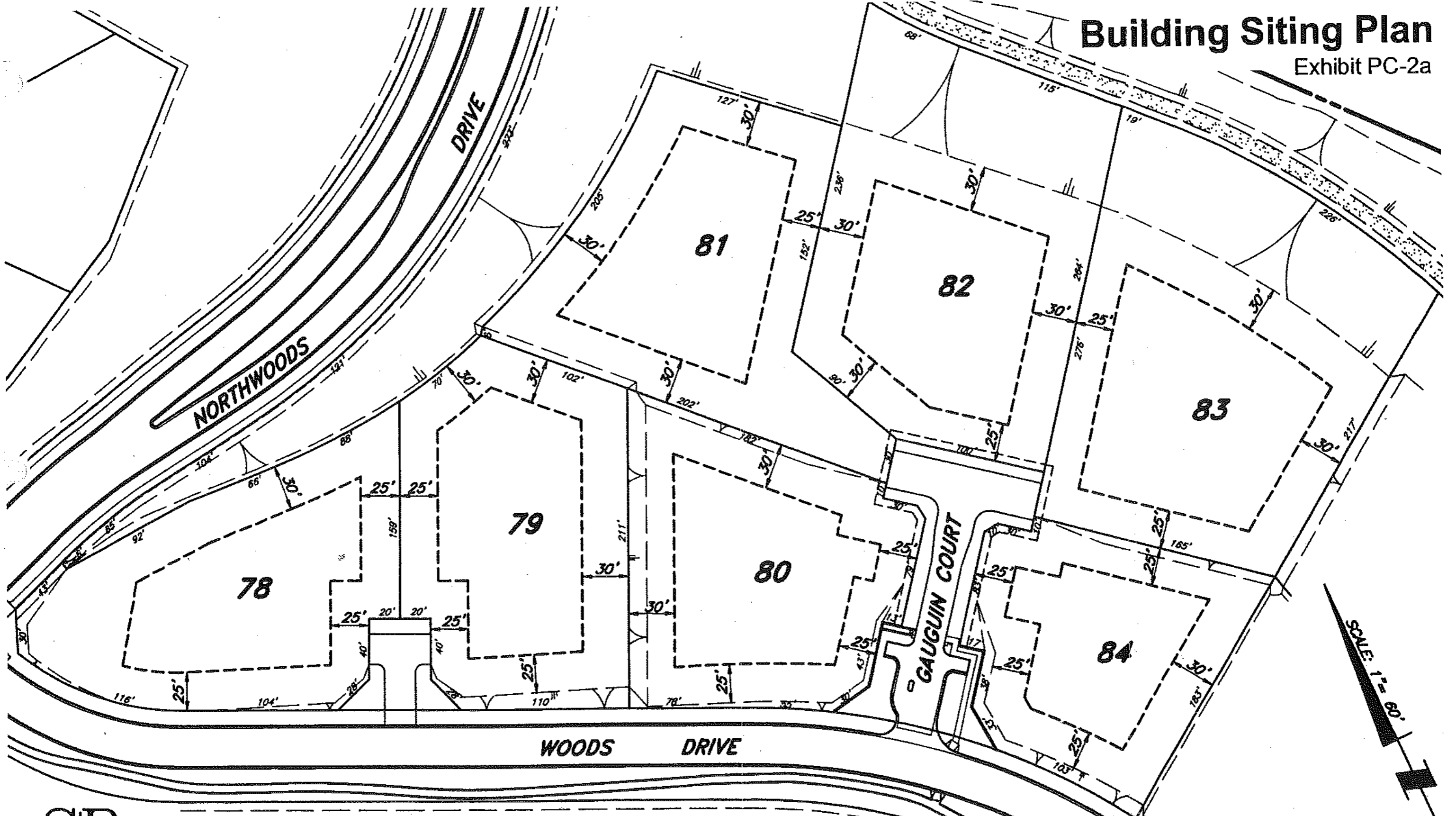
**II.3.13.4 Penalties**

Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this ordinance or violating or failing to comply any order or regulation made hereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided by local ordinance.

(EXHIBIT PC-2 Building Siting Plans for RL1 District inserted here)

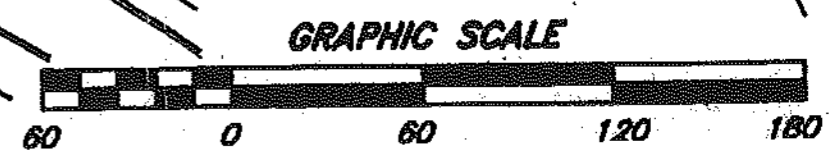
# Building Siting Plan

Exhibit PC-2a



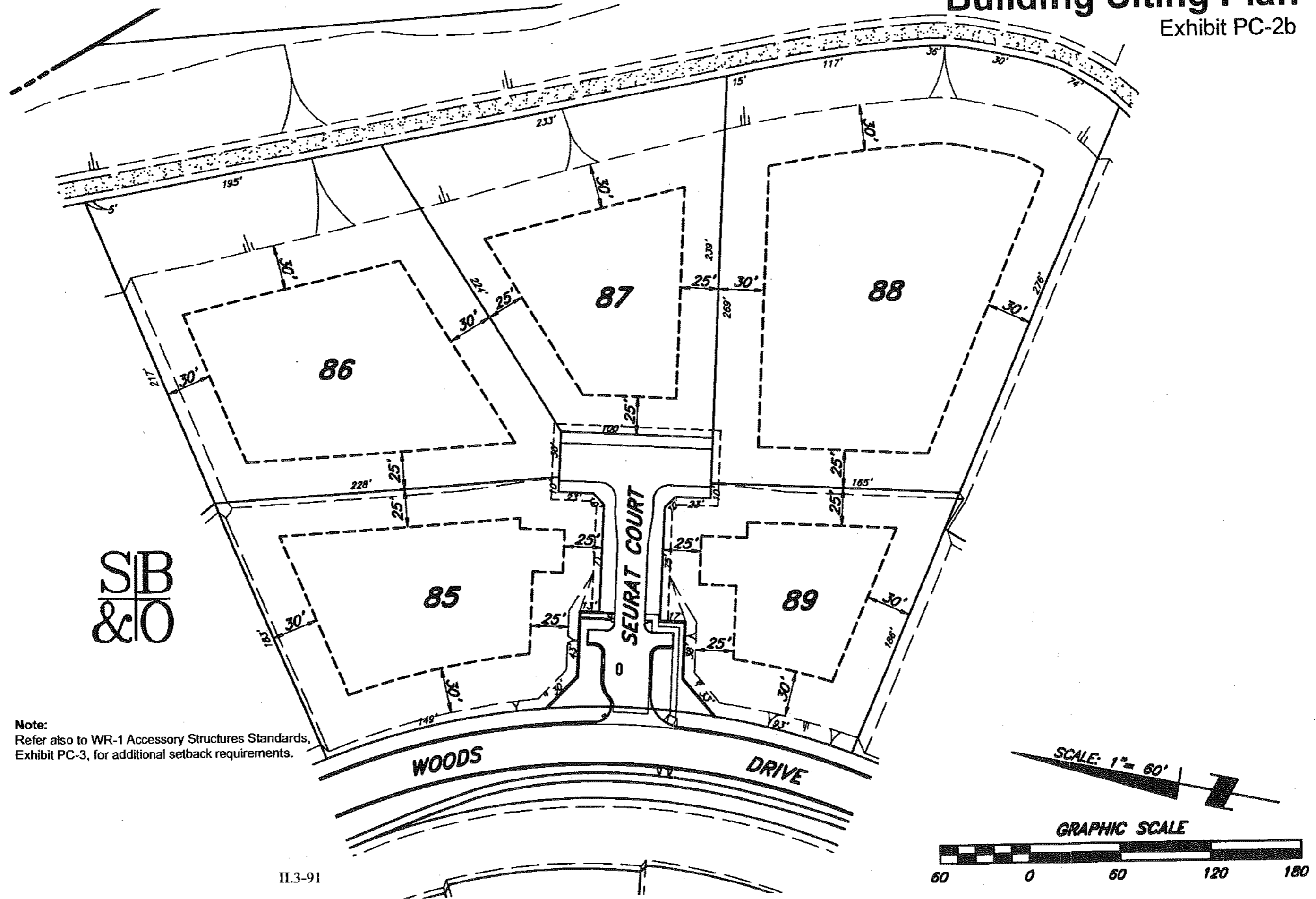
Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

## EASTLAKE WOODS WR-1 LOT SETBACKS



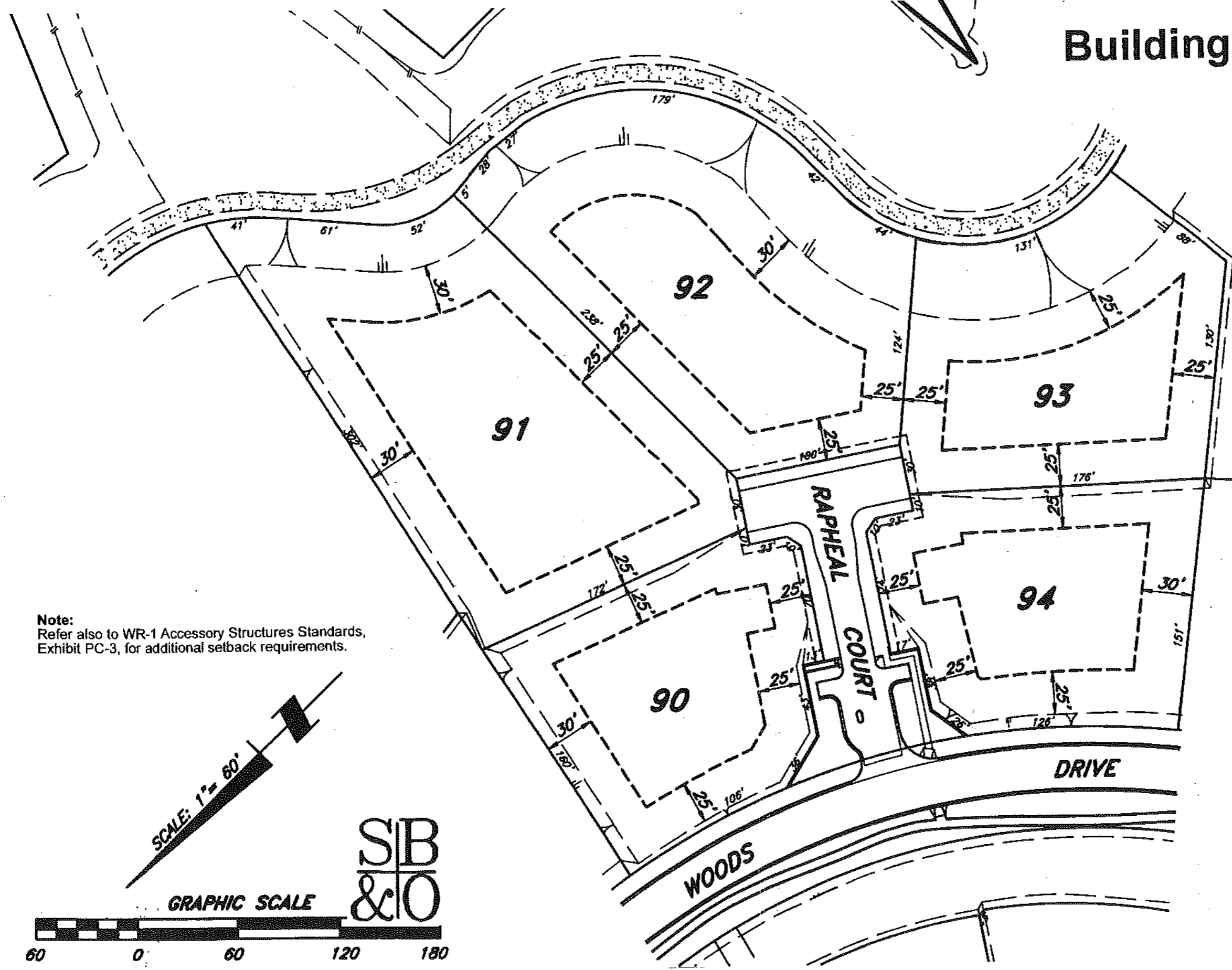
# Building Siting Plan

Exhibit PC-2b

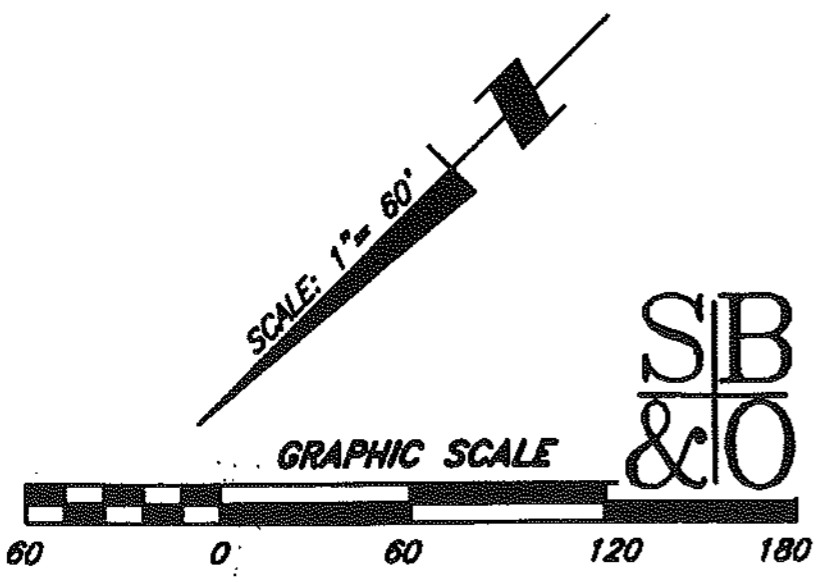


# Building Siting Plan

Exhibit PC-2c



Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.



# Building Siting Plan

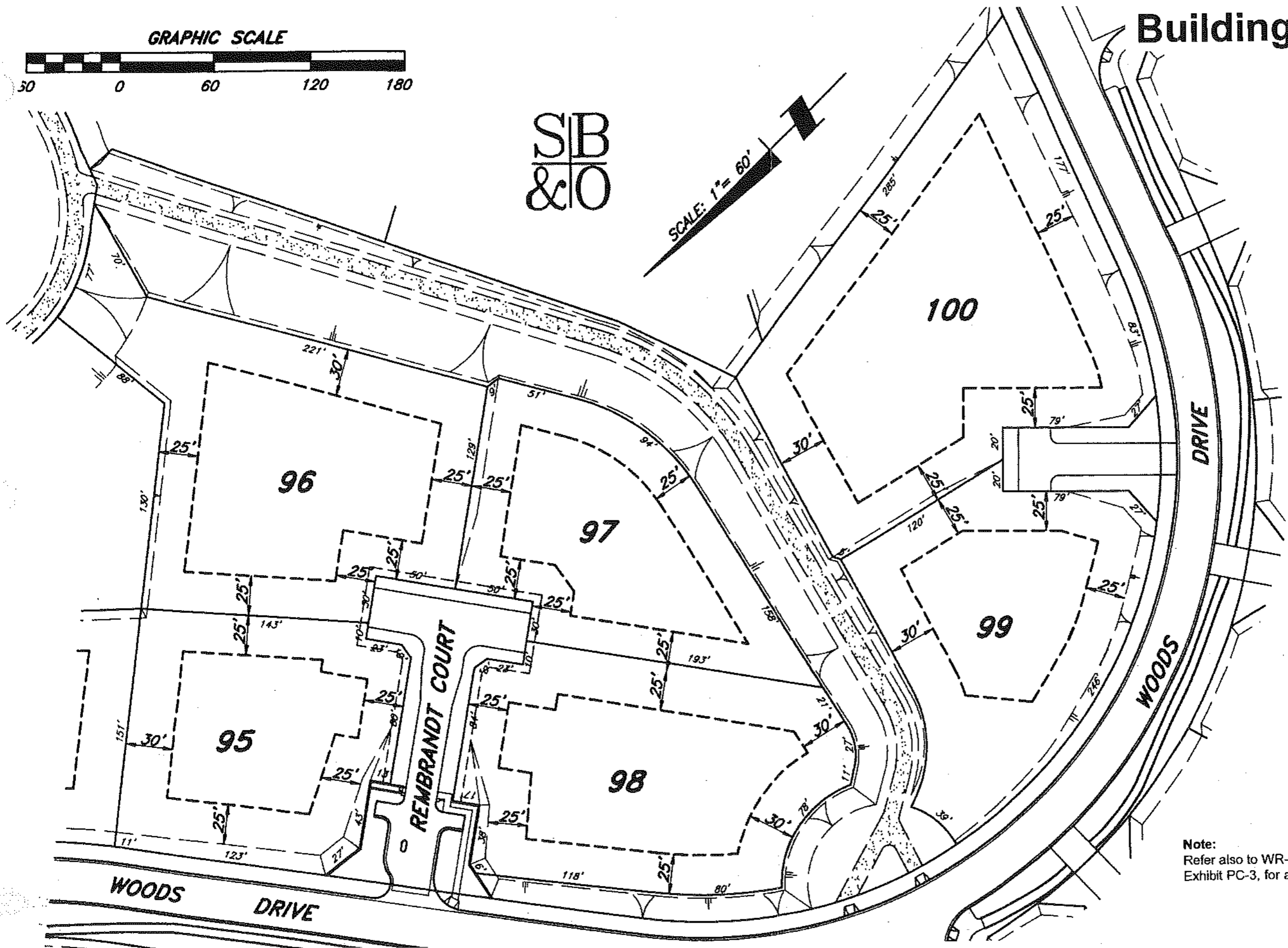
Exhibit PC-2d

GRAPHIC SCALE



S  
B  
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SCALE: 1" = 60'



Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

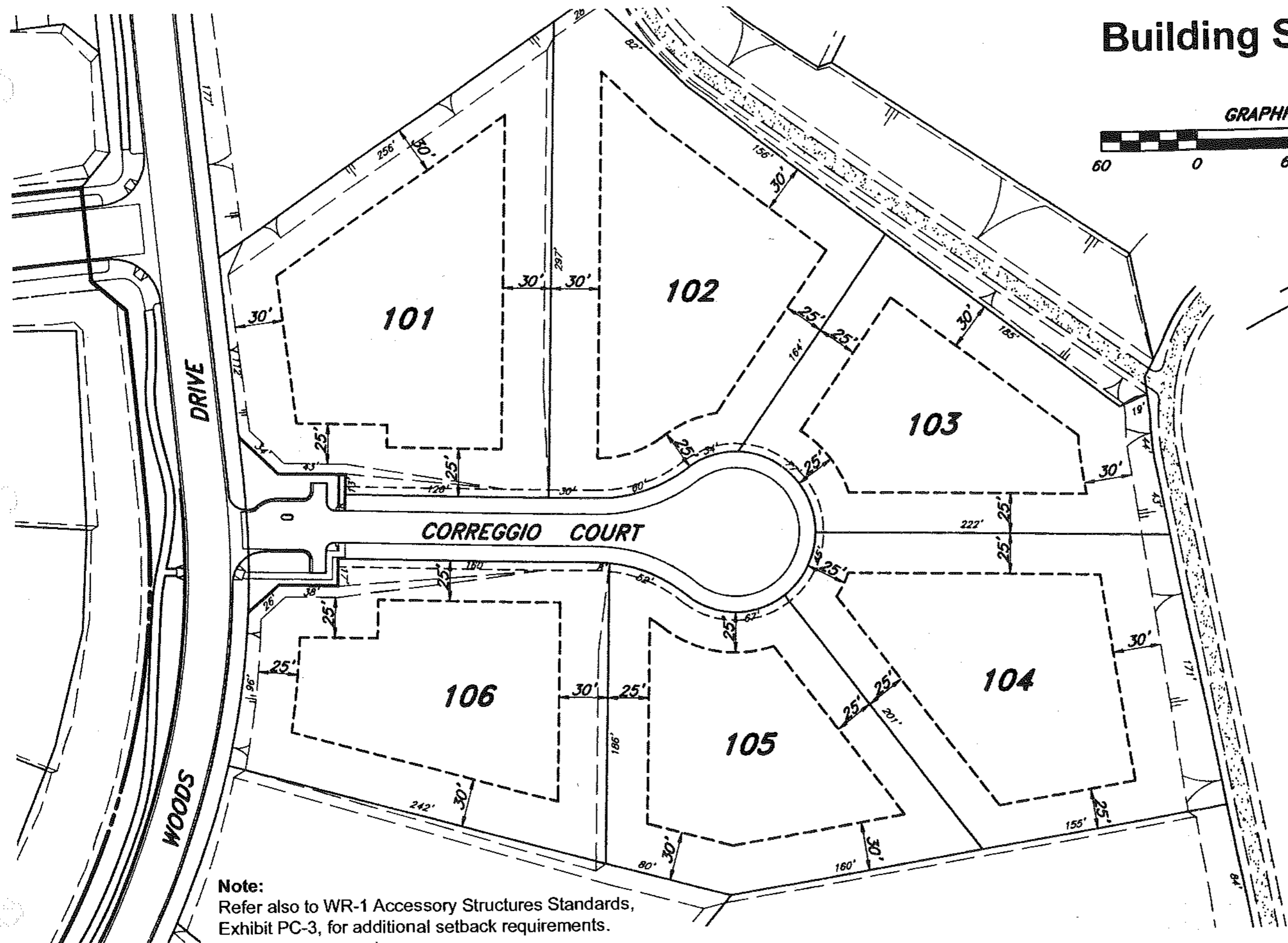
# Building Siting Plan

Exhibit PC-2e

GRAPHIC SCALE



SCALE: 1" = 60'



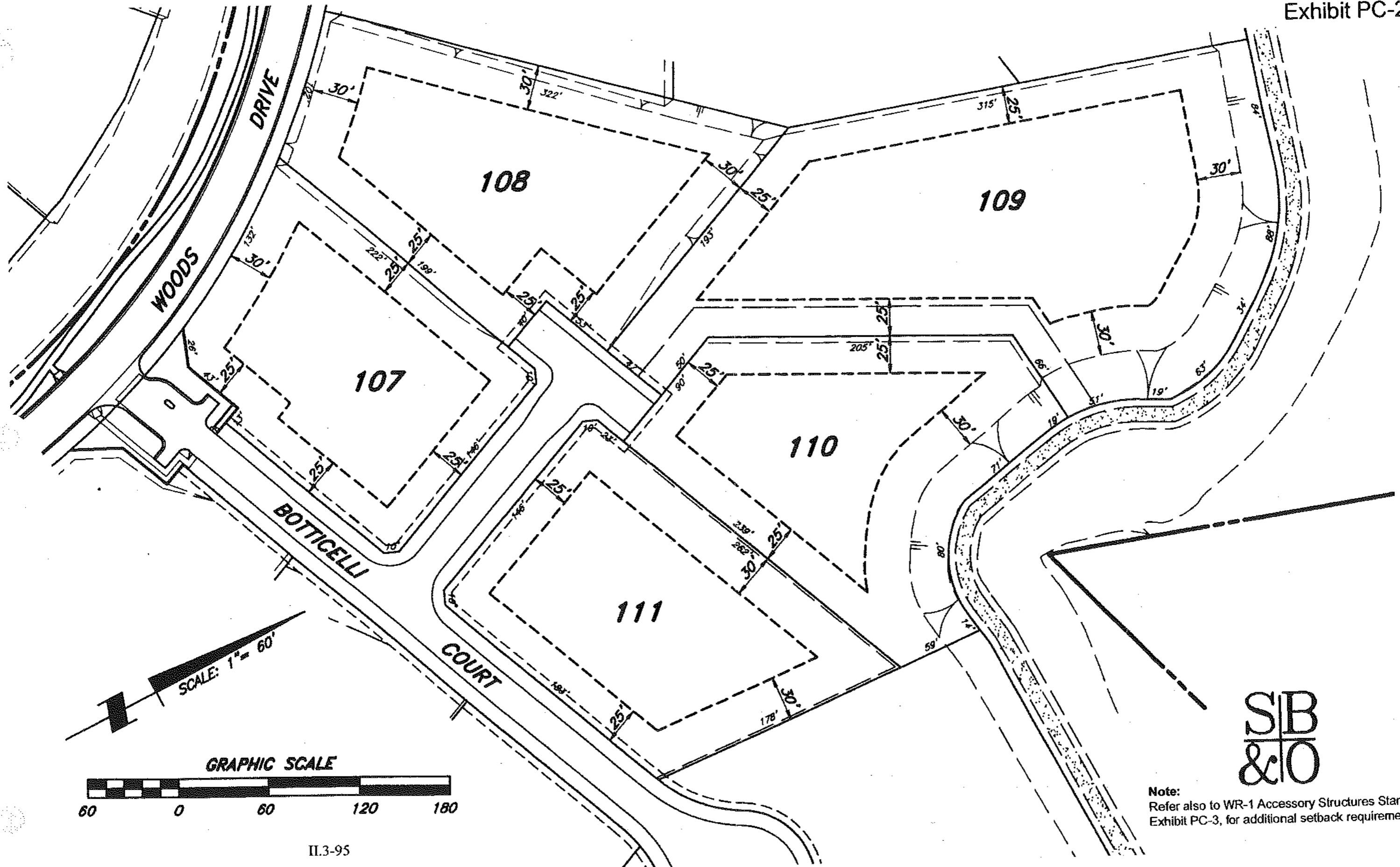
**Note:**  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

II.3-94

SB  
&O

# Building Siting Plan

Exhibit PC-2f



SCALE: 1" = 60'

GRAPHIC SCALE



SB  
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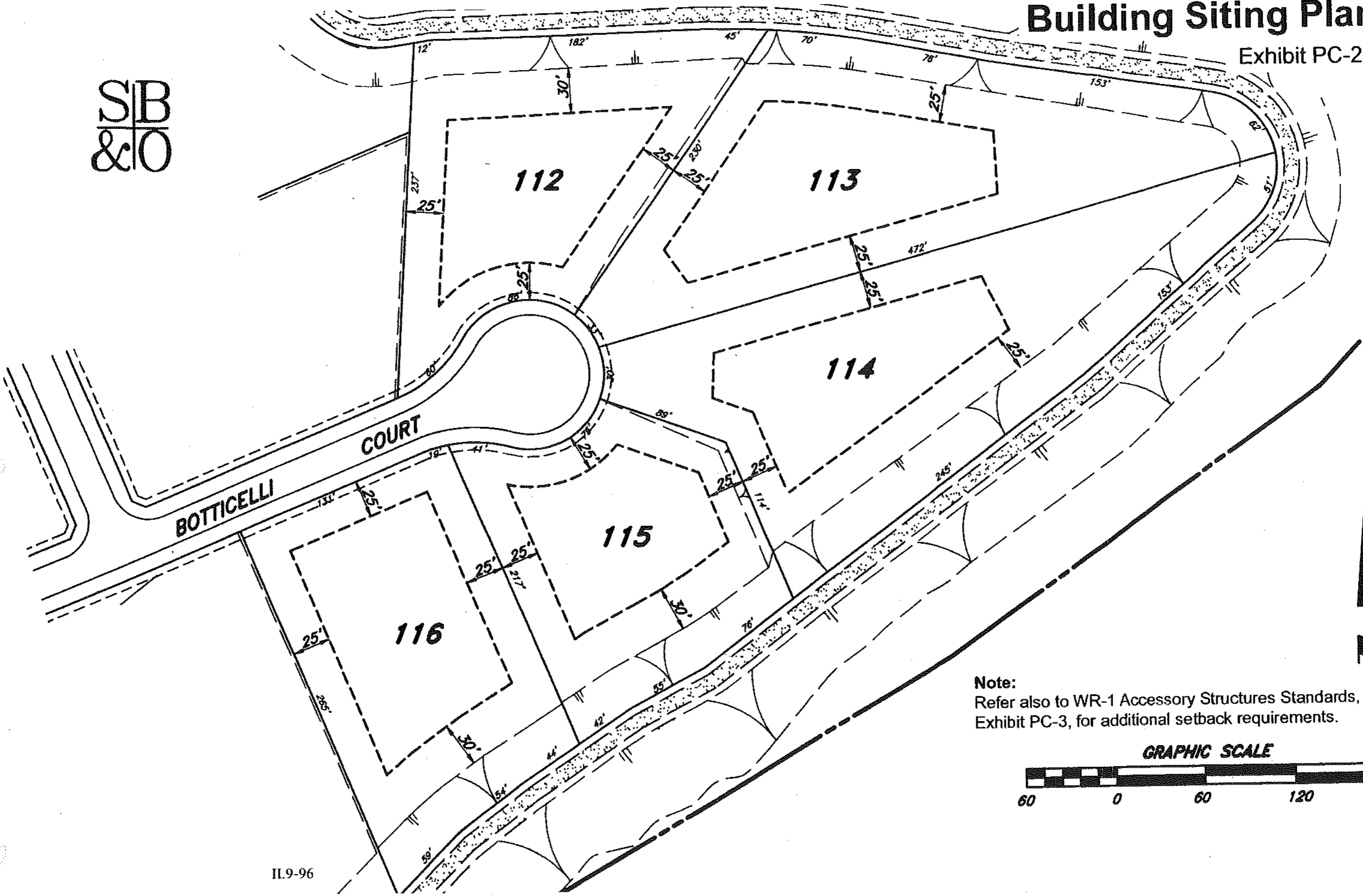
Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.



SB  
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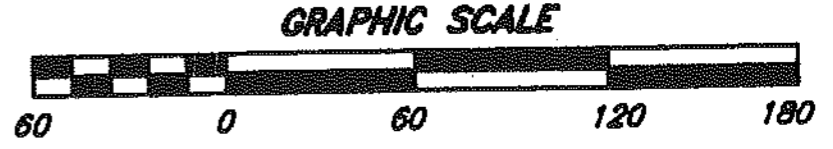
# Building Siting Plan

Exhibit PC-2g



SCALE: 1" = 60'

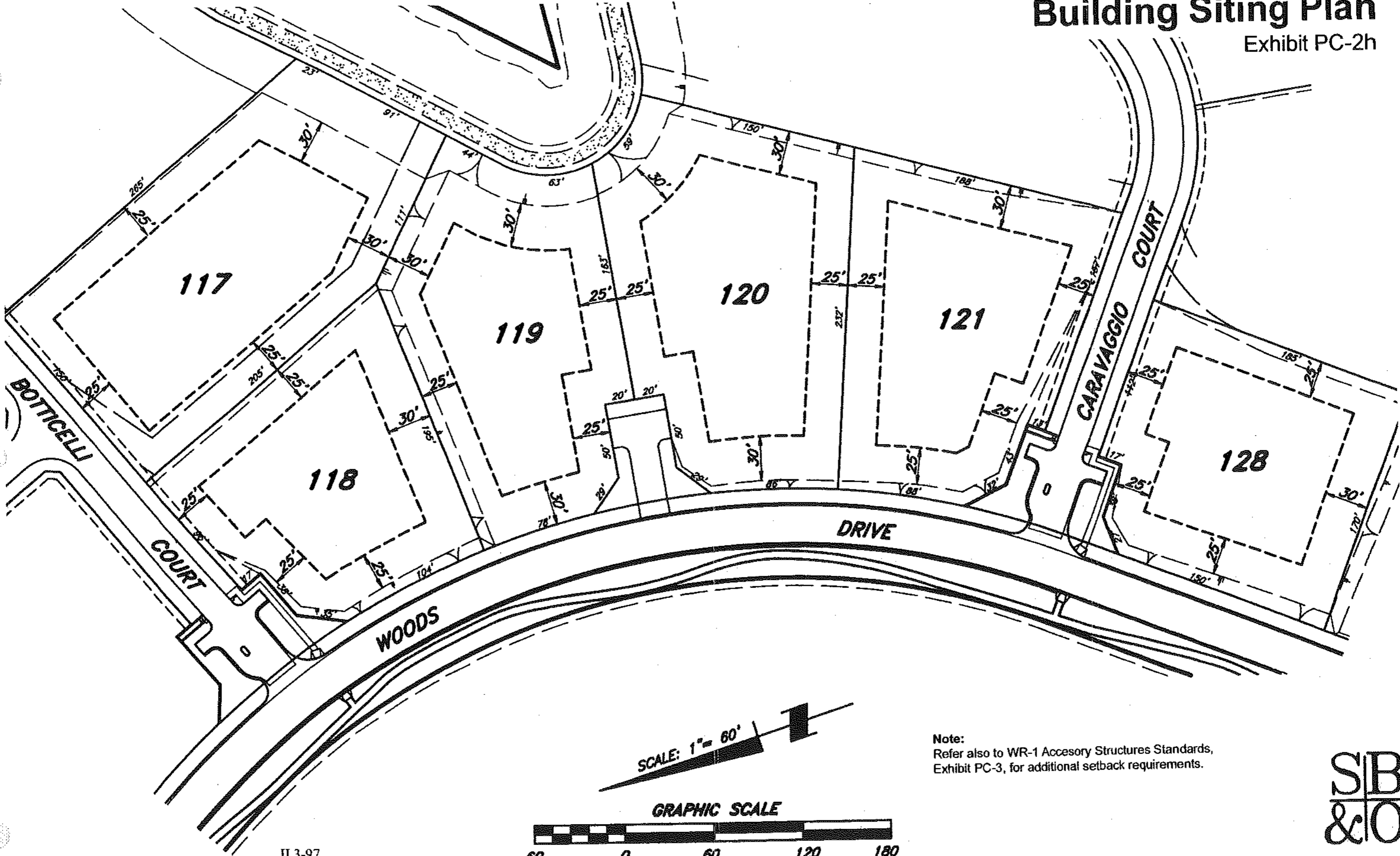
**Note:**  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.



IL9-96

# Building Siting Plan

Exhibit PC-2h



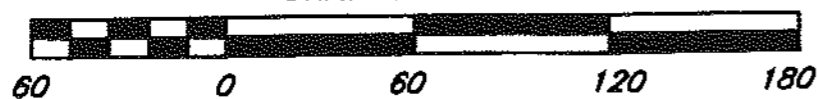
Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.



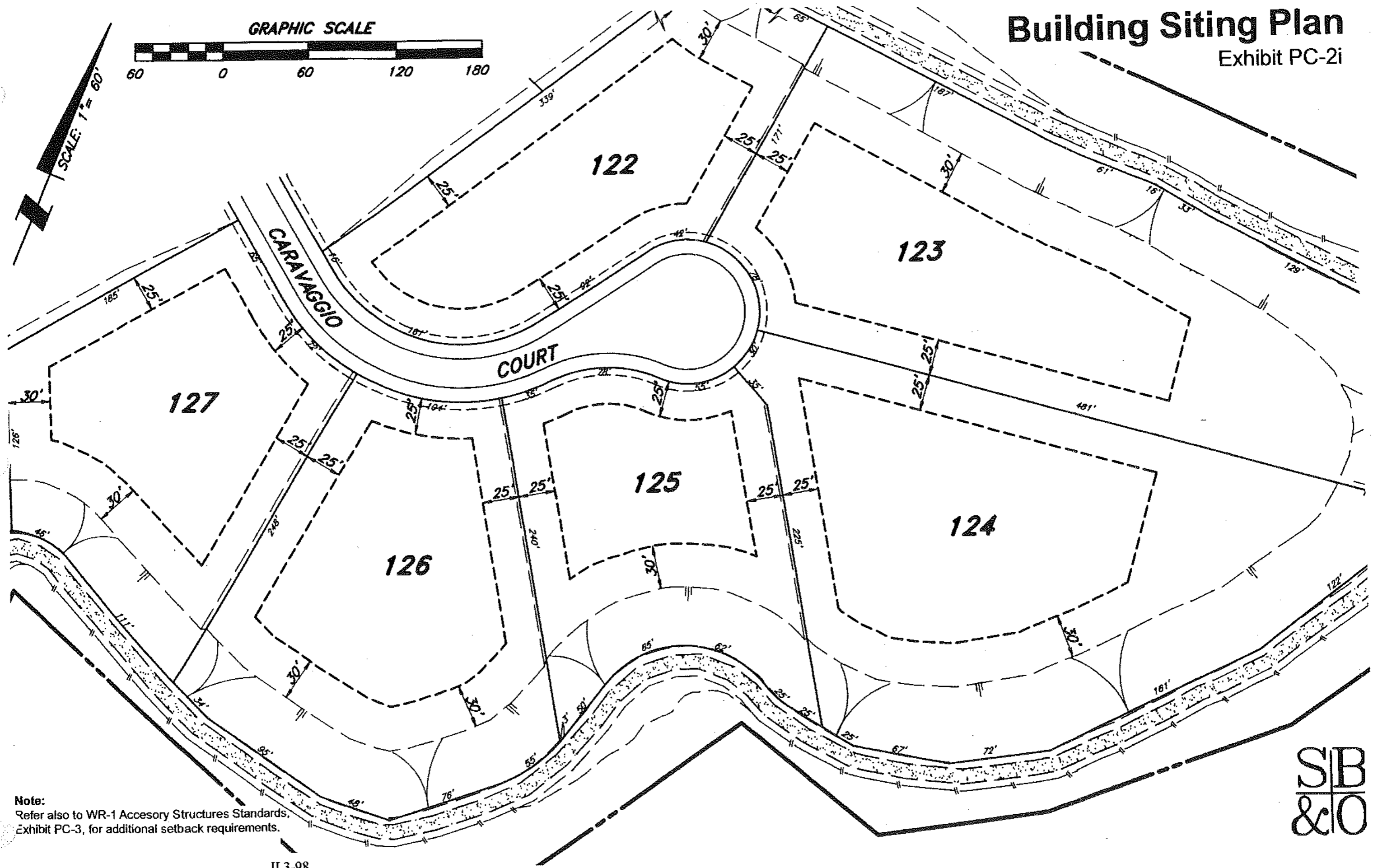
# Building Siting Plan

Exhibit PC-2i

GRAPHIC SCALE



SCALE: 1" = 60'



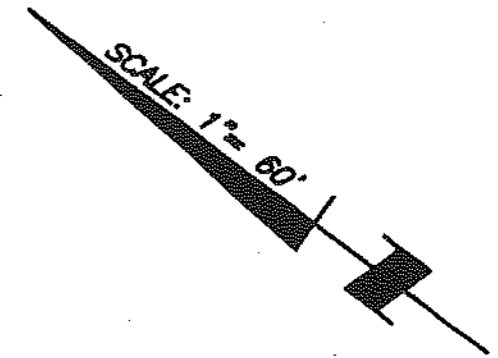
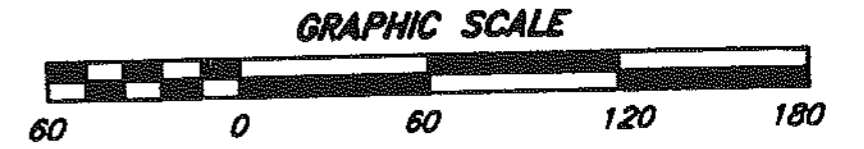
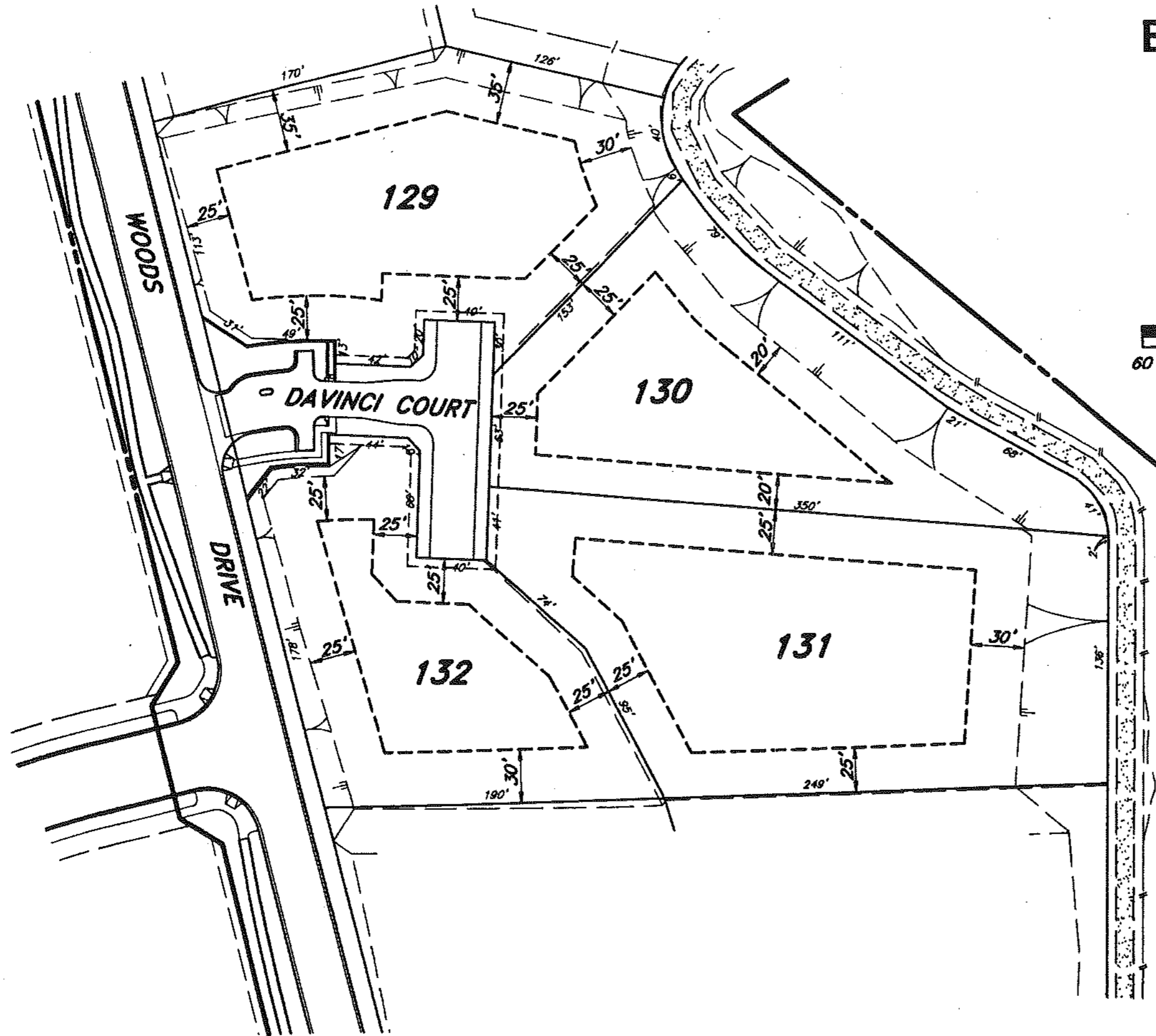
Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

II.3-98

SB  
&O

# Building Siting Plan

Exhibit PC-2j



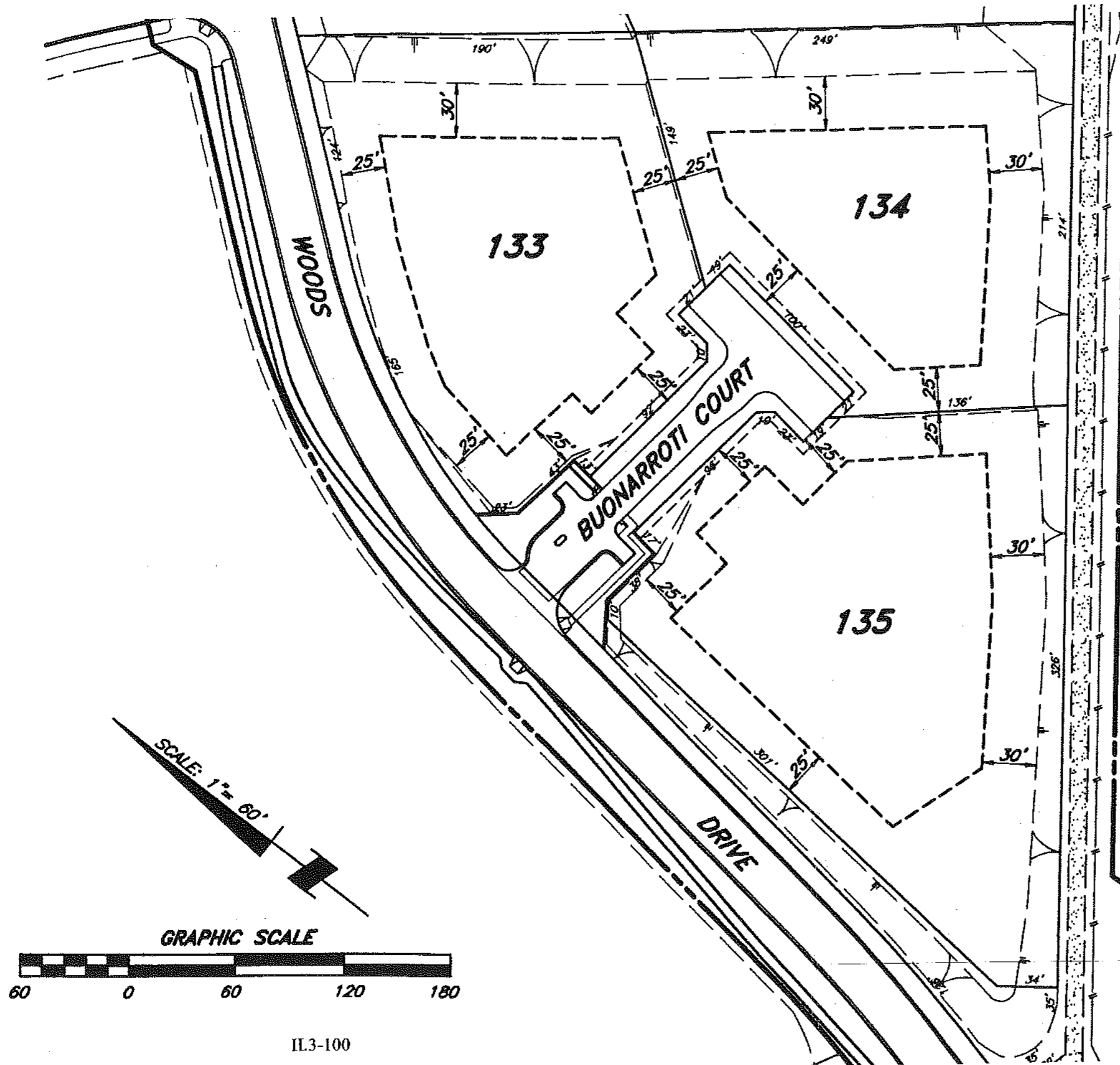
Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

SB  
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IL3-99

# Building Siting Plan

Exhibit PC-2k



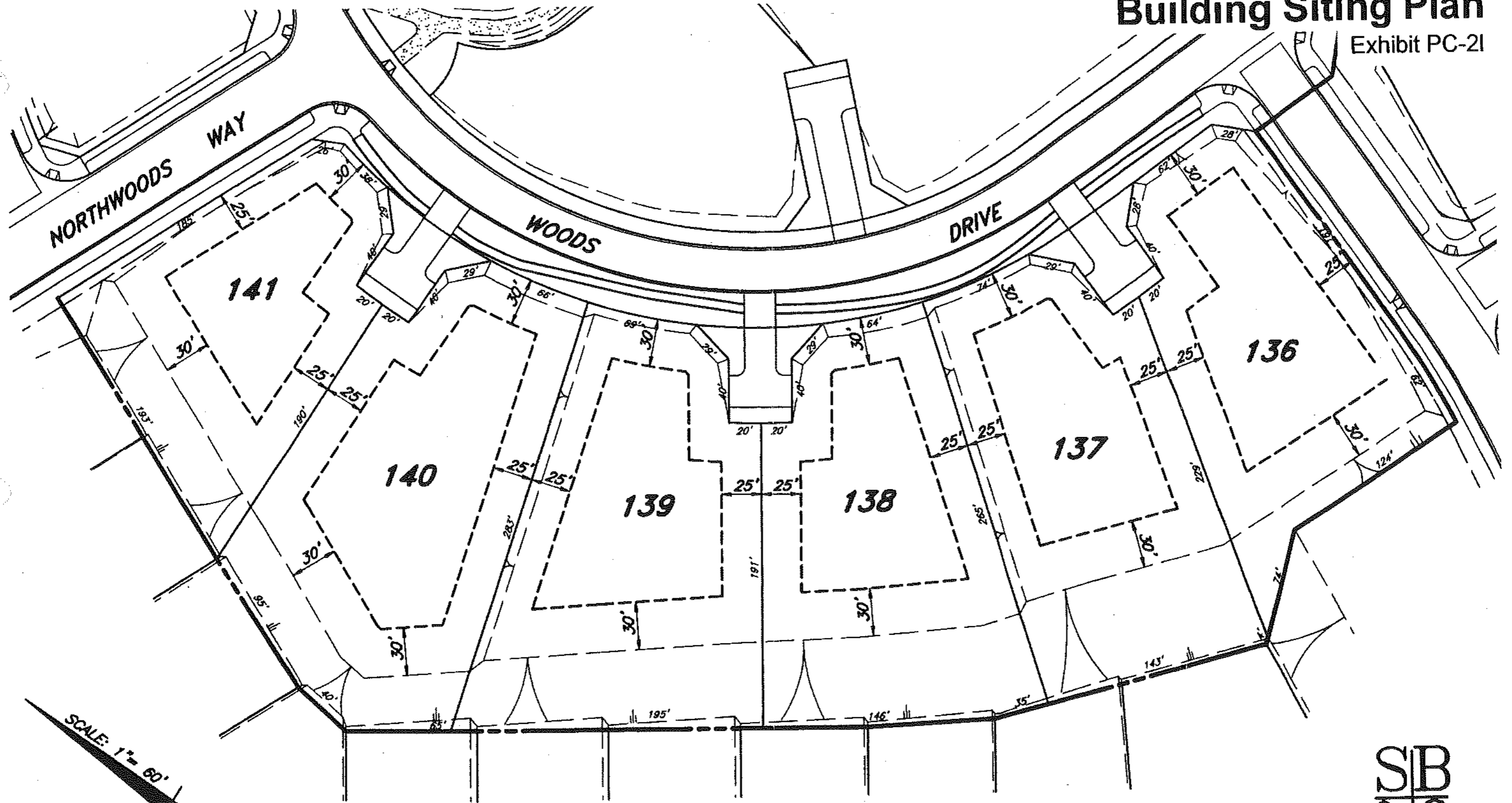
Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

IL3-100



# Building Siting Plan

Exhibit PC-21



SCALE: 1" = 60'

GRAPHIC SCALE



Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

SIB  
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# DESIGN GUIDELINES RESIDENTIAL/MIXED USE

## SECTION IV OF SECTIONAL PLANNING AREA (SPA) PLAN

### EASTLAKE III

**Adopted July 17, 2001**

by Resolution No. 2001-220

**Amended November 26, 2002**

by Resolution No. 2002-484

**Amended June 20, 2006**

by Resolution No. 2006-190

**Amended April 8, 2008**

by Resolution No. 2008-095

**Amended January 11, 2011**

by Resolution No. 2011-002

**Amended September 27, 2011**

by Resolution No. 2011-190

**Amended September 25, 2012**

by Resolution No. 2012-186

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**SECTION II.4  
DESIGN GUIDELINES**

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
<b>II.4.1 Introduction</b> .....	II.4.1-1
II.4.1.1 Purpose	
<b>II.4.2 Design Review Process</b> .....	II.4.2-1
II.4.2.1 Introduction	
II.4.2.2 Zoning Administrator Design Review	
II.4.2.3 Design Review Committee	
II.4.2.4 Appeals	
<b>II.4.3 Community Design Concept</b> .....	II.4.3-1
II.4.3.1 Community Character	
II.4.3.2 Community Landscape Design	
II.4.3.3 Community Fencing	
II.4.3.4 Community Signage	
II.4.3.5 Community Lighting	
II.4.3.6 Community Trails	
II.4.3.7 Community Entries	
II.4.3.8 Street Furniture	
II.4.3.9 Scenic Corridor Guidelines	
<b>II.4.4 Residential Design Guidelines: Single Family - Vistas &amp; Woods West</b> . . . .	II.4.4-1
II.4.4.1 Site Planning	
II.4.4.2 Grading & Landform	
II.4.4.3 Streetscape Design	
II.4.4.4 Visual Aspect	
II.4.4.5 Architecture	
II.4.4.6. Signage	
II.4.4.7 Lighting	
II.4.4.8 Parking	
II.4.4.9 Special Standards	
II.4.4.10 Landscaping Requirements	
II.4.4.11 Individual Parcel Design Criteria	
<b>II.4.5 Residential Design Guidelines: Single Family - Woods East</b> .....	II.4.5-1
II.4.5.1 Site Planning	
II.4.5.2 Architectural Design Issues	
II.4.5.3 Parking	
II.4.5.4 Special Standards	
II.4.5.5 Individual Parcel Design Criteria	



TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
<b>II.4.6 Residential Design Guidelines: Multifamily</b> .....	II.4.6-1
II.4.6.1 Site Planning	
II.4.6.2 Individual Parcel Design Criteria	
<b>II.4.7 Commercial Design Guidelines</b> .....	II.4.7-1
II.4.7.1 Precise Plan Requirements	
II.4.7.2 Architecture, Color & Materials	
II.4.7.3 Screening	
II.4.7.4 Site Furnishings	
II.4.7.5 Lighting & Signage	
II.4.7.6 Individual Parcel Design Criteria	

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
3.1	Site Utilization Plan . . . . . II.4.3-3
3.2	Circulation Plan . . . . . II.4.3-4
3.3	Community Structure . . . . . II.4.3-5
3.4	View Basins/Opportunities . . . . . II.4.3-6
3.5	Scenic Vistas . . . . . II.4.3-7
3.6	Design Features & Considerations . . . . . II.4.3-8
3.7	General Landscape Plan . . . . . II.4.3-13
3.8a	Landscape Intensity - Woods . . . . . II.4.3-14
3.8b	Landscape Intensity - Vistas . . . . . II.4.3-15
3.9	Salt Creek Edge . . . . . II.4.3-24
3.10	Salt Creek Edge Conditions . . . . . II.4.3-25
3.11	Section in Parcel VR-2 through Vistas Spine Road . . . . . II.4.3-26
3.12	Section through Vistas Spine Road at City Park . . . . . II.4.3-27
3.13	Section through Woods Estate Collector Road . . . . . II.4.3-27
3.14	Section from Woods Residential to Salt Creek Revegetation Area . . . . . II.4.3-28
3.15	Section from Middle School into Salt Creek Revegetation Area . . . . . II.4.3-28
3.16	Community Fencing Types . . . . . II.4.3-33
3.17	Fencing . . . . . II.4.3-35
3.18	Combination Wall & Fence . . . . . II.4.3-36
3.19	Signing - Do This/Not This . . . . . II.4.3-38
3.20	Lighting . . . . . II.4.3-39
3.21	Pasco Trail Linkage . . . . . II.4.3-40
3.22	Parkway Trail Linkage . . . . . II.4.3-40
3.23	Trails Plan . . . . . II.4.3-41
3.24	Trail Widths . . . . . II.4.3-42
3.25	Section through City Greenbelt at Estate Lots . . . . . II.4.3-43
3.26	Trail View Guidelines . . . . . II.4.3-43
3.27	Greenbelt Trail Signing . . . . . II.4.3-44
3.28	Greenbelt Rest Stop . . . . . II.4.3-44
3.29	Woods Trail Entry from Street . . . . . II.4.3-45
3.30	Major Entry . . . . . II.4.3-47
3.31	Neighborhood Entry . . . . . II.4.3-47
3.32	Entry to EastLake Woods from Hunte Parkway . . . . . II.4.3-48
3.33	Entry Monument Concept for EastLake Vistas . . . . . II.4.3-49
3.34	Gated Entry Concepts . . . . . II.4.3-50
3.35	Parkway Furniture . . . . . II.4.3-51

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
4.1	Mixing Architectural Styles . . . . . II.4.4-2
4.2	Architectural Guidelines . . . . . II.4.4-6
4.3	Architectural Guidelines . . . . . II.4.4-7
4.4	Architectural Guidelines . . . . . II.4.4-8
4.5	Architectural Guidelines . . . . . II.4.4-9
4.6	Gated Entry Concepts . . . . . II.4.4-11
4.7	SUP -Single Family Detached . . . . . II.4.4-13
4.8	Parcel VR-1 . . . . . II.4.4-15
4.9	Parcel VR-2 . . . . . II.4.4-17
4.10	Parcel VR-3 . . . . . II.4.4-19
4.11	Parcel VR-4 . . . . . II.4.4-21
4.12	Parcel VR-5 . . . . . II.4.4-23
4.13	Parcel VR-6 . . . . . II.4.4-25
4.14	Parcel VR-7 . . . . . II.4.4-27
4.15	Parcel VR-8 . . . . . II.4.4-29
4.16	Parcel WR-6 . . . . . II.4.4-31
4.17	Parcel WR-7 . . . . . II.4.4-33
5.1	7,000 sf lots . . . . . II.4.5-13
5.2	8,000 sf lots . . . . . II.4.5-16
5.3	10,000 sf lots . . . . . II.4.5-17
5.4	13,500 sf lots . . . . . II.4.5-19
5.5	22,000 sf lots . . . . . II.4.5-21
5.6	SUP - Woods East . . . . . II.4.5-53
5.7	Parcel WR-1 . . . . . II.4.5-55
5.8	Parcel WR-2 . . . . . II.4.5-57
5.9	Parcel WR-3 . . . . . II.4.5-59
5.10	Parcel WR-4 . . . . . II.4.5-61
5.11	Parcel WR-5 . . . . . II.4.5-63
6.1	Sup - Multi-family . . . . . II.4.6-2
6.2	Multi-family Site Design . . . . . II.4.6-3
6.3	Multi-family Site Design . . . . . II.4.6-4
6.4	Multi-family Site Design . . . . . II.4.6-4
6.5	Multi-family Street Orientation . . . . . II.4.6-5
6.6	Parcels VR-9/11 . . . . . II.4.6-8
6.7	Parcel VR-12 . . . . . II.4.6-10
6.8	Parcel VR-13 . . . . . II.4.6-12
6.9	Parcel VR-13 Architectural Character . . . . . II.4.6-13
6.10	Parcel VR-13 Project Features . . . . . II.4.6-14
6.11	Parcel VR-13 Conceptual Landscape Plan . . . . . II.4.6-15
6.12	Parcel VR-13 Perimeter Fence Detail . . . . . II.4.6-16
7.1	SUP - Commercial Parcels . . . . . II.4.7-5
7.2	Parcel C-1 . . . . . II.4.7-7

## **II.4.1 Introduction**

### **II.4.1.1 Purpose**

This document is a manual to guide the design of site plans, architecture, and landscape architecture within the EastLake III Sectional Planning Area (SPA) of the EastLake Planned Community. It illustrates the master developer's philosophy and commitment to a high quality, planned development program.

These guidelines are being provided to ensure that the quality and fundamental concepts established at the master planning stage are maintained in the final phase of detailed planning and design. This manual includes design concepts to guide specific areas of consideration, but more importantly it establishes a design context within which each element is important to the success of the entire program. Just as the entire community can be impacted by a substandard project, carefully crafted design themes and standards can be compromised by inattention to one element of the overall design program. The purpose of this manual is to ensure that all development within EastLake III will maintain a high standard of design through consistency with these published standards to which all project designers are expected to refer. The standards of these guidelines are consistent with those established for previous development phases of the EastLake Planned Community.

While it is the intention of the master developer to allow as much freedom as possible for creative design expression at the parcel and individual project levels, it is sometimes mandatory to precisely control the design of areas critical to the success of the overall community; locations where only a limited number of solutions are acceptable. For these locations, more detailed design solutions are outlined in these guidelines.

## **II.4.2 Design Review Process**

### **II.4.2.1 Introduction**

The design review process includes two integrated procedures: design review and approval by the master developer and review and approval by the City of Chula Vista. Essentially the process requires the builder to formulate the design for his parcel and review it with the master developer prior to formal application and review of final designs by the City. The City of Chula Vista requires Site Plan and Architectural Review, as well as Landscape Review.

#### **Master Developer Review Process**

The review requirements of the master developer are intended to ensure that the builder's intended product and designs meet the standards and criteria for the entire planned community. The items to be included in the builder's design submittal package to the Master Developer are covered by private agreements between the builder and developer.

Following acceptance of the builders schematic design, a continuing exchange of information will be expected as the design is finalized and the City's review process begins. Final, approved plans shall be provided to the master developer for his records.

#### **City of Chula Vista Design Review Process**

The requirements of the City are fairly typical and are further detailed below, but each builder should contact the City for current, specific requirements. The design review process with the master developer should be finalized prior to submittal for formal review by the City.

The standards and requirements for Site Plan and Architectural Approval and Design Review are provided for in the EastLake Community District Regulations. Additional specific requirements for application and review procedures are published in the City's Zoning Ordinance.

The City's "Design Manual" provides design guidance for all projects subject to Design Review, including small lot single family and multi-family residential, commercial and industrial projects. The City's Design Manual should be consulted when preparing plans for these projects along with these guidelines. Where in conflict, the EastLake III Design Guidelines take precedence. Where an item is not addressed in these guidelines, the City's Design Manual shall apply.

The City has also published a "Landscape Manual" which describes the landscape review process and provides some guidelines for landscape design from the City's perspective. The Manual also includes specific standards for landscape and irrigation improvements. Where in conflict, the EastLake III Design Guidelines shall apply; where an item is not addressed, the city's Design Manual shall apply.

#### **II.4.2.2 Zoning Administrator Design Review**

The Zoning Administrator is authorized to consider and approve, disapprove or modify applications on several subjects as provided in Section II.3.11.2 of the EastLake III Planned Community District Regulations.

#### **II.4.2.3 Design Review Committee**

The Design Review Committee shall review plans as required by Section II.3.11.3 of the EastLake III Planned Community District Regulations.

#### **II.4.2.4 Appeals**

Appeals to Design Review, Site Plan and Architectural Review and provided for in Sections II.3.11.4 and II.3.11.6 of the EastLake III Planned Community District Regulations.

## II.4.3 Community Design Concept

### II.4.3.1 Community Character

The character of the EastLake Planned Community at the broadest level is established by the EastLake General Development Plans and subsequent SPA Plans. During the preparation of these plans, numerous community design features were established or considered. As individual parcels are developed, attention to these pre-established criteria is necessary to successfully execute the intended design. This section is intended to describe and promote the design features of the EastLake III SPA Plan and to provide guidance for consistent detailed design.

The primary SPA Plan features which influence the character of the EastLake III neighborhoods are the land use and circulation patterns (see Site Utilization Plan, Exhibit 3.1 and Circulation, Exhibit 3.2). The predominate land use is single family detached residential in two neighborhoods, EastLake Woods and EastLake Vistas, with densities ranging from 1.0 du/ac to 6.7 du/ac. This land use will define the primary character of these neighborhoods. In addition, a mixed-use, commercial and higher density residential, "activity center" is located at the southern end of the EastLake Vistas neighborhood, adjacent to the entry to the existing Olympic Training Center (OTC). The character of this area will be distinguished from the single family areas and strongly tied to that of the OTC (see Community Structure, Exhibit 3.3).

View opportunities are also a significant factor in the design of the project (see View Basins/Opportunities, Exhibit 3.4). Views include local views to the Salt Creek Open Space Corridor Greenbelt on the western edge of the project. To the east, views are of the Otay Lakes Open Space Corridor Greenbelt as well as longer range views of the lakes themselves and mountains beyond. The greenbelts and views serve as major amenities which establish a framework for development. Development along these "green" edges should incorporate physical and visual access to the open area.

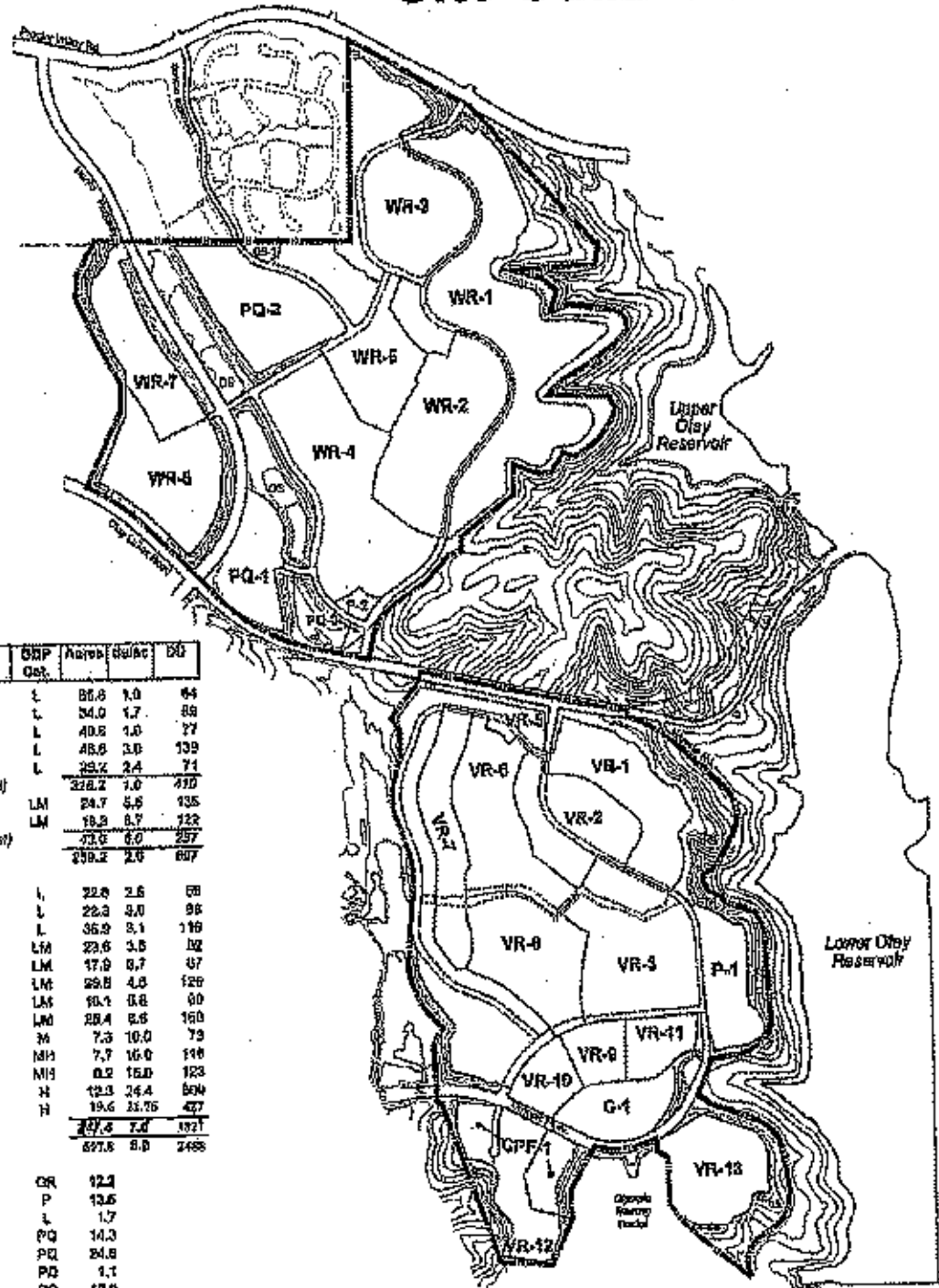
Developed recreation will be concentrated in the public park (parcel P-1) overlooking Lower Otay Lake and a smaller private facility at the southern entry to the EastLake Woods neighborhood (parcel P-2), while trails will provide dispersed recreational opportunities within the Greenbelt branches and through the neighborhoods. Scenic vistas from public streets were also carefully considered in the layout of the circulation plan (see Scenic Vistas from Public Streets, Exhibit 3.5).

A unique feature of the EastLake Planned Community is the Community Trail (Thematic Corridor) which provides a connection between the focal points of each neighborhood within the community. It extends from the Swim Club in EastLake Hills, through the lake and Beach Club area of EastLake Shores, to the Village Center site north of Otay Lakes Road. It continues across the road and through the Activity Corridor area of EastLake Greens along EastLake Parkway, and then through the center of the neighborhood, past the clubhouse area. From this point, it extends eastward through EastLake Trails and across Salt Creek to EastLake Vistas, terminating at the overlook park. The Community Trail is defined by special landscaping and enhanced trail design, as detailed below.

The primary design influences on the EastLake III SPA are described in Section II.2.2 of the SPA Plan and summarized in Design Features & Considerations, Exhibit 3.6.



# Site Utilization Plan



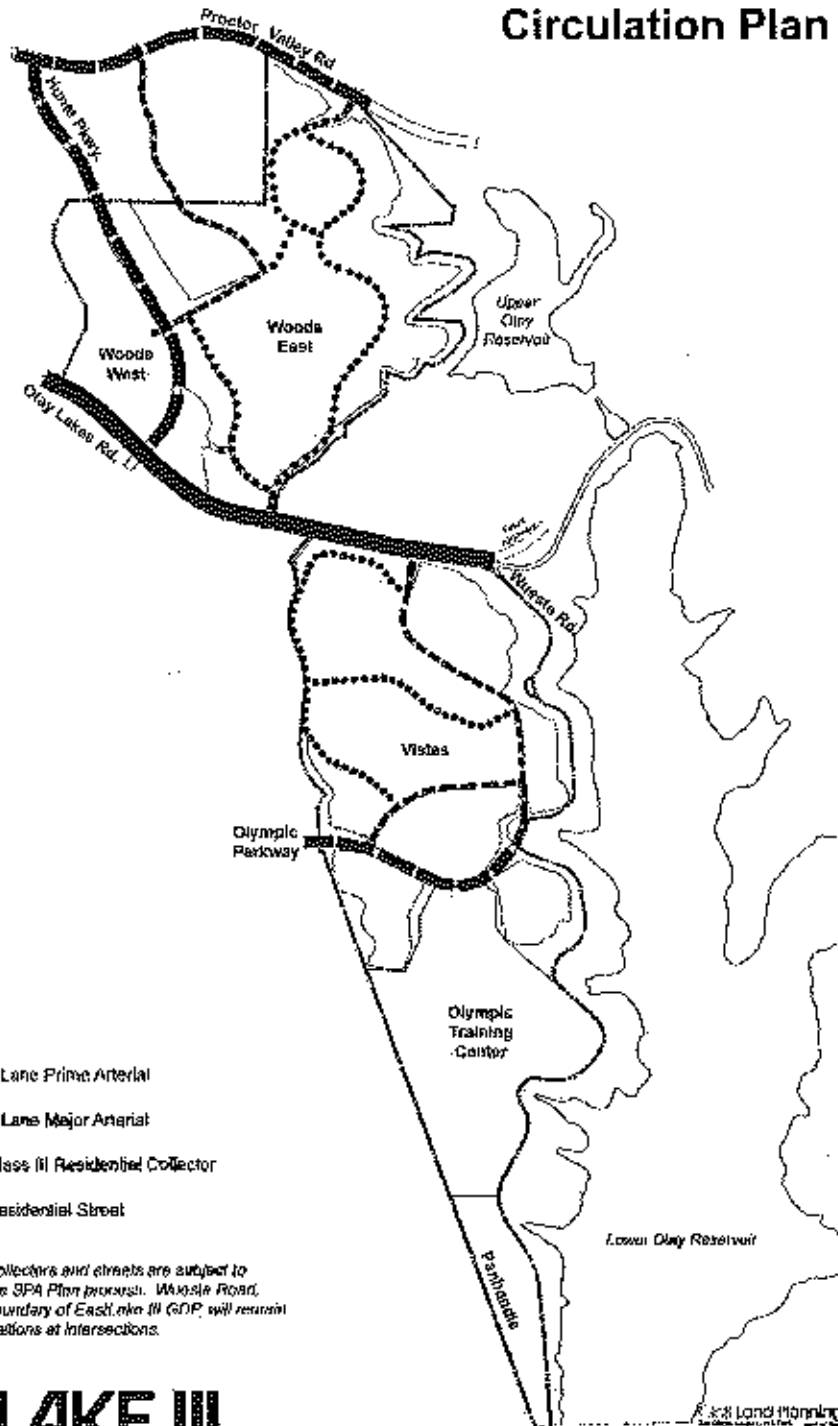
**RESIDENTIAL**

Parcel Number	Land Use	ORP Dist.	Acres	Units	DU
WR-1	Single Family	L	81.8	1.0	64
WR-2	Single Family	L	34.0	1.7	88
WR-3	Single Family	L	40.8	1.0	77
WR-4	Single Family	L	48.8	3.0	139
WR-5	Single Family	L	25.2	2.4	71
Residential Sub-total (Woods East)			228.2	1.0	419
WR-6	Single Family	LM	24.7	5.5	135
WR-7	Single Family	LM	18.3	8.7	122
Residential Sub-total (Woods West)			43.0	6.0	257
Residential Sub-total (Woods)			271.2	2.0	677
<b>Village</b>					
VR-1	Single Family	L	22.8	2.6	68
VR-2	Single Family	L	22.3	3.0	88
VR-3	Single Family	L	35.2	3.1	118
VR-4	Single Family	LFA	23.6	3.5	102
VR-5	Single Family	LM	17.9	8.7	87
VR-6	Single Family	LM	28.8	4.3	128
VR-7	Single Family	LM	10.1	8.8	80
VR-8	Single Family	LM	28.4	5.5	150
VR-9	Single/Multi-Family	M	7.3	10.0	73
VR-10	Multi-Family	MH	7.7	16.0	148
VR-11	Multi-Family	MH	8.2	15.0	123
VR-12	Multi-Family	H	12.3	24.4	204
VR-13	Multi-Family	H	19.6	31.75	427
Residential Sub-total (Village)			207.3	7.0	1821
Sub-total Residential			478.5	9.0	2498
<b>NON-RESIDENTIAL</b>					
GP-1	Commercial - Retail	CR	12.1		
GP-2	Public Park	P	13.5		
GP-3	Private Recreation	L	1.7		
GP-4	Elementary School	PQ	14.3		
GP-5	Jr. High School	PQ	24.8		
GP-6	Fire Station	PQ	1.1		
GP-7	Comp. Purpose Bldg.	PQ	12.9		
GP-8	Open Space	OS	238.4		
GP-9	Off-School Parking	OS	1.1		
GP-10	Major Circulation	CR	28.5		
Sub-total Non-Residential			240.5		
<b>PROJECT TOTAL</b>			<b>719.0</b>	<b>9.0</b>	<b>2498</b>

**EASTLAKE III**  
A planned community by The EastLake Company

Exhibit 3.1

# Circulation Plan



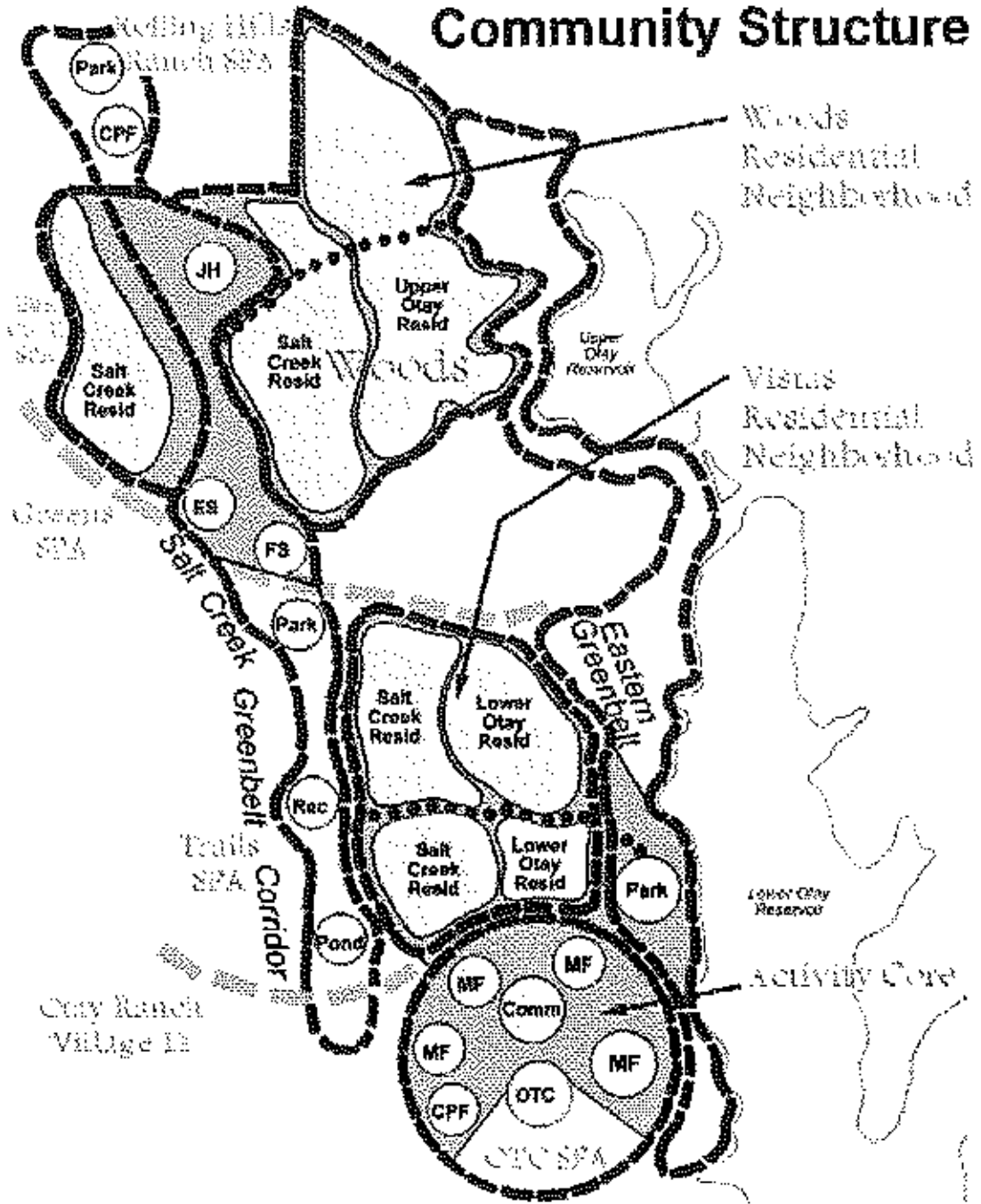
- 6 Lane Prime Arterial
- 4 Lane Major Arterial
- Class III Residential Collector
- Residential Street

*Note: Residential Collectors and streets are subject to refinement during the SPA Plan process. Winkle Road, along the eastern boundary of Eastlake III GDP, will remain as is except for transitions at intersections.*



**Exhibit 3.2**

# Community Structure

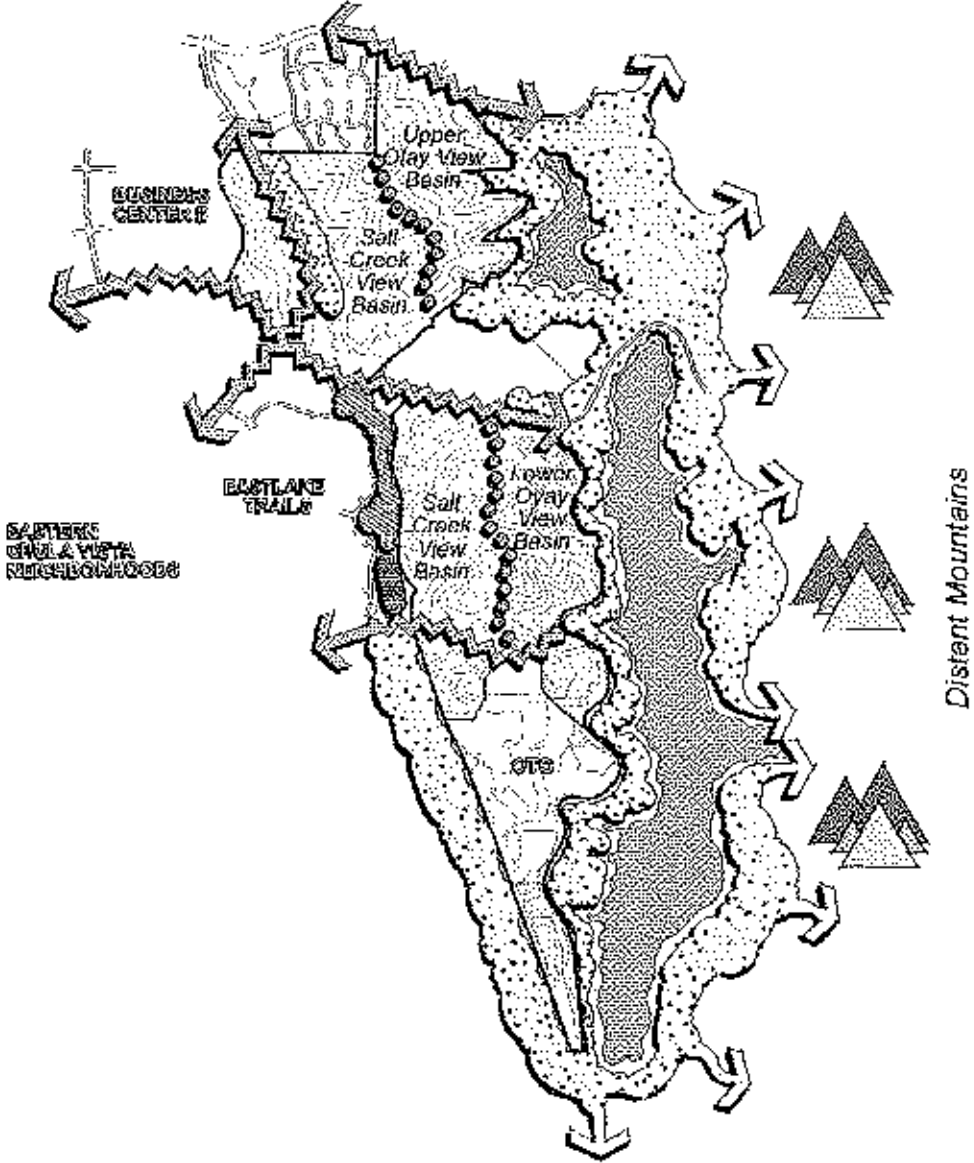


**EASTLAKE III SPA**  
A planned community by The EastLake Company



Exhibit 3.3

# View Basins/Opportunities

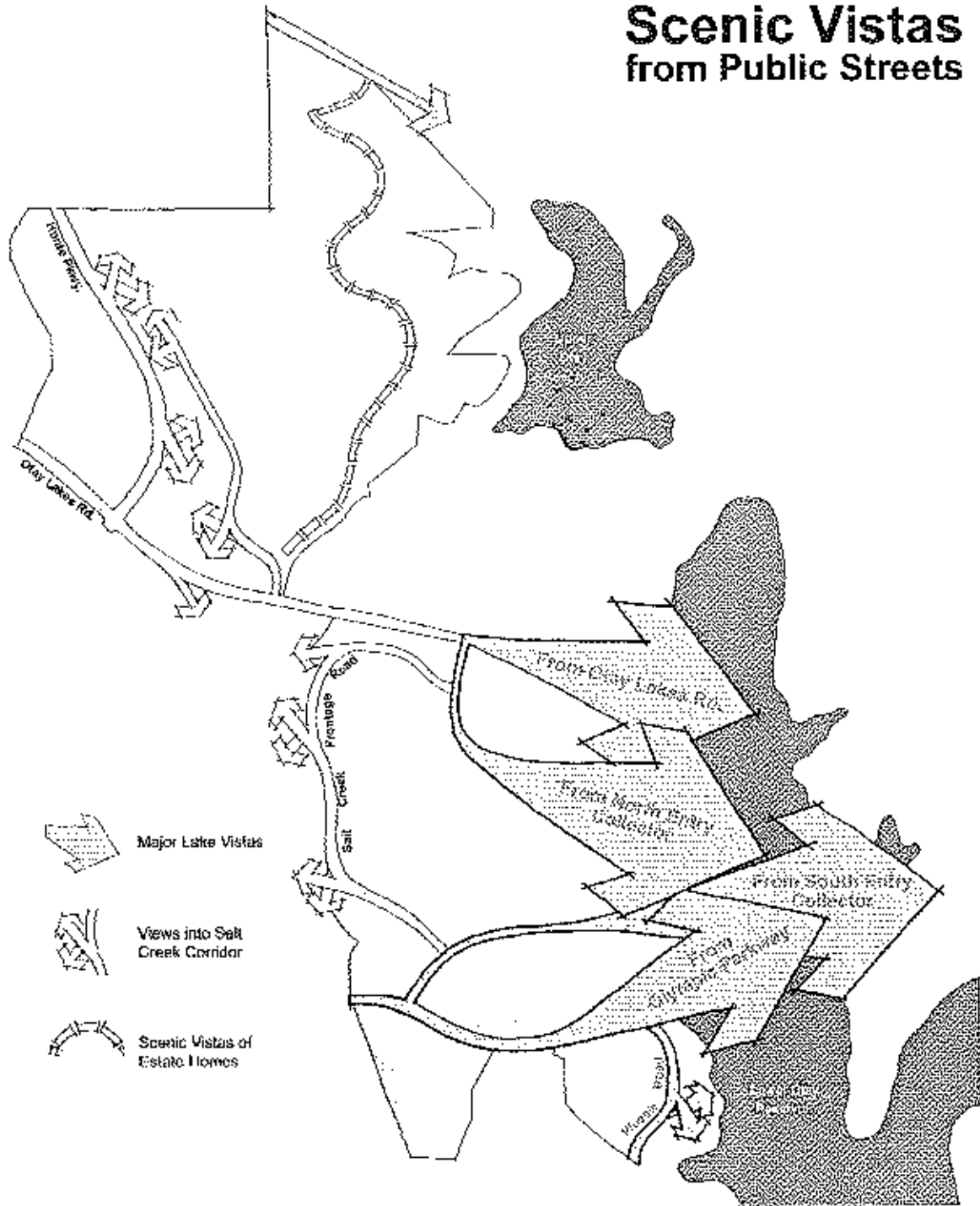


**EASTLAKE III SPA**  
 A planned community by The Eastlake Company

Civil Land Planning  
 10000 20th Ave, Suite 100, Golden, CO 80401  
 303.733.7277  
 6-5-00

Exhibit 3.4

# Scenic Vistas from Public Streets

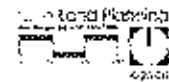
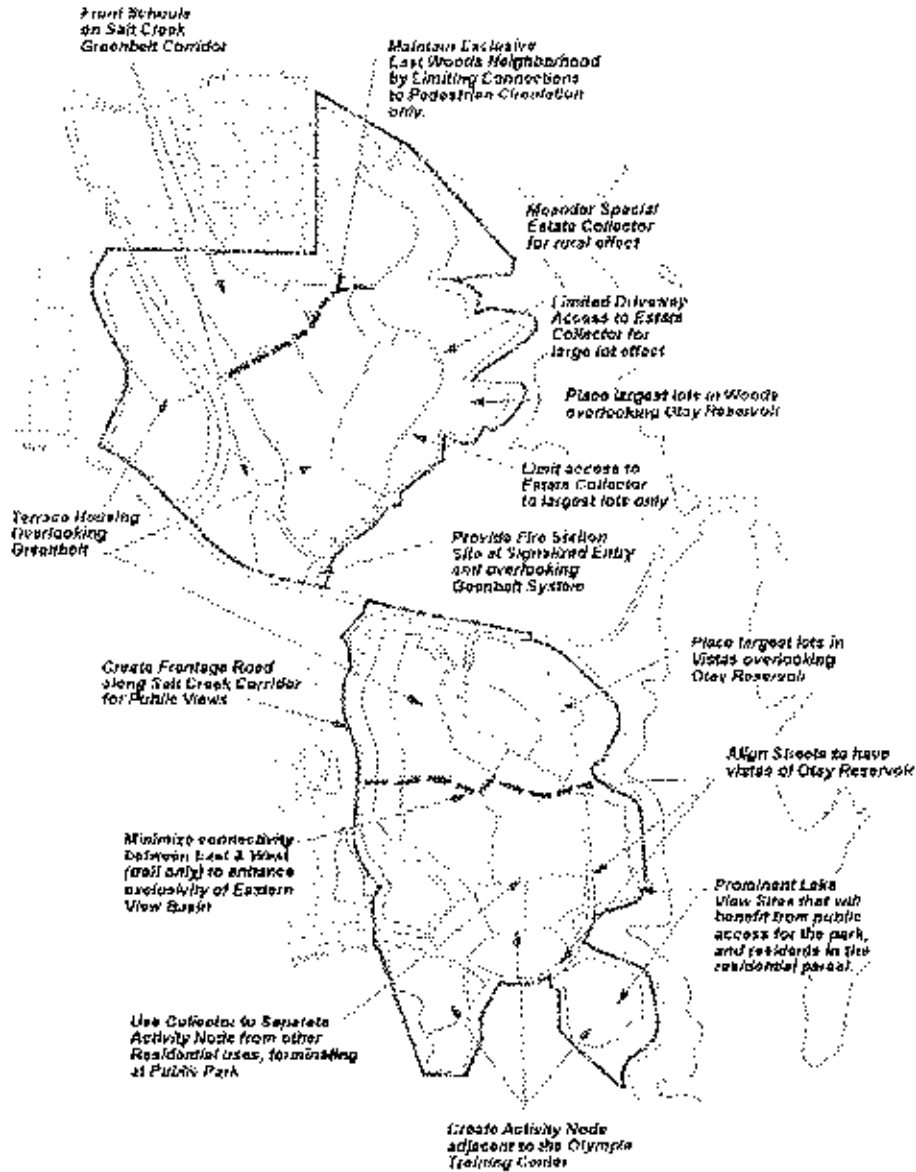


**EASTLAKE III SPA**  
A planned community by The EastLake Company

Civil Land Planning  
14300 14th St. #100, Dallas, TX 75244  
972-233-7484  
0-6-08

Exhibit 3.5

# Design Features & Considerations



### II.4.3.2 Community Landscape Design

The purpose of the General Landscape Plan is to establish the overall landscape of the EastLake III community. Since various entities will be responsible for the planning and implementation of landscape improvements, this information will provide the general guidance necessary to achieve a visually compatible landscape that is well balanced in water and maintenance demands.

The General Landscape Plan (see Exhibit 3.6) provides a design framework which provides some latitude and flexibility to individual projects while maintaining the community's overall landscape goals and objectives. Landscape will be used to reinforce the design patterns established by the land use plan. These patterns include the definition of neighborhoods, paths, entry nodes, community landmarks and any special landscape areas that are required.

The key landscape elements used in the landscape concept are street tree patterns and well defined locations for different types of landscaping. The landscape types are similar to the City of Chula Vista's landscape codes for open space. Defining these key landscape elements will create distinct identity, visual continuity, order and contrast throughout the community.

Any landscaping within the Otay Lakes Reservoir basins should be designed in conformance with the City of San Diego's Watershed Protection Guidelines.

#### II.4.3.2.1 Street Trees

##### Neighborhoods

Each neighborhood will have dominant theme trees and accent trees. The trees will be used at the major internal streets of the neighborhood. Trees will be selected from the following list:

##### EastLake Woods Neighborhood Theme and Accent Trees:

QUERCUS ILEX*	HOLLY OAK
PLATANUS ACERIFOLIA*	LONDON PLANE TREE
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRRESS
PINUS PINEA	ITALIAN STONE PINE

\* *Special installation conditions apply.*

##### EastLake Vistas Neighborhood Theme and Accent Trees:

JACARANDA MIMOSI-FOLIA	JACARANDA
PINUS ELDARICA	AFGHAN PINE

For additional identification, each parcel within a neighborhood may have a designated street tree to be selected from the following list:

EastLake Woods Neighborhood Parcels Street Trees:

CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
ALBIZZIA JULIBRISIN	SILK TREE
CIITALPA T. 'PINK DELIGHT'	TASHKENT CIITALPA
CUPANIOPSIS ANACARDIODES*	CARROTWOOD TREE
KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
METROSIDEROS TOMENTOSUS	NEW ZEALAND XMAS TREE
OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE
PINUS ELДАРICA	AFGHAN PINE
PISTACIA CHINENESIS	CHINESE PISTACHE
PLATANUS ACERIFOLIA*	LONDON PLANE TREE
PODOCARPUS GRACILIOR	FERN PINE
PYRUS CALLERYANA	ORNAMENTAL PEAR

EastLake Vistas Neighborhood Parcels Street Trees:

BAUHINIA PURPUREA	PURPLE ORCHID TREE
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
CIITALPA T. 'PINK DELIGHT'	TASHKENT CIITALPA
CUPANIOPSIS ANACARDIODES*	CARROTWOOD TREE
JACARANDA MIMOSIFOLIA	JACARANDA
KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
METROSIDEROS TOMENTOSUS	NEW ZEALAND XMAS TREE
PODOCARPUS GRACILIOR	FERN PINE

\* *Special installation conditions apply.*

Paths

Paths include streets and significant pedestrian corridors. The hierarchy of paths is as follows:

Exterior arterials (Otay Lakes Road, Hunte Parkway and Olympic Parkway, Proctor Valley Road). Tree patterns for these major streets already exist. These patterns will be extended through the EastLake Woods and Vistas neighborhoods for visual continuity.

Otay Lakes Road:

LIQUIDAMBAR STYRACIFLUA	AMERICAN SWIFT GUM
PINUS CANARIENSIS	CANARY ISLAND PINE
PYRUS CALLERYANA 'ARISTOCRAT'	ORNAMENTAL PEAR

Hunte Parkway:

KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
PINUS ELДАРICA	AFGHAN PINE
PYRUS CALLERYANA 'ARISTOCRAT'	ORNAMENTAL PEAR
QUERCUS H.FX*	HOLLY OAK
SCIIINUS MOLLE*	CALIFORNIA PEPPER

Proctor Valley Road:

SCHINUS MOLLE*	CALIFORNIA PEPPER
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\* *Special installation conditions apply.*



**Olympic Parkway:**

CASSIA LEPTOPHYLLA  
 CHITALPA T. 'PINK DELIGHT'  
 JACARANDA MIMOSIFOLIA  
 PHOENIX DACTYLIFERA 'MEDIQOL'  
 PINUS CANARIENSIS

GOLD MEDALLION TREE  
 YASIKENT CHITALPA  
 JACARANDA  
 DATE PALM  
 CANARY ISLAND PINE

Landscaping at Olympic Parkway must conform to the City's landscape Master Plan for this designated scenic highway.

**Major Internal Streets:**

As defined in the neighborhood section.

**Minor Internal Streets:**

As defined in the neighborhood section.

**Thematic Corridor:**

The thematic corridor (community trail) provides the common pedestrian link to various community elements within the EastLake Planned Community. It transverses the EastLake Vistas neighborhood west to east as an off-street trail, called the Pasco. The thematic corridor tree throughout the EastLake Community is the *Populus fremontii* "Nevada" (male specimens). The common name is Western or Fremont Cottonwood. Special installation conditions shall apply.

**Entry Nodes**

These are common points of entry and significant intersections. A tree which differs from the adjacent path and district trees will be used to provide a distinct accent statement and sense of arrival at entries. The hierarchy of entries is as follows: community entry, major neighborhood entry, minor neighborhood entry, and individual site entry (*i.e.*, park entry, community facility entry, *etc.*). Entries are discussed in greater detail in Section II.4.3.7.

**Community Landmark**

Community landmarks are unique use areas within the neighborhood such as schools, parks and CPF sites. Each landmark should have a distinct landscape character. Based on its specific location, appropriate neighborhood, path, and entry trees should be incorporated.

**II.4.3.2.2 Landscape Intensity Zones**

Landscape areas have been coded to create a community landscape that is sensitive to visual impacts, water conservation and maintenance requirements. For example, entries which are visibly prominent, will require higher water and maintenance levels, while erosion controls slopes will require less. For purposes of consistency, the codes for landscape area are similar to the City of Chula Vista's open space coding system. There is some variation for suitability

to the EastLake III community. See Exhibits 3.8a and b for the location of the various Landscape Intensity Zones.

Code 1: Ornamental or high maintenance landscape - Areas containing permanent irrigation planted in ground cover, shrubs, and trees shall be kept weed free. Any areas not fully covered with planted ground cover are to be replanted and grown to fully cover the area during the normal growing season. Weeding is necessary to create a well manicured appearance.

Code 2: Turf Areas - Lawn area with automatic irrigation systems. Maintenance is necessary to create a well manicured appearance.

Code 3: Irrigated and Erosion Control Slopes and Other Areas - Areas containing permanent irrigation systems initially planted with ground cover or hydroseed mix, shrubs and trees from containers, shall be kept weed free as required. The intent is to maintain healthy, weed free, vegetation for slope stabilization and other landscape areas.

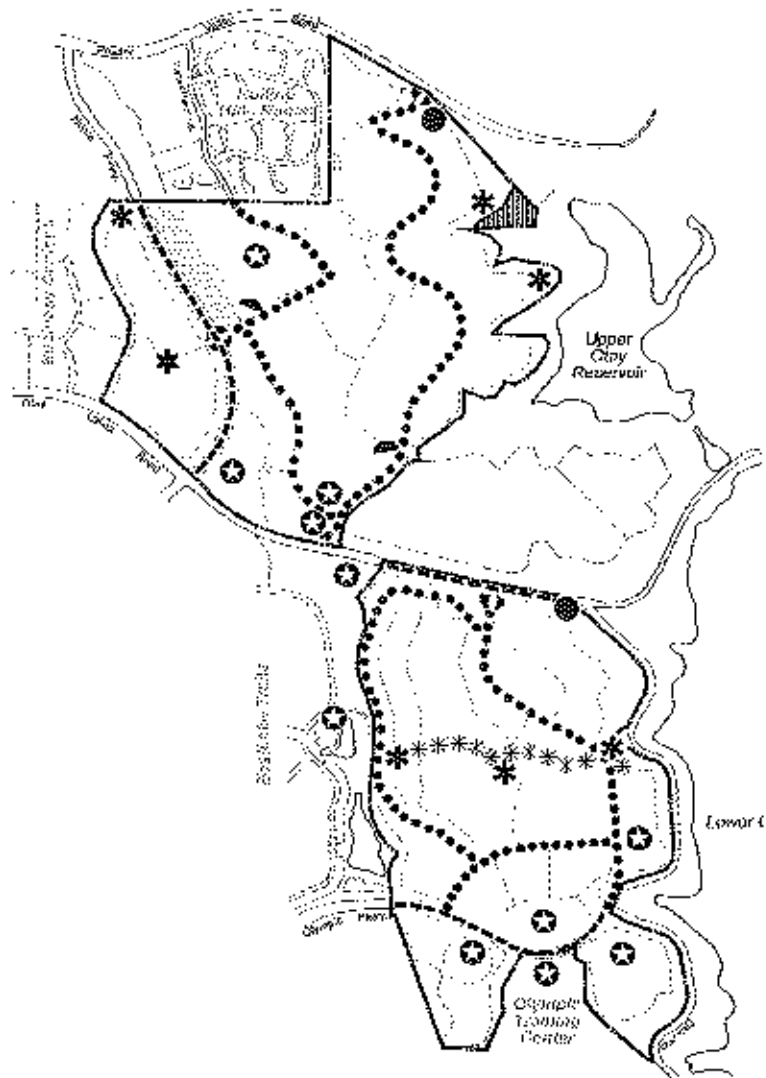
Code 4: Non-irrigation or temporary irrigated native or drought tolerant areas - Areas containing plant materials to be naturalized. Temporary irrigation may be required for establishment. Not to exceed twice per year, vegetation may be selectively cut back to 6" high or as appropriate to the plant species.

Code 5: Undisturbed open space - These are no undisturbed existing open space areas.

A recommended list of plant materials follows. Species are broken down by location, plant type and landscape code. Additional plants may be added subject to approval.

The General Landscape Plan also indicates proposed environmental landscape areas. These areas include wetland mitigation and an Otay Tar Plant Preserve. These areas will be addressed in detail as part of the environmental permitting process and detailed requirements will be established by permitting agencies.

# General Landscape Plan



### Paths

- Exterior Arterials
- ..... Main Interior Streets
- \* \* \* \* Thematic Corridor



### Entry Monuments

- ☉ Neighborhood Entry
- ☽ Neighborhood Entry
- Community Entry

### Landmarks

- ⊕ Major Landmark
- \* Minor Landmark

### Environmental

-  Olay Tar Plant Preserve
-  Wetland Mitigation

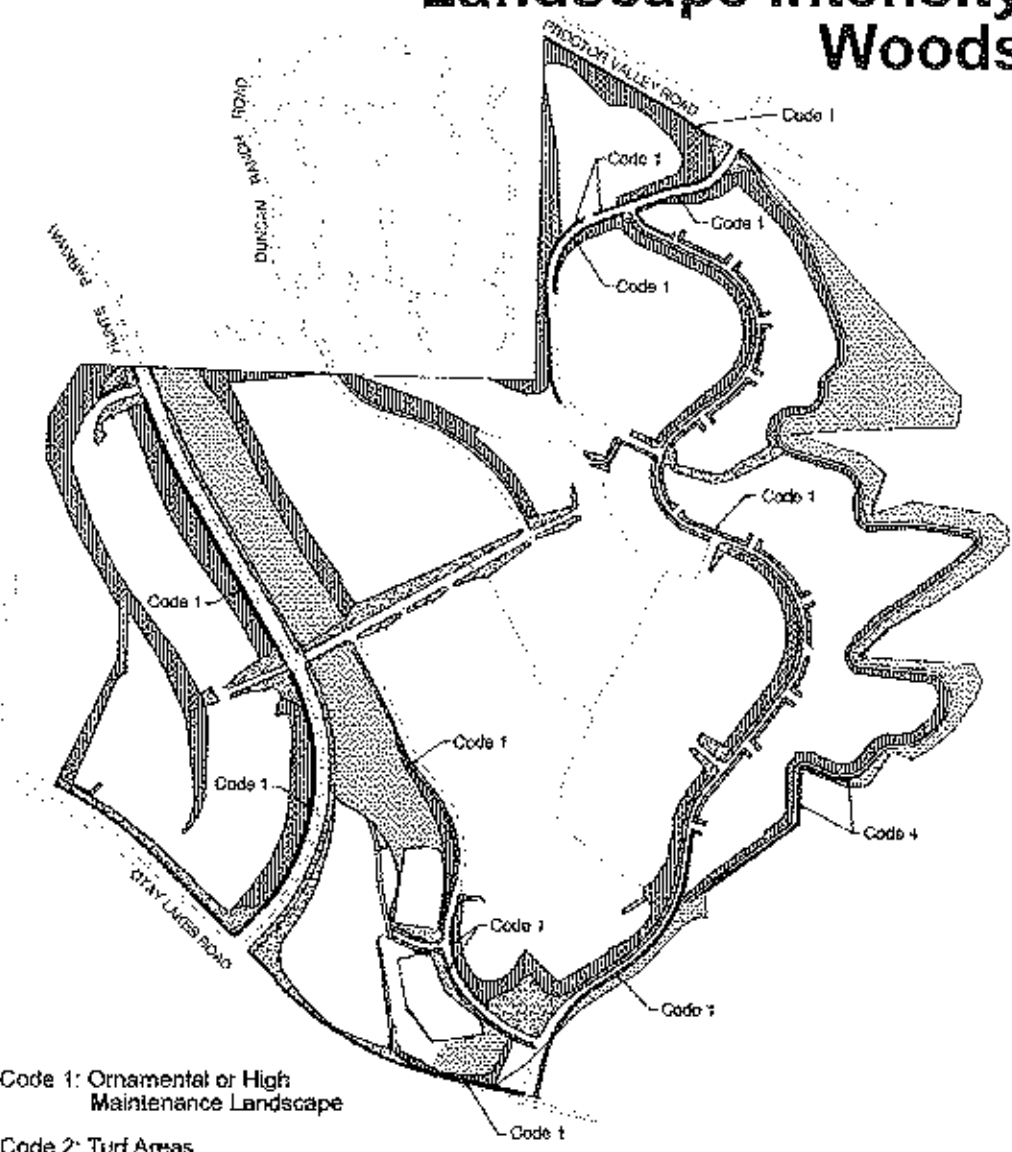
*(Refer to engineering plans for precise boundaries of environmental areas depicted)*






Source: ONA, Inc



Exhibit 3.7

# Landscape Intensity Woods



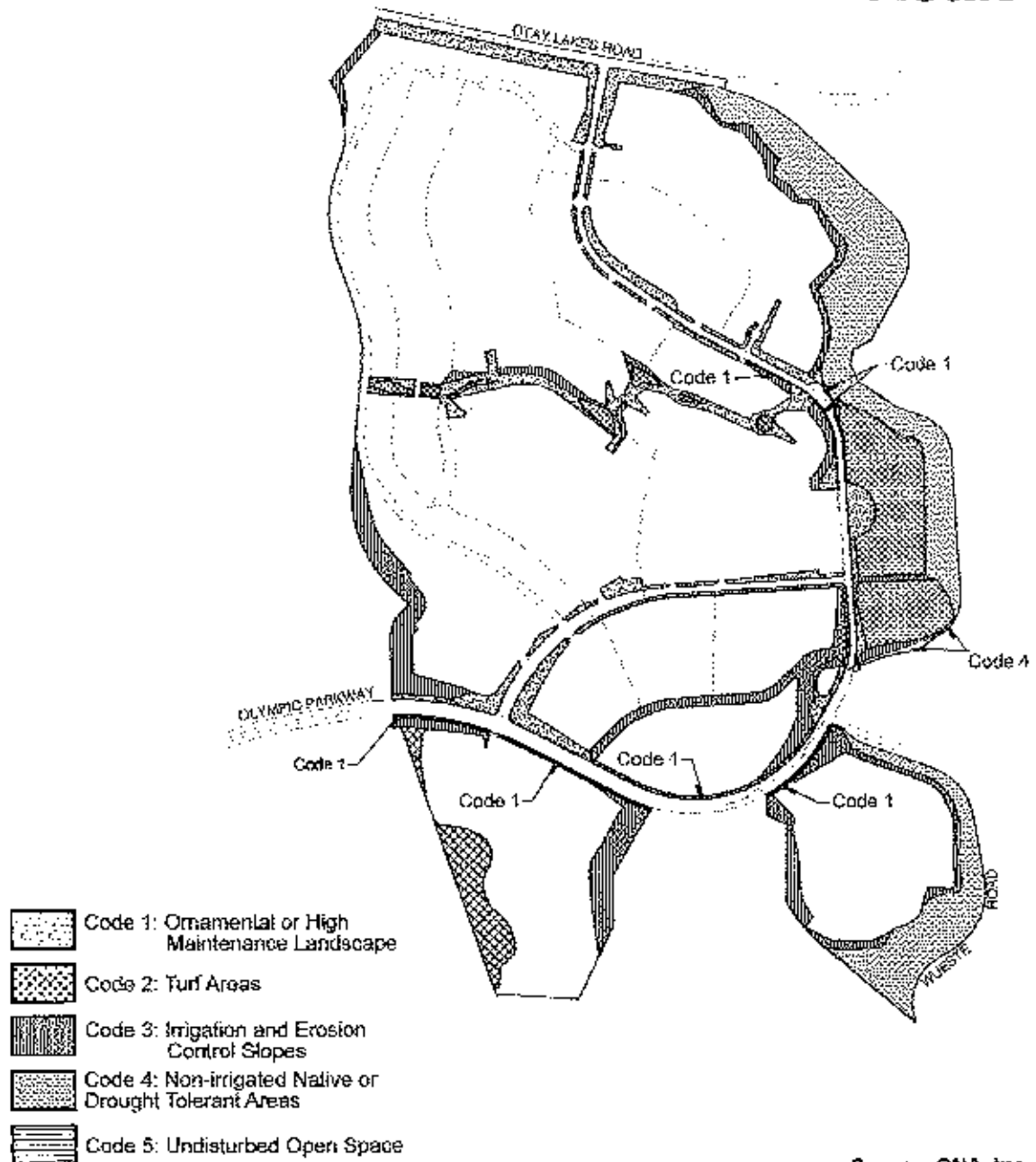
-  Code 1: Ornamental or High Maintenance Landscape
-  Code 2: Turf Areas
-  Code 3: Irrigation and Erosion Control Slopes
-  Code 4: Non-irrigated Native or Drought Tolerant Areas
-  Code 5: Undisturbed Open Space

**EASTLAKE III SPA**  
 A planned community by The EastLake Company

Source: ONA, Inc.  
 On-Site Land Planning  
 7-17-07

Exhibit 3.8a

# Landscape Intensity Vistas



Source: ONA, Inc.



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Exhibit 3.8b

**EASTLAKE III: Vistas - General Landscaping Plant Palette****Thematic Corridor Trees (Landscape Code 1)**

POPULUS FREMONTII 'NEVADA'

FREMONT COTTONWOOD

**Parkways, Entries, and Open Space (Landscape Code 1 & 3)****TREES**

ARBUTUS UNEDO

CERCIS OCCIDENTALIS

CUPANIOPSIS ANACARDIODES\*

JACARANDA MIMOSIFOLIA

KOELREUTERIA BIPINNATA

LAGERSTROEMIA SPP.

METROSIDEROS TOMENTOSUS

PINUS CANARIENSIS

PINUS ELDERICA

PLATANUS RACEMOSA\*

POPULUS FREMONTII 'NEVADA'

QUERCUS AGRIFOLIA\*

RHUS LANCEA

SCHINUS MOLLE\*

TRISTANIA CONFERTA

ARCHONTOPHOENIX CUNNINGHAMIANA

OLEA EUROPAEA 'WILSINI'

SYAGRUS ROMANZOFIANUM

STRAWBERRY TREE

WESTERN REDBUD

CARROTWOOD TREE

JACARANDA

CHINESE LANTERN TREE

CRAPE MYRTLE

NEW ZEALAND XMAS TREE

CANARY ISLAND PINE

AFGHAN PINE

CALIFORNIA SYCAMORE

FREMONT COTTONWOOD

COAST LIVE OAK

AFRICAN SUMAC

CALIFORNIA PEPPER

BRISBANE BOX

KING PALM

OLIVE TREE

QUEEN PALM

**SHRUBS**

ABELIA PROSTRATA

AGAPANTHUS AFRICANUS CV.

ARTEMESIA 'POWIS CASTLE'

BUXUS M. JAPONICA

CALLISTEMON C. 'LITTLE JOHN'

DIETES BICOLOR

ESCALLONIA FRADESII

GREVILLEA SPP.

HEMEROCALLIS HYB.

HETEROMELES ARBUTIFOLIA

LANTANA MONTEVIDENSIS

LAVANDULA SPP.

MYRTIS C. 'COMPACTA'

NANDINA 'HARBOUR DWARF'

OLEA E. 'LITTLE OLLIE'

PHORMIUM SPP.

PITTOSPORUM SPP.

RAPHIOLEPIS INDICA

ROSMARINUS SPP.

TULBAGHIA VIOLACEA

WESTRINGIA FRUTICOSA

AZALEA SOUTHERN INDICA

PODOCARPUS

STRELIZIA REGINA

PROSTRATE ABELIA

LILY OF THE NILE

POWIS CASTLE WORMWOOD

JAPANESE BOXWOOD

DWARF BOTTLEBRUSH

FORTNIGHT LILY

ESCALLONIA

GREVILLEA

EVERGREEN HYBRID DAYLILY

CALIFORNIA HOLLY

LAVENDER LANTANA

LAVENDER

DWARF MYRTLE

HEAVENLY BAMBOO

DWARF OLIVE

NEW ZEALAND FLAX

VARIEGATED TOBIRA

INDIA HAWTHORN

ROSEMARY

SOCIETY GARLIC

COAST ROSEMARY

AZALEA

LONG LEAF YELLOW WOOD

BIRD OF PARADISE

\* *Special installation conditions apply.*

**GROUND COVERS / VINES**

AGAPANTHUS A. 'PETER PAN'  
 ARMERIA MARITIMA  
 BOUGAINVILLEA 'SAN DIEGO RED'  
 CLYTOSTOMA CALLISTIGIODES  
 DISTICTIS 'RIVERS'  
 HIBBERTIA SCANDENS  
 MARATHON TURF  
 MYOPORUM P. 'PUTAH CREEK'  
 PANDOREA JASMINOIDES 'ALBA'  
 PELARGONIUM P. 'BALCAN PINK'  
 WISTERIA SINENSIS  
 GAZANIA SPLENDENS

DWARF LILY-OF-THE-NILE  
 SEA PINK  
 BOUGAINVILLEA  
 LAVENDER TRUMPET VINE  
 ROYAL TRUMPET VINE  
 GUINEA GOLD VINE  
 TALL FESCUE MIX  
 PROSTRATE MYOPORUM  
 BOWER VINE  
 BALCAN PINK IVY GERANIUM  
 CHINESE WISTERIA  
 GAZANIA

**Turf (Landscape Code 2)**

MARATHON II

TALL FESCUE

**Interior Slopes (Landscape Code 3)**

**TREES**

CERCIS OCCIDENTALIS  
 JACARANDA MIMOSIFOLIA  
 GINKGO BILOBA  
 KOELREUTERIA BIPINNATA  
 PINUS CANARIENSIS  
 QUERCUS AGRIFOLIA\*  
 RHUS LANCEA  
 TRISTANIA CONFERTA  
 ARBUTUS MARINA  
 ARCHONTOPHOENIX CUNNINGHAMIANA  
 ERIOBOTRYA DEFLEXA  
 MAGNOLIA GRANDIFLORA 'LITTLE GEM'  
 MELALEUCA LINARIFOLIA  
 OLEA EUROPAEA 'WILSONII'  
 PINUS PINEA  
 PYRUS SPP.  
 SYAGRUS ROMANZOFIANUM  
 TIPUANA TIPU

WESTERN REDBUD  
 JACARANDA  
 MAIDENHAIR TREE  
 CHINESE FLAME TREE  
 CANARY ISLAND PINE  
 COAST LIVE OAK  
 AFRICAN SUMAC  
 BRISBANE BOX  
 STRAWBERRY TREE  
 KING PALM  
 BRONZE LOQUAT  
 DWARF SOUTHERN MAGNOLIA  
 FLAXLEAF PAPERBARK  
 OLIVE TREE  
 ITALIAN STONE PINE  
 PURPLE LEAF PLUM  
 QUEEN PALM  
 TIPU TREE

**SHRUBS**

ARCTOSTAPHYLOS SPP.  
 CISTUS PURPUREUS  
 COTONEASTER LACTEUS  
 ESCALLONIA FRADESII  
 HETEROMELES ARBUTIFOLIA  
 LANTANA CAMARA  
 LEPTOSPERMUM SCOPARIUM  
 NERIUM OLEANDER  
 RHAPHIOLEPIS INDICA  
 RHUS INTEGRIFOLIA  
 XYLOSMA CONGESTUM  
 AZALEA SOUTHERN INDICA

MANZANITA  
 ORCHID ROCKROSE  
 RED CLUSTERBERRY  
 ESCALLONIA  
 TOYON  
 YELLOW SAGE  
 NEW ZEALAND TEA TREE  
 OLEANDER  
 INDIA HAWTHORN  
 LEMONADE BERRY  
 SHINY XYLOSMA  
 AZALEA

\* *Special installation conditions apply.*

BAMBUSA SPP.  
BOUGAINVILLEA 'SAN DIEGO RED'  
CLIVIA MINNATA  
LEPTOSPERMUM SCOPARIUM  
MELALEUCA NESOPHILA  
PITTOSPORUM TENNUIFLOIUM 'MARJORIE CHANNON'  
PITTOSPORUM TENNUIFLOIUM 'SILVER SHEEN'  
PODOCARPUS HENKELI  
PHAPHIOLEPIS UMBELLATA 'MINOR'  
STRELITZIA REGINA  
TRACHELOSPERMUM JASMINIODES

BAMBOO  
BOUGAINVILLEA  
KAFFIR LILY  
NEW ZEALAND TEA TREE  
PINK MELALEUCA  
MARJORIE CHANNON PITTOSPORUM  
SILVER SHEEN PITTOSPORUM  
LONG LEAF YELLOW WOOD  
YEDDO HAWTHORN  
BIRD OF PARADISE  
STAR JASMINE

**GROUND COVERS**

MYOPORUM PACIFICUM 'PUTAH CREEK'  
GAZANIA SPLENDENS  
ROSMARINUS OFFICINALIS 'PROSTRATUS'

MYOPORUM  
GAZANIA  
GAZANIA

**Slopes Above MSCP - Transition Plants (Landscape Code 4)**

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**NATIVE HYDROSEED MIX**

ARTEMESIA CALIFORNICA  
ENCELIA CALIFORNICA  
ERIOGONUM FASCICULATUM  
ERIOPHYLLUM CONFERTIFLORUM  
ESCHSCHOLZIA CALIFORNICA  
ISOCOMA MENZIESII  
ISOMERIS ARBOREA  
LOTUS SCOPARIUS  
LUPINUS SUCCULENTUS  
MIMULUS PUNICEUS  
ORTHOCARPUS PURPURASCENS  
SALVIA APIANA  
SALVIA MELLIFERA  
SISYRINCHIUM BELLUM

CALIFORNIA SAGEBRUSH  
COASTAL DAISY  
CALIFORNIA BUCKWHEAT  
GOLDEN YARROW  
CALIFORNIA POPPY  
COAST GOLDENBUSH  
BLADDERPOD  
DEERWEED  
ARROYO LUPINE  
MISSION RED MONKEYFLOWER  
OWL'S CLOVER  
WHITE SAGE  
BLACK SAGE  
BUE-EYED GRASS

**Top of Eastern Slopes (Landscape Code 3)**

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**SMALL TREES / LARGE SHRUBS**

ARBUTUS UNEDO  
CERCIS OCCIDENTALIS  
FEIJOA SELLOWIANA  
HETEROMELES ARBUTIFOLIA  
MYRICA CALIFORNICA

STRAWBERRY TREE  
WESTERN REDBUD  
PINEAPPLE GUAVA  
TOYON  
PACIFIC WAX MYRTLE

**SHRUBS**

ARTEMESIA CALIFORNICA 'CANYON GREY'  
COTONEASTER SALICIFOLIUS 'REPENS'  
CISTUS PURPUREUS  
ECHIUM FASTUOSUM  
RHAMNUS CALIFORNICA 'EVE CASE'  
ROSMARINUS OFFICINALIS CV.  
WESTRINGIA FRUTICOSA

CALIFORNIA SAGEBRUSH  
WILLOWLEAF COTONEASTER  
ORCHID ROCKROSE  
PRIDE OF MADIERA  
COFFEEBERRY  
ROSEMARY  
COAST ROSEMARY



**GROUND COVERS**

MYOPORUM PACIFICUM 'PUTAH CREEK'  
 ARTEMESIA CALIFORNICA 'CANYON GREY'  
 BACCHARIS P. 'TWIN PEAKS'

MYOPORUM  
 CANYON GREY SAGEBRUSH  
 COYOTE BRUSH

**HOA Eastern Slopes (Landscape Code 4)****SMALL TREES / LARGE SHRUBS**

CERCIS OCCIDENTALIS  
 HETEROMELES ARBUTIFOLIA  
 QUERCUS DUMOSA

WESTERN REDBUD  
 TOYON  
 SCRUB OAK

**SHRUBS**

ARTEMESIA CALIFORNICA 'CANYON GREY'  
 BACCHARIS P. 'TWIN PEAKS'  
 CEANOTHUS 'FROSTY BLUE'  
 DUDLEYA SPP.  
 OPUNTIA SPP.  
 RHAMNUS CALIFORNICA 'EVE CASE'  
 RIBES SPECIOSUM  
 RIBES VIBURNIFOLIUM  
 ROSA CALIFORNICA  
 RUBUS URSINUS  
 YUCCA SPP.

CANYON GREY SAGEBRUSH  
 COYOTE BRUSH  
 CALIFORNIA LILAC  
 SUCCULENT  
 CACTI  
 COFFEEBERRY  
 FUCHSIA-FLOWERED GOOSEBERRY  
 EVERGREEN CURRANT  
 CALIFORNIA WILD ROSE  
 CALIFORNIA BLACKBERRY  
 YUCCA

**NATIVE HYDROSEED MIX**

ARTEMESIA CALIFORNICA  
 BACCHARIS PILULARIS VAR. PILULARIS  
 BACCHARIS SAROTHROIDES  
 CASTILLEJA EXSERTA  
 DICHELOSTEMMA CAPITATUM  
 ENCELIA CALIFORNICA  
 EREMOCARPUS SETIGERUS  
 ERIOGONUM FASCICULATUM  
 ERIOPHYLLUM CONFERTIFLORUM  
 GNAPHALIUM CALIFORNICUM  
 HAPLOPAPPUS SCOPARIUM  
 ISOCOMA MENZIESII VAR. DECUMBENS  
 LASTHENIA CHRYSOSTOMA  
 LOTUS SCOPARIUS  
 LUPINUS BICOLOR  
 MIMULUS PUNICEUS  
 NASSELLA PULCHA  
 PLANTAGO OVATA  
 SALVIA APIANA  
 SALVIA COLUMBARIAE  
 SISYRINCHIUM BELLUM  
 VIGUIERA LACINIATA

CALIFORNIA SAGEBRUSH  
 CHAPARRAL BROOM  
 BROOM BACCHARIS  
 OWL'S CLOVER  
 BLUE DICKS  
 COASTAL DAISY  
 DOVEWEED  
 CALIFORNIA BUCKWHEAT  
 GOLDEN YARROW  
 CALIFORNIA EVERLASTING  
 SUN ROSE  
 DECUMBENT GOLDENBUSH  
 GOLDFIELDS  
 DEERWEED  
 LUPINE  
 RED MONKEYFLOWER  
 PURPLE NEEDLE GRASS  
 PLANTAIN  
 WHITE SAGE  
 CHIA  
 BUE-EYED GRASS  
 SAN DIEGO COUNTY VIGUIERA

**EASTLAKE III: WOODS - GENERAL LANDSCAPE PLANT PALETTE****Parkways, Entries, and Open Space (Landscape Code 1 & 3)****TREES**

ARBUTUS UNEDO  
 CITRUS SPP.\*  
 CUPRESSUS SEMPERVIRENS  
 CYCAS REVOLUTA  
 ERIOBOTRYA DEFLEXA  
 FICUS RUBIGINOSA\*  
 LAURUS NOBILIS 'SARATOGA'  
 OLEA EUROPA 'SWAN HILL'  
 PAULOWNIA TOMENTOSA  
 PHOENIX CANARIENSIS\*  
 PINUS PINEA  
 PLATANUS ACERIFOLIA\*  
 POPULUS NIGRA  
 PYRUS CALLERYANA 'ARISTOCRAT'  
 QUERCUS ILEX\*  
 TIPUANA TIPU \*

\* *Special installation conditions apply.*

STRAWBERRY TREE  
 CITRUS  
 ITALIAN CYPRESS  
 SAGO PALM  
 BRONZE LOQUAT  
 RUSTY LEAF FIG  
 SWEET BAY  
 FRUITLESS OLIVE  
 EMPRESS TREE  
 CANARY ISLAND PALM  
 ITALIAN STONE PINE  
 LONDON PLANE TREE  
 LOMBARDY POPLAR  
 ORNAMENTAL PEAR  
 HOLLY OAK  
 TIPU TREE

**SHRUBS**

AGAPANTHUS AFRICANUS CV.  
 BUXUS M. JAPONICA  
 CALLISTEMON C. 'LITTLE JOHN'  
 CYCAS REVOLUTA  
 DIETES BICOLOR  
 ESCALLONIA FRADESII  
 HEMEROCALLIS HYB.  
 ILEX C. 'BURFORDII'  
 LANTANA MONTEVIDENSIS  
 LAVANDULA SPP.  
 LIGUSTRUM J. TEXANUM  
 MYRTIS C. 'COMPACTA'  
 NANDINA 'HARBOUR DWARF'  
 OLEA E. 'LITTLE OLLIE'  
 OSMANTHUS FRAGRANS  
 PHORMIUM SPP.  
 PITTOSPORUM SPP.  
 PUNICA GRANATUM CV.  
 RAPHIOLEPIS INDICA CV.  
 ROSMARINUS OFFICINALIS CV.  
 SYZYGIUM PANICULATUM CV.  
 TULBAGHIA VIOLACEA  
 VIBURNUM TINUS CV.  
 WESTRINGIA FRUTICOSA

LILY OF THE NILE  
 JAPANESE BOXWOOD  
 DWARF BOTTLEBRUSH  
 SAGO PALM  
 FORTNIGHT LILY  
 ESCALLONIA  
 EVERGREEN HYBRID DAYLILY  
 BURFORD HOLLY  
 LAVENDER LANTANA  
 LAVENDER  
 TEXAS PRIVET  
 DWARF MYRTLE  
 HEAVENLY BAMBOO  
 DWARF OLIVE  
 SWEET OLIVE  
 NEW ZEALAND FLAX  
 VARIEGATED TOBIRA  
 POMEGRANATE  
 INDIA HAWTHORNE  
 ROSEMARY  
 BRUSH CHERRY  
 SOCIETY GARLIC  
 LAURUSTINUS  
 COAST ROSEMARY

**GROUND COVERS / VINES**

AGAPANTHUS A. 'PETER PAN'  
 ARMERIA MARITIMA  
 BOUGAINVILLEA SPP.  
 CLYTOSTOMA CALLISTIGIODES

DWARF LILY-OF-THE-NILE  
 SEA PINK  
 BOUGAINVILLEA  
 LAVENDER TRUMPET VINE

DISTICTIS BUCCINATORIA  
 HIBBERTIA SCANDENS  
 MARATHON TURF  
 MYOPORUM P. 'PUTAH CREEK'  
 TRACHELOSPERMUM JASMINOIDES  
 PELARGONIUM PELTATUM CV.  
 WISTERIA SINENSIS

BLOOD-RED TRUMPET VINE  
 GUINEA GOLD VINE  
 TALL FESCUE MIX  
 PROSTRATE MYOPORUM  
 STAR JASMINE  
 IVY GERANIUM  
 CHINESE WISTERIA

**TURF**

MARATHON II

TALL FESCUE

**Interior Slopes (Landscape Code 3)**

**TREES**

CEDRUS ATLANTICA  
 CUPRESSUS SEMPERVIRENS  
 FRAXINUS O. 'RAYWOOD'  
 LAURUS NOBILIS 'SARATOGA'  
 OLEA EUROPA 'SWAN HILL'  
 PHOENIX CANARIENSIS  
 PINUS ELDERICA  
 PINUS PINEA  
 PLATANUS ACERIFOLIA  
 POPULUS NIGRA  
 QUERCUS ILEX

ATLAS CEDAR  
 ITALIAN CYPRESS  
 RAYWOOD ASH  
 SWEET BAY  
 FRUITLESS OLIVE  
 CANARY ISLAND PALM  
 AFGHAN PINE  
 ITALIAN STONE PINE  
 LONDON PLANE TREE  
 LOMBARDY POPLAR  
 HOLLY OAK

**SHRUBS**

BOUGAINVILLEA SPP.  
 CISTUS PURPUREUS  
 ECHIUM FASTUOSUM  
 ESCALLONIA FRADESII  
 HETEROMELES ARBUTIFOLIA  
 JASMINUM MESNEYI  
 MYRTUS COMMUNIS  
 NERIUM OLEANDER  
 PLUMBAGO AURICULATA CV.  
 PRUNUS ILICIFOLIA  
 RAPHIOLEPIS INDICA  
 ROSA BANKSIAE  
 ROSMARINUS OFFICINALIS CV.

BOUGAINVILLEA  
 ORCHID ROCKROSE  
 PRIDE OF MADIERA  
 ESCALLONIA  
 TOYON  
 PRIMROSE JASMINE  
 MYRTLE  
 OLEANDER  
 CAPE PLUMBAGO  
 HOLLYLEAF CHERRY  
 INDIA HAWTHORN  
 LADY BANK'S ROSE  
 ROSEMARY

**GROUND COVERS**

MYOPORUM PACIFICUM 'PUTAH CREEK'

MYOPORUM

**Estate Lot Entries (Landscape Code 1)**

**TREES**

ARBUTUS UNEDO  
 CUPRESSUS SEMPERVIRENS  
 FICUS RUBIGINOSA  
 LAURUS NOBILIS 'SARATOGA'  
 PINUS PINEA  
 PLATANUS ACERIFOLIA\*

STRAWBERRY TREE  
 ITALIAN CYPRESS  
 RUSTY LEAF FIG  
 SWEET BAY  
 ITALIAN STONE PINE  
 LONDON PLANE TREE

\* *Special installation conditions apply.*

**SHRUBS**

AGAPANTHUS 'ALBUS'  
 BAUHINIA GALPINII  
 BUXUS M. JAPONICA  
 CYCAS REVOLUTA  
 ESCALLONIA PRAEDESI  
 HEMEROCALLIS HYB. - RED  
 ILEX C. 'BURFORDII'  
 LIGUSTRUM J. TEXANUM  
 MYRTIS C. 'COMPACTA'  
 PHORMIUM 'APRICOT QUEEN'  
 PHORMIUM 'FIREBIRD'  
 PITTOSPORUM 'WHEELER'S DWARF'  
 RAPHIOLEPIS L. 'ENCHANTRESS'  
 SYZYGIIUM PANICULATUM CV.  
 VIBURNUM JAPONICUM

LILY OF THE NILE  
 RED BAUHINIA  
 JAPANESE BOXWOOD  
 SAGO PALM  
 ESCALLONIA  
 EVERGREEN HYBRID DAYLILY  
 BURFORD HOLLY  
 TEXAS PRIVET  
 DWARF MYRTLE  
 NEW ZEALAND FLAX  
 NEW ZEALAND FLAX  
 DWARF TOBIRA  
 INDIA HAWTHORNE  
 BRUSH CHERRY  
 NON

**GROUND COVERS / VINES**

AGAPANTHUS A. 'RANCHO WHITE'  
 ARMERIA MARITIMA  
 BOUGAINVILLEA 'SAN DIEGO RED'  
 DISTICTIS BUCCINATORIA  
 MARATHON TURF  
 TRACHELOSPERMUM JASMINOIDES  
 PELARGONIUM P. 'BALCAN RED'

DWARF LILY-OF-THE-NILE  
 SEA PINK  
 BOUGAINVILLEA  
 BLOOD-RED TRUMPET VINE  
 TALL PESCUE MIX  
 STAR JASMINE  
 IVY GERANIUM

**Estate Lots Eastern Slopes (Landscape Code 3)**

**SMALL TREES / LARGE SHRUBS**

ARBUTUS UNEDO  
 CERCIS OCCIDENTALIS  
 FEIJOA SELLOWIANA  
 HETEROMELES ARBUTIFOLIA  
 MYRICA CALIFORNICA

STRAWBERRY TREE  
 WESTERN REDBUD  
 PINEAPPLE GUAVA  
 TOYON  
 PACIFIC WAX MYRTLE

**SHRUBS**

ARTEMESIA CALIFORNICA 'CANYON GREY'  
 COTONEASTER SALICIFOLIUS 'REPENS'  
 CISTUS PURPUREUS  
 ECHIUM FASTUOSUM  
 RHAMNUS CALIFORNICA 'EVE CASE'  
 ROSMARINUS OFFICINALIS CV.  
 WESTRINGIA FRUTICOSA

CALIFORNIA SAGEBRUSH  
 WILLOWLEAF COTONEASTER  
 ORCHID ROCKROSE  
 PRIDE OF MADIERA  
 COFFEEBERRY  
 ROSEMARY  
 COAST ROSEMARY

**GROUND COVERS**

MYOPORUM PACIFICUM 'PUTAH CREEK'  
 ARTEMESIA CALIFORNICA 'CANYON GREY'  
 BACCHARIS P. 'TWIN PEAKS'

MYOPORUM  
 CANYON GREY SAGEBRUSH  
 COYOTE BRUSH

**HOA Eastern Slopes (Landscape Code 4)**

**SMALL TREES / LARGE SHRUBS**

CERCIS OCCIDENTALIS  
 HETEROMELES ARBUTIFOLIA  
 QUERCUS DUMOSA

WESTERN REDBUD  
 TOYON  
 SCRUB OAK

**SHRUBS**

ARTEMESIA CALIFORNICA 'CANYON GREY'  
 BACCHARIS P. 'TWIN PEAKS'  
 CEANOTHUS 'FROSTY BLUE'  
 DUDLEYA SPP.  
 OPUNTIA SPP.  
 RHAMNUS CALIFORNICA 'EVE CASE'  
 RIBES SPECIOSUM  
 RIBES VIBURNIFOLIUM  
 ROSA CALIFORNICA  
 RUBUS URSINUS  
 YUCCA SPP.

CANYON GREY SAGEBRUSH  
 COYOTE BRUSH  
 CALIFORNIA LILAC  
 SUCCULENT  
 CACTI  
 COFFEEBERRY  
 FUCHSIA-FLOWERED GOOSEBERRY  
 EVERGREEN CURRANT  
 CALIFORNIA WILD ROSE  
 CALIFORNIA BLACKBERRY  
 YUCCA

**NATIVE HYDROSEED MIX**

ARTEMESIA CALIFORNICA  
 BACCHARIS PILULARIS VAR. PILULARIS  
 BACCHARIS SAROTHOIDES  
 CASTILLEJA EXSERTA  
 DICHELOSTEMMA CAPITATUM  
 ENCELIA CALIFORNICA  
 EREMOCARPUS SETIGERUS  
 ERIOGONUM FASCICULATUM  
 ERIOPHYLLUM CONFERTIFLORUM  
 GNAPHALIUM CALIFORNICUM  
 HAPLOPAPPUS SCOPARIUM  
 ISOCOMA MENZIESII VAR. DECUMBENS  
 LASTHENIA CHRYSOSTOMA  
 LOTUS SCOPARIUS  
 LUPINUS BICOLOR  
 MIMULUS PUNICEUS  
 NASSELLA PULCHA  
 PLANTAGO OVATA  
 SALVIA APIANA  
 SALVIA COLUMBARIAE  
 SISYRINCHIUM BELLUM  
 VIGUIERA LACINIATA

CALIFORNIA SAGEBRUSH  
 CHAPARRAL BROOM  
 BROOM BACCHARIS  
 OWL'S CLOVER  
 BLUE DICKS  
 COASTAL DAISY  
 DOVEWEED  
 CALIFORNIA BUCKWHEAT  
 GOLDEN YARROW  
 CALIFORNIA EVERLASTING  
 SUN ROSE  
 DECUMBENT GOLDENBUSH  
 GOLDFIELDS  
 DEERWEED  
 LUPINE  
 RED MONKEYFLOWER  
 PURPLE NEEDLE GRASS  
 PLANTAIN  
 WHITE SAGE  
 CHIA  
 BUE-EYED GRASS  
 SAN DIEGO COUNTY VIGUIERA

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*Note: The Chula Vista Greenbelt Trail separates Zones 3 and 4*

### H.4.3.2.3 Greenbelt Edges

Because of the importance of the Greenbelt corridors surrounding the development areas in establishing the setting and character for development, the edge transitions are critical. Grading and landscape design should combine to establish a smooth transition between the development and greenbelt areas, and maximize views into and across the open space. Graded contours should blend and mimic with the adjacent natural slopes. Landscaping should transition from the manicured appearance of developed areas to the natural landscape in open space areas. Plantings should be selected to frame and maintain views. Landscaping should not block views created through grading and/or site design.

The following sketches emphasize the Salt Creek edges. Similar techniques should be employed along the Otay Lakes Greenbelt edge.

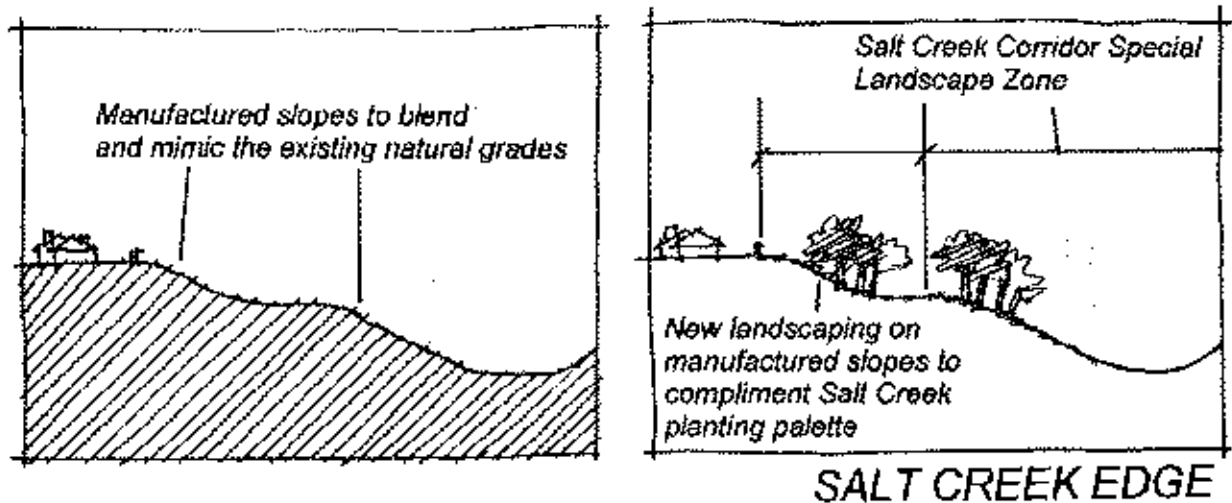


Exhibit 3.9

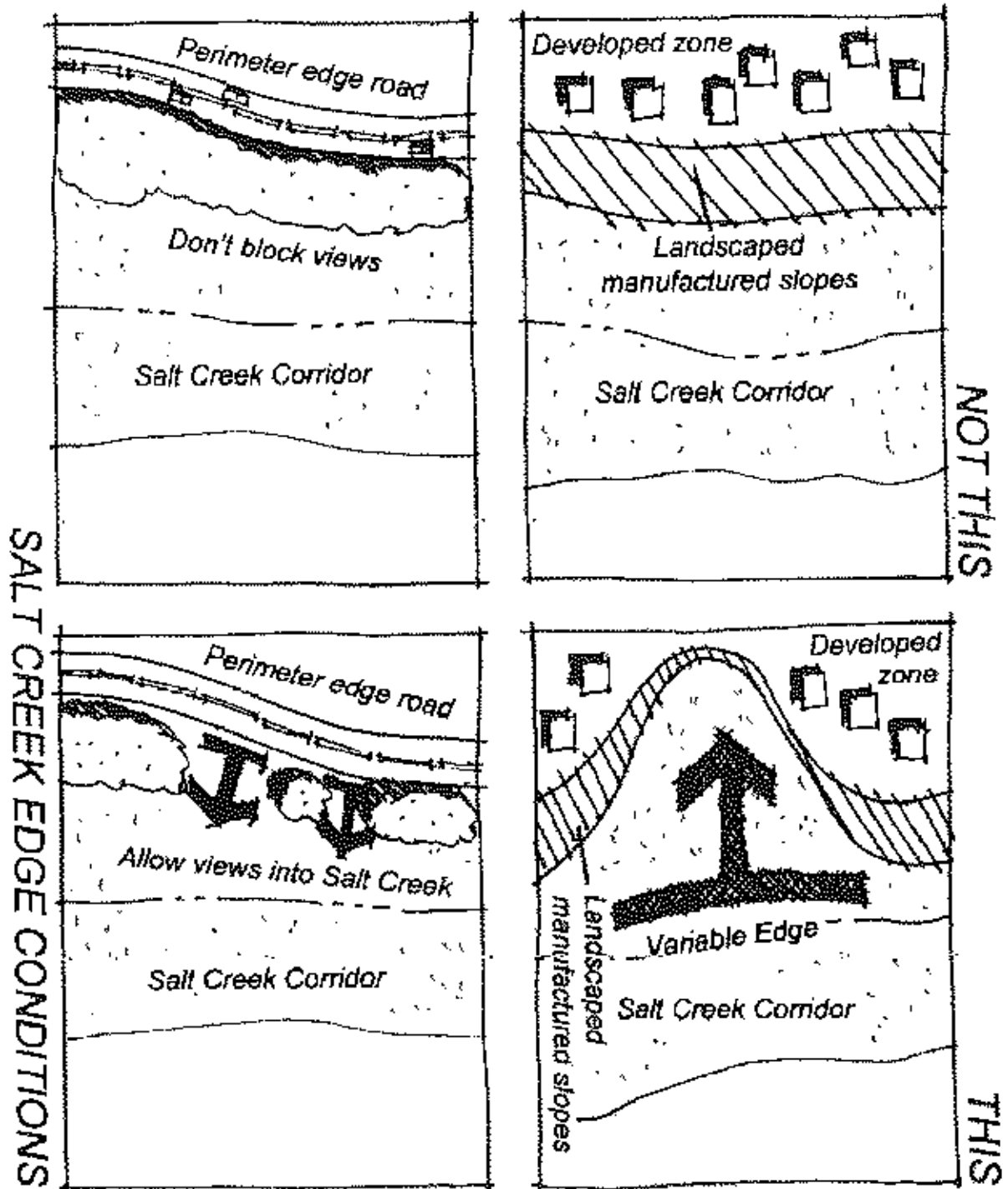
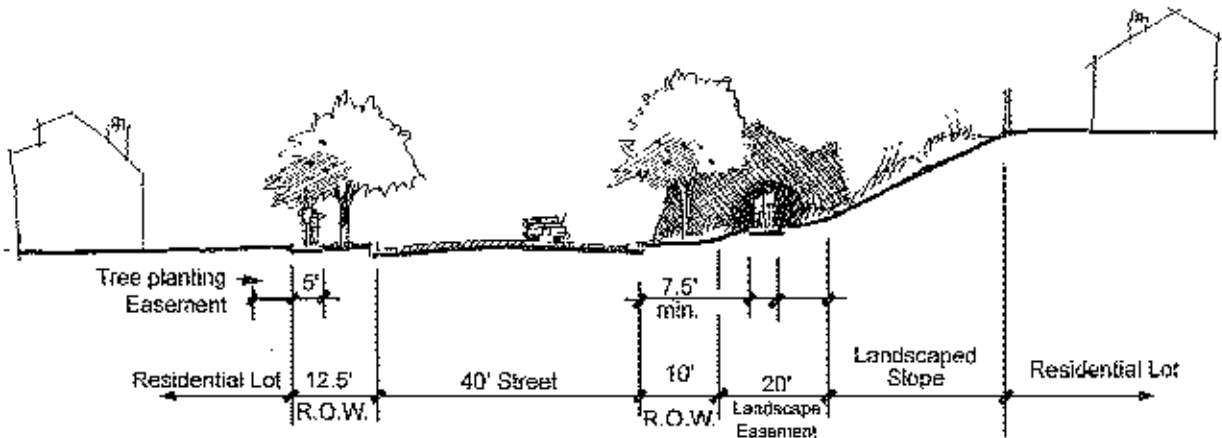


Exhibit 3.10

**II.4.3.2.4 Street Landscaping**

Entries, median plantings, parkways, walls and special features will be designed for a harmonious relationship. Plant species listed on the plant palettes will be utilized. These elements will correspond to City requirements and project the upgraded image of the EastLake Planned Community.

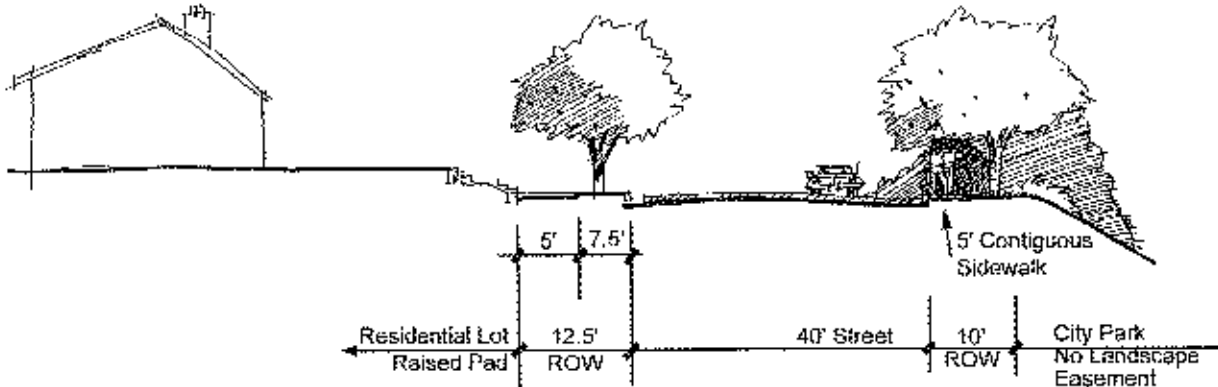
The following street section sketches illustrate streetscape concepts, particularly in the area of slopes.



**Section in Parcel VR-2 through the Vistas Spine Road**

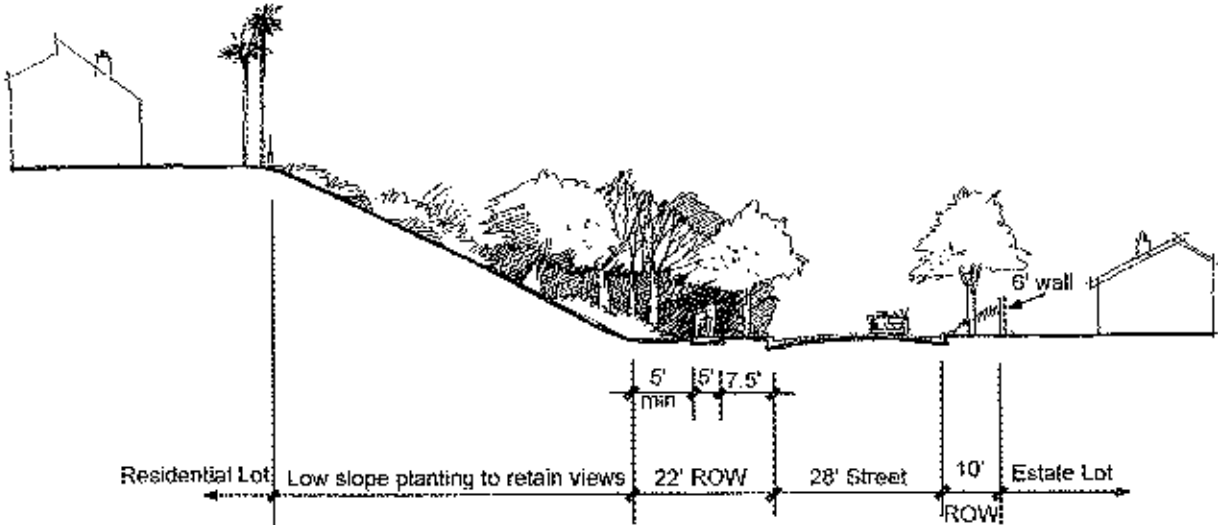
**Exhibit 3.11**





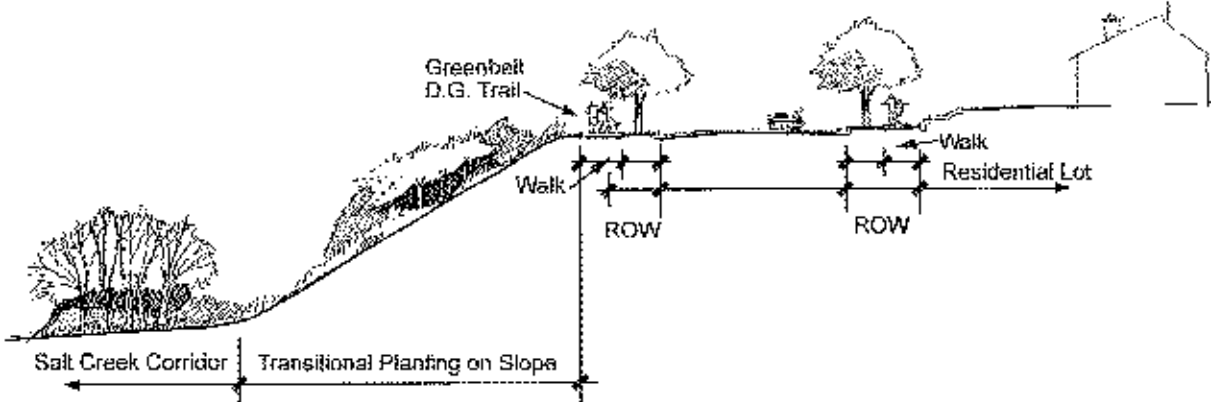
Section through Vistas Spine Road at City Park

Exhibit 3.12



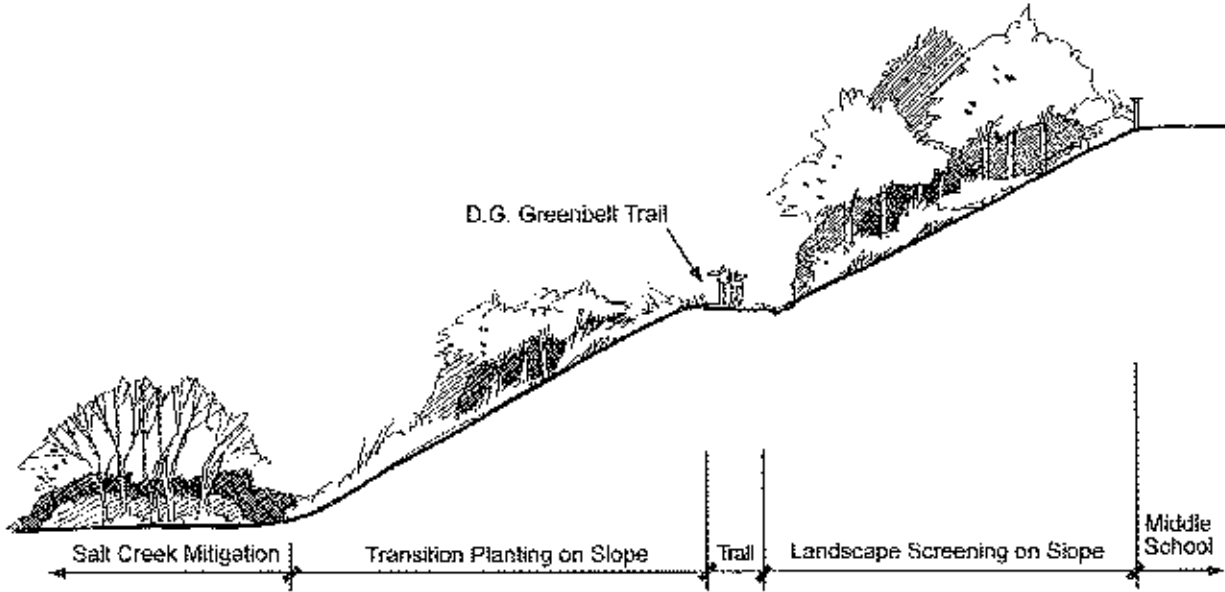
Section through Woods Estate Collector Road

Exhibit 3.13



Section from Woods Residential to Salt Creek Revegetation Area

Exhibit 3.14



Section from Middle School into Salt Creek Revegetation Area

Exhibit 3.15

#### **II.4.3.2.5 Slope/Erosion Control**

The general intent of the slope erosion control program is to protect newly created slopes or denuded areas from erosion or unsightliness. Dust abatement is also a concern. All slope erosion control planting shall conform to the requirements of the City of Chula Vista Landscape Manual and the City Landscape Architect.

Generally, five types of erosion control planting may exist subject to the direction and approval of the City of Chula Vista:

- Type 1 - These are permanent slope areas where permanent automatic irrigation systems, trees, shrubs and ground covers are required.
- Type 2 - These are permanent individual homeowner lot slopes where permanent manual irrigation systems, trees, shrubs and/or ground covers are required.
- Type 3 - These are permanent slope areas to be naturalized. One-gallon trees and shrubs with hydroseeded ground cover will be required. Irrigation requirements will be at the direction of the City of Chula Vista. Options are as follows:
  - Permanent automatic irrigation systems
  - Temporary automatic or manual systems
- Type 4 - These are fire retardant slopes where fire retardant plant materials are used between structures and native or naturalized slopes.
- Type 5 - These are temporary slopes or flat areas where hydroseed shall be installed during the rainy season. No irrigation is required. Plant materials should vary in height and be planted informally to soften the slope and avoid a hard edge.

#### **II.4.3.2.6 Brush Management/Fuel Modification**

Landscape areas between native areas and improved properties and structures shall conform to City of Chula Vista Fire Department Policies and the State of California, I-Zone, Urban/Wildland Fire Prevention and Mitigation.

#### **II.4.3.2.7 Landscape and Irrigation Standards**

Standards have been established for the planning of irrigation systems and landscaping. Some of these are municipal standards, while others are specific to the EastLake Community. The City of Chula Vista has specific standards in its Landscape Manual which must be met by all projects. Additionally, the Planning Department may have specific standards related to each



individual project. The EastLake Company, the master developer, has specific standards in those common areas where the EastLake Community Association will assume eventual maintenance responsibility.

### Landscape Standards

Streetscape and common area landscape shall be planted to the following minimum standards:

- Ground covers shall be used to eventually cover the entire planting area (flatted material at the appropriate spacing or hydroseed at naturalized areas with City and Master Developer approval).
- Spreading shrubs shall be used to eventually cover a minimum of fifty percent (50%) of the area at mature growth. Shrub and ground covers shall be selected subject to approval.
- Tree plantings shall consist of the designated dominant, accent and other approved trees (subject to City and Master Developer approval).
- All trees will be staked in accordance with the City Standard detail. Type, size and installation of trees in the City right-of-way are subject to City approval.
- Agricultural suitability tests shall be completed for each landscape project. Soil amendment and leaching recommendations by an independent laboratory shall be implemented.

### Irrigation Standards

- All irrigation systems shall conform to the requirements of City of Chula Vista, Otay Water District, County of San Diego - Department of Environmental Health, and The EastLake Company.
- Irrigation systems shall be designed to allow separate areas of maintenance responsibility. For example, separate systems and meters for:
  - EastLake Community Association
  - Private homeowners' or business owners' association
  - Private entity
  - Governmental agency
  - Open space maintenance assessment district
  - Private individual
  - Other



- Open space maintenance district irrigation shall be coordinated with the City of Chula Vista. The system shall conform to standard equipment and installation techniques.
- Equipment shall be located and installed to minimize negative visual impact. Low precipitation sprinkler heads should be utilized for optimum coverage and maximum water conservation.
- All irrigation systems shall be fully automatic with the exception of individual homeowner properties.

#### **II.4.3.2.8 Landscape Maintenance**

- All landscape maintenance shall conform to the City Landscape Manual, community requirements and project CC&R's.
- Maintenance is divided into the following categories of responsibility:
  - Individual property ownership
  - Neighborhood association
  - Community association
  - Governmental agency
  - Maintenance assessment district
- In general, the overall appearance of the landscape shall be neat, healthy and free of weeds and debris. All new construction of multi-family, planned unit development and unclassified uses shall be landscaped in accordance with a City approved landscape plan, subject to City inspection of adequate maintenance levels.

#### **II.4.3.3 Community Fencing**

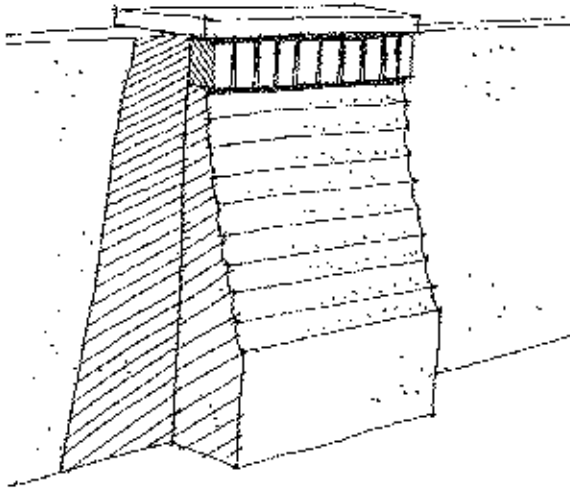
One of the most dominant visual elements of a community is its fencing. It is essential for this element to be aesthetically pleasing and provide continuity in design to unify the various architectural styles within individual neighborhoods into a single community theme.

Fences and walls can serve many functions including security, identity, enclosure, privacy, etc. However care must be exercised in the design of fencing in order to avoid long, boring or awkward sections of fencing. It is intended that the available fencing types be combined to attract interest and provide variety. Using a combination of open and solid styles, changing angles and directions is encouraged. Long straight runs of a single fence style is monotonous and inappropriate.

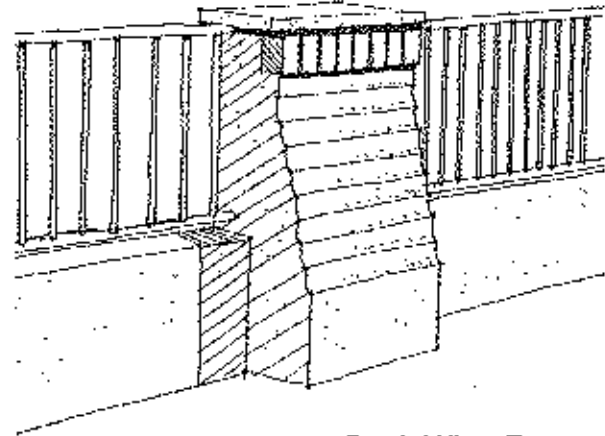
The elevations of the Eastlake Planned Community fencing program are sketched below in Exhibit 3.15. These are to be used for all fencing indicated on the Fencing Plan. Fencing for townhome and

multi-family projects are not specified on the Fencing/Entries Plan (Exhibit 3-17), because the placement of such fences will be a design detail of each individual site plan in these areas.

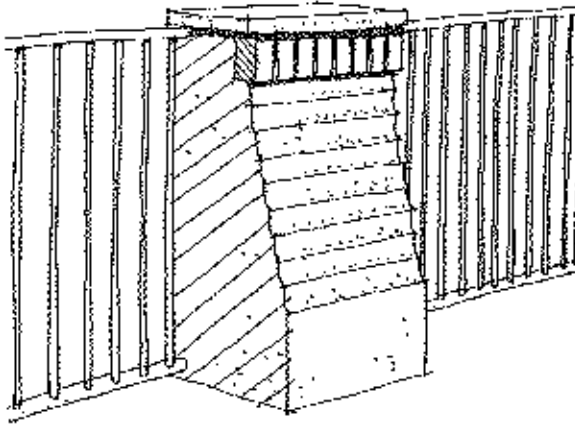
However, any fencing proposed in these attached residential neighborhoods shall use the same fencing style as indicated for the single family detached areas.



**Solid Theme Fence/Sound Wall**



**Partial View Fence**



**View Fence**

*Note: Fencing at open ended cul-de-sac subject to City Engineer approval.*

## Community Fencing Types

### Exhibit 3.16

The pilaster serves as the unifying design element among the different fence types and will establish the theme for community fencing. They should be set at logical points along the fence line (eg. property lines, intersections, corners, etc.), but no more than 150 feet apart. They may be omitted in some locations where full View Fence is used, subject to Design Review.



Each type of fence serves a particular purpose. The sound wall is a masonry wall intended to provide noise mitigation and privacy. The solid theme wall is used where visual privacy is needed, but protection from the noise of arterial highways is not important. This wall uses a pilaster similar to the sound wall, but may use fence boards between. An open wall is used where a physical barrier is needed, but a view needs to be preserved. Within EastLake, wrought iron fencing between the theme pilasters is proposed as the open wall. Pilasters should be provided at each property line intersection or at 150 feet maximum.

Exterior fences should be designed and placed according to the following guidelines:

- Walls should be made of a textured surface material that is compatible with the design of the neighborhood area.
- The monotony of a long wall should be broken by visual relief through periodically recessing the wall or constructing pilasters.
- Landscaping, such as trees, shrubs or vines, should be used to soften the appearance of the wall.
- Walls which serve as a subdivision exterior boundary should be up to six feet in height from the highest finished grade.
- Walls used as rear or side yard walls should be constructed up to six feet in height depending upon the conditions that exist.
- Combined solid fencing, walls and open fencing may be used to create interest. Masonry walls are required only where necessary for noise attenuation.
- Fencing design should avoid long continuous runs. Jogging the fence line to avoid monotony is encouraged.
- Sound wall fencing, where required, should be used to mitigate adverse noise impacts on residential units.
- Landscape planting should be used to supplement and soften fencing and obscuring long lengths of fence with vines and shrubs is encouraged.
- Perimeter fence height may be increased to eight feet if required to mitigate noise impacts.





**INSERT EXHIBIT 3.17 FENCING PLAN HERE (11X17)**

#### II.4.3.3.1 Combined Wall and Fence Guidelines

The combining of a conventional fence on top of a retaining wall can result in combined wall height that is not desirable. The combining of walls is generally discouraged. Where necessary, it shall be within the combined limits indicated in the sketch below.

### Combination Wall & Fence

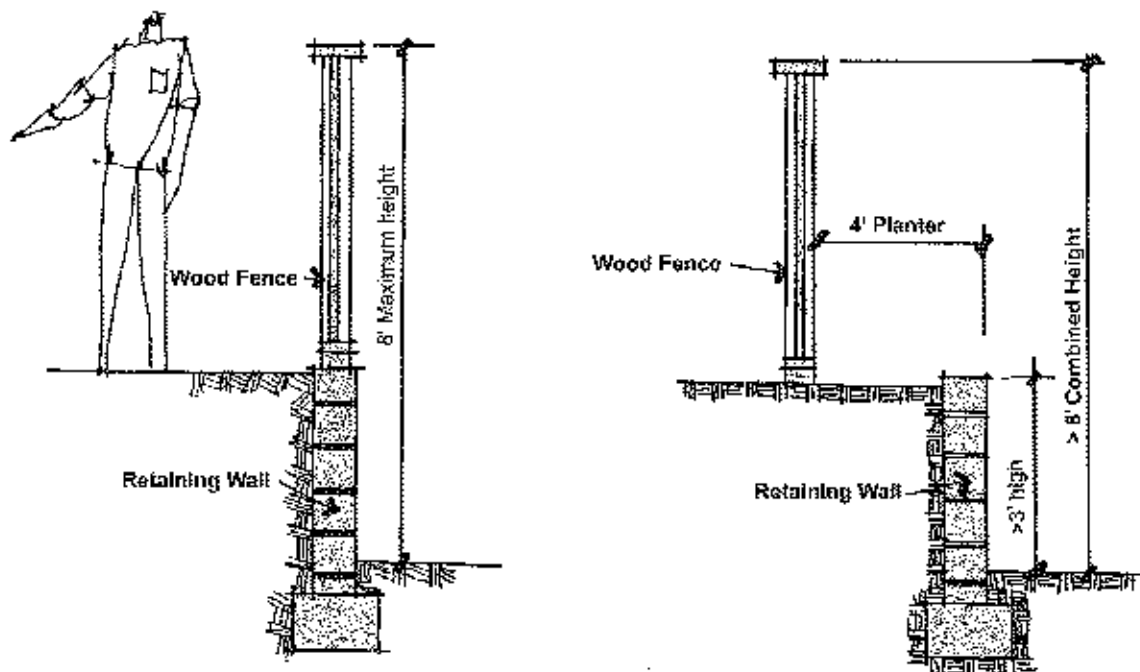


Exhibit 3.18

#### II.4.3.4 Community Signing

The purpose of a planned sign program is to provide a continuity of design which will contribute to an integrated, well-planned, high quality environment. All signs with the EastLake III SPA will be designed and constructed in accordance with these guidelines and the programs set forth herein. neighborhood entry sign locations are identified on the General Landscape Plan, Exhibit 3-7. Refer to Planned Community District Regulations for size limits (Section II.3.9).

Permanent signs include:

1. Community Entry - Entry sign should be a large scale, monument type sign, creating a major statement. Materials used should be compatible with landscape and hardscape elements. Entry sign could be illuminated.
2. Neighborhood Entry - Neighborhood entry sign should relate its use of materials and styling to the neighborhood thematic treatment.
3. Identification Sign (for parks, libraries, schools, *etc.*) - Sign should be low key, monument type sign, with single or double face. Materials will be consistent with the thematic treatment for the major neighborhood or district in which it exists.
4. Street Name Sign - A sign to identify street names and inform the viewer shall be provided consistent with the standards of the City of Chula Vista.
5. Community Trail Sign - A sign to identify and direct traffic, vehicular and pedestrian, to special community trails such as bicycling and jogging. Form should be small scale, freestanding, consistent with community signs.

Temporary signs will be used to identify and direct traffic to specific neighborhoods and products during construction and sales periods. These signs will be subject to permit approval for specified periods of time.

Temporary signs include:

1. Neighborhood/Product Directional Sign - A sign to direct vehicular traffic to specific neighborhoods and/or products in the context of the merchandising program. Constructed of painted plywood panels on wood support posts.
2. Product Identification Sign - A sign to identify a specific residential product, sales complex or information center.
3. Secondary Directional Sign - A small sign to direct the viewer to specific areas within a product such as parking, sales office and models.
4. Future Facility Sign - A sign which informs the viewer, through symbol and verbal reinforcement, of the various future building sites in EastLake indicating opening dates, building names and phone numbers. They consist of painted plywood sign panels supported on wood posts.

Graphic and construction standards for each of these sign types have been specified by the Master Developer. The following illustration (Exhibit 3.18) provides some common sense guidance in the



design of signs; additional, more specific sign regulations will be implemented by the master developer. The EastLake III PC Regulations, Section II.3.8.3 - Sign Regulations should be consulted for specific sign restrictions (e.g., sizes, permit requirements, prohibitions, etc.).

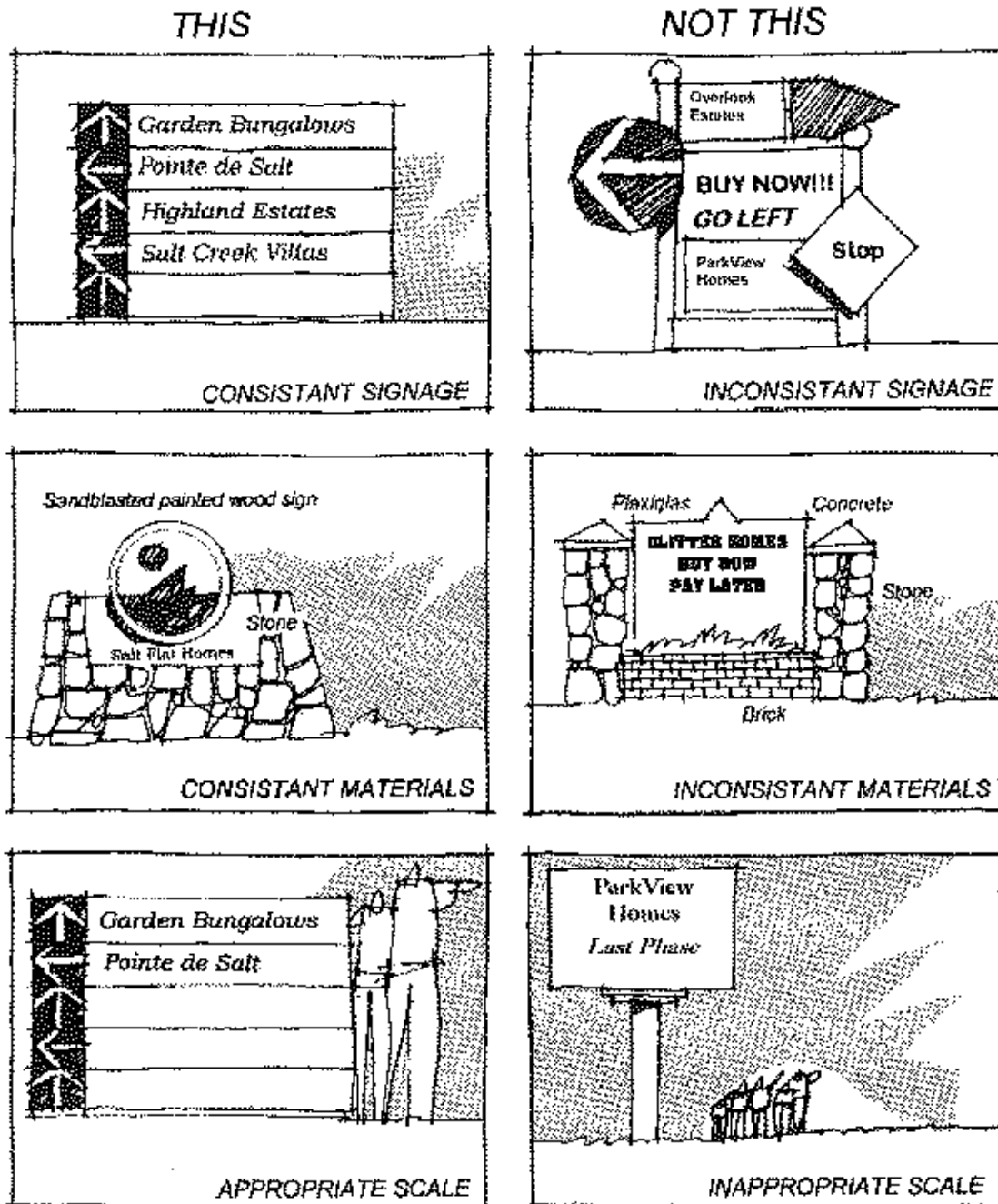


Exhibit 3.19



### II.4.3.5 Community Lighting

The design issue of “lighting” includes street lighting, as well as, building and landscape accent lighting, and sign illumination. Three basic principals should be considered in the provision of lighting:

1. Street lights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.
2. Lighting fixtures should relate to the human scale especially in pedestrian areas.
3. Lighting and lighting fixtures should complement the design and character of the environment in which they are placed.

All street lighting shall conform to City standards or an approved theme lighting program, and shall be approved by the City Engineer.

Lighting for community facilities and recreation areas shall be considered as an element of Site Plan Review. Any such lighting which will illuminate a residential area past the hour of 10:00 p.m. shall be clearly identified on the site plan.

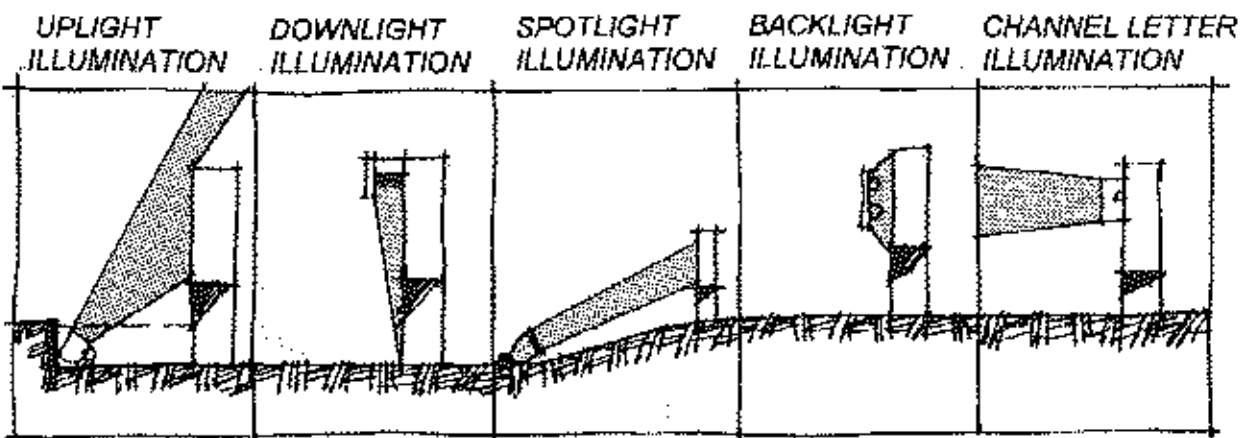
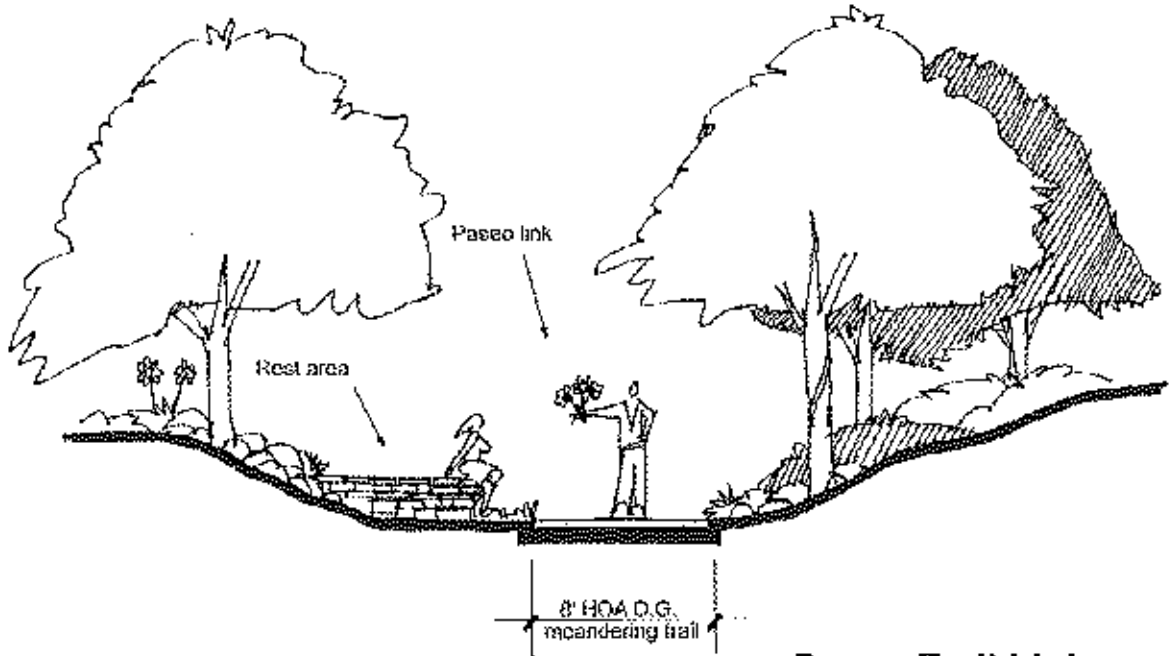


Exhibit 3.20

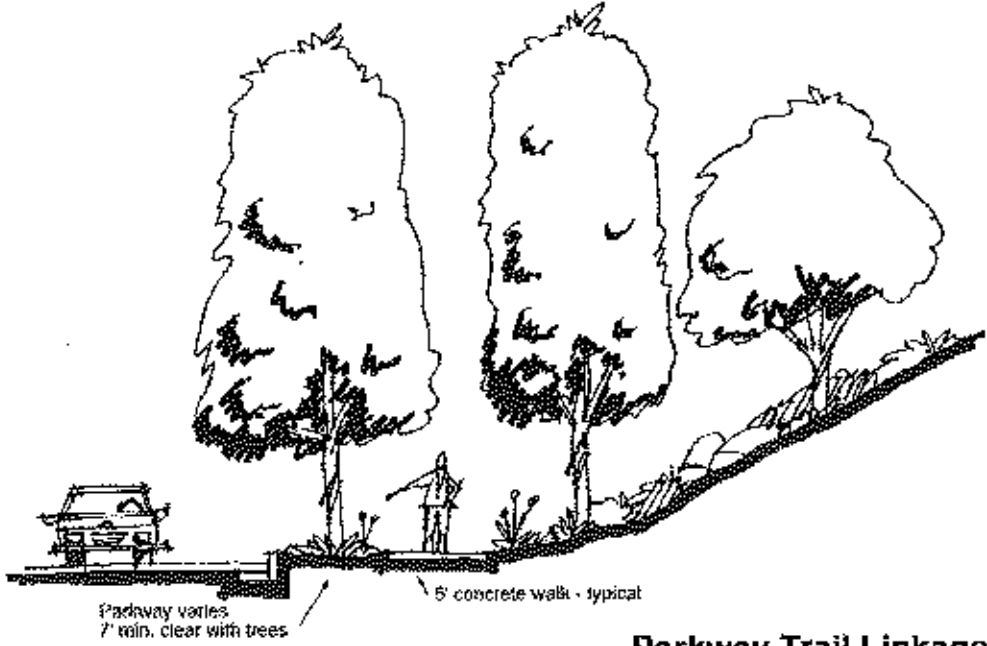
### II.4.3.6 Community Trails

The EastLake Community Trail (thematic corridor) which extends through the developed portion of the EastLake Planned Community will be continued from its current terminus in EastLake Trails across Salt Creek and through the EastLake Vistas neighborhood to the overlook park. This trail is detailed in Exhibit 3.20, Paseo Trail Linkage.



**Paseo Trail Linkage**

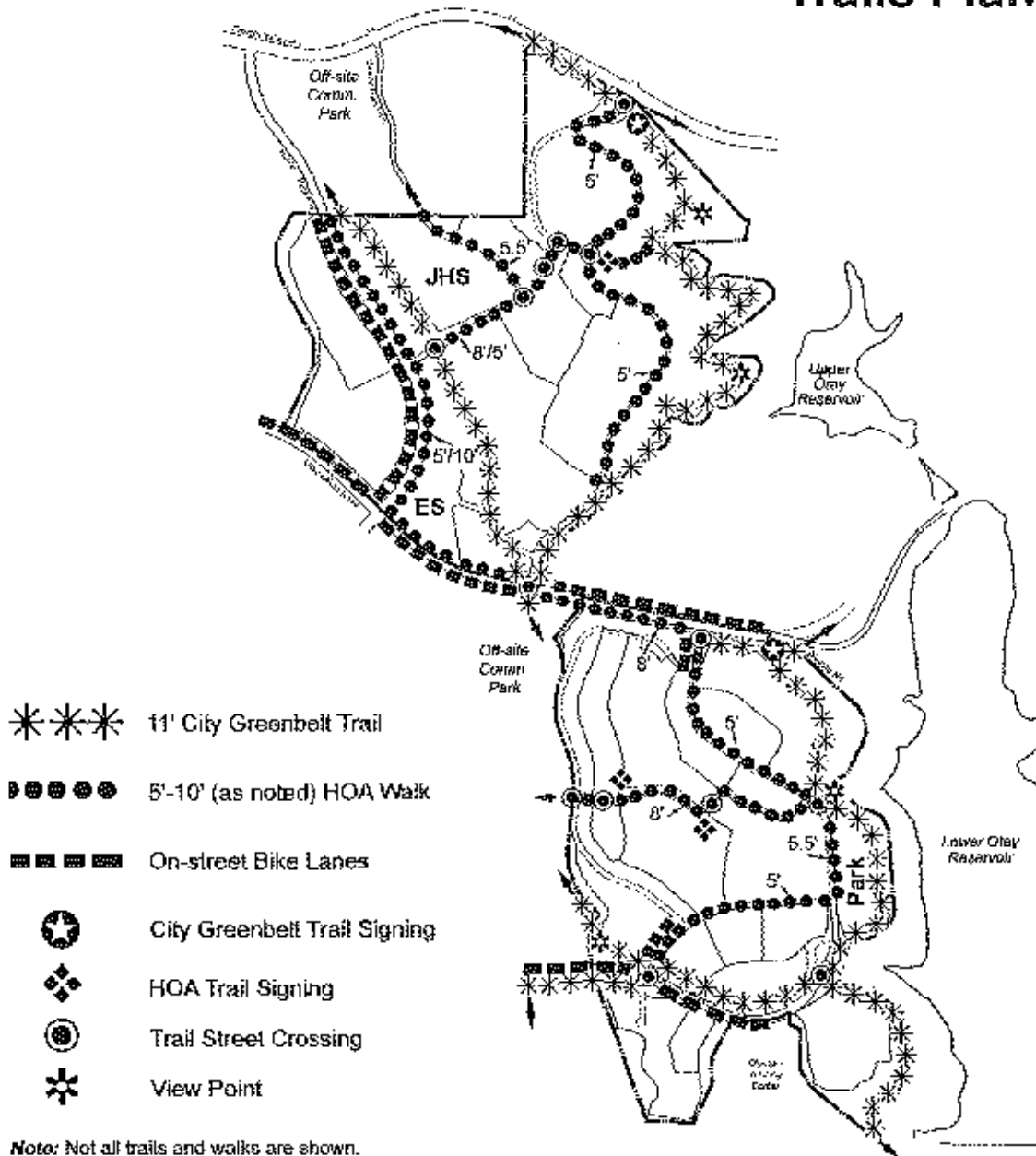
**Exhibit 3.21**



**Parkway Trail Linkage**

**Exhibit 3.22**

# Trails Plan



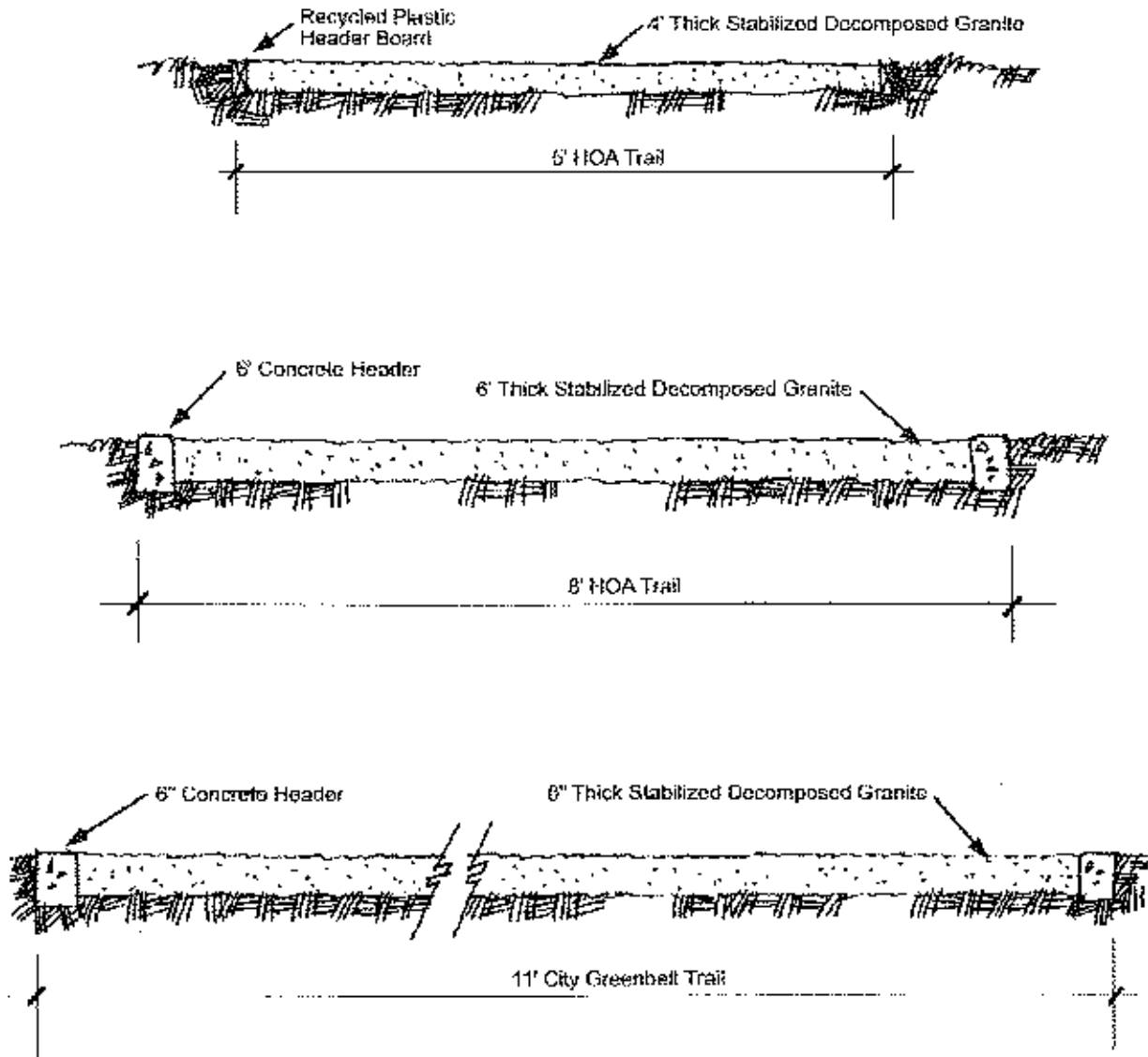
**Note:** Not all trails and walks are shown. Refer also to Street Sections for additional trail and walk details. The trails indicated are subject to refinement during the subdivision process.

Source: ONA Inc., SB&O, Inc. & Civil Land Planning



Exhibit 3.23

In addition, bicycle/pedestrian trails will also be provided through the Salt Creek park/open space corridor and Otay Lakes Greenbelt Corridor which will function as regional as well as community trails. A connecting trail between the Salt Creek and Otay Lakes Greenbelt branches is also provided winding through the EastLake Woods neighborhood. Exhibit 3.22, the Trails Plan describes the locations of trails throughout the project. Typical widths for each trail type are provided in Exhibit 3-24 below, while additional design guidance is provided in the sketches on the following pages.

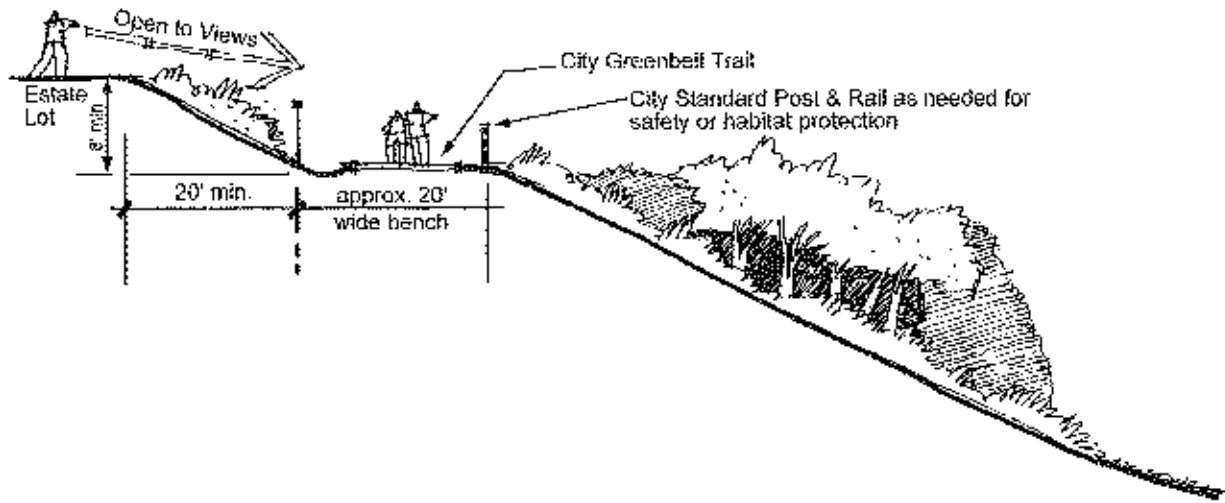


Note: Additional design and construction specifications to be provided during subdivision process.

**Trail Widths**

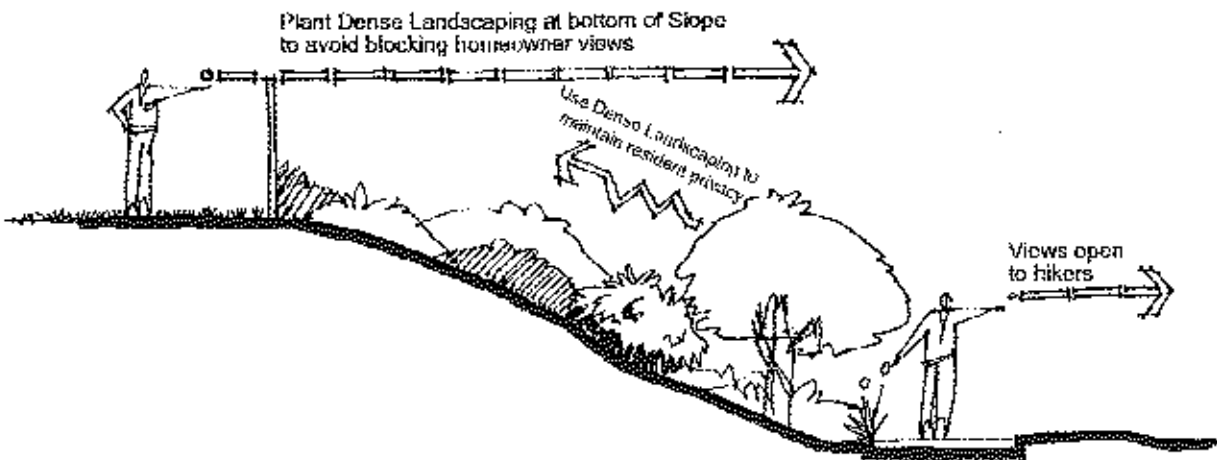
**Exhibit 3.24**





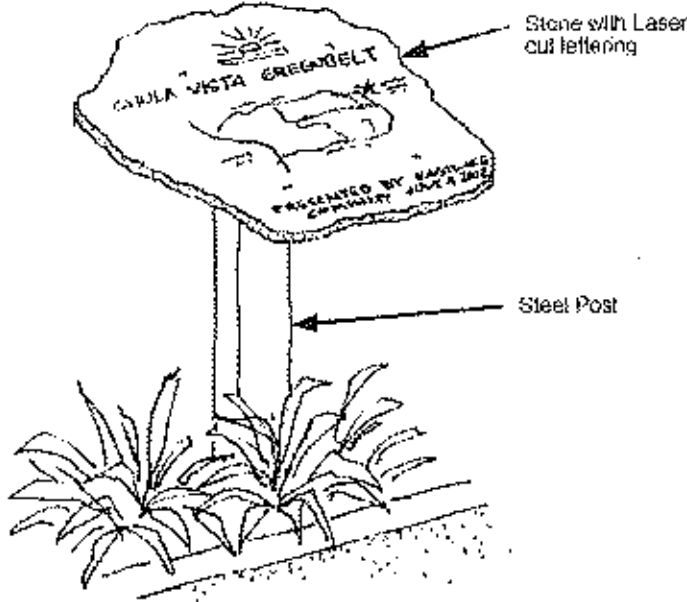
Section through City Greenbelt at the Estate Lots

Exhibit 3.25



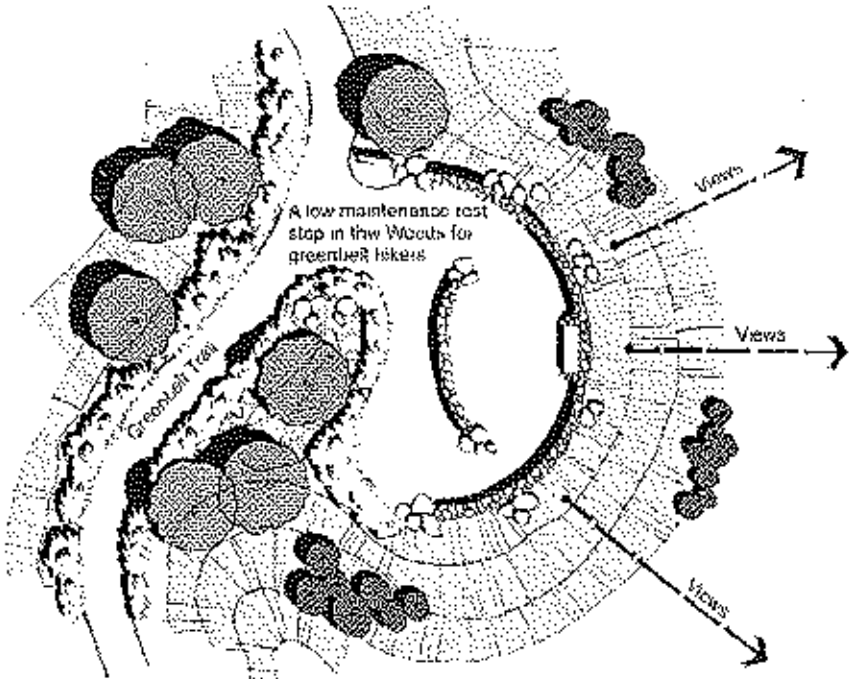
Trail View Guidelines

Exhibit 3.26



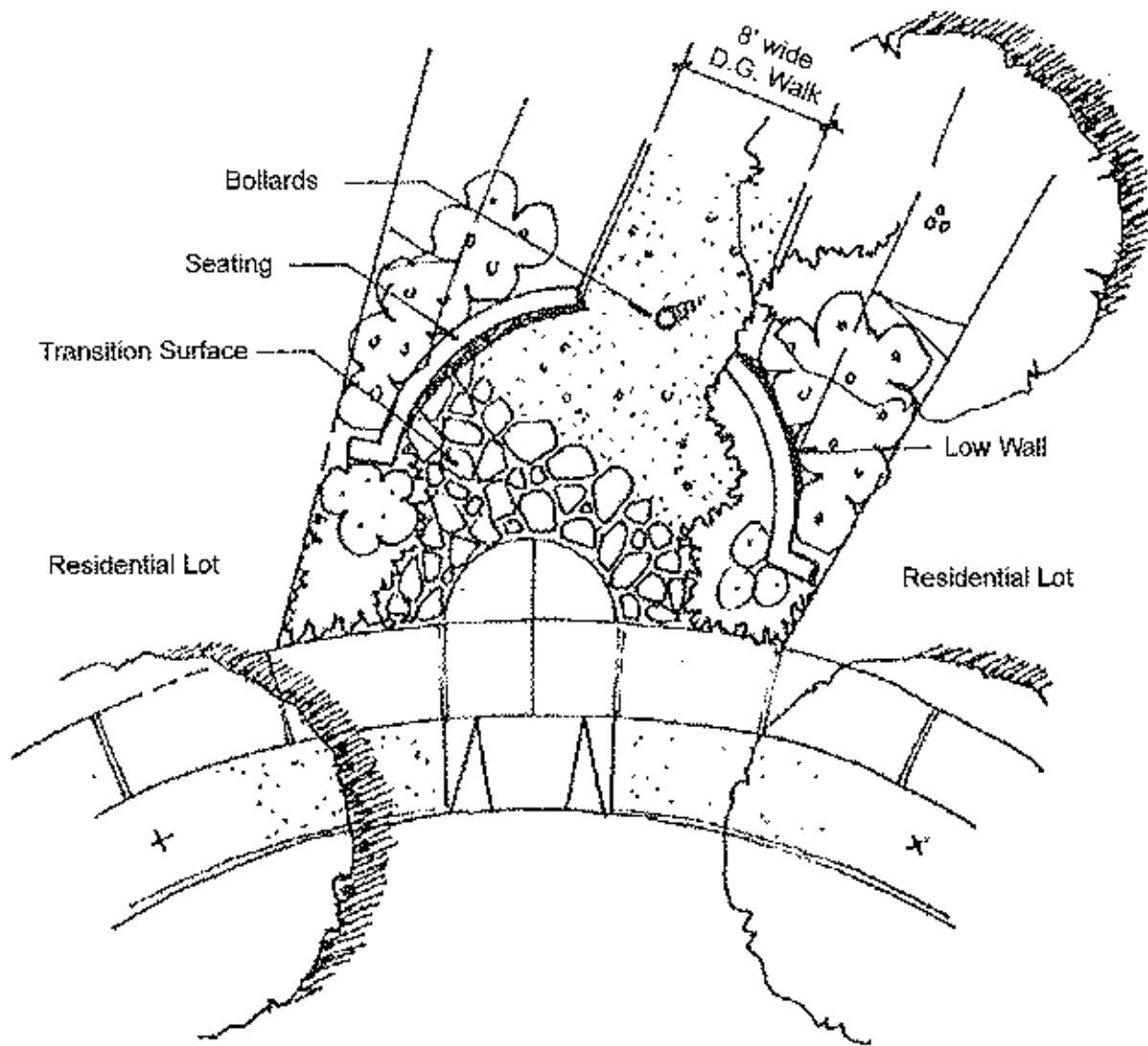
Greenbelt Trail Signing

Exhibit 3.27



Greenbelt Rest Stop

Exhibit 3.28



**Woods Trail Entry from Street**

**Exhibit 3.29**

### II.4.3.7 Community Entries

Entries serve two primary purposes. The first is informational; they identify the community or neighborhood. To this end, entry signs must be clearly readable to the motorists and not so overly sculpted and landscaped that their basic message becomes obscured.

The second purpose is to provide unifying design accents throughout the community. If each project or neighborhood attempted to compete for attention via their entries, the overall unity of the community would be decreased. Therefore, there will be a common design treatment for all entries to reinforce the overall sense of community.

Entry monumentation will be provided by both the master developer and individual builders. There are three primary types of entries: community entries, major (neighborhood) entries and minor entries. Gated entries are a special type of minor entry. The approximate location of these entries is depicted on the General Landscape Plan, Exhibit 3-7.

#### Community Entries

Community entries are those which provide access to the entire EastLake Community. One such entry point is located along Otay Lakes Road where it enters the EastLake Community from the east. This entry will be constructed by the Master Developer as a part of the Otay Lakes Road streetscape improvements. Its design will be consistent with other community entries constructed during previous phases of community development.

#### Major Entries

Major or neighborhood entries provide access to an entire neighborhood. A typical entry with special monumentation and landscape planting, is illustrated below. These entries should be designed to create a portal and convey a sense of arrival. They will inform the motorist that this is the entrance to a unique neighborhood within the EastLake Planned Community. They will include design features that are consistent with community fencing materials. Entry design should flow with the terrain and appear to be an extension of adjacent land forms.

The entry to the EastLake Woods neighborhood from Hunte Parkway is intended to include special design features as it crosses the Salt Creek Greenbelt. A structured fill will be constructed to appear as a "bridge" crossing. This entry feature is detailed in the sketches in Exhibit 3.31.

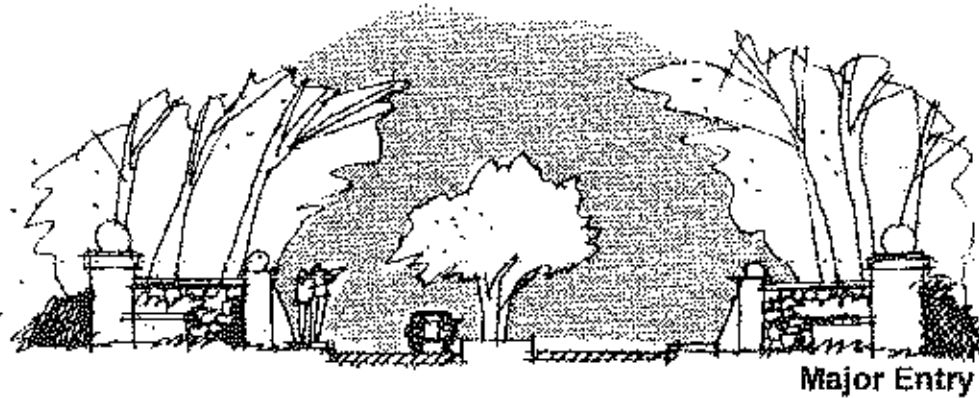


Exhibit 3.30

### Minor Entries

Minor entries are those to individual development projects. They are to be designed as an enhanced extension of the community fencing detail. These will be limited to the major entry points of the project and may include the name of the project or simply provide an entry portal.

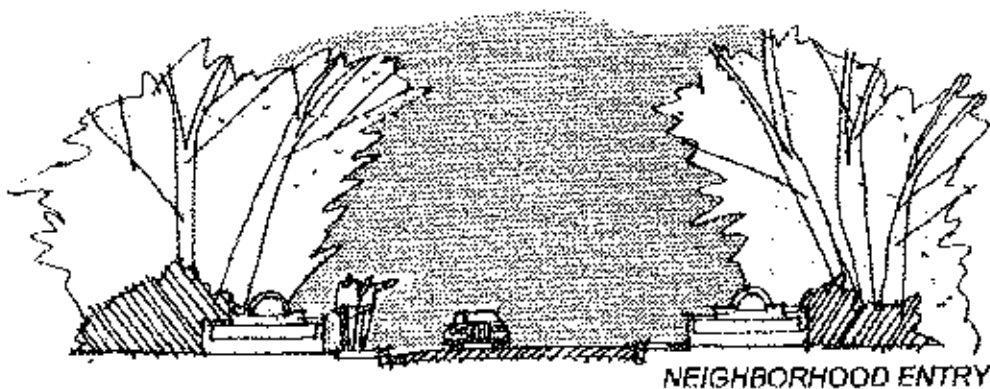
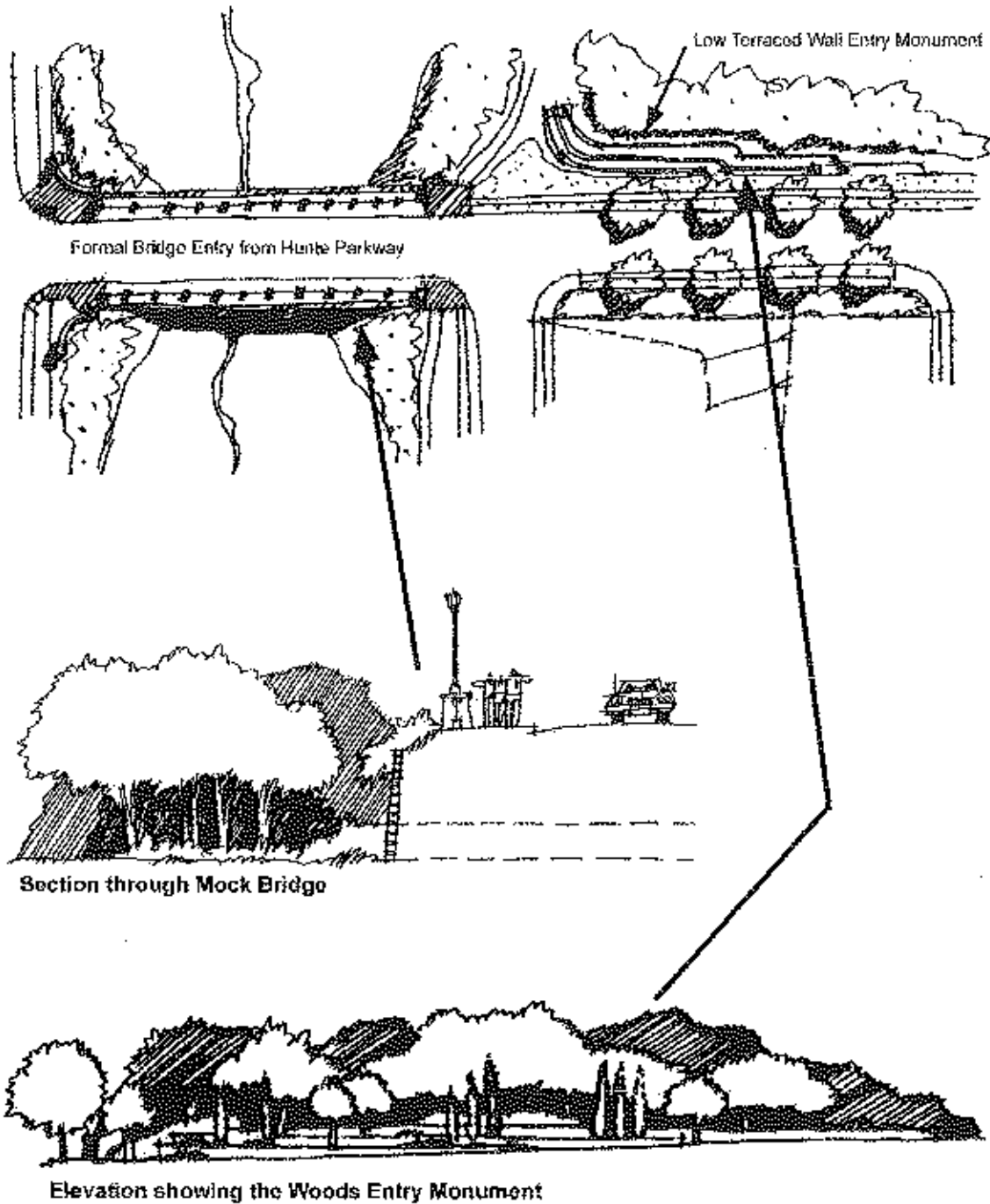


Exhibit 3.31

### Gated Entries

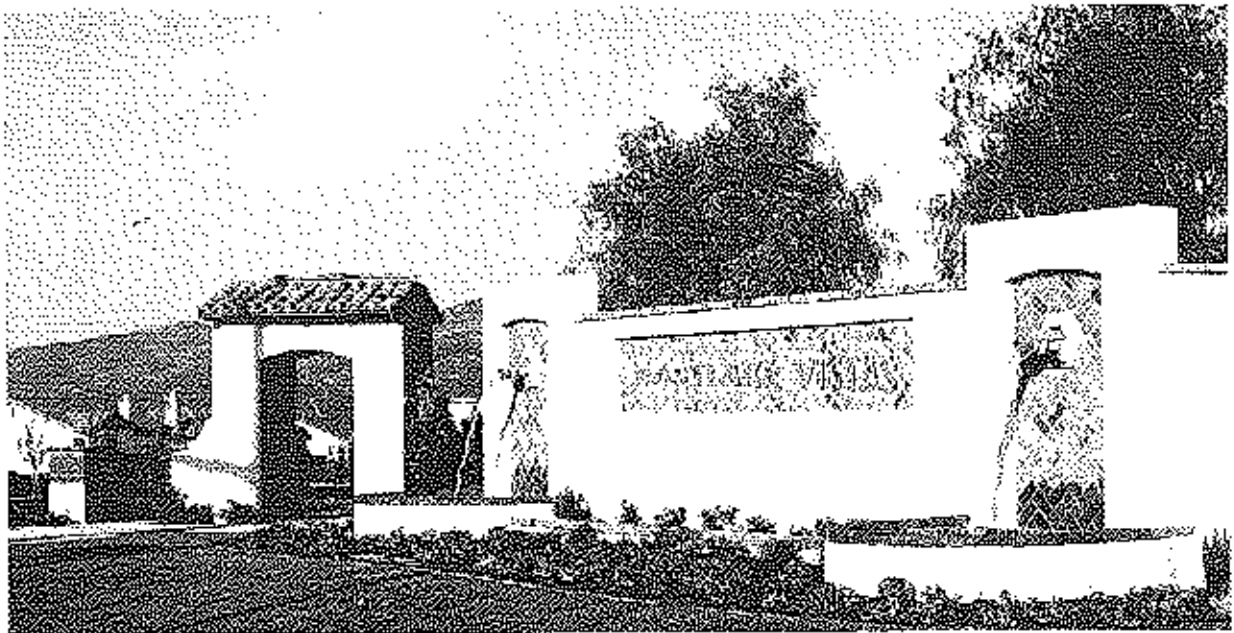
Gated entries are proposed within three development parcels as illustrated in Exhibit 3-34. A gated neighborhood entry is proposed for parcel VR-1 in Eastlake Vistas and VR-13 in Olympic Pointe. The neighborhood is comprised of a single residential street with direct access lots along one side and a series of common driveways along the other. Gates are proposed at each end to the street serving the development area. These entries should be consistent in design with other project entries and community design standards and adequate space for vehicle queuing and turn-around should be provided.



### Entry to EastLake Woods from Hunte Parkway

Exhibit 3.32

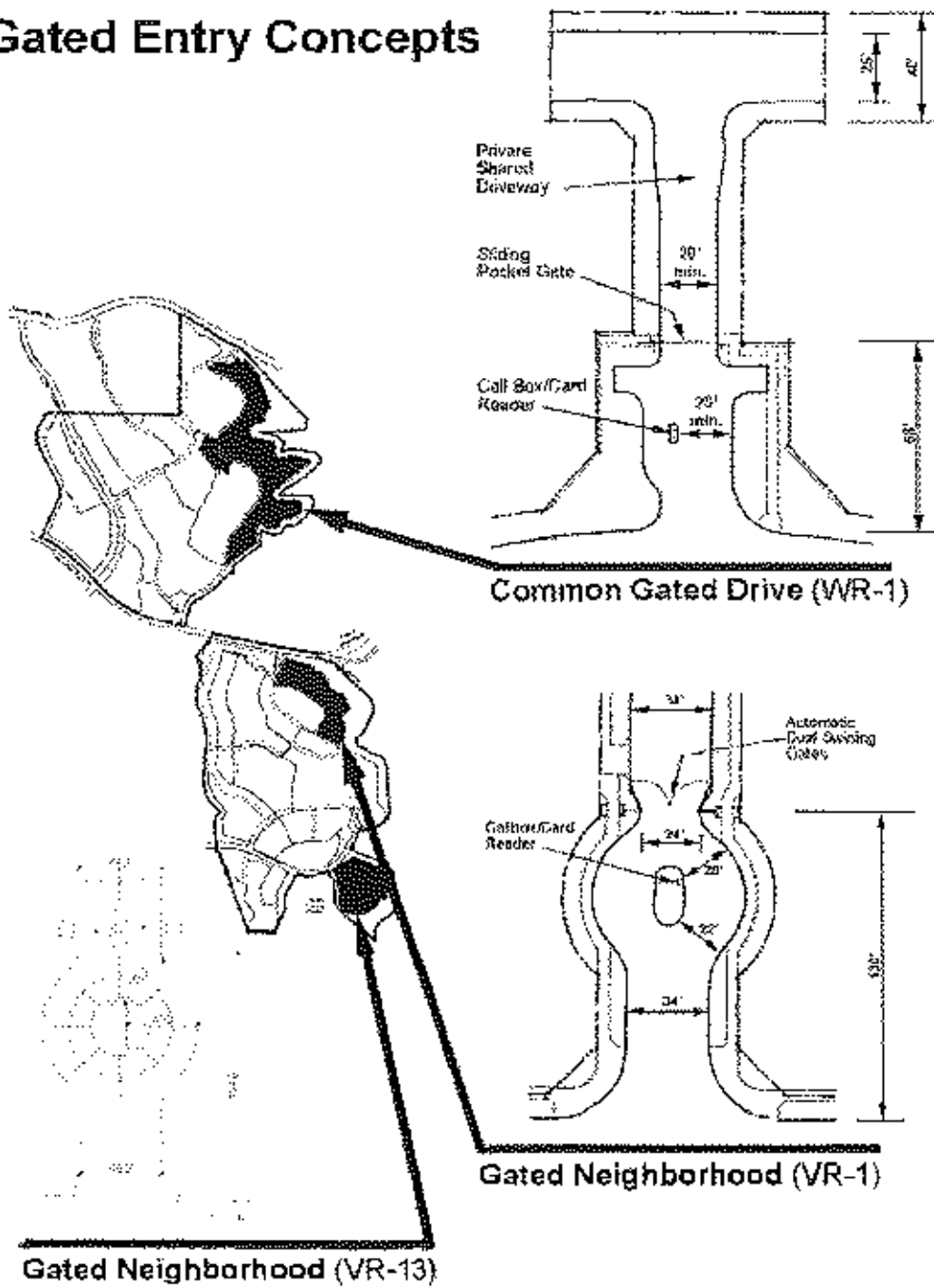
Parcel WR-1 in EastLake Woods is proposed have gated common drives. The design is similar to that in EastLake Vistas except the gates are located at the head of each driveway, some common, some individual, instead of the project entry. See Exhibit 3.34 for design standards.



**Entry Monument Concept for EastLake Vistas**  
*(Reflecting the character established in EastLake Trails)*

**Exhibit 3.33**

# Gated Entry Concepts



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A planned community by The EastLake Company



Exhibit 3.34



## **II.4.4 Residential Design Guidelines: Single Family - EastLake Vistas & EastLake Woods West**

This chapter addresses the design issues associated with typical single family residential development. Special design features are proposed in the EastLake Woods East development area which are detailed in Section II.4.5 following. The topics addressed in this chapter are applicable to all single family projects and should be implemented in the Woods East area unless superseded by special features noted in Section II.4.5.

### **II.4.4.1 Site Planning**

Tract subdivision construction in single-family detached areas should be based upon the following criteria:

- A minimum of three housing plans should be provided each with a minimum of three facade treatments which vary entry, window type and treatment exterior materials and color.
- Roof style, material and height should be varied.
- Single-family detached residential lots and setbacks should encourage variety in the design, orientation and placement of homes, wherever practical.
- Front yard building setbacks should be varied to avoid a monotonous pattern of houses.
- Side yard setbacks should be varied to create greater solar access, provide more useful private open space in side yards, and avoid monotonous pattern of houses.
- The appropriateness of lots backing to other than major arterials will be reviewed with individual tract maps or site plans. When deemed appropriate, lots backing up to collector streets should be set back from the street right-of-way to permit adequate landscaped buffers along the street frontage.

#### **II.4.4.1.1 Building Placement**

Building placement on a lot is to a large extent controlled by the setbacks established for each of the residential land use districts within EastLake III. These standards are found in Chapter II.3.3 of the EastLake III PC District Regulations.

### **II.4.4.2 Grading & Landform**

Attention to detail in the execution of grading is important at both the mass grading and detail grading levels. The EastLake III SPA includes design standards for grading (see Section II.2.4 of the SPA Plan).

#### II.4.4.3 Streetscape Design

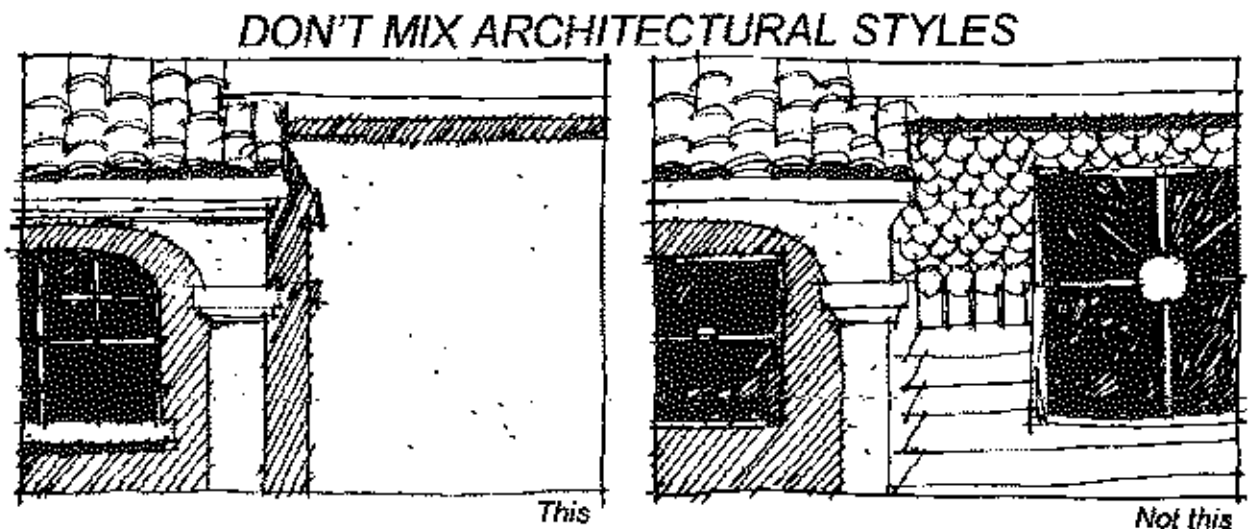
See Landscaping Section II.4.3.2.

#### II.4.4.4 Visual Aspect

Buildings within the development should have a variety of sizes, shapes, colors and materials used to promote interest in the built environment. However, the densities designated for the SPA will generally promote one and two story single family homes. These structures placed within the planned community design structure (see Chapter II.4.3 for community design concepts) will promote a high quality suburban appearance.

#### II.4.4.5 Architecture

While the landscaping, fencing, and signing will have a common design throughout the entire community, some variety in architectural styles is envisioned for structures within the community. Although various architectural styles are intended to coexist in the overall community, they should not be mixed within a single project. Each parcel on the Site Utilization Plan shall have internal consistency. And, of particular importance, architecture should not be a hybrid style, such as "Spanish Cape Cod".



**Exhibit 4.1**

#### II.4.4.5.1 Enhancement of Side & Rear Elevations

Attention to architectural detail is common for the front elevations of production housing. However, in the EastLake community special attention is required to be paid to the appearance of rear and side elevations in areas that are exposed to the public view. In those conditions where the front or side elevation is exposed to public view enhancement is required. Enhancement should not solely consist of plant-on elements to the exterior, rather the whole elevation and building massing should be considered.

- A. **Primary Enhancement Areas.** The following is a list of siting considerations that *require* enhancement of building elevations:
1. All elevations visible from a Scenic Highway;
  2. All elevations visible from Lower Olay Reservoir;
  3. All elevations visible from a public park;
  4. Full building elevations (not blocked by foreground buildings) along the top of slopes that can be seen from any major roadway, and;
  5. Any side elevation on a corner lot.
- B. **Secondary Enhancement Areas.** The following is a list of site conditions that *should* include enhancement of building elevations:
1. Side or rear elevations exposed to view from trails, paseos or private recreation facilities, and;
  2. Side or rear elevations, other than corner lots than can be clearly seen from internal residential streets.
  3. Any other side or rear elevation that observed from the public view.
- C. **Enhancement Techniques.** The following is a partial list of techniques that shall be employed for enhancing elevations. Always using the same technique should be avoided.
1. Enhanced rear elevations: Each rear elevation requiring enhancement shall include one or more of the following structural elements. No single element shall be used on more than 66% of the plans in any single Neighborhood.
    - a. At least two different roof planes, intersecting at right angles. Such as: Dormers and Cross Gables
    - b. A single story element the width of which would be no less than 20% of the rear elevation width.
    - c. Offset planes. A vertical or horizontal offset of at least 18 inches on the rear elevation.

2. Enhanced rear elevations: In combination with requirement C-1 each rear elevation requiring enhancement shall include one or more of the following architectural features:

- a. Balconies
- b. Bay window or window pop-outs
- c. Recessed windows (minimum 6 inches)
- d. Accent or enhanced window surrounds
- e. Window shutters
- f. Cornices at rear eaves
- g. Use of wrought iron window enhancement (where style appropriate)
- h. Any other enhancement element treatment, that in the judgment of the Zoning Administrator, is equal to or better than those above.

D. Design Considerations for Silhouetted Ridgeline Housing.

Homes located along ridgelines, scenic highways and public open spaces require special attention. The repetition of virtually identical buildings with identical roof forms along this edge is monotonous, and strongly discouraged. Homes should reflect as much individual character as possible avoiding duplication of the same building mass along this edge .

Following are some techniques to use for homes along a visible ridgeline. The extent to which these techniques are applied should take full consideration of housing affordability, especially for entry level homes.

1. Vary the roof form by never repeating the same roof more than two times in a row;
2. On lots of 6000 and 7000 square feet in size a single story home shall be provided a minimum of 20% of the houses on visible edges.
3. Rotate buildings and/or lots where possible to expose an alternative elevation view;
4. Use chimneys or other building elements to break up roof lines, and;

E. Enhancement Findings. The Director of Planning must make the following findings for homes requiring enhanced elevations and housing along ridgelines.

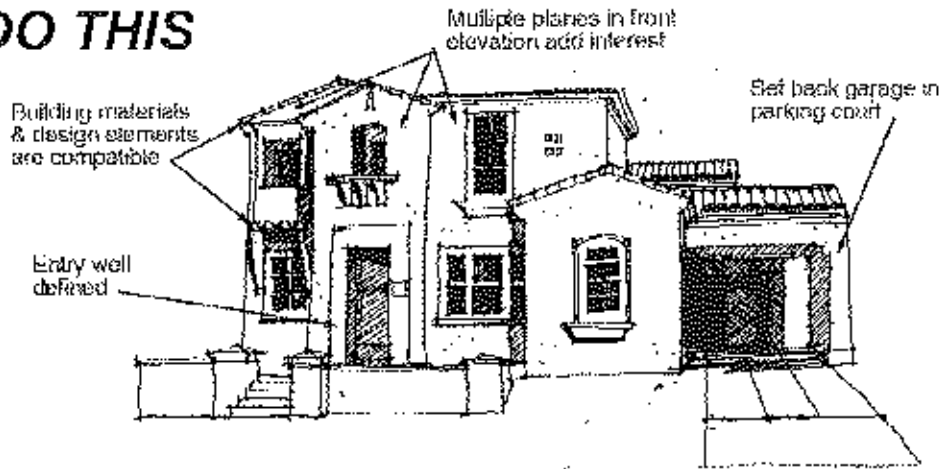
1. That techniques for enhancing rear and/or side elevations exposed to public view have been substantially applied in conformance with paragraphs A and B above.
2. That techniques for rear enhancement have been included into the home design in conformance with paragraphs C.1 and C.2 above.

3. That techniques for side enhancement have been included into the home design in conformance with paragraph C.3 above.
4. That techniques to avoid a monotonous silhouette of buildings along the ridgelines have been substantially utilized in conformance with paragraph D above.

On the following pages are "Do This - Not This" sketches illustrating a number of techniques to improve the design of production housing. These will be used in the Design Review process to guide the assessment of all projects. Applicants are strongly encouraged to avoid the "Not This" examples.

# Architectural Guidelines

## DO THIS



## NOT THIS

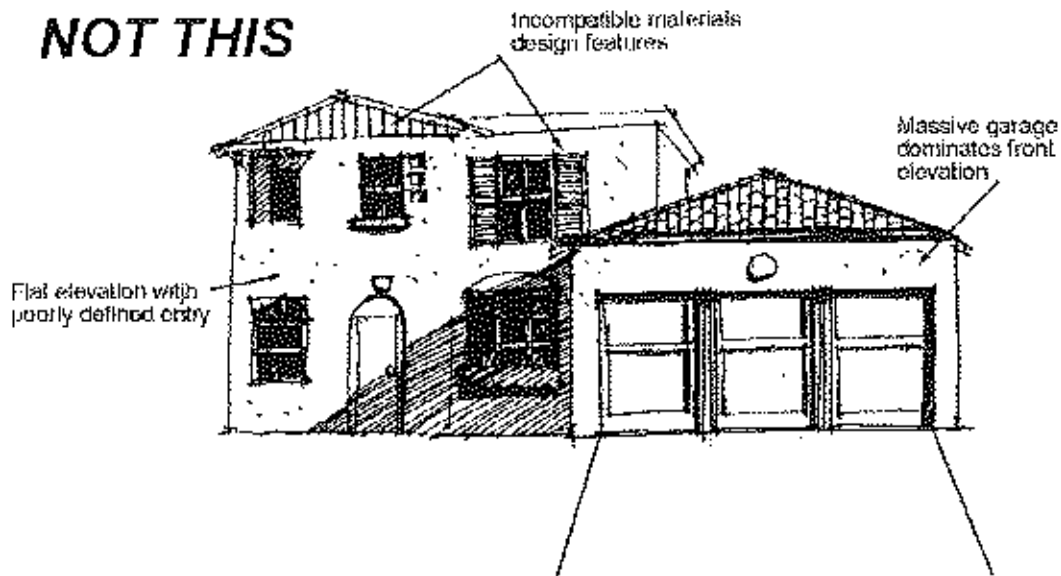
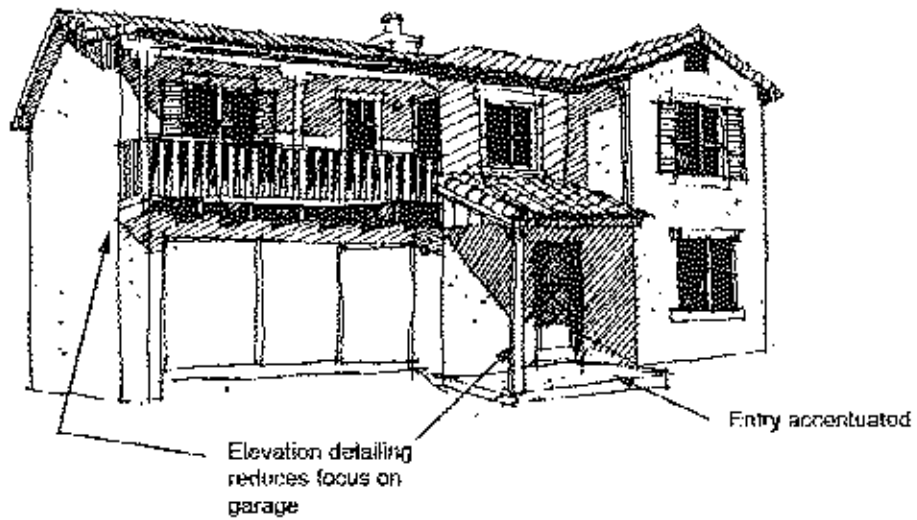


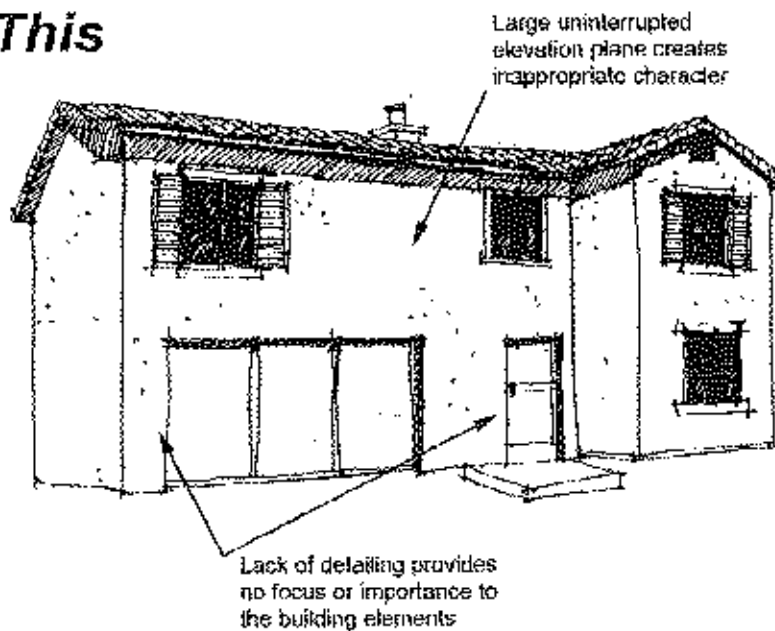
Exhibit 4.2

# Architectural Guidelines

## Do This



## Not This



# Architectural Guidelines

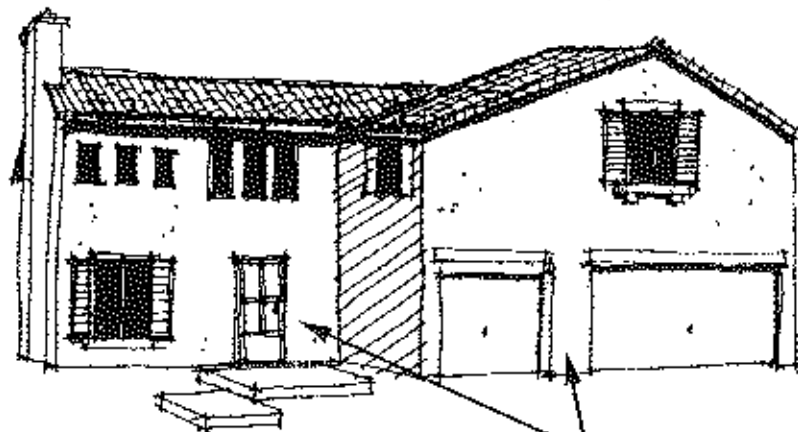
## *Do This*

Varied roof lines  
adds definition to  
building components



Single story elements  
creates interest and focus.

## *Not This*

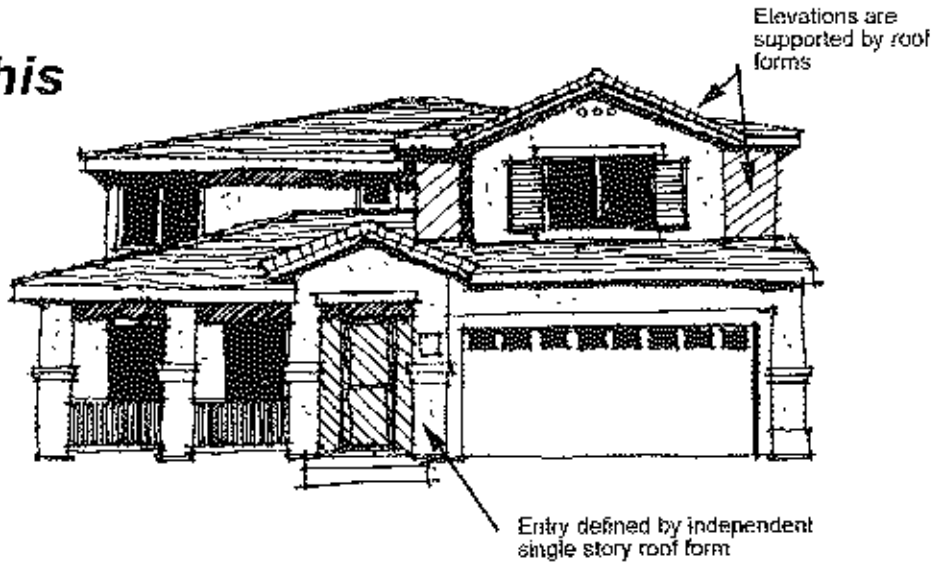


Flat elevation, especially with  
three car garages, poorly  
defines components.

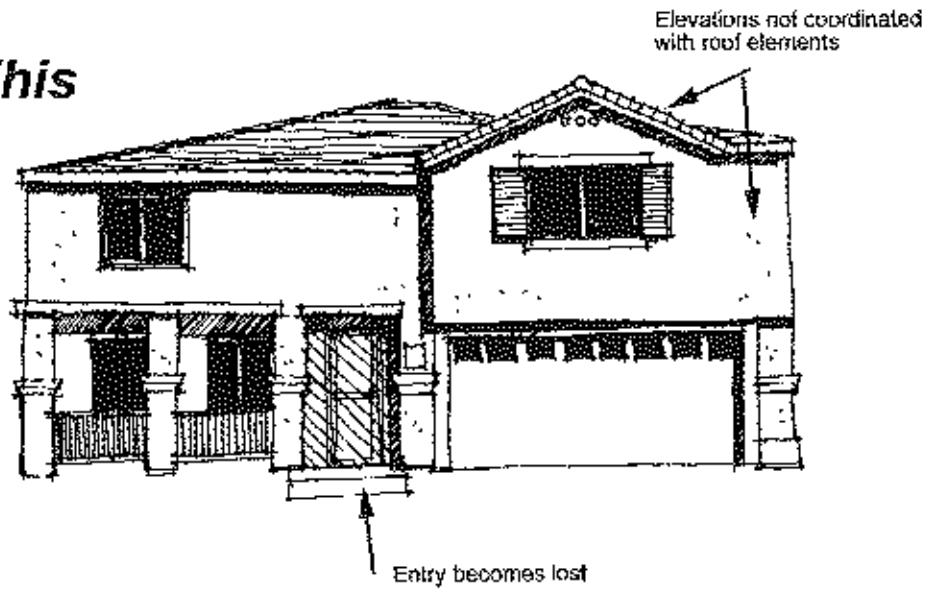


# Architectural Guidelines

**Do This**



**Not This**



**Exhibit 4.5**

**II.4.4.6. Signage**

Signage within single family detached districts is regulated by the sign provisions of the EastLake III PC District Regulations. Signs are typically limited to entry monumentation which is in Section II.4.3.4 for Community Signing.

**II.4.4.7 Lighting**

Lighting is not anticipated to be a significant design issue in single family residential areas (see Section II.4.3.5)

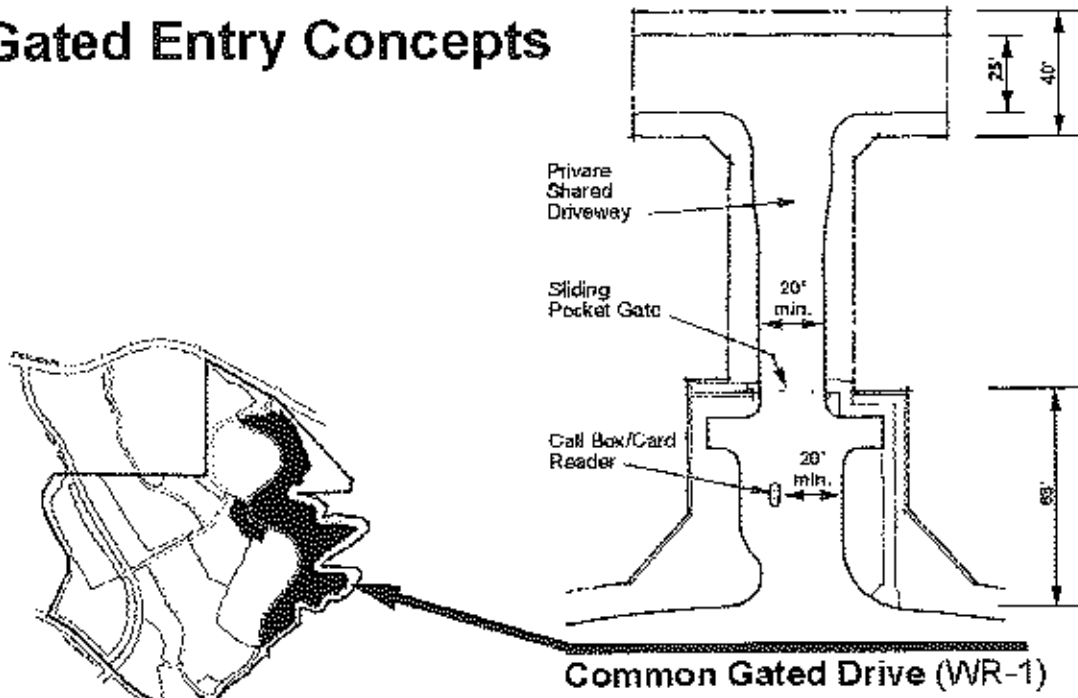
**II.4.4.8 Parking**

The amount of parking required within each residential district is specified in the EastLake III PC District Regulations. Requirements for sizing and spacing are provided in the PC Regulations. Beyond providing the number of spaces required, the design of common parking areas for attached and multi-family neighborhoods is an important element in site planning. However, within single family neighborhoods, parking is provided in individual garages, driveway spaces (between back of sidewalk and garage face) and guest parking on-street. No special design criteria are required for these areas.

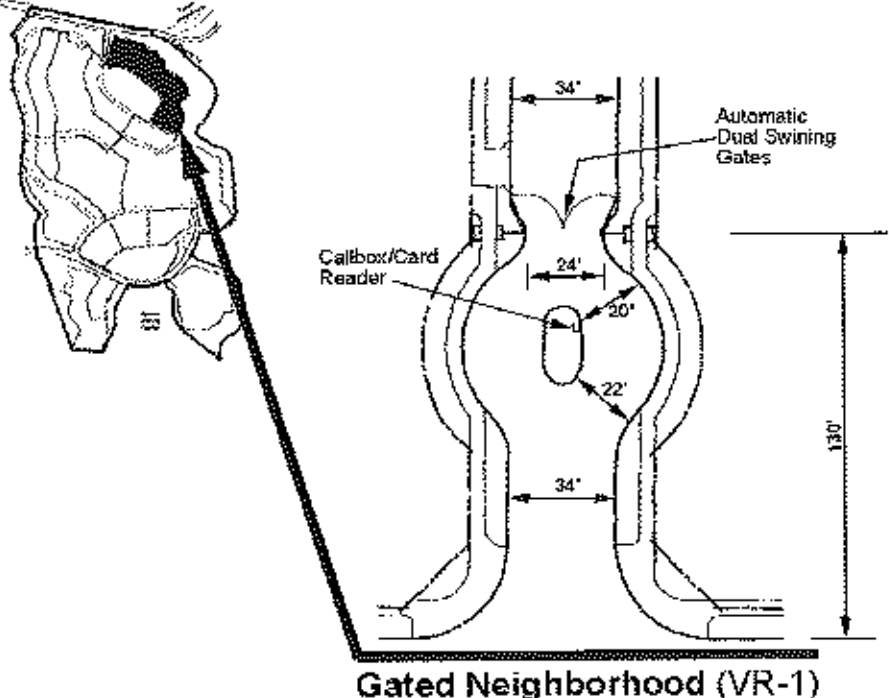
**II.4.4.9 Special Standards****II.4.4.9.1 Gated Neighborhood**

Parcel VR-1 in EastLake Vistas is proposed to be a gated neighborhood with gates provided at end of the streets serving the development area. The gate and entry structure should be consistent with the community fencing design implemented adjacent to the entry. Adequate space for queuing and turn-around should also be provided in front of the gate so traffic does not backup on to the adjacent neighborhood street. The gated street entry design is depicted in Exhibit 4-7. Design standards for the common private driveways are provided in Exhibit 3.34 in the previous chapter.

# Gated Entry Concepts



Common Gated Drive (WR-1)



Gated Neighborhood (VR-1)



#### **II.4.4.10 Landscaping Requirements**

Common area landscaping shall conform to the community design standards in Chapter II.3. Individual parcel landscaping is at the discretion of each property owner.

Areas identified in the following Individual Parcel Criteria as "Enhanced Slope Edge" indicates slope areas that have a higher level of exposure to public views. These areas should be given more emphasis in the overall slope landscape design process. The more ornamental or larger plant materials from the overall standard slope planting mix should be used in these areas.

#### **II.4.4.11 Individual Parcel Design Criteria**

The product descriptions and parcel plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All parcel plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All parcel plans shall conform to the development standards and other provisions of the EastLake III PC District regulations adopted by the City of Chula Vista. Each parcel description also includes a lotting concept exhibit which identifies the location of special design issues/responses.

The following are guidelines for site planning each of the residential parcels designated for single family detached products within the EastLake Vistas and EastLake Woods West (refer to the Site Utilization Plan, Exhibit 4.13, for the location of each parcel).

# Site Utilization Plan

*Single Family Detached Highlighted*

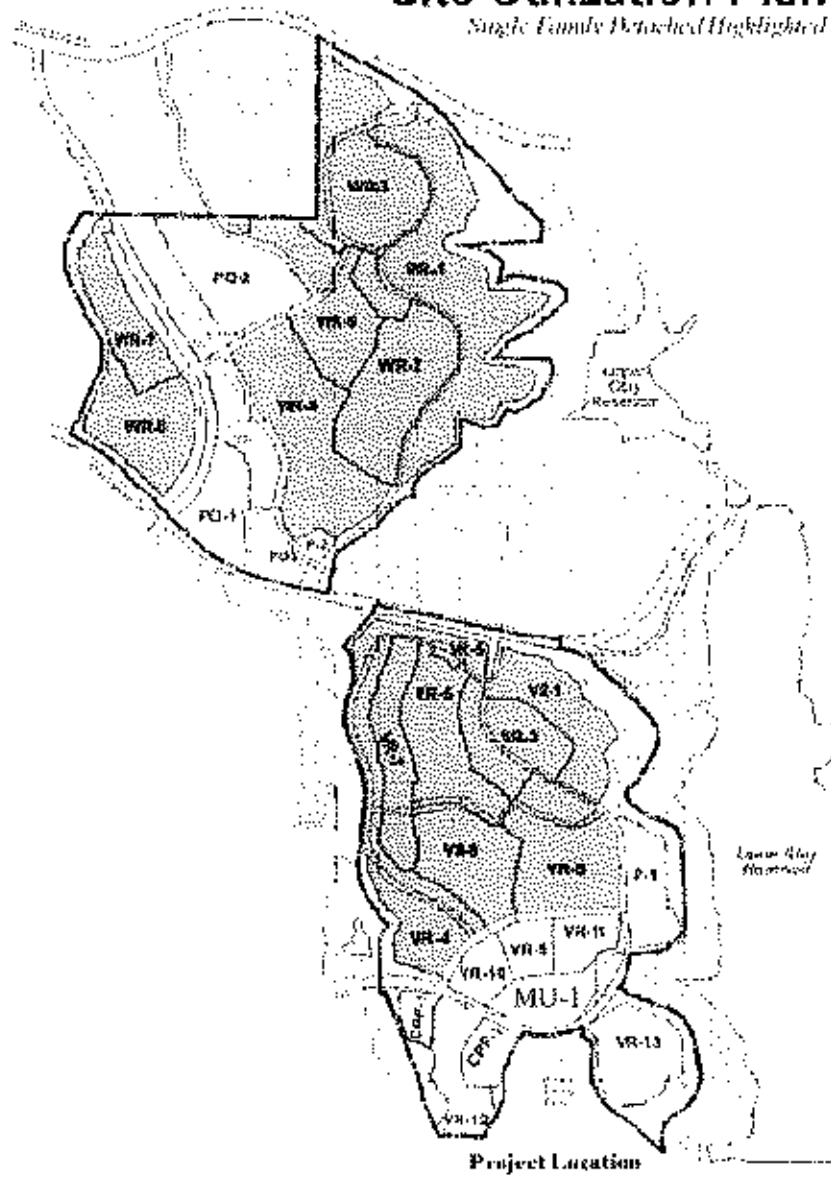


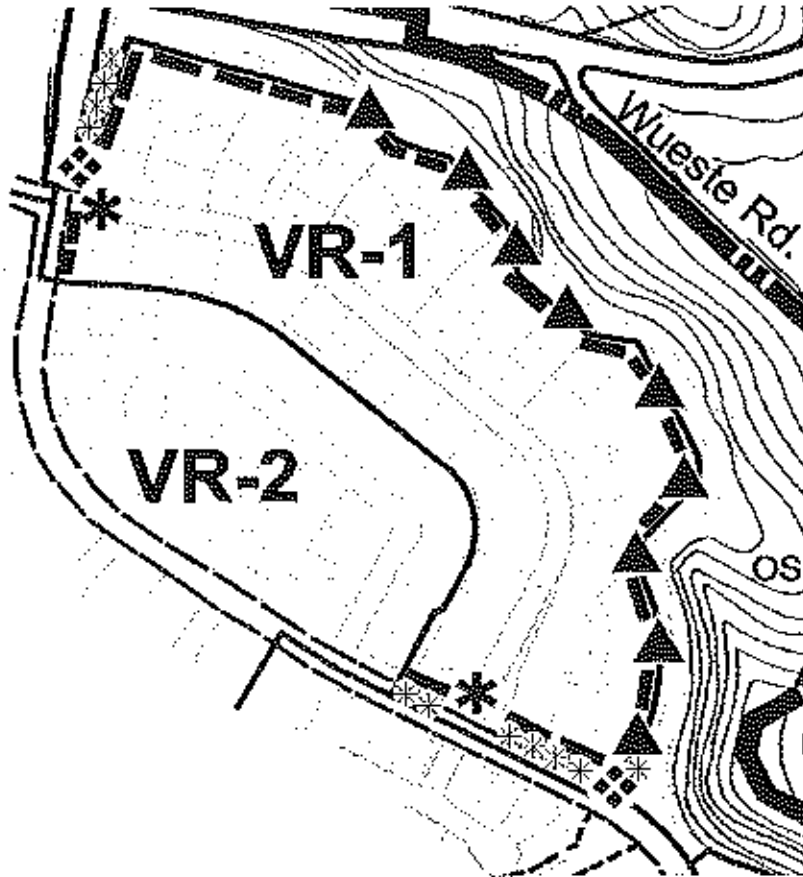
Exhibit 4.7

**EASTLAKE VISTAS****Parcel VR-1  
Design Issues Summary**

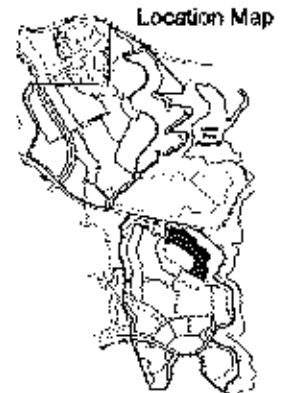
**Description:** This is the lowest density housing area in the EastLake Vistas neighborhood. The single residential street serving lots in this parcel is proposed to be gated at each end. Private common driveways are proposed to access lots on the eastern side of the parcel, overlooking Lower Otay Reservoir. The slopes down from the development area to existing Wueste Road are a part of the Chula Vista Greenbelt. Maximizing long range views across the lake from development sites is a primary site design objective. Short range views up-slope from the public trail to private home sites should be screened with plant materials planted low enough on the slope to avoid interference with lake views. Another view issue will be the siting and design of homes, which will be prominently visible from the lake. The proposed lotting pattern within the parcel will provide a variety of exposures and setbacks from the top of slope. Additional side and rear building elevation detailing is to be provided per Section II.4.4.9.2.

<b>Land Use District:</b>	RL4
<b>Product:</b>	10,000 sf Lot Single Family Residential
<b>Views:</b>	Views to and from Lower Otay Reservoir and Greenbelt trail
<b>Entry:</b>	Gated street entries; private common driveways; Neighborhood entry at Otay Lakes Road
<b>Fencing:</b>	Off-site views; consistency with community theme view fencing on edges and along Otay Lakes Road
<b>Edges:</b>	Greenbelt along Lower Otay Reservoir; Otay Lakes Road streetscape
<b>Landscaping:</b>	Slopes adjoining Greenbelt (naturalized) and arterial road edge (consistent with Otay Lakes Road design).
<b>Special Requirements:</b>	Enhanced rear and side elevations visible from the lake or Otay Lakes Road, and side elevations on corner lots
<b>Design Review:</b>	Not required

# Parcel VR-1



-  View Opportunity
-  Neighborhood Entry (Gated)
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



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Exhibit 4.8

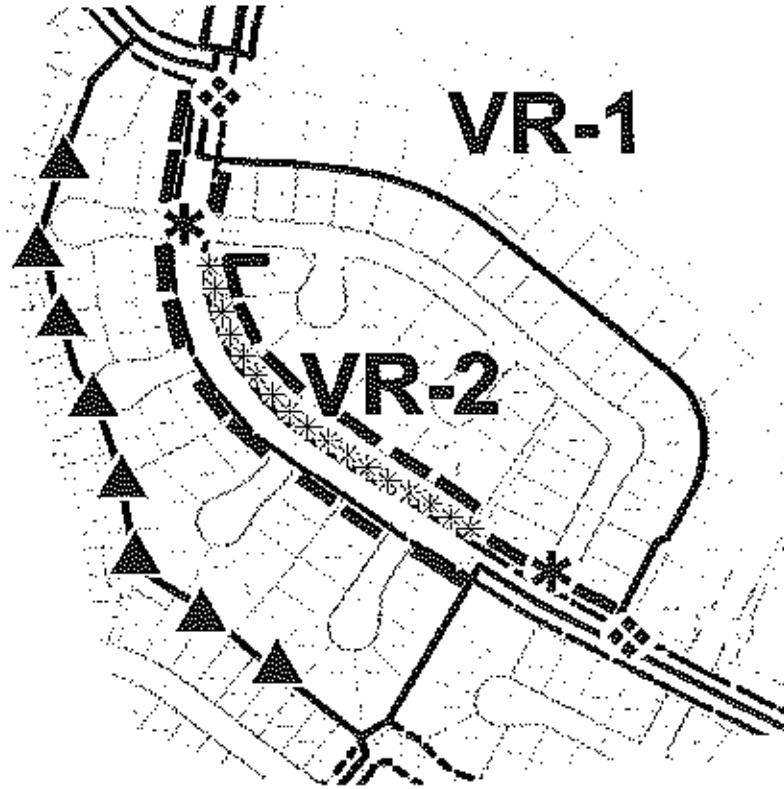
**EASTLAKE VISTAS****Parcel VR-2  
Design Issues Summary**

**Description:** This small parcel is located above parcel VR-1. Due to its high elevation, views in all directions will be available over adjacent development areas. Two cul-de-sacs in the eastern portion of this parcel provide lots which back to the neighborhood street. However, proposed grading provides a grade separation placing the lots above the street. This removes the rear house elevations from the street view corridor and provides home views over the street. Landscaping of the slope should follow the streetscape design for the neighborhood street. The rear of the non cul-de-sac lots in this portion of the parcel about the rear of the lots in the western portion of parcel VR-1. Some views to and from the lake will be available but homes in this parcel will not be prominent when viewed from the lake because of the larger and more prominent VR-1 homes in front. Lots west of the neighborhood street are also above lots further to the west allowing views to the Salt Creek Greenbelt. Homes in this area will not be visually prominent as viewed from the Greenbelt due to their distance and other development in closer proximity to the Greenbelt.

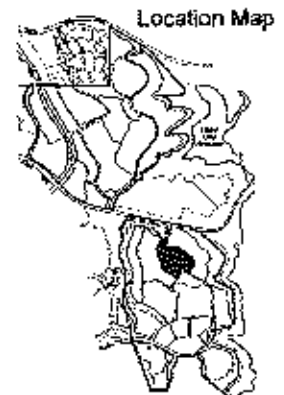
<b>Land Use District:</b>	RE2
<b>Product:</b>	7,000 sf Lot Single Family Residential
<b>Views:</b>	Views from home sites in all directions
<b>Entry:</b>	None
<b>Fencing:</b>	Off-site views; consistency with community theme fencing adjacent to neighborhood street
<b>Edges:</b>	None
<b>Landscaping:</b>	Slopes adjoining neighborhood street
<b>Special Requirements:</b>	Enhanced side elevations on corner lots, potential silhouetted ridgeline condition
<b>Design Review:</b>	Required



# Parcel VR-2



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



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Civil Land Planning  
  
3-14-01

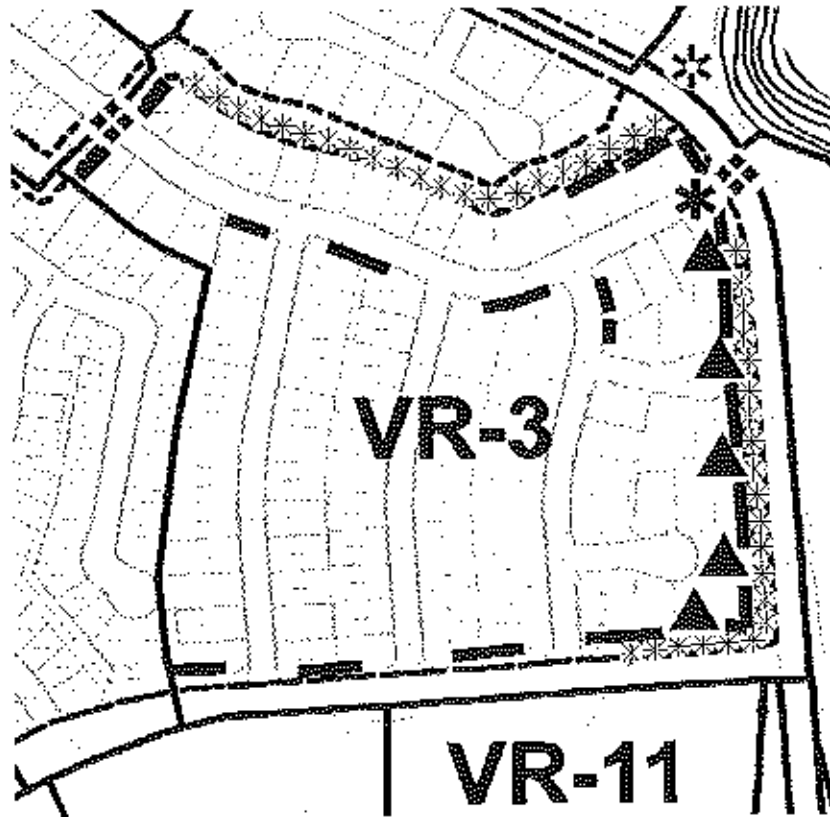
**Exhibit 4.9**

**EASTLAKE VISTAS****Parcel VR-3  
Design Issues Summary**

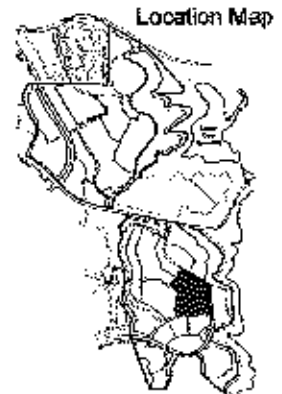
**Description:** This parcel is located west of the public park. Some lots will have views to the park and to the lake beyond. The neighborhood Paseo crosses the northern portion of this parcel. The Paseo is located adjacent to, but below, the rear and side yards of several lots. Landscaping on these slopes should be consistent with community design standards for the EastLake Thematic Corridor and screen private yard areas from view from the public trail. The design and improvement the trail access points will also require attention because of their placement adjacent to private yard areas. Private front yards will also comprise much of the streetscape adjacent to the park along the neighborhood street. Although private yards are not within the control of the developer, initial yard landscaping along this street should be consistent with community design themes and complement that of the park.

<b>Land Use District:</b>	RE3
<b>Product:</b>	7,000 sf Lot Single Family Residential
<b>Views:</b>	Some views to and from the park and lake beyond
<b>Entry:</b>	None
<b>Fencing:</b>	Off-site views; consistency with community theme fencing along neighborhood street and along Paseo
<b>Edges:</b>	Street edge adjacent to park parcel; Paseo along rear and side yards
<b>Landscaping:</b>	Slopes adjacent to streets and neighborhood Paseo (Thematic Corridor)
<b>Special Requirements:</b>	Enhanced elevations viewed from the public park; enhanced side elevations on corner lots
<b>Design Review:</b>	Required

# Parcel VR-3



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Civil Land Planning  
For Design and Construction  
3-14-01

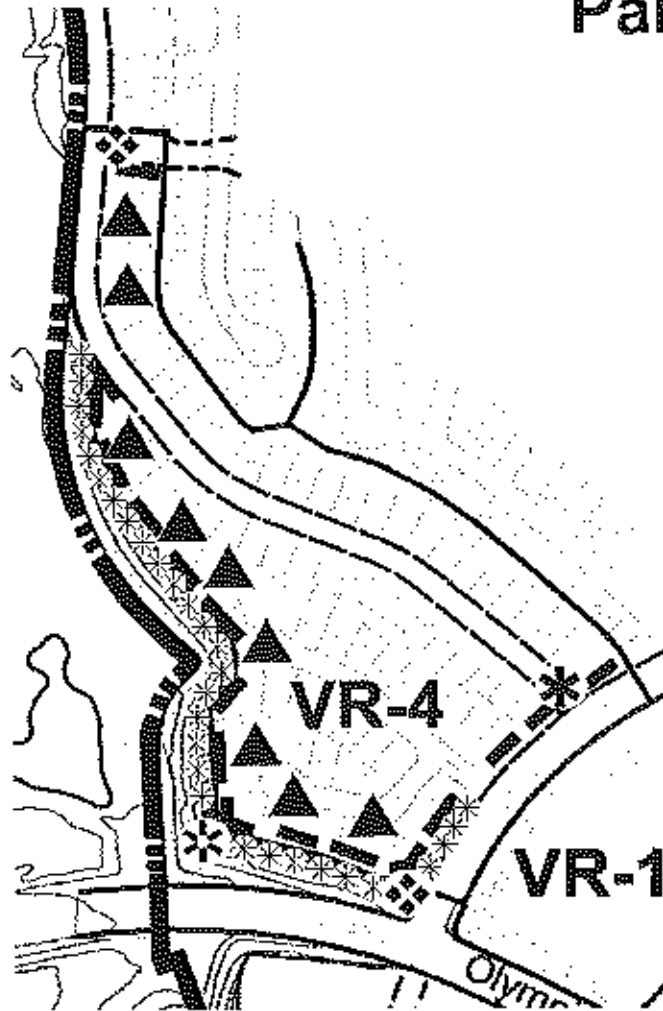
Exhibit 4.10

**EASTLAKE VISTAS****Parcel VR-4  
Design Issues Summary**

**Description:** This parcel is located in the southwest portion of the EastLake Vistas neighborhood adjacent to Salt Creek. The edge to this Greenbelt area is primarily a down slope from rear or side yards of home sites. A neighborhood street defines the edge of the Greenbelt at the northern end of this parcel, making it a part of the public view from the street. An "open cul-de-sac" is shown in the proposed lotting concept to serve the same function. Providing appropriate visual and physical access into the Greenbelt corridor will be an important site planning issue. Another issue will be the siting and design of some homes which will be prominently visible from the creek corridor. Additional rear yard setbacks and rear elevation detailing may be required. Similar techniques may be required for a small number of homes prominently visible from Olympic Parkway, a scenic corridor. The neighborhood Pasco is located at the northern edge of this parcel. A single side yard is affected.

<b>Land Use District:</b>	RS1
<b>Product:</b>	6,000 sf Lot Single Family Residential
<b>Views:</b>	Views to and from Salt Creek Greenbelt and trail
<b>Entry:</b>	Neighborhood entry along Olympic Parkway
<b>Fencing:</b>	Off-site views; consistency with community theme fencing on western side of Salt Creek Greenbelt and along Olympic Parkway
<b>Edges:</b>	Salt Creek and Olympic Parkway
<b>Landscaping:</b>	Slopes adjoining Salt Creek (naturalized) and arterial road edge (consistent with Olympic Parkway design)
<b>Special Requirements:</b>	Enhanced front, rear and side elevations visible from Greenbelt or Olympic Parkway; enhanced side elevations on corner lots
<b>Design Review:</b>	Required

# Parcel VR-4



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



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Site and Planning  
4 20 01

**Exhibit 4.11**



## EASTLAKE VISTAS

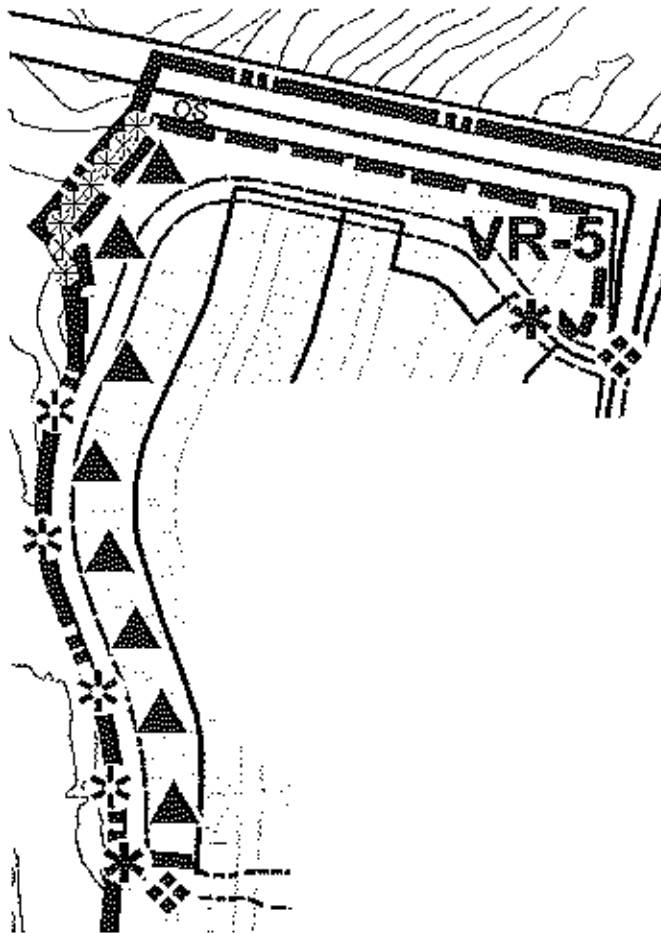
### Parcel VR-5 Design Issues Summary

**Description:** This parcel is basically an extension of the development concept in parcel VR-4 north along the east side of Salt Creek to Otay Lakes Road. Design issues are similar, views and access to the Greenbelt and views from Otay Lakes Road, a scenic corridor. A neighborhood road is used to define the Greenbelt edge for a considerable portion of this parcel. The opposite side of the road is front yards of home sites. Although private yards are not within the control of the developer, initial yard landscaping along this street should be consistent with community design themes and complement that of the Greenbelt. Providing appropriate physical access (controlled) into the greenbelt corridor will be an important site planning issue along the road. Another issue will be the siting and design of homes, which will be prominently visible from the creek corridor. Additional rear yard setbacks and rear elevation detailing will be required at the northern end of the parcel. The neighborhood Paseo is located at the southern edge of this parcel. A single side yard is affected.

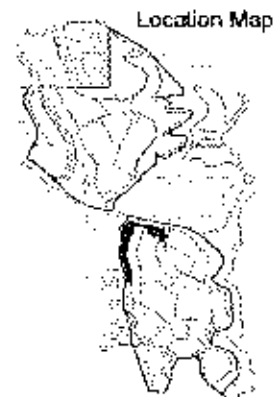
<b>Land Use District:</b>	RS1
<b>Product:</b>	6,000 sf Lot Single Family Residential
<b>Views:</b>	Views to and from Salt Creek Greenbelt and trail
<b>Entry:</b>	Neighborhood entry along Otay Lakes Road
<b>Fencing:</b>	Off-site views; consistency with community theme fencing on western side of Salt Creek Greenbelt and along Otay Lakes Road
<b>Edges:</b>	Street edge adjacent to Salt Creek and Otay Lakes Parkway
<b>Landscaping:</b>	Slopes adjoining Salt Creek (naturalized) and arterial road edge (consistent with Otay Lakes Road design).
<b>Special Requirements:</b>	Enhanced front, rear and side elevations visible from the Greenbelt or Otay Lakes Road; enhanced side elevations on corner lots
<b>Design Review:</b>	Required



# Parcel VR-5



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



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City Land Planning  
3-14-09

**Exhibit 4.12**

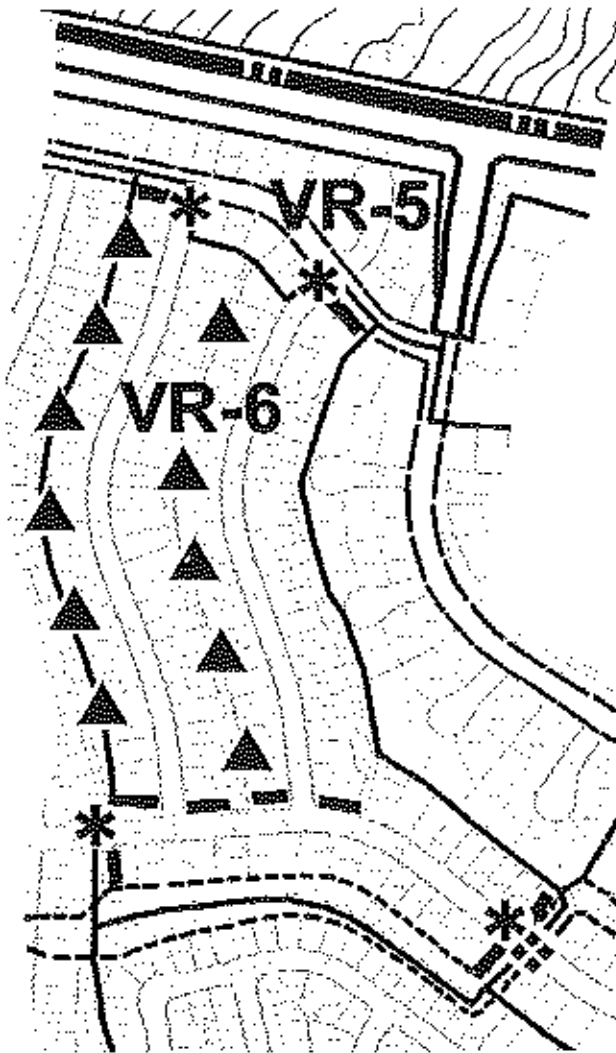
**EASTLAKE VISTAS****Parcel VR-6  
Design Issues Summary**

**Description:** This parcel is located in the central portion of the neighborhood and has no "exterior" edges. As an interior parcel, the community design issues are minimized. Views to the west over adjacent development to Salt Creek are available. The neighborhood Paseo is located along the southern edge of the parcel, down-slope from several rear yards. Two access ways are shown affecting side yards of the lots to either side. The primary design issues associated with the Paseo are landscaping consistent with community design standards for the EastLake Thematic Corridor and to screen private yard areas from public trail view.

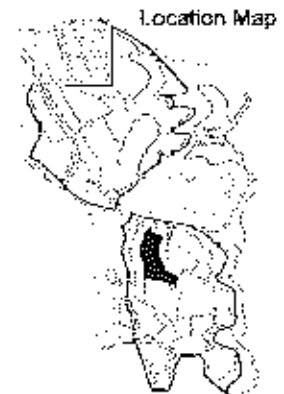
<b>Land Use District:</b>	RS2
<b>Product:</b>	5,000 sf Lot Single Family Residential
<b>Views:</b>	Some views to Greenbelt
<b>Entry:</b>	None
<b>Fencing:</b>	Some off-site views
<b>Edges:</b>	Paseo edge
<b>Landscaping:</b>	Slopes adjoining Paseo (Thematic Corridor)
<b>Special Requirements:</b>	Potential silhouetted ridgeline housing condition; enhanced side elevations on corner lots
<b>Design Review:</b>	Required



# Parcel VR-6



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

City of Land Planning  
4-20-01

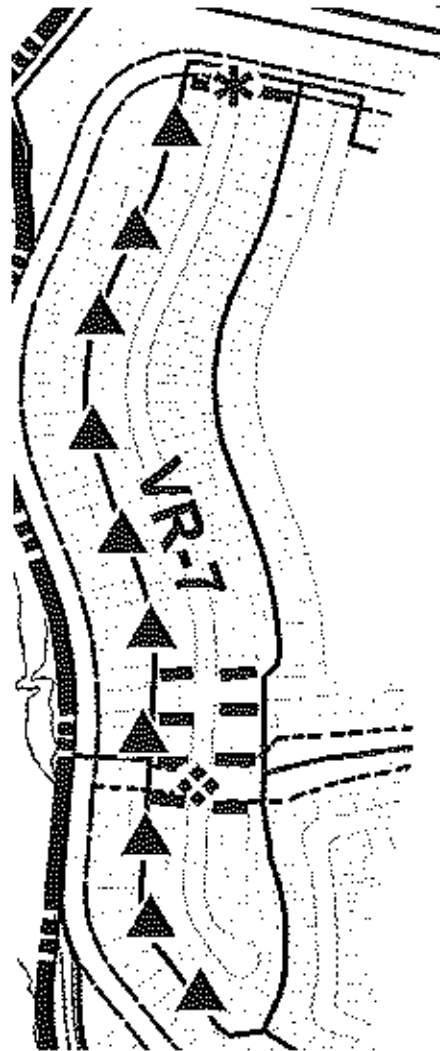
**Exhibit 4.13**

**EASTLAKE VISTAS****Parcel VR-7  
Design Issues Summary**

**Description:** This parcel is comprised of a single double loaded street located between parcels VR-5 and VR-6. It is one of two small lot single family projects in EastLake Vistas. Similar to parcel VR-6, design issues are essentially limited to interfaces with the neighborhood Paseo which bisects the parcel. Views to the west over adjacent development to Salt Creek are available. The neighborhood Paseo bisects the parcel near its southern end. Because there is less of a grade separation at this location design compatibility and landscaping to screen adjacent private areas is important. The other primary design issue associated with the Paseo is landscaping consistent with community design standards for the EastLake Thematic Corridor.

<b>Land Use District:</b>	RP1
<b>Product:</b>	4,200 sq. ft. Single Family Residential
<b>Views:</b>	Some views to Greenbelt
<b>Entry:</b>	None
<b>Fencing:</b>	Some off-site views; Paseo edges
<b>Edges:</b>	Paseo edge
<b>Landscaping:</b>	Areas adjoining Paseo (Thematic Corridor)
<b>Special Requirements:</b>	Enhanced side elevations on corner lots
<b>Design Review:</b>	Required

# Parcel VR-7



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

East Land Planning  
4-20-01

**Exhibit 4.14**



## EASTLAKE VISTAS

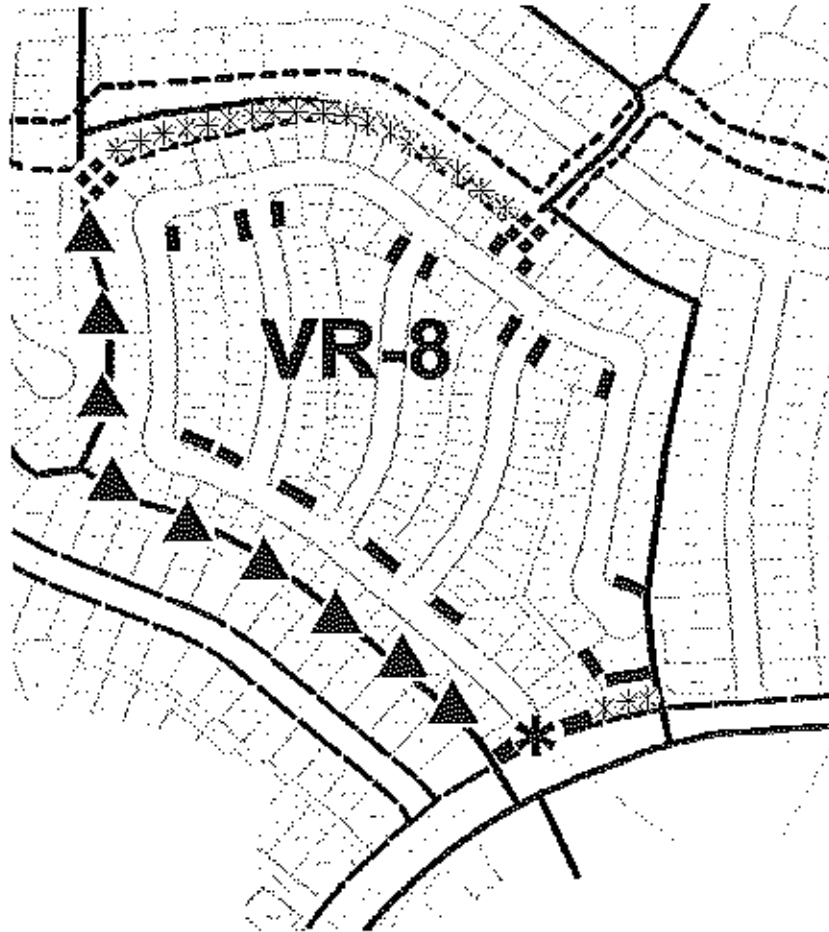
### Parcel VR-8 Design Issues Summary

**Description:** Parcel VR-8 is the other small lot single family project area in EastLake Vistas. Large slopes (greater than 20 feet) are located along the north, west and south edges of the parcel and in some areas within the parcel. Lots at the top of these slopes will have views over adjacent development to the Salt Creek Greenbelt. The neighborhood Paseo is located along the northern edge of the parcel and two access ways are shown on the lotting concept. The Paseo and its entries are generally down-slope from adjacent home sites providing separation between private and public areas.

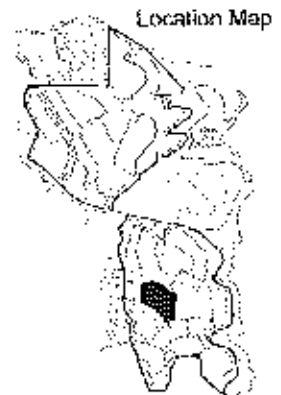
<b>Land Use District:</b>	RP2
<b>Product:</b>	3,150 sq. ft. Single Family Residential
<b>Views:</b>	Views to the Greenbelt
<b>Entry:</b>	None
<b>Fencing:</b>	Off-site views; consistency with community theme fencing along Paseo
<b>Edges:</b>	Paseo edge
<b>Landscaping:</b>	Slopes adjoining Paseo (Thematic Corridor)
<b>Special Requirements:</b>	Potential silhouetted ridgeline housing condition; enhanced side elevations on corner lots
<b>Design Review:</b>	Required



# Parcel VR-8



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

City Land Planning  
**CLP**  
4-29-05

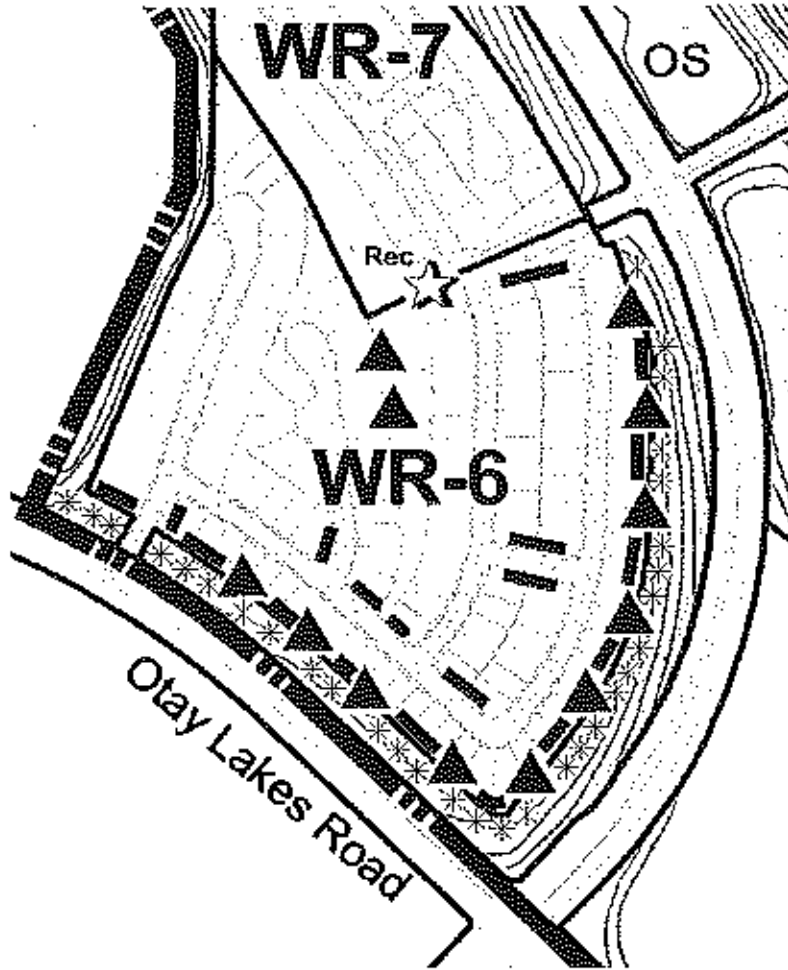
Exhibit 4.15

**EASTLAKE WOODS WEST****Parcel WR-6  
Design Issues Summary**

**Description:** This parcel is the second of two small single family development areas in EastLake Woods West, that portion of the neighborhood located west of Salt Creek and Hunt Creek Parkway. It shares a common entry from Hunt Creek Parkway with parcel WR-7 to the north. It is located above Hunt Creek Parkway and below EastLake Business Center II to the west. Lots at the top of large slopes along the eastern edge will have views into the Salt Creek Greenbelt. Building detailing, landscaping and fencing consistent with community standards along the Hunt Creek Parkway and Otay Lakes Road scenic corridor is the major community design requirement for the parcel.

<b>Land Use District:</b>	RP2
<b>Product:</b>	4,500 sq. ft. Single Family Residential
<b>Views:</b>	Views to Greenbelt and from scenic corridors
<b>Entry:</b>	Neighborhood/project entries at Hunt Creek Parkway
<b>Fencing:</b>	Off-site views; consistency with community theme fencing along Hunt Creek Parkway and Otay Lakes Road
<b>Edges:</b>	Scenic corridors
<b>Landscaping:</b>	Slopes adjoining arterial road edge (consistent with Hunt Creek Parkway design)
<b>Special Requirements:</b>	Enhanced rear and side elevations visible from scenic corridors; enhanced side elevations on corner lots
<b>Design Review:</b>	Required

# Parcel WR-6



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
 A planned community by The EastLake Company

City Land Planning  
 4-20-01

**Exhibit 4.16**

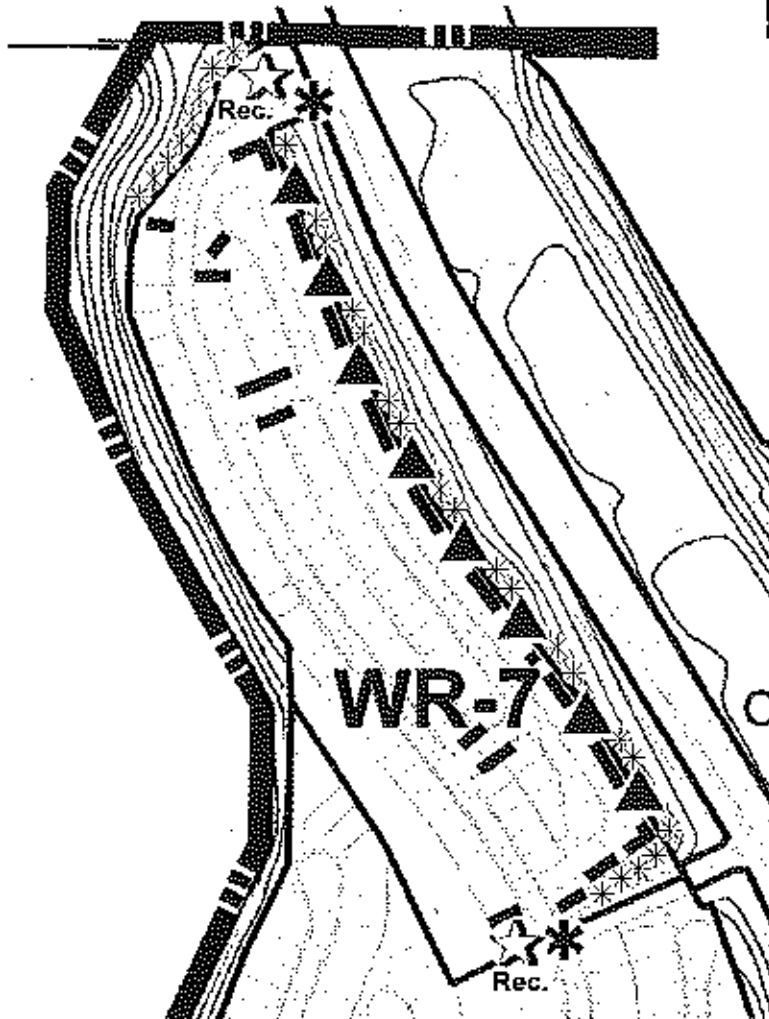
**EASTLAKE WOODS WEST****Parcel WR-7  
Design Issues Summary**


**Description:** This parcel is one of two small single family development areas in EastLake Woods West, that portion of the neighborhood located west of Salt Creek and Hunte Parkway. It shares a common entry from Hunte Parkway with parcel WR-6 to the south and has a second Hunte Parkway entry to the north. It is located above Hunte Parkway and below EastLake Business Center II to the west. Lots at the top of large slopes along the eastern edge and internally will have views into the Salt Creek Greenbelt. Building detailing, landscaping and fencing consistent with community standards along the Hunte Parkway scenic corridor are the major community design requirements for the parcel.

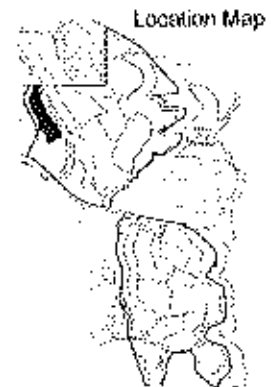
<b>Land Use District:</b>	RP1
<b>Product:</b>	3,150 sq. ft. Single Family Residential
<b>Views:</b>	Views to Greenbelt and from scenic corridor
<b>Entry:</b>	Neighborhood/project entries at Hunte Parkway
<b>Fencing:</b>	Off-site views; consistency with community theme fencing along Hunte Parkway
<b>Edges:</b>	Scenic corridor
<b>Landscaping:</b>	Slopes adjoining arterial road edges (consistent with Hunte Parkway design)
<b>Special Requirements:</b>	Enhanced rear elevations visible from Hunte Parkway; enhanced side elevations on corner lots
<b>Design Review:</b>	Required



# Parcel WR-7



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
 A planned community by The EastLake Company

Civil Land Planning  
  
 4-20-01

**Exhibit 4.17**

## **II.4.5 Residential Design Guidelines: Single Family - EastLake Woods East**

This chapter builds on the design guidance provided in the previous chapter and addresses unique design features which are to be implemented in the EastLake Woods East development area. These features are intended to establish a unique visual neighborhood identity for this area.

### **II.4.5.1 Site Planning**

Tract subdivision construction (non-custom home) in single-family detached areas should be based upon the following criteria:

- A minimum of three housing plans should be provided each with a minimum of three facade treatments which vary entry, window type and treatment exterior materials and color.
- Roof style, material and height should be varied.
- Single-family detached residential lots and setbacks should encourage variety in the design, orientation and placement of homes, wherever practical.
- Front yard building setbacks should be varied to avoid a monotonous pattern of houses.
- Side yard setbacks should be varied to create greater solar access, provide more useful private open space in side yards, and avoid monotonous pattern of houses.
- The appropriateness of lots backing to other than major arterials will be reviewed with individual tract maps or site plans. When deemed appropriate, lots backing up to collector streets should be set back from the street right-of-way to permit adequate landscaped buffers along the street frontage.

See also Section II.4.5.2.4, Plotting and Massing Criteria.

#### **II.4.5.1.1 Building Placement**

Building placement on a lot is to a large extent controlled by the setbacks established for each of the residential land use districts within EastLake III. These standards are found in Chapter II.3.3 of the EastLake III PC District Regulations and are provided in the tables below. It should be stressed that the standards are based on prototypical lotting concepts and are not intended to constrain more creative solutions to spatial relationships (e.g., non-perpendicular lot lines, open space easements, etc.) that may be approved at the Tentative Map stage.

## 11.4.5.2 Architectural Design Issues

### 11.4.5.2.1 General Considerations

#### Purpose

The purpose of these architectural guidelines is to provide specific design criteria and guidance for the development of the residential neighborhoods at The Woods at EastLake. They have been established to require a high level of product quality, to assure both variety and compatibility and to enhance the community's overall value.

This document proposes adherence to a selected palette of architectural styles in keeping with the community and architectural content.

The goal is to promote both visual compatibility and variety utilizing historically authentic styles combined with modern technology and architectural innovation.

#### Design Character

The Woods at EastLake represents an opportunity to develop a unique community combining the best aspects of master-planned development with the best building types and styles of long established neighborhoods.

One key to the success of a community is the appropriate architectural vocabulary and theme. The palette of architectural styles selected for The Woods has evolved in Southern California since the turn of the century with historical examples well represented in the San Diego area.

The Woods styles' inherent attractiveness, informality, and sense of elegance have enabled them to remain popular over a long period of time. Specifically, the styles:

- are visually compatible with each other;
- possess general market appeal and community acceptance;
- can be successfully expressed in a modern built home;
- are capable of contemporary interpretation and variation; and,
- have an historic background and precedence in the San Diego area.

#### Design Intent

The principal design criteria and architectural styles are intended to assist in the design, processing, and implementation of a high level of design direction and quality.

The following items are required for concept designs:

- Selection and use of details, materials and colors that compliment the designed floor plans; and,
- Interpretation of styles within the constraints of site planning, landscape design and architecture.

The following items are to be avoided in concept design:

- Harsh contrasts of materials and/or colors
- Inappropriate use of scale
- Poor selection and execution of details
- Extreme interpretations of the characteristics for each style's authenticity
- Combining individual styles on one home

### **Authenticity**

The design criteria are intended to avoid "stage-front" architecture. The application of detail and character of the architectural styles should be as authentic as possible.

For inspiration and concepts, The Woods has looked to the region's own architectural past. The "Early San Diego" heritage is one that encompasses a lineage of architectural styles fluent from the 1900's through the 1940's. San Diego's most attractive established neighborhoods are composed of these heritage homes. They consist of different, yet compatible styles which can be effectively integrated into a modern built home.

Each style represents a sense of place in history and significant architectural statement. In order to maintain the character and significance of these styles, care should be taken to refrain from architectural gimmicks that sacrifice the integrity of their architectural heritage.

The styles selected for The Woods are:

- |                     |                                |
|---------------------|--------------------------------|
| • American Colonial | • Spanish Revival              |
| • Cape Cod          | • Southwest Adobe Contemporary |
| • Craftsman         | • Spanish Eclectic             |
| • Monterey          | • Mission Italianate           |
| • European Cottage  | • Gill-Inspired                |
| • European Estate   | • Contemporary                 |
| • Italianate        | • Other Architectural Style*   |

\* Subject to approval by Design Review, of the architectural style, authenticity, and compatibility with surrounding architectural styles. Submittal of plans for an architectural style not listed above should be accompanied by a statement of the project's design characteristics and requirements.

### **II.4.5.2.2 Principal Design Criteria**

#### **A. Architectural Design Considerations**

##### *Intent*

Building mass will be designed to create a positive relationship with the specific plotting, and to appropriately reflect the architectural style. Exterior mass and form must be manipulated as necessary to improve the street scene by controlling the impact of the homes as they relate to the street, parkway, setbacks, adjacent lots, and corner plotting conditions.

##### *Criteria*

- 1) Elevations shall be designed for continuity of massing, materials, colors and details on all elevations.
- 2) Front elevations shall be designed to emphasize entries, porches, or other resident use areas, and to de-emphasize garages.
- 3) Corner plotted units shall provide a significant single story element adjacent to the exterior side yard that wraps from the front yard to the exposed corner lot (see single story elements, below). These massing elements should be considered in the process of plan and elevation design as they must be appropriate to the selected architectural styles.
- 4) Houses will be designed to create interesting street scenes. Setbacks will be varied on any given street to provide variety in the appearance of the street scene. Plans and elevations shall be mixed to avoid repetition of identical facades and roof lines across from or adjacent to one another.

#### **B. Single Story Elements**

##### *Intent*

Large areas of two-story wall surfaces will be reduced through the use of significant single story elements such as covered entries, porches, offsets, overhangs, recesses or other elements to provide visual relief on any given elevation.

##### *Criteria*

- 1) Where appropriate to style, use reduced height living areas to introduce the necessary transition elements for proper scale, undulation and variation in the front elevation.
- 2) Vary the heights and profiles of single story elements through diversity in scale and detail.

- 3) Fifty percent of all homes in each neighborhood must have a significant single story element unless inappropriate to style (as described in Architectural Styles section of this document).
- 4) The roof over the entry should be a distinct expression. Where consistent with the architectural style used, it should be on a different plane from the primary roof structure.

### **C. Recessed Front Second Story**

#### ***Intent***

Unless it is inappropriate to the architectural style, the second story mass is encouraged to be recessed to improve the street scene.

#### ***Criteria***

- 1) Although it is not the desired dominant form to be built at The Woods, the two-story box-like form is permitted when appropriate to the architectural style. Styles that dictate such a box-like form include Italianate, Monterey, Contemporary, and American Colonial.
- 2) Where appropriate to style, the second story must be set back in relation to the porch, living and/or garage face below by a minimum of two feet.
- 3) If the form of a building is viewed as a series of interlocking masses rather than a box, a more desirable aesthetic solution will occur.

### **D. Rear Articulation**

#### ***Intent***

Rear elevations are viewed in three ways; each of the conditions will be designed and detailed accordingly.

- 1) First, as seen from the adjacent unit and rear yard where issues of second story privacy and scale shall be addressed.
- 2) Second, as quasi-public areas with visible details as seen from adjacent arterial roadways.
- 3) Third, as distant silhouettes viewed from adjacent neighborhoods and public areas.

**Criteria**

- 1) Homes backing onto collector streets are viewed from close range where details such as materials, color, window surrounds, and minor changes in wall planes and ridgelines are clearly evident.
- 2) Because of first story screening by perimeter fencing and walls around homes, the second floor and roof framing shall have enhanced details and variations of ridgelines respectively.
- 3) Rows of homes seen from a distance or long rows along arterial roadways are generally perceived by their contrast against the background or skyline. Here the dominant impact is the overall shape of the building and roof lines instead of the surface articulation or materials. The following criteria apply:
  - Maximize the rear yard setback from the top of slope.
  - Articulate the rear elevation and roof plane to minimize the visual impact of repetitious flat planes.
  - Ridgelines and framing of homes shall be varied with particular attention given to avoiding repeating elements such as continuous gable-ends, similar building silhouettes and ridge heights.

**E. Secondary Units**

(Applicable only to designated lot sizes as provided in the P.C. Regulations)

**Intent**

To provide a variety of compatible housing choices integrated into the fabric of the neighborhood.

**Criteria**

Second units will be located on specific designated lots as mutually agreed to by the master developer and builder. Other non-designated builders who are interested in developing lots with secondary units may propose to do so upon approval by the master developer.

- 1) The secondary unit concept is allowed in neighborhoods as provided in the P.C. Regulations. Use of second units in these areas and any others is subject to approval and design review by the master developer as part of land sales agreements.
- 2) These units may not exceed the square footage allowed under SPA standards with their entry clearly identified as a secondary entry.

- 3) These units shall be integrated into the architectural design either above the garage or attached to the main house.
- 4) One parking bay (carport) or garage shall be provided for this unit - preferably integrated into the main garage.

#### **F. Porches**

##### *Intent*

Porches provide opportunities for varied massing and street scene articulation.

##### *Criteria*

- 1) Porches will have a minimum depth of five feet' and typically occupy at least 50% of the primary facade (excluding garages).
- 2) Porch styles, including fenestration, stoop, roof form, supports, overhangs and related columns will be consistent with the architectural style of the home.
- 3) For homes without porches, a clearly articulated entry shall be provided.

#### **G. Roof Forms**

##### *Intent*

Roof forms are the dominant visual element in the street scene of a residential neighborhood and provide consistency in character and appropriate scale to the residence.

##### *Criteria*

- 1) All homes will have pitched roofs consistent with the architectural style used.
- 2) Provide roof framing that creates a variety of roof forms and heights along the street scene.
- 3) Within each neighborhood, each plan shall have a different major roof form (*i.e.*, front-to-back, side-to-side, hip, *etc.*).
- 4) Rear elevation roof forms must vary for each plan to avoid repetitious elements such as continuous gable ends, similar building silhouettes and ridge heights.





## **II. Corner Lots**

### ***Intent***

Architectural treatment and trim is to be provided on all elevations, achieving 360° articulation.

### ***Criteria***

- 1) If the front of a house has siding, then as a minimum, siding must be provided as an accent on the remaining sides of the house. It is the intent that side and rear elevations also reflect the elements and details of the architectural style.
- 2) Continue the details and character elements of the front elevation to the side elevation that is corner lot plotted.
- 3) Provide design treatments and enhancements of trim and details at side and rear elevations when exposed to close public view (i.e. collector roads, and pedestrian paths).
- 4) Publicly visible side or rear elevations on collector streets shall reflect the same level of detail and articulation as the front elevation.

## **I. Corner Lots**

### ***Intent***

On corner lots, provide plans that wrap the street scene with enhanced architecture and that reposition the garage location and access from the typical interior lot condition.

### ***Criteria***

- 1) Corner lot plans will ideally be different and at a minimum be modified from the interior lot plan by incorporating wrapping architectural elements.
- 2) Encourage garages on corner lots to be made accessible from the side or rear as an option to the front.

(See Plotting and Massing Criteria section for typical plotting examples.)



### II.4.5.2.3 Garage Treatments

#### *Intent*

The home and the yard rather than the garage shall be the primary emphasis of the elevation as seen from the street. Each project will incorporate garage design techniques listed below to reduce the emphasis on the garage, and enhance the architecture of the street scene.

#### *Criteria*

- 1) At least two different garage configurations shall be incorporated for a three- plan project. Front facing garages that are forward of the primary front façade are limited to one plan per neighborhood.
- 2) At least three different garage configurations shall be incorporated for a four- plan project. Front facing garages that are forward of the primary front façade are limited to one plan per neighborhood.
- 3) Minimize the impact of garages facing the street by incorporating elements that add articulation and shadow and using different garage door patterns.
- 4) All garage doors shall be recessed a minimum of 12-inches or have garage door popout surrounds a minimum of 12-inches.

#### **A. Variable Garage Setbacks**

- 1) A varied setback is necessary along the street frontage.
- 2) Refrain from strict compliance to the minimum garage setback so as not to contribute to a repetitious and monotonous appearance along the street.
- 3) Where garages are adjacent to one another at common property lines, a two-foot minimum difference in setbacks shall occur.
- 4) Typically, plans are to be reversed and plotted so that garages and entries are adjacent to each other to create an undulating sense of setback. Occasionally, this pattern should be broken so that it will not become overly repetitious or reflected by the massing directly across the street.

## **B. Garage Layouts**

A variety of garage layouts is encouraged to emphasize pedestrian friendly neighborhoods and architecture forward. The following garage layouts describe a number of solutions with which to achieve that emphasis.

### ***3-Car Garage – Front Facing***

Although this garage layout is permitted, the intent in The Woods neighborhoods is to de-emphasize the visual impact of the garage. Thus, when the three car front facing garage layout is utilized, the following mitigation techniques must be included:

- At least one of the garage doors must be offset from the others.
- Provide a minimum offset of two feet between double and single garage elements.

### ***Shallow Recessed Garages***

Setting the garage back a minimum of five feet from the front of the house strives to reduce the overall visual mass of the garage. This garage type may be most common throughout the community but only in combination with the above required garage treatments.

### ***Mid-Lot or Deep Recessed Garages***

Setting the garage back to the middle or rear of the lot strives to expose more architecture toward the street, and enhances the innovation and design of the plan.

### ***Swing-in Garage***

The use of swing-in garages varies the architectural massing and helps to break the continuous view of garage doors along the street. This garage design allows for a formal motorcourt entrance which differentiates this type of home from those on narrower lots. The reduction in the required garage setback helps to achieve greater variation in the street scene and the opportunity to enhance the front facing garage elevation, giving the appearance of a living area.

### ***Tandem Garage***

This garage layout de-emphasizes the third garage by concealing it behind a standard two car garage condition. The tandem space is located such that it may option into living space while maintaining only a view of the original two car garage to the street. The two car garage is typically either shallow or deeply recessed into the lot so as to be incorporated into the architecture of the home.

***Split Garage***

This treatment de-emphasizes the garage by reducing the length of the continuous door. Typically, a one car garage and a two car garage are split to provide a variation in the appearance, articulation, and flexibility of the home. The single car garage element in this split condition may option into living space that further enhances the street scene by replacing the garage door with an enhanced window treatment.

***Corner Lot Garage***

This garage treatment shall be derived out of a plan layout that converts from an interior lot plan to a corner lot plan. This plan is typically not changed in its overall layout; only the garage is repositioned. This allows for substantial street scene variation while the front entry is accessed on one street and the garage is exposed on the side street.

**II.4.5.2.4 Plotting and Massing Criteria*****Intent***

This section includes plotting and massing concepts for specific lot sizes. The following criteria summarizes the neighborhood standards that are vital for The Woods community to ensure a high quality living environment.

***Criteria***

- 1) Minimize the visual impact of the garage
- 2) Give attention to composition of building mass
- 3) Step back second stories where appropriate to style
- 4) Incorporate single story elements into two story buildings
- 5) Vary setbacks at porches, living, and garage areas
- 6) Open visibility across corner lots through selective plan form and reduced building heights
- 7) Provide innovative plans and avoiding repetitious designs and footprints
- 8) Provide the appropriate architectural mix of primary vs. secondary styles, according to those selected for each neighborhood (see following criteria for each parcel style palette).

**Plotting and Massing Criteria**  
**Parcel WR-5**  
**7,000+ S.F. Lots**

**Architectural Styles** - \* Primary Styles 60% of mix required.

Cape Cod \*  
Craftsman \*  
Monterey \*  
European Cottage  
Spanish Eclectic  
Mission Revival

**Lot Specific Characteristics**

Allows garages to be down played with varying garage locations  
Optimizes architecture on the street frontage  
Use of curb separated sidewalk provides a tree lined traditional foreground for homes

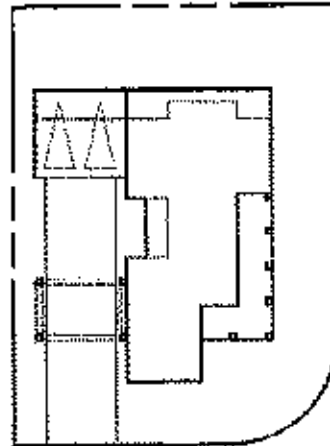
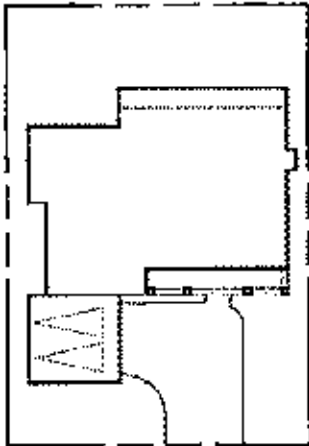
**Product Characteristics**

Undulated bldg. massing & setback variations  
Corner lot plotable homes with garage on opposite street from entry  
Front door identity toward street  
Significant private usable rear yards  
Varied roof pitches and direction  
Stepped massing where appropriate to style

**Massing**

Single story elements  
    Yes - 50% of plans (where style appropriate)  
Rear articulation  
    Varied with one 3 feet minimum offset on 60% of plans (where appropriate to style) - must be provided at first and second stories.  
Side and Rear trim  
    Std.  
Wrapping Articulation  
    Std.

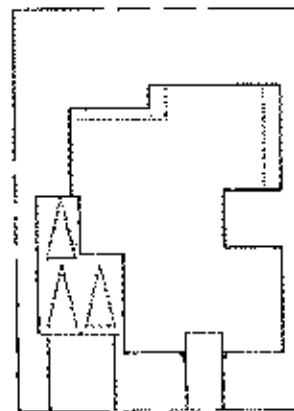
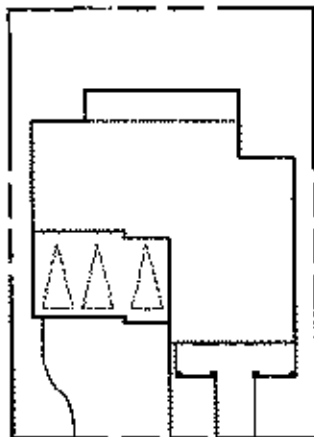
**Plotting and Massing Criteria  
Parcel WR-5  
7,000+ S.F. Lots**



**Exhibit 5.1a**

Stepped one and two-story massing  
Swing-in garage at front

Stepped one and two-story massing  
Front facing, deep-recessed garage with porte  
cochere  
Architecture wraps corners



**Exhibit 5.1b**

Stepped one and two-story massing  
Front facing, shallow-recessed garage

Stepped one and two-story massing  
Front facing, shallow-recessed tandem garage

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
  2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.

**Plotting and Massing Criteria**  
**Parcel WR-4**  
**8,000+ S.F. Lots**

**Architectural Styles** - Selection open for style mix.

Cape Cod  
Craftsman  
Monterey  
European Cottage  
Spanish Eclectic  
Mission Italianate

**Lot Specific Characteristics**

Allows garages to be down played with varying garage locations  
Optimizes architecture on the street frontage  
Use of curb separated sidewalk provides a tree lined traditional foreground for homes

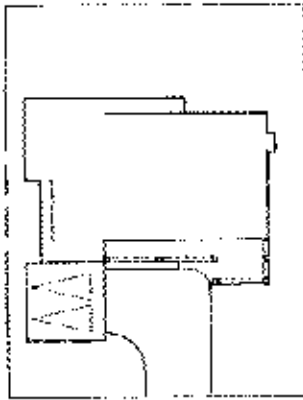
**Product Characteristics**

Undulated bldg. massing & setback variations  
Corner lot plottable homes with garage on opposite street from entry  
Front door identity toward street  
Significant private usable rear yards  
Varied roof pitches and direction  
Stepped massing where appropriate to style

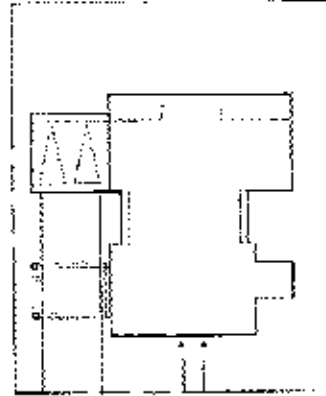
**Massing**

Single story elements  
    Yes 50% of plans (where style appropriate)  
Rear Articulation  
    Varied with one 3-foot minimum offset on 60% of plans (where appropriate to style) - must be provided at first and second stories.  
Side and Rear trim  
    Std.  
Wrapping Articulation  
    Std.

**Plotting and Massing Criteria  
Parcel WR-4  
8,000+ S.F. Lot**

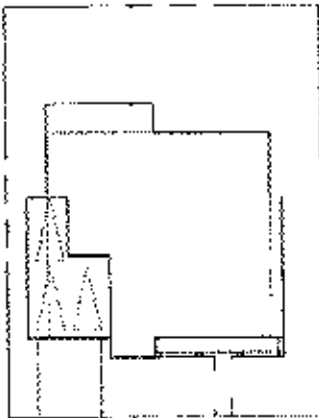


Stepped one and two-story massing  
Swing-in garage at front

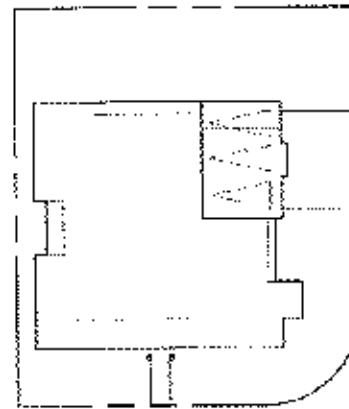


**Exhibit 5.2a**

Stepped one and two-story massing  
Front facing, deep recessed porte cochere



Stepped one and two-story massing  
Front facing, shallow-recessed garage



**Exhibit 5.2b**

Stepped one and two-story massing  
Front facing, shallow recessed garage at side  
street  
Architecture wraps corner

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
  2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.



**Plotting and Massing Criteria**  
**Parcel WR-3**  
**10,000+ S.F. Lots**

**Architectural Styles** - \* Primary Styles 60% of mix required

American Colonial  
Cape Cod  
Craftsman  
Monterey \*  
European Cottage  
Italianate  
Spanish Revival\*  
Spanish Eclectic \*  
Mission Italianate  
Gill Inspired

**Lot Specific Characteristics**

Allows garages to be down played with varying garage locations  
Optimizes architecture on the street frontage  
Use of curb separated sidewalk provides a tree lined traditional foreground for homes

**Product Characteristics**

Undulated bldg. massing & setback variations  
Corner lot plottable homes with garage on opposite street from entry  
Front door identity toward street  
Significant private usable rear yards  
Varied roof pitches and direction  
Stepped massing where appropriate to style

**Massing**

Single story elements

Yes 50% of plans (where style appropriate)

Rear articulation

Varied with one 3-foot minimum offset on 60% of plans. (where appropriate to style) – must be provided at first and second stories.

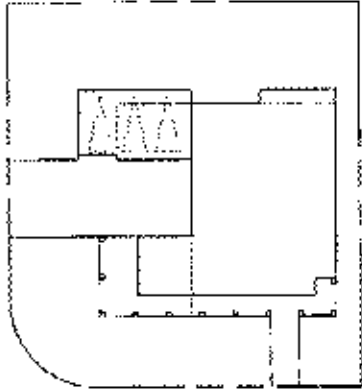
Side and Rear trim

Std.

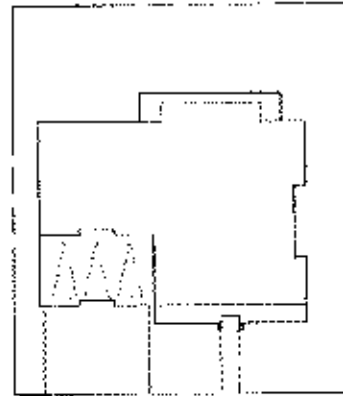
Wrapping Articulation

Std.

**Plotting and Massing Criteria  
Parcel WR-3  
10,000+ S.F. Lots**

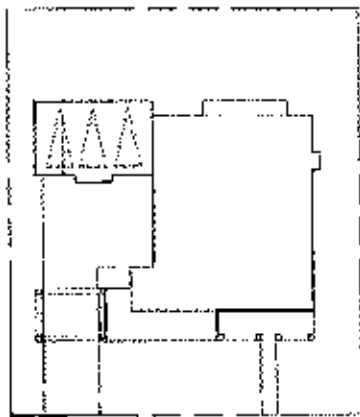


Stepped one and two-story massing  
Swing-in garage at side street  
Architecture wraps corner

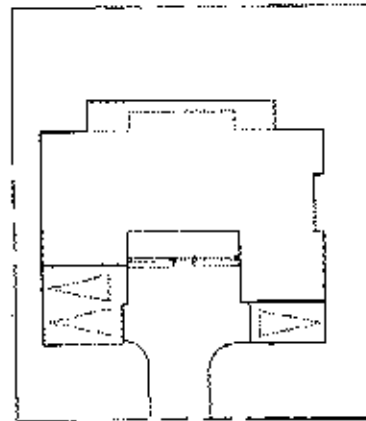


**Exhibit 5.3a**

Stepped one and two-story massing  
Front facing, shallow-recessed garage



Stepped one and two-story massing  
Front facing, deep-recessed garage  
Porte cochere



**Exhibit 5.3b**

Stepped one and two-story massing  
Split swing-in garage in front

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
  2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.

**Plotting and Massing Criteria**  
**Parcel WR-2**  
**13,500+ S.F. Lots**

**Architectural Styles** - \* Primary Styles 60% of mix required

American Colonial  
European Estate \*  
Italianate \*  
Spanish Revival \*  
Spanish Eclectic  
Mission Italianate  
Gill Inspired

**Lot Specific Characteristics**

Allows garages to be down played with varying garage locations  
Optimizes architecture on the street frontage  
Use of curb separated sidewalk provides a tree lined traditional foreground for homes

**Product Characteristics**

Undulated bldg. massing & setback variations  
Corner lot plottable homes with garage on opposite street from entry  
Front door identity toward street  
Significant private usable rear yards  
Varied roof pitches and direction  
Stepped massing

**Massing**

Single story elements

Yes 50% of plans (where style appropriate)

Rear articulation

Varied with one 3-foot minimum offset on 60% of plans (where appropriate to style) – must be provided at first and second stories.

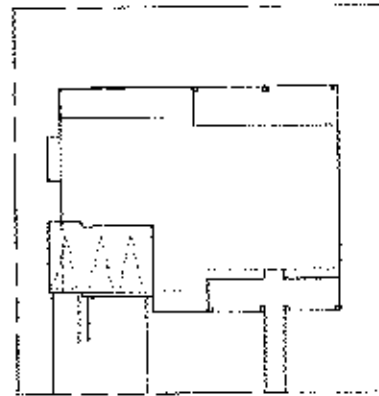
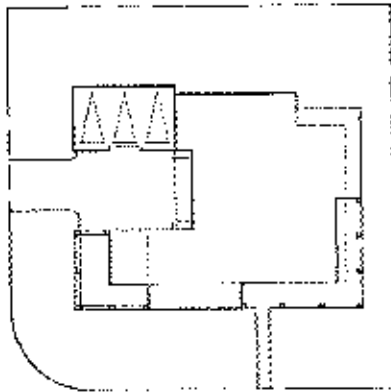
Side and Rear trim

Std.

Wrapping Articulation

Std.

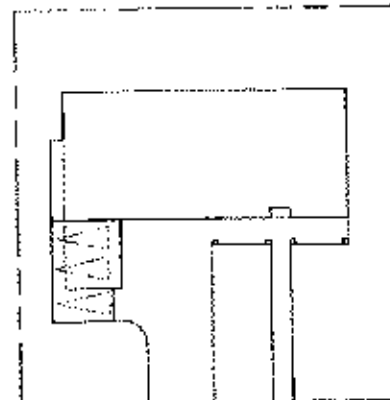
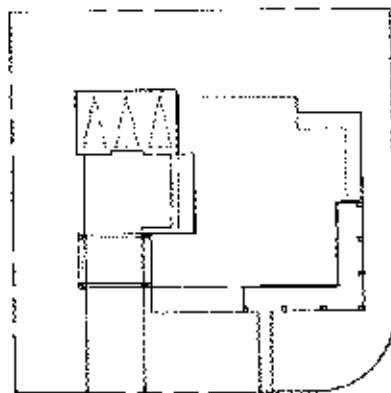
**Plotting and Massing Criteria  
Parcel WR-2  
13,500+ S.F. Lots**



**Exhibit 5.4a**

Stepped one and two-story massing  
Swing-in garage from side street  
Architecture wraps corner

Stepped one and two-story massing  
Front facing, shallow-recessed garage



**Exhibit 5.4b**

Stepped one and two-story massing  
Front facing, deep-recessed garage  
Architecture wraps corner  
Porte cochere

Full two-story massing  
Swing-in garage at front

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
  2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.

**Plotting and Massing Criteria**

**Parcel WR-1  
22,000+ S.F. Lots**

**Architectural Styles** - Selection open for style mix

American Colonial

Cape Cod

Craftsman

Monterey

European Cottage

European Estate

Italianate

Spanish Revival

Adobe Contemporary

Spanish Eclectic

Mission Italianate

Gill Inspired

Contemporary

**Lot Specific Characteristics**

Allows garages to be down played with varying garage locations

Optimizes architecture on the street frontage

Use of curb separated sidewalk provides a tree lined traditional foreground for homes

**Product Characteristics**

Undulated bldg. massing & setback variations

Corner lot plottable homes with garage on opposite street from entry

Front door identity toward street

Significant private usable rear yards

Varied roof pitches and direction

Stepped massing

**Massing**

Single story elements

Yes 50% of plans (where style appropriate)

Rear articulation

Varied with one 3-foot minimum offset on 60% of plans (where appropriate to style) – must be provided at first and second stories.

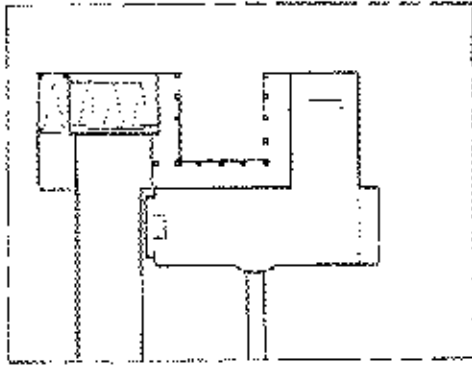
Side and Rear trim

Std.

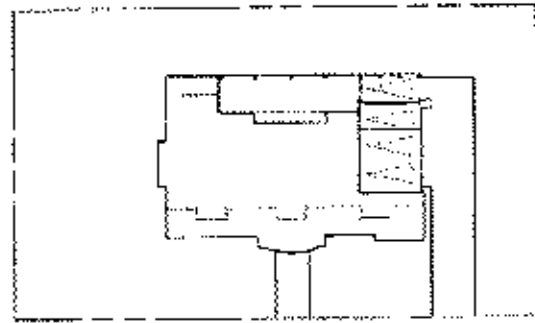
Wrapping Articulation

Std.

**Plotting and Massing Criteria  
Parcel WR-1  
22,000+ S.F. Lots**

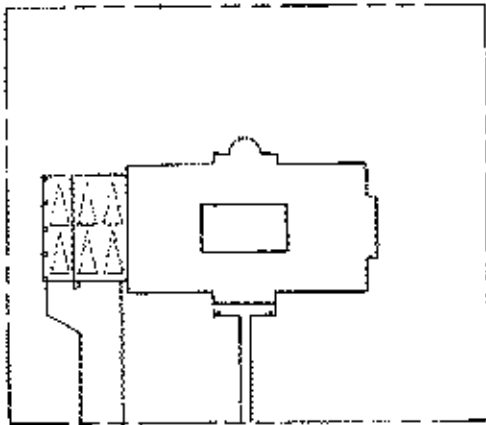


Stepped one and two-story massing  
Front facing, deep-recessed garage

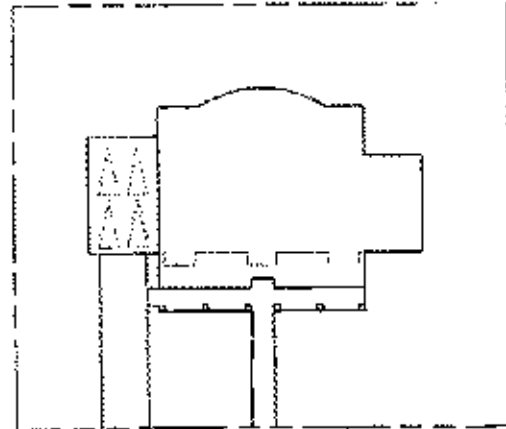


**Exhibit 5.5a**

Stepped one and two-story massing  
Swing-in garage at rear



Full two-story massing  
Front facing, tandem garage



**Exhibit 5.5b**

Stepped one and two-story massing  
Front facing mid-recessed, tandem garage

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
  2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.

### **II.4.5.3.5 Architectural Styles**

#### *General*

The arts and crafts vernacular of architecture, in combination with the diversity and heritage of styles will characterize the background and setting of The Woods. The choice of an acceptable style is meant to fulfill an authentic sense of place for the community. Therefore, it is important that the application of these styles be as authentic as possible to their historical character and avoid "stage-front" architecture.

Much like attractive, established urban neighborhoods, the variety of architecture will add to the character and provide a higher degree of value for the community. These neighborhoods were built over time with architecture that is as appropriate today as it was yesterday. The Woods will not be designed with trends that merely respond to whims of the current marketplace, but with styles that have established themselves as classics over the years.

The palette of styles permitted for The Woods at EastLake are:

#### **American Styles:**

- American Colonial
- Cape Cod
- Craftsman
- Monterey
- Contemporary

#### **European Styles:**

- European Cottage
- European Estate
- Italianate
- Spanish Revival

#### **San Diego Spanish Styles:**

- Southwest Adobe Contemporary
- Spanish Eclectic
- Mission Italianate
- Gill-Inspired

#### *Intent*

The architectural design characteristics, requirements, and details will provide a background for guidance and inspiration in creating appropriate images for the character and scale of each style. These styles are identified within a special time in history and the unique combination of scale, character and detail associated with each shall be maintained.

This goal will be achieved by having the community facilities, neighborhood centers, and residences embody authentically significant architectural massing, elements and details. This

community architectural character will be continued through village entry monumentation, neighborhood entries, community walls, signs, lighting and landscape. The use of walls as a character element will add a sense of consistency that is carried throughout The Woods.

**Architectural Style Selection**

<b>ARCHITECTURAL STYLE MATRIX - The Woods at EastLake</b>					
<b>Architectural Styles</b>	<b>Parcel WR-1</b>	<b>Parcel WR-2</b>	<b>Parcel WR-3</b>	<b>Parcel WR-4</b>	<b>Parcel WR-5</b>
<b>American Styles</b>					
American Colonial	X	X	X		
Cape Cod	X		X	X	X
Craftsman	X		X	X	X
Monterey	X		X	X	X
Contemporary	X				
<b>European Styles</b>					
European Cottage	X		X	X	X
European Estate	X	X			
Italianate	X	X	X		
Spanish Revival (Balboa Park)	X	X	X		
<b>San Diego Spanish Styles</b>					
Southwest Adobe - Contemporary	X				
Spanish Eclectic	X	X	X	X	X
Mission Italianate	X	X	X	X	
Gill-Inspired	X	X	X		

**Criteria**

Architectural styles shall vary between and within neighborhoods according to the selected style palette for each neighborhood (see Architectural Style Matrix above).



Each builder shall provide a minimum of three plans per neighborhood (four preferred). Each plan shall have a minimum of 3 different style elevations, demonstrating substantial differences in appearance. For 3-plan packages, no more than 35% of the units within a phase, tract, or street segment shall have the same style. For 4-plan packages, no more than 30% of the units within a phase, tract, or street segment shall have the same style.

The following section provides a brief description of each style and the design requirements necessary to execute each one with the appropriate level of authenticity.



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### **AMERICAN COLONIAL - PARCELS WR-1, WR-2, WR-3**

#### ***Historical Precedent***

This classic American style evolved from the first homes built in the New England colonies in the 17th century. Their beginnings were as small and unpretentious as the one story saltbox, favoring the cultures and traditions of the settlements.

As living functions became more defined and prosperity increased, so did the need for additional space. Second stories with overhangs, dormers and gabled roof forms became favored solutions, later evolving into classic elements of the traditional style.

With the event of Greek Revival styles in the 19th century, the front dormer window evolved into a standard, prominent roof or entry element, raising the level of sophistication of this style. Later, wings of smaller continuous gable forms were added to each side of the house, becoming a lasting characteristic of traditional form.

The details of this style further demonstrate the character of colonial revival influence. The use of brick veneer and/or wood siding with heavier trim above the doors and windows is typical.

### *Design Characteristics*

The design characteristics provide the essentials for massing, scale, proportion, building materials, and details in understanding this style. They are identified as:

- One and two story roof elements
- Wrapped siding
- Traditional door and window surrounds
- Predominantly gabled roof forms
- Shutters or enhanced windows surrounds as a primary accent

The following sections of design requirements and details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### *Design Requirements*

**Roof Form** - 5:12 to 8:12 standard. Front to back gables as primary form. Secondary elements may be front facing gable or sheds.

**Roof Material** - Flat concrete or composition tile.

**Overhangs** - 12-inch to 24-inch standard

**Siding** - Siding will be used as an accent on all elevations, along with brick veneer.

**Stucco Finish** - Stucco will be a sand finish and match the siding color.

**Chimneys** - Chimneys will be detailed with brick veneer base and siding above.

**Porches** - Typically expressed as a portico, or a small covered area including the entry.

**Balconies** - None

**Window Treatments** - Wood or stucco trim shall occur on all windows. Shutters, when used, will be used widely beyond the front elevation.

**Entry** - The entry will be covered by a front porch or portico.

**Doors** - Entry doors will have wood/stucco trim surround and articulated with sidelights and or transom lights.

**Garage Doors** - Garage doors shall be a roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The lines of the roof will have gentle pitches and simple gables.

**Character Details** - Classic columns at entry, louvered wood shutters, broken pediment detail over entry or at eaves.

### *Design Details*

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



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## CAPE COD - PARCELS WR-3, WR-4, WR-5

### *Historical Precedent*

Evolving out of the traditional style of New England Colonial homes, the Cape Cod style possesses a blend of architectural styles dating back to the early 1600's.

This "folk style" house blended the simple, traditional New England character with a sense of asymmetry and a variety of roof forms. The evolution and use of dormer types such as the shed, cycbrow, arched, inset, and wall dormer, contributed to the eclectic look and more fashionable coastline of Cape Cod.

While most homes were completely wrapped by siding, many of the earliest residences also had stone veneer bases surrounding the footprint. The use of colonial type columns at wrapping porches, along with traditionally trimmed windows and doors, added to the distinct personality of these over sized "cottages" by the sea and countryside.

### *Design Characteristics*

The design characteristics provide the essentials for massing, scale, proportion, building materials, and details in understanding this style. They are identified as:

- One and two story roof elements
- Wrapped siding - horizontal or shingle
- Articulated windows and doors with trim surrounds
- Colonial columns at porches
- Hip roof forms
- Wide variety of dormer types

The following sections of design requirements and details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 to 10:12 standard with hip and gable or gambrel roof forms.

**Roof Material** - Shake-like, composition or flat concrete.

**Overhangs** - 12-inch standard

**Siding** - Wrapped siding or shingle will be used as an accent in coordination with stone or brick veneer bases.

**Stucco Finish** - The stucco will be a fine to medium sand finish, the color being in slight contrast with the siding.

**Chimneys** - This detailing will be stone or brick veneer low with siding on the upper half of the stack toward the cap.

**Porches** - The porch will be large in size and scale, always covering the entry and wrapping the house.

**Balconies** - None

**Window Treatments** - A variety of dormer windows will be used beyond the front elevation. Wood or stucco trim shall occur on all windows.

**Entry** - The entry will be covered by the front wrapping porch and articulated sidelights.

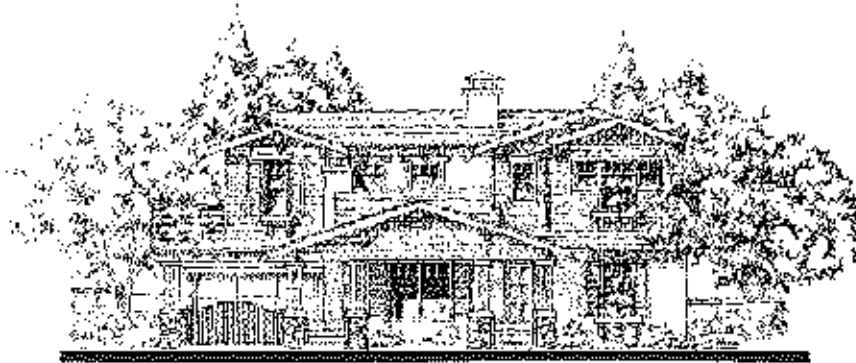
**Doors** - The door shall be simple with wood/stucco surrounds.

**Garage Doors** - Garage doors shall be roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Character Details** - Transom or side lights at front door, small round or oval accent windows on front façade, weathervanes, window boxes.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



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## **CRAFTSMAN - PARCELS WR-3, WR-4, WR-5**

### ***Historical Precedent***

The Craftsman style was inspired by the English Arts and Crafts Movement of the late 19th century. The style stressed the importance of insuring that all exterior and interior elements receive both tasteful and “artful” attention. The movement influenced numerous California architects such as Green and Green, and Bernard Maybeck.

The resulting Craftsman style responded with extensive built-in elements and by treating details such as windows or ceilings as if they were furniture. The overall affect was the creation of a natural, warm and livable home.

The style is further characterized by the rustic texture of the building materials, broad overhangs with exposed rafter tails at the eaves and trellises over the porches. In Southern California, the Craftsman style spun out of bungalows that were the production home of the time. This type of architecture can be found in the classic tree lined neighborhoods of Mission Hills and Hillcrest in San Diego. This unique predominant look promoted hand crafted quality; thus the name Craftsman.

### ***Design Characteristics***

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Gently pitched roofs
- Projecting gable ends and exposed rafters
- Wood columns
- Porches with supporting stone or brick veneer bases
- Siding as an accent

The following sections of design requirements and details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### *Design Requirements*

**Roof Form** - 4:12 standard. Back to front and front facing gable roofs, and secondary shed roofs.

**Roof Material** - Flat concrete tile.

**Overhangs** - 18-inches to 30-inches standard.

**Siding** - Siding shall be used as an accent on all elevation sides, and in gable ends.

**Stucco Finish** - Stucco will be a sand finish and match the siding color.

**Chimneys** - Chimneys will be detailed with siding above, and stone or brick veneer below.

**Porches** - Porches shall cover the front door area and/or the full width of the front elevation. However large, the porch will be raised like a front stoop.

**Balconies** - Balconies will project out over the building plane and be articulated with wood detailing.

**Window Treatments** - Wood/stucco trim surrounds shall be on all windows. Dormers commonly used. Shutters will seldom be used.

**Entry** - The entry and surrounding raised stoop will be covered and contained by the porch.

**Doors** - Entry doors will have side-lights with wood trim surround.

**Garage Doors** - The doors shall be roll-up type with a variety of panel breakups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The lines of the roof will be low and simple with wide projecting roofs.

**Character Details** - Applied siding in caves, battered columns at porch/entry, balustraded porch

### *Design Details*

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



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## **MONTEREY - PARCELS WR-3, WR-4, WR-5**

### *Historical Precedent*

The Monterey style is a combination of the original Spanish Colonial adobe construction methods with the basic two-story New England colonial house. Prior to this innovation in Monterey, all Spanish colonial houses in California were of single story construction.

First built by Thomas Larkin in 1835, it introduced two story residential construction and shingle roofs to California. This Monterey style and its single story counterpart eventually had a major influence on the development of modern architecture in the 1930's.

The style was popularized by the use of simple building forms. Roofs featured gables or hips with broad overhangs, often with exposed rafter tails. Shutters, balconies, verandas and porches are integral to the Monterey character.

Several architects, notably Roland Coate, H. Roy Kelly and John Byers promoted the Monterey style through their collective designs. Their interpretations maintained the simple elegance of the early prototypes, but added many refinements and new details.

### *Design Characteristics*

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Balconies, verandas and porches
- Contrasting materials between first and second floors
- Exposed rafter tails

The following sections of design requirements and details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 breaking to 3:12 standard over front and rear porches or verandas. Primary roof line is front to a back gable with an opposing gable.

**Roof Material** - Flat or 'S' concrete.

**Overhangs** - Overhangs shall have tight rakes and extended eaves with exposed rafters.

**Siding** - Siding will be the material that differentiates the first and second floors.

**Stucco Finish** - The stucco will have very little texturing, fine to medium sand or smooth finish.

**Chimneys** - The chimney will be wrapped in stucco with a simple chimney cap.

**Porches** - The verandas shall be large and open with wood detailing.

**Balconies** - The balconies shall be an integral part of both the front and rear elevations.

**Window Treatments** - Shutters shall be used as accents and all windows will be trimmed.

**Entry** - The entry will be recessed and under the cover of the front veranda.

**Doors** - The entry doors will be typically simple with wood trim surrounds.

**Garage Door** - The doors shall be a roll-up type with a variety of panel breakups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The overall form will be horizontal.

**Character Details** - Wood picket balcony railings, exposed rafter tails and French doors opening onto verandas.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.





## CONTEMPORARY - PARCEL WR-1

### *Historical Precedent*

Contemporary, by its mere description, should have little basis in the past, but rather be an accumulation of the latest in natural as well as man-made materials. Generally the plans are open and free-forming. The interiors reflect the exterior with an emphasis on indoor-outdoor relationships.

Characteristics of this style often include creative use of glass with long, but gentle, overhangs, repetitive lines to initiate rhythm and order. Detailing, particularly in the connections of materials, reflects originality and the essence of custom design.

The beauty of this style will be the designer's ability to create order using progressive geometry and unique ways of incorporating distinct materials. A unique challenge for any Contemporary design in WR-1 will be to create a contemporary home that must be in harmony with other non-contemporary homes.

### *Design Characteristics*

The following design characteristics are common elements for the massing, scale, proportion and texture of the building:

- Long soaring overhangs
- Earth bermed walls to minimize scale
- Round edges at corners or precision sharp edges
- Balance of natural and man-made materials
- Flat or low roofs & parapits
- Large planes of glass for transparency
- Blending of rounded/curvilinear with sharp/square architectural features

*Design Requirements*

**Roof Pitch:** Flat to 6:12 parapets and play roof only when applicable

**Roof Materials:** All latest roofing materials, including, cooper and earth toned metals.

**Overhangs:** Should be long & soaring with emphasis on edge detail

**Siding:** Wood in small percentages with natural stone claddings encouraged.

**Stucco Finishes:** Sand or smooth

**Chimneys:** Chimneys shall be sculptured materials with artistic cap details.

**Balconies:** Balconies are to be used to break-up masses in design, but shall flow with existing geometry.

**Window Treatments:** Exterior roller shades or interior treatments should be concealed within soffit and hidden from view.

**Entry:** The entry shall be clearly defined geometrically, unique door materials are encouraged.

**Garage Doors:** Generally a gentle juxtaposition of geometry, combining an artistic balance of horizontal and vertical elements. The long overhang shall be used to terminate soaring scales and facades.



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### **EUROPEAN COTTAGE - PARCELS WR-3, WR-4, WR-5**

#### ***Historical Precedent***

The European Cottage is a style that evolved out of the medieval Tudor and Norman architecture. The evolving character that resulted in the English "cottage look" became extremely popular when the addition of stone and brick veneer details were added in the 1920's.

Although the cottage is looked upon as small and not costly, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting that they evolved in. Many established older neighborhoods in Southern California, contain homes with the charm and character of this unpretentious style.

Roof pitches for these homes are steeper than traditional homes, and are comprised of gables, hips and half-hip roof forms. The primary material is stucco with heavy use of stone and brick bases, veneers and tower elements. Some of the most recognizable features for this style are the stucco accents in gable end forms and the sculptured swooping walls at the front elevation.

#### ***Design Characteristics***

The design characteristics provide the essentials for massing, scale, proportion, building materials, and details in understanding this style. They are identified as:

- Gentle to steep roof pitches
- Projecting gable ends
- Exposed rafter tails with tight rake
- Stone and brick as a major accent on wall, tower and veneer base

The following sections of design requirements and details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### *Design Requirements*

**Roof Form** - 4:12 to 8:12 standard with gabled roof forms and occasional swooping form at front.

**Roof Material** - Flat concrete tile.

**Overhangs** - 0 - 12-inch standard

**Stone/Brick** - Stone/brick on all elevations

**Siding** - None

**Stucco Finish** - The stucco will be a sand finish.

**Chimneys** - This detailing will have stone or brick veneer low with stucco on the upper half of the stack toward the cap.

**Porches** - The porch will vary in size and scale, but always covers the entry with a tower. Add stone or brick to tower element.

**Balconies** - Balconies shall have wood detailing as an attachment to the building plane.

**Window Treatments** - A variety of shutters will be used beyond the front elevation. Wood or stucco trim shall occur on all windows.

**Entry** - The entry will be covered by the front porch and articulated sidelights.

**Doors** - The door shall be simple with wood/stucco surrounds.

**Garage Doors** - Garage doors shall be the roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The elevation lines will be a symmetrical, simple and steep.

**Character Details** - Swooping wall at front façade, small accent windows with wrought iron trim, window boxes.

### *Design Details*

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



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## EUROPEAN ESTATE - PARCELS WR-1, WR-2

### *Historical Precedent*

The European Estate or Revival style is a picturesque style defined from medieval English prototypes. The elements in design of steeply pitched roofs and gables blossomed in the American Eclectic expressions in the 1920's & 1930's. Many of these homes have provided a strong influence in these remaining older communities.

The overall shapes and forms contain endless variations of one and two story asymmetrical facades. Relatively uncommon at the turn of the century, this style expanded in popularity with the widespread evolution of brick and stone veneering techniques. Moreover, the period detailing allowed homes to appear real and not simulated.

It is the use of brick and stone materials often mixed, that creates the embellishment for this specific architecture.

### *Design Characteristics*

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Steeply pitched roofs
- Gables, dutch gables and hips elements
- Eave and gutter details
- Timbering in the stucco field
- Dormer windows
- Decorative wood trim surrounds
- Stone and brick applications at walls and chimney stack

The following sections of design requirements and details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

***Design Requirements***

**Roof Forms** - 6:12 - 8:12 standard. Gables, clipped gables and occasional hipped forms.

**Roof Material** - Flat concrete tile with a slate-like appearance.

**Overhangs** - 0 - 12-inch standard

**Siding** - Siding shall be used as an accent, along with half timbering on selective sides.

**Stucco Finish** - Stucco will be a sand finish and match the siding color.

**Chimneys** - Chimneys will be detailed with stucco above, and stone or brick veneer below.

**Porches** - Porches shall cover the front door area and be raised on a front stoop.

**Balconies** - None

**Window Treatments** - Wood/stucco trim surrounds shall be on all windows. Shutters are seldom used.

**Entry** - The entry and surrounding raised stoop will be covered and contained by the porch.

**Doors** - The doors will have sidelights with wood trim surround.

**Garage Doors** - The doors shall be a roll-up type with a variety of panel breakups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The lines of the roof will be steep and simple with wide projecting roofs.

**Character Details** - Swooping wall at front façade, arched shutters on windows, window boxes.

***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



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## ITALIANATE - PARCELS WR-1, WR-2, WR-3

### *Historical Precedent*

The Italianate style began as part of the picturesque movement, a shift away from a strict classical direction in art and architecture. Although few American architects could afford to travel to Italy in the mid-nineteenth century, the European influence came through English buildings and pattern books. Old world prototypes were refined, adapted and embellished, evolving into a classic revival period style.

Although the new period style generated less formality, traditional classical elements such as the symmetrical façade, squared tower entry forms, arched windows, quoined corners and bracketed eaves persisted as the enduring traits of this style. When cast iron became a popular building material, it became a part of the Italianate vocabulary, embellishing homes with a variety of designs for porches, balconies, railings and fences.

Of the three styles of Italian homes built in America, the Villa, Italianate and Brownstone, the Italianate became the most popular. Although it's sophisticated façade and graceful details made it easily recognizable, the decorative brackets that articulate the eaves became such a prominent feature that it sometimes was known as the "Bracketed" style.

### *Design Characteristics*

The design characteristics provide the essentials of massing, scale, proportion and building materials in understanding the principal concepts for this style. They are identified as:

- Low-pitched roofs with brackets under deep overhangs
- Elaboration and detail of the windows, cornices, porches and doorways
- Cornices at eave line
- Horizontal banding and quoins as predominant elements

The following sections of design requirements and details further define the elements for design concepts. Each style will be reviewed and approved based on the following representative

criteria and examples. Elements and details that vary from the historical context shall not be accepted.

### *Design Requirements*

**Roof Form** - 4:12 pitch standard. The large parallel section of roof shall be hipped.

**Roof Material** - Concrete 'S' or barrel tile

**Overhangs** - 12-inch to 24-inch overhanging eaves with soffits and decorative brackets below.

**Stucco Finish** - Stucco shall be smooth or light to medium sand finish

**Brick/Stone/Tile** - Cut stone may be applied as an entire surface material or used at the entry and corners as an accent. The use of decorative Italian tile is encouraged.

**Chimneys** - The stucco chimney stack will have an articulated cap detail.

**Porches** - Porches shall occur differently with the varied massing of this style; very formal, vertical and articulated with a square plan configuration or wider, more horizontal on a less formal facade.

**Balconies** - The balcony shall project from the building plane as a highly decorative wrought iron element or concrete with balusters.

**Window Treatments** - Shutters may be used occasionally. Arched and curved window tops will be used predominantly above rectangular windows, along with exterior stucco framing. Hooded window surrounds may be used.

**Entry** - The entry shall be pronounced with a detailed door surround, in wood or stone, or a porch or portico.

**Doors** - The doors shall be detailed with transom and sidelights. Transom will be arched to match the window detail.

**Garage Doors** - The doors shall be a roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - With the two story square plan layout of this style, the massing will be vertical in appearance.

**Character Details** - Corbels under eaves, engaged columns, quoins arched forms at 1<sup>st</sup> story windows, entry, *etc.*

### *Design Details*

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing





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## **SPANISH REVIVAL - PARCELS WR-1, WR-2, WL-3**

### ***Historical Precedent***

Spanish Revival style is a culmination of Spanish styles brought to a sophisticated level of interpretation by Bertram Goodhue for the buildings of the 1915 California-Pacific Exposition in San Diego.

Borrowing elements of detailing from Moorish, Byzantine and Renaissance architecture in Spain, Goodhue romanticized the simple Spanish Colonial style massing with the use of ornate classical elements and details at entries, arcades, windows and balconies. Although the building mass remained simple, the style exemplified sophisticated fine classical detailing.

This style became popular and remained so into the 1930's, becoming the style of choice for Hollywood stars and fashionable Florida resorts.

### ***Design Characteristics***

The design characteristics provide the essentials for massing, scale, proportion, building materials, and details in understanding the primary concepts for this style. They are identified as:

- Simple two story massing
- Upper story balconies and verandas with embellished trim
- Ornate detailing at entries, windows and balconies/verandas
- Stucco finish with painted wood detailing

The following design requirements and details further define the character for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

***Design Requirements***

**Roof Form** - 4:12 and 5:12 pitch standard, primarily gables and occasional hips, 80% parallel and 20% opposing

**Roof Material** - Concrete 'S' or barrel tile

**Overhangs** - Overhangs will have tight rakes and 12-inch eaves

**Siding** - None

**Stucco Finish** - Stucco shall be smooth

**Chimneys** - Chimneys shall be sculpted stucco with an articulated cap detail.

**Porches** - Porches shall be expressed as an integral part of massing and form. They shall be recessed with ornamental elements such as columns, arched openings and trim surrounds.

**Balconies** - Balconies will project out over building plane to break up otherwise simple massing. Balustrades or wood rails and columns should reflect ornamental detailing.

**Window Treatments** - Recessed, singular or grouped vertical windows with ornamental trim surrounds.

**Entry** - Highly ornamental detailing surrounds entry facade or recessed doorway with added emphasis above portal or front door.

**Doors** - Carved or paneled doors with simple wood trim.

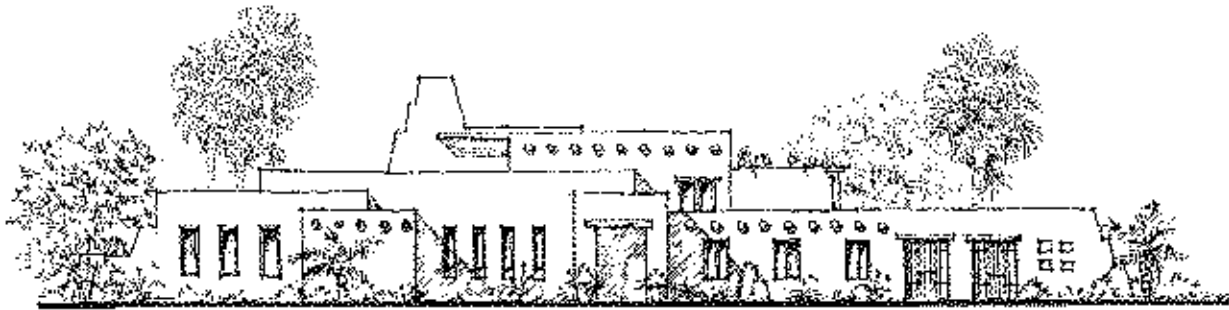
**Garage Doors** - The doors shall be a roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevations** - The elevations will be simple, primarily horizontal.

**Character Details** - Sculptural chimney forms. Carved ornamental details at entries, passageways and balconies or verandas. Classical or Mediterranean inspired columns.

***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow through of design detailing.



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## **SOUTHWEST ADOBE – CONTEMPORARY - PARCEL WR-1**

### ***Historical Precedent***

Southwest Adobe style is a regional architecture developed in what is now the southwestern United States. Using Spanish and native Indian traditions, colonists in New Mexico, Texas and Arizona used the materials and labor at hand to produce a courtyard form of housing that was an effective shelter against hot desert climates and unfriendly Indian attacks.

The thick walls of these homes were composed of adobe; unfired brick made from clay, sand and straw, then covered with plaster inside and out. Although the plaster sealed the adobe brick, it was vulnerable to weather and had to be re-applied on the exterior. Even with regular care, the weather eventually wore the corners down to the soft, rounded forms typically seen on this style.

The Spanish influence introduced wooden doors and door frames, 'portals' (porches), and heavy wooden courtyard gates to this architecture. The original flat roofs, both Spanish and Indian traditions, were supported by wooden beams or 'vigas' that extended through the exterior façade. These elements, once purely a matter of function and environment, were slowly refined and persist as the primary character elements of this style today.

Contemporary interpretations of this style include stepped geometric forms and a color palette that includes brighter shades of warm desert colors.

### ***Design Characteristics***

The design characteristics provide the essentials for massing, scale, proportion, building materials, and details in understanding the primary concepts for this style. They are identified as:

- Simple one and two story combined building mass, horizontal and asymmetrical in form
- Street front facades and courtyard plan forms
- Overall stucco finish with stained or painted wood details

The following design requirements and details further define the character for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details which vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 pitch standard with parapets, 90% parallel and 10% opposing

**Roof Material** - Concrete 'S' or barrel tile

**Overhangs** - none

**Siding** - None

**Brick/Stone/Tile** - The use of decorative Spanish tile is encouraged.

**Stucco** - Stucco shall be smooth or light to medium sand finish

**Chimneys** - Chimneys shall be sculpted stucco with an articulated cap detail.

**Porches** - Porches, where used, should occupy one third of the façade length. They are supported by heavy, rustic wood posts or columns with ornamental brackets and an open structure of rounded, wood poles above.

**Balconies** - Where used, balconies shall occur as an integral part of the building form and massing. Where overhead elements are used, wood rails and columns should reflect the same detailing style as described for porches.

**Window Treatments** - Deeply recessed, singular or grouped vertical windows. Extended facade walls (exterior) may have "punched" openings that appear as windows to the courtyard on the other side.

**Entry** - Shall be deeply recessed with simple wood trim surrounds or enclosed in an alcove.

**Doors** - Heavy carved relief or paneled doors with visible aesthetic hardware and simple wood trim surrounds.

**Garage Doors** - The doors shall be a roll-up door with a variety of panel break-ups to correspond with the elements of this style. If they have windows, they must be appropriate in form to this architectural style.

**Front Elevations** - The elevations will be simple, geometric, primarily horizontal.

**Character Details** - Sculptural chimney forms, exposed vigas, heavy black Spanish hardware on doors, gates, *etc.*

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



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## **SPANISH ECLECTIC - PARCELS WR-1, WR-2, WR-3, WR-4, WR-5**

### ***Historical Precedent***

Spanish Eclectic is an adaptation of Mission Revival enriched with additional Latin American details and elements. The style attained widespread popularity after the introduction of related, more sophisticated Spanish styles in the Panama-California Exposition of 1915.

The simple courtyards of the Spanish Colonial heritage with hanging pots, a flowering garden and sprawling shade trees are hardly surpassed as foreground design elements. Further architectural distinction was established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork.

Key features of this style were adapted to the Southern California locale. The plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability and contrast of materials and textures.

### ***Design Characteristics***

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Exterior arches
- Round or square exterior columns
- Wrought iron accent grates
- Balcony railings
- Accent drain tiles
- Entry courtyard walls and gates

The following sections of design requirements and design details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details which vary or detract from the historical context shall not be accepted.

***Design Requirement***

**Roof Pitch** - 4:12 and 5:12 standard

**Roof Material** - Concrete 'S' or barrel tile.

**Overhangs** - Overhangs will have tight rakes and 12-inch eaves, and have exposed rafter tails as an accent.

**Siding** - None

**Stucco Finish** - Stucco will be smooth.

**Chimneys** - Chimneys shall be sculptured stucco with an articulated cap detail.

**Porches** - Porches shall wrap around courtyard elements in an 'L' shape and be accented by detailed columns, walls and gates.

**Balconies** - Balconies will project out over building planes to break up the front mass and be articulated with wood or wrought iron details.

**Window Treatments** - Shutters shall be used throughout on all elevations. One to two accent windows will be recessed on the front elevation. All windows shall be trimmed in stucco or wood at the top and bottom of the window.

**Entry** - The entry shall be covered and be part of the porch and courtyard layout.

**Doors** - They will be recessed and have stucco or wood trim surround along with articulated sidelights.

**Garage Doors** - The doors shall be a metal roll-up door with a variety of panel breakups to correspond with the elements of this style.

**Front Elevation** - Primarily horizontal asymmetrical forms and massing.

**Character Details** - Clay tile drains in eaves, wrought-iron details at balcony railings, windows and gates.

***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow through of design detailing.



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### **MISSION ITALIANATE - PARCELS WR-1, WR-2, WR-3**

#### ***Historical Precedent***

This San Diego regional style is derived from an eclectic mix of several other styles including Spanish Mission and Italianate and may have been influenced by the architecture of San Diego architect, Irving Gill.

The Mission style elements including sculpted wall forms, occasional parapets and 'punched' openings are expressed, although typically in a more subtle form. The typical two story boxed massing, with a dominant detailed porch or entry form, cornices and brackets at the eaves, and fine stucco surfaces are all reminiscent of the Italianate style. Irving Gill's simplified forms, few areas of trim and vertical 'punched' openings probably influenced those examples built in San Diego during the early part of this century. These elements combined with an overall light colored stucco finish and few other materials create a very strong form with a subtle sophisticated appearance. The Mission Italianate style, influenced by San Diego's historical beginnings and an architect who made this city his home, can be considered a truly indigenous style.

#### ***Design Characteristics***

The design characteristics provide the essentials for massing, scale, proportion, building materials, and details in understanding the primary concepts for this style. They are identified as:

- Simple box-like massing and courtyard plan
- Dominant porch or entry form
- 'Sculpted' wall and façade elements
- Deep recessed or 'punched' windows
- Overall stucco finish with few exposed trim materials

The following sections of design requirements and design details further define the character for this architectural style. Each style will be reviewed and approved based on the following

criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 pitch standard. Primarily hip and occasional parapet roof elements.

**Roof Material** - Concrete 'S' or barrel tile.

**Overhangs** - Deep overhangs 18- 24-inches with cornices at eaves and decorative brackets below soffit.

**Siding** - None

**Stucco Finish** - Stucco shall be smooth to fine sand finish.

**Chimneys** - Sculptural stucco chimney stack with articulated cap detail.

**Porches** - May be expressed as a portico or porch with sculpted façade details. Porch or portico may also serve as a second story balcony with punched openings in a solid balustrade.

**Balconies** - Where used may occur as an integral part of the building mass and form or project from the building plane, typically with sculpted wall details.

**Window Treatments** - All windows will be recessed on the front elevation. Vertical, sometimes arched, top windows shall be trimmed in stucco. Varied decorative mullion patterns are encouraged.

**Entry** - The entry shall be covered by a portico or porch element.

**Doors** - Simple doors shall be recessed and have wood trim in contrast to the surrounding stucco façade. They may be articulated with transom or sidelights.

**Garage Doors** - The garage doors shall be a roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The elevation lines are symmetrical, primarily vertical and simple two story boxed forms.

**Character Details** - Brackets under eaves, arched top accent windows, perforated openings in balustrades and garden walls.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow through of design detailing.





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## GILL INSPIRED - PARCELS WR-1, WR-2, WR-3

### *Historical Precedent*

Predating his European counterparts, San Diego architect Irving Gill developed what would appear to be an American derivation of the International style. With functional practicality, aesthetics and new construction methods in mind, Gill developed a system of design and construction that took on simple, clean and yet architecturally stylish forms.

His most well known innovation, that of 'lift-slab' concrete construction, was the one that drove the simple straight, box-like forms of this style. The wall surfaces were plain, with clean cut or 'punched' openings for windows and doors and often included garden walls that appeared as extensions of the façade. Gill retained a sense of regional style and character in his buildings by incorporating arched doorways, arcades, and details such as small balconies and window boxes. They were accomplished as an integral part of the monolithic wall slabs.

Integrating his indoor plan and exterior finishes with the outdoor environment, Gill used French doors opening onto terraces and garden rooms. Plantings were encompassed by extended garden walls and arcades making Gill's exterior living spaces an extension of the indoor environment.

### *Design Characteristics*

- Overall, simple horizontal forms
- Arched windows and openings on facades and secondary massing elements
- Overall stucco finish with wood detailing
- Sculptured columns and open wood overhangs at entry and patio/shade structures

The following sections of design requirements and details further define the character for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 pitch standard. Primarily hipped or parapet roofs.

**Roof Material** - Concrete 'S' or barrel tile.

**Overhangs** - 12-inch to 18-inch overhanging eaves.

**Siding** - None.

**Stucco Finish** - Stucco shall be smooth to fine sand finish.

**Chimneys** - Simple stucco chimney stack with articulated cap detail.

**Porches** - Shall occur as arbor-like structure supported by sculpted stucco columns and covered by open wood overhead.

**Balconies** - May occur as an integral part of the building mass and form.

**Window Treatments** - Windows have the appearance of being 'punched' or deeply recessed. They are vertical in form and often grouped. Arched top windows may be used widely as character and accent forms on 1<sup>st</sup> story.

**Entry** - The entry shall be covered by a porch structure.

**Doors** - Simple doors shall be recessed and have wood trim in contrast to the surrounding stucco façade.

**Garage Doors** - The garage doors shall be a roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The elevation lines are asymmetrical, primarily horizontal and simple boxed forms.

**Character Details** - Perforated openings in extended facade and garden walls.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow through of design detailing.

#### II.4.5.2.6 Secondary Elements

The following represents additional character elements to be reviewed for approval in the community. These elements typically go unnoticed as part of the architectural background in neighborhoods.

**Appurtenant Structures** - All detached structures to be used as living space shall conform to the design standards of the existing dwelling on the lot. This type of structure shall be reviewed for conformance with design standards and approval.

**Awnings** - Awnings may be used to reinforce the architectural character of the residence. When provided, they shall be compatible with the style, designed as an integral part of the architecture, and colored to match or complement the wall surface to which they are attached. Examples of acceptable awnings include:

- Solid color acrylic canvas fabric.
- Bahama shutters.

**Entry Court Gates and/or Motorcourt Gates** - Pedestrian and/or auto gates for individual lots shall be submitted for design review and approval.

**Exterior Lighting** - Selection of light fixtures for highly visible locations (*i.e.*, entry areas, corner lots) shall be submitted for design review and approval.

**Gutters and Downspouts** - Exposed gutters will be colored to match the roof or wall material. Exposed downspouts will be colored to match the surfaces to which they are attached. As an exception, natural copper gutters and downspouts are permitted.

**Mailboxes** - Standard ganged postal service mailboxes will be provided according to the designated design for each neighborhood. The individual box type shall be submitted for design review and approval.

**Mechanical Equipment** - All air conditioning/heating equipment, soft water tanks, pool and spa equipment, and electric self-timer boxes for sprinklers or exterior landscape/lighting shall be completely screened from public view.

**Meters** - Both gas and electric meters and cable panels shall be screened from view. The details shall be submitted for design review and approval.

**Patio Structures/Gazebos** - The use of patio structures is encouraged. They shall be integrated into the building form to add articulation to otherwise large unbroken wall masses. Freestanding patio covers or gazebos shall be designed in conformance with the architectural

style of the primary residence. The design and details for any such structures shall be submitted for design review and approval.

**Residential Address Numbers** - All address fixtures shall be lit by photocell as a standard feature. The type and location of fixtures shall be appropriate to the architectural style of the residence and shall be submitted for design review and approval.

**Roof Flashing & Vents** - All flashing and vents shall be colored to match the material to which it is attached.

**Stairs and Steps** - Exterior stairs that are designed for access to second story living areas shall be designed to be incorporated and appropriately articulated with respect to the style of the residence.

**Sky Lights** - Sky lights shall be designed as an integral part of the roof. The glazing shall be clear or solar bronze; white glazing is prohibited. The framing materials shall be colored to match or blend with the roof.

#### **II.4.5.2.7 Colors & Materials**

##### ***General***

The historic colors and materials used in the Arts and Crafts period demonstrate the concept of a building's organic growth from its site. The use of natural appearing materials and colors reflecting the local environment, such as earth tones, is desirable. Knowledgeable color experts anticipate color to reflect this environmental trend as consumers' awareness rises.

In the past, the tendency has been to hold on to the traditional before moving ahead. The use of traditional materials and colors will lead to new visual interpretations. Earth tones can be augmented with today's buyer interest of lighter colors.

##### ***Intent***

The architectural styles that form the heritage for The Woods are found in the long established neighborhoods of San Diego. Borrowing from the elements of authenticity, specific interpretation of color and materials shall be encouraged.

Material selection will have a long-lasting impact on the local character and identity of each neighborhood, and will be crucial to the visual consistency and coherence of the entire community.

The primary purpose of the palette selection and criteria is to avoid monotony, and to avoid the over use of light colors. This palette selection must strive to achieve a sense of historical reference, permanence, color diversity, and a soft visual expression to complement the selected

architectural style. Builders must refer to The Woods at EastLake architectural color palette maintained by the master developer for specific colors.

#### **II.4.5.3 Parking**

The amount of parking required within each residential district is specified in the EastLake III PC District Regulations. Requirements for sizing and spacing are provided in the PC Regulations. Beyond providing the number of spaces required, the design of common parking areas for attached and multi-family neighborhoods is an important element in site planning. However, within single family neighborhoods, parking is provided in individual garages, driveway spaces (between back of sidewalk and garage face) and guest parking on-street. No special design criteria are required for these areas, except for WR-1, where additional on-street parking is limited requiring additional on-site parking for guests.

#### **II.4.5.4 Special Standards**

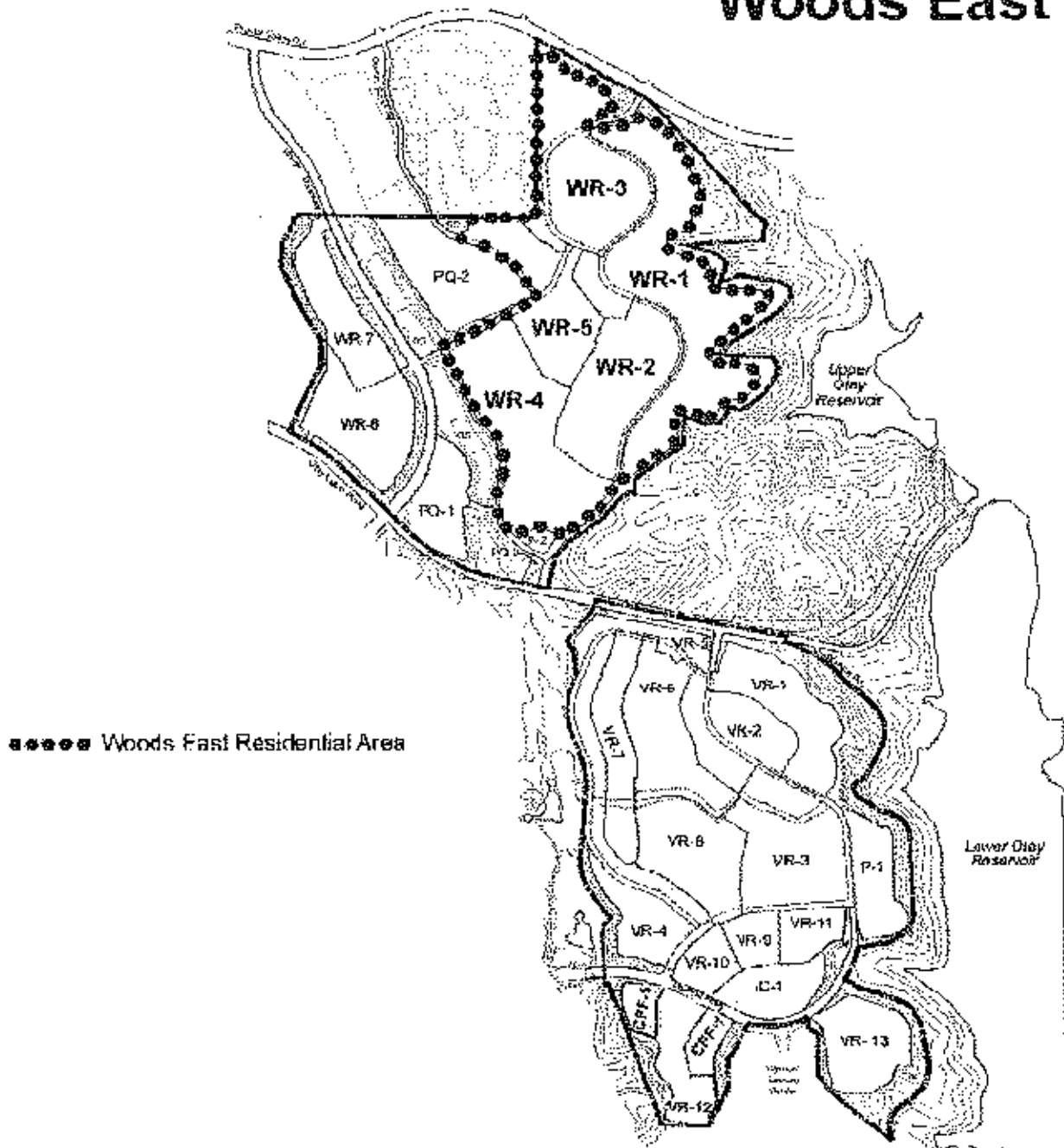
Some parcels in EastLake Woods are proposed to be gated neighborhoods/home groups with gates provided at each street entry. The gate and entry structure should be consistent with the community fencing design implemented adjacent to the entry. Adequate space for queuing and turn-around should also be provided in front of the gate so traffic does not backup on to the adjacent neighborhood street. The gated street entry design is depicted in Exhibit 4.12. Design standards for the common private driveways are provided in Exhibit 3.33 in the Chapter II.4.3.

#### **II.4.5.5 Individual Parcel Design Criteria**

The product descriptions and parcel plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All parcel plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All parcel plans shall conform to the development standards and other provisions of the EastLake III PC District regulations adopted by the City of Chula Vista. Each parcel description also includes a lotting concept exhibit which identifies the location of special design issues/responses.

The following are guidelines for site planning each of the residential parcels designated for single family detached products within the EastLake Woods East (refer to the Site Utilization Plan, Exhibit 5.1, for the location of each parcel).

# Woods East



----- Woods East Residential Area

**EASTLAKE III**  
A planned community by The EastLake Company

Civil Land Planning  
INCORPORATED  
6/20/08

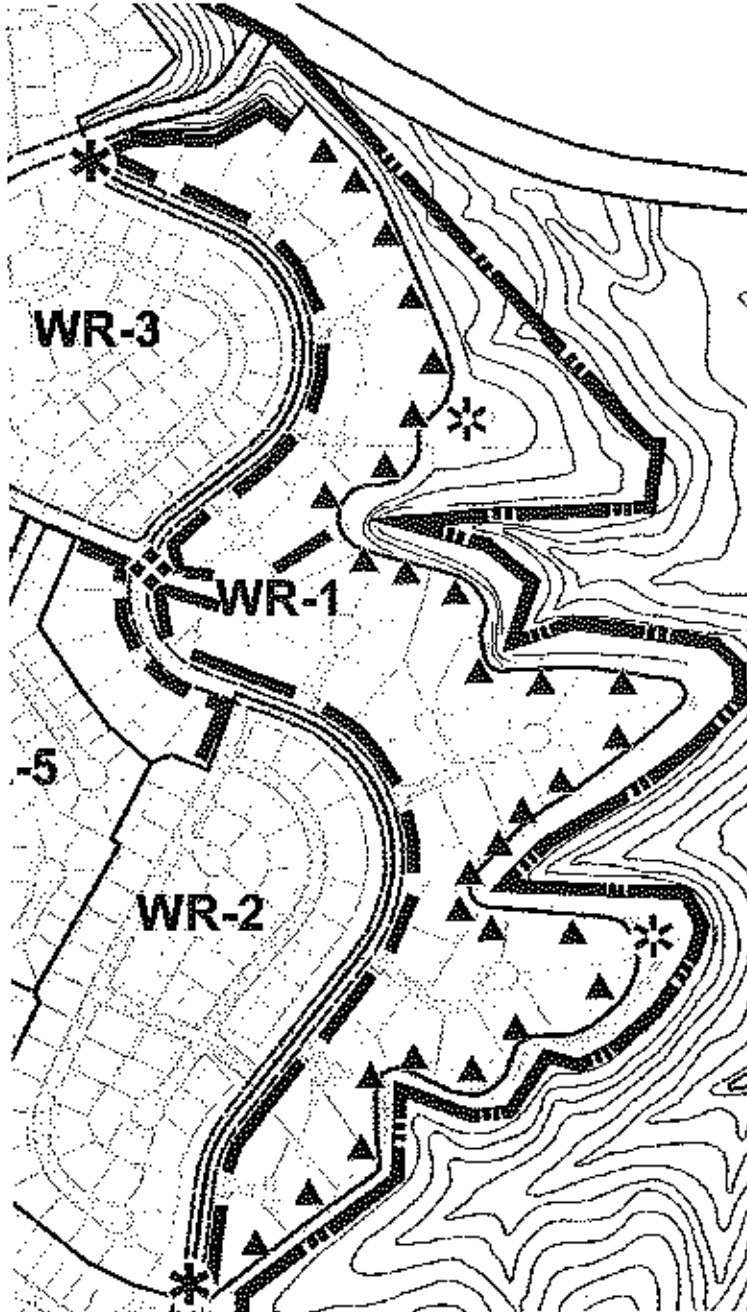
Exhibit 5.6

**EASTLAKE WOODS EAST****Parcel WR-1  
Design Issues Summary**

**Description:** This is the lowest density housing area in the EastLake Woods neighborhood. It is comprised of estate-sized lots greater than 20,000 sq. ft. in area overlooking Upper Otay Reservoir. Access to each home site is via a gated private street or common driveway off the Spine Road. All new homes are expected to be custom designed for each site. The slopes down from the development area toward Upper Otay Reservoir are a part of the Chula Vista Greenbelt. Maximizing long range views across the lake from development sites is a primary site design objective. Short range views up-slope from the public trail to private home sites should be screened with plant materials planted low enough on the slope to avoid interference with lake views. Another view issue will be the siting and design of homes, which will be prominently visible from the lake. The proposed lotting pattern within the parcel will provide a variety of exposures and setbacks from the top of slope.

<b>Land Use District:</b>	RL1
<b>Product:</b>	22,000 sf Lot Estate Custom Homes
<b>Views:</b>	Views to and from Upper Otay Reservoir and Greenbelt trail
<b>Entry:</b>	Gated private street entries/common driveways from Spine Road
<b>Fencing:</b>	Off-site views; consistency with community theme fencing on edges
<b>Edges:</b>	Greenbelt along Upper Otay Reservoir
<b>Landscaping:</b>	Slopes adjoining Greenbelt (naturalized)
<b>Special Requirements:</b>	See Plotting and Massing Criteria summary (pg. II.4.5-22) and Building Siting Plans in the PC District Regulations for special setbacks and fencing requirements.
<b>Design Review:</b>	Required

# Parcel WR-1



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company



**Exhibit 5.7**

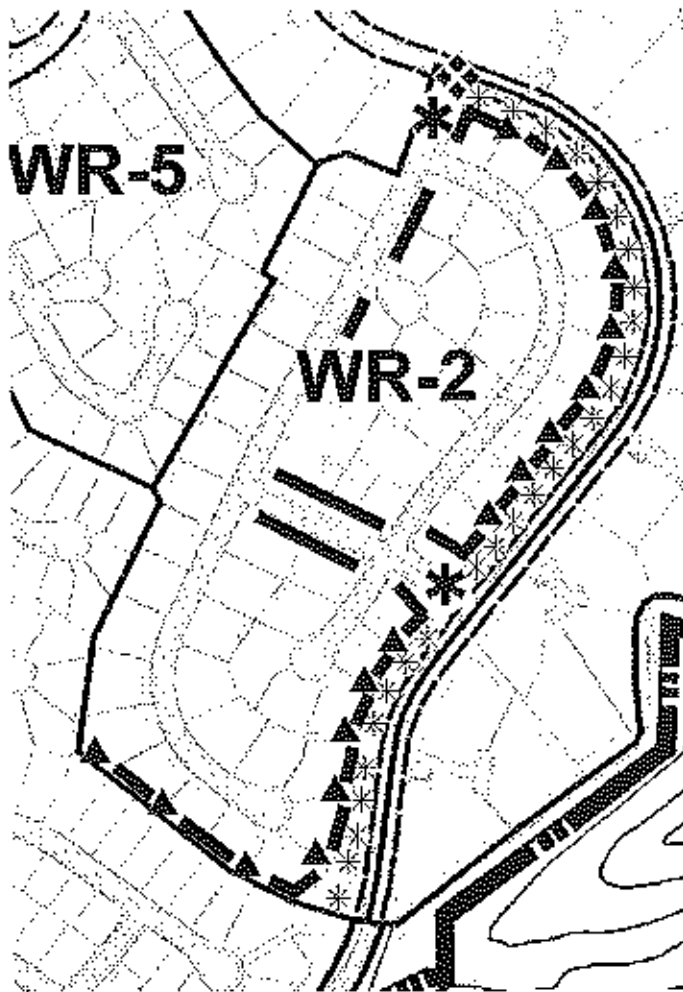


**EASTLAKE WOODS EAST****Parcel WR-2  
Design Issues Summary**

**Description:** This parcel is located to the west and above the southern portion of parcel WR-1. Due to its higher elevation, views over and across parcel WR-1 to the lake and beyond will be available in some locations. A down-slope along the eastern edge of the parcel is adjacent to the Spine Road. Landscaping of the slope should follow the streetscape design for the neighborhood street. Some views to and from the lake will be available but homes in this parcel will not be prominent when viewed from the lake because of the larger and more prominent WR-1 homes in the foreground.

<b>Land Use District:</b>	RL2
<b>Product:</b>	13,500 sf Lot Estate Single Family Residential
<b>Views:</b>	Views over and across parcel WR-1 in some locations
<b>Entry:</b>	Off Spine Road
<b>Fencing:</b>	Off-site views; consistency with community theme fencing on internal streets
<b>Edges:</b>	Spine Road edge
<b>Landscaping:</b>	Slopes adjoining Spine Road
<b>Special Requirements:</b>	See Plotting and Massing Criteria summary (pg. II.4.4-21-22)
<b>Design Review:</b>	Not Required

# Parcel WR-2



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



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City Land Planning  
4-29-01

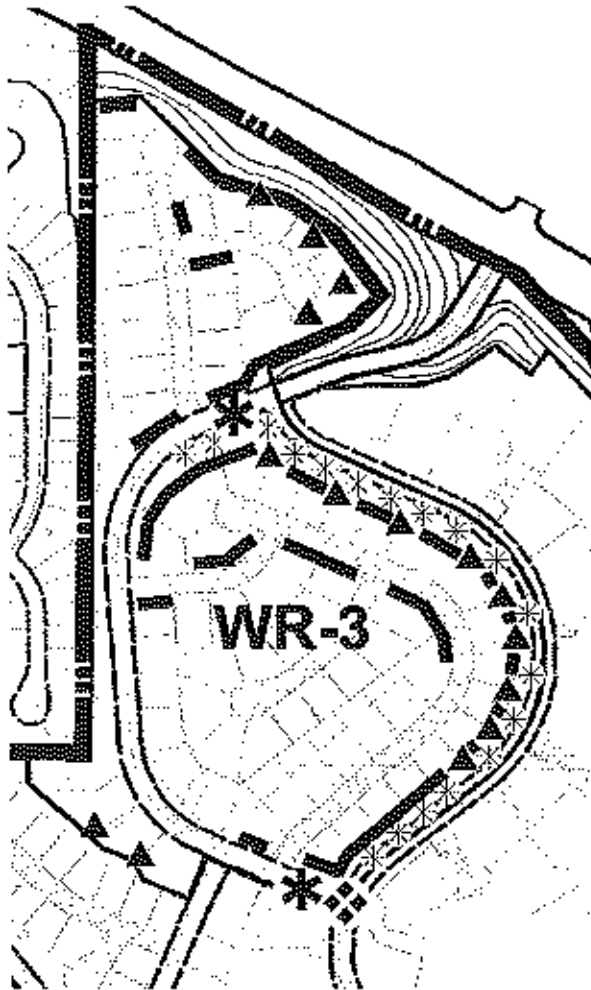
Exhibit 5.8

**EASTLAKE WOODS EAST****Parcel WR-3  
Design Issues Summary**

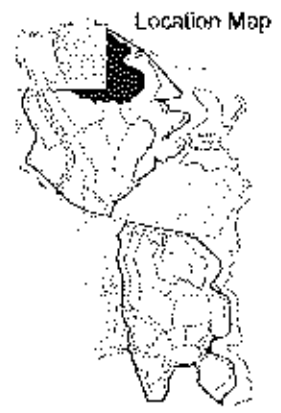
**Description:** This parcel is located to the west and above the northern portion of parcel WR-1. Due to its higher elevation, views over and across parcel WR-1 to the lake and beyond will be available in some locations. A down-slope along the eastern edge of the parcel is adjacent to the Spine Road. Landscaping of the slope should follow the streetscape design for the neighborhood street. Some views to and from the lake will be available but homes in this parcel will not be prominent when viewed from the lake because of the larger and more prominent WR-1 homes in the foreground.

<b>Land Use District:</b>	RL3
<b>Product:</b>	10,000 sf Lot Estate Single Family Residential
<b>Views:</b>	Views over and across parcel WR-1 in some locations
<b>Entry:</b>	Off Spine Road
<b>Fencing:</b>	Off-site views; consistency with community theme fencing along internal street
<b>Edges:</b>	Spine Road edge; slopes adjacent to Rolling Hills Ranch lots and Wueste Road off-site
<b>Landscaping:</b>	Slopes adjacent to streets and adjacent project
<b>Special Requirements:</b>	See Plotting and Massing Criteria summary (pg. II.4.4-19-20)
<b>Design Review:</b>	Not Required

# Parcel WR-3



-  View Opportunity
-  Neighborhood Entry
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



## Exhibit 5.9

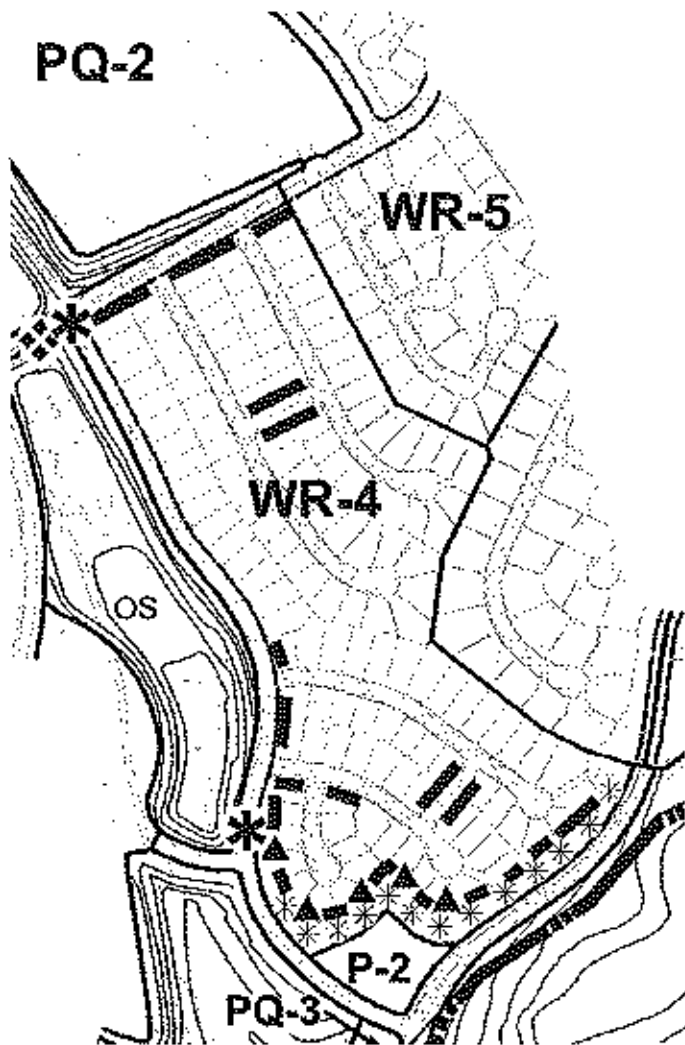
**EASTLAKE WOODS EAST****Parcel WR-4  
Design Issues Summary**

**Description:** This parcel is located immediately east of the Salt Creek Greenbelt and trail. A neighborhood street defines the edge of the Greenbelt along the entire parcel boundary, making it a part of the public view from the street. Providing appropriate visual and physical access into the Greenbelt will be an important site planning issue. Another will be the siting, design and front yard landscape of the homes facing the street along the greenbelt edge. Although front yard landscaping eventually is beyond the control of the developer, attention should be given to the design and initial landscape installation along this edge.

<b>Land Use District:</b>	RL2
<b>Product:</b>	7,000 sf Lot Single Family Residential
<b>Views:</b>	Some views to and from Salt Creek Greenbelt and trail
<b>Entry:</b>	"Bridge" neighborhood entry from Hunte Parkway
<b>Fencing:</b>	Some off-site views; consistency with community theme fencing along streets
<b>Edges:</b>	Homes fronting street along greenbelt edge
<b>Landscaping:</b>	Slopes along Spine Road
<b>Special Requirements:</b>	See Plotting and Massing Criteria summary (pg. II.4.4-15-16)
<b>Design Review:</b>	Required

EASTLAKE WOODS EAST

# Parcel WR-4



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



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East Lake Planning  
4-20-01

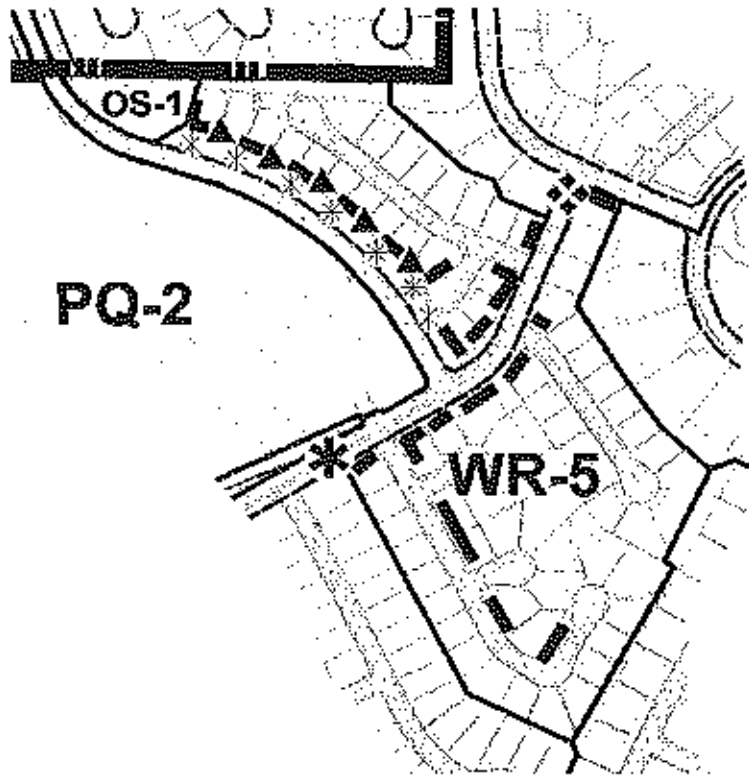
**Exhibit 5.10**

**Parcel WR-5  
Design Issues Summary**

**Description:** This parcel is located in the central portion of the EastLake Woods neighborhood and has the highest elevations. As an “internal” parcel, it has no significant edge issues except maximizing views from home sites. Landscaping and community fencing issues are limited to slopes and fence lines along the neighborhood entry streets.

<b>Land Use District:</b>	RE1
<b>Product:</b>	8,000 sf Lot Single Family Residential
<b>Views:</b>	Views in all directions
<b>Entry:</b>	Via neighborhood entries from Hunte Parkway and Rolling Hills Ranch
<b>Fencing:</b>	Off-site views; consistency with community theme fencing along neighborhood entry streets
<b>Edges:</b>	None
<b>Landscaping:</b>	None
<b>Special Requirements:</b>	See Plotting and Massing Criteria summary (pg. II.4.4-17-18)
<b>Design Review:</b>	Not Required

# Parcel WR-5



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

City of Land Planning  
**4 20 01**

**Exhibit 5.11**



## **II.4.6 Residential Design Guidelines: Multifamily**

The EastLake III SPA identifies three parcels in EastLake Vistas for multifamily residential development and one parcel with a density that could be implemented with attached or detached products. All of these parcels are in the vicinity of the OTC entry, adjacent to the commercial sites.

Since this type of development is addressed in the City's Design Manual, detailed design guidance is not provided in these guidelines. The most important issue will be the integration of multi-family housing into the predominate single family residential mix. Careful consideration should be given to possible density/activity level conflicts which could arise at the edge of a multi-family parcel which abuts a single family parcel. Designing to avoid conflicts with adjacent commercial uses will also be an important issue.

Various types of multiple family units and single-family attached areas are planned for EastLake III to provide a greater variety in design and life-style preference. The following unit types may be developed within EastLake III multifamily parcels:

- **Zero-Lot Line Homes:** One or two story detached or attached homes where either a single structure is built on a single side lot line or two structures share a single wall astride a side lot line, thus increasing the usable side yard area.
- **Patio Homes:** Attached and detached homes clustered in a courtyard fashion, often in zero-lot line ownership and individually oriented toward an outdoor patio area.
- **Duplex:** Attached two story single family homes sharing a single wall on one or two lots.
- **Town Houses:** One and two story attached units in buildings with 4 to 8 or more units that are the traditional "Southern California Condominium." These may have individual fee ownership lots or condominium ownership.
- **Stacked Flats:** Two or more story stacked living units that are the traditional apartment style residence. Units may be individual ownership or rentals.

# Site Utilization Plan

Multi-family Parcels Highlighted

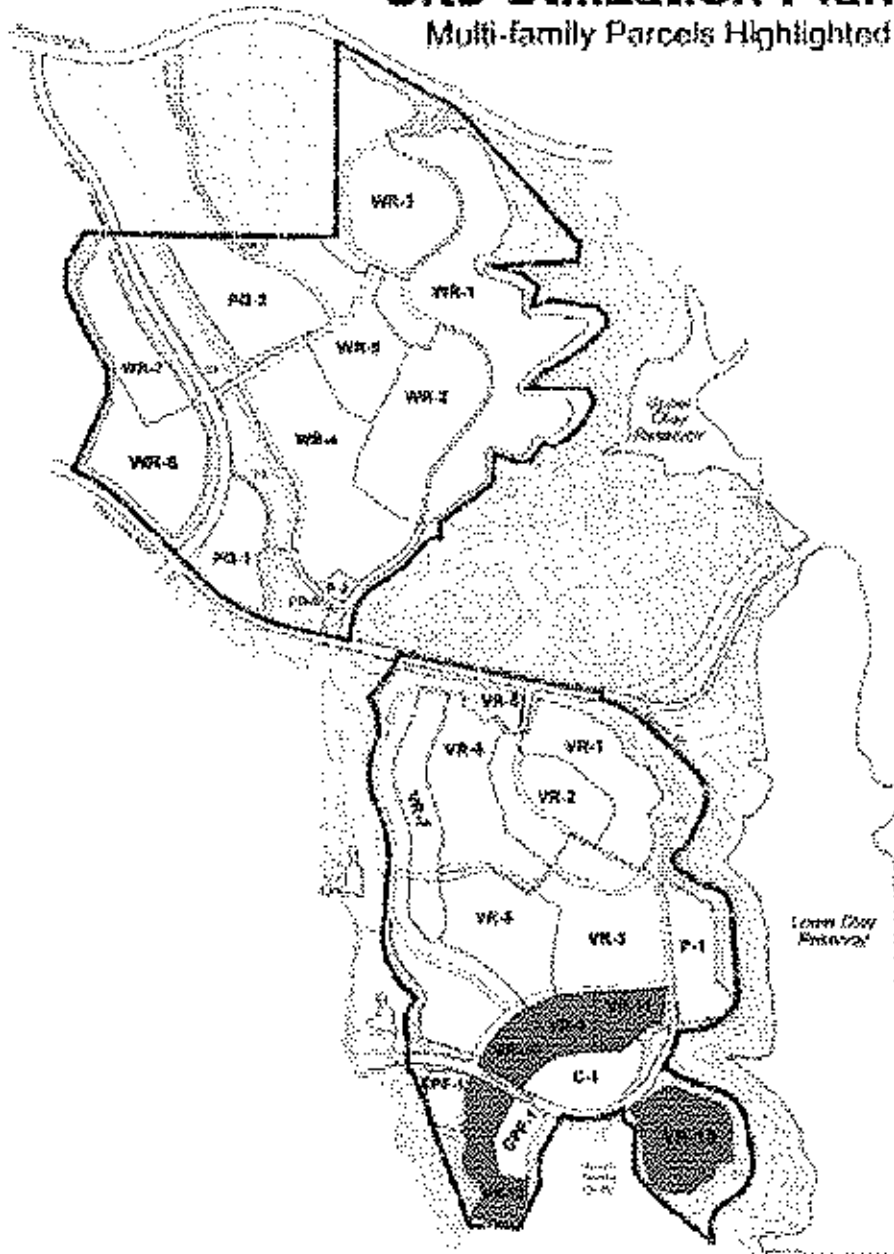
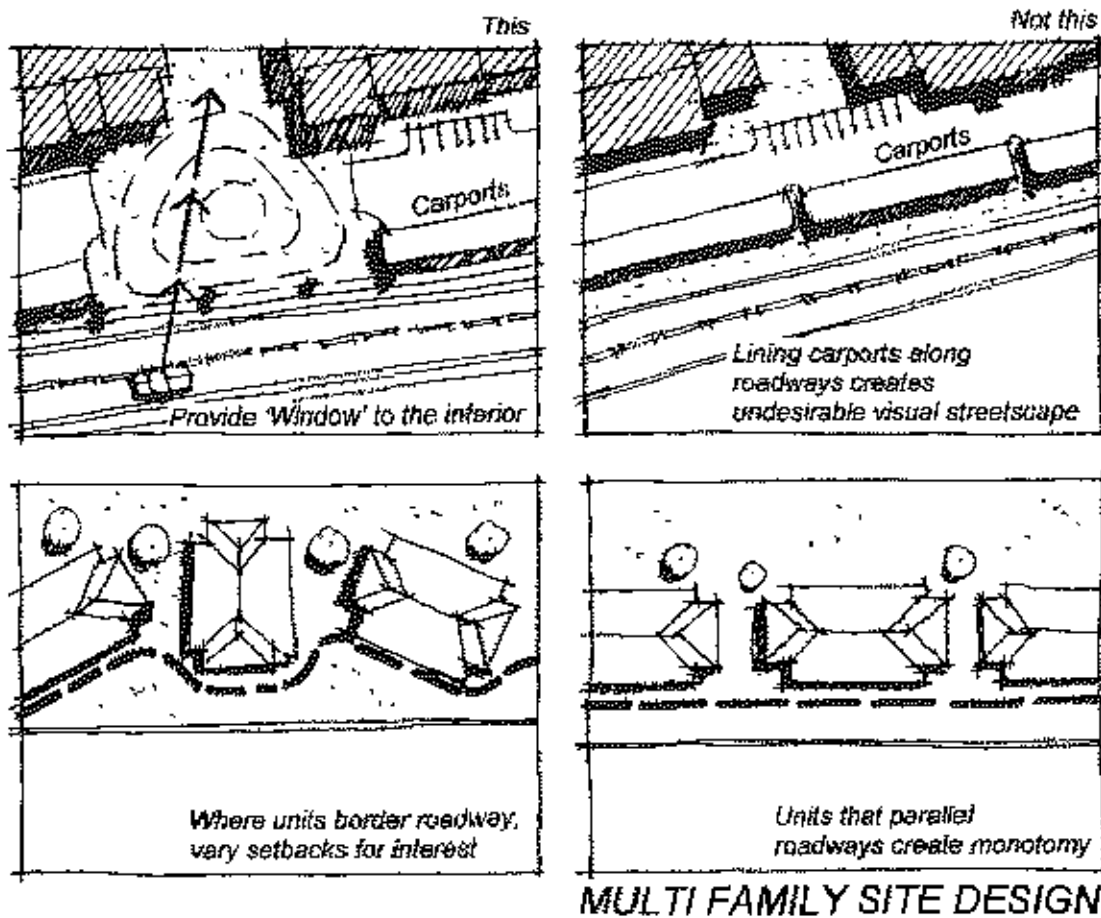


Exhibit 6.1

**II.4.6.1 Site Planning**

Generally, site plans for attached products should consider the following issues: indoor and outdoor privacy, solar access, building appearance, and overall project design appeal. Buildings should be oriented to create courtyards and open space areas, thus increasing the aesthetic appeal of the site. Building architecture should incorporate a variety of units, building sizes and heights, and color accents. Building facades should include relief to avoid a monotonous appearance. Stairwells should be covered and integrated into the overall building design, and private spaces such as patios or balconies are encouraged for each unit. Another design consideration is the need to buffer group parking areas from the street and adjacent properties. A few of these design concepts are illustrated below and on the following pages.



**Exhibit 6.2**

## MULTI FAMILY SITE DESIGN

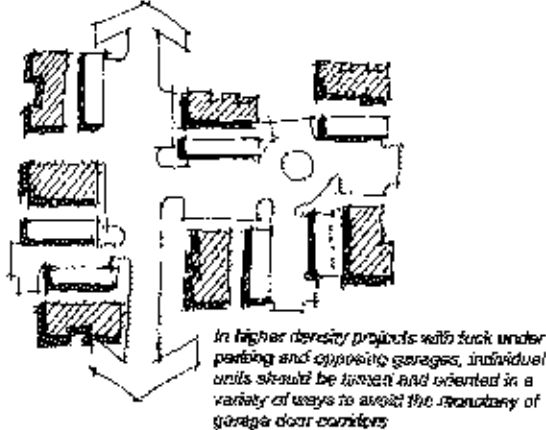


Exhibit 6.3

Building orientation in multiple family housing should consider indoor and outdoor privacy, solar access and overall aesthetic appearance.

1. Buildings should be oriented in such a way as to create courtyards and open space areas, thus increasing the aesthetic appeal of the area.
2. Building design should incorporate variety in the type of materials, colors, units, heights and facades.
3. Textured materials such as stucco, rough sawn wood and split faced block are encouraged.
4. Buildings with roof overhangs are encouraged to give a traditional residential appearance.
5. Building facades should include relief to avoid a monotonous line.
6. Private spaces such as patios or balconies are encouraged for each unit.
7. Solid walls or fences, not less than 5 feet in height, should be provided along property lines adjoining access or parking areas, except where adjacent to another multiple family housing area.

## MULTI FAMILY SITE DESIGN

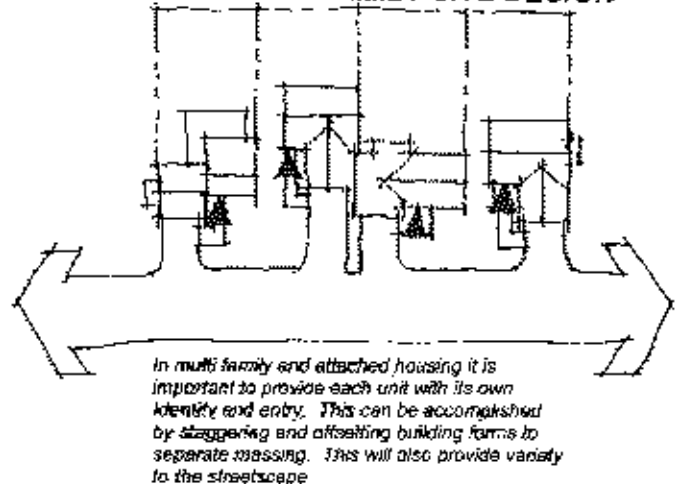


Exhibit 6.4

## MULTI FAMILY STREET ORIENTATION

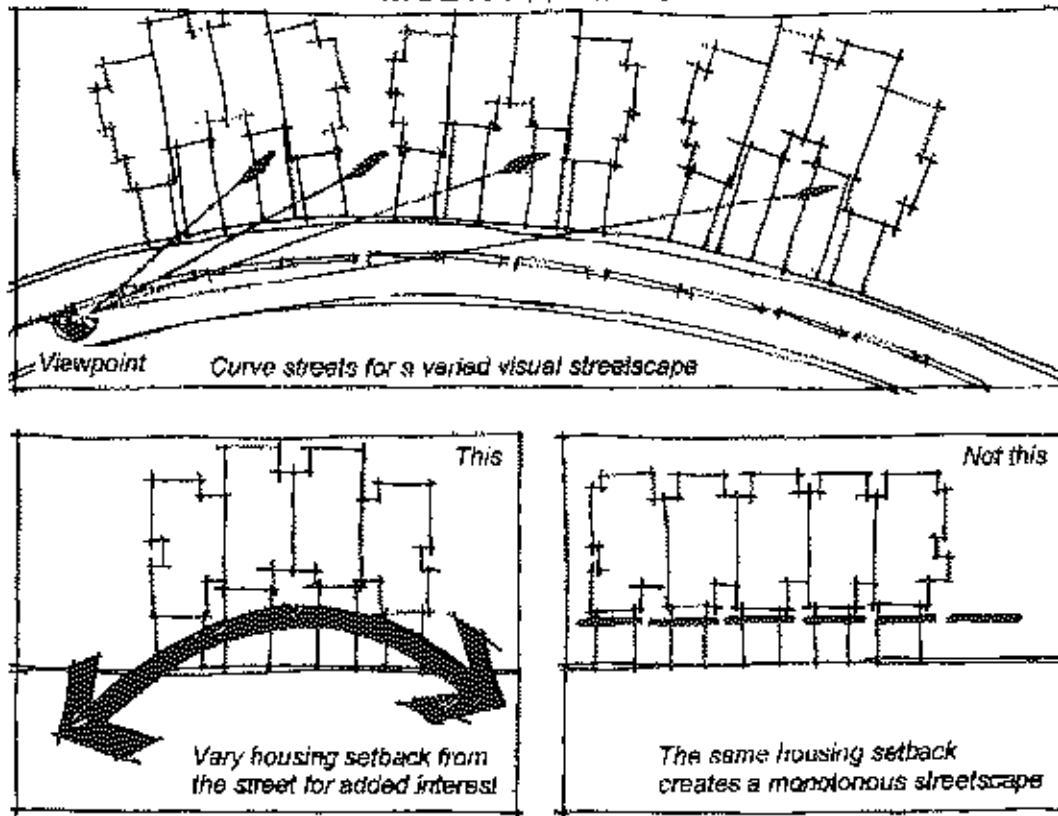


Exhibit 6.5

## II.4.6.2 Individual Parcel Design Criteria

The product descriptions and parcel plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All parcel plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All parcel plans shall conform to the development standards and other provisions of the EastLake III PC District regulations adopted by the City of Chula Vista. Each parcel description also includes a lotting concept exhibit which identifies the location of special design issues/responses.

The following are guidelines for site planning each of the residential parcels designated for multifamily or single family attached products within the EastLake Vistas neighborhood (refer to the Site Utilization Plan, Exhibit 6.1, for the location of each parcel). None of these products are proposed within the EastLake Woods neighborhood.



## EASTLAKE VISTAS

### Parcel VR-9 Design Issues Summary

**Description:** Parcels VR-9, VR-10 and VR-11 are arranged in a semi-circular group north of the retail commercial site, between the commercial area and single family development areas to the north. Parcel VR-9 is the center parcel and lowest density of the group. It has a designated density of 10 du/ac which could be implemented in a variety of single family attached or multifamily product types. The most important site design issue is coordination with the adjacent higher density residential and commercial parcels. Placement of buildings, parking and service areas within each should respect the likely arrangement of adjacent sites and minimize negative effects on each other. Project entries also need to be coordinated with residential streets to the north to avoid awkward or conflicting turning movements. A pedestrian/bicycle path from the three residential parcels to the retail commercial site should be considered.

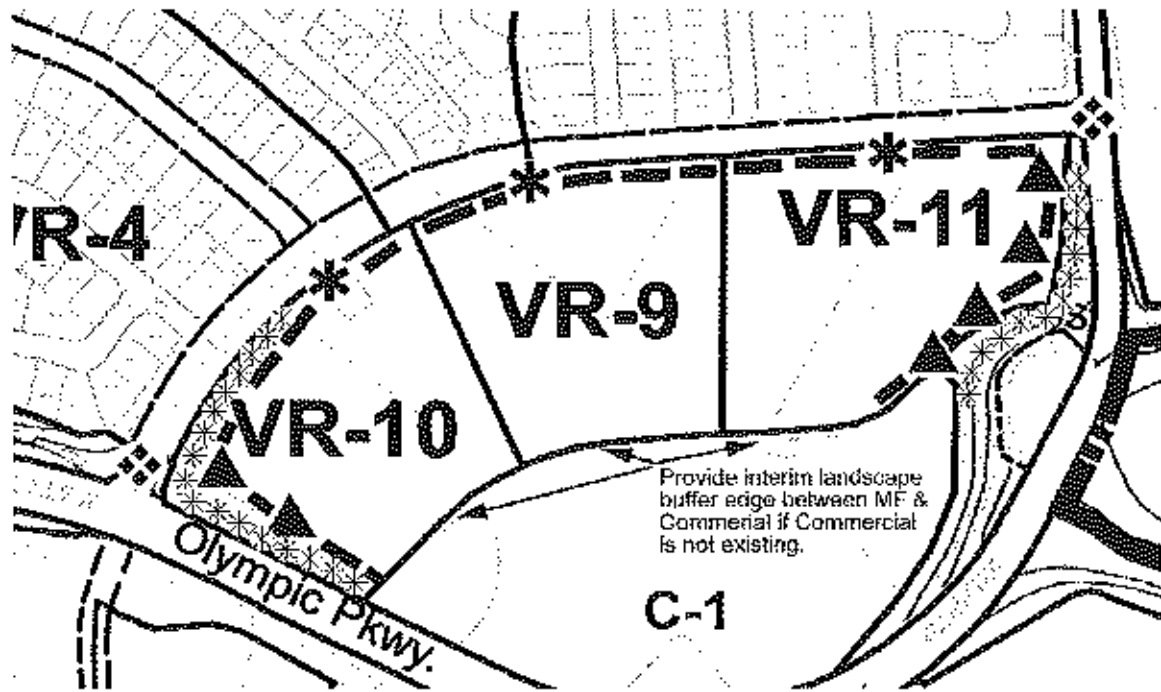
<b>Land Use District:</b>	RC
<b>Product:</b>	Single Family/Multifamily Residential 10 du/ac
<b>Views:</b>	None
<b>Entry:</b>	Align with residential streets to north; project entry statement at neighborhood street consistent with streetscape
<b>Fencing:</b>	Coordinate with adjacent parcels
<b>Edges:</b>	Coordinate with adjacent parcels
<b>Landscaping:</b>	Slopes
<b>Building Detailing:</b>	None
<b>Design Review:</b>	Required

**EASTLAKE VISTAS****Parcels VR-10 & 11  
Design Issues Summary**

**Description:** Parcels VR-9, VR-10 and VR-11 are arranged in a semi-circular shape north of the retail commercial site, between the commercial area and single family development areas to the north. Parcels VR-10 and VR-11 are the outside parcels and have higher densities than VR-9. Their designated 15 du/ac density will require a multifamily product type. Some off-site views will be available from the parcel edges at the top of slopes adjacent to Olympic Parkway and the neighborhood street. The most important site design issue is coordination with the adjacent lower density residential and commercial parcels. Placement of buildings, parking and service areas within each should respect the likely arrangement of adjacent sites and minimize negative effects on each other. Project entries also need to be coordinated with residential streets to the north to avoid awkward or conflicting turning movements. A pedestrian/bicycle path from the three residential parcels to the retail commercial site should be considered.

<b>Land Use District:</b>	RC
<b>Product:</b>	Multifamily Residential 15 du/ac
<b>Views:</b>	Some at west edge of VR-10 and east edge of VR-11
<b>Entry:</b>	Align with residential streets to north; project entry statement at neighborhood street consistent with streetscape
<b>Fencing:</b>	Off-site views and coordinate with adjacent parcels
<b>Edges:</b>	Coordinate with adjacent parcels
<b>Landscaping:</b>	Perimeter slopes (west side of VR-10 consistent with Olympic Parkway design)
<b>Building Detailing:</b>	None
<b>Design Review:</b>	Required

# Parcels VR-9, VR-10 & VR-11



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



## Exhibit 6.6



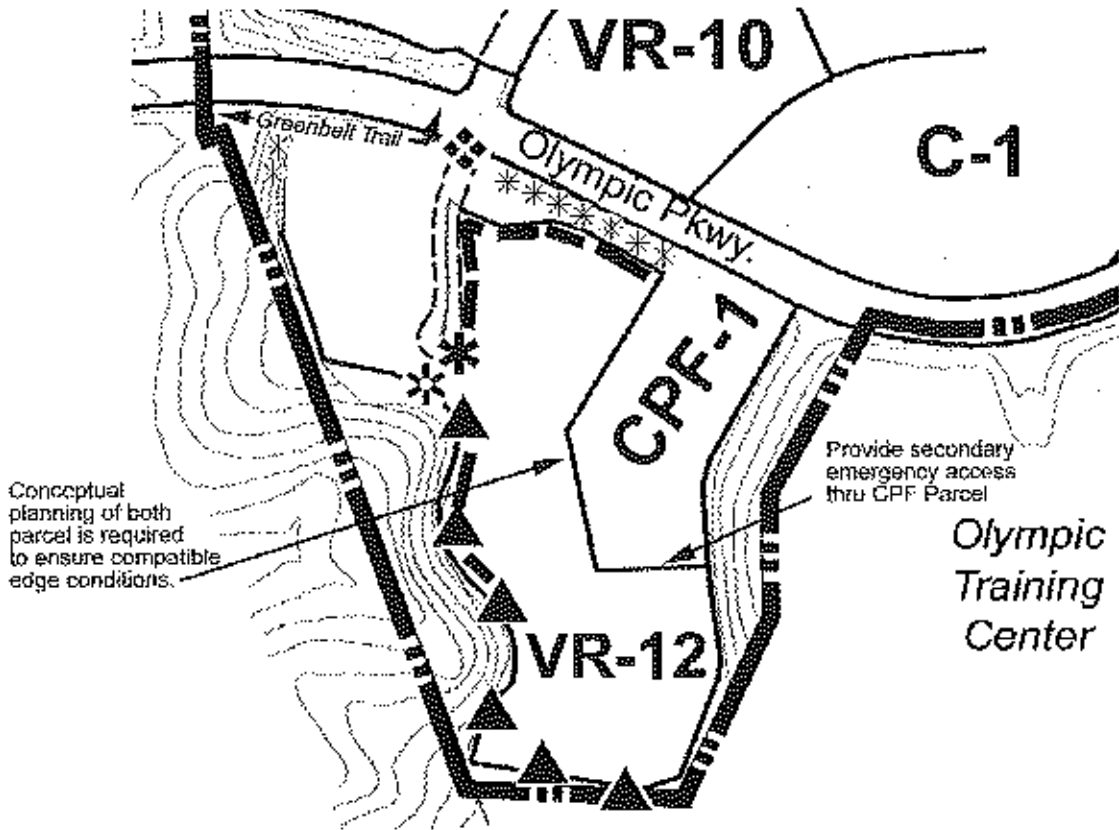
**EASTLAKE VISTAS****Parcel VR-12  
Design Issues Summary**







**Description:** Parcel VR-12 shares a site south of Olympic Parkway with the Community Purpose facility site (CPF-1). Because the two uses, with specific acreage allocations, share the site, all planning and design up to at least the conceptual site planning level must address the provision of both uses. Review and approval of development plans for either use must demonstrate that the other use remains viable, if developed later. Because of the range of potential CPF uses (e.g., church, school, day care, community services, athletic facility), the type of CPF facility should be determined, or the range narrowed prior to approval of residential development. Because the site is relatively isolated from the rest of the neighborhood, internal compatibility issues are the predominate design concerns. Views to the west are available from the western edge of the parcel. Project entries need to be coordinated with the neighborhood street to the north to avoid awkward or conflicting turning movements. A strong pedestrian/-bicycle connection to the retail commercial site should be provided.

<b>Land Use District:</b>	RM
<b>Product:</b>	Multifamily Residential 20 du/ac (& 8.3 acres of CPF)
<b>Views:</b>	Off-site to the west
<b>Entry:</b>	Align with street to north; parcel entry on Olympic Parkway shared by residential and CPF uses
<b>Fencing:</b>	Off-site views; coordinate independent uses
<b>Edges:</b>	Internal use boundary
<b>Landscaping:</b>	Slopes at arterial road edge (consistent with Olympic Parkway design) and at perimeter
<b>Building Detailing:</b>	None



# Parcel VR-12



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
 A planned community by The EastLake Company

Overland Planning  
 3-3-08

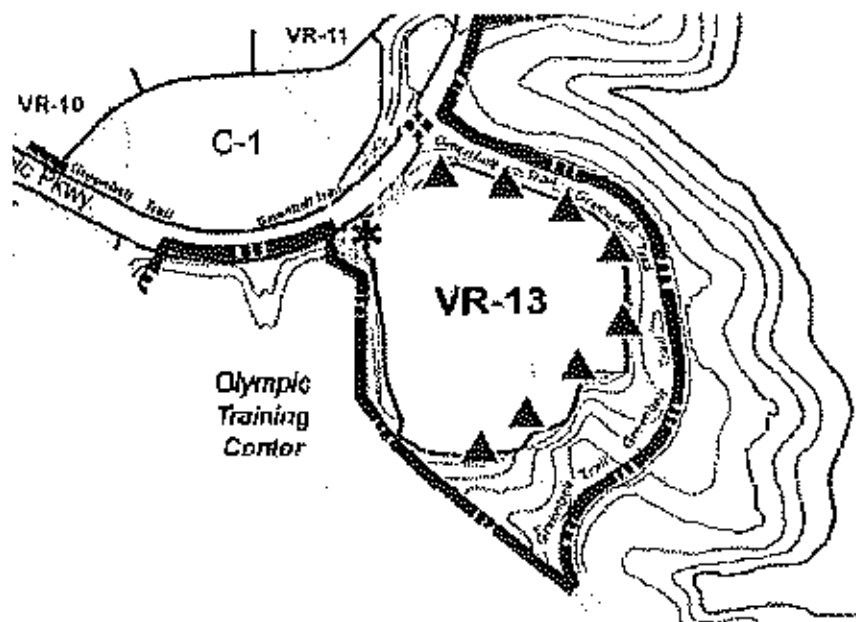
Exhibit 6.7

**EASTLAKE VISTAS****Parcel VR-13****Design Issues Summary**

**Description:** Parcel VR-13 is located south of Olympic Parkway, east of the OTC entry and overlooks Lower Otay Reservoir. It is designated for multi-family housing. Expansive views to the east are available across the lake and should be incorporated into "common" spaces within the facility. The project entry needs to be coordinated with any parcel other entries in close proximity on the north side of Olympic Parkway. A strong pedestrian/bicycle connection to the retail commercial site and the Greenbelt trail along the lake should be provided.

<b>Land Use District:</b>	RM-1
<b>Concept:</b>	Multi-Family Residential
<b>Views:</b>	Expansive off-site to the east across the lake
<b>Entry:</b>	Parcel entry on Olympic Parkway coordinated with any nearby entries
<b>Fencing:</b>	Off-site views; coordinate with OTC fencing
<b>Edges:</b>	Greenbelt edge; possible internal use boundary
<b>Landscaping:</b>	Arterial road edge (consistent with Olympic Parkway design) and at perimeter adjoining Greenbelt Trail along Wueste Road; unify with OTC and VC parcel
<b>Building Detailing:</b>	All
<b>Design Review:</b>	Required

# Parcel VR-13



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge

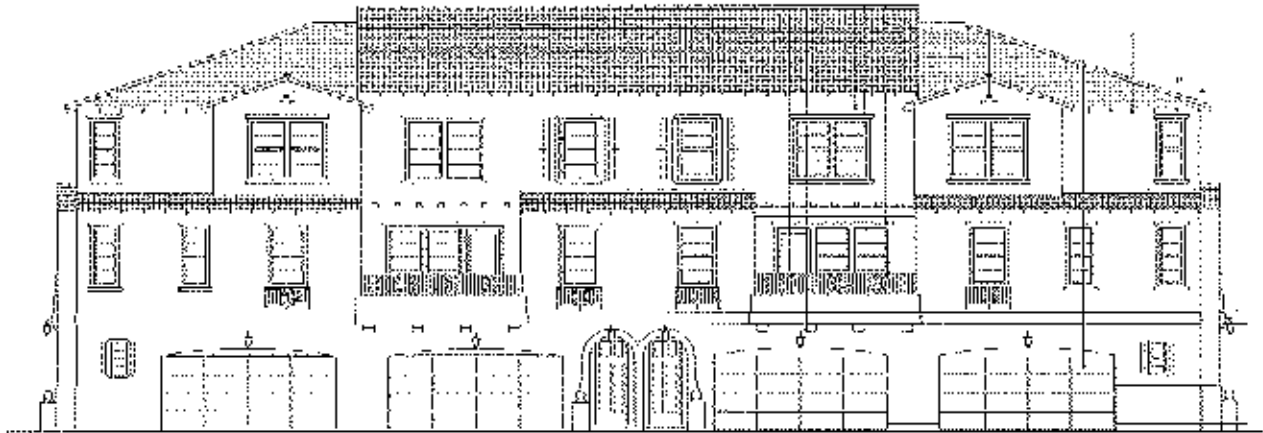


**EASTLAKE III SPA**  
 A Planned Community by THE EASTLAKE COMPANY

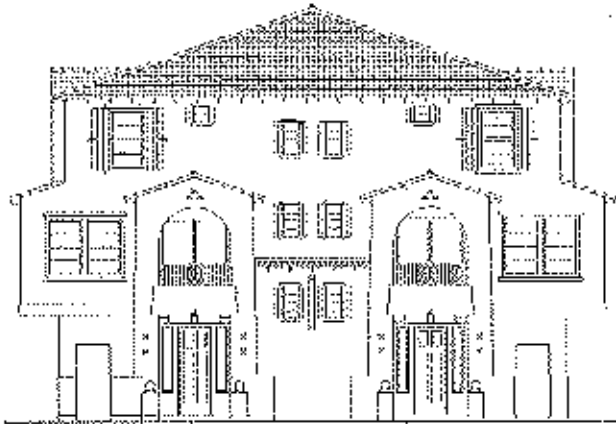
INGENIERIA  
**ECO**  
 INCORPORATED

Exhibit 6.8

## Parcel VR-13 Architectural Character



FRONT ELEVATION - A



LEFT SIDE ELEVATION - A



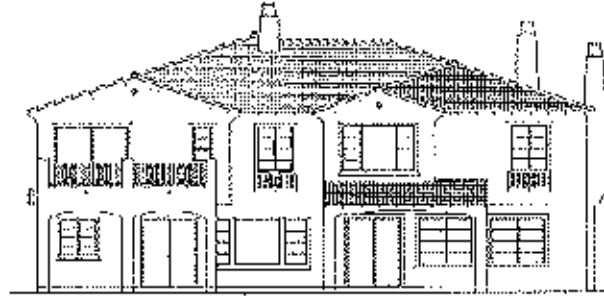
RIGHT SIDE ELEVATION - A

**EIGHT PLEX - ELEVATION 'A'**  
**OLYMPIC POINTE - CARRIAGE ROW HOMES**  
INTEGRAL COMMUNITIES

The architectural character and building massing for Parcel VR-13 should include a variety of visual elements as depicted in these design examples. The elements should be within a unified architectural style as shown.

Exhibit 6.9

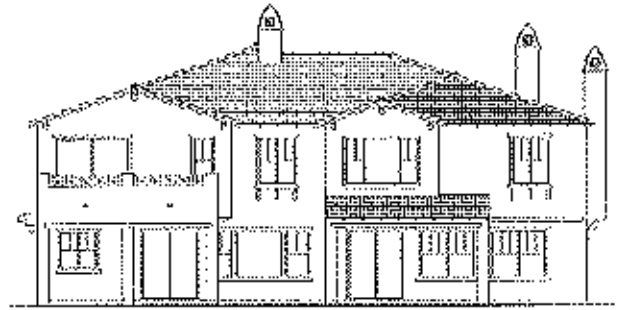
Project Features



REAR ELEVATION - A



REAR ELEVATION - C



REAR ELEVATION - D

ENHANCED REAR ELEVATIONS  
OLYMPIC POINTE - TRI PLEX  
INTEGRAL COORDINATES

SCALE: 1/8" = 1'-0" 7  
July 18, 2010



Exhibit 6.10



## Conceptual Landscape Plan

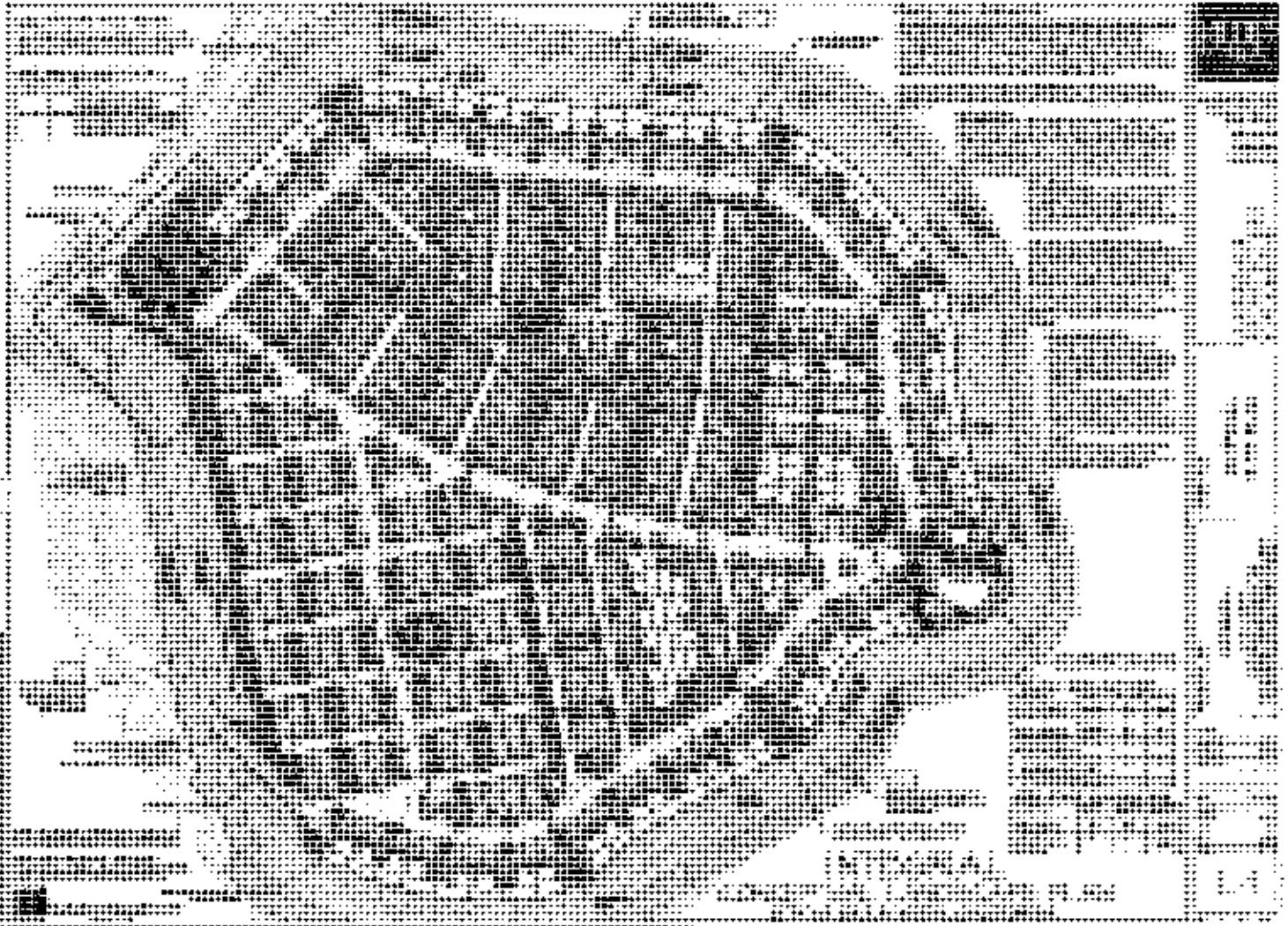
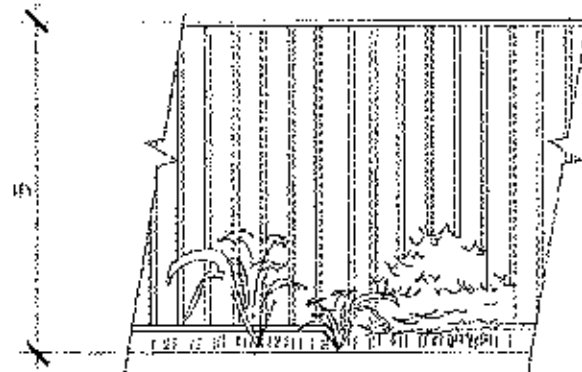
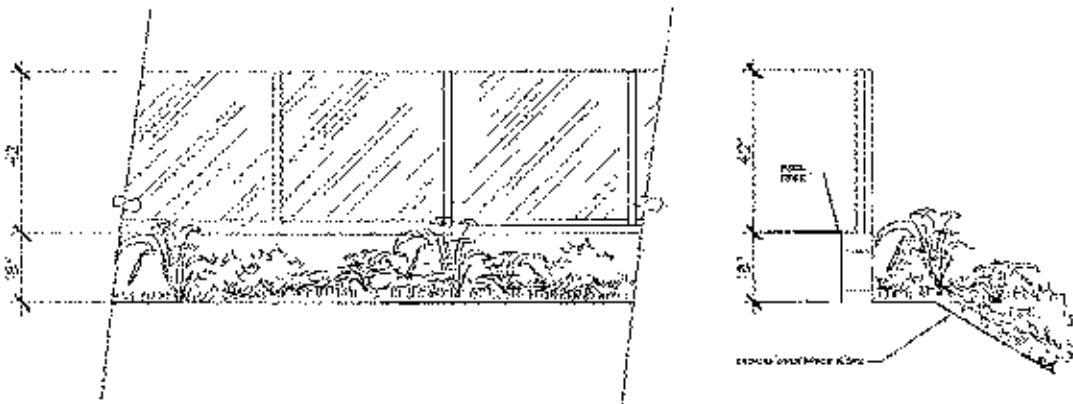


Exhibit 6.11

# VR 13 FENCE



TUBULAR STEEL POOL FENCE



VIEW GLASS POOL FENCE

Exhibit 6.12



### II.4.7 Mixed-Use Design Guidelines

The EastLake III SPA identifies a parcel in EastLake Vistas for mixed-use development, in the vicinity of the OTC entry. The Mixed-use site is a unique land use within EastLake Vistas and its physical design and appearance along Olympic Parkway will be drawn from the theme and character of the abutting residential components. The components most visible from Olympic Parkway are the entry drive with, entry signage and monumentation, and streetscape including fencing and landscaping. Architecture and building design are not readily apparent at the entry. Rather, it is the activity of "world class athletics" in a campus setting that is the character impression at the entry.

The most important issue will be the integration of mixed-use land use with the OTC and higher density residential sites into the "Activity Center" concept described in the Eastern Territories Area Plan of the General Plan, the EastLake III GDP and SPA Plans. Careful consideration should be given to the details of the mixed-use elements, and project visibility from Olympic Parkway.

Since this type of development is addressed in the City's Design Manual, detailed design guidance is not provided in these guidelines.

#### II.4.7.1 Design Review Requirements

Each of the mixed-use sites must comply with Design Review requirements outlined in the following sections.

#### II.4.7.2 Architecture, Color & Materials

Architectural design, including colors and materials, will be formulated in design "precedents" with the approval of the initial Design Review(s). Since the OTC does not contribute significantly in these areas of design, no prescribed architectural style is required. Design should reflect the neighborhood character, as noted above, as well as unique site conditions such as the opportunities for views overlooking the lake. The selected overall architectural character and vocabulary should create a distinctive sense of place.

The selected theme should be reinforced through the selected use of appropriate building materials, plant palette, street furniture, colors, etc. Architectural design within each Design Review area should represent a unified style which is responsive to adjacent structures and the Activity Center setting. Architectural detailing and material selection is essential to good character definition. Accents in color, texture or pattern changes should be used to provide interest and provide scale.

All structures should exhibit articulated building planes, as well as, the use of appropriate textures and materials. Each structure should be evaluated using the criteria of a tiered hierarchy of articulation, materials and colors as described below:

- Ground Level - Scale and texture should be sensitive to pedestrian interaction. Elements such as landscape pockets, trellis, pergolas, and canopies as well as recessed windows to produce deep shadow lines should be provided. Textured materials are most effective if incorporated into the building design at this level so that the apparent mass of the structure is reduced.

- Top Level - Buildings should be designed with a definite termination at the top. The intent is to provide a "cap" so that the exterior walls do not "disappear" as they meet the sky.
- The interface between residential and commercial elements shall be designed to protect privacy of residential elements from excessive intrusion of light and sound. Pedestrian connectivity shall provide convenient opportunity to access commercial services from residential neighborhoods.

The structural form of the Activity Center should exhibit a variety of building masses and heights. Landmarks and other special features may exceed typical building heights. If large or tall buildings are proposed, special consideration should be given to massing and proportion with respect to adjacent buildings. Buildings which are more than 3 stories tall should incorporate steps in the vertical plane. Building complexes should be designed to create opportunities for pedestrian spaces such as plazas, courtyards, patios and decks. Landscaping may be used to reinforce this concept through the use of pergolas, trellises, etc. Buildings within a Design Review area should appear as an assemblage of integrated smaller forms, not as one large mass. Building masses should have an ordered "randomness" with focus, articulation and emphasis where appropriate such as entryways, major plazas, etc. Buildings located in "gatepost" locations (adjacent to major streets and/or entries), should be designed with a more distinct or "landmark" character.

A light colored stucco should be the predominate wall material used throughout the Activity Center. A single, unifying accent color should be used in such items as site furniture, landmarks, entry monuments and signs. Sloped roof areas should be of natural materials such as slate or concrete tile. Metal roofs may be acceptable, if approved by Design Review. Wood shake or shingle roofs are not allowed.

#### II.4.7.3 Screening

A critical design issue is screening of unattractive utility and mechanical equipment, trash receptacles and storage areas, loading and service areas. Certain restrictions can reduce some of these potential design issues, others must receive attention from the site designer. The EastLake III PC District regulations restrict or prohibit outdoor storage and require screening of ground and/or roof mounted equipment/utility connections. Loading or unloading should occur in the rear or on the side of buildings away from public streets or be screened.

Fences and walls which provide screening should be designed as an integral part of the building design concept and be constructed of materials, textures and colors that are complementary to the adjacent building.

Outdoor refuse collection areas should be completely enclosed and screened from view by a wall or fence constructed of materials which are complementary in color, finish and texture to adjacent buildings. All such areas should have concrete floors and loading pads and be of sufficient size to accommodate all business related refuse. Refuse collection areas should not be located adjacent to public streets.

#### 11.4.7.4 Lighting & Signage

Lighting and signage, when implemented in a consistent manner, play a large role in the unification of a development district. The purpose of these guidelines is to identify principles of lighting for streets, paths, open spaces and buildings. The signage component is intended to specify sign and monumentation criteria to insure that all individual graphics and signs are coordinated with each other and contribute to the overall theme of the Activity Center.

The final design and selection of on-site lighting standards and supports is to be developed as part of the Design Review submittal and in conformance with City Performance Standards.

Walkway/trail illumination should be provided by the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.

Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. The actual light bulb for service area lighting should not be visible from adjacent properties.

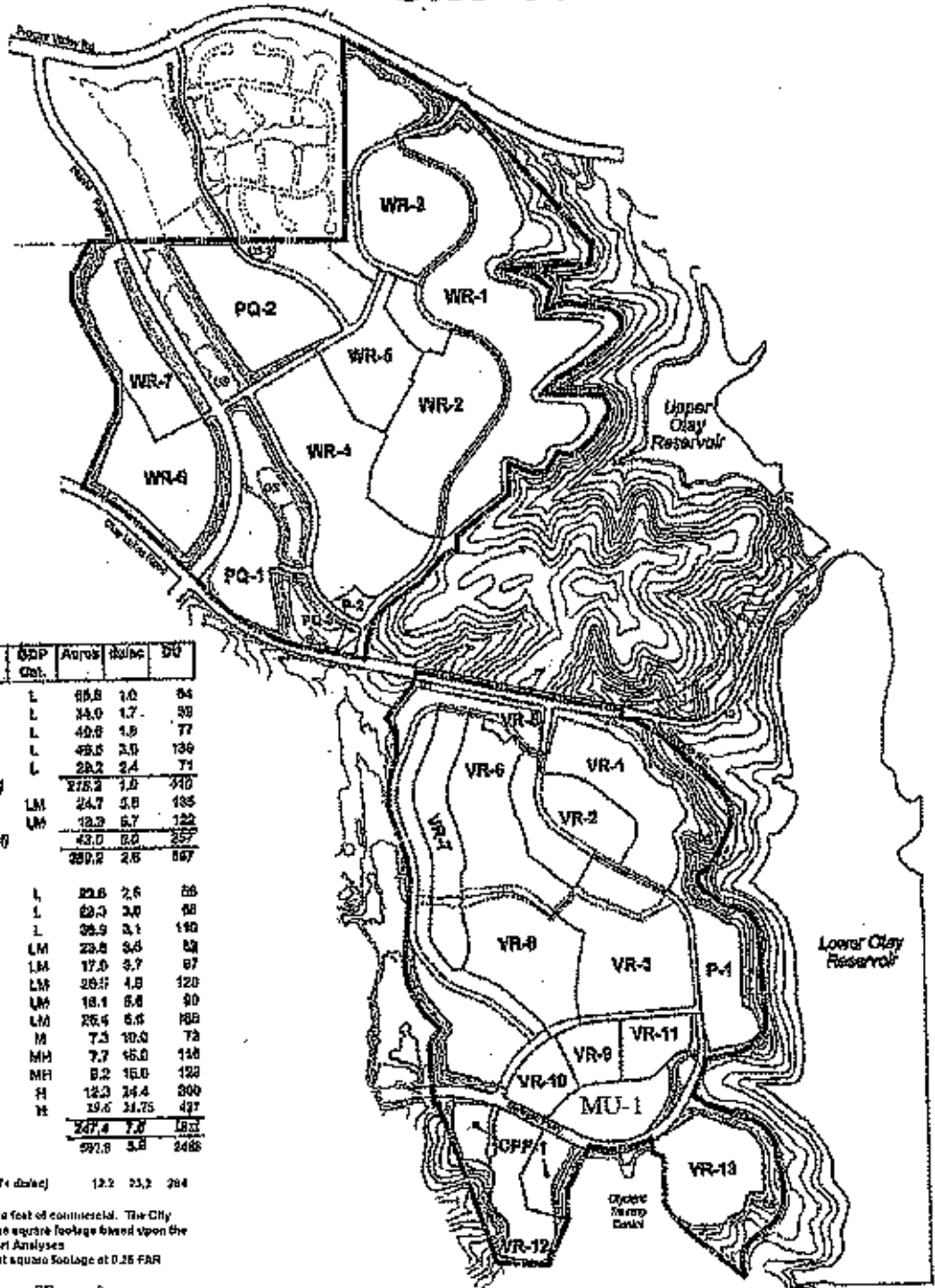
The signage program for each project should provide the means for adequate identification while regulating and controlling design, location and maintenance. The signage program should establish specific standards for all exterior signage to ensure aesthetic continuity and consistency. Sign programs for areas fronting on Olympic Parkway, a scenic corridor, should incorporate features consistent with the streetscape design program. A complete signage program shall be developed as part of the Site Plan Review Process.

#### 11.4.7.5 Individual Parcel Design Criteria

The development descriptions and parcel plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All parcel plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All parcel plans shall conform to the development standards and other provisions of the EastLake III PC District regulations adopted by the City of Chula Vista. Each parcel description also includes a lotting concept exhibit which identifies the location of special design issues/responses.

The following are guidelines for site planning each of the parcels designated for mixed use development within EastLake III (refer to the Site Utilization Plan, Exhibit 7.1, for the location of each parcel).

# Site Utilization Plan



**RESIDENTIAL**

Formal Number	Land Use	DDP Det.	Acres	Units	SU
WR-1	Single Family	L	66.8	1.0	64
WR-2	Single Family	L	34.0	1.7	39
WR-3	Single Family	L	40.8	1.9	77
WR-4	Single Family	L	48.6	2.0	139
WR-5	Single Family	L	28.2	2.4	71
Residential Sub-total (Woods East)			218.2	1.0	340
WR-6	Single Family	LM	24.7	5.8	185
WR-7	Single Family	UM	18.2	6.7	122
Residential Sub-total (Woods West)			43.0	8.0	257
Residential Sub-total (Woods)			261.2	2.6	657
<b>Visitor</b>					
VR-1	Single Family	L	22.6	2.6	66
VR-2	Single Family	L	29.3	3.0	68
VR-3	Single Family	L	28.9	3.1	140
VR-4	Single Family	LM	23.8	3.6	82
VR-5	Single Family	LM	17.0	3.7	67
VR-6	Single Family	LM	26.7	4.8	120
VR-7	Single Family	UM	18.1	6.8	90
VR-8	Single Family	LM	25.4	6.6	109
VR-9	Single Multi-Family	M	7.3	10.0	78
VR-10	Multi-Family	MM	7.7	16.0	116
VR-11	Multi-Family	MM	8.2	16.0	120
VR-12	Multi-Family	H	12.3	14.4	300
VR-13	Multi-Family	H	19.6	11.75	437
Residential Sub-total (Visitor)			247.4	7.6	1601
Residential Sub-total (Residential)			508.6	5.8	2458
<b>MIXED USE</b>					
MU-1	Residential - High (16-37+ units)		12.2	23.2	284
	Commercial (CFF)**				

\*\* Minimum 50,000 square feet of commercial. The City Council may increase the square footage based upon the results of Market Support Analysis  
 \*\* 0.3 acres or equivalent square footage at 0.25 FAR

**NON-RESIDENTIAL**

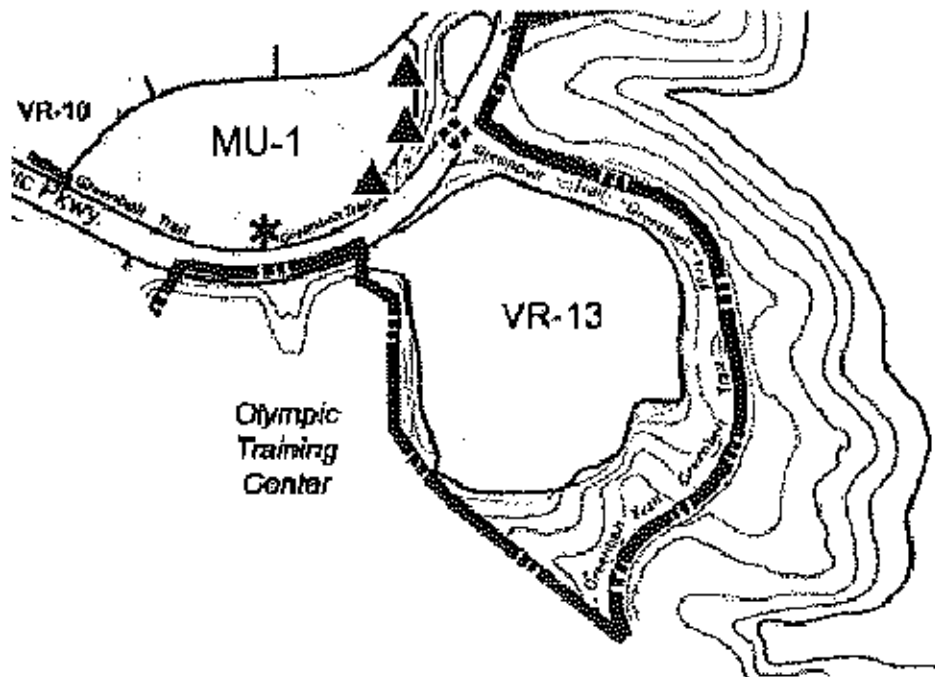
C-1	Commercial - Retail	CR	0		
P-1	Public Park	P	13.6		
P-2	Public Recreation	L	1.7		
PQ-1	Elementary School	PQ	14.3		
PQ-2	Jr. High School	PQ	24.8		
PQ-3	Fire Station	PQ	1.1		
CFF-1	Comm. Purpose Bldg.	PQ	32.6		
OS	Open Space	OS	133.4		
OS-1	OS School Parking	OS	1.1		
	Major Circulation	CR	25.6		
<b>Sub-total Non-Residential</b>			<b>240.4</b>		
<b>PROJECT TOTAL</b>			<b>749.3</b>	<b>3.7</b>	<b>2772</b>

**EASTLAKE VISTAS**  
**Parcel MU-1**  
**Design Issues Summary**

**Description:** Parcel MU-1 is located north of Olympic Parkway, north of the OTC Entry and overlooks Lower Olay Reservoir. It is designated for Mixed-Use. Expansive views to the east are available across the lake and should be incorporated into "common" spaces within the facility. The project entry needs to be coordinated with any other parcel entries in close proximity on the north side of Olympic Parkway. A strong pedestrian/bicycle connection to the retail commercial component of the project and the Greenbelt trail along the lake should be provided.

<b>Land Use District:</b>	<b>RM-1</b>
<b>Concept:</b>	Mixed Use
<b>Views:</b>	Expansive off-site to the east across the lake
<b>Entry:</b>	Parcel entries on Olympic Parkway coordinated by any nearby entries
<b>Fencing:</b>	Off-site views; coordinate with OTC fencing
<b>Edges:</b>	Greenbelt edge; adjoining multi-family residential
<b>Landscaping:</b>	Arterial Road Edge (consistent with Olympic Parkway design)
<b>Building Detailing:</b>	All
<b>Design Review:</b>	Required

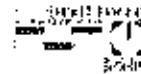
# Parcel MU-1



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevation Edge
-  Enhanced Slope Edge



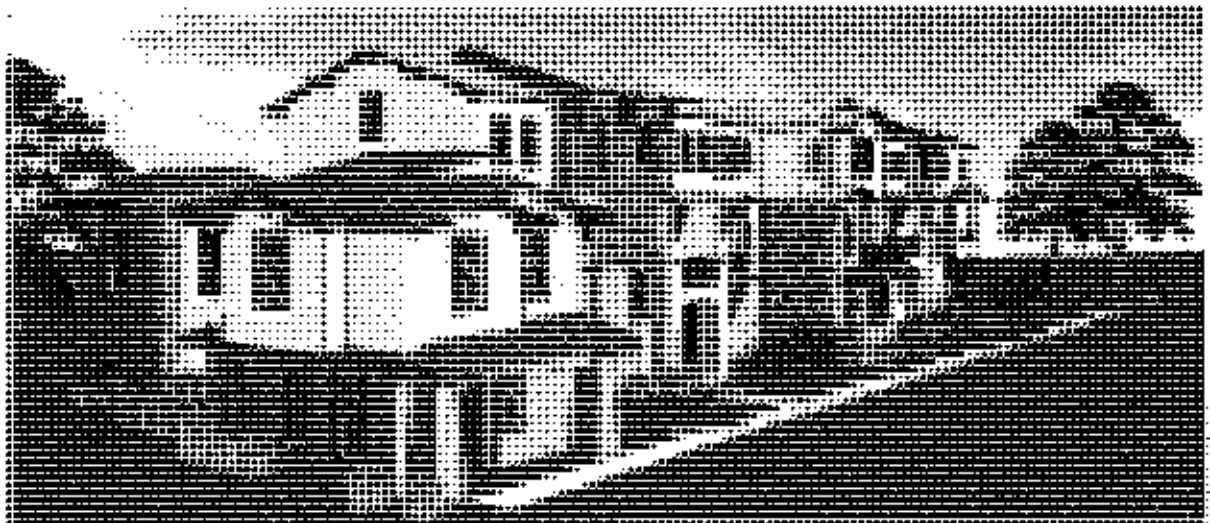
**EASTLAKE III SPA**  
A planned community by The Eastlake Company

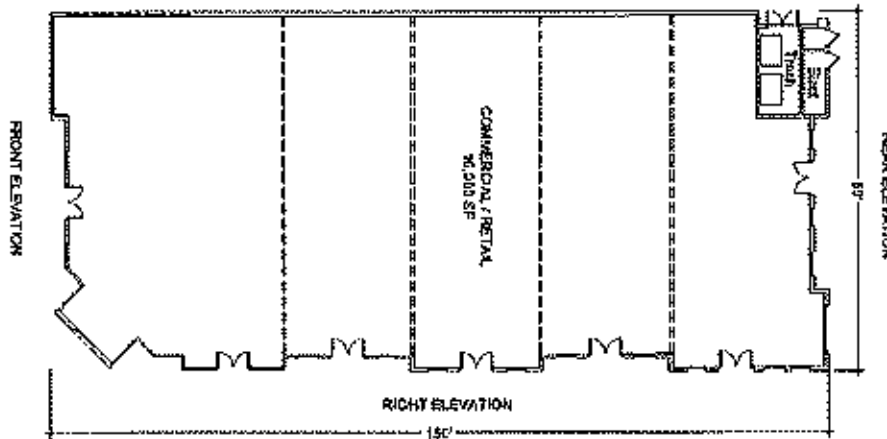


## Parcel MU-1 Architectural Character



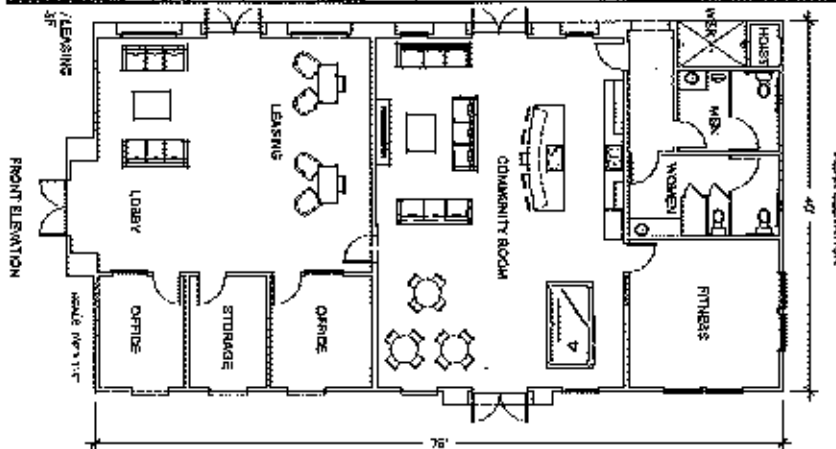
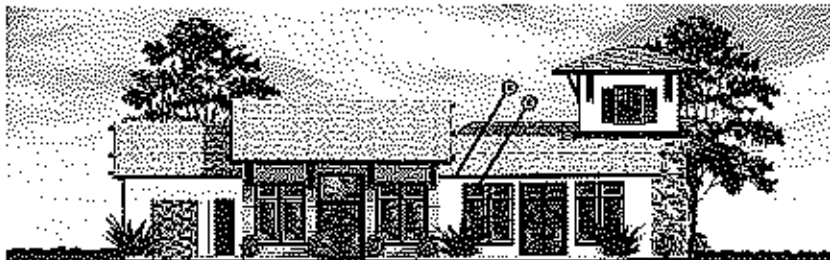
The architectural character and building massing for Parcel MU-1 should include a variety of visual elements as depicted in these design examples. The elements should be within a unified architectural style as shown.





Commercial Building Concept \*

\*A second story addition may be needed in order to provide for the required 3,267 sf of CPF space

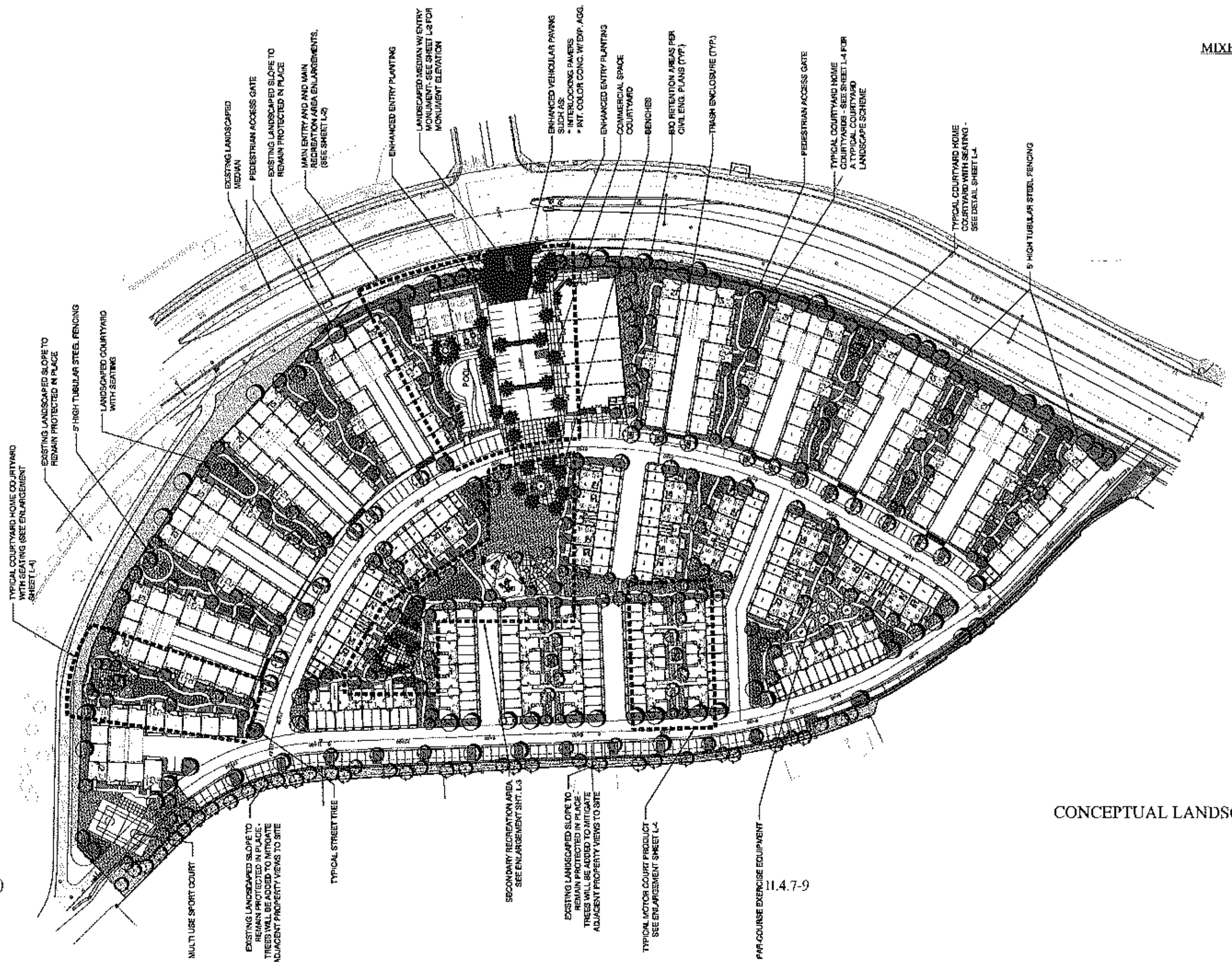


Recreation/Leasing Building Concept

Exhibit 7.2



(9/25/12)



TYPICAL COURTYARD HOME COURTYARD WITH SEATING (SEE ENLARGEMENT SHEET L-4)

EXISTING LANDSCAPED SLOPE TO REMAIN PROTECTED IN PLACE

5' HIGH TUBULAR STEEL FENCING

LANDSCAPED COURTYARD WITH SEATING

MULTI USE SPORT COURT

EXISTING LANDSCAPED SLOPE TO REMAIN PROTECTED IN PLACE. TREES WILL BE ADDED TO MITIGATE ADJACENT PROPERTY VIEWS TO SITE

TYPICAL STREET TREE

SECONDARY RECREATION AREA - SEE ENLARGEMENT SHT. L-3

EXISTING LANDSCAPED SLOPE TO REMAIN PROTECTED IN PLACE. TREES WILL BE ADDED TO MITIGATE ADJACENT PROPERTY VIEWS TO SITE

TYPICAL MOTOR COURT PRODUCT - SEE ENLARGEMENT SHEET L-4

PAR-COURSE EXERCISE EQUIPMENT

11.4.7-9

EXISTING LANDSCAPED MEDIAN

PEDESTRIAN ACCESS GATE

EXISTING LANDSCAPED SLOPE TO REMAIN PROTECTED IN PLACE

MAIN ENTRY AND MAIN RECREATION AREA ENLARGEMENTS. (SEE SHEET L-2)

ENHANCED ENTRY PLANTING

LANDSCAPED MEDIAN W/ ENTRY MONUMENT - SEE SHEET L-3 FOR MONUMENT ELEVATION

ENHANCED VEHICULAR PAVING SUCH AS:  
- INTERLOCKING PAVERS  
- INT. COLOR CONC. W/ EXP. AGG.

ENHANCED ENTRY PLANTING

COMMERCIAL SPACE COURTYARD

BENCHES

BXO RETENTION AREAS PER CIVIL ENG. PLANS (TYP.)

TRASH ENCLOSURE (TYP.)

PEDESTRIAN ACCESS GATE

TYPICAL COURTYARD HOME COURTYARDS - SEE SHEET L-4 FOR A TYPICAL COURTYARD LANDSCAPE SCHEME

TYPICAL COURTYARD HOME COURTYARD WITH SEATING - SEE DETAIL SHEET L-4

5' HIGH TUBULAR STEEL FENCING

CONCEPTUAL LANDSCAPE PLAN  
EXHIBIT 7.3

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# Conceptual Landscape Plan

Exhibit 7.3

## MU-1 FENCE

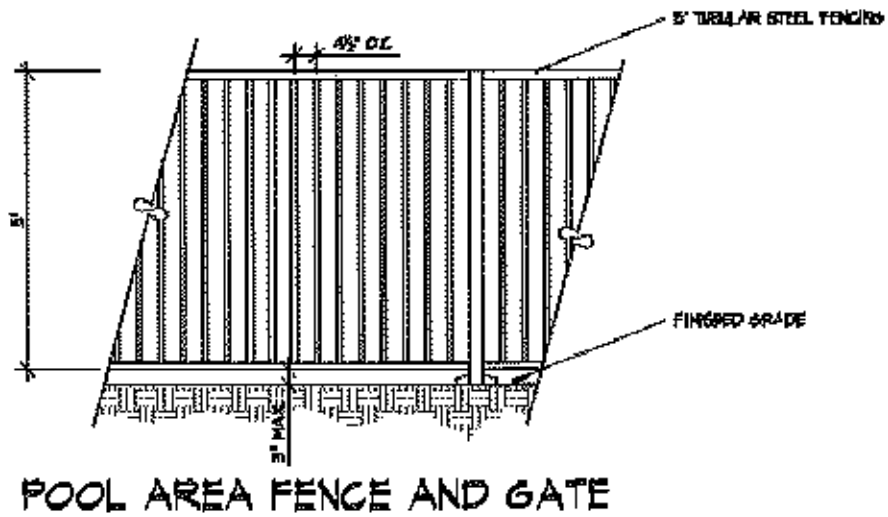



Exhibit 7.4

**THE EAST LAKE III – LAKE POINTE  
SUPPLEMENTAL  
PUBLIC FACILITIES FINANCE PLAN**

**Approved by:  
Chula Vista City Council  
Date: July 17, 2001, Resolution 2001-220**

**Lake Pointe Supplement  
Approved by:  
Chula Vista City Council  
Date: September 25, 2012, Resolution 2012-186**

**Prepared by:  
burkett & wong engineers **

**TABLE OF CONTENTS**

**EXECUTIVE SUMMARY ..... II.5-5**

**GENERAL CONDITIONS ..... II.5-8**

**II.5.1 INTRODUCTION..... II.5-12**

    II.5.1.1. Background..... II.5-12

    II.5.1.2. Purpose..... II.5-13

    II.5.1.3. Assumptions..... II.5-14

    II.5.1.4. Threshold Standards..... II.5-14

    II.5.1.5. PFFP Boundaries ..... II.5-16

**II.5.2 DEVELOPMENT SUMMARY ..... II.5-19**

    II.5.2.1. Development Phasing ..... II.5-21

    II.5.2.2. Development Impact Fees..... II.5-22

**II.5.3 FACILITY ANALYSIS..... II.5-24**

**II.5.4 PUBLIC FACILITIES THRESHOLD STANDARDS AND  
INFRASTRUCTURE ..... II.5-25**

    II.5.4.1. Traffic ..... II.5-25

    II.5.4.2. Police..... II.5-36

    II.5.4.3. Fire and Emergency Medical Services..... II.5-40

    II.5.4.4. Schools..... II.5-44

    II.5.4.5. Libraries..... II.5-52

    II.5.4.6. Parks, Trails and Open Space ..... II.5-56

    II.5.4.7. Water..... II.5-64

    II.5.4.8. Sewer..... II.5-73

    II.5.4.9. Drainage..... II.5-79

    II.5.4.10. Air Quality ..... II.5-94

    II.5.4.11. Civic Center/Corporation Yard/Other Public Facilities ..... II.5-97

    II.5.4.12. Fiscal..... II.5-99

    II.5.4.13. Public Facilities Finance ..... II.5-102

**APPENDIX A - FISCAL IMPACT ANALYSIS..... II.5-106**

**LIST OF EXHIBITS**

Exhibit 1 Vicinity Map..... II.5-10

Exhibit 2 Project Location..... II.5-11

Exhibit 3 General Development Plan ..... II.5-17

Exhibit 4 Site Utilization Plan..... II.5-18

Exhibit 5 Circulation ..... II.5-35

Exhibit 6 Potable Water System..... II.5-70

Exhibit 7 Recycled Water Plan..... II.5-71

Exhibit 8 Proposed Water System Layout..... II.5-72

Exhibit 9 Adopted Sewer Plan..... II.5-77

Exhibit	10	Off-Site Sewer.....	II.5-78
Exhibit	11	Adopted Storm Drainage.....	II.5-91
Exhibit	12	Drainage Exhibit .....	II.5-92
Exhibit	13	WQTR Exhibit .....	II.5-93

### LIST OF TABLES

Table	A.1	Summary of Facilities .....	II.5-9
Table	A.2	Chula Vista Threshold Standards .....	II.5-15
Table	A.3	GDP and SPA Plan Statistical Data .....	II.5-19
Table	A.4	Public Facility Timing.....	II.5-21
Table	A.5	TDIF Schedule .....	II.5-22
Table	A.6	Public Facilities Estimated DIF Components.....	II.5-23
Table	A.7	Level of Analysis .....	II.5-24
Table	B.1	GMOC LOS Definition .....	II.5-25
Table	B.2	Freeway Segment LOS Threshold Descriptions .....	II.5-26
Table	B.3	Chula Vista Segment Capacity & LOS Standards ADT Volumes.....	II.5-27
Table	B.4	Arterial LOS Threshold Descriptions.....	II.5-27
Table	B.5	Average Daily Traffic Volumes .....	II.5-28
Table	B.6	Intersection LOS Threshold Descriptions .....	II.5-28
Table	B.7	LOS Thresholds for Signalized Intersections.....	II.5-29
Table	B.8	Intersection LOS Threshold Descriptions .....	II.5-30
Table	B.9	LOS Thresholds for Unsignalized Intersections.....	II.5-30
Table	B.10	Lake Pointe TDIF Fees .....	II.5-32
Table	B.11	Lake Pointe Traffic Signal Fees .....	II.5-33
Table	C.1	Historic Response Times Priority I.....	II.5-37
Table	C.2	Historic Response Times Priority II.....	II.5-38
Table	C.3	Police Fees.....	II.5-39
Table	D.1	Current & Planned Fire Station Facilities .....	II.5-40
Table	D.2	Fire/EMS Emergency Response Times since 2000 .....	II.5-41
Table	D.3	Fire/EMS Fee .....	II.5-42
Table	D.4	Fire/EMS Emergency Response Times Comparison .....	II.5-42
Table	E.1	Chula Vista Elementary School District Enrollment vs. Capacity.....	II.5-46
Table	E.2	Sweetwater Union High School District Enrollment vs. Capacity.....	II.5-47
Table	E.3	Single-Family Attached Student Generation Rates.....	II.5-49
Table	E.4	Student Generation.....	II.5-49
Table	F.1	Existing Library Facilities .....	II.5-52
Table	F.2	Future Library Facilities.....	II.5-53
Table	F.3	Library Threshold Compliance .....	II.5-54
Table	F.4	Library Fee .....	II.5-54
Table	G.1	Quimby Act Parkland Requirements.....	II.5-57
Table	G.2	Parkland Dedication Ordinance Standards.....	II.5-57
Table	G.3	Parkland Dedication Requirements per City Ordinance.....	II.5-57
Table	G.4	SPA Amendment Plan Park Acres and Eligible Credits .....	II.5-58
Table	G.5	Estimated Park Acreage Demand Compared to Supply East of I-805 .....	II.5-58
Table	G.6	SPA Amendment Park Land Dedication Required .....	II.5-59
Table	G.7	Park Acquisition and Development (PAD) Fees Development Component.....	II.5-61
Table	G.8	Public Facilities Fees For Recreation.....	II.5-63

Table	H.1	Water Pressure Criteria .....	II.5-65
Table	H.2	Projected On-Site Water Demands.....	II.5-66
Table	H.3	On-Site Water System Design Criteria .....	II.5-66
Table	H.4	Recommended Lake Pointe Water Service Sizes & Available Pressure.....	II.5-68
Table	I.1	Adopted/Amended Wastewater Flow Projections.....	II.5-74
Table	I.2	Estimated Sewage Flow and Treatment Capacity .....	II.5-75
Table	I.3	Off-Site Gravity Sewer Calculations.....	II.5-75
Table	I.4	Projected Lake Pointe Sewer Fees .....	II.5-76
Table	J.1	Existing Drainage Flows .....	II.5-82
Table	J.2	Proposed Drainage Flows.....	II.5-82
Table	J.3	Anticipated and Potential Pollutants .....	II.5-83
Table	J.4	Grouping of Pollutants .....	II.5-84
Table	J.5	Pollutants of Concern.....	II.5-84
Table	J.6	Treatment Control BMP Categories.....	II.5-87
Table	K.1	Civic Fee for Lake Pointe.....	II.5-98
Table	K. 2	Corporation Yard Fee for Lake Pointe.....	II.5-98
Table	K. 3	Public Facilities Fees for Administration Facilities .....	II.5-98
Table	N.1	Net Fiscal Impact on the City of Chula Vista.....	II.5-100

## EXECUTIVE SUMMARY

This supplemental Public Facilities Finance Plan (PFFP) addresses the public facility needs associated with the proposed 12.4 acre Lake Pointe mixed-use project. The EastLake III SPA Plan Amendment proposes to convert the aforementioned 12.2+ acre site from the existing C-1, Commercial/Retail, to the MU-1, Mixed-Use, designation. Further, this supplement is a hybrid meant to bridge the gap between the current version of the EastLake III PFFP and the city's current guidelines.

The preparation of a supplemental PFFP is required in conjunction with the preparation of the EastLake III Sectional Planning Area (SPA) Plan Amendment. This supplemental PFFP ensures that the future development of the EastLake project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the Amended EastLake III SPA Plan. Further, the PFFP ensures that the development of the project will not adversely impact the City's Quality of Life Standards.

The proposed EastLake III Mixed Use planning area encompasses approximately 12.2 gross acres within the City of Chula Vista. The site is located between the Olympic Training Center (OTC) on the South and EastLake III Vistas to the North. The site fronts on the north side of Olympic Parkway extending eastward from the New Hope Community Church to the Olympic Pointe project. The site is approximately 9 miles east of the Chula Vista Civic Center. Exhibit 1 and 2 both illustrate the location of the proposed EastLake III Mixed Use site and its proximity to the existing development within the EastLake III community.

The project site is designated as Commercial/Retail in the City General Plan, and EastLake III GDP and SPA. The site is designated "C-1" on the approved SPA Site Utilization Plan. As envisioned in the approved GDP, the project site would accommodate the Commercial/Retail component of the GDP, which could support a Neighborhood Commercial Center. The EastLake III SPA describes the site's intended use as part of the "Activity Center," which is the planned social and activity focal point at the entrance to the Olympic Training Center. The site was rough graded in 2002.

The project will consist of four development phases. Construction of the proposed Lake Pointe Project is expected to occur over the course of approximately 4 years, commencing in late 2012 with final build-out to take place in 2016.

### **A. Public Facility Cost and Fee Summary**

The following discussion identifies and summarizes the various facility costs associated with development of the 12.2-acre Lake Pointe project. The facilities and their cost are identified in detail in this supplemental PFFP. Each subsection indicates a recommended financing alternative for threshold facilities based upon current City practices and policies. However, where another financing mechanism may be shown at a later date to be more effective, the City may implement such other mechanisms in accordance with City policies. In addition, Table A.1 summarizes the public facility phasing and associated costs within a table format.

Transportation Development Impact Fees (TDIF) generated by the Lake Pointe Condominium project total approximately \$2,888,370. Traffic Signal Fees generated by the project are approximately \$88,069. These fees do not include any credits the developer may have or may receive through a Development Agreement.



Backbone sewer and water improvements will be funded, in part, through the payment of DIF fees and capacity fees established for these purposes. The Developer will fund on-site facilities.

The total costs for the Lake Pointe Condominium project Capital Improvement Plan (CIP) Potable Water and Recycled Water Facilities will be determined by the Otay Water District (OWD). According to the OWD policy No. 26, OWD will provide reimbursement for construction and design costs associated with development of these improvements or pursuant to any agreement or provision in effect at the time.

The estimated fee cost for Wastewater for the Lake Pointe Condominium project is approximately \$1,038,528 (does not include the Administration Fee for sewer connection permit). The entire project site is within the Salt Creek Sewer Basin DIF.

The Lake Pointe Condominium project will trigger development impact fees for schools.

Police, fire and emergency medical services, parks (acquisition and development fees), recreation and libraries, civic center, corporation yard, and administrative facilities will be funded from revenues generated from the payment of Public Facilities Development Impact Fees at building permit issuance. These fee revenues plus TDIF, Traffic Signal Fees and Sewer Fees total approximately \$10,250,660.

#### **B. Public Facility Thresholds**

City Council Resolution Number 13346 identified eleven different public facilities and services with related threshold standards and implementation measures. The following is a summary of the threshold compliance by the Lake Pointe Condominium project:

1. **Traffic:** Based upon the *Lake Pointe Traffic Impact Analysis June 25, 2012, by Linscott, Law & Greenspan* the threshold compliance is projected to be maintained with implementation of the improvements identified in Section II.5.4.1.16 of this PFFP amendment and the payment of TDIF fees. The Lake Pointe project shall be conditioned to provide adequate access and sight distance for two driveways. One driveway for primary ingress and egress and one driveway for emergency vehicles only. In addition, the project shall be conditioned to pay TDIF Fees and Traffic Signal Fees at the rate in effect at the time building permits are issued.
2. **Police:** Threshold compliance will be met with the payment of public facility fees; the fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made. The City will continue to monitor police responses to calls for service in both the Emergency (priority one) and Urgent (priority two) categories and report the results to the GMOC on an annual basis.
3. **Fire and Emergency Medical Response:** Threshold compliance will be met with the payment of public facility fees; the fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made. The City will continue to monitor Fire Department responses to emergency fire and medical calls and report the results to the Growth Management Oversight Commission (GMOC) on an annual basis.
4. **Water:** Threshold compliance will be met by the following:
  - a) The Developer shall request and deliver to the City a service availability letter from the OWD prior to Approval of the Final Map.
  - b) The Developer shall provide potable water improvements according to OWD's

Water Resource Master Plan and approved Sub-Arca Master Plan (SAMP).

- c) The Developer shall provide recycled water improvements according to the SAMP. The OWD and the City of Chula Vista will coordinate recycled water requirements for the project. The phased construction of recycled water facilities, based on the SAMP, will be incorporated into the conditions of approval for the project.
5. Sewer: Threshold compliance will be met through the payment of sewer fees and the Salt Creek DIF by the developer, the construction of the city required facilities as identified in this PFTP and conditions of approval prior to the issuance of building permits.
6. Drainage: Threshold compliance will be met by the construction of city-required drainage facilities by the developer. Drainage facilities include but are not limited to graded swales, concrete swales, drainage inlets, pipes, headwalls, sedimentation basins, storm-water treatment devices, etc. In addition, the developer shall comply with all Federal, State, City of San Diego and City of Chula Vista water quality regulations and requirements.
7. Air Quality: The City continues to provide a development forecast to the APCD in conformance with the threshold standard. Prior to approval of building permits for each phase of the project, the applicant shall demonstrate that air quality control measures outlined in the *Air Quality Technical Report for the Lake Pointe Project City of Chula Vista, CA, dated August, 2012*, pertaining to the design, construction and operational phases of the project have been implemented.
8. Fiscal: The *Fiscal Impact Analysis of the Lake Pointe Development, dated August 8, 2012, by Keyser-Marston* identifies the estimated fiscal impact that the project will have on the operation and maintenance budgets of the City of Chula Vista (general fund). Fiscal expenditures would begin at \$78,838 annually and rise to \$253,442 annually (Year 5). Fiscal revenues would be initially \$30,310 and rise to \$172,650 at build-out (Year 5). The net fiscal impact from developing the Lake Pointe project is negative throughout the 5-Year period and starts with a negative of \$48,528 in Year 1 ending with a negative of \$80,792 at Year 5.
9. Civic Center and Corporate Yard and other facilities: Threshold compliance will be met through the collection of the public facilities fees at the rate in effect at the time building permits are issued.

**GENERAL CONDITIONS  
FOR  
EASTLAKE III – LAKE POINTE  
SUPPLEMENTAL PFFP**

- A. All development within the boundaries of the Supplemental PFFP, for the Lake Pointe Project shall conform to the provisions of Section 19.09 of the Chula Vista Municipal Code (Growth Management Ordinance) and to the provisions and conditions of this Supplemental PFFP.
- B. All development within the boundaries of the Supplemental PFFP, as amended, for the Lake Pointe Project shall be required to pay development impact fees for public facilities, transportation and other applicable fees pursuant to the most recently adopted program by the City Council, and as amended from time to time. Development within the boundaries of the Lake Pointe Condominium project shall also be responsible for fair share proportionate fees that are necessary to meet the adopted facility performance standards as they relate to the SPA Plan.
- C. The Supplemental PFFP shall be implemented in accordance with Chula Vista Municipal Code 19.09.090. Future amendments shall be in accordance with CVMC 19.09.100 and shall incorporate newly acquired data, to add conditions and update standards as determined necessary by the City through the required monitoring program. Amendment to this Plan may be initiated by action of the Planning Commission, City Council or property owners at any time. Any such amendments must be approved by the City Council.
- D. Approval of this Supplemental PFFP does not constitute prior environmental review for projects within the boundaries of this Plan. All future projects within the boundaries of this Supplemental PFFP shall undergo environmental review as determined appropriate by the City of Chula Vista.
- E. Approval of this Supplemental PFFP does not constitute prior discretionary review or approval for projects within the boundaries of the Plan. All future projects within the boundaries of the Lake Pointe Condominium project area shall undergo review in accordance with the Chula Vista Municipal Code. This Supplemental PFFP analyzes the maximum allowable development potential for planning purposes only. The approval of this plan does not guarantee specific development densities.
- F. The facilities and phasing requirements identified in this Supplemental PFFP are based on the SPA Plan, which assumes that on the approximately 12.2 acres the following project will be built: 284 Multi-Family Condominium Units; and approximately 10,000 square feet of commercial space will be housed in one building. If there are changes, the total number of Dwelling Units calculated may change and facility requirements shall be adjusted proportionately.
- G. The plan analysis is based upon one single phase of development as presented in this document. Any changes to phasing shall require an amendment to the Supplemental PFFP.

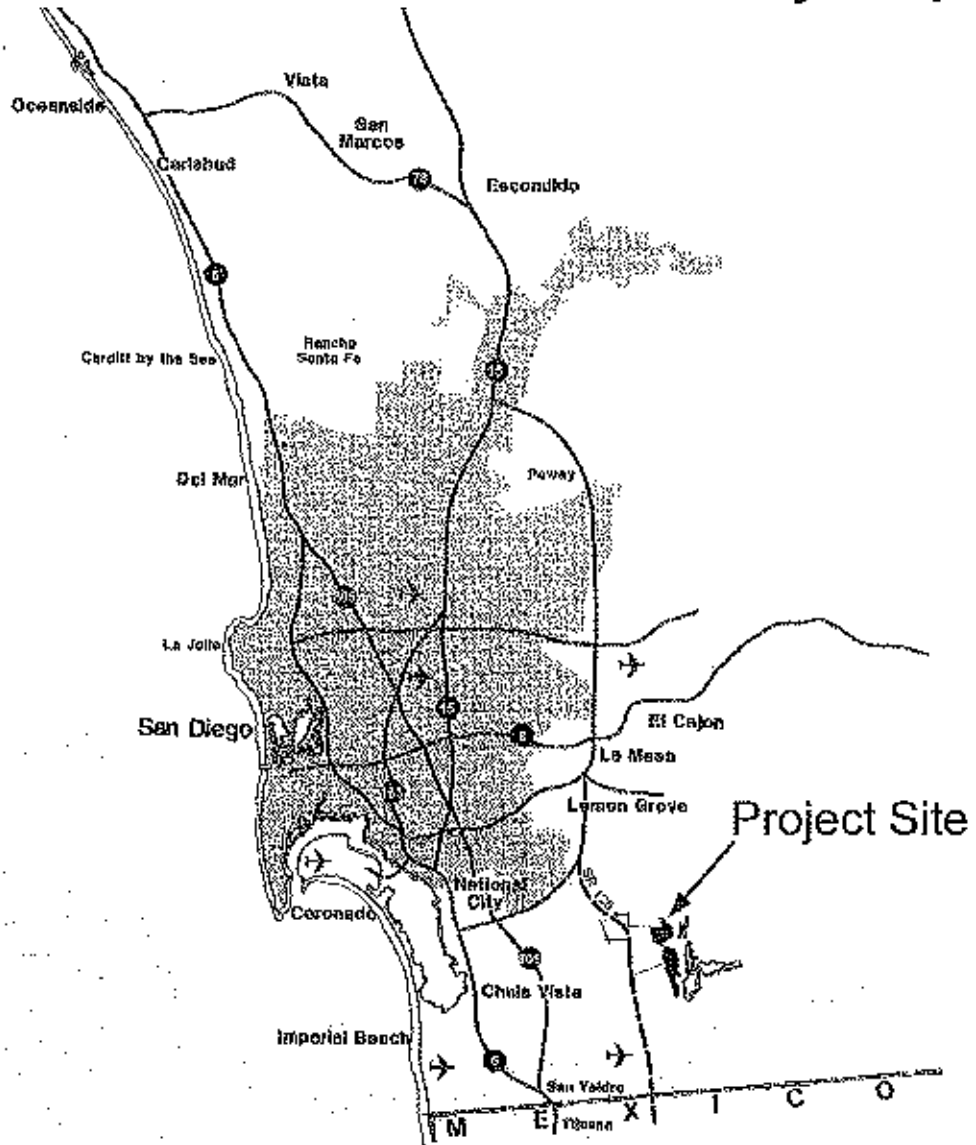
**Table A.1  
Lake Pointe Summary of Facilities<sup>1</sup>**

Facility	Facility Description	Fee Estimate	DIF Program	Timing	Funding Source	Financing
Transportation	Transportation Facilities	\$2,880,370	Transportation Facilities in Eastern Territories	Pay prior to issuance of Building Permit	DIF const./exaction	Fee Program
	Traffic Signal	\$88,069	Traffic Signal Fee		DIF exaction	Fee Program
<b>Subtotal</b>		<b>\$2,968,439</b>				
Potable Water	980 Zone	To be Determined by OWD	City DIF fees do not apply to the OWD	Provide City Engineer OWD water availability letter and required improvements prior to approval of the Final Map.	OWD CIP Fees	Capacity Fees and Exactions
Recycled Water (If Required)	950 Zone	To be Determined by OWD	City DIF fees do not apply to the OWD		OWD CIP Fees	Capacity Fees and Exactions
Sewer	Connect to exist sewer	\$285,290	Salt Creek Sewer DIF	Pay prior to issuance of Building Permit	DIF exaction	Fee Program
	Connect to exist SD	\$740,814	Sewer Participation Fee		CIP/Development	Fee Program
Drainage	Connect to exist SD	N/A	DIF not required for Salt Creek	N/A	Developer funded	Exaction
Schools	No specific facility	N/A	School Fees	Provide documentation that school fees have been paid prior to issuance of Building Permit	Mello-Roos CFD	CFD
Parks	PAD Fees <sup>2</sup>	\$3,694,556	PAD Fees	Pay prior to issuance of Building Permit	PAD Fees	Fee Program
Recreation	Pay PFDIF Fee	\$330,576	Public Facilities DIF	Pay prior to issuance of Building Permit	SF/Com'l PFDIF	Fee Program
Library	Pay PFDIF Fee	\$435,372	Public Facilities DIF	Pay prior to issuance of Building Permit	SF/Com'l PFDIF	Fee Program
Fire & EMS	Pay PFDIF Fee	\$277,620	Public Facilities DIF	Pay prior to issuance of Building Permit	SF/Com'l PFDIF	Fee Program
Police	Pay PFDIF Fee	\$504,459	Public Facilities DIF	Pay prior to issuance of Building Permit	SF/Com'l PFDIF	Fee Program
Civic	Pay PFDIF Fee	\$732,063	Public Facilities DIF	Pay prior to issuance of Building Permit	SF/Com'l PFDIF	Fee Program
Corporate Yard	Pay PFDIF Fee	\$128,858	Public Facilities DIF	Pay prior to issuance of Building Permit	SF/Com'l PFDIF	Fee Program
Administrative	Pay PFDIF Fee	\$155,617	Public Facilities DIF	Pay prior to issuance of Building Permit	SF/Com'l PFDIF	Fee Program
<b>Subtotal</b>		<b>\$6,250,117</b>				
<b>Total</b>		<b>\$10,250,660</b>				

<sup>1</sup> Fees presented in this table are estimates only. The actual fee will be calculated prior to building permit issuance.

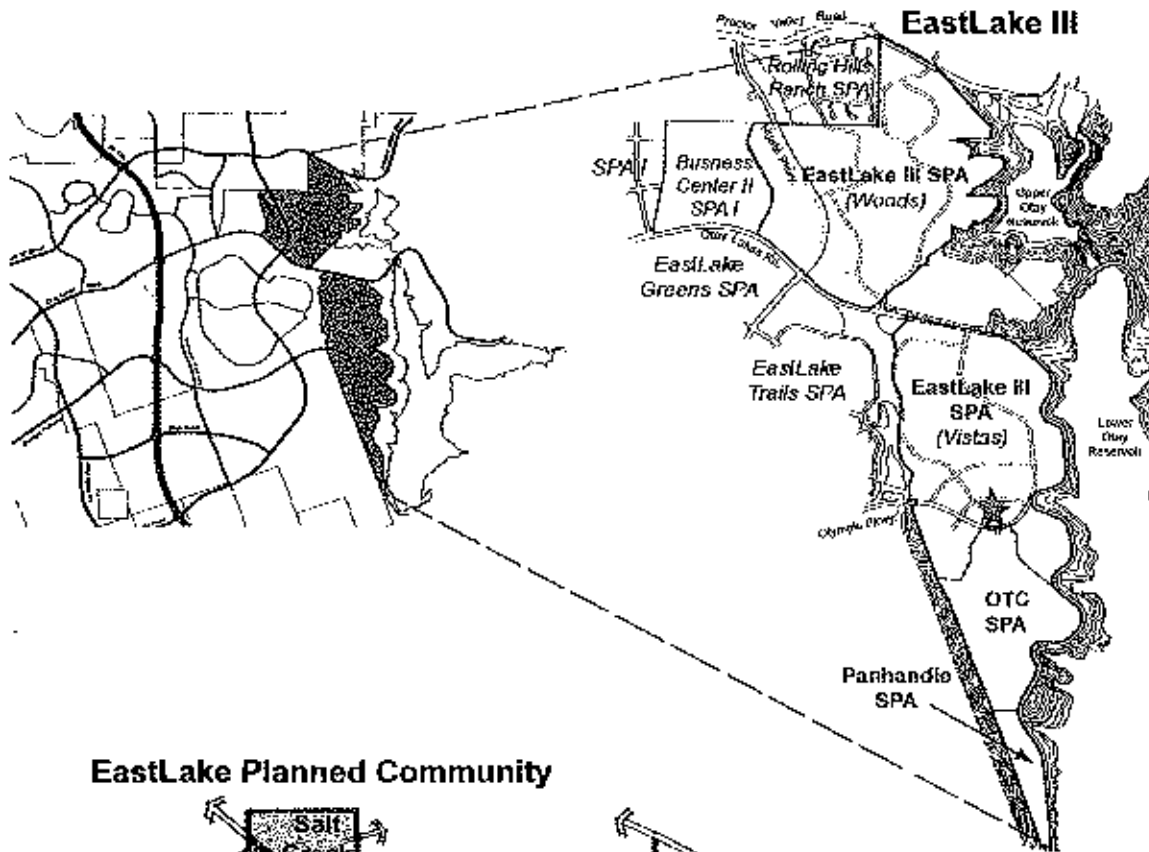
<sup>2</sup> See Table G.7 in Section II.5.4.6.8.1 for the details of the Park Acquisition and Development Fee.

# Vicinity Map



## Exhibit 1

# Project Location



## EastLake Planned Community

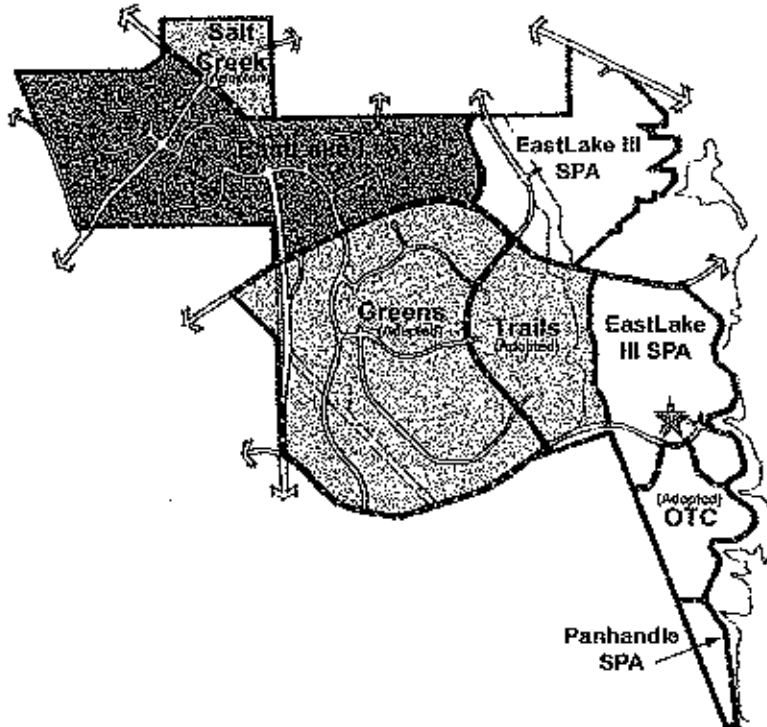


Exhibit 2

## **II.5.1. INTRODUCTION:**

This Supplemental PFFP identifies each improvement needed to service the Lake Pointe project, with the appropriate funding sources.

The implementing actions covered by the PFFP are:

- Use of Public Financing Mechanisms where applicable.
- Construction of major streets, sewer, water and drainage facilities.
- Internal subdivision improvements pursuant to the Subdivision Map Act.
- Provision of other public facilities.
- Maintenance of certain facilities such as open space areas and street medians.

### **II.5.1.1 BACKGROUND:**

A Master Environmental Impact Report was completed for the 3,073-acre EastLake community in February, 1982, which considered the impacts associated with the annexation of the project site from the County of San Diego to the City of Chula Vista, as well as the potential impacts associated with the implementation of a General Plan amendment, rezoning, and General Development Plan for the future EastLake development. The discretionary actions associated with the EastLake proposal, including the zoning of the project area to Planned Community (PC) and adoption of the EastLake Policy Plan, were approved by the City of Chula Vista in August, 1982.

As its name suggests, the EastLake III General Development Plan (GDP) is the third in a series of approvals addressing development of the EastLake Planned Community. The first EastLake GDP, identified as EastLake I, included approximately forty percent of the property and was adopted in 1982. The EastLake I SPA included three residential neighborhoods, EastLake Hills, EastLake Shores, and Salt Creek I, along with the EastLake Business Center I employment center and EastLake Village Center commercial area.

The second major increment to the EastLake Planned Community was the planning of the EastLake Greens and EastLake Trails residential neighborhoods, located east of the proposed alignment of SR-125, between Otay Lakes Road, and Olympic Parkway. These two neighborhoods were planned as separate SPAs within the EastLake II GDP. At the time of approval, the EastLake II GDP was merged with the EastLake I GDP and the two areas combined are now known as the EastLake II GDP (see Exhibit 2).

Concurrent with the planning of EastLake II, the opportunity to develop the Olympic Training Center (OTC) was recognized. In order to allow for the preparation of a SPA Plan for the OTC, the original EastLake III GDP was adopted in 1990. An OTC SPA plan was subsequently approved and the training facility built.

In 1999, the EastLake Business Center II was removed from the EastLake III GDP and added to the EastLake II GDP to allow its accelerated development in response to economic development opportunities.

The project site is designated as Commercial in the City's General Plan, and EastLake III GDP. The site is designated "C-1" on the approved SPA Site Utilization Plan. As envisioned in the approved GDP, the project site would accommodate the Commercial/Retail component of the GDP.

#### **II.5.1.2 PURPOSE:**

The purpose of this document is to supplement the original 2001 EastLake III PFFP and applies to the SPA Plan Amendments to the activity core south of the Vistas portion of the EastLake III GDP and SPA Plan. The project area was not built and the property is now proposed to be developed. Regarding the required public facilities needs, the supplemental PFFP identifies a preliminary cost estimate for each improvement installation, phasing and appropriate funding sources.

The purpose of all PFFP's in the City of Chula Vista is to implement the City's Growth Management Program and to meet the General Plan goals and objectives, specifically those of the Growth Management Element. The Growth Management Program ensures that development occurs only when the necessary public facilities and services exist or are provided concurrent with the demands of new development. The Growth Management Program requires that a PFFP be prepared for every new development project, which requires either SPA Plan or tentative map approval. Similarly, amendments to a SPA Plan require an amendment or a supplement to the PFFP.

The PFFP is intended to be a dynamic and flexible document. The goal of the Financing Plan is to assure adequate levels of service are achieved for all public facilities impacted by the project. It is understood that assumed growth projections and related public facility needs are subject to a number of external factors, such as the state of the economy, the City's future land use approval decisions, etc. It is also understood that the funding sources specified herein may change due to financing programs available in the future or requirements of either state or federal law. It is intended that revisions to cost estimates and funding programs be handled as administrative revisions, whereas revisions to the facilities-driven growth phases are to be accomplished through an update process via an amendment to or a supplement to the PFFP.



### II.5.1.3 ASSUMPTIONS

There are a number of key assumptions implicit to this supplemental PFFP Amendment. The assumptions play a major part in determining public facility needs, the timing of those needs and the staging of growth corresponding to the various facilities. Key land use and phasing assumptions can be summarized as follows:

- A. The proposed General Plan Amendment and proposed SPA Amendment for the EastLake III Lake Pointe Project affects the C-1 area within the EastLake Vistas portion of EastLake III (see adopted and proposed Site Utilization Plan (SUP) (see Exhibit 5 and 6) that are located north of Olympic Parkway and the OTC.
- B. This Supplemental PFFP supplements the EastLake III SPA Plan PFFP that was adopted on July 17, 2001.
- C. SPA Plan Amendment and PC District Regulations will regulate land use allocation and intensity of development for the proposed MU-1 site north of Olympic Parkway.
- D. The proposed project consists of converting approximately 12.2 acres of Commercial/Retail designated land to Mixed-Use land. This action if approved by the City Council would eliminate the C-1 Commercial/Retail site, and increase the total of residential units in EastLake III from 2,450 dwelling units to 2,734 dwelling units and add 10,000 square feet of commercial space.
- E. One primary phase of development is envisioned to complete all the infrastructure improvements in a single increment. Build-out of all building sites may occur over a several year period.
- F. All internal streets shall be private.

### II.5.1.4 THRESHOLD STANDARDS:

Chapter 19.09 of the Chula Vista Municipal Code provides the requirements for the Chula Vista Growth Management Plan. Subsection 19.09.040 provides the Quality of Life Threshold Standards for each public facility and improvement. There are eleven (11) standards that address a variety of different public services and environmental issues. Several topics are related to services provided by city departments, such as police, fire, libraries, parks and recreation, traffic, and drainage facilities. Each of the 11 threshold standards is stated in terms of a goal, objectives, and one or more standards. Table A.2 provides a summary of the eleven "Threshold Standards."

- A. **The Threshold Standards fall into three general categories:**
  - 1. *A performance standard measuring overall level of service* is established for police, fire and emergency medical services, sewers, drainage facilities, and traffic;
  - 2. *A ratio of facilities to population* is established for park and recreation facilities, and libraries; and
  - 3. *A qualitative standard* is established for schools, water, air quality, and fiscal impacts.

The qualitative standard pertains to some services that are provided by agencies outside of the city. Schools are provided by the Chula Vista Elementary School District and the Sweetwater High School District; water service is provided by two independent water districts (Otay Water District and Sweetwater Authority); and sewer service is provided by the City of Chula Vista and has an agreement with the City of San Diego to treat the waste water. Finally, the air-quality and fiscal threshold standards do not relate to specific public services but are

intended to determine whether growth is having an adverse impact on two other measures of quality of life: the air quality within the region and the city's overall fiscal health.

<b>Air Quality</b>	Annual report required from Air Pollution Control District on impact of growth on air quality.
<b>Fiscal</b>	Annual report required evaluating impacts on growth on city operations, capital improvements, and development impact fee revenues and expenditures.
<b>Police</b>	Respond to 81% of the Priority I emergency calls within 7 minutes and maintain average response time of 5.5 minutes. Respond to 57% of Priority II urgency calls within 7.5 minutes and maintain average response time of 7 minutes.
<b>Fire/EMS</b>	Respond to calls within 7 minutes in 80% of all cases.
<b>Schools</b>	An annual report is required to evaluate the school district's ability to accommodate new growth.
<b>Library</b>	Provide 500 square feet of library space adequately equipped and staffed per 1,000 population.
<b>Parks &amp; Recreation</b>	Maintain 3 acres of neighborhood and community parkland with appropriate facilities per 1,000 residents east of Interstate 805.
<b>Water</b>	Annual report from water service agencies on impact of growth and future water availability.
<b>Sewer</b>	Sewage flows and volumes shall not exceed City Engineering Standards. Annual report from Metropolitan Sewer Authority on impact of growth on sewer capacity.
<b>Drainage</b>	Storm flows and volume shall not exceed City Engineering Standards. Annual report reviewing performance of city's storm drain system.
<b>Traffic</b>	Maintain Level of Service (LOS) "C" or better as measured by observed average travel speed on all signalized arterial streets, except, that during peak hours, an LOS "D" can occur for no more than any 2 hours of the day. Those signalized intersections west of Interstate 805 that do not meet the above standard may continue to operate at their 1991 LOS but shall not worsen.

**B. The Threshold Standards are applied in three ways:**

1. Many of the standards were used in the development and evaluation of the city's General Plan to ensure that quality-of-life objectives are met at the time of General Plan build-out during a 20-to-25 year period;
2. Certain standards are used in the evaluation of individual development projects to determine the possible impacts of the project and to apply appropriate conditions and requirements in order to mitigate those impacts; and
3. All of the standards are monitored by the Growth Management Oversight Commission (GMOC) on an annual basis to ensure that the cumulative impacts of new growth do not result in a deterioration of quality of life, as measured by these standards.

Threshold standards are used to identify when new or upgraded public facilities are needed to mitigate the impacts of new development. Building permits will not be issued unless compliance with these standards can be met. These threshold standards have been prepared to guarantee that public facilities or infrastructure improvements will keep pace with the demands of growth.

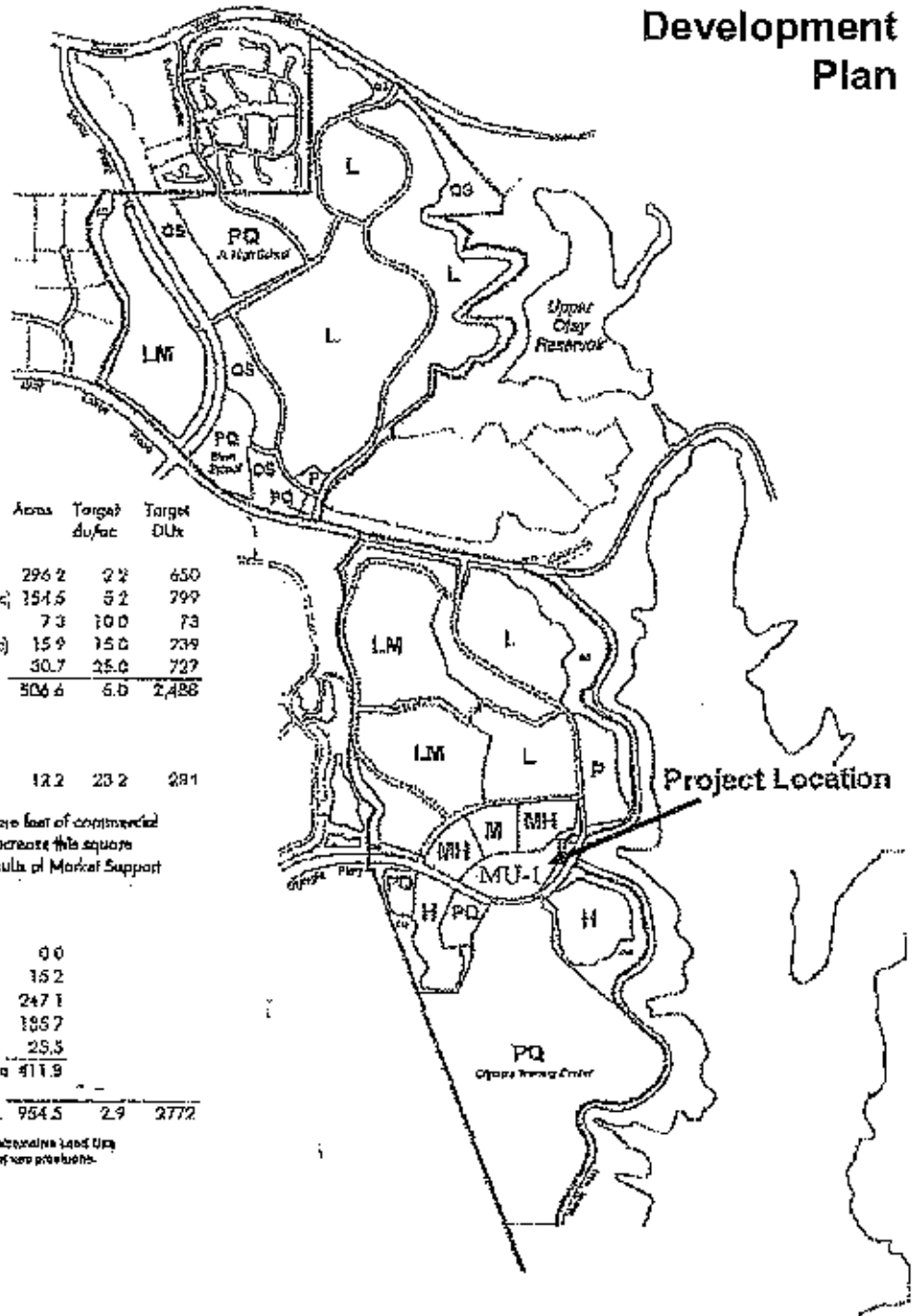
#### **11.5.1.5. PFFP BOUNDARIES:**

The Growth Management Implementation Ordinance requires that the City shall establish the boundaries of the PFFP at the time a SPA Plan or Tentative Map is submitted by the applicant. The boundaries shall be based upon the impact created by the Project on existing and future need for facilities. The project boundaries will correlate the proposed development project with existing and future development proposed for the area of impact to provide for the economically efficient and timely installation of both onsite and offsite facilities and improvements required by the development. In establishing the boundaries for the PFFP, the City shall be guided by the following considerations:

- A. Service areas, drainage, sewer basins, and pressure zones that serve the Project;
- B. Extent to which facilities or improvements are in place or available;
- C. Ownership of property;
- D. Project impact on public facilities relationships, especially the impact on the City's planned major circulation network;
- E. Special district service territories;
- F. Approved fire, drainage, sewer, or other facilities or improvement master plans.

The boundary of the Lake Pointe Condominium Project was established using the above criterion. The Supplemental PFFP Amendment boundaries are congruent with the Adopted GDP (see Exhibit 3) Area and the Eastlake III SPA Plan Area (See Site Utilization Plan, Exhibit 4).

# General Development Plan



Land Use	Area	Target du/acre	Target DUx
<b>RESIDENTIAL</b>			
L Low (0-3 du/acre)	296.2	2.2	650
LM Low Medium (2-5 du/acre)	354.5	5.2	799
M Medium (6-11 du/acre)	7.3	10.0	73
MH Medium-high (11-16 du/acre)	15.9	15.0	239
H High (18-27+ du/acre)	30.7	25.0	727
<b>Sub-total Residential</b>	<b>506.6</b>	<b>6.5</b>	<b>2,488</b>

<b>MIXED USE</b>			
MU-1 Residential			
High (18-27+ du/acre)	12.2	23.2	281
Commercial			
*Minimum 10,000 square feet of commercial			
The City Council may increase this square footage based upon results of Market Support Analysis			

<b>NON-RESIDENTIAL</b>			
CR Community Retail	0.0		
P Park	15.2		
PQ Public/Quasi-Public	247.1		
OS Open Space	185.7		
Circulation	25.5		
<b>Sub-total Non-Residential</b>	<b>411.9</b>		

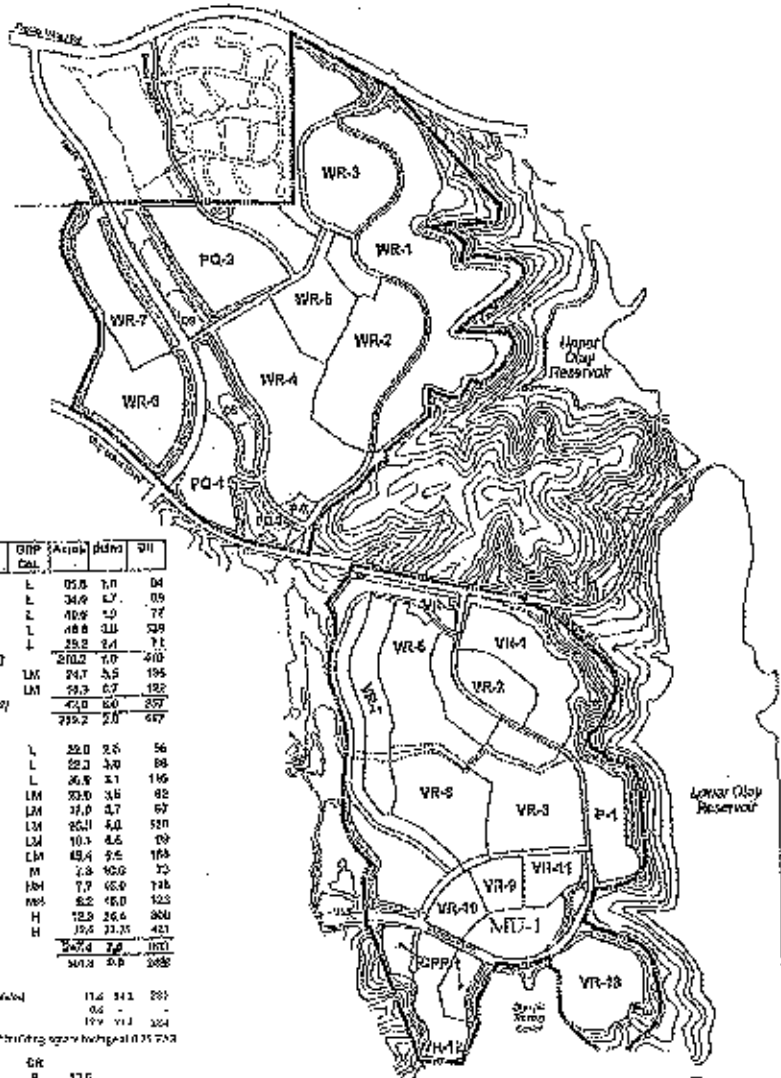
**TOTAL 954.5 2.9 2772**

(All of Classifying Low Density residential Land Use  
 Refer to text for additional land use provisions.

Exhibit 3



# Site Utilization Plan



**RESIDENTIAL**

**Woods**

Zone Number	Land Use	GRP Col.	Acres	Units	DU
WR-1	Single Family	L	65.8	1.0	64
WR-2	Single Family	L	34.9	4.7	69
WR-3	Single Family	L	48.8	5.0	77
WR-4	Single Family	L	48.8	3.0	59
WR-5	Single Family	L	28.2	2.4	71
WR-6	Single Family	L	20.2	7.0	40
WR-7	Single Family	L	24.7	5.5	195
WR-8	Single Family	LM	19.3	6.7	122
WR-9	Single Family	H	47.0	6.0	297
WR-10	Single Family	H	239.2	2.0	657
WR-11	Single Family	L	22.0	2.5	56
WR-12	Single Family	L	22.2	3.0	68
WR-13	Single Family	L	26.9	3.1	165
VR-1	Single Family	LM	33.0	3.5	82
VR-2	Single Family	LM	31.0	3.7	67
VR-3	Single Family	L	25.1	4.0	53
VR-4	Single Family	L	10.3	4.5	19
VR-5	Single Family	L	45.4	4.5	168
VR-6	Single Family	M	1.3	45.0	72
VR-7	Single Family	H	7.7	45.0	148
VR-8	Single Family	H	8.2	45.0	123
VR-9	Single Family	H	12.9	26.4	360
VR-10	Single Family	H	19.5	23.25	421
VR-11	Single Family	H	24.4	7.0	100
VR-12	Single Family	H	30.3	5.0	282
MEU-1	Medium Density Residential		11.6	34.1	281
MEU-2	Medium Density Residential		0.6	-	-
MEU-3	Medium Density Residential		19.9	11.1	324
MEU-TOTAL			32.1	55.2	605

**COMMERCIAL**

Zone Number	Land Use	GRP Col.	Acres	Units	DU
CP-1	Community Retail	CR	-	-	-
PK-1	Public Park	P	13.6	-	-
PO-1	Primary Recreation	L	1.7	-	-
PS-1	Elementary School	PQ	14.9	-	-
PS-2	Jr. High School	PQ	24.8	-	-
PS-3	Fin. Serv. Bldg.	PQ	5.3	-	-
CP-1	Comm. Office Bldg.	PO	12.8	-	-
CP-2	Comm. Office Bldg.	PO	10.4	-	-
CP-3	Comm. Office Bldg.	PO	1.1	-	-
CP-4	Comm. Office Bldg.	PO	25.5	-	-
CP-TOTAL			67.8	-	-
MEU-TOTAL			98.9	55.2	605

**EASTLAKE III**  
A planned community by The EastLaku Company

Exhibit 4

## II.5.2. DEVELOPMENT SUMMARY

The Lake Pointe Project is proposed on a site north of the OTC and Olympic Parkway. The site is designated C-1 on the approved Site Utilization Plan in the Eastlake III SPA Plan. The property is located south of the intersection between Olympic Parkway and Wucste Road in the City of Chula Vista, California. The site has been graded and can be accessed from Olympic Parkway. Olympic Parkway bounds the southwest, south and southeast portions of the site. The northern portions of the property is bordered by the existing developed EastLake III Vistas neighborhood. The Lower Otay, Reservoir is located just east of Wucste Road. The OTC is located to the west of the site. The approximate location and extent of the site is shown on the Site Location Map (Exhibit 2).

The proposed project consists of developing the approximately 12.2 acres of Commercial/Retail designated land into a mixed use project. The Lake Pointe project, if approved, would increase the total of residential units in EastLake III from 2,488 dwelling units to 2,772 dwelling units. Table A.3 provides a comparison of the GDP and proposed SPA amendment.

Table A.3 GDP and SPA Plan Statistical Comparison						
RESIDENTIAL						
GDP Designation	SPA Designation	GDP Statistics		SPA Plan		Average Density
		Acres	DU	Acres	DU	
<b>EastLake Woods</b>						
Low	WR-1 & WR-5	216.2	410	216.2	410	1.9 du/ac
Low-Medium	WR-6 & WR-7	43.0	257	43.0	257	6.0 du/ac
<b>Subtotal</b>		<b>259.2</b>	<b>667</b>	<b>259.2</b>	<b>667</b>	
<b>EastLake Woods Avg. Density</b>			<b>SPA - Low Density, 2.6 du/ac</b>			
<b>EastLake Vistas</b>						
Low	VR-1 - VR-3	82.0	240	82.0	56	2.5 du/ac
Low-Medium	VR-4 - VR-8	111.5	542	111.5	542	4.3 du/ac
Medium	VR-9	7.3	73	7.3	73	10 du/ac
Medium-High	VR-10 - VR-11	15.9	239	15.9	239	15 du/ac
High	MU-1*, VR-12 - VR-13	42.3*	1,011	42.3*	1,011	23.9 du/ac
<b>Subtotal</b>		<b>259*</b>	<b>2,105</b>	<b>259*</b>	<b>2,105</b>	
<b>EastLake Vistas Avg. Density</b>			<b>SPA - Medium Density, 6.1 du/ac</b>			
<b>Residential Subtotal</b>		<b>518.2*</b>	<b>2,772</b>	<b>518.2*</b>	<b>2,772</b>	<b>5.3 du/ac</b>
<b>EastLake III Density</b>			<b>GDP - Low Medium 5.8 du/ac</b>			
			<b>SPA - Low Medium 5.8 du/ac</b>			
* includes 11.6 acre residential component of mixed use site.						

Table A.3 (cont'd.) GDP and SPA Plan Statistical Comparison						
<b>NON-RESIDENTIAL</b>						
<b>EastLake Vistas</b>						
Retail Comm.	C-1	0.6	--	0.6		
Open Space	OS	134.6	--	134.6		
Public/PQ	PQ-1 - PQ-3	40.2	--	40.2	--	--
CPF	CPF-1	12.9		12.9*	--	--
Parks & Rec.	P-1 - P-2	15.2		15.2	--	--
Circulation		25.5		25.5	--	--
Subtotal		230.1		230.1		
<b>Olympic Training Center SPA</b>						
Public/PQ	PQ	150	--	N/A	--	--
<b>Panhandle Parcel (future SPA)</b>						
Public/PQ	N/A	45	--	N/A	--	
Nonresidential Subtotal		436.7	--	241.7	--	
<b>TOTALS</b>		<b>946.7</b>	<b>2,772</b>	<b>748.3</b>	<b>2,772</b>	<b>3.7 dn/ac</b>

Actions that need to be approved by the City Council include, but not limited to: a General Plan Amendment from CR (Commercial Retail) to MUR (Mixed Use Residential), SPA Plan Amendment; and a revision to the EastLake III Affordable Housing Program. Project CEQA documents have been prepared concurrently to document potential environmental impacts and identify mitigation measures to reduce potential impacts to below significance or eliminate potential impacts.

Subsequent to the approval of all the SPA level documents, Tentative Map and Final Map, the grading and improvement plans will be prepared. These will provide the necessary details to actually construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA are required to be consistent with the applicable provisions of this Supplemental PFTP Amendment.

### 11.5.2.1. DEVELOPMENT PHASING:

One primary phase of development is envisioned due to the need of the project to complete the infrastructure improvements in a single incremental. However, actual construction on individual building sites may occur over a several year period, as has been experienced within the existing Village Center/Business Center. This project will not be phased. A summary of the infrastructure public facility timing is provided in the following table.

<b>Facility</b>	<b>Facility Description</b>	<b>Timing</b>	<b>Financing Method</b>
<b>Traffic</b>	Street Improvements	Prior to issuance of Building Permits	Subdivision exaction
	Pay DIF Fees	Prior to issuance of Building Permits	Fee Program
	Traffic Signal Fee	Prior to issuance of Building Permits	Fee Program
<b>Potable Water</b>	Service Avail Letter from OWD to City	Prior to Final Map Approval	N/A
	Water Improvements per OWD & SAMP	Prior to Final Map Approval	Capacity Fees and Exactions
	OWD CIP Fees	Prior to issuance of Building Permits	Capacity Fees and Exactions
<b>Recycled Water</b>	Improvements per OWD & SAMP	Prior to Final Map Approval	Capacity Fees and Exactions
<b>Sewer</b>	Connection to Salt Creek Basin Fee (Salt Creek Sewer DIF)	Prior to issuance of Building Permits	Fee Program
	Pay Sewerage Participation Fee	Prior to issuance of Building Permits	Fee Program
<b>Storm Drain</b>	Connect to exist. public storm drain system	Prior to issuance of Building Permits	Subdivision exaction
<b>Schools</b>	No specific facility Subject to School Fees	Pay-Prior to issuance of Building Permit	Mello-Ross CFD
<b>Parks</b>	Pay PAD Fees	Prior to issuance of Building Permit	Fee Program
<b>Recreation</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Library</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Fire &amp; EMS</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Police</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Civic</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Corp. Yd.</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Admin</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program



## II.5.2.2 DEVELOPMENT IMPACT FEES

### A. Transportation

The current Transportation Development Impact Fee (TDIF) Ordinance sets forth the calculation of development impact fees. This PFFP uses the CVMC Chapter 3.54 as the basis for the estimated TDIF fees. Table A.5 below illustrates the current fee schedule:

<b>Land Use Classification</b>		<b>TDIF Rate</b>
Residential (Low)	0-6 dwelling units per gross acre	\$ 12,198 per DU
Residential (Med.)	6.1-18 dwelling units per gross acre	\$ 9,758 per DU
Residential (High)	>18.1 dwelling units per gross acre	\$ 7,319 per DU
Senior housing		\$ 4,879 per DU
Residential mixed use	>18 dwelling units per gross acre	\$ 4,879 per DU
Commercial mixed use	< 5 stories in height	\$ 195,163 per 20,000 sq. ft.
General commercial (acre)		\$ 195,163 per acre
Regional commercial (acre)	> 60 acres or 800,000 sq. ft.	\$ 134,174 per acre
High rise commercial (acre)	> 5 stories in height	\$ 341,534 per acre
Office (acre)	< 5 stories in height	\$ 109,779 per acre
Industrial RTP (acre)		\$ 97,594 per acre
18-hole golf course		\$ 853,836 per acre
Medical center		\$ 792,848 per acre

<sup>3</sup> TDIF Fees based on Form 5509 dated 06/26/2012. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

**B. Public Facilities**

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2847. The PFDIF is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The current fee for single-family residential development is \$9,370/unit, multi-family residential is \$8,860/unit, commercial (including office) development is \$29,094/acre and industrial development is \$9,157/acre. The PFDIF amount is subject to change as it is amended from time to time. The calculations of the PFDIF due for each facility are addressed in the following sections of this report. Table A.6 provides a break-down of what facilities the fee funds.

<b>Component</b>	<b>Single Family /DU</b>	<b>Multi-Family /DU</b>	<b>Commercial /Acre</b>	<b>Industrial /Acre</b>
Civic Center	\$2,670	\$2,528	\$8,518	\$2,692
Police	\$1,629	\$1,760	\$7,698	\$1,660
Corporation Yard	\$438	\$351	\$7,443	\$3,506
Libraries	\$1,533	\$1,533	\$0	\$0
Fire Suppression	\$1,350	\$970	\$3,566	\$708
GIS, Computers, Telecom & Records Management	\$0	\$0	\$0	\$0
Administration	\$586	\$554	\$1,869	\$591
Recreation	\$1,164	\$1,164	\$0	\$0
<b>Total per Residential Unit</b>	<b>\$9,370</b>	<b>\$8,860</b>		
<b>Total per Com<sup>1</sup>/Ind. Acre</b>			<b>\$29,094</b>	<b>\$9,157</b>

The total number of acres for the Lake Pointe Project is 12.4. The calculations of the PFDIF due for each facility are addressed in the following sections of this report.

<sup>4</sup> DIF Fees based on Form 5509 dated 06/26/2012. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

### II.5.3 FACILITY ANALYSIS

This portion of the PFFP contains 13 separate subsections for each facility addressed by this report. Of the 13 facilities, 11 have adopted threshold standards; the Civic Center and Corporation Yard do not. Table A.7 highlights the level of analysis for each facility.

<b>Facility</b>	<b>Citywide</b>	<b>East of I-805</b>	<b>Service Area Sub-basin</b>	<b>Special District</b>
Traffic	√	√		
Pedestrian Bridges			√	
Police	√			
Fire/EMS	√		√	
Schools				√
Libraries	√			
Parks, Recreation & Open Space		√		
Water			√	√
Sewer			√	
Drainage			√	
Air Quality	√			
Civic Center	√			
Corp. Yard	√			
Fiscal	√		√	

Each subsection analyzes the impact of the Lake Pointe Condominium Project based upon the adopted Quality of Life Standards. The analysis is based upon the specific goal, objective, threshold standard and implementation measures. The proposed SPA plan is used to determine facility adequacy and is referenced within the facility section.

Each analysis is based upon the specific project processing requirements for that facility, as adopted in the Growth Management Program. These indicate the requirements for evaluating the project consistency with the threshold ordinance at various stages (General Development Plan, SPA Plan/Public Facilities Finance Plan, Tentative Map, Final Map and Building Permit) in the developmental review process.

A service analysis section is included which identifies the service provided by each facility. The existing plus forecasted demands for the specific facility are identified in the subsection based upon the adopted threshold standard.

Each facility subsection contains an adequacy analysis followed by a detailed discussion indicating how the facility is to be financed. The adequacy analysis provides a determination of whether or not the threshold standard is being met and the finance section provides a determination if funds are available to guarantee the improvement. If the threshold standard is not being met, mitigation is recommended in the Threshold Compliance and Recommendations subsection which proposes the appropriate conditions or mitigation to bring the facility into conformance with the threshold standard.

## II.5.4. PUBLIC FACILITIES THRESHOLD STANDARDS AND INFRASTRUCTURE REQUIREMENTS

### II.5.4.1. TRAFFIC

#### II.5.4.1.1. GMOC THRESHOLD STANDARDS:

Citywide: Maintain Level of Service (LOS) "C" or better, as measured by observed average travel speed on all signalized arterial segments except that during peak hours a LOS of "D" can occur for no more than any two hours of the day.

#### II.5.4.1.2. GMOC LEVEL OF SERVICE (LOS) DEFINITION

Six levels of services (LOS) have been defined varying from A (free flow) to F (severe congestion). A general definition of LOS is summarized in Table B.1. The City of Chula Vista's GMOC uses an LOS definition for signalized arterial segments as a method for evaluating and comparing traffic conditions. Arterial LOS measurements consider average weekday peak hours and exclude seasonal and special circumstance variations. The following table summarizes the GMOC Traffic Quality of Life Threshold Standard for signalized arterial streets:

Level of Service	Average Travel Speed (mph)		
	Class 1	Class 2	Class 3
A	> 35	> 30	> 25
B	> 28	> 24	> 19
C	> 22	> 18	> 13
D	> 17	> 14	> 9
E	> 13	> 10	> 7
F	< 13	< 10	< 7

SOURCE: Highway Capacity Manual, 1994.

The arterial streets are divided into the following three classifications:

- A. Class I arterials are roadways where free flow traffic speeds range between 35 mph and 45 mph and the number of signalized intersections per mile is less than four (4). There is no parking and there is generally no access to abutting property.
- B. Class II arterials are roadways where free flow traffic speeds range between 30 mph and 35 mph, the number of signalized intersections per mile range between four (4) and eight (8). There is some parking and access to abutting properties is limited.
- C. Class III arterials are roadways where free flow traffic speeds range between 25 mph and 35 mph, and the number of signalized intersections per mile are closely spaced. There is substantial parking and access to abutting property is unrestricted.

### II.5.4.1.3 FREEWAY SEGMENT LOS AND THRESHOLDS

The analysis of freeway segment LOS is based on the procedure developed by Caltrans District 11, which is based on methods described in the *1994 Highway Capacity Manual*. The procedure involves comparing the peak hour volume of the mainline segment to the theoretical capacity of the roadway (V/C). Directional and truck factors are also used to calculate the future freeway volumes. V/C ratios are then compared to the V/C ranges shown on the tables to determine the LOS for each segment. Caltrans recommends LOS B or better as an acceptable threshold for determining impacts on the regional freeway system. LOS B is used as the threshold of significance because a decrease from this level of service to LOS F determines the need to develop a freeway Deficiency Plan.

Table B.2 Caltrans District 11 Freeway Segment Level of Service Definitions			
LOS	V/C	Congestion/Delay	Traffic Description
<i>Used for freeways, expressways and conventional highways</i>			
A	<0.41	None	Free flow
B	0.42-0.62	None	Free to stable flow, light to moderate volumes.
C	0.63-0.80	None to minimal	Stable flow, moderate volumes, freedom to maneuver noticeably restricted
D	0.81-0.92	Minimal to substantial	Approaches unstable flow, heavy volumes, very limited freedom to maneuver.
E	0.93-1.00	Significant	Extremely unstable flow, maneuverability and psychological comfort extremely poor.
<i>Used for conventional highways</i>			
F	<1.00	Considerable	Forced or breakdown flow. Delay measured in average travel speed (MPH). Signalized segments experience delays >60.0 sec./vehicle
<i>Used for freeways and expressways</i>			
F(0)	1.01-1.25	Considerable 0-1 hr delay	Forced flow, heavy congestion, long queues form behind breakdown points, stop and go.
F(1)	1.26-1.35	Severe 1-2 hr delay	Very heavy congestion, very long queues.
F(2)	1.36-1.45	Very Severe 2-3 hr delay	Extremely heavy congestion, longer queues, more numerous breakdown points, longer stop periods.
F(3)	>1.46	Extremely Severe 3+ hours of delay	Gridlock

SOURCE: Caltrans 1992

#### Caltrans LOS Definition

The concept of LOS is defined as a qualitative measure describing operational conditions within a traffic stream, and the motorist's and/or passengers' perception of operations. A LOS definition generally describes these conditions in terms of such factors as speed, travel time, freedom to maneuver, comfort, convenience, and safety. LOS for freeway segments can generally be categorized per Table B.2.

### II.5.4.1.4 SEGMENT LOS STANDARDS AND THRESHOLDS

This section presents the LOS standards and thresholds utilized by the City of Chula Vista to analyze roadway segment performance. Table B.3 presents the City of Chula Vista roadway segment capacity and level of service standards for arterial roadways.

Functional Classification	Level of Service				
	A	B	C	D	E
Expressway (6-lane)	52,500	61,300	70,000	78,800	87,500
Prime Arterial (6-lane)	37,500	43,800	50,000	56,300	62,500
Major Street (6-lane)	30,000	35,000	40,000	45,000	50,000
Major Street (4-lane)	22,500	26,300	30,000	33,800	37,500
Village Entry	16,500	19,300	22,000	24,800	27,500
Secondary Village Entry w/ Median	5,600	6,600	7,500	8,400	9,400
Secondary Village Entry/Promenade (1)	5,600	6,600	7,500	8,400	9,400

(1) If driveway access to adjacent properties is permitted all applicable values of LOS are reduced by 2,500 ADT.

SOURCE: City of Chula Vista Subdivision Manual (Revised 7/1/2002)

#### II.5.4.1.5 ROADWAY SEGMENT LOS STANDARDS AND THRESHOLDS

This section presents the LOS standards and thresholds utilized by the City of Chula Vista to analyze arterial roadway segment performance. Table B.4 presents the City of Chula Vista roadway segment capacity and LOS standards for arterial roadways.

LOS	Description
A	Describes primarily free-flow operations. Average operating speeds at the free-flow speed generally prevail. Vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream.
B	Also represents reasonably free-flow, and speeds at the free-flow speed are generally maintained. The ability to maneuver within the traffic stream is only slightly restricted, and the general level of physical and psychological comfort provided to drivers is still high.
C	Provides for flow with speeds still at or near the free-flow speed of the roadway. Freedom to maneuver within the traffic stream is noticeably restricted at LOS C, and lane changes require more vigilance on the part of the driver. The driver now experiences a noticeable increase in tension because of the additional vigilance required for safe operation.
D	The level at which speeds begin to decline slightly with increasing flows. In this range, density begins to deteriorate somewhat more quickly with increasing flows. Freedom to maneuver within the traffic stream is more noticeably limited, and the driver experiences reduced physical and psychological comfort levels.
E	Describes operation at capacity. Operations in this level are volatile, because there are virtually no usable gaps in the traffic stream. At capacity, the traffic stream has no ability to dissipate even the most minor disruptions, and any incident can be expected to produce a serious breakdown with extensive queuing.
F	Describes breakdowns in vehicular flow. Such conditions generally exist within queues forming behind breakdown points such as traffic incidents and recurring points of congestion. Whenever LOS F conditions exist, there is a potential for them to extend upstream for significant distances.

SOURCE: Highway Capacity Manual, 1994.

The street segment LOS is based on the functional classification of the roadway, the maximum desired LOS capacity, roadway geometries, and the existing or forecasted average daily traffic (ADT) volume. City of Chula Vista LOS D are used to determine if a segment would operate over or under capacity. Table B.5, Street Segment Level of Service Threshold Descriptions, is a description of the various street segment LOS thresholds.

Functional Classification	Level of Service				
	A	B	C	D	E
Expressway (6-lane)	52,500	61,300	70,000	78,800	87,500
Prime Arterial (6-lane)	37,500	43,800	50,000	56,300	62,500
Major Street (6-lane)	30,000	35,000	40,000	45,000	50,000
Major Street (4-lane)	22,500	26,300	30,000	33,800	37,500
Class I Collector (4-lane)	16,500	19,300	22,000	24,800	27,500
Class II Collector (3-lane)	9,000	10,500	12,000	13,500	15,000
Class III Collector (2-lane)	5,600	6,600	7,500	8,400	9,400

SOURCE: City of Chula Vista Street Design Standards Policy (July 1991)

#### II.5.4.1.6 INTERSECTION LOS STANDARDS AND THRESHOLD

The City of Chula Vista requires an analysis of existing and projected peak hour intersection performance be conducted using the methodology documented in the *1994 Highway Capacity Manual (Transportation Research Board Special Report 209)*. LOS D or better indicates acceptable operating conditions for signalized intersections during AM and/or PM peak hour conditions. Those intersections found to have LOS E or F under an analysis of future conditions are considered to have significant impacts and will require mitigation.

LOS	Description
A	Occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	Generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
C	Generally results when there is fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
D	Generally results in noticeable congestion. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	Considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.
F	Considered to be unacceptable to most drivers. This condition often occurs with over saturation i.e. when arrival flow rates exceed the capacity of the intersection. It may also occur at high volume-to-capacity ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

SOURCE: Highway Capacity Manual, 1994.

#### A. Signalized Intersection Analysis

The City of Chula Vista requires an analysis of signalized intersections during the AM and PM peak hours by determining the average delay per vehicle entering the

intersection. The delay is determined by using a computer program that utilizes the methodology found in Chapter 9 of the 1997 Highway Capacity Manual (HCM). The delay values (seconds) are qualified by giving a Level of Service (LOS) or "Grade" to the corresponding delay value for the intersection as a whole. LOS for signalized intersections vary from A (free flow, little delay) to F (forced flow, significant delays). Table B.6 is a description of the various intersection LOS thresholds.

**B. Unsignalized Intersection Analysis**

The City of Chula Vista requires an analysis of unsignalized intersections be analyzed by determining the delay and LOS based on Chapter 10 of the 1997 HCM. Different methodologies are used to assess two-way stop-controlled intersections and all-way stop-controlled intersections.

**II.5.4.1.7 Intersection LOS Standards and Threshold**

The analysis of existing and projected peak hour intersection performance was conducted using the methodology documented in the *1994 Highway Capacity Manual (Transportation Research Board Special Report 209)*. LOS C or better indicates acceptable operating conditions for signalized intersections during AM and/or PM peak hour conditions. Those intersections found to have LOS E or F under an analysis of future conditions are considered to have significant impacts and will require mitigation.

**II.5.4.1.7.1 Signalized Intersection Analysis**

The measure of effectiveness for intersection operations is level of service. In the 2000 Highway Capacity Manual (HCM), LOS for signalized intersections is defined in terms of delay. The LOS analysis results in seconds of delay expressed in terms of letters A through F (see Table B.7).

<b>Table B.7 Level of Service Thresholds For Signalized Intersections</b>	
<b>Average Control Delay per Vehicle (Seconds/Vehicle)</b>	<b>Level Of Service</b>
0.0 ≤ 10.0	A
10.1 to 20.0	B
21.1 to 35.0	C
35.1 to 55.0	D
55.1 to 80.0	E
≥ 80.0	F

*SOURCE: Highway Capacity Manual, 2000.*



Level of Service	Description
A	LOS A describes operations with very low delay, (i.e. less than 10.0 seconds per vehicle). This occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	LOS B describes operations with delay in the range 10.1 seconds and 20.0 seconds per vehicle. This generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
C	LOS C describes operations with delay in the range 20.1 seconds and 35.0 seconds per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
D	LOS D describes operations with delay in the range 35.1 seconds and 55.0 seconds per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or higher v/c ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are more frequent.
E	LOS E describes operations with delay in the range of 55.1 seconds to 80.0 seconds per vehicle. This is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences.
F	LOS F describes operations with delay in excess of over 80.0 seconds per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with over-saturation (i.e., when arrival flow rates exceed the capacity of the intersection). It may also occur at high v/c ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

*SOURCE: Highway Capacity Manual, 2000.*

Delay is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Table B.8 is a description of the various intersection LOS thresholds.

#### **II.5.4.1.7.2 Unsignalized Intersection Analysis**

For unsignalized intersections, level of service is determined by the computed or measured control delay and is defined for each minor movement. Level of service is not defined for the intersection as a whole. Table B.9 below depicts the criteria, which are based on the average control delay for any particular minor movement.

Average Control Delay Per Vehicle (Seconds/Vehicle)	Level of Service	Expected Delay to Minor Street Traffic
0.0 ≤ 10.0	A	Little or no delay
10.1 to 15.0	B	Short traffic delays
15.1 to 25.0	C	Average traffic delay
25.1 to 35.0	D	Long traffic delays
35.1 to 50.0	E	Very long traffic delays
≥ 50.0	F	Severe congestion

*Source: Highway Capacity Manual, 2000.*

LOS F exists when there are insufficient gaps of suitable size to allow a side street demand to safely cross through a major street traffic stream. This LOS is generally evident from extremely long control delays experienced by side-street traffic and by queuing on the minor-street approaches. The method, however, is based on a constant critical gap size; that is, the critical gap remains constant no matter how long the side-street motorist waits. LOS F may also appear in the form of side-street vehicles selecting smaller-than-usual gaps. In such cases, safety may be a problem, and some disruption to the major traffic stream may result. It is important to note that LOS F may not always result in long queues but may result in adjustments to normal gap acceptance behavior, which are more difficult to observe in the field than queuing.

#### **II.5.4.1.8 CHULA VISTA TRAFFIC MONITORING PROGRAM**

The Traffic Monitoring Program (TMP) stipulates that the existing level of service on arterial segments in Chula Vista be maintained at LOS C or better, with the exception that LOS D is acceptable on signalized arterial segments for two hours per day maximum. The Development Services Department of the City of Chula Vista evaluates LOS for arterial roadway segments utilizing the HCM methodology, Chapter 11, based on average travel speeds to adhere to the Growth Management traffic threshold standards. The adopted Growth Management Ordinance mandates the project's participation in the traffic section as it relates to the City's annual review of network performance. All major circulation element facilities within the City of Chula Vista are subject to review. Those facilities where traffic volumes have increased by at least 10% since the last review or have experienced a significant change in conditions or are at the upper fringes of LOS C approaching LOS D are included in the annual traffic study, which is reviewed for conformance by the Growth Management Oversight Commission (GMOC). The City of Chula Vista requires the application of these guidelines to the development of the Lake Pointe Supplemental SPA Amendment Project.

Utilization of the roadway and intersection performance standards presented in this chapter and the required adherence to the Growth Management Traffic Threshold Standards will result in full conformance with the requirements of the City of Chula Vista.

#### **II.5.4.1.9 SERVICE ANALYSIS**

The Development Services Department of the City of Chula Vista is responsible for ensuring that traffic improvements are provided to maintain a safe and efficient street system within the City. Through project review, City staff ensures the timely provision of adequate local circulation system capacity in response to planned development while maintaining acceptable LOS. To accomplish their review the Development Services Department has adopted guidelines for Traffic Impact Studies (January, 2001). These guidelines ensure uniformity in the preparation of traffic studies. Further, the guidelines assist in maintaining acceptable standards for planned new roadway segments and signalized intersections at the build out of the City's General Plan and Circulation Element. The Circulation Element of the General Plan serves as the overall facility master plan.

In conformance with requirements of the Congestion Management Program (CMP), an analysis of CMP freeways and arterials is required for any project that generates 2,400 daily, or 200 peak hour trips (As detailed in the 1991 Congestion Management Program). This analysis, *Traffic Impact Analysis for Lake Pointe, June 25, 2012, by Linscott, Law*

and Greenspan (LL&G), was prepared for the City of Chula Vista. This document is referred to as the "LL&G Traffic Analysis" throughout this PFFP. The LL&G Traffic Analysis addresses both existing and planned circulation system conditions, details necessary improvements and outlines the incremental circulation improvements based upon planned project phasing. Further, the LL&G Traffic Impact Analysis also includes an evaluation of impacts that are considered significant as a result of project development. Specific detailed information regarding trip generation and phasing is available within the LL&G Traffic Analysis.

**II.5.4.1.10. FINANCING TRAFFIC IMPROVEMENTS:**

**A. Transportation Development Impact Fees (TDIF):**

The project is within the boundaries of the TDIF program and, as such, the project is subject to the payment of the fees at the rates in effect at the time building permits are issued. However, the improvements identified in the Threshold Compliance and Requirements Section II.5.4.1.11 of this PFFP is required to be constructed prior to approval of the first building permit.

The current Transportation Development Impact Fee (TDIF) Ordinance sets forth the calculation of development impact fees. This PFFP uses the CVMC Chapter 3.54 as the basis for the estimated fees. This amount is subject to change as it is amended from time to time. The current TDIF charged for "Residential Low" density (0-6 DU/gross acre) is \$12,198/DU. The amount charged for "Residential Medium" density (6.1-18 DU/gross acre) is \$9,758/DU. The amount charged for "Residential High" density (>18.1 DU/gross acre) is \$7,319/DU. The General Commercial TDIF rate is \$195,163 per acre. The estimated TDIF for the Lake Pointe Project is presented in Table B.10 below.

Land Use	Acres	Dwelling Units	Com'l S.F.	Fee per Residential Dwelling Unit	TDIF Rate \$195,163 /acre	Total Fees
Residential High Density	11.6	284		\$9,758		\$2,771,272
Commercial	.6		10,000		\$195,163	\$117,098
<b>Totals</b>	<b>12.2</b>	<b>284</b>	<b>10,000</b>			<b>\$2,888,370</b>

**B. Traffic Signal Fees:**

Future development within the project will be required to pay Traffic Signal Fees in accordance with Chula Vista Council Policy No. 475-01. The estimated fee is calculated based on the current fee of \$31.80 (the date of this PFFP) per vehicle trip generated per day for various land use categories. Table B.11 is provided as an estimate only. Fees may change depending upon the actual number dwelling units, the actual acreage for commercial and industrial land and the current city fee, which is subject to change from time to time. Final calculations will be known at time building permits are applied for.

Table B.11 Lake Pointe Traffic Signal Fees		
Land Use	Residential Trips	Traffic Signal Fee @ \$32.57/Trip
Lake Pointe Project	2,704	\$88,069
<b>Total</b>	<b>2,704</b>	<b>\$88,069</b>

**II.5.4.1.11. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

Based upon the *Lake Pointe Traffic Impact Analysis, June 25, 2012, by Linscott, Law and Greenspan*, threshold compliance is projected to be maintained with implementation of the identified measures and improvements and the payment of the TDIF Fees. The following measures are recommended to maintain compliance with city threshold standards:

- A. Threshold compliance shall continue to be monitored through the annual congestion monitoring program.
- B. The Lake Pointe project shall be conditioned to pay TDIF Fees and Traffic Signal Fees prior to the issuance of building permits; the fees shall be paid at the rate in effect at the time payment is made.
- C. Prior to any building permit, Developer shall signalize Driveway #1 and complete all modifications to the Olympic Parkway intersection all to the satisfaction of the City Engineer:
  - I. Adequate internal access via private streets, parking and on-site circulation shall be available within the proposed project. The following improvements are required at the project access driveways in order to provide and maintain adequate operations:
    - **Driveway #1** – Provide one inbound lane and one outbound lane at the project driveway. The project driveway should be designed to align with the corresponding lanes on the south leg (Arco Olympic Training Center driveway) of the intersection to avoid any potential geometric off-set issues. Modify the existing signal and phasing to accommodate the fourth (north) leg of this intersection.
    - **Driveway #2** – Provide a secondary access driveway for emergency vehicles only at the western end of the site to provide right-in / right-out only access.

The utility easement / unpaved trail at the east end of the project site could be used for evacuation or emergency vehicles during an emergency. Exclusive westbound right-turn lanes are not required at any of the project driveways based on very low peak hour demand from the east.

2. **Sight Distance:**

- **Driveway #1**

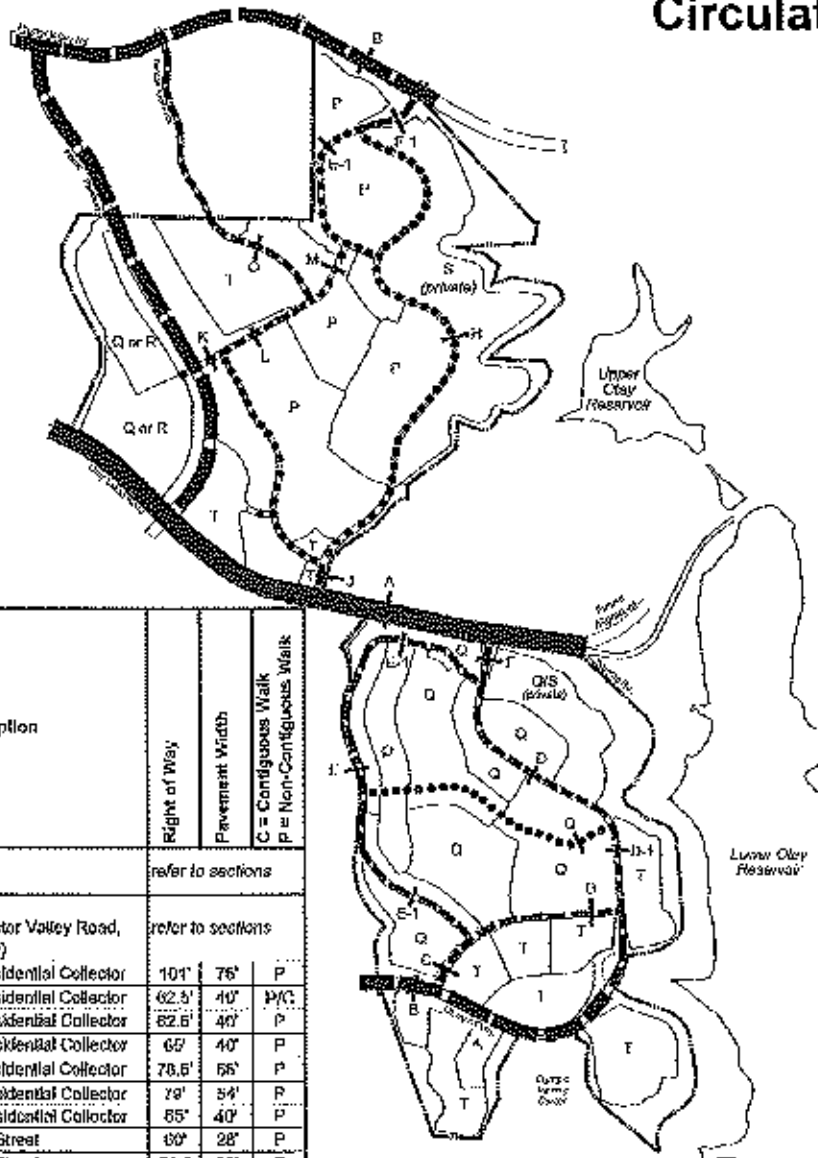
The project should ensure a minimum stopping sight distance of 330 feet to the east of the signalized project Driveway #1. Any landscaping in the line of sight should be less than 4.25 feet high, and no structures should be built in the line of sight.

- **Driveway #2**

The project should ensure a minimum corner sight distance of 500 feet to the east of the project Driveway #2. Any landscaping in the line of sight should be less than 4.25 feet high and no structures should be built in the line of sight.

# Circulation

8-3-02 II

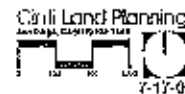


Map Symbol/Section Key	Description	Right of Way		C = Contiguous Walk P = Non-Contiguous Walk
			Pavement Width	
A	6 Lane Prime (Clay Lakes Road)	refer to sections		
B	4 Lane Major (Hunt Parkway, Proctor Valley Road, and Olympic Parkway)	refer to sections		
C	Modified Class III Residential Collector	101'	76'	P
D/D-1	Modified Class III Residential Collector	62.5'	40'	P/C
E	Modified Class III Residential Collector	82.6'	40'	P
E-1	Modified Class III Residential Collector	65'	40'	P
F	Modified Class III Residential Collector	76.6'	56'	P
F-1	Modified Class III Residential Collector	79'	54'	P
G	Modified Class III Residential Collector	85'	40'	P
H	Modified Residential Street	60'	28'	P
I	Modified Residential Street	66.6'	28'	P
J	Modified Class III Residential Collector	85'	54'	P
K	Modified Class III Residential Collector	70'	54'	C
L	Modified Class III Residential Collector	82'	54'	P
M	Modified Residential Collector	82'	34'	P
N	Modified Residential Street	62.5'	40'	P/P
O	Modified Class III Residential Collector	68.5'	44'	C/P
P	Modified Residential Street	59'	34'	P
Q	Modified Residential Street	56'	36'	P
R	Residential Street	50'	36'	C
S	Pr. Common Hammerhead Dr.	40'	20'	NA
T	Internal Streets & Drives	per Site Plan		

- 6 Lane Prime Arterial
- 4 Lane Major Arterial
- Class III Residential Collector
- Residential Street

Note: Transitions of street classification changes (or to existing roads) and phasing of improvements to be determined at Tentative Map stage.

Note: Refer to Sections for Modifications



## Exhibit 5

## **II.5.4.2 POLICE**

### **II.5.4.2.1 Threshold Standard**

- A. Emergency Response: properly equipped and staffed police units shall respond to 81% of "Priority One" Emergency calls throughout the city within 7 minutes and shall maintain an average response time to all "Priority One" emergency calls of 5.5 minutes or less (measured annually).
- B. Urgent Response: Properly equipped and staffed police units shall respond to 57% of "Priority Two" Urgent calls throughout the city within 7 minutes and maintain an average response time to all "Priority Two" calls of 7.5 minutes or less (measured annually).

### **II.5.4.2.2 Service Analysis**

The City of Chula Vista Police Department provides police services. The purpose of the Threshold Standard is to maintain or improve the current level of police services throughout the City by ensuring that adequate levels of staff, equipment and training are provided. Police threshold performance was analyzed in the "Report on Police Threshold Performance 1990-1999", completed April 13, 2000. In response to Police Department and GMOC concerns the City Council amended the threshold standards for Police Emergency Response on May 28, 2002, with adoption of Ordinance 2860. Police Facilities are also addressed in *A Master Plan for the Chula Vista Civic Center Solving City Space Needs Through Year 2010*, dated May 8, 1989.

### **II.5.4.2.3 Project Processing Requirements**

The PTFP is required by the Growth Management Program to address the following issues for Police Services.

- A. Services reviewed must be consistent with the proposed phasing of the project.
- B. Able to demonstrate conformance with *A Master Plan for the Chula Vista Civic Center* dated May 8, 1989, as amended.

### **II.5.4.2.4 Existing Conditions**

The Chula Vista Police Department (CVPD) provides law enforcement services to the area encompassing the project. The CVPD is located in a new headquarters building at the corner 4<sup>th</sup> Avenue and F Street in Chula Vista. This new facility is expected to be adequate through the build-out of eastern Chula Vista. Currently, CVPD maintains a staff of approximately 231 sworn officers and approximately 95 civilian support personnel. The Project is within Police Patrol Beat 32 that is served by at least one Beat Officer per shift.

#### **Police Facility Inventory**

- New Police Headquarters at 4<sup>th</sup> Avenue and F Street.

### II.5.4.2.5 Adequacy Analysis

According to the GMOC 2011 Annual Report the response times for "Priority One" Calls for Service (CFS) were met during the 2009-2010 time period (see Table C.1). The department is in compliance with "Priority One" CFS with 85.1% of the calls responded to within 5:30 minutes (see Table C.1 below). The FY 2009-2010 average response time was 5.1% better than the required threshold standard. "Priority Two" CFS during the same period were not met. The Priority Two CFS has not been met for several years. For Priority Two CFS, the department responded to 49.8% of the calls within an average of 9:55 minutes. The GMOC has determined that "Priority Two" or the Urgent Emergency Response time threshold has not been met.

	Call Volume	% of Call Response w/in 7 Minutes	Average Response Time
Threshold		81.0%	5:30
FY 2009-10	673 of 68,145	85.1%	4:28
FY 2008-09	788 of 70,051	84.6%	4:26
FY 2007-08	1,006 of 74,192	87.9%	4:19
FY 2006-07	976 of 74,277	84.5%	4:59
FY2005-06	1,068 of 73,075	82.3%	4:51
FY2004-05	1,289 of 74,106	80.0%	5:11
FY2003-04	1,322 of 71,000	82.1%	4:52
FY 2002-03	1,424 of 71,268	80.8%	4:55
FY 2001-02	1,539 of 71,859	80.0%	5:07
FY 2000-01	1,734 of 73,977	79.7%	5:13
FY 1999-00	1,750 of 76,738	75.9%	5:21
CY 1999 <sup>5</sup>	11,890 of 74,405	70.9%	5:50

Source: GMOC 2011 Annual Report

After reviewing the history of the Priority II threshold standard being out of compliance for thirteen consecutive years, the GMOC recommended that the City Council direct the Police Department to gather and provide the GMOC with historical statistical and any other necessary information regarding the Priority II Threshold during a top-to-bottom review to consider modifying the Priority II threshold. This would be the second modification since its inception in 1991.

The original 1991 Urgent Response or Priority II threshold standard was: Respond to 62% of calls within 7 minutes, maintaining an average of 7 minutes or less. In 1999, the City's Special Projects Division and the Police Department presented the GMOC with a report titled "Report on Police Threshold Performance 1990-1999." The report indicated that, prior to implementation of the CAD system, human error occurred when measuring dispatch time. The report suggested that the Priority II threshold should have been set at 57% of calls within 7 minutes, with an average response time of 7.5 minutes.

<sup>5</sup> The FY98-99 GMOC Report used calendar 1999 data due to the implementation of the new CAD system in mid-1998.



Subsequently, the City Council approved the proposed change to the threshold standard in 2002, which is the standard currently in effect.

One result of the aforementioned police threshold report was a 2003 change in the methodology for reporting the threshold data. The report pointed out that 42% of the Priority II calls were alarm calls, and 99.9% of the alarm calls were false alarms. Therefore, the false alarms were taken out of the calculations. However, the Priority II threshold standard still could not be met.

Despite the Police modernization, extra training and other intermediary steps that were taken over the past 13 years to try and meet the Priority II threshold standard, achieving the Priority II threshold has not been attainable. It is the Police Department's opinion that adequate staffing levels are crucial to meeting the existing Priority II threshold standard; additional staff is needed, and the department does not anticipate having the necessary resources available for more staff in the near future, due to the city's "current budget crisis."

	Call Volume	% of Call Response within 7 Min.	Average Response Time*
<b>Threshold</b>		<b>57.0%</b>	<b>7:30</b>
<b>FY 2009-10</b>	<b>22,240 of 68,145</b>	<b>49.8%</b>	<b>9:55</b>
<b>FY 2008-09</b>	<b>22,686 of 70,051</b>	<b>53.5%</b>	<b>9:16</b>
<b>FY 2007-08</b>	<b>23,955 of 74,192</b>	<b>53.1%</b>	<b>9:18</b>
<b>FY 2006-07</b>	<b>24,407 of 74,277</b>	<b>43.3%</b>	<b>11:18</b>
<b>FY 2005-06</b>	<b>24,876 of 73,075</b>	<b>40.0%</b>	<b>12:33</b>
<b>FY 2004-05</b>	<b>24,923 of 74,106</b>	<b>40.5%</b>	<b>11:40</b>
<b>FY 2003-04</b>	<b>24,741 of 71,000</b>	<b>48.4%</b>	<b>9:50</b>
<b>FY 2002-03</b>	<b>22,871 of 71,268</b>	<b>50.2%</b>	<b>9:24</b>
<b>FY 2001-02</b>	<b>22,199 of 71,859</b>	<b>45.6%</b>	<b>10:04</b>
<b>FY 2000-01</b>	<b>25,234 of 73,977</b>	<b>47.9%</b>	<b>9:38</b>
<b>FY 1999-00</b>	<b>23,898 of 76,738</b>	<b>46.4%</b>	<b>9:37</b>
<b>CY 1999</b>	<b>20,405 of 74,405</b>	<b>45.8%</b>	<b>9:35</b>
<b>FY 1997-98</b>	<b>22,342 of 69,196</b>	<b>52.9%</b>	<b>8:13</b>
<b>FY 1996-97</b>	<b>22,140 of 69,904</b>	<b>62.2%</b>	<b>6:50</b>
<b>FY 1995-96</b>	<b>21,743 of 71,197</b>	<b>64.5%</b>	<b>6:38</b>

Source: GMOC 2011 Annual Report

The GMOC's 2010 Annual Report acknowledged that modification of the Priority II threshold standard might be appropriate, and recommended that this be considered during the top-to-bottom review. In anticipation of top to bottom discussions, the Police Department has begun doing research on the origins of the city's Priority II threshold standard and how it compares to the standard in other local police departments. In that process, they discovered that a comparison was not possible, due to the way that other agencies calculate their response time averages. The Police Department indicated to the GMOC that they have further research to conduct before they can determine what their recommended change to the Priority II threshold standard will be.

**11.5.4.2.6 Financing Police Facilities**

The Public Facilities Development Impact Fee (PFDIF<sup>6</sup>) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2847. The PFDIF is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The Police PFDIF Fee for Multi-Family Development is \$1,760/unit (see Table A.6)<sup>6</sup>. The Police PFDIF for Commercial development is \$7,698 per acre. This amount is subject to change as it is amended from time to time. The project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the project Police Fee obligation at build-out is \$504,459.

<b>Development</b>	<b>Number of DUs</b>	<b>SF PFDIF/DU</b>	<b>Acres</b>	<b>Com'l PFDIF/AC.</b>	<b>Police Fee for Lake Pointe</b>
Multi-Family Residential	284	\$1,760			\$499,840
Commercial			0.60	\$7,698	\$4,619
<b>Totals</b>	284		0.60		\$504,459

The projected fee illustrated in Table C.3 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

**11.5.4.2.7. THRESHOLD COMPLIANCE AND REQUIREMENTS**

The City will continue to monitor police responses to calls for service in both the Emergency (priority one) and Urgent (priority two) categories and report the results to the GMOC on an annual basis.

That City Council direct the Police Department to gather and provide the GMOC with historical, statistical and any other necessary information regarding the Priority II threshold standard in time to support the GMOC's review of the standard in its top-to-bottom review.

Compliance will be satisfied with the payment of Public Facilities Fees. The proposed project will be required to pay public facilities fees for police services, based on the number of dwelling units, prior to the issuance of building permits; the fees shall be paid at the rate in effect at the time payment is made.

<sup>6</sup> Fee based on Form 5509 dated 06/26/2012. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

## II.5.4.3 FIRE AND EMERGENCY MEDICAL SERVICES

### II.5.4.3.1 Threshold Standard

Emergency response: Properly equipped and staffed fire and medical units shall respond to calls throughout the City within seven (7) minutes in 80 percent (current service to be verified) of the cases (measured annually).

### II.5.4.3.2 Service Analysis

The City of Chula Vista Fire Department (CVFD) provides Fire and Emergency Medical Services (EMS). EMS is provided on a contract basis with American Medical Response (AMR). The City also has countywide mutual and automatic aid agreements with surrounding agencies, should the need arise for their assistance. The purpose of the Threshold Standard and the monitoring of response times are to maintain and improve the current level of fire protection EMS in the City. Fire/EMS facilities are provided for in the 1997 Fire Station Master Plan, as amended. The Fire Station Master Plan indicates that the number and location of fire stations primarily determine response time. The Fire Station Master Plan evaluates the planning area's fire coverage needs, and recommends a nine (9) station network at build out to maintain compliance with the threshold standard (see Table D.1). Additionally, the City of Chula Vista is updating the currently adopted Fire Station Master Plan. The updated Master Plan will set forth the locations and staffing for future fire and emergency service resources/facilities.

### II.5.4.3.3 Existing Conditions

There are currently nine (9) fire stations serving the City of Chula Vista. The existing station network is listed below:

Table D.1 Current Fire Station Facilities			
Station	Location	Equipment	Staffing
Station 1	447 F St.	Engine 51/Truck 51/Battalion 51	Assigned: 24 - On Duty: 8
Station 2	80 East J St.	Engine 52/Brush 52	Assigned: 9 - On Duty: 3
Station 3	1410 Brandywine Ave.	US & R 53	Assigned: 12 - On Duty: 4
Station 4	850 Pasco Ranchero	Engine 54	Assigned: 9 On Duty: 3
Station 5	391 Oxford St.	Engine 55	Assigned: 9 On Duty: 3
Station 6	605 Mt. Miguel Rd.	Engine 56	Assigned: 9 On Duty: 3
Station 7	1640 Santa Venetia Rd.	Engine 57/Truck 57/Battalion 52	Assigned: 24 On Duty: 8
Station 8	1180 Woods Dr.	Engine 58	Assigned: 9 On Duty: 3
Station 9	291 E. Oneida Street	Engine 59	Assigned: 9 On Duty: 3

Source: CVFD

#### II.5.4.3.4 Adequacy Analysis

The City of Chula Vista Fire Department (CVFD) currently serves areas within the City's boundaries, including the Lake Pointe project. The closest CVFD stations to the project site are:

- Fire Station #4, located Rancho Del Rey
- Fire Station #6, located in Rolling Hills
- Fire Station #7, located in Village 2.
- Fire Station #8, located in EastLake III

The station nearest to the Lake Pointe Condominium project is Station #8. This station is within 2 miles of the Lake Pointe Condominium project. Station #8 is located in the EastLake Woods neighborhood. The department's standard response to a fire at the project site with the proposed uses could include: Four Fire Engines from Stations 6, 8, 7 & 4; Two Trucks from Stations 1 & 7; Two Battalion Chiefs from Stations 1 & 7; and One Urban Search & Rescue team from Station 3.

The Fire/EMS response time threshold was met for calendar year 2010. This is the sixth year in a row that the CVFD met the threshold. Dispatch time has improved significantly since the fire department's full operation of its dispatch center.

American Medical Response (AMR) provides emergency medical services to the project site, on a contract basis for the City of Chula Vista. There are two AMR stations, which provide paramedic with EMT services to the City of Chula Vista exclusively.

Years	Call Volume	% of All Call Response Within 7:00 Minutes
FY 2010	10,296	85.0%
FY 2009	9,363	84.0%
FY 2008	9,883	86.9%
FY 2007	10,020	88.1%
CY 2006	10,390	85.2%
CY 2005	9,907	81.6%
FY 2003-04	8,420	72.9%
FY 2002-03	8,088	75.5%
FY 2001-02	7,626	69.7%
FY 2000-01	7,128	80.8%

*Source: GMOC 2011 Annual Report*

#### II.5.4.3.5 FIRE & EMS FACILITY ANALYSIS:

The CVFD responded to 85% of calls within seven minutes. The department met the threshold standard of responding to 80% of calls within seven minutes.

Generally, the actual response and travel times for 80% of the calls improved from last year. Response times improved from 6 minutes 31 seconds in FY 2008 to 4 minutes 46 seconds in FY 2009. The average travel time also improved from 3 minutes 17 seconds

in FY 2008 to 3 minutes 1 second in FY 2009. Of all calls received, 3% were for fire, 87% were for medical, and 10% were for other emergencies.

The City of Chula Vista has contracted with San Diego Dispatch since March, 2008, to respond to fire and medical dispatch calls. The percentage of calls responded to within seven minutes is approximately what it was prior to outsourcing, and at 85% is well within the 80% threshold standard (see Table D.3 below).

Years	Average Response Time for 80% of Calls	Average Travel Time
FY 2010	5:09	3:40
FY 2009	4:46	3:33
FY 2008	6:31	3:17
FY 2007	6:24	3:30
CY 2006	6:43	3:36
CY 2005	7:05	3:31
FY 2003-04	7:38	3:32
FY 2002-03	7:35	3:43
FY 2001-02	7:53	3:39
FY 2000-01	7:02	3:18

*Source: GMOC 2011 Annual Report*

Development of the Lake Pointe project is not anticipated to change the need for fire service in the area. Fire Station No. 8, located at 1180 Woods Drive in the EastLake Woods neighborhood, would be the primary station to serve the project.

#### **II.5.4.3.6. FINANCING FIRE & EMS FACILITIES:**

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2847. The PFDIF is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The Fire PFDIF Fee for Multi-Family Development is \$970/unit (see Table A.6)<sup>7</sup>. The Fire PFDIF for Commercial development is \$3,566 per acre. This amount is subject to change as it is amended from time to time. The project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the project Fire Fee obligation at build-out is \$277,620.

Development	DU's	MF PFDIF/DU	Acres	Com'l PFDIF/AC.	Fire/EMS Fee
Single Family Residential	284	\$970			\$275,480
Commercial			0.60	\$3,566	\$2,140
<b>Totals</b>	284		0.60		\$277,620

<sup>7</sup> Fee based on Form 5509 dated 06/26/2012. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

The projected fee illustrated in Table D.4 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

**II.5.4.3.7 THRESHOLD COMPLIANCE AND REQUIREMENTS:**

- A. The City will continue to monitor fire department responses to emergency fire and medical calls and report the results to the GMOC on an annual basis.
- B. The Lake Pointe Condominium Project shall pay public facilities fees prior to the issuance of building permits; the fees shall be paid at the rate in effect at the time payment is made.
- C. The GMOC and the CVFD will continue to monitor the effectiveness of using San Diego Dispatch in regards to meeting the threshold standard.

## **II.5.4.4 SCHOOLS**

### **II.5.4.4.1 Threshold Standard**

The City annually provides the two local school districts with a 12 to 18 month development forecast and requests an evaluation of their ability to accommodate the forecast and continuing growth. The Districts' replies should address the following:

1. Amount of current capacity now used or committed.
2. Ability to absorb forecasted growth in affected facilities.
3. Evaluation of funding and site availability for projected new facilities.
4. Other relevant information the District(s) desire(s) to communicate to the City and GMOC.

### **II.5.4.4.2 Service Analysis**

School facilities and services in Chula Vista are provided by two school districts. The Chula Vista Elementary School District (CVESD) administers education for kindergarten through sixth grades. The Sweetwater Union High School District (SUHSD) administers education for the Junior/Middle and Senior High Schools of a large district, which includes the City of Chula Vista. The purpose of the threshold standard is to ensure that the districts have the necessary school sites and funds to meet the needs of students in newly developing areas in a timely manner, and to prevent the negative impacts of overcrowding on the existing schools. Through the provision of development forecasts, school district personnel can plan and implement school facility construction and program allocation in line with development.

On November 3, 1998, California voters approved Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998. Prior to the passage of Proposition 1A, school districts relied on statutory school fees established by Assembly Bill 2926 ("School Fee Legislation") which was adopted in 1986, as well as judicial authority (i.e., Mira-Hart-Murrieta court decisions) to mitigate the impacts of new residential development. In a post Proposition 1A environment, the statutory fees provided for in the School Fee Legislation remains in effect and any mitigation requirements or conditions of approval not memorialized in a mitigation agreement, after January 1, 2000, will be replaced by Alternative Fees (sometimes referred to as Level II and Level III Fees). The statutory fee for residential development is referred to in these circumstances as the Level I Fee (i.e., currently for unified school districts at \$ 2.97 per square foot for new residential construction and \$ 0.47 per square foot for new commercial and industrial construction).

CVESD utilizes their current School Facilities Needs Analysis (SFNA), June 2011, to quantify, for the next five-year period, the impacts of new residential development on the district's school facilities, and to calculate the permissible Alternative Fees to be collected from such new residential development. To ensure the timely construction of school facilities to house students from residential development, alternative fees or implementation of a Mello Roos Community Facilities District (CFD) will be necessary.

In compliance with Government Code Section 65995 et. Seq, the SFNA provides the determination of eligibility for and the calculation of a Level II Fee of \$ 2.35 per square

foot of new residential construction. A corresponding Level III Fcc of \$ 4.69 per square foot of new residential construction is also identified.

Sweetwater Union High School District utilizes their current "Sweetwater Union High School District Long Range Comprehensive Master Plan" dated July 20, 2004. Implementation of the SUHSD Plan is ongoing and has resulted in the upgrading of older schools and accommodating continuing growth. In November 2000, a supportive community approved Proposition BB. The district leveraged \$187 million from Proposition BB into a \$327 million effort utilizing state funding to modernize and upgrade twenty-two campuses. Additional work efforts associated with Proposition O have commenced and construction has begun.

In November 2006, the community supported Proposition O, a 644 million dollar bond measure. This bond measure addresses the critical and urgent safety needs of the 32 campuses within the SUHSD. The types of repairs and improvements that Prop O addresses includes: improving handicap accessibility, removing asbestos and lead paint, and upgrading fire and life safety systems.

#### **II.5.4.4.3 Project Processing Requirements**

The PFFP is required by the Growth Management Program to address the following issues for School Services:

1. Identify student generation by phase of development.
2. Specific siting of proposed school facilities will take place in conformance with the *Sweetwater Union High School District Long Range Comprehensive Plan*, and Chula Vista Elementary School District's Standards and Criteria.
3. Reserve school sites, if necessary, or coordinate with the district for additional school classrooms.
4. Provide cost estimates for facilities.
5. Identify facilities consistent with proposed phasing.
6. Demonstrate the ability to provide adequate facilities to access public schools in conjunction with the construction of water and sewer facilities.
7. Secure financing.

#### **II.5.4.4.4 Existing Conditions**

##### **School Facilities Inventory, Chula Vista Elementary School District**

Currently, the CVESD's inventory consists of 44 elementary schools including 6 Charter schools. Approximately 26 schools are on a traditional calendar and 18 are on a year-round calendar. Table E.1 lists existing schools together with the capacity and enrollment of each. Capacity using existing facilities is approximately 30,459. Projected enrollment for the 2010-2011 school year was approximately 27,484. Thirty-seven of the 44 schools have capacity. Three schools are near capacity and five schools are over capacity (see Table E.1). At this time there is sufficient capacity throughout the district to accommodate additional students. In addition, this project is located in the district's EastLake CFD No. 1.



**Table E.1  
Chula Vista Elementary School District  
Enrollments vs. Capacity**

<b>School</b>	<b>Enrollment 11/2011</b>	<b>Approximate Capacity</b>	<b>Remaining Capacity</b>
Allen/Ann Daly	376	457	81
Arroyo Vista Charter	815	823	8
Casillas	570	696	126
Castle Park	385	578	193
Chula Vista Hills	526	578	52
Chula Vista LCC	624	678	54
Clear View Charter	501	566	65
Cook	437	592	155
Discovery Charter	758	947	189
Eastlake	572	707	135
Feaster/Ed Charter	1038	1186	148
Finney	412	548	136
Halecrest	429	563	134
Harborside	589	862	273
Heddenkamp	968	1045	77
Heritage	849	963	114
Hilltop Drive	530	561	31
Juarez-Lincoln	570	676	106
Kellngg	329	629	300
Lauderbach	780	962	182
Liberty	683	800	117
Loma Verde	464	630	166
Los Altos	387	472	85
Marshall	692	761	69
McMillin	809	852	43
Montgomery	385	483	98
Mueller Charter	834	863	29
Olympic View	744	772	28
Otay	550	774	224
Palmhar	331	444	113
Parkview	395	551	156
Rice	733	705	-28
Rogers	466	618	152
Rohr	363	465	102
Rosobank	625	731	106
Salt Creek	971	985	14
Silver Wing	381	612	231
Sunnyside	372	485	113
Tiffany	488	665	177
Valle Lindo	528	669	141
Valley Vista	509	663	154
Veterans	804	850	46
Vista Square	561	716	155
Wolf Canyon	897	849	-48
<b>Totals</b>	<b>26,030*</b>	<b>31,032</b>	<b>5,002</b>
Less capacity for future students		2,191	2,191
<b>Total available capacity:</b>		<b>28,841</b>	<b>2,811</b>

*Source: CVESD School Facilities Needs Analysis, June 2011*

\* Does not include unassigned pupils, preschool or Daley Academy.

Table E.2 Sweetwater Union High School District Enrollments vs. Capacity			
School Site	Adjusted Total Capacity	11/1/2011 Enrollment	Capacity vs. Projected
<b>Middle Schools</b>			
Bonita Vista	1,292	1,062	230
Castle Park	1,401	1,023	378
Chula Vista	1,315	1,042	273
EastLake	1,581	1,581	0
Granger*	1,380	980	400
Hilltop	1,182	1,062	120
Mar Vista*	1,581	1,103	478
Montgomery <sup>†</sup>	1,614	893	721
National City*	1,054	738	316
Rancho del Rey	1,524	1,571	-47
Southwest*	1,350	614	736
<b>Subtotal</b>	<b>15,274</b>	<b>11,669</b>	<b>3,605</b>
<b>High Schools</b>			
Bonita Vista	2,244	2,221	23
Castle Park	2,037	1,583	454
Chula Vista	2,831	2,675	156
EastLake	2,349	2,646	-297
Hilltop	2,273	2,044	229
Mar Vista*	1,879	1,671	208
Montgomery <sup>†</sup>	2,440	1,652	788
Otay Ranch	2,432	2,603	-171
Olympian	1,942	1,720	222
Palomar	593	462	131
San Ysidro*	2,400	2,450	-50
Southwest*	2,400	1,695	705
Sweetwater*	2,163	2,464	-301
<b>Subtotal</b>	<b>27,983</b>	<b>25,886</b>	<b>2,097</b>
<b>Total</b>	<b>43,257</b>	<b>37,555</b>	<b>5,702</b>

Source: SUHSD

\* Schools outside of the City of Chula Vista

Several master-planned communities within eastern Chula Vista are currently in a CFD while several other communities have entered into agreements with the District to form a CFD. Because these developments have already secured mitigation to ensure the timely construction of school facilities to house students generated from these developments they are deemed Mitigated Developments by the district and are excluded from the payment of Alternative Fees. Residential development projects that have currently not mitigated the impacts that result from their development projects are considered "Unmitigated Developments."

The District has identified almost 6,369 future dwelling units to be constructed within the next 5 years and within Mitigated Developments. Further, the district estimates that approximately 2,191 elementary school students will be generated from Mitigated Developments. The Lake Pointe project is considered within the district's Mitigated Development category since it is within an existing CFD.

Some excess capacity is suggested by comparing existing enrollment identified in Table E.1 to the current capacity. However, by applying the current student generation rates identified in Table E.3, to the estimated undeveloped dwelling units to be constructed within Mitigated Developments which must be housed within the District's current facilities, a significant number of students are expected to be generated. These students are expected to come from the following Mitigated Developments Eastlake Landswap (CFD No. 1), Rolling Hills Ranch (see mitigation), Otay Ranch Villages 2, 6, 7 & 11 (CFD Nos. 11, 14, 15, & 17), San Miguel Ranch (CFD No. 13) and Bella Lago, El Dorado Ridge and Denney Ranch (CFD No. 10). However, the district anticipates that Unmitigated Developments could generate approximately 817 students. The district anticipates there may be a shortage of seats available to house students from Unmitigated Developments.

### **School Facilities Inventory, Sweetwater Union High School District**

The SUHSD currently administers eleven (11) junior high/middle schools and thirteen (13) senior high schools including one continuation high school within the District. In 2002, the district completed construction of the San Ysidro High School. In July of 2003 the district opened the Otay Ranch High School (near Otay Ranch Village 2) located at 1250 Olympic Pkwy, Chula Vista and EastLake Middle School (EastLake Woods) located at 900 Duncan Ranch Road Chula Vista. In August 2006, the district opened Olympian High School (Village 7) at 1925 Magdalena Ave, Chula Vista. There is a new combination middle/high school proposed within the vicinity of the EUC area with a possible middle school opening on the Olympian High School Campus in the future. Also planned for the future is middle school #12 and high school #14. The district currently projects the need for Middle School #12 and High School #14 no earlier than 2015. The school will relieve EastLake, Otay Ranch and Olympian High Schools. The district has not established attendance boundaries and therefore cannot project exactly how the affected school's enrollment will be reduced.

The district wide student enrollment is very stable (in fact it is declining at many schools). According to the district, the Lake Pointe Condominium project is within the EastLake Middle School and the EastLake High School and the Otay Ranch High School attendance areas. In addition, the site is within CFD 1.

#### II.5.4.4.5 School Sizing and Location

The project is proposed to consist of 284 dwelling units at build out. At completion, the proposed project could generate approximately 134 students using the following Student Generation Factors:

School Category	Student Generation Rate
Elementary (K-6)	.2747 students/d.u.
Middle School (7-8)	.0635 students/d.u.
High School (9-12)	.1229 students/d.u.

*Source: CVESP SFNA June 2011 & SUHSF June 2010*

By school category, the project is expected to generate the following students:

Multi-Family Dwelling Units	Elementary (K-6)	Middle (7-8)	High School (9-12)	Total Students
284	79	19	36	134

**School Size Standards:**

Elementary	750-1,000 students
Middle	1,500 students
Senior High	2,400 students

#### **Chula Vista Elementary School District**

As noted in Table E.4, the build-out of the Lake Pointe project would generate the need to house approximately 79 elementary school age students. Construction began in April of 2012 for a school at 1650 Exploration Drive in Village 11 of Otay Ranch. This school will be completed in the summer of 2013 and would be the nearest school to the Project. However, students from Village 11 will have priority. The students from the project may be bussed to EastLake Elementary School or another nearby school. The district has not made definitive plans at the time of report preparation.

#### **Sweetwater Union High School District**

The maximum capacity of a middle school is approximately 1,500 students. It is anticipated that the approximately 19 middle school students generated by the Lake Pointe project will attend the EastLake Middle School located approximately 3 miles north of the project. Currently, EastLake Middle has the capacity to accept the estimated students generated by the project.

The maximum capacity of a high school is approximately 2,400 students. It is anticipated that approximately 36 high school students will be generated from the Lake Pointe project. These students will attend EastLake high school located approximately 3 miles northwest of the project. Currently, EastLake High has the capacity to accept the estimated students generated by the project.

Demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility can be constructed in the Eastern Urban Center (EUC) or a site reserved pursuant to the Otay Ranch GDP.

#### II.5.4.4.6 Financing School Facilities

California Government Code section 65995 et. seq. and Education Code Section 17620 et. seq. authorizes school districts to impose facility mitigation exactions on new development as a way to address increasing enrollment caused by that development.

Although the collection of school fees is one method available to defray the cost of new development, it is not an acceptable solution since the maximum amount that could be collected by law represents less than one-fourth the cost to construct schools. The SUIISD is unable to meet the needs of this project with current school facilities and it is unable to construct new facilities to meet the impacts of this project through the provision of school fees.

In recognition of this funding deficiency, it is the policy of each district to fully mitigate the facility impacts caused by a master planned community via the creation of a Mello Roos Community Facilities District. The following Mello-Roos Districts have been created by each district:

SUIISD		CVED	
CFD Number	Location	CFD Number	Location
1	EastLake	1	EastLake
2	Bonita Long Canyon	2	Bonita Long Canyon
3	Rancho del Rey	3	Rancho del Rey
4	Sunbow	4	Sunbow
5	Annexable	5	Annexable
6	Otay Ranch	6	Otay Ranch
7	Rolling Hills Estate	10	Annexable for future annexations
8	Coral Gale (Otay Mesa)	11	Otay Ranch (Lomas Verde)
9	Ocean View Hills	12	Otay Ranch (Village 1, West)
10	Remington Hills/Annexable	13	San Miguel Ranch
11	Lomas Verdes	14	Otay Ranch Village 11 (Brookfield/Shca)
12	Otay Ranch (Village 1 West)	15	Otay Ranch Village 6 (ORC)
13	San Miguel Ranch		
14	Otay Ranch Village 11		

Based on historical data available from each district an estimate of costs for the construction of school facilities on a per student basis is provided. Both districts follow state standards for determining the costs and size for school construction. The cost for a high school, including land acquisition, is approximately \$ 30,000 per student (2011 dollars). Excluding land, the cost for a high school is approximately \$ 16,700 per student. The cost for a middle school, including land acquisition, is approximately \$ 25,000 per student (2011 dollars). Excluding land, the cost for a middle school is \$13,300 per student. The cost for an elementary school, including land acquisition, is approximately \$ 18,750 per student (2011 dollars). Excluding the land, the cost for an elementary school is approximately \$9,375 per student. Land acquisition cost is calculated at approximately \$ 750,000/net usable acre (10 acre elementary school site). Using the aforementioned costs per student together with the school size, the following estimated costs per facility can be anticipated.

**Elementary School Cost**

(800 students) (\$9,375/student w/o land cost)	\$ 7,500,000
(800 students) (\$ 18,750/student w/land cost)	\$ 15,000,000

**Middle School Cost**

(1,500 students) (\$ 13,300/student w/o land cost)	\$ 20,000,000
(1,500 students) (\$ 25,000/student w/ land cost)	\$ 37,500,000

**High School Cost**

(2,400 students) (\$ 16,700/student w/o land cost)	\$ 40,000,000
(2,400 students) (\$ 30,000/student w/ land cost)	\$ 72,000,000

**H.5.4.4.7 Threshold Compliance and Recommendations**

- A. Prior to building permit approval, the project proponent(s) shall provide documentation to the City confirming satisfaction of SUHSD and CVESD facility funding requirements to offset student generation impacts. Funding shall be satisfied through the Mello-Roos Community Facilities District financing method or other means acceptable to each District. In addition, condition the project to require that no building permits shall be issued unless and until a school facility financing mechanism is in place to the satisfaction of the Sweetwater Union High School District and the Chula Vista Elementary School District.
  
- B. Since this project is a part of EastLake, portions of the school mitigation have been satisfied through participation in the CFD for both districts. The mitigation agreement also established a fee due at the time permits for residential units are pulled. The rate in effect should be verified with the SUHSD and CVESD at the time building permits are requested.

## **II.5.4.5 LIBRARIES**

### **II.5.4.5.1 Threshold Standard**

In the area east of I-805, the city shall construct, by buildout (approximately year 2030) 60,000 Gross Square Feet (GSF) of library space beyond the citywide June 30, 2000 GSF total. The construction of said facilities shall be phased such that the city will not fall below the citywide ratio of 500 GSF per 1,000 population. Library facilities are to be adequately equipped and staffed.

### **II.5.4.5.2 Service Analysis**

The City of Chula Vista Library Department provides library facilities.

### **II.5.4.5.3 Project Processing Requirements**

The PFFP is required by the Growth Management Program to address the following issues for Library services:

1. Identify phased demands in conjunction with the construction of streets, water and sewer facilities.
2. Specifically identify facility sites in conformance with the Chula Vista Library Master Plan.

### **II.5.4.5.4 Existing Conditions**

The City provides library services through the Chula Vista Public Library at Fourth and "F" Street (Civic Center), the South Chula Vista Library in the Montgomery/Otay planning area, and the library at the EastLake High School. The Castle Park and Woodlawn Libraries have been closed. The existing and future libraries are listed on the Table F.1 and Table F.2, respectively.

<b>Existing Libraries</b>	<b>Square Footage</b>
Civic Center	55,000
South Chula Vista	37,000
EastLake	10,000
<b>Total Existing Square Feet</b>	<b>102,000</b>

### **II.5.4.5.5 Adequacy Analysis**

Using the threshold standard of 500 square feet of library space per 1,000 population, the demand for library space based on Chula Vista's estimated population for year end 2011 of a population of 237,329<sup>8</sup> is 118,665 square feet. Chula Vista currently provides 102,000 square feet of library space. This represents a 16,665 square foot deficit. The demand by the 2015 forecasted population (GMOC 2011 Annual Report) of 249,435 is 124,718 square feet. Comparing this forecasted demand to the existing library square

<sup>8</sup> GMOC 2011 Annual Report

footage of 102,000 square feet results in a deficit of 22,718 square feet unless the first Regional Library is completed before 2015. The SANDAG build-out population for Chula Vista is approximately 282,664. This population will require approximately 152,000 square feet of Library Facilities.

The Chula Vista Public Library Master Plan addresses such topics as library siting and phasing, the impacts of new technologies on library usage, and floor space needs. The plan calls for the construction of a full service regional library of approximately 30,000 square feet in the Rancho del Rey area at the corner of Paseo Ranchero and East H Street and the construction of a second full service regional library of similar size in the Otay Ranch Eastern Urban Center (EUC). Currently, it is unknown when sufficient funds will become available for the construction of the Rancho del Rey Branch Library. Preconstruction planning and design have been completed. In addition, the timing of the EUC Library is unknown at this time.

Future library facilities are listed in the following table:

Future Libraries	Square Footage	Estimated Cost
1st regional library (Rancho Del Rey) @ 30,000 sf	30,000*	\$30,000,000±
2nd regional library (Otay Ranch EUC) @ 30,000 sf	30,000**	Unknown
<b>Estimated Total Future Net Square Feet</b>	<b>60,000</b>	
<b>Total Master Plan Library Square Feet (existing and future)</b>	<b>152,000</b>	

\* Assumes construction of the first 30,000-square foot regional library by summer 2015.

\*\* Assumes construction of the second 30,000-square foot (minimum size) regional library and the closure of the 10,000-square foot EastLake library, per the Chula Vista Public Library Master Plan.

Table F.3 highlights existing plus forecasted project demands for library space as compared to the existing and scheduled library space as well as the impact of the project on library facilities.

According to the GMOC Annual Report, the City of Chula Vista's library threshold standard has been out of compliance for seven years in a row. The threshold standard is to construct 500 gross square feet per 1,000 population. The City currently has a deficit of approximately 16,665 square feet.

For the past several years, it has been anticipated that construction of a 30,000-square-foot library on vacant, city-owned property in Rancho del Rey would satisfy the Libraries threshold standard, and that construction of a 30,000-square-foot library in the Eastern Urban Center (EUC) would keep the threshold standard in compliance, as the city's population increases. The current economic situation may continue to delay construction of the Rancho del Rey and EUC Libraries for the foreseeable future.

Currently, a 30,000-square-foot library is planned for the Rancho del Rey site, and another 30,000-square-foot library is planned for a site in the Eastern Urban Center (EUC). The draft Library Facilities Master Plan proposes combining the Rancho del Rey square footage with the library branch planned in the EUC, which may be more fiscally feasible for the city, and the threshold standard may be met sooner, since city



management estimates that construction funds for the Rancho del Rey library may not be available for ten more years.

	Population	Total Gross Square Footage of Library Facilities	Gross Square Feet of Library Facilities Per 1000 Population
Threshold	X	X	500 Square Feet
5-Year Projection (12/31/11)	249,435	92,000 <sup>1</sup>	369
		95,400 <sup>2</sup>	382
		102,000 <sup>3</sup>	409
12-Month Projection (12/31/11)	237,329	102,000	430
FY 2009-10	233,692	102,000	436
FY 2008-09	233,108	102,000	437
FY 2007-08	231,305	102,000	441
FY 2006-07	227,723	102,000	448
FY 2005-06	220,000	102,000	457
FY 2004-05	211,800	102,000	464
FY 2003-04	203,000	102,000	482
FY 2002-03	195,000	102,000	502
FY 2000-01	187,444	102,000	544
FY 1999-00	178,645	102,000	571
<sup>1</sup> If Eastlake shared use library closes <sup>2</sup> If Eastlake closes and Otay Ranch storefront alternative opens <sup>3</sup> If Eastlake remains open			

*GIMCC 2011 Annual Report*

#### 11.5.4.5.6 Financing Library Facilities

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2847. The PFDIF is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The Library PFDIF Fee for Single and Multi-Family Development is \$ 1,533/unit (see Table A.6)<sup>9</sup>. There is no Library PFDIF for Commercial Development. This amount is subject to change as it is amended from time to time. The project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the estimated Library Fee obligation at build-out is \$435,372.

Development	DU's	SF PFDIF/DU	Acres	Com'l PFDIF/AC.	Library Fee
Multi-Family Residential	284	\$1,533			\$435,372
Commercial			.6	\$0	\$0
<b>Totals</b>	<b>284</b>		<b>.6</b>		<b>\$435,372</b>

<sup>9</sup> Fee based on Form 5509 dated 06/26/2012. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

The projected fee illustrated in Table P.4 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

#### **11.5.4.5.7 Threshold Compliance and Recommendations**

- A. Based upon the analysis contained in this section, the city's current library facilities (approximately 102,000 square feet) are 16,665 square feet below the threshold standard (see Table P.3). The library threshold standard will not be met until the new library at Rancho del Rey is completed.
- B. The GMOC provided recommendations to the City Council to improve the library threshold compliance. These recommendations include:
  - 1. That City Council adopt a Library Facilities Master Plan that provides interim and long-term solutions to bringing the library system into conformance.
  - 2. The GMOC supports the Library Director seeking interim solutions to a full service location on the east side of I-805.

No mitigation is required other than the payment of the Public Facilities DIF for library facilities at the rate in effect prior to the approval of building permits.

## **II.5.4.6 PARKS, TRAILS AND OPEN SPACE**

### **II.5.4.6.1 Park Threshold Standard**

Three (3) acres of neighborhood and community parkland with appropriate facilities shall be provided per 1,000 residents. This standard is specified in Section 17.10.040 of the Chula Vista Municipal Code.

### **II.5.4.6.2 Service Analysis**

The City of Chula Vista provides public park and recreational facilities and programs through the Community Services Department, which are responsible for the acquisition and development of parkland. All park development plans are reviewed by City staff and are presented to the Parks and Recreation Commission for review. This Commission advises the City Council on issues that relate to parks, open space, playgrounds and recreational programs.

The City Council approved the Chula Vista Parks and Recreation Master Plan in November 2002. An update to the Parks & Recreation Master Plan is currently being drafted by the Development Services Department. The Plan provides guidance for planning, siting and implementation of neighborhood and community parks.

### **II.5.4.6.3 Project Processing Requirements**

1. Identify park demands in conformance with the number of dwelling unit's constructed, street improvements and in coordination with the construction of water and sewer facilities.
2. The specific siting of public parks and recreation facilities shall be in conformance with the Chula Vista Parks and Recreation Master Plan.
3. Site/s reserved for park purposes within the project.

### **II.5.4.6.4 Existing Conditions**

The Lake Pointe Project is a proposed 284 multi-family attached unit development that includes a 10,000 square foot community commercial building and a recreation center. The project is located approximately 500 feet southwest of the Mountain Hawk Neighborhood Park.

The City of Chula Vista's existing and future parks are depicted in the Park and Recreation Element of the General Plan. Current information is contained in the city's Parks and Recreation Master Plan.

### **II.5.4.6.5 Project Park Requirements**

#### **Compliance with Public Park Standards**

The Lake Pointe Condominium Project generates an estimated population of 912 (284 dwelling units x 3.21<sup>10</sup> population factor). To meet the city threshold requirements the

<sup>10</sup> City of Chula Vista, 2011 Annual Growth Management Review Cycle.

amount of parkland dedicated is based on a standard of 3 acres per 1,000 populations (see Table G.1). The standard is based on State of California Government Code 66477, also known as the Quimby Act that allows a city to require by ordinance, the dedication of land or payment of fees for park or recreational purposes.

<b>Table G.1 Quimby Act Parkland Requirements</b>		
<b>Lake Pointe Population</b>	<b>Standard</b>	<b>Parkland Acres Required</b>
912	3 acres per 1,000 population	2.74

All new development in the City of Chula Vista is subject to the requirements contained in the City's Parkland Dedication Ordinance CVMC Chapter 17.10. The ordinance establishes fees for park land acquisition and development, sets standards for dedication and establishes criteria for acceptance of parks and open space by the City of Chula Vista. Fees vary depending upon the type of dwelling unit that is proposed. There are four types of housing; Single Family dwelling units (defined as all types of single family detached housing and condominiums), Multi-Family dwelling units (defined as all types of attached housing including townhouses, attached condominiums, duplexes, triplexes and apartments), Mobile Homes and Hotel/Motel Rooms. Single Family Housing is defined as a freestanding structure with one residential unit. Multi-Family Housing is defined as any freestanding structure that contains two or more residential units. Parkland dedication requirements are shown below on Table G.2.

<b>Table G.2 City of Chula Vista Parkland Dedication Ordinance Standards</b>		
<b>Dwelling Unit Type</b>	<b>Land Dedication per Unit</b>	<b>Dwelling Units per Park Acre</b>
Single-Family	460 sf/du	95 du/ac.
Multi-Family	341 sf/du	128 du/ac.

<b>Table G.3 Lake Pointe Project Preliminary Parkland Dedication Requirements City Ordinance Applied to Planning Prediction of Unit Numbers and Types</b>			
<b>Dwelling Unit Type*</b>	<b>Number of D.U.</b>	<b>Parkland Required/DU</b>	<b>Required Acres</b>
Multiple Family	284	341 sf/du	2.22
<b>TOTALS</b>	<b>284</b>		<b>2.22</b>
* Dwelling unit type - Note that number and type of units listed reflect 'Land Use Designations' listed in the EastLake III General Development Plan, since this level of information is all that is available at the time of this document's preparation. Definitions of dwelling unit type used for calculating park obligations are based upon from the City's Parkland Dedication Ordinance CVMC chapter 17.10. These definitions differ from the way unit types are defined from a planning, land-use and zoning perspective that uses unit density per acre to categorize the type of unit. CVMC chapter 17.10 uses product type to categorize the type of unit distinguishing between attached and detached units. Consequently, the figures in this chart are preliminary estimates, and shall be recalculated at the time when the obligations are due as determined by chapter 17.10 of the CVMC.			

The City's Parklands and Public Facilities Ordinance (CVMC 17.10) is based on the Quimby Act. Based on the City's Parklands and Public Facilities Ordinance, the parkland

requirement for the Lake Pointe Project is approximately 2.22 acres (see Table G.3). However, the entire EastLake III SPA Amendment will be re-evaluated in the PFFP.

The Site Utilization Plan (Exhibit 4) identifies the park designations and acreage that are shown in Table G.4. The Neighborhood Park has been graded and it is currently under construction. The City's Parkland Dedication Ordinance requirements for the EastLake III SPA 2006 Amendment are outlined in Table G.4 are applicable to the Lake Pointe Project.

Neighborhood	Park Provided	Proposed Credit	Estimated Credit Acres
EastLake Woods	PAD Fees = 5.6 Ac	100%	5.6
EastLake Vistas P-1 Public Park & P-2 Private Park	12.9 Ac	100%	12.9
<b>Total Provided</b>	<b>18.5 Ac</b>	--	
<b>Total Required</b>	--	--	<b>21.51</b>
<b>SPA Balance</b>	--	--	<b>-3.01 ac</b>

Table G.4 indicates that the 2006 EastLake III SPA Amendment provided parkland less than that required, by 3.01 acres, based on the Site Utilization Plan statistics. This park acreage calculation may be refined during the more detailed levels of review.

#### **II.5.4.6.6 Park Adequacy Analysis**

Table G.5 is a comparison of park acreage demands and supply east of Interstate 805 for existing, approved projects, as well as the phased addition of the project. A review of the existing and approved park demands for Chula Vista east of I-805 including the project indicates a projected 2016 demand of approximately 449.79 acres of Neighborhood and Community Parks. The 2012-projected supply of park acreage east of I-805, 424.91 acres, is 24.88 acres less than the projected demand.

	Population East of I-805 <sup>11</sup>	Demand Park Acres <sup>12</sup>	Existing Park Acres	Eligible Credit Acres	Net Acres +/-Standard
Estimated 6/2011	132,357	397.07	418.01 <sup>13</sup>	418.01	+ 20.94
Forecasted Projects 12/2012 to 12/2016	17,574 <sup>14</sup>	52.72	6.9 <sup>15</sup>	6.9	- 45.82
<b>Total</b>	<b>149,931</b>	<b>449.79</b>	<b>424.91</b>	<b>424.91</b>	<b>- 24.88</b>

<sup>11</sup> Population figures are from the draft GMOC 2011 questionnaire.

<sup>12</sup> City of Chula Vista's Threshold requirement is 3 acres of parkland per 1,000 residents that are east of I-805.

<sup>13</sup> Existing Park Acreage is from the draft GMOC 2011 questionnaire.

<sup>14</sup> Population figure derived from the draft GMOC 2011 questionnaire.

<sup>15</sup> Figure includes the assumption that Mt. Miguel Community Park, All Seasons and Park P-3 in Village 2 are built by 2014.

Dwelling Unit Type	Dwelling Unit (DU) Types			17.10.040 Park Area/DU	Acres Required Woods	Acres Required Olympic Pt.	Acres Required Lake Pt.
	Woods	Vistas Olympic Pt.	Vistas Lake Pt.				
SFD	667	782	--	460	7.04	8.25	--
SFA	--	73	--	341	--	0.57	--
MF	--	928	284	341	--	7.26	2.22
	<b>667</b>	<b>1783</b>	<b>284</b>	<b>-</b>	<b>7.04</b>	<b>16.08</b>	<b>2.22</b>

The dedication requirement for the EastLake III SPA Amendment, based on the proposed changes in dwellings calculated in Table G.6, results in a 2.22 acre requirement for the Lake Pointe Project.

#### II.5.4.6.7 Open Space, Trails and Recreation

##### A. Open Space

Open space within Eastlake III will be provided for buffer areas, slopes and open space corridors as required by the Eastlake III GDP. Open space lands indicated on the Eastlake III Site Utilization Plan include the Salt Creek corridor within the Eastlake Woods neighborhood, slopes adjacent to both Upper and Lower Otay Reservoirs, slope/buffer areas adjacent to Otay Lakes Road, Hunt Parkway and Olympic Parkway, and a buffer between the western edge of the Eastlake Woods residential neighborhood and the Eastlake Business Center light industrial uses, off-site to the west.

##### B. Trails

Eastlake III is served by two types of trails. These include:

- Greenbelt trails
- Community trails

These trails provide non-vehicular circulation throughout the community linking Eastlake III with the adjacent regional trail system within the City's greenbelt. The trails also provide limited and controlled access into the open space areas and provide access for Eastlake III neighborhoods to the parks and community facilities. See Trails Plan for the location of the main framework of the trails system. It should be noted that these trails are in addition to concrete sidewalks required as part of street construction.

##### 1. Greenbelt/Multi-Purpose Trail

In accordance with the Chula Vista General Plan, the Greenbelt Trail is a proposed 26-mile continuous loop trail that generally encircles the city. The trail is designed as an eleven-foot wide, grade separated trail free from vehicular traffic.

## 2. Community Trail

Community trails provide access to regional trails and destination points and are typically the internal routes of communities and neighborhoods. They can be similar in design to regional trails but are determined by volume. In some cases, the trail will be the concrete sidewalk in residential areas.

The Eastlake III General Development Plan, containing the Vistas and Woods planning areas, identifies two major off-street pedestrian trails: the Eastlake Community Trail and the Chula Vista Greenbelt Trail. The Eastlake Community Trail (Thematic Corridor) extends from Eastlake Hills through the developed portion of the Eastlake Planned Community to Eastlake Trails within Salt Creek and will be continued across Eastlake Vistas to overlook Otay Lakes. A pedestrian trail through Salt Creek Canyon will connect to the Greenbelt Trail System. The Greenbelt trail runs along Olympic Parkway, inside the property line of the Lake Pointe Project.

All trails will be designed and constructed to City standards. In the absence of specific trail design standards, all trails will be designed and constructed to the satisfaction of the Director of Parks and Recreation.

### **II.5.4.6.8 Financing Park Facilities**

Chapter 17.10 of the Chula Vista Municipal Code, as amended, governs the financing of parkland and improvements. Included as part of the regulations are Park Acquisition and Development (PAD) fees established for the purpose of providing neighborhood and community parks. The Ordinance provides that fees be paid to the City prior to approval of a final subdivision map, or in the case of a residential development that is not required to submit a final map, at the time of the final building permit application.

#### **II.5.4.6.8.1 SPA Plan Amendment**

The project is responsible for both the park development component and the acquisition component PAD Fees. The Developer will pay the acquisition and development components of the PAD Fees as required by the City. The estimated acquisition component of the PAD Fee is \$2,671,872. The estimated development component of the PAD Fee is \$1,022,684 (see Table F.7). Combined, the estimated fee for both components of the PAD Fee is \$3,694,556.

Table G.7 Lake Pointe Condominium Project Acquisition and Development (PAD) Fees (Preliminary Calculation)				
Development	Dwelling Unit Type*	Acquisition Component of PAD Fee's/DU Total	Development Component of PAD Fee's/DU Total	Total Fees Due
	MF	MF @ \$9,408	MF @ \$3,601	
Lake Pointe Condominiums	284	\$2,671,872	\$1,022,684	\$3,694,556

\* Figures in this chart are preliminary estimates, and shall be recalculated at the time when the obligations are due as determined by chapter 17.10 of the CVMC.

PAD Fees are subject to periodic annual increases. Table G.7 identifies the estimated fees calculated for the parkland Acquisition and Development Component of the PAD fees. These fees are estimates only and are dependent upon the actual numbers of units filed on the final map. Fees are also subject to change by the City Council. Single Family dwelling units are defined as all types of single-family detached housing and condominiums. Multi-Family dwelling units are defined as all types of attached housing including townhouses, attached condominiums, duplexes, triplexes and apartments.

#### II.5.4.6.9 Financing Recreation Facilities

Chapter 17.10 of the CVMC, which requires the collection of fees from residential developments to pay for parkland acquisition and various park facilities within the City of Chula Vista, is subject to changes by the City Council from time to time. On July 13, 2004, the City Council approved Resolution 2004-222 and on January 2004, City Council approved the Ordinance 2945. Resolution 2004-222 amended the master fee schedule to adjust the Parkland Acquisition and Development (PAD) Fees for Neighborhood and Community Park requirements. Ordinance 2945 amended Chapter 17.10 of the CVMC, which requires the collection of In-Lieu Park Acquisition and Development Fees from Residential developments that are not required to submit a subdivision map or parcel map.

Some of the previous council actions that contributed to an increase in the in-lieu fees for park development and land acquisition are Ordinances No. 2886 and 2887 (both approved on November 19, 2002). Ordinance 2886 amended Chapter 17.10 of the CVMC to update the Parks Acquisition and Development Fees. Ordinance 2887 amended Chapter 3.50 of the Municipal Code, as detailed in the "Public Facilities DIF, November 2002 Amendment", adding a new recreation component to the Public Facilities DIF, updating the impact fee structure and increasing the overall fee.



Chapter 17.10 of the Chula Vista Municipal Code, first adopted in 1971, details requirements for parkland dedication, park improvements and the collection of in-lieu fees (i.e., PAD fees) from developers of residential housing in subdivisions or in divisions created by parcel maps, both east and west of I-805. PAD fees cover parkland acquisition and the cost of related capital items associated with parkland development, including:

- Drainage Systems
- Street Improvements
- Lighted Parking Lots
- Concrete Circulation Systems
- Security Lighting
- Park Fixtures (*drinking fountains, trash receptacles, bicycle racks, etc.*)
- Landscaping (*including disabled accessible surfacing*)
- Irrigation Systems
- Restrooms and Maintenance Storage
- Play Areas (*tot lots, etc.*)
- Picnic Shelters, Tables, Benches
- Utilities
- Outdoor Sports Venues (*tennis courts, baseball/softball fields, basketball courts, multi-purpose sports fields, skateboard and roller blade venues*)

In addition to parks-related items, a 1987 revision called for the dedication, within community parks, of major recreation facilities to serve newly developing communities, including:

- Community centers
- Gymnasiums
- Swimming pools

Historically, PAD fees have not been sufficient to construct these additional large capital items. However, major recreation facilities are now funded through a newly created component of the Public Facilities DIP. The major capital items to be included in the new component are community centers, gymnasiums, swimming pools, and senior/teen centers. Based on the Parks and Recreation Master Plan, 140,595 square feet of major recreation facilities will be required to meet new development growth through build-out at a gross construction cost of over \$32 million. Since the demand for major public recreation facilities is created by residential development, facilities costs are not spread to commercial/industrial development. Table G.8 provides an estimate of the Recreational PDIF Fees for the project.

<b>Table G.8</b> <b>Lake Pointe Condominium Project</b> <b>Public Facilities Fees for Recreation<sup>16</sup> (Preliminary Calculation)</b>					
Development	Dwelling Units		Recreation Fee		Total
	SF	MF	\$1,164/ SF Unit	\$1,164/ MF Unit	
Lake Pointe Condominium Project	0	284	0	\$330,576	\$330,576

The projected fee illustrated in Table G.8 is an estimate only. Actual fees may be different. Recreation Fees are subject to change depending upon City Council actions and/or Developer actions that change residential densities.

#### **II.5.4.6.10 Threshold Compliance and Recommendations**

Based upon the analysis contained in this section of the PFFP, the parks standard for both neighborhood and community parks measured on an area-wide basis east of Interstate 805 is projected to be met at the completion of the project.

Prior to issuance of the building permit, the Developer shall pay to the City the applicable acquisition in lieu fee payment and the development component of the PAD fee in accordance with CVMC Chapter 17.10, Parkland Dedication Ordinance ("PDO") and the Recreation Fees.

<sup>16</sup> Fee based on Form 5509 dated 06/26/2012. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

## II.5.4.7 WATER

### II.5.4.7.1 CITY THRESHOLD STANDARDS:

- A. Developer will request and deliver to the City a service availability letter from the Water District for each project, as defined by the City.
- B. The City shall annually provide the San Diego County Water Authority, the Sweetwater Authority, and the Otay Water District with a 12 to 18 month development forecast and requests an evaluation of their ability to accommodate the forecast and continuing growth. The Districts' replies should address the following:
  1. Water availability to the City and the Planning Area should consider both short and long-term perspectives.
  2. Amount of current capacity, including storage capacity, now used or committed.
  3. Ability of affected facilities to absorb forecasted growth.
  4. Evaluation of funding and site availability for projected new facilities.
  5. Other relevant information the District(s) desire(s) to communicate to the City and GMOC.

The growth forecast and water district response letters shall be provided to the GMOC for inclusion in its review.

### II.5.4.7.2 EXISTING CONDITIONS:

The Otay Water District (OWD) provides water service for the EastLake III SPA including the proposed Lake Pointe Condominium project. The OWD has existing facilities in the vicinity of the project that can provide domestic water service. The OWD also provides recycled water to the project and has existing facilities in the vicinity of the project.

The OWD utilizes the 1995 *Water Resources Master Plan* prepared by Montgomery Watson. This document is the planning document used for all future CIP water facilities work. An environmental impact report was also prepared to assess the impacts of the Master Plan.

The City of Chula Vista Growth Management Ordinance requires a Water Conservation Plan to accompany a SPA Plan. The EastLake III SPA Plan Amendment for the Lake Pointe Condominium project includes a Water Conservation Plan. Details of the project and developer commitments to minimize the use of water can be found in the Water Conservation Plan chapter of the EastLake III SPA Amendment. No SPA application shall be deemed complete or accepted, by the city, unless:

- A. It is accompanied by a city approved Water Conservation Plan; or
- B. A Water Conservation Plan which includes the project has already been initiated; or
- C. The applicant initiates the preparation of a Water Conservation Plan that is acceptable to the Director of Planning.

This section of the PFFP is based upon the *Lake Pointe On-Site Water Study* dated January 20, 2011, by Atkins and the *Lake Pointe Fire Protection Plan* dated, January 20, 2012, by Atkins. In addition, the Atkins Reports uses the approved *Sub-Area Water Master Plan for EastLake III (SAMP)* dated January 2002 by Atkins as the basis of their report.

### II.5.4.7.3 WATER FACILITY ANALYSIS

#### A. Potable Water:

The design criteria implemented to evaluate the potable water systems for the Project area are established in accordance with the aforementioned 1995 Water Resources Master Plan. The design criteria are utilized for analysis of the existing water system as well as for design and sizing of proposed improvements and expansions to the existing system to accommodate demands of the proposed Project.

1. **Pressure Zones:** OWD has established criteria to determine pressure zone boundaries within new and existing developments. Minimum pressure criteria are based on maximum day and fire flow requirements while maximum pressure limitations are imposed to protect internal residential and commercial building water piping from failure under static and transient operating conditions. Maintaining water pressures within the limitations summarized in Table H.1 will also protect the water distribution system piping, valves, pumps, and other appurtenances from premature failure or increased maintenance requirements.

Operating Condition	Criteria	Pressure
Static	Minimum Pressure	65 psi
Static <sup>17</sup>	Maximum Pressure	200 psi
Peak Hour	Minimum Pressure	40 psi
Maximum Day plus Fire Flow	Minimum Pressure	20 psi @ Fire Hydrant

The potable water distribution system is typically designed to maintain static pressures between 65 pounds per square inch (psi) and 200 psi. The potable water distribution system has been designed to yield a minimum of 40 psi residual pressure at any location under peak hour demand flows and a minimum residual pressure of 20 psi during maximum day demand (MDD) plus fire flow conditions. In addition, potable water mains are sized to maintain a maximum velocity of 10 feet per second (fps) under a maximum day plus fire flow scenario and a maximum velocity of 8 fps under peak hour flow conditions.

Potable water service for the Lake Pointe project will be provided by two connections to the existing District 16-inch 980 Pressure Zone (PZ) water main in Olympic Parkway. Based on a graded pad elevation range of 546 to 560 feet, the static hydraulic pressures within the proposed on-site domestic system are estimated at 182 to 189 psi.

2. **Water Consumption:** Lake Pointe domestic water use projections were based on planning criteria in the 2010 California Plumbing Code (2010 CPC). The methodology employed in this study utilized fixture counts provided by Summa Architecture (December, 2011) to Atkins to determine peak potable water demands for each building. The estimated peak water demand for the total Project is provided in Table H.2. The peak water demand is estimated at 700 gallons per minute (gpm) based on a total development fixture count of 5,907 fixture units. The estimated

<sup>17</sup> Static pressure is based on high water level of operational reservoir.

Average Daily Demand (ADD) is 100 gpm (144,000 gpd). Lake Pointe's Maximum Daily Demand (MDD) is estimated to be 300 gpm (432,000 gpd).

Land Use/Unit	No. DU	Fixture Units	Total Fixture Units	Peak Demand (gpm)
Residential Unit	284	20.4	5,875	
Commercial Unit	2	16.0	32	
<b>Site Total</b>			<b>5,907</b>	<b>700</b>

1. Fixture unit counts provided by Summa Architecture on December 22, 2011.  
 2. Total peak water demand for Development is based the total fixture count and Chart A-2 in Appendix A of 2001 CPC, not the cumulative total of peak demand for all buildings on-site.

*Source: Atkins*

3. **Fire Flows:** The Chula Vista Fire Department utilizes the 2007 Uniform Fire Code (2001 UFC) for determining the required fire flows and durations for new developments. The building areas were provided by Summa Architecture on December 22, 2011. Based on those areas, a minimum fire flow of 2,750 gallons per minute (gpm) for a 2 hour duration, split between three fire hydrants, will be required by the Fire Department. The project's fire flow requirement is based on the largest potential fire in the Development, which would occur at a 10,000square foot 12-plex residential building.

The design criteria for sizing public on-site water facilities are based on the District's 2010 Water Resources Master Plan (WRMP) Update and the latest Water Agency Standards (WAS). Private fire main sizes for the project are based on the City of Chula Vista Building Department Design Guidelines for Water Systems. The on-site private fire distribution system has been sized to provide the fire flow required for the Development while maintaining a minimum system operating pressure of 20 psi. The Chula Vista Building Department Design Guidelines require a maximum velocity of 10 fps during fire flow conditions as long as the residual pressures exceed 20 psi. Table H.3 summarizes the design criteria within the fire service system under specified system operating conditions.

Parameter	Criteria
Maximum Velocity, max day demand plus fire	10 fps
Hazen-Williams Roughness Coef., C	
< 12 inch diameter	120
Maximum Static Pressure	200 psi
Minimum Static Pressure	65 psi
Minimum Pressure (max day plus fire)	20 psi at fire hydrant

Notes:  
 1. Maximum velocity requirements are based on Chula Vista Building Department design criteria.  
 2. Static pressure is based on high water level of operational reservoir.  
 3. Pipe material for on-site fire system is assumed to be polyvinyl-chloride (PVC).  
 4. C-values are based on the District's 2008 Master Plan.

*Source: Atkins*

## B. Recycled Water

Recycled water will be used to irrigate all landscaped areas identified in the sub-area master plan, and shall be consistent with the Water Conservation Plan. Recycled water service for the Lake Pointe project can be provided by a connection to the existing District 16-inch recycled water main in Olympic Parkway. Internal irrigation will be required to have a separate meter. The irrigation service system will be separate from the domestic service system and therefore has no impact on the domestic service sizing. The project site is graded such that the western half of the site drains to the west, while the eastern half of the site drains to the northeast. However the eastern half of the site drains to a collection basin and is then connected to a storm drain that drains to the west. Based on the recycled water service area defined in the District's Master Reclamation Permit, use of recycled water on-site will be as directed by the District. Exhibits 8 and 9 illustrate the Adopted Potable Water Plan and Recycled Water Plan for EastLake III, respectively.

### 11.5.4.7.4 WATER SYSTEM DESIGN CRITERIA

#### A. Water Systems Design and Hydraulic Analysis:

The criteria for sizing on-site water facilities are based on the District's WRMP and the latest water agency standards (WAS). The on-site water distribution system, including service laterals, was evaluated for meeting peak hour domestic water demands while maintaining a minimum system operating pressure of 40 pounds per square inch (psi) and a maximum velocity of 8 feet per second in network piping per District criteria. Hydraulic analysis presents an estimated minimum pressure at the project connection point in Olympic Parkway of 173 psi and 116 psi (during maximum day and peak hour demand conditions).

#### B. Domestic Water Service System:

The proposed private Lake Pointe domestic service system consists of 4-inch water service lines and ½ inch water service laterals supplied through a 6-inch connection to the existing public 16-inch main in Olympic Parkway. A master meter and backflow prevention device are also required at the domestic service connections. The backflow device downstream of the meter shall be regulated to less than 150 psi per WAS standards, due to high static pressure in the area. No fire service will be provided from the private on-site domestic water service system. Buildings will be privately metered and managed by the development's association.

Table H.4 shows the recommended water service lateral, meter size, and available pressure at each building connection for peak hour demand conditions. With the proposed service mains for the on-site system, All nodes are above the District's minimum pressure criteria of 40 psi and below the maximum velocity of 8 fps during peak hour. Each individual connection should be equipped with a pressure regulator to reduce pressure to 120 psi or less. Table H.4 provides minimum pressures during peak hour conditions. Water supply from the 980 PZ would provide adequate pressures for the Lake Pointe project to meet peak hour demand and minimum 40 psi pressure. Thus Lake Pointe will have no significant impacts to the existing regional water system and will not require any off-site improvements for service.

Table H.4 Recommended Lake Pointe Water Service Sizes and Available Pressure				
Building Description	Peak Demand (gpm)	Sub-Meter Size (inches)	Service Lateral Size (inches) <sup>1</sup>	Available Pressure 5' from Building (psi) <sup>2</sup>
Residential Unit	19.4	3/8	1/2	55
Commercial Unit	2.1	3/8	1/2	102

Notes:  
1. Water service laterals are sized based on maximum velocity of 8 feet per second.  
2. The available pressure is determined by taking the pressure at the service tap during peak hour conditions and subtracting losses in the lateral, plus an additional 5 psi loss to account for unanticipated pressure losses within the proposed system.

Source: Atkins

#### B. Fire Flows:

The proposed fire service distribution system will be supplied from a connection to the 16-inch 980 PZ public main at the Development's entry way at Olympic Parkway. The connection will utilize a District-approved reduced pressure backflow devices to isolate the private fire line from the public main. The fire backflow prevention devices were sized by Atkins based on Febco Master Series manufacturer's data. No domestic service connections will be made to this main.

The on-site fire service loop design, which consists of 8-inch and 12-inch PVC to serve the hydrants. The sizing of the riser stubs, fire sprinkler laterals to the buildings and associated pressure and flow for each fire service will be determined during detailed design. The necessary on-site fire service facilities will be verified and provided to ensure that the minimum design criteria per the City of Chula Vista Fire Department, Chula Vista Building Department, and relevant fire service standards and codes are met prior to final approval of the design plans.

#### C. Recycled Water

The Lake Pointe Project will connect to the existing 16-inch recycled water main within Olympic Parkway.

#### II.5.4.7.5. FACILITY PHASING:

It is anticipated that the project water facilities will be built in one phase.

#### II.5.4.7.6. FINANCING WATER FACILITIES:

##### Potable Water:

There are two methods of financing and construction of potable water facilities for the Lake Pointe Condominium project. These methods are as follows:

- A. Capacity Fees: OWD's Capital Improvement Program (CIP) provides for the design and construction of facilities by OWD. Through this program, OWD collects an appropriate share of the cost from Developers via the collection of capacity fees from water meter purchases. The capacity fees are collected upon the sale of water meters after building permit issuance according to OWD's fee schedule in effect at the time of sale.

CIP projects typically include supply facilities, pumping facilities, operational storage, terminal storage, and transmission mains. Specific CIP projects, if required, are identified in OWD's approved SAMP. The OWD may require amendment to the SAMP for this project.

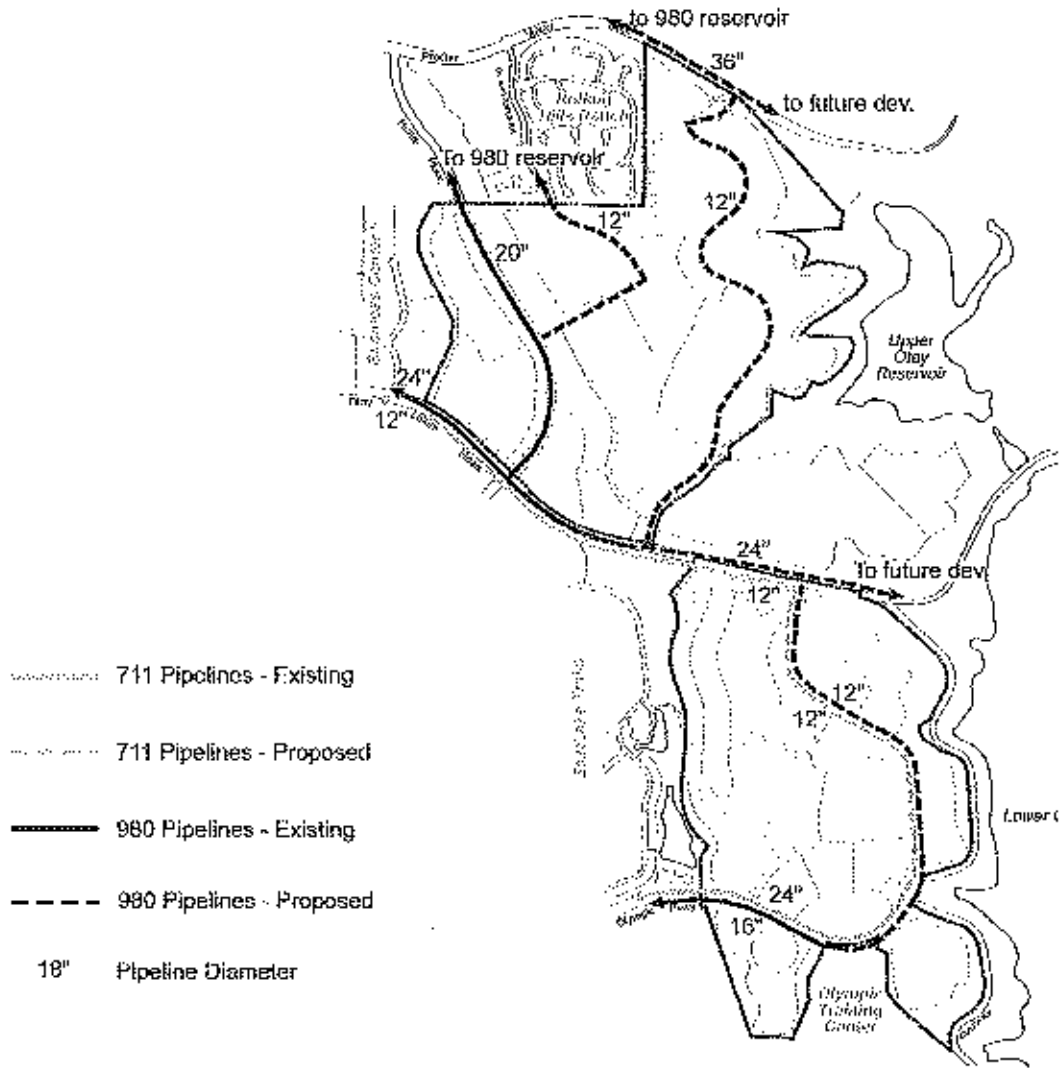
- B. Fraction: The Developer designs and constructs facilities that serve their development only. Upon completion, the facilities are dedicated to OWD. According to OWD's policy No. 26, OWD will provide reimbursement for construction and design costs associated with development of these improvements.

**11.5.4.7.7. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

- A. Prior to approval of the Final Map, the Developer shall present verification to the City Engineer in the form of a letter from Otay Water District that the subdivision will be provided adequate water service and long-term water storage facilities.
- B. The developer shall provide water and recycled improvements according the OWD approved SAMP for the EastLake III SPA Plan Amendment. The construction of potable water and recycled water facilities, based on the approved SAMP, shall be completed prior to the approval of building permits.



# Potable Water System



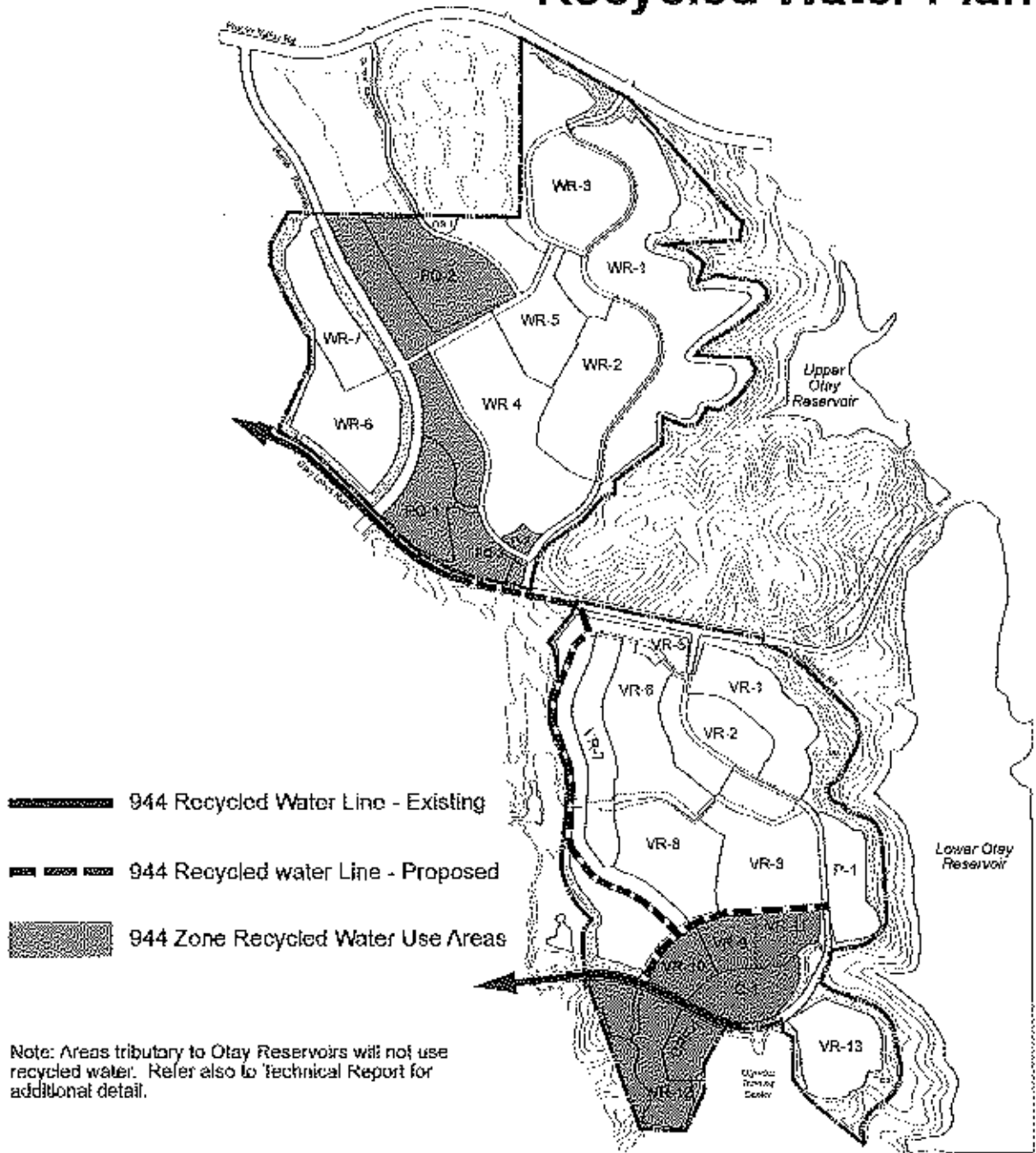
- ..... 711 Pipelines - Existing
- ..... 711 Pipelines - Proposed
- 980 Pipelines - Existing
- 980 Pipelines - Proposed
- 18" Pipeline Diameter

Source: John Powell/PBS&J



## Exhibit 6

# Recycled Water Plan



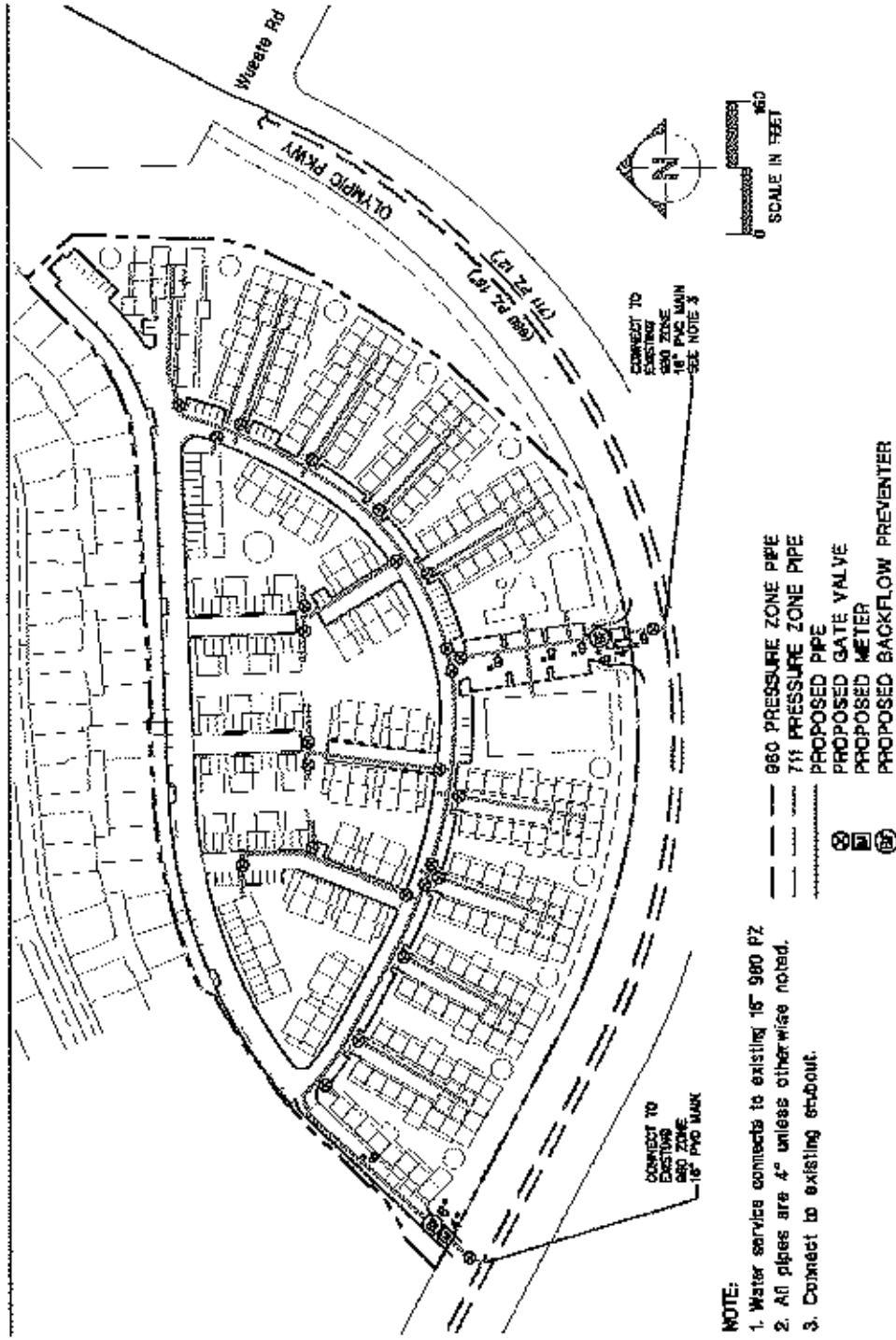
Source: John Powell/PBS&J

**EASTLAKE III**  
A planned community by The EastLake Company

Civil Land Planning  
14400 E. 14th Ave., Suite 200  
Denver, CO 80231  
12/7/05

**Exhibit 7**

# Proposed Water System Layout Exhibit 8



**NOTE:**

1. Water services connects to existing 16" 980 PZ.
2. All pipes are 4" unless otherwise noted.
3. Connect to existing stubout.

- 860 PRESSURE ZONE PIPE
- 711 PRESSURE ZONE PIPE
- PROPOSED PIPE
- ⊗ PROPOSED GATE VALVE
- ⊞ PROPOSED METER
- ⊠ PROPOSED BACKFLOW PREVENTER

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**ATKINS**

Lake Pointe On-Site Water Study  
 January 2012

## **II.5.4.8. SEWER**

### **II.5.4.8.1 CITY THRESHOLD STANDARDS:**

- A. Sewage flows and volumes shall not exceed City Engineering Standards.
- B. The City annually provides the City of San Diego Wastewater Department (Metro) with a 12-18 month development forecast and requests confirmation that the projection is within the City's purchased capacity rights and an evaluation of their ability to accommodate the forecast and continuing growth, or the City Development Services Department staff gathers the necessary data. The information provided to the GMOC includes the following:
  - 1. Amount of current capacity now used or committed.
  - 2. Ability of affected facilities to absorb forecast growth.
  - 3. Evaluation of funding and site availability for projected new facilities.
  - 4. Other relevant information.

### **II.5.4.8.2. EXISTING CONDITIONS:**

The City of San Diego Metro provides sewer treatment services for the City of Chula Vista and 14 other participating agencies in accordance with the terms of a multi-agency agreement (Metro Agreement). The Metro system currently has adequate sewage treatment capacity to serve the region until approximately 2025. The Developer shall pay capacity fees prior to building permit issuance. Development shall not occur without adequate sewer capacity as determined by the City Engineer. Building permits will not be issued if the City Engineer has determined that adequate sewer capacity does not exist. All development must comply with the Municipal Code, specifically Municipal Code sections 19.09.010(A) 6 and 13.14.030.

Sewer service to the project site is provided by the City of Chula Vista. A private on-site sewer collection system will convey wastewater flows to an existing City owned 8-inch and 12-inch diameter gravity main located north of Olympic Parkway. This sewer collects flows generated within the EastLake Vistas Tentative Map neighborhoods located north of Olympic Parkway and conveys the flow to an existing 15-inch diameter sewer in Olympic Parkway. The Olympic Parkway sewer conveys the flows westerly approximately 1,700 feet to a connection to the 18-inch Salt Creek Interceptor.

The capacity of the off-site sewer facilities to serve the Lake Pointe project has been analyzed by the *Lake Pointe Off-Site Sewer Capacity Analysis Study dated January 20, 2012, by Atkins*. The study includes an analysis of the existing off-site sewer from the Development to a connection to the Salt Creek Interceptor Sewer west of the Development, and the identified critical reach in the Salt Creek Interceptor. This study is the basis for the Supplemental PFFP sewer analysis.

Atkins utilized the City Subdivision Manual to calculate by land use type the average daily wastewater inflows to the off-site sewer. The calculated average inflows for the Development are presented in Table I.1. The Development is estimated to have an average wastewater flow of 58,174 gallons per day (gpd), approximately 27,674 gpd more than the adopted SPA Plan designation for the subject site.

<b>Description</b>	<b>Land Use</b>	<b>Units</b>	<b>Pop/ Unit</b>	<b>Generation Rate</b>	<b>Projected Average Flow (gpd)</b>	<b>EDU</b>
Proposed Lake Pointe	Multi-Fam/ Comm'l	284 DU	2.5	80 gpd/person	57,600	216
	Commercial	.23 Ac.	-	2,500 gpd/ac.	574	2
Adopted	Commercial	12.3	-	2,500 gpd/ac.	30,500	116
<b>Increase</b>			-		<b>27,674</b>	<b>102</b>

*Source: Atkins*

According to the GMOC 2011 Annual Report, the City's average daily sewage flow of 16.22 million gallons per day (mgd), which does not exceed the treatment capacity that has been allotted through the contract with the City of San Diego Metro System (see Table I.2). The city has been working with Metro to address the best way to increase the city's allocated amount of sewage treatment capacity in order to meet build-out sewage flow estimates.

The City of San Diego provides sewer treatment services for the City of Chula Vista and 14 other participating agencies in accordance with the terms of a multi-agency agreement (Metro Agreement). The City of Chula Vista holds capacity rights of 19.843 mgd in the Metro system. The City has additional capacity of 1.027 mgd through the Re-Rating process. The total entitled capacity rights that the City of Chula Vista is 20.870 mgd. The City's current average wastewater flow into the Metro system is approximately 16.22 mgd. The Metro system currently has adequate sewerage treatment capacity to serve the region until approximately 2025. The City of Chula Vista may reach its contractual capacity limits prior to 2025. The Metro system includes the Point Loma Sewage Treatment Plant, the North City Reclamation Plant and the Southbay Treatment Plant.

For the longer term capacity needs the Wastewater Master Plan, completed in 2005, provides the city's build-out treatment capacity and infrastructure needs. The Master Plan indicates that the City would need to acquire an additional 5 mgd of treatment capacity to facilitate build-out. In addition, the plan also established the basis for the sewer capacity fee update.

	Approximate Current Flow	Projection for next 18 mo.	Projection for next 5 years	Projection "Build-out"
Average Flow (MGD)	16.22	16.92	18.54**	26.2*
Capacity	20.87	20.87	20.87	20.87

\* Build-out Projection based on the General Plan Update (Adopted General Plan "Build-out" 26.2 MGD)  
 \*\* Assumes a total of 1,752 EDUs/Year

*Source: CIMOC 2011 Annual Report*

#### II.5.4.8.3. FACILITY ANALYSIS:

The Atkins August, 2012, study used calculations in accordance with the methods described in the City of Chula Vista Subdivision Manual. Dwelling unit counts for the Lake Pointe project were based upon information provided to Atkins by Fuscoe Engineering. The average daily wastewater inflows to the off-site sewer were calculated at each node by land use type (see Atkins January 2012 study for details).

Atkins concluded that there are no significant impacts to the existing off-site wastewater facilities due to the proposed change in land use of the Eastlake Vistas Neighborhood C-1. The critical reach in the Salt Creek Interceptor and the off-site pipe reaches shown in Table I.3 and Exhibit 12 are in compliance with the City Design Criteria.

Pipe	Projected Peak Flow		Diameter (inches)	Slope (%)	Depth (inches)	d/D (%)	Velocity (fps)
	gpd	gpm					
P1	213,500	148	8	0.44	3.42	42.75%	2.32
P2	492,335	342	12	0.17	5.85	48.75%	2.00
P3	524,155	364	12	0.28	5.26	43.83%	2.45
P4	560,265	389	15	2.83	2.75	18.33%	5.61
P5	715,230	497	15	1.00	4.03	26.87%	4.16
P6	974,807	677	15	1.09	4.62	30.80%	4.69

*Source: Atkins*

#### II.5.4.8.4. FACILITY PHASING

One primary phase of development is proposed due to the need to balance grading and complete infrastructure improvements in a single increment. The off-site connection to the City Sewer system shall be constructed at the first phase of the project. The development of individual building sites will commence as the market dictates. Build-out of all building sites may occur over a several year period. Sewer laterals to serve the proposed project are the responsibility of the developer.

#### II.5.4.8.5. FINANCING SEWER FACILITIES:

To fund the necessary future improvements to the Salt Creek Interceptor Sewer, development impact fees have been established by the City of Chula Vista. Adoption of City of Chula Vista Ordinance Number 2617, as amended, established a fee to be paid

for future development within the Salt Creek Basin that connects into the existing system. The Chula Vista City Council has authorized the collection of a fee to aid in the cost of processing sewerage generated in the city. The current fee is \$1,330/EDU. Single Family Dwellings are considered 1.00 EDU and Multi-Family Units (apartments and condominiums) are considered .75 EDU. The Sewer Capacity Fee for commercial projects is based on the number of Equivalent Fixture Units (EFU). The Sewer Capacity Fee is subject to periodic adjustments. The following table summarizes the fees to be paid by the Lake Pointe Project. These fees will be collected before building permits are issued.

Land Use	Acres	EDU's/	Fee	Estimated Fee
Lake Pointe project	12.2	213	Salt Creek Sewer DIF \$1,330/EDU	\$283,290
Lake Pointe	12.2	213	Sewerage Participation Fee \$3,478/EDU	\$740,814
<b>Total</b>	<b>12.2</b>	<b>213</b>		<b>\$1,024,104</b>

#### **II.5.4.8.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

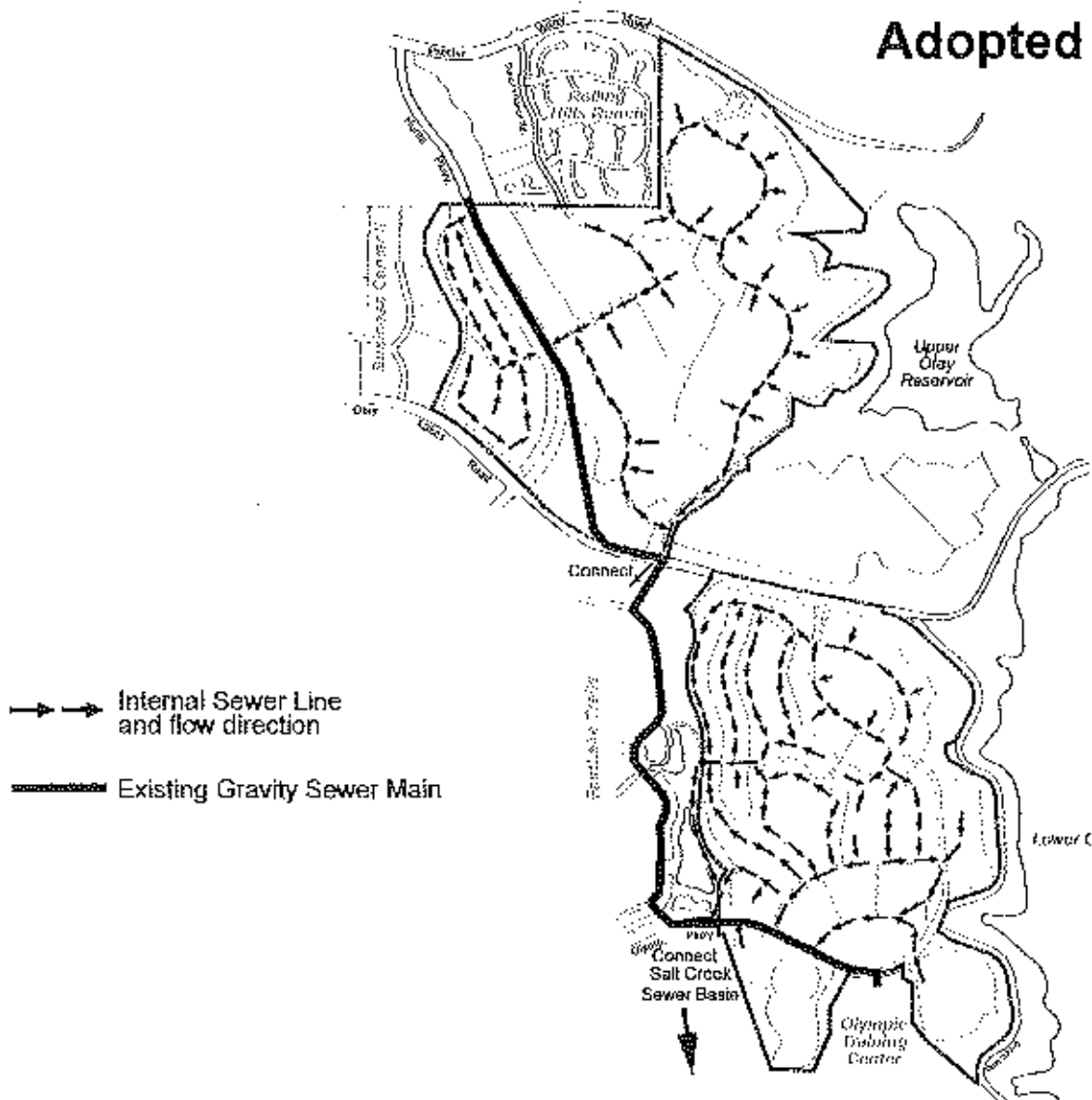
Based on the Atkins off-site sewer analysis, there are no significant impacts to the existing off-site wastewater facilities due to the proposed Lake Pointe Project. The critical reach in the Salt Creek Interceptor and the off-site pipe reaches are in compliance with the City Design Criteria.

The Lake Pointe Project shall pay fees pursuant to City of Chula Vista ordinance, as may be amended from time to time. Fees shall be paid prior to the issuance of Building Permits.

The City of San Diego Metropolitan Wastewater Department ("Metro") provides sewer treatment services for the City of Chula Vista and 14 other participating agencies in accordance with the terms of a multi-agency agreement ("Metro Agreement"). The Metro system currently has adequate sewerage treatment capacity to serve the region until approximately 2025 when new treatment facilities are expected to become operational. The City of Chula Vista, however, may reach its contractual capacity limits sooner than 2025. The developer shall pay capacity fees at building permit issuance. Development shall not occur without adequate sewer capacity as determined by the City Engineer. Building permits will not be issued if the City Engineer has determined that adequate sewer capacity does not exist. All development must comply with the Municipal Code, specifically M.C. Sections 19.09.010 (A) 6 and 13.14.030.

<sup>18</sup> This table is only an estimate of potential fees that may be required for the Lake Pointe Condominium Project. Actual fees will be calculated at the time building permits are issued and may be different than this table. Table does not include the current Sewer Administration Fee.

# Sewer Plan Adopted



Note: The sewer system indicated is subject to technical refinement during the subdivision process. Refer also to Technical Sewer Reports for additional detail.

Source: SB&O, Inc.

**EASTLAKE III SPA**  
 A planned community by The EastLake Company

Civil and Planning  
 12/7/05

**Exhibit 9**



Off-Site Sewer  
Exhibit 10



## **II.5.4.9. DRAINAGE**

### **II.5.4.9.1. EXISTING CITY THRESHOLD STANDARDS:**

- A. Storm water flows and volumes shall not exceed City Engineering Standards.
- B. The GMOC shall annually review the performance of the City's storm drain system to determine its ability to meet the City's goals and objectives.

### **II.5.4.9.2. EXISTING CONDITIONS:**

The Lake Pointe Condominium property is located north of Olympic Parkway between Wucste Road on the east and the New Hope Community Church driveway on the west. The elevations on the property range from approximately 545 to 560 feet above mean sea level. The proposed development is located on an undeveloped, graded parcel consisting of approximately 11.0-acres of graded pad area and approximately 1.4-acres of vegetated slopes.

The 12.4-acre site is proposed for 284 condominium homes and 10,000 square feet of commercial area. The project will include two types of units- two-story row homes, and three story carriage units. These units are clustered in three product types. Private streets within the project consist of a main entrance road, a loop road around the rear portion of the project, and alleys which provide access to the majority of the dwelling units. Parking for the units will be provided primarily in garages, with surface parking for guests and customers of the commercial space. One recreation center with a pool will be provided on the south side of the project. A secondary recreation area will be provided at the northeast corner of the project. The entrance to the project will be from Olympic Parkway, utilizing the existing signalized intersection shared with the Olympic Training Center to the south.

The approximate 11.0 acre existing graded pad gently slopes to the west and east, draining into large desilting basins in the extreme east and west portions of the site. A 60" RCP storm drain runs along the northern boundary within an existing storm drain easement. The existing slope on the northern portion of the site connects to an existing brow ditch running parallel to the 60" RCP Storm Drain. Similar to the graded pad, the existing brow ditch is high pointed near the center of the site, and connects to the existing 60" RCP Storm Drain at inlets on the extreme east and west ends.

Both desilting basins on-site collect runoff and convey it via a riser pipe to an existing 60" RCP storm drain within the existing drainage easement. This 60" RCP Storm Drain connects into the public storm drain system at Olympic Parkway and flows to the west, where it discharges to Salt Creek on the south side of Olympic Parkway approximately 0.5 miles from the project site.

According to the *Drainage Study for Lake Pointe by Fuscoe Engineering dated January 26, 2010*, the storm drain in Olympic Parkway has been sized for the ultimate development of the project site and surrounding area. The discharge point to Salt Creek is located just downstream of a regional detention facility which has also been designed for ultimate development of the area and which over detains upstream flows in order to account for the additional flow from the Olympic Parkway storm drain system.

### II.5.4.9.3. DRAINAGE FACILITY ANALYSIS:

According to the 2012 Fuscoe Drainage Study, the Lake Pointe project will not significantly alter the site's overall drainage pattern. Within the site is an existing ridge, which sheet flows to either the east or west at 2-4% towards the existing desilting basins at the easterly and westerly corners of the site. The easterly desilting basin outlet connects to an existing public 60" RCP in the utility easement onsite. This 60" RCP conveys the flows through the easement to the westerly corner of the site. Here, the 60" RCP also collects runoff from the westerly desilting basin. The 60" storm drain is then joined by a 42" RCP in Olympic Parkway. The combined flows are conveyed westerly in a 60" RCP, which conveys flows to Salt Creek, where it outlets to the southerly side of Olympic Parkway. The onsite public 60" storm drain collects drainage from large areas to the north of the project site, while the 42" RCP in Olympic Parkway collects drainage from areas to the south and east of the project site. An existing regional detention facility is located on Salt Creek just north of Olympic Parkway.

The Lake Pointe project's proposed runoff pattern of the site will be similar to the existing pattern, with the center of the site as a high point and runoff flowing in an east and west direction. Runoff on the main roads will flow towards the curb inlets on the east or west portion of the site. Flows from the slopes along the northern edge of the property will be collected within the proposed drive aisle. Landscaped areas within the project will surface flow toward catch basins. The curb inlets and catch basins will be connected to a storm drain system in the main roads which will convey the flows to the southwest corner of the project. At this point, the storm drain will connect to the existing 60" RCP which exits the site and connects to the public storm drain in Olympic Parkway.

The current approved land use of the site is Neighborhood Commercial. The hydrologic and hydraulic aspects of this basin were analyzed in the City approved *Drainage Study for Windstar Pointe Resort* by Rick Engineering, revised on January 4, 2008. The study included an analysis of the public storm drain system in Olympic Parkway and the Salt Creek detention facility. The study also considered the ultimate development of the area and concluded that the downstream storm drain system in Olympic Parkway was adequate to convey this runoff. Additionally, the Salt Creek detention facility was shown to over detain flows from the regional area for the 2-year, 10-year, 50-year and 100-year storms such that the developments analyzed in the *Windstar Pointe Resort Report* would not increase flow rates in Salt Creek just south of Olympic Parkway to above historical levels. The Rick Engineering Study concluded that onsite detention was not required for the *Windstar Pointe Resort*.

The 2012 Fuscoe Drainage Study for Lake Pointe was prepared as an addendum to the previously approved Rick Engineering Drainage Study. The Fuscoe study analyzed the onsite hydrology of the Lake Pointe project in order to show that the peak flow rate will be equal to or below that of the proposed flow rate used in the *Windstar Pointe Resort Report*, which was based on the ultimate development of the area.

The analysis within the 2012 Fuscoe Drainage Study concluded that the Lake Pointe project will not have a substantial impact on the hydrology of the surrounding area and that the hydrology/hydraulics characteristics of Lake Pointe are in accordance with the neighborhood analysis of the approved Rick Engineering Drainage Study. The storm drain system for Lake Pointe has been designed with adequate capacity to safely convey runoff from the 50-year storm in accordance with the design guidelines of the City of

Chula Vista. Additionally, the downstream storm drain system in Olympic Parkway has adequate capacity to convey flows from the project site to Salt Creek. Although discharge from the project site will increase due to the construction of the project, the Salt Creek detention facility over detains flows from the region such that the project will have no adverse impacts on Salt Creek.

#### **II.5.4.9.4. URBAN RUN-OFF:**

##### **A. Existing Conditions:**

The Lake Pointe Condominium project is subject to National Pollutant Discharge Elimination System (NPDES) requirements. NPDES requirements are contained in Section 402(p) of the Federal Clean Water Act, which established a framework for regulating storm water discharges from municipal, industrial, and construction activities. These requirements are implemented through permits issued by the State Water Resources Control Board (SWRCB) or the local Regional Water Quality Control Board in which the project is located. In San Diego County the local board is the California Regional Water Quality Control Board San Diego Region, herein (SDRWQCB). For implementation through the City of Chula Vista a Water Quality Technical Report (WQTR) is required per the 2011 City of Chula Vista Development Storm Water Manual, and City Municipal Code Chapter 14.20, under the National Pollutant Discharge Elimination System (NPDES) Municipal Permit, Order No. R9-2007-0001.

The *Preliminary Water Quality Technical Report for Lake Pointe*, by Fuscoe Engineering dated January 26, 2012, was prepared to address the 2011 storm water requirements of the City of Chula Vista, including all LID (Low Impact Development) BMP, and Hydromodification Control BMP requirements. The 2011 City of Chula Vista Development Storm Water Manual was used by Fuscoe Engineering to comply with the rules and regulations enforced by the City, under RWQCB Permit 2007-0001 issued by the San Diego Regional Water Quality Control Board to the County of San Diego, and the incorporated cities within.

The Lake Pointe Condominium project is a planned residential condominium development. The project applies to three priority project categories based on Appendix B of the City of Chula Vista's Storm Water Standards Manual: (1) Home subdivisions of over 10 units, (2) Parking lots 5,000 square feet or more with 15 or more parking spaces, and potentially exposed to urban runoff, and (3) Streets, roads, highways, and freeways.

The San Diego Basin Plan dated September 8, 1994, indicates that the proposed Lake Pointe Condominium project is located in the Savage Hydrologic Sub Area within the Dulzara Hydrologic Area within the Otay Hydrologic Unit. The corresponding number designation is 910.31 (Region '9', Hydrologic Unit '10', Hydrologic Area '3', Hydrologic Sub Area '1'). The drainage path for the Lake Pointe, however, goes through the Otay Valley Hydrologic Area (910.20) which also contains Poggi Canyon Creek, a 303(d) listed water body. The drainage from the Lake Pointe Condominium project does not directly discharge to Poggi Canyon Creek. Based on the definition of primary pollutants of concern from the Storm Water Standards Manual, there are no primary pollutants of concern for the project. For projects where no primary pollutants of concern exist, the identified pollutants of concern shall be considered secondary

pollutants of concern. Post-construction BMPs were selected for the project based on the anticipated pollutants.

**D. Pre-Construction Conditions and Flow:**

The *Drainage Study for Windstar Pointe Resort* by Rick Engineering, dated January 4, 2008, determined the following pre-construction flow rates at Olympic Parkway below the Salt Creek detention facility.

Table J.1 Existing Drainage Flows					
CONDITION	DRAINAGE AREA (SQ. MILES)	Q <sub>2</sub> (CFS)	Q <sub>10</sub> (CFS)	Q <sub>50</sub> (CFS)	Q <sub>100</sub> (CFS)
Historical	2.52	789	1,623	2,480	2,874

Source: Fuscoe Engineering

**C. Post-Construction Conditions and Flow**

Fuscoe Engineering prepared Onsite runoff calculations for the 50-year 6-hour storm event. The proposed development was assigned a runoff coefficient of 0.67 based on the project's impervious area. The peak runoff from the project during the 50-year storm event will be approximately 31 cfs.

The Rick Engineering Drainage Study determined the pre-construction flow rates at Olympic Parkway below the Salt Creek detention facility. The Rick analysis accounted for 41.12 cfs from the project site, so actual runoff quantities after the development of Lake Pointe will be slightly below those presented in the table. These flows are below the historical condition due to the attenuation provided by the Salt Creek detention facility. Fuscoe determined that the development of Lake Pointe will not create any hydrologic conditions of concern, and no onsite detention is required.

Table J.2 Proposed Drainage Flows					
Condition	Drainage Area (sq. miles)	Q <sub>2</sub> (CFS)	Q <sub>10</sub> (CFS)	Q <sub>50</sub> (CFS)	Q <sub>100</sub> (CFS)
Post-Project	3.64	774	1,360	2,297	2,723

Source: Fuscoe Engineering

**1. Potential Pollutants:**

Based on the City of Chula Vista's Storm Water Standards Manual, the project is expected to generate the following pollutants: sediment, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides; because it includes the following priority project categories: "Attached Residential Development," "Parking Lots," and "Streets, Highways & Freeways" (see table below).

Table J.3 Anticipated and Potential Pollutants									
Development Type	Sediment	Nutrients	Heavy Metals	Organic Compound	Trash & Debris	Oxygen Demanding Substances	Oil & Grease	Bacteria & Viruses	Pesticides
Detached Residential	X	X			X	X	X	X	X
Attached Residential	X	X			X	p <sup>(1)</sup>	p <sup>(2)</sup>	p <sup>(2)</sup>	X
Commercial	P	P		P <sup>(3)</sup>	X	p <sup>(5)</sup>	X	p <sup>(2)</sup>	p <sup>(5)</sup>
Automotive Repair Shops			X	X <sup>(4) (5)</sup>	X		X		
Restaurants					X	X	X	X	
Steep Hillside	X	X			X	X	X		X
Parking Lots	p <sup>(1)</sup>	p <sup>(1)</sup>	X		X	p <sup>(1)</sup>	X		
Streets, Highways & Freeways	X	p <sup>(1)</sup>	X	X <sup>(4)</sup>	X	p <sup>(5)</sup>	X		

Notes:  
X = Anticipated  
P = Potential  
(1) A potential pollutant if landscaping exists on-site.  
(1) A potential pollutant if the project includes uncovered parking areas  
(2) A potential pollutant if land use involves food or animal waste products.  
(3) Including petroleum hydrocarbons  
(4) Including solvents

Source: Fuscoe Engineering

The City of Chula Vista Development Storm Water Manual groups pollutants into categories based on their behavior in a liquid- course sediments and trash, pollutants that tend to associate with fine particles during treatment, and pollutants that tend to be dissolved following treatment. The following table categorizes the anticipated and potential pollutants from the project into these groups.

<b>Table J.4</b>			
<b>Grouping of Pollutants</b>			
	<b>Course Sediment and Trash</b>	<b>Pollutants that tend to associate with Fine Particles during treatment</b>	<b>Pollutants that tend to be dissolved following treatment</b>
Sediment	X	X	
Nutrients		X	X
Heavy Metals		X	
Organic Compounds		X	
Trash & Debris	X	X	
Oxygen Demanding Substances		X	
Bacteria		X	
Oil & Grease		X	
Pesticides		X	

*Source: Fuscoe Engineering*

Receiving waters have 303(d) beneficial use impairments consisting of PCBs. Since PCBs have been banned in the United States since 1979 due to their toxicity, PCBs are not an anticipated or potential pollutant from the project. Therefore, the project has no primary pollutants of concern, which are designated as anticipated or potential pollutants from the proposed site that also have 303(d) impairments downstream.

<b>Table J.5</b>	
<b>Pollutants of Concern</b>	
<b>Primary Pollutants of Concern</b>	<b>Specific 303(D) Impairment</b>
None	None

*Source: Fuscoe Engineering*

In both the pre and post project condition the interior of the project area drains westerly and easterly and then joins an existing 60" RCP storm drain system along the northern boundary of the site (see Exhibit 14 and 15). The existing storm drain system will convey flows westerly to Salt Creek, approximately 0.5 miles southwest from the project site. Salt Creek will convey the flows southerly to the Olay River. The Olay River conveys the flows westerly until ultimately conveyed to the Pacific Ocean.

Just upstream of where the Olympic Parkway system confluences with Salt Creek, there is an existing detention basin, which has been designed to over-detain flows to account for the ultimate build-out of the surrounding area. This detention basin is in essence two detention basins in series. The Olympic Parkway storm drain system does not outlet into either of the detention basins. However, this detention basin has been designed to over detain for the 5-, 10-, 25-, 50-, and 100-year storm events for the ultimate development of the surrounding area, including the project site. Because a 2-year storm analysis is required to show that this detention basin is mitigating for possible erosion problems, a 2-year analysis was

run by Rick Engineering. The Rick Engineering report determined that the existing detention basin adequately mitigates for the 2-, 10-, 50-, and 100-year storm events, no on site detention is necessary and no pre-project analyses for the Windstar Pointe Resort site were performed.

## 2. Construction BMPs

The construction of the Lake Pointe project will disturb more than one acre of land. Therefore, the project construction will need a Statewide General Construction Permit (GCP) and a Waste Discharge Identification (WDID) number prior to the beginning of site preparation and grading operations. The Fuscoe Engineering study discusses the construction phase pollutants and BMPs in general terms only. These subjects will be addressed in more detail in a Storm Water Pollution Prevention Plan that will be completed prior to the start of construction.

## 3. Post Construction BMPs

For this project, BMPs to be implemented include the site planning, activities on site, and structural treatment. The 2010 City of Chula Vista Development Storm Water Manual guidelines were utilized by Fuscoe Engineering in the selection of post construction BMPs. In addition, any features or activities of in the project that are applicable for the inclusion of California Storm Water Quality Association (CASQA) BMPs are included as well.

### a. Low Impact Development Site Design BMPs

The Lake Pointe project will be designed to include LID Site Design BMPs, which reduce runoff, prevent storm water pollution associated with the project, and conserve natural areas onsite. Incorporating LID design strategies for priority development projects is required per R9-2007-0001, the Municipal Storm Water Permit issued to the County of San Diego and the incorporated cities and districts within. The Fuscoe Preliminary WQTR provides a discussion of the suitability and, where feasible, implementation of the LID BMPs listed in Table 3.3 of the City of Chula Vista Development Storm Water Manual. See Exhibit 13, WQTR Exhibit, for locations of LID site design BMPs.

### b. Source Control BMPs

"Source Control BMP (both structural and non-structural)" means land use or site planning practices, or structures that aim to prevent urban runoff pollution by reducing the potential for contamination at the source of pollution. Source Control BMPs minimize the contact between pollutants and urban runoff. Based on the City of Chula Vista Development Storm Water Manual, the following is a summary of the Source Control BMPs are applicable to Lake Pointe project<sup>19</sup>:

- Provide storm water conveyance system stenciling and signage: Curb stenciling for storm drain inlets associated with the project shall say "No Dumping- I Live Downstream" or equivalent message as desired by the City of Chula Vista.
- Design trash storage areas to reduce pollution introduction: Trash enclosures will be on an impervious surface, walled, covered by a roof, and designed in accordance with Chula Vista Municipal Code 09.58.340.

<sup>19</sup> Please see the City of Chula Vista Development Storm Water Manual for complete Source Control descriptions.



- Use efficient irrigation systems and landscape design: Rain shutoff devices will be required to prevent irrigation during and after precipitation events.
- Building and grounds maintenance: Additional Building and Grounds Maintenance BMPs from SC-41 to be implemented to prevent or reduce the introduction of nutrients from fertilizers.
- Employ integrated pest management principles: Eliminate and/or reduce the need for pesticide use in the project through maintenance, using native plant materials and construction techniques.
- Pool and fountain maintenance: The pool in the recreation center will be maintained in accordance with SC-72, "Fountain and Pool Maintenance."
- Design new building fire sprinklers systems to enable discharge to sanitary sewer: The buildings within the project that provide fire sprinkler systems shall be able to drain to sanitary sewer for operational maintenance and testing.
- Plazas, sidewalks, and parking lots: Plazas, sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris.
- Roads (Individual Priority Project Category): Drainage from the interior roadways of the project will drain to either permeable pavers or high-rate biofilters.
- Residential Driveways & Guest Parking (Individual Priority Project Category): The alleys within the project will drain to a strip of permeable pavers along the low side of the alley
- Surface Parking Areas (Individual Priority Project Category): Much of the guest parking areas will be paved with permeable pavers as well, while the remaining parking spaces will drain either to the permeable pavers or to high-rate biofilters.

#### **D. Treatment Control BMPs**

The Lake Pointe Project is designed with structural treatment facilities to remove pollutants contained in storm water runoff. Internal project runoff will flow from impervious and semi-pervious surfaces, picking up pollutants and other associated debris as it does so. Treatment of these anticipated pollutants will be accomplished by implementing the BMPs from the list below. Table J.6 below is based on the treatment matrix located in the City of Chula Vista Development Storm Water Manual. While there are no primary pollutants of concern for the project, anticipated and potential pollutants from the project exist in all three categories of pollutants. Treatment Control BMPs will be implemented to remove these anticipated and potential pollutants to the Maximum Extent Practicable (MEP). The shaded columns on Table J.6 indicate the Treatment Control BMPs proposed for the Lake Pointe project.

- **Treatment Control 1 – Bioretention Basins**

The project proposes bioretention basins along the main entry road in the central portion of the site. See Exhibit 15, WQTR Exhibit, for the locations of bioretention basins. Roadway drainage will be diverted via a sidewalk under drain. The drainage is directed to the depressed landscaped areas between the rows of buildings. The bioretention basins will be sized in accordance with City Regulations. These basins provide a 6" depth of ponding on the surface, and a surface area of at least 4% of the tributary area. The basins will be planted with turf and will be underlain by a 4" layer of treatment soil, a 16" layer of treatment soil, and a gravel layer with a perforated pipe to act as a subdrain. The bioretention basins will be lined with an impermeable liner due to the poor infiltration capacity of the onsite soils. See the Fuscoe Engineering Report for details.

	BIORETENTION FACILITIES (LID)	SETTLING PONDS (DRY PONDS)	WET PONDS AND WETLANDS	INFILTRATION FACILITIES OR PRACTICES (LID)	MEDIA FILTERS	HIGH-RATE BIOFILTERS	HIGH-RATE MEDIA FILTERS	HYDRO-DYNAMIC DEVICES	VEGETATED SWALES
Coarse Sediment and Trash	High	High	High	High	High	High	High	High	High
Pollutants that tend to associate with fine particles during treatment	High	High	High	High	High	Med.	Med.	Low	Med.
Pollutants that tend to be dissolved following treatment	Med.	Low	Med.	High	Low	Low	Low	Low	Low
Overall Ranking 1 (High) -5 (Low)	2	3	2	1	3	4	4	5	4

Source: Fuscoe Engineering

- **Treatment Control 2 – Permeable Pavers**

Permeable pavers are planned for the alleys and much of the surface parking areas throughout the project. These pavers will be located in a 4' wide strip along the low side of the alley to intercept and treat runoff from the building roof drains on either side of the alley along with runoff from the alley pavement. In addition, permeable pavers will also be strategically used in the surface parking areas to treat runoff from the site roads, as well as from adjacent buildings, hardscape, and landscaping.

#### **E. Hydromodification BMPs**

On July 14, 2010, the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) adopted Tentative Resolution No. R9-2010-0066, a Resolution for Approval of the Hydromodification Management Plan for the County of San Diego, the Incorporated Cities of San Diego County, the San Diego Unified Port District, and the San Diego County Regional Airport Authority. This action was taken pursuant to Section D.1.g. of Order No. R9-2007-0001.

Provisions D.1.g and J.2.a of Order No. R9-2007-0001 (the San Diego County Municipal Storm Water Permit) require the incorporated cities of San Diego County, the San Diego Unified Port District, and the San Diego County Regional Airport Authority (Copermittees) to submit a Hydromodification Management Plan (HMP) to manage increases in runoff discharge rates and durations from all Priority Development Projects (PDPs), where such increased rates and durations are likely to cause increased erosion of channel bed and banks, sediment pollutant generation, or other impacts to beneficial uses and stream habitat due to increased erosive force.

The City of Chula Vista is required to incorporate the approved HMP into its local SUSMP and implement the HMP for all applicable Priority Development Projects (PDPs) by January 14, 2011.

#### **F. Maintenance**

The owner of the project shall enter into a Storm Water Management Facilities Maintenance Agreement with Grant of Access and Covenants with the City. The terms of this agreement will run with the land, so the responsibility may be pass to the "to-be-formed homeowner's association." The property owner or the "to-be-formed" homeowner's association shall be responsible for all areas within private property as follows: properly disposing of waste material from their assumed areas within the project site, maintaining landscaping throughout those areas in a manner that will prevent soil erosion and minimize sediment transport, maintaining drainage facilities in a clean manner and in good repair, and properly maintaining all post-construction BMPs (both structural and non-structural) that exist within the private property of the project.

#### **G. Storm Water Quality Conclusions:**

The project has the potential to introduce pollutants into storm water runoff. However, LID Site Design, Source Control, and Treatment Control BMPs will be required in order to maintain water quality. The use of Source Control and LID Site Design BMPs in practice through the day-to-day function of the project will result in a decreased potential for storm water pollution. Treatment Control BMPs will function around the clock, providing removal of pollutants from storm water runoff. In addition, maintenance will be conducted by a the Property Owner through their own staff, or a Property Manager who will maintain the Site Design, Source Control, and Treatment Control BMPs throughout the lifetime of the project. In addition, in the event of the cessation of the Property Owner through their staff, or a Property Manager, the new owner or responsible party shall be required to maintain the BMPs, ensuring proper function in perpetuity.

#### **II.5.4.9.5. FINANCING DRAINAGE FACILITIES:**

A. On-site facilities: City policy requires that all master planned developments provide for

the conveyance of storm waters throughout the project to City Engineering standards. As such, the Developer will be required to construct those facilities to the satisfaction of the City Engineer.

- B. Maintenance of On-site Facilities: Storm drain facilities not located within the right of way of a public street or easement dedicated to the City of Chula Vista shall be private and maintained by the property owners. These facilities include graded swales, concrete swales, drainage inlets, pipes, headwalls, sedimentation basins, stormwater treatment devices, etc. Before the approval of grading plans for the site, the Developer shall enter into a Storm Water Maintenance Agreement with the City to ensure the maintenance and operation of the aforementioned On-site Facilities.
- C. Off-site facilities: Any permanent or temporary storm drain facilities required by the City Engineer of Chula Vista, shall be designed and installed pursuant to city standards.
- D. Maintenance of Off-site facilities: Storm drain facilities constructed to convey, collect, detain or retain runoff from the project, that are not located within the right of way of a public street or easement dedicated to the City of Chula Vista, will be maintained by the City of Chula Vista. These facilities include but are not limited to graded swales, concrete swales, drainage inlets, pipes, headwalls, sedimentation basins, detention basins, stormwater treatment devices, etc.

#### **II.5.4.9.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

- A. The Developer of the Lake Pointe Condominium project shall enter in to a Storm Water Facilities Maintenance Agreement with the City before approval of the grading plans for the site. The Developer shall agree to install, inspect, maintain, repair and replace all private Storm Water Management Facilities within the Developer's project.
- B. Prior to approval of grading plans, the Developer shall demonstrate the adequacy of existing drainage runoff detention facilities or include, in the grading plans, the construction of additional detention facilities, to ensure that the maximum allowable discharges after development do not exceed pre-development discharges, all to the satisfaction of the City Engineer. The Developer shall provide for the future maintenance of the detention basin facilities through the establishment of a Master Home Owners Association, or other funding mechanism as approved by the City.
- C. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrent with the commencement of grading activities. The SWPPP shall specify both construction and post-construction structural and non-structural pollution prevention measures. The SWPPP shall also address operation and maintenance of post-construction pollution prevention measures, including short-term and long-term funding sources and the party or parties that will be responsible for the implementation of said measures.

A complete and accurate Notice-of-Intent (NOI) must be filed with the SWRCB. A copy of the acknowledgement from the SWRCB that a NOI has been received for this project shall be filed with the City of Chula Vista when received. Further, a copy of the

completed NOI from the SWRCB showing the Permit Number for this project shall be filed with the City of Chula Vista when received.

The applicant is required to complete the applicable forms (see City of Chula Vista's Development and Redevelopment Storm Water Management Requirements Manual) and comply with the Manual's requirements. The Storm Water Manual is available on the web at:

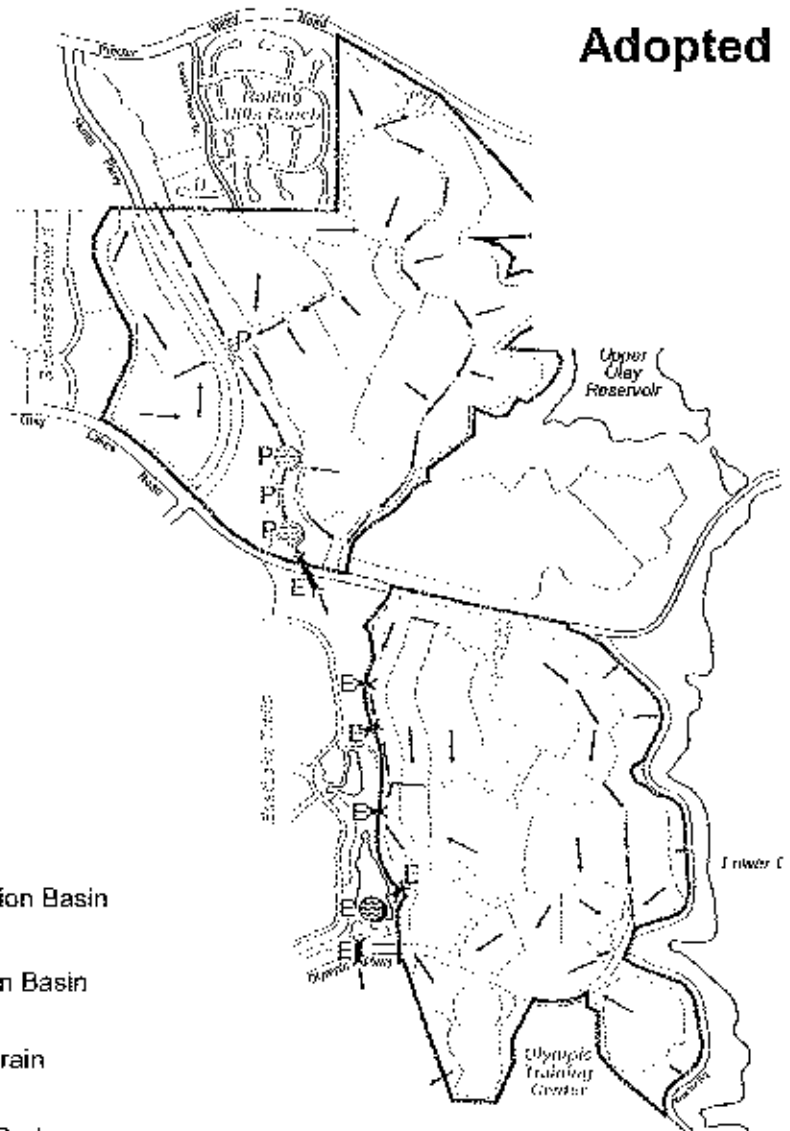
[http://www.chulavistaca.gov/City\\_Services/Development\\_Services/Engineering/stormWaterManual.asp](http://www.chulavistaca.gov/City_Services/Development_Services/Engineering/stormWaterManual.asp)






Pursuant to NPDES Municipal Permit, Order No. 2007-0001, the proposed project is considered a Priority Development Project and therefore subject to the requirements of the Standard Urban Storm Water Mitigation Plans (SUSMP's) and Numeric Sizing Criteria.

- D. The owner/developer of the property is responsible for the maintenance of the BMPs. A Storm Water Management Facilities Maintenance Agreement with Grant of Access and Covenants shall be executed between the City of Chula Vista and the owner/developer. The terms of the agreement will run with the land. The responsibility may be passed to the "to-be-formed" homeowner's association.
- E. Prior to the issuing of a grading permit for the project, a "Storm Water Management Facilities Maintenance Agreement" will be executed between the owner/developer of the property and the City of Chula Vista.
- F. The owner/developer of the property shall verify BMP implementation and ongoing maintenance through inspection, self-certification, survey, or other equally effective measure. The certification shall verify that, at a minimum, the inspection and maintenance of all structural BMPs including inspection and performance of any required maintenance in the late summer / early fall, prior to the start of the rainy season. The enforcement and verification of this task is conducted by The City of Chula Vista Storm Water NPDES Coordinator, who can be reached at 619-397-6000, or at 1800 Maxwell Road, Chula Vista, CA 91911.
- G. The City of Chula Vista will only verify that the appropriate documentation of maintenance exists. It is the owner/developer's sole responsibility to conduct maintenance and provide work orders/receipts etc, upon request.
- H. The Lake Pointe project shall comply with the new HMP requirements that were effective on January 14, 2011, as described in the Chula Vista Development Storm Water Manual.
- I. The Lake Pointe project shall meet the Hydromodification Management Requirements as described in the Chula Vista Development Storm Water Manual.

# Storm Drainage

Adopted



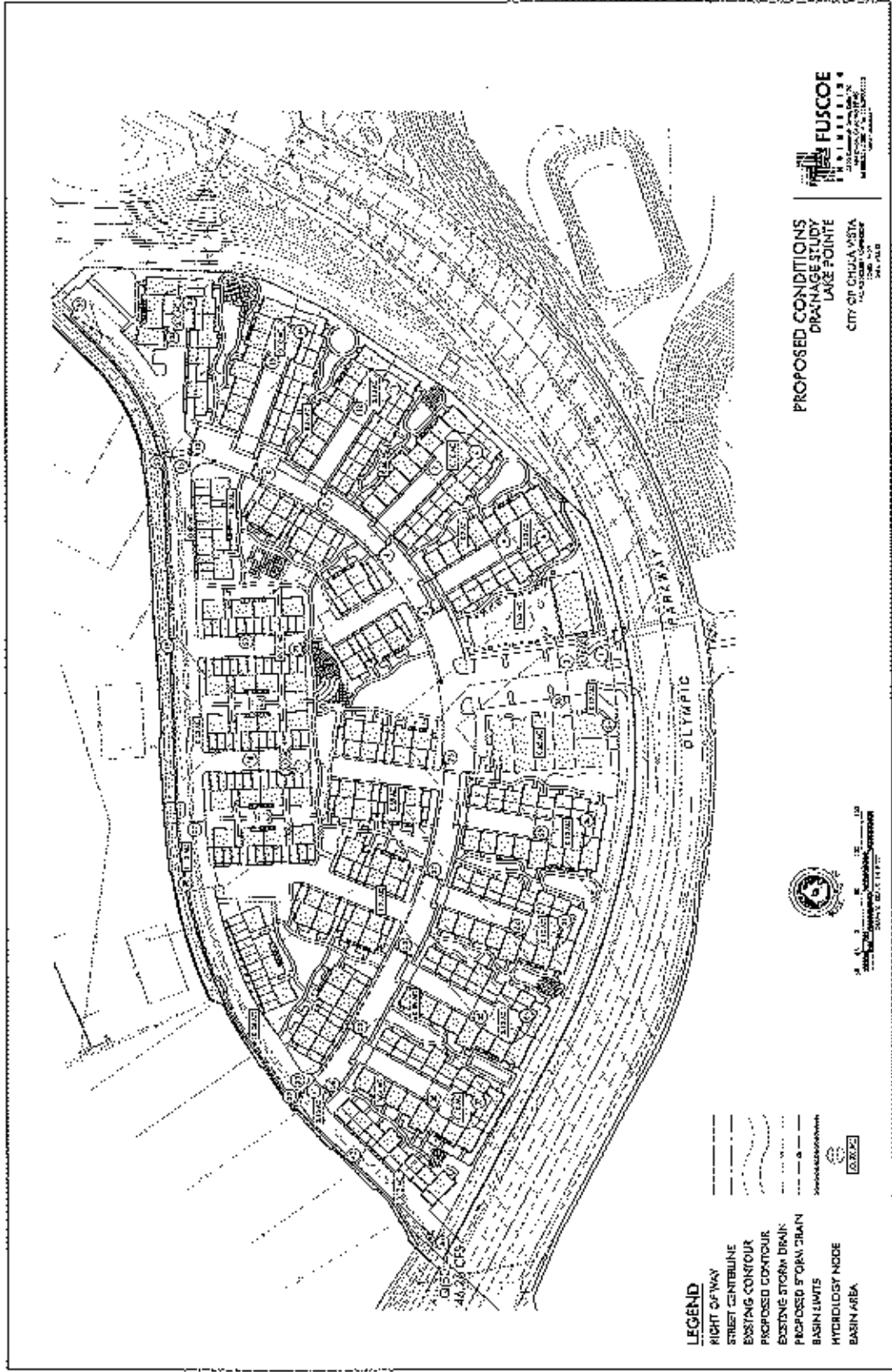
- P  Proposed Detention Basin
- E  Existing Detention Basin
- E  Existing Storm Drain
- P  Proposed Storm Drain
-  Direction of Drainage

Source: SB&O, Inc.

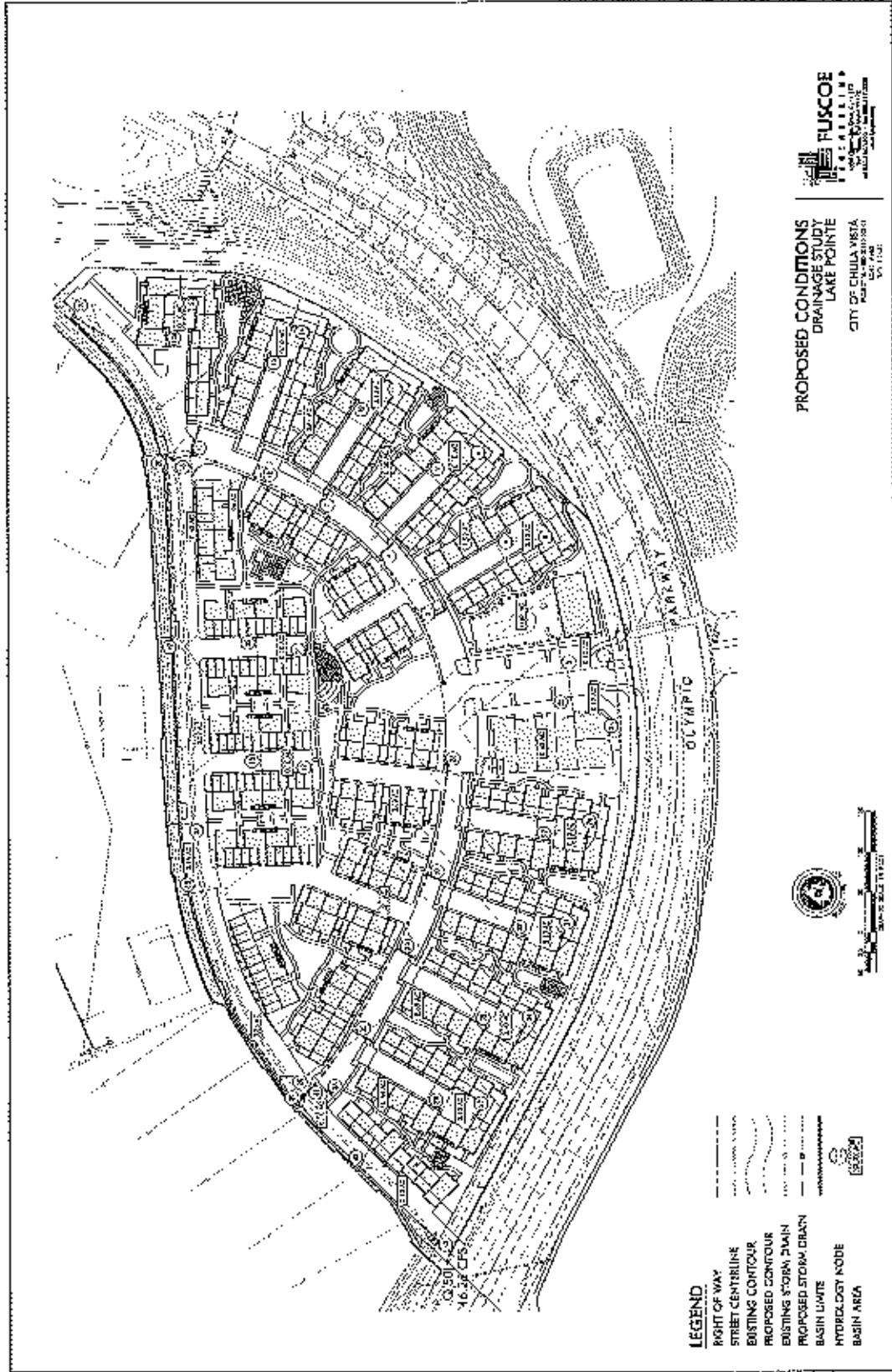


**Exhibit 11**

Exhibit 12  
Drainage Exhibit



**Exhibit 13  
WQTR Exhibit**





## II.5.4.10. AIR QUALITY

### II.5.4.10.1. CITY THRESHOLD STANDARDS:

The City annually provides the San Diego Air Pollution Control District (APCD) with a 12 to 18 month development forecast and requests an evaluation of its impact on current and future air quality management programs, along with recent air quality data. The growth forecast and APCD response letters must be provided to the GMOC for inclusion in its review.

### II.5.4.10.2. SERVICE ANALYSIS:

#### **Air Quality Improvement Plan:**

The City of Chula Vista has a Growth Management Element (GME) in its General Plan. One of the stated objectives of the GME is to be proactive in its planning to meet federal and state air quality standards. This objective is incorporated into the GME's action program. Although adopted in 1989, the GME has remained current by not only requiring air pollution reduction measures identified in 1989 but also "measures developed in the future."

To implement the GME, the City Council has adopted the Growth Management Program that requires Air Quality Improvement Plans (AQIP) for major development projects (50 residential units or commercial/industrial projects with equivalent air quality impacts). Title 19 (Sec. 19.09.0508) of the Chula Vista Municipal Code requires that a SPA submittal contain an AQIP. The AQIP shall include an assessment of how the project has been designed to reduce emissions as well as identify mitigation measures in accordance with the adopted AQIP Guidelines. See the *Air Quality Technical Report for the Lake Pointe Project*, dated June 2012 by Dudek.

The project was previously evaluated under the 2002 AQIP Guidelines and, pursuant to those guidelines, opted to comply with the GreenStar program. The developer is now required to comply with the Green Building and Energy Efficiency Ordinances, CVMC 15.12 and 15.26.030 respectively, which require developers/applicants to implement sustainable design features and improve building energy conservation 20% more efficient than the 2008 State Energy Code requirements for low rise residential development and 15% more efficient for non-residential development. Therefore, the previous 2002 AQIP requirements related to GreenStar and the 2001 energy code are no longer applicable and were removed from the AQIP Guidelines in 2009.

The Air Pollution Control District is responsible for the Air Quality Maintenance Program in compliance with the California Clean Air Act. There is no local Master Plan for Air Quality. An Air Quality Improvement Plan -- EastLake III SPA dated August 13, 2002. The plan identifies the following goals:

- A. To minimize air quality impacts during and after construction of the Project.
- B. To comply with the air quality standards and policies of the City of Chula Vista and San Diego County APCD.

- C. To create a framework for the design and implementation of air quality mitigation measures in this commercial and employment development project.
- D. To be economically efficient and cost effective.

The 2012 Dudek air quality report concluded that the analysis evaluated the potential for adverse impacts to the ambient air quality due to construction and operational emissions resulting from the proposed project. Construction of the proposed project would result in a temporary addition of pollutants to the local airshed caused by soil disturbance, fugitive dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials. The analysis concludes that the daily construction emissions would not exceed the significance thresholds for criteria pollutants. Air quality impacts resulting from construction would be less than significant. The proposed project would not result in any significant long-term (operational) impacts to air quality, as new mobile and stationary sources associated with the proposed project following the completion of construction activities would remain well below the significance thresholds.

The Dudek report also evaluated the project's potential effect on global climate change, and emissions of greenhouse gases were estimated based on the use of construction equipment and vehicle trips associated with construction activities, as well as operational emissions once construction phases are complete. With implementation of Chula Vista required GHG reduction measures the proposed project would reduce GHG emissions by as much as 28.5% by the year 2020. The proposed project would therefore exceed the target of 20% below business as usual that has been established for the purposes of assessing operational GHG emissions of projects in the City of Chula Vista, and this reduction would be consistent with the goals of AB 32. Furthermore, the proposed project would be consistent with Section 15.26.030 of the City's Municipal Code by employ energy efficient measures beyond that required by the Energy Code, resulting in a 20% reduction in emissions generated by in-home energy use. Lastly, it should be noted that the project is higher-density residential development, which ultimately helps in reducing vehicle miles traveled. The project would therefore have a less-than significant impact on global climate change.

#### **II.5.4.10.4. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

The City will continue to provide a development forecast to the APCD in conformance with the threshold standard. See the *Air Quality Technical Report for the Lake Pointe Project*, dated June 2012 by Dudek., located in the EastLake III SPA Plan Amendment.

- A. Prior to approval of building permits for Lake Pointe project, the applicant shall demonstrate that air quality control measures outlined in the Air Quality Improvement Plan pertaining to the design, construction and operational phases of the project have been implemented.
- B. Prior to approval of the grading permit for Lake Pointe project, the following measures shall be placed as notes on all grading plans and implemented during grading of each phase of the project:
  - 1. Minimize simultaneous operation of multiple construction equipment units;
  - 2. Use low pollutant-emitting equipment;
  - 3. Use catalytic reduction for gasoline-powered equipment;

4. Use injection timing retard for diesel-powered equipment;
5. Water the grading areas twice daily to minimize fugitive dust;
6. Stabilize graded areas as quickly as possible to minimize fugitive dust;
7. Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry;
8. Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads;
9. Remove any visible track-out into traveled public streets within 30 minutes of occurrence;
10. Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred;
11. Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads;
12. Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling;
13. Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph;
14. Cover/water onsite stockpiles of excavated material; and
15. Enforce a 20 mile-per-hour speed limit on unpaved surfaces.

#### **IL5.4.11. CIVIC CENTER/CORPORATE YARD/OTHER PUBLIC FACILITIES:**

The City of Chula Vista's General Plan land use and public facilities elements require that adequate public facilities be available to accommodate increased population created by new development within the City of Chula Vista. These public facilities are funded through the collection of the Public Facilities Development Impact Fees (PFDIF) in effect at the time building permits are issued. The Chula Vista Municipal Code, Chapter 3.5, requires the imposition of the PFDIF.

The Public Facilities Development Impact Fee (PFDIF) is intended to identify the public facilities and related capital needs required to support future development within the City of Chula Vista. The PFDIF program consists of 11 components:

- Component 1: Civic Center Expansion
- Component 2: Police Facilities and Equipment
- Component 3: Corporation Yard Relocation
- Component 4: Libraries
- Component 5: Fire Suppression System
- Component 6: Geographic Information Systems (GIS)
- Component 7: Computer Systems
- Component 8: Telecommunications Systems
- Component 9: Records Management System
- Component 10: Administration
- Component 11: Recreation Facilities

Individual PFDIF components may include multiple projects. For example, Component 5: Fire Suppression System includes various fire stations (eg Otay Ranch Village 2, Otay Ranch FUC); Component 2: Police Facilities and Equipment also includes the purchase of new police cars to accommodate growth in the Police Department related to the growth of the City. Discussions on Police, Fire, Library and the Recreation Components and the required fee obligations are located in other parts of this document. The PFDIF program currently includes the following future facilities (yet to be constructed):

- Fire - Eastern Urban Center Fire Station
- Library- Rancho Del Rey Library
- Library - Eastern Urban Center Library
- Recreation - Otay Ranch Village 4 Recreation Facility
- Recreation - Otay Ranch Village 4 Aquatic Facility

Some of the completed facilities such as the Civic Center, Corporate Yard and the Police station were financed through the PFDIF. The debt on some of the existing facilities as well as the funds needed for the future facilities is paid for by the PFDIF.

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2847. The PFDIF is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The PFDIF amount is subject to change as it is amended from time to time. The Civic Center PFDIF Fee for Multi-Family Development is

\$2,528/unit (see Table A.6) and the Fee for Commercial is \$8,518/acre<sup>20</sup>. At the current fee rate, the Lake Pointe Condominium Civic Center Fee obligation at build-out is \$732,749 (see Table K.1).

Development	DU's	MF PFDIF/DU	Acres	Com'l PFDIF/AC.	Civic Center Fee
Multi-Family Residential	284	\$2,528			\$717,952
Commercial			0.60	\$8,518	\$5,111
<b>Totals</b>	284		0.60		\$723,063

The Corporate Yard PFDIF Fee for Multi-Family Development is \$351/unit (see Table A.6) and the Fee for Commercial is \$7,443/acre. At the current fee rate, the Lake Pointe Corporate Yard Fee obligation at build-out is \$128,858 (see Table K.2).

Development	DU's	MF PFDIF/DU	Acres	Com'l PFDIF/AC.	Estimated Corporate Yard Fee
Multi-Family Residential	284	\$438			\$124,392
Commercial			0.60	\$7,443	\$4,466
<b>Totals</b>	284		0.60		\$128,858

At the current fee rate, the Lake Pointe Administration Public Facilities Fee obligation at build-out is \$155,617 (see Table K.3).

Development	DU's	MF PFDIF/DU	Acres	Com'l PFDIF/AC.	Admin. Fee
Multi-Family Residential	284	\$544			\$154,496
Commercial			0.60	\$1,869	\$1,121
<b>Totals</b>	284		0.60		\$155,617

The projected fees, illustrated in Tables K.1, K.2 and K.3, are estimates only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and/or Developer actions that change residential densities, industrial acreage or commercial acreages.

**THRESHOLD COMPLIANCE AND REQUIREMENTS:**

Civic Center, Corporate Yard and Administration Facilities fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

<sup>20</sup> Fee based on Form 5509 dated 06/26/2012. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

## **II.5.4.12. FISCAL:**

### **II.5.4.12.1. THRESHOLD STANDARD:**

- A. The GMOC shall be provided with an annual fiscal impact report, which provides an evaluation of the impacts of growth on the City, both in terms of operations and capital improvements. This report should evaluate actual growth over the previous 12-month period, as well as projected growth over the next 12-18 month period, and 3-5 year period.
- B. The GMOC shall be provided with an annual "economic monitoring report" which provides an analysis of economic development activity and indicators over the previous 12-month period, as well as projected growth over the next 12-18 month period, and 3-5 year period.

### **II.5.4.12.2. FISCAL IMPACT ASSUMPTIONS AND CONCLUSIONS:**

There is no existing Master Plan for fiscal issues. However, the City of Chula Vista has a fiscal model that is used to determine the land use changes to the General Plan. A Fiscal Impact Analysis (FIA) was prepared by Keyser-Marston Associates, Inc. (KMA). The FIA is based on the city's fiscal model. The FIA was required by the City of Chula Vista to identify the estimated fiscal impact that the Lake Pointe Project will have on the operation and maintenance budgets of the City of Chula Vista (general fund).

*The Fiscal Impact Analysis of the Lake Pointe Development, dated August 8, 2012, by Keyser-Marston identifies the estimated fiscal impact that the project will have on the operation and maintenance budgets of the City of Chula Vista (general fund). The entire FIA is attached as Appendix A to this PFP. The 12.2-acre Lake Pointe project is proposed to be developed into a Mixed Use Project consisting of 284 Multi-Family condominium units and 10,000 square feet of Commercial Use. This project is located north of the Olympic Training Center (OTC) along Olympic Parkway, between Wueste Road on the east and the New Hope Community Church driveway on the west.*

Keyser Marston prepared an analysis of the fiscal impacts on the City of Chula Vista (City) General Fund resulting from the Lake Pointe project, which requires an amendment to the Chula Vista General Plan and the EastLake III Section Planning Area (SPA) Plan to allow for the conversion of a 12.2-acre portion of the EastLake III SPA Plan from commercial/retail land use to mixed-use. As background, the City requested that KMA prepare fiscal impact analyses to evaluate the impact of developing the Lake Pointe project under two alternative scenarios: (1) under the approved land use designations of commercial/retail (Existing Land Use Designations); and (2) assuming a mix of residential/retail land uses (Proposed Land Use Designations). The KMA models address recurring annual revenues and operating expenditures to the City over a 5-year period. The models relied on methodology specifications outlined in the City's Fiscal Impact Analysis Framework and demographic, land use, and fiscal inputs provided by City staff.

**Table L.1  
Net Fiscal Impact of The Lake Pointe Project  
On The City of Chula Vista**

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Revenue Sources</b>					
Property Taxes	\$0	\$23,155	\$44,747	\$83,673	\$87,829
Other Property Taxes (1)	\$388	\$828	\$1,251	\$1,278	\$1,278
Sales and Use Taxes	\$9,176	\$22,644	\$35,730	\$37,877	\$37,877
Other Local Taxes (2)	\$3,288	\$6,703	\$6,871	\$10,024	\$10,024
Business License Tax	\$0	\$200	\$369	\$488	\$499
Property Transfer Taxes	\$0	\$11,759	\$1,565	\$12,790	\$2,865
Sales Tax - Public Safety Augment	\$873	\$1,895	\$1,569	\$2,639	\$2,689
State Homeowners Property Tax Relief	\$345	\$891	\$1,022	\$1,022	\$1,022
Vehicle License Fee Revenues	\$18,152	\$21,304	\$49,384	\$47,512	\$48,258
<b>Total Revenue</b>	<b>\$30,810</b>	<b>\$99,078</b>	<b>\$154,088</b>	<b>\$179,748</b>	<b>\$172,850</b>
<b>B. Total Expenditures</b>					
Legislative and Administration	\$3,242	\$6,588	\$9,625	\$9,685	\$10,032
Development and Maintenance Services	\$9,810	\$21,506	\$33,017	\$34,209	\$34,551
Police	\$30,822	\$64,188	\$96,801	\$98,649	\$99,536
Fire	\$20,482	\$43,106	\$63,298	\$64,304	\$64,347
Culture and Leisure	\$1,532	\$26,252	\$43,409	\$43,837	\$44,276
<b>Total Expenditures</b>	<b>\$79,888</b>	<b>\$163,494</b>	<b>\$246,342</b>	<b>\$250,985</b>	<b>\$253,442</b>
<b>III. Net Fiscal Impacts</b>	<b>(\$49,078)</b>	<b>(\$64,416)</b>	<b>(\$92,254)</b>	<b>(\$71,190)</b>	<b>(\$80,592)</b>

(1) Includes State Security, Current Taxes-Unsecured and Delinquent Taxes.  
(2) Includes franchise fees and utility taxes.

Prepared by: Keyser Maister Associates, Inc.  
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The project applicant indicated that the units would sell for approximately \$217,000.

#### **II.5.4.12.3. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

Utilizing the previously mentioned scenarios, Keyser-Marston estimated the net fiscal impacts that are presented in Tables N.1. As previously mentioned, all values are in 2012 dollars. The estimated annual flows of costs and revenues are primarily related to the estimated project absorption.

Table N.1 presents the results of the fiscal impact associated with the Lake Pointe Project. Fiscal expenditures would begin at \$78,838 annually and rise to \$253,442 annually (Year 5). Fiscal revenues would be initially \$30,310 and rise to \$172,650 at build-out (Year 5). The net fiscal impact from developing the Lake Pointe project is negative throughout the 5-Year period and starts with a negative of \$48,528 in Year 1 ending with a negative of \$80,792 at Year 5.



## **II.5.4.13. PUBLIC FACILITIES FINANCE**

### **II.5.4.13.1 OVERVIEW:**

All development within the City of Chula Vista must be in compliance with the City's Growth Management Program. The appropriate public facility financing mechanisms are required and approved by the City to fund the acquisition, construction and maintenance of public facilities. New facilities will be required to support the planned development of the project.

The public facilities are generally provided or financed in one or more of the following ways: Subdivision Exaction, Development Impact Fee and Debt Financing. It is anticipated that two methods will be utilized for the project to construct and finance public facilities.

### **II.5.4.13.2. DEVELOPMENT IMPACT FEE (DIF):**

Public infrastructure is funded through the collection of an impact fee. Constructed by the public agency or Developer constructed with a reimbursement or credit against specific fees.

Development Impact Fees (DIF) are acceptable methods to contribute to the financing of capital improvements within the city of Chula Vista. The Lake Pointe Project is subject to fees established to help defray costs of facilities that will benefit the project. These fees include but may not be limited to:

- A. Transportation Development Impact Fee (TDIF): Established to provide financing for circulation element road projects of regional significance.
- B. Public Facilities Development Impact Fee (PFDIF): Established to collect funds for civic center facilities, police, corporation yard, libraries, fire suppression system, recreation and administration.
- C. Traffic Signal Fees: To pay for traffic signals associated with circulation element streets.
- D. Olay Water District Fees: The district may require annexation to an existing improvement district or creation of some other finance mechanism that may result in specific fees being modified.
- E. Salt Creek Sewer Development Impact Fee: To pay for sewer facilities within the Salt Creek Sewer Basin.

### **II.5.4.13.3. DEBT FINANCE PROGRAMS:**

The City of Chula Vista has a history of using assessment districts to finance a number of street improvements, as well as sewer and drainage facilities. The Olay Municipal Water District has used such improvement districts for water system improvements. Both school districts have implemented Mello-Roos Community Facility Districts to finance school facilities.

#### **A. Assessment Districts**

Special assessment districts may be proposed for acquiring, constructing and/or maintaining certain public improvements under the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915. The City has suspended the use of the Lighting and Landscape Act of 1972 for new open space district formation due to the passage of Proposition 218. The administration of the special assessment district is the responsibility of the public agency.

**B. Community Facilities District (CFD)**

On January 13, 1998, the City Council adopted the "City of Chula Vista statement of goals and policies regarding the establishment of Community Facilities Districts" (CFD's). The approval of this document ratified the use of CFD's as a public financing mechanism for:

- The construction and/or acquisition of public infrastructure, and
- The financing of authorized public services, including services provided by open space districts.

On April 28, 1998, the City Council enacted the "Chula Vista Community Facilities District Ordinance." This ordinance adopted the Mello-Roos Act with modifications to additionally include the following:

- Incorporate all maintenance activities authorized by the "Landscaping & Lighting Act of 1972" (1972 Act) and
- Include maintenance activities not listed in the "Mello-Roos Act" or the "1972 Act."

Special assessment financing may be appropriate when the value or benefit of the public facility can be assigned to specific properties. Assessments are levied in specific amounts against each individual property on the basis of relative benefit. Special assessments may be used for both publicly dedicated on-site and off-site improvements.

**C. Mello-Roos Community Facilities Act of 1982**

The Mello-Roos Community Facilities Act of 1982 authorizes formation of community facilities districts that impose special taxes to provide financing for certain public facilities or services. Facilities which can be provided under the Act include the purchase, construction, expansion, or rehabilitation of: Local park, recreation, or parkway facilities; Elementary and secondary school sites and structures; Libraries; and, any other governmental facilities that legislative bodies are authorized to construct, own or operate. In addition, the City has enacted an ordinance that adopted the Mello-Roos Act with modifications to accomplish the maintenance of facilities.

**II.5.4.13.4. OTHER METHODS USED TO FINANCE FACILITIES:**

**A. General Fund:**

The City of Chula Vista's general fund serves to pay for many public services throughout the City. Those facilities and services identified as being funded by general fund sources represent those that will benefit not only the residents of the proposed project, but also Chula Vista residents throughout the City. In most cases, other financing mechanisms are available to initially construct or provide the facility or service, and then general fund moneys would only be expected to fund the maintenance costs once the facility is accepted by the City.

**B. State and Federal Funding:**

Although rarely available to fund an entire project, Federal and State financial and technical assistance programs have been available to public agencies, in particular the public school districts.

C. Dedications:

Dedication of sites by Developers for public capital facilities is a common financing tool used by many cities.

D. Developer Reimbursement Agreements:

Certain facilities that are located off-site of a project and/or provide regional benefits may be constructed in conjunction with the development of the project. In such instances, developer reimbursement agreements may be executed to provide for a future payback to the Developer for the additional cost of these facilities. Future developments are required to pay back their fair share of the costs for the shared facility when development occurs.

E. Homeowners Associations

One or more Community Homeowner Associations may be established by the developer to manage, operate and maintain private facilities and common areas within the project.

F. Special Agreements/Development Agreement:

This category includes special development programs for financing special arrangements between the City and the Developer such as credits against fees, waiver of fees, or charges for the construction of specific facilities.

A development agreement can play an essential role in the implementation of the Public Facilities Financing Plan. The Public Facilities Finance Plan clearly details all public facility responsibilities and assures that the construction of all necessary public improvements will be appropriately phased with actual development, while the development agreement identifies the obligations and requirements of both parties.

G. Park Acquisition and Development Fees: Fee established to pay land and improvements by new development.

#### **II.5.4.13.5. CUMULATIVE DEBT**

The City of Chula Vista has an established policy limiting the maximum debt to be placed on a residential dwelling unit to an additional one percent above the property tax. This policy was restated in the adopted Growth Management Program.

Like many other cities, Chula Vista has long understood that it is not the only agency that can utilize public finance mechanisms and, therefore, can not always guarantee that the total debt will remain at or below a maximum of 2 percent. The City needs to coordinate its debt finance programs with the other special districts that provide service to the residents of Chula Vista to ensure that the cumulative debt does not become excessive. Coordination is also necessary to guarantee all public facilities needed to support a development can be financed and constructed as needed.

#### **II.5.4.13.6. LIFE CYCLE COST**

Section 19.09.060 Analysis subsection F (2) of the Growth Management Ordinance requires the following:

"...The inventory shall include Life Cycle Cost ("LCC") projections for each element in 19.09.060(F) ... as they pertain to City fiscal responsibility. The LCC projections shall be for estimated life cycle for each element analyzed. The model used shall be able to identify and estimate initial and recurring life cycle costs...

A. Background:

Life Cycle Costing (LCC) is a method of calculating the total cost of asset ownership over the life span of the asset. Initial costs and all Subsequent expected costs of significance are included in the LCC analysis as well as disposal value and any other quantifiable benefits to be derived as a result of owning the asset. Operating and maintenance costs over the life of an asset often times far exceed initial costs and must be factored into the decision process.

LCC analysis should not be used in each and every purchase of an asset. The process itself carries a cost and therefore can add to the cost of the asset. LCC analysis can be justified only in those cases in which the cost of the analysis can be more than offset by the savings derived through the purchase of the asset.

Four major factors that may influence the economic feasibility of applying LCC analysis are:

1. **Energy Intensiveness** - LCC should be considered when the anticipated energy costs of the purchase are expected to be large throughout its life.
2. **Life Expectancy** - For assets with long lives (i.e., greater than five years), costs other than purchase price take on added importance. For assets with short lives, the initial costs become a more important factor.
3. **Efficiency** - The efficiency of operation and maintenance can have significant impact on overall costs. LCC is beneficial when savings can be achieved through reduction of maintenance costs.
4. **Investment Cost** - As a general rule, the larger the investment the more important LCC analysis becomes.

B. Applications for LCC Analysis

The City of Chula Vista currently utilizes LCC analysis in determining the most cost effective purchase of capital equipment as well as in the determination of replacement costs for a variety of rolling stock. The use of LCC techniques takes place in the preparation of the City's Five Year Capital Improvement Budget (CIP) as well as in the Capital Outlay sections of the annual Operating Budget.

There are no project facilities that are not covered by LCC analysis. In these existing processes, the City should require the use of LCC analysis prior to or concurrent with the design of public facilities required by new development. Such a requirement will assist in the determination of the most cost effective selection of public facilities.

**APPENDIX A**  
**FISCAL IMPACT ANALYSIS**





KEYSER MARSTON ASSOCIATES  
ADVISORS IN PUBLIC/PRIVATE REAL ESTATE DEVELOPMENT

MEMORANDUM

ADVISORS IN  
REAL ESTATE  
DEVELOPMENT  
AFFORDABLE HOUSING  
ECONOMIC DEVELOPMENT

**To:** Anthony G. Ambrose, AICP, Principal Associate  
Burkett & Wong Engineers

**From:** KEYSER MARSTON ASSOCIATES, INC.

SAN FRANCISCO  
A. JERRY KUSLIK  
TIMOTHY C. KELLY  
KATH EARLE LUNK  
DEBBIE M. KIRBY  
ROBERT J. WILSON  
REED E. KAWAHARA

**Date:** August 8, 2012

**Subject:** Fiscal Impact Analyses  
Amendment to Eastlake III Sectional Planning Area

LOS ANGELES  
KATHLEEN H. BEAD  
JAMES A. FARR  
PAUL C. ANDERSON  
GREGORY D. SMITH  
KEVIN L. ENGSTRUM  
JULIE E. ROBERTY  
CHRISTINE KESTER

I. INTRODUCTION

A. Background

SAN DIEGO  
GREGORY M. TRAMER  
PAUL C. ATARBA

In accordance with your request, Keyser Marston Associates, Inc. (KMA) has undertaken an analysis of the fiscal impacts on the City of Chula Vista (City) General Fund resulting from a proposed amendment to the Chula Vista General Plan and the EastLake III Sectional Planning Area (SPA) Plan to allow for the conversion of a 12.2-acre portion of the EastLake III SPA Plan (Lake Pointe project) from commercial/retail land use to mixed-use.

As background, the City requested that KMA prepare fiscal impact analyses to evaluate the impact of developing the Lake Pointe project under two alternative scenarios: (1) under the approved land use designations of commercial/retail (Existing Land Use Designations); and (2) assuming a mix of residential/retail land uses (Proposed Land Use Designations).

The KMA models address recurring annual revenues and operating expenditures to the City over a five-year period. The models relied on methodology specifications outlined in the City's Fiscal Impact Analysis Framework and demographic, land use, and fiscal inputs provided by City staff.

**To:** Anthony G. Ambrose, AICP, Principal Associate  
**Subject:** Fiscal Impact Analyses  
Amendment to Eastlake III Sectional Planning Area

August 8, 2012

Page 2

## **B. KMA Approach**

In completing this assignment, KMA undertook the following work tasks:

- Reviewed documentation and historical data relevant to the SPA Plan and surrounding areas.
- Conducted site and field reconnaissance.
- Reviewed budget information provided by the City reflecting a five-year average.
- Reviewed market data on comparable residential, retail, and commercial land uses.
- Prepared fiscal impact models to project recurring General Fund revenues and operating expenditures over a five-year period for each scenario.

## **C. Report Organization**

Following this introduction, the KMA analysis and findings are presented as follows:

- Section II provides a summary of the key KMA findings.
- Section III provides a description of the development program for the Lako Pointe project under each scenario.
- Section IV details the key assumptions used in the KMA fiscal impact models.
- Section V presents the KMA estimates of net General Fund expenses to the City under each scenario.
- Section VI presents the KMA estimates of net General Fund revenues to the City under each scenario.
- Section VII details limiting conditions pertaining to this report.

Additionally, KMA's detailed technical analyses for each scenario are presented in Appendices A and B.

**To:** Anthony G. Ambrose, AICP, Principal Associate  
**Subject:** Fiscal Impact Analyses  
Amendment to Eastlake III Sectional Planning Area

August 8, 2012

Page 3

## II. KEY FINDINGS

Table 18 of Appendices A and B present the KMA of annual net fiscal impact of the Lake Pointe project under the Existing Land Use Designations and Proposed Land Use Designations. The key findings are summarized below:

### A. Existing Land Use Designations

Under the Existing Land Use Designations, the Lake Pointe project is projected to generate a negative net fiscal impact to the City. As shown below, the net fiscal impact at stabilization (Year 5) is estimated at *negative* \$14,000.

Lake Pointe Existing Land Use Designations	Year 5 (Stabilized Year)
General Fund Annual Revenues	\$210,000
(Less) General Fund Annual Expenses	(\$224,000)
Net Fiscal Impact to City	(\$14,000)

These projections indicate that under the existing SPA Plan, the Lake Pointe project is projected to be fiscally negative, with revenues falling below the cost to provide services.

### B. Proposed Land Use Designations

Under the Proposed Land Use Designations, the Lake Pointe project is also projected to generate a negative net fiscal impact to the City. As shown below, the net fiscal impact at stabilization (Year 5) is estimated at *negative* \$81,000.

Lake Pointe Proposed Land Use Designations	Year 5 (Stabilized Year)
General Fund Annual Revenues	\$172,000
(Less) General Fund Annual Expenses	(\$253,000)
Net Fiscal Impact to City	(\$81,000)



**To:** Anthony G. Ambrose, AICP, Principal Associate  
**Subject:** Fiscal Impact Analyses  
 Amendment to Eastlake III Sectional Planning Area

August 8, 2012  
 Page 4

These projections indicate that the proposed amendment to the Chula Vista General Plan and the EastLake III SPA Plan to allow development of the Lake Pointe project with residential and retail uses is projected to have a fiscally negative impact, with the cost to provide services to the Lake Pointe project exceeding the revenues.

### III. LAKE POINTE PLAN DESCRIPTION

Table 1 of Appendices A and B provides the development program for the Lake Pointe project at build-out. As summarized below, the Existing Land Use Designations scenario contains 130,000 square foot (SF) of retail and office space. The development program under the Existing Land Use Designations reflects the maximum floor area square footage for each use permitted within the SPA Plan's Village Commercial Land Use District.

The development program under the Proposed Land Use Designations was provided to KMA by the City and assumes a more intensified use of the Lake Pointe site. As shown below, under the Proposed Land Use Designations the Lake Pointe project is projected to include a total of 284 multi-family residential units and 10,000 SF of retail space.

Lake Pointe Development Program at Build-out		
	Existing Land Use Designations	Proposed Land Use Designations
Site Area	12.2 Acres	12.2 Acres
<u>Non-Residential Uses</u>		
Retail Space	65,000 SF	10,000 SF
Office	<del>65,000</del> SF	0 SF
Total Non-Residential Uses	130,000 SF	10,000 SF
<u>Residential Uses</u>		
Multi-Family	---	284 Units
<u>Assumed FAR</u>		
Commercial	0.24	0.39
Source: City of Chula Vista		

**IV. KEY FISCAL IMPACT ASSUMPTIONS**

Key assumptions used in the KMA fiscal analyses can be found in Tables 2 through 5 of Appendices A and B, as follows:

1. City's existing distribution of land uses (Table 2);
2. City's existing population and employment estimates (Table 3);
3. Assumed absorption schedule for each land use and resulting estimates of employment and population (Table 4); and
4. Employment density factors for retail and office uses (Table 5).

The assumptions used are based upon an assessment of future circumstances regarding population and employment. The key demographic assumptions used in the fiscal impact analyses are as follows:

<b>Demographic Assumptions</b>		
Employment (1)		
Retail	3.0	persons per 1,000 SF GBA
Office	4.0	persons per 1,000 SF GBA
Population		
Multi-Family Units (2)	2.58	persons per unit
(1) KMA assumption based on industry standard employment factors for retail and office uses.		
(2) Per City of Chula Vista, reflects the General Plan Update coefficient for multi-family units.		

Using these demographic assumptions, the projected development program for the two scenarios yields the following estimates of population and employment at build-out.

	<b>Existing Land Use Designations</b>	<b>Proposed Land Use Designations</b>
Total Employment	389 employees	26 employees
Total Population	---	733 residents

**To:** Anthony G. Ambrose, AICP, Principal Associate  
**Subject:** Fiscal Impact Analyses  
 Amendment to Eastlake III Sectional Planning Area

August 8, 2012  
 Page 6

**V. RECURRING ANNUAL GENERAL FUND EXPENSES**

This section discusses the recurring annual General Fund expense assumptions utilized to estimate the impact of the Lake Pointe project under the two scenarios. Estimates of the annual fiscal costs are presented in Tables 6 through 8 of Appendices A and B, as follows:

1. Per-unit cost factors for costs associated with: legislative and administration, development and maintenance services, public safety, and culture and leisure (Table 6);
2. Estimate of public safety costs based on the application of a density coefficient reflecting anticipated population and residential acres to be developed (Table 7); and
3. A summary of total estimated annual fiscal costs (Table 8).

Expenses for the Lake Pointe project were estimated by applying cost factors provided by the City to building area estimates, the projected number of dwelling units, and residents under the two scenarios, as follows:

Expense Factors	Existing Land Use Designations	Proposed Land Use Designations
General Fund Expenses (1)(2)		
Office	\$1.61 per SF	----
Retail	\$1.70 per SF	\$1.03 per SF
Residential	----	\$624 per unit
Population	----	\$77 per resident
(1) Reflects City operating costs associated with legislative and administration, development and maintenance services, public safety, and culture and leisure. (2) Source: City of Chula Vista.		

**To:** Anthony G. Ambrose, AICP, Principal Associate  
**Subject:** Fiscal Impact Analyses  
Amendment to Eastlake III Sectional Planning Area

August 8, 2012

Page 7

## **VI. RECURRING ANNUAL GENERAL FUND REVENUES**

This section discusses the recurring annual General Fund revenue assumptions utilized to estimate the of the Lake Pointe project under the two scenarios. Estimates of the annual fiscal revenues are presented in Tables 9 through 17 of Appendices A and B, as follows:

1. Estimate of discretionary revenues to the City based on five-year General Fund averages (Table 9);
2. Estimated assessed values for commercial and residential land uses (Table 10).
3. Annual assessed value derived from the Lake Pointe project (Table 11);
4. Estimate of annual property taxes to the City (Table 12);
5. Estimate of annual property transfer taxes to the City (Table 13);
6. Estimate of annual motor vehicle license fee revenues to the City (Table 14);
7. Estimate of annual retail sales taxes to the City from the retail space and resident and employee spending (Table 15);
8. Allocation factors for other discretionary revenues to the City (Table 16); and
9. Summary of total annual revenues to the City (Table 17).

Revenues to the City's General Fund were estimated using two methods: (i) annual recurring revenues from property tax and sales and use tax were estimated based on assumed real estate market factors such as market values of the residential and non-residential uses and projected sales productivity for retail uses; (ii) recurring annual revenues generated by increases in population and employment (i.e., State secured unitary tax, unsecured taxes, franchise fees, utility taxes, and revenues from other agencies) were estimated based on projected population, employment, the number of dwelling units, and estimated building area, as summarized below:

To: Anthony G. Ambrose, AICP, Principal Associate  
 Subject: Fiscal Impact Analyses  
 Amendment to Eastlake III Sectional Planning Area

August 8, 2012

Page 8

Revenue Factors	Existing Land Use Designations	Proposed Land Use Designations
<b>Estimated Valuation</b>		
Non-Residential Value (1)	\$250 per SF	\$250 per SF
Residential Value (2)	-----	\$217,000 per unit \$223 per SF
<b>Projected Annual Revenue</b>		
Taxable Sales	\$300 per SF	\$250 per SF
Other Discretionary Revenues (3)		
Population	----	\$3.68 per resident
Private Employment	\$19.45 per employee	\$19.45 per employee
Dwelling Unit	---	\$3.60 per unit
Commercial SF	\$0.06 per SF	\$0.04 per SF
Residential SF	---	\$0.04 per SF
(1) KMA assumption based on a survey of comparable commercial building sales transactions. (2) Source: REEB Development Consulting on behalf of Integral Communities, March 1, 2012. (3) Includes State secured unitary tax, current taxes-unsecured, delinquent taxes, franchise fees, utility taxes, and revenues from other agencies.		

**VII. LIMITING CONDITIONS**

- The KMA fiscal impact models do not address: (a) non-recurring revenues, such as development impact fees and building permit fees which are used to offset one-time services costs; and (b) recurring revenues not used to fund General Fund services, such as water and sewer charges.
- The KMA analysis is based, in part, on data provided by secondary sources such as state and local governments, and other third parties. While KMA believes that these sources are reliable, we cannot guarantee their accuracy.
- Any estimate of revenue or cost projections are based on the best fiscal data available at this time as well as experience with comparable projects. They are not intended to be projections of actual future performance of any specific project. Any changes to development program or project performance may render the conclusions contained herein invalid.

**To:** Anthony G. Ambrose, AICP, Principal Associate  
**Subject:** Fiscal Impact Analyses  
Amendment to Eastlake III Sectional Planning Area

August 8, 2012

Page 9

- Revenue estimates are based on the assumption that sufficient market support exists for the proposed uses and that the development programs will achieve industry standard productivity levels.
- A projection of economic impacts is inherently based on judgment. The projections contained herein are based on the best information available at the time that this document was prepared. However, the actual impacts may vary.
- If an unforeseen change occurs in the economy, the conclusions contained herein may no longer be valid.
- KMA assumes that all applicable laws and governmental regulations in place as of the date of this document will remain unchanged throughout the projection period of our analysis. In the event that this does not hold true, i.e., if any tax rates change, the analysis would need to be revised.
- It has been assumed that the property valuation will not be impacted by the presence of any soils, toxic, or hazardous conditions that require remediation to allow development.
- Value estimates assume that any necessary entitlements or zoning changes for development can be obtained in a reasonable time frame.
- Value estimates assume that property titles are good and marketable; no title search has been made, nor has KMA attempted to determine property ownership. The value estimates are given without regard to any questions of boundaries, encumbrances, liens or encroachments.
- No assurances are provided by KMA as to the certainty of the projected tax revenues shown in this document. Actual revenues may be higher or lower than what has been projected and are subject to valuation changes resulting from new developments or transfers of ownership not specifically identified herein, actual resolution of outstanding appeals, future filing of appeals, or the non-payment of taxes due.

attachments

**APPENDIX A**

**LAKE POINTE**

**EXISTING SCENARIO**

**FISCAL IMPACT ANALYSIS**

---

**City of Chula Vista**

**TABLE A-1**

**DEVELOPMENT PROGRAM AT BUILD-OUT - LAKE POINTE EXISTING LAND USE RESTRICTIONS (1)  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA**

---

**I. Site Area**

Total Site Area 531,432 SF 12.20 Acres (2)

**II. Commercial**

Gross Building Area (3)

Retail Space

Retail Space #1 65,000 SF  
Retail Space #2 0 SF  
Retail Space #3 0 SF  
Total Retail Space 65,000 SF

Office Space

Office Space #1 65,000 SF  
Office Space #2 0 SF  
Office Space #3 0 SF  
Total Office Space 65,000 SF

Total Gross Building Area - Commercial 0.24 FAR 130,000 SF

(1) Source: City of Chula Vista.

(2) Source: Burkett & Wong Engineers, August 6, 2012.

(3) Reflects the maximum floor area square footage permitted within the Village Commercial Land Use District.



TABLE A-2

**CHULA VISTA: EXISTING DEVELOPED LAND USE DISTRIBUTION (1)**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

---

**I. Non Residential Uses**

Commercial	2,018 Acres
General Industrial	917 Acres
Other (Parks, Public/Quasi-Public, Open Space)	<u>7,171</u> Acres
Total Acres Non Residential	10,136 Acres

**II. Residential Uses**

Total Acres Residential	9,565 Acres
-------------------------	-------------

**III. Total Acres** 19,701 Acres

**IV. Units**

Total Units	78,615 Units
-------------	--------------

(1) Source: City of Chula Vista, based on July 2010 information.

TABLE A-3

**CHULA VISTA: EXISTING POPULATION AND EMPLOYMENT ESTIMATES  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA**

---

<b>I. Dwelling Units</b>			
Total Dwelling Units		78,615	Units (1)
<b>II. Occupied Dwelling Units</b>			
Total Occupied Units @ Vacancy Rate of	3.01% (2)	76,249	Units
<b>III. Estimated Existing Population</b>			
Total Estimated Population		237,595	(2)
<b>IV. Estimated Employment (1)</b>			
Commercial		46,842	
Industrial		21,162	
Other		3,146	
Total Employment		71,150	

(1) Source: City of Chula Vista, based on July 2010 information.

(2) Source: California Department of Finance as of January 1, 2010.

TABLE A-4  
PROJECT ABSORPTION  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Commercial (1)</b>					
Retail					
Retail Space #1	16,250	32,500	48,750	65,000	65,000
Retail Space #2	0	0	0	0	0
Retail Space #3	0	0	0	0	0
Total Retail	16,250	32,500	48,750	65,000	65,000
Office					
Office Space #1	16,250	32,500	48,750	65,000	65,000
Office Space #2	0	0	0	0	0
Office Space #3	0	0	0	0	0
Total Office	16,250	32,500	48,750	65,000	65,000
Total Commercial Absorption	32,500	65,000	97,500	130,000	130,000
<b>II. Employment (2)</b>					
Retail Employment					
Retail Space #1	42	83	125	167	167
Retail Space #2	0	0	0	0	0
Retail Space #3	0	0	0	0	0
Total Retail	42	83	125	167	167
Office Employment					
Office Space #1	56	111	167	222	222
Office Space #2	0	0	0	0	0
Office Space #3	0	0	0	0	0
Total Office	56	111	167	222	222
Total Employment	97	195	292	389	389

(1) Absorption rate for both retail and office development reflect KIMA assumption.  
(2) See Table A-4 for employment density factors.

TABLE A-5

EMPLOYMENT DENSITY FACTORS  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	SE	Employment Factor (1)	Building Efficiency (2)	Occupancy (3)	Occupied SF	Total Employees
I. Retail	65,000	3.0 per 1,000 SF	95%	90%	55,575	166.7
II. Office	65,000	4.0 per 1,000 SF	95%	90%	55,575	222.3
III. Total	130,000				111,150	389.0

(1) KMA assumption based on industry standard employment factors for retail and office uses.  
 (2) KMA assumption based on typical difference between net rentable vs. gross building area.  
 (3) KMA assumption reflecting average vacancy rate, based on typical lender underwriting criteria for unanchored commercial use.

TABLE A-6

INCREMENTAL PER UNIT COST FACTORS (1)  
LAKE PONTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

LAKE PONTE  
EXISTING

	Population (per Person)	Land Uses										Residential (per Unit)					
		Retail (per SF)	Office (per SqFt)	Hotel (per SqFt)	Industrial (per Acre)	Parks Private	Parks (per Acre)	Public	Open Space (per Acre)	Other (per Acre)	Residential (per Unit)						
<b>I. Legislative and Administration</b>																	
City Council	\$2.00																
Boards and Commissions																	
City Clerk	\$1.37																
City Attorney		\$60.71	\$85.52	\$57.21	\$27.73												\$12.11
Administration	\$5.29																
Management and Information Services	\$4.50																
Human Resources																	
Finance																	
Subtotal, Legislation and Administration	\$3.26	\$60.71	\$85.52	\$57.21	\$27.73												
<b>II. Development and Maintenance Services</b>																	
Economic Development Function		\$301.43	\$325.55	\$152.58	\$79.31												
Planning and Building Services		\$200.42	\$279.57	\$130.70	\$55.00												
Engineering		\$274.42	\$145.29	\$54.57	\$27.42												
Public Works		\$537.47	\$3,131.00	\$1,251.57	\$51.42												
General Services																	
Subtotal, Development and Maintenance Services	\$0.00	\$6,683.48	\$3,821.41	\$1,773.82	\$753.37												
<b>III. Public Safety</b>																	
Police (Excluding Residential)	\$1.31	\$6,835.27	\$6,835.27	\$6,835.27	\$1,003.29												
Fire (Excluding Residential)	\$1.00	\$2,817.22	\$2,817.22	\$2,817.22	\$395.88												
Subtotal, Public Safety	\$2.00	\$9,753.49	\$9,753.49	\$9,753.49	\$1,402.87												
<b>IV. Culture and Leisure</b>																	
Parks and Recreation	\$13.50																
Library	\$37.32																
Nature Center																	
Subtotal, Culture and Leisure	\$50.82	\$0.00	\$0.00	\$0.00	\$0.00												
<b>V. Total Unit Cost</b>	\$75.54	\$15,527.08	\$13,451.42	\$11,594.21	\$2,177.47	\$160.45	\$2,446.06	\$2,710.64	\$2,758.39	\$19.42							
<b>VI. Density Adjusted Cost per Commercial Acre:</b>		\$17,204.10	\$18,129.84	\$14,588.86	\$2,276.70												
<b>VII. Density Adjusted Cost per Commercial SF:</b>	0.24	\$1.61	\$1.70														

(1) Source: City of Chula Vista.  
 (2) Density adjustment reflects higher FARs in the proposed project. Per City of Chula Vista e-mail correspondence dated November 17, 2010 and February 2, 2011.  
 (3) Acquired by KMA to reflect costs on a per-SF basis. Assumed FAR based on maximum floor area square footage permitted within the Village Commercial Land Use District, as follows:

Retail	65,000 SF
Office	65,000 SF
Total	130,000 SF
	0.24 FAR 12.23 Acres

TABLE A-7

DENSITY COEFFICIENT ADJUSTMENT FOR PUBLIC SAFETY COSTS  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	Year 1	Year 2	Year 3	Year 4	Year 5
I. Residential Access - To be Developed	0.0	0.0	0.0	0.0	0.0
II. Current Service Costs					
Current Police Service Costs	\$0.00 /Unit				
Current Fire Service Costs	\$0.00 /Unit				
III. Adjusted Public Safety Costs per Dwelling Unit					
Police	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fire	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
IV. Annual Public Safety Costs (Allocated to Dwelling Units)					
Police	\$0	\$0	\$0	\$0	\$0
Fire	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0

**TABLE A-8**  
**ANNUAL FISCAL COST SUMMARY**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

<u>Expense Drivers</u>	<u>Unit Cost</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
I. Inflation Factor	1.00% (1)	1.00	1.01	1.02	1.03	1.04
II. Retail	\$1.61	\$28,238	\$52,997	\$80,291	\$108,125	\$109,206
III. Office	\$1.70	\$27,548	\$55,849	\$84,611	\$113,943	\$115,083
<b>IV. Total Annual Costs</b>		<b>\$53,884</b>	<b>\$108,846</b>	<b>\$164,902</b>	<b>\$222,068</b>	<b>\$224,289</b>

(1) Source: Per the City of Chula Vista, March 18, 2012.



TABLE A-9

CITY OF CHULA VISTA: DISCRETIONARY REVENUES (\*)  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

Non-Departmental Revenue Categories	Discretionary Revenues	Program Revenues	Net Revenues	Revenue Distribution	
				Fixed Revenues	Variable Revenues
<b>I. Property Taxes</b>					
Current Taxes - Secured	\$28,363,165	\$0	\$28,363,165	\$0	\$28,363,165
State Secured - Unitary	\$300,000	\$0	\$300,000	\$0	\$300,000
Current Taxes - Unsecured	\$978,200	\$0	\$978,200	\$0	\$978,200
Delinquent Taxes	\$590,990	\$0	\$590,000	\$0	\$590,000
Subtotal	\$30,232,365	\$0	\$30,232,365	\$0	\$30,232,365
<b>II. Other Local Taxes</b>					
Sales and Use Taxes	\$29,677,977	\$0	\$29,677,977	\$0	\$29,677,977
Franchises Fees	\$8,732,093	\$0	\$8,732,093	\$0	\$8,732,093
Utility Taxes (2)	\$3,276,164	\$0	\$3,276,164	\$0	\$3,276,164
Business License Tax	\$1,322,847	\$0	\$1,322,847	\$0	\$1,322,847
Transit Occupancy Taxes	\$2,752,514	\$0	\$2,752,514	\$0	\$2,752,514
Real Property Transfer Tax	\$841,402	\$0	\$841,402	\$0	\$841,402
Subtotal	\$46,602,997	\$0	\$46,602,997	\$0	\$46,602,997
<b>III. Use of Money and Property</b>	\$4,163,212	\$0	\$4,163,212	\$4,163,212	\$0
<b>IV. Revenues from Other Agencies</b>					
Sales Tax: Public Safety Augment	\$875,347	\$0	\$875,347	\$0	\$875,347
State Homeowners Property Tax Relief	\$282,800	\$0	\$282,800	\$0	\$282,800
State Motor Vehicle Licenses	\$20,215,866	\$0	\$20,215,866	\$0	\$20,215,866
Other Revenues from Other Agencies	\$4,324,532	\$0	\$4,324,532	\$0	\$4,324,532
Subtotal	\$25,698,545	\$0	\$25,698,545	\$0	\$25,698,545
<b>V. Charges for Services (3)</b>	\$8,854,774	\$0	\$8,854,774	\$8,854,774	\$0
<b>VI. Other Revenues (less CIP) (4)</b>	\$10,580,609	\$0	\$10,580,609	\$10,580,609	\$0
<b>VII. Transfers In</b>	\$12,272,473	\$0	\$12,272,473	\$12,272,473	\$0
<b>VIII. Total Discretionary Revenues (less CIP Transfers)</b>	\$138,404,975	\$0	\$138,404,975	\$55,671,068	\$102,553,907

(1) Per City of Chula Vista, based on five-year General Fund Averages, November 17, 2010.

(2) Reflects 46% of total utility tax revenues of \$7,122,095, as only 46% of utility user tax is currently allocated to General Fund budget purposes (City of Chula Vista e-mail correspondence, June 7, 2012).

(3) Includes Licenses and Permits.

(4) Other Revenue excludes funds from the CIP fund. Fines, Forfeitures, and Penalties are included in this category.



TABLE A-10  
ESTIMATED ASSESSED VALUATION  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	<u>Unit Size</u>	<u>Assessed Value Per SF (1)</u>	<u>Total Assessed Value</u>
<b>I. Non-Residential Uses</b>			
Retail	85,000 SF	\$250	\$16,250,000
Office	85,000 SF	\$250	\$16,250,000
<b>II. Total Assessed Valuation</b>			<b>\$32,500,000</b>

(1) Retail and office values based on surveys of comparable commercial building sales transactions.

TABLE A-11

ASSESSED VALUE ABSORPTION  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<b>i. Income Producing Products</b>					
Retail	\$16,250,000	\$16,250,000	\$16,250,000	\$16,250,000	\$16,250,000
Office	\$16,250,000	\$16,250,000	\$16,250,000	\$16,250,000	\$16,250,000
Gross Assessed Value (AV)	\$32,500,000	\$32,500,000	\$32,500,000	\$32,500,000	\$32,500,000
(Less) Existing AV (1)	(\$5,381,188)	(\$5,381,188)	(\$5,381,188)	(\$5,381,188)	(\$5,381,188)
Net New Income Producing AV	\$27,118,831	\$27,118,831	\$27,118,831	\$27,118,831	\$27,118,831

(1) Existing assessed value estimated at \$5,381,188 (per MetroScan).

TABLE A-12

PROPERTY TAX ESCALATION  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	Year 1	Year 2	Year 3	Year 4	Year 5
I. Annual Income Producing Products AV	\$27,118,831	\$0	\$0	\$0	\$0
Annual For-Sale Products AV Increment	\$0	\$0	\$0	\$0	\$0
Appreciation Factor (%)					
Year After Property First Sold	Year 1	Year 2	Year 3	Year 4	Year 5
Real Appreciation Rate	100%	102%	104%	106%	108%
Inflation Rate	0.0%	100%	100%	100%	100%
Proposition 13 AV Limitation less Inflation of 2%	2.0%	2.0%	2.0%	2.0%	2.0%
Income Products Annual Turnover Rate	5.0%	5.0%	5.0%	5.0%	5.0%
For-Sale Products Annual Turnover Rate	10.0%	10.0%	10.0%	10.0%	10.0%
II. Income Products					
Year Property First Sold	Year 1	Year 2	Year 3	Year 4	Year 5
Income Products Assessed Value	\$27,118,831	\$27,661,208	\$28,214,432	\$28,778,720	\$29,354,295
		\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0
III. For-Sale Products					
Year Property First Sold	Year 1	Year 2	Year 3	Year 4	Year 5
For-Sale Products Assessed Value	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0
IV. Total Assessed Value - Residential and Commercial	\$27,118,831	\$27,661,208	\$28,214,432	\$28,778,720	\$29,354,295
V. Total Property Tax Collected @ 1.0%		\$271,189	\$276,612	\$282,144	\$287,787
VI. Annual Incremental Property Taxes to the City @ 10.24% (3)	\$0	\$29,409	\$29,997	\$30,597	\$31,209

(1) Source: City of Chula Vista SPA Fiscal Impact Analysis Framework, prepared by: Economic Research Associates, February 2008.

(2) Assumes one year delay between the assessment year and the receipt of corresponding property taxes.

(3) Source: County of San Diego.

TABLE A-13

REAL PROPERTY TRANSFER TAX ESTIMATES  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	Year 1	Year 2	Year 3	Year 4	Year 5
I. Annual Income Producing Products AV	\$27,118,831	\$0	\$0	\$0	\$0
Annual For-Sale Products AV Increment	\$0	\$0	\$0	\$0	\$0
II. Income Producing Products New AV	\$27,118,831				\$0
For-Sale Products New AV	\$0				\$0
Appreciation Factor (1)					
Year After Property First Sold	100%	102%	104%	106%	108%
Real Appreciation Rate	2.0%				
Inflation Rate	0.0%				
Income Products Annual Turnover Rate	5.0%	5.0%	5.0%	5.0%	5.0%
For-Sale Products Annual Turnover Rate	10.0%	10.0%	10.0%	10.0%	10.0%
Real Property Transfer Tax (2)	\$0.55				
III. Income Products					
Year Property First Sold	\$14,915	\$761	\$776	\$791	\$807
Year 2		\$0	\$0	\$0	\$0
Year 3			\$0	\$0	\$0
Year 4				\$0	\$0
Year 5					\$0
Income Products Transfer Tax (with lag period) (3)	\$14,915	\$761	\$776	\$791	\$807
		\$14,915	\$761	\$776	\$791
IV. For-Sale Products					
Year Property First Sold	\$0	\$0	\$0	\$0	\$0
Year 2		\$0	\$0	\$0	\$0
Year 3			\$0	\$0	\$0
Year 4				\$0	\$0
Year 5					\$0
For-Sale Product Transfer Tax (with lag period) (3)	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0
V. Total Annual Property Transfer Tax		\$14,915	\$761	\$776	\$791

(1) Source: City of Chula Vista SPA Fiscal Impact Analysis Framework, prepared by: Economic Research Associates, February 2008.

(2) Assumes transfer tax of \$0.55 for every \$1,000 of real property sale value.

(3) Assumes one year delay between the assessment year and the receipt of corresponding property taxes.

TABLE A-14

MOTOR VEHICLE LICENSE FEE  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. VLF Fees</b>					
Current Population of City (1)					
Current Allocation of 0.65% VLF (2)					
Per Capita VLF Allocation (3)	\$0	\$0	\$0	\$0	\$0
<b>II. Lake Pointe Population Growth</b>	0	0	0	0	0
<b>III. VLF Revenues Allocated to Lake Points</b>	\$0	\$0	\$0	\$0	\$0
<b>IV. Motor Vehicle In Lieu Fees Adjustment (4)</b>					
Base Year (2004) Assessed Value of the City	\$15,596,195,543				
Base Year (2004) Motor Vehicle In-Lieu Fees Adjustment	\$11,832,115				
<b>V. Cumulative AV of New Development License Fee Per (\$1,000 in AV growth)</b>	\$27,118,831	\$27,661,208	\$28,214,432	\$28,778,720	\$29,354,296
	\$20,574	\$20,985	\$21,405	\$21,833	\$22,270
<b>VI. Total Annual VLF Revenues</b>	\$20,574	\$20,985	\$21,405	\$21,833	\$22,270

(1) As reported by California Department of Finance as of January 1, 2010.  
 (2) Source: City of Chula Vista SPA Fiscal Impact Analysis Framework, prepared by: Economics Research Associates, February 2008.  
 (3) Due to legislative changes, the City no longer receives population based VLF fees (City of Chula Vista, e-mail correspondence, June 7, 2012).  
 (4) Source: State of California Controller's Office, Division of Accounting and Reporting.

TABLE A-15

LAKE POINTE  
EXISTINGESTIMATED RETAIL SALES TAXES  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

<u>Average Household Income</u>						
Single-Family	\$0					
Live/Work Units	\$0					
		Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Spending by Residents</b>						
<b>A. Households</b>						
Single-Family		0	0	0	0	0
Live/Work Units		0	0	0	0	0
Total Units		0	0	0	0	0
<b>B. Aggregate Incomes</b>						
		\$0	\$0	\$0	\$0	\$0
<b>C. Average Annual Income/ Household</b>						
	\$0 (at buildout)					
<u>Allocation of Household Income to Taxable Spending</u>						
General Merchandise	5.0%	\$0	\$0	\$0	\$0	\$0
Other Comparison Goods	6.0%	\$0	\$0	\$0	\$0	\$0
Eating and Drinking	5.0%	\$0	\$0	\$0	\$0	\$0
Convenience Goods	4.0%	\$0	\$0	\$0	\$0	\$0
Auto Dealers and Supplies	4.0%	\$0	\$0	\$0	\$0	\$0
Home Improvement	3.0%	\$0	\$0	\$0	\$0	\$0
Total Spending	27.0%	\$0	\$0	\$0	\$0	\$0
City of Chula Vista Capture @	60.0%	\$0	\$0	\$0	\$0	\$0
<b>II. Spending by Employees</b>						
Total Employees		97	185	282	388	388
Annual Spending by Employees @ (1)	\$5.00 /Day	\$177,493	\$354,985	\$532,478	\$703,971	\$703,971
<b>III. Taxable Sales from Retail Space (2)</b>						
Retail SF		16,250	32,500	48,750	65,000	65,000
Net Taxable Sales		\$3,334,500	\$6,669,000	\$10,003,500	\$13,338,000	\$13,338,000
<b>IV. Total Spending</b>						
Annual Sales Taxes to the City	1.0%	\$3,511,993	\$7,023,985	\$10,535,978	\$14,047,971	\$14,047,971

(1) KMA assumption.

(2) Taxable Sales from Retail Space

Retail GBA		65,000 SF
Building Efficiency		85%
Occupancy		90%
Occupied SF		55,575
Sales Per SF per Year		\$300 /SF
Taxable Sales	80%	\$13,338,000
Per SF GBA		\$205

TABLE A-16

CHULA VISTA - OTHER DISCRETIONARY REVENUE ALLOCATION FACTORS  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

I. Current Citywide Conditions

Population	237,595 (1)
Dwelling Units	78,615 (2)
Employees	71,150 (2)

	Developed Acres	Employees	AV Share
II. Land Uses			
Commercial	2,048	46,842	25%
Industrial	917	21,102	8%
Residential	9,565	0	67%
Total Taxable	12,530	68,004	
Other (Parks, Public-Quasi-Public, Open Space)	7,171	3,146	
Total	19,701	71,150	

III. Increment Revenues by Development Unit(2)

	Current Revenues	Allocation Methodology	Share	Allocation Units
<b>A. Property Taxes</b>				
Current Taxes - Secured	\$26,303,185	Calculated Separately		
State Secured - Unilary	\$300,600	Commercial AV Industrial AV Residential AV	25% 8% 67%	\$36.62 /Acre \$28.17 /Acre \$21.91 /Acre
Current Taxes - Unsecured	\$979,200	Commercial AV Industrial AV Residential AV	25% 8% 67%	\$119.53 /Acre \$85.43 /Acre \$68.59 /Acre
Delinquent Taxes	\$590,000	Commercial AV Industrial AV Residential AV	25% 8% 67%	\$72.02 /Acre \$51.47 /Acre \$41.33 /Acre
<b>B. Other Local Taxes</b>				
Sales and Usos Taxes	\$20,677,977	Calculated Separately		
Franchise Fees	\$8,732,033	Commercial AV Industrial AV Residential AV	7% 3% 90%	\$295.46 /Acre \$285.07 /Acre \$321.63 /Acre
Utility Taxes	\$9,276,364	Commercial AV Industrial AV Residential AV	9% 4% 87%	\$113.91 /Acre \$142.91 /Acre \$297.99 /Acre
Business License Tax	\$1,322,847	Employees (Non-Public)		\$19.45 /Employee
Transient Occupancy Taxes	\$2,752,514	Not Included		
Real Property Transfer Tax	\$841,402	Calculated Separately		
<b>C. Revenues from Other Agencies</b>				
Sales Tax: Public Safety Augment	\$875,347	People		\$3.66 /Person
State Homeowners Property Tax Relief	\$282,800	Dwelling Units		\$3.60 /Unit
State Motor Vehicle Licenses	\$20,215,866	Calculated Separately		

IV. Total Discretionary Revenues	\$85,209,375		
V. Total: Commercial		SF (3)	0.24 FAR (3)
			\$670.61 /Acre \$8.08 /SF

(1) As reported by California Department of Finance as of January 1, 2010.

(2) Source: City of Chula Vista.

(3) Assumed FAR based on maximum floor area square footed permitted within the Village Commercial Land Use District.

**TABLE A-17**  
**INCREMENTAL REVENUE SUMMARY**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<b>I. Revenue Drivers</b>					
Population	97	195	292	389	389
Private Employment	-	-	-	-	-
Dwelling Units	-	-	-	-	-
Commercial SF	32,500	65,000	97,500	130,000	130,000
Residential SF	-	-	-	-	-
<b>II. Annual Revenues</b>					
	<u>Revenue Factors</u>				
Population	\$0	\$0	\$0	\$0	\$0
Private Employment	\$1,892	\$3,784	\$5,676	\$7,568	\$7,568
Dwelling Units	\$0	\$0	\$0	\$0	\$0
Commercial SF - Other Property Taxes (1)	\$696	\$1,392	\$2,088	\$2,784	\$2,784
Commercial SF - Other Local Taxes (2)	\$1,349	\$2,699	\$4,048	\$5,398	\$5,398
Commercial SF	\$2,045	\$4,091	\$6,136	\$8,181	\$8,181
Residential SF	\$0.00	-	-	-	-
Property Taxes	\$0	\$29,409	\$29,997	\$30,597	\$31,209
Property Transfer Taxes	\$0	\$14,915	\$761	\$776	\$791
VLF Revenues	\$20,574	\$20,985	\$21,405	\$21,833	\$22,270
Sales and Use Taxes	\$35,120	\$70,240	\$105,360	\$140,480	\$140,480
<b>III. Total Revenues</b>	<b>\$59,631</b>	<b>\$143,424</b>	<b>\$169,334</b>	<b>\$208,434</b>	<b>\$210,499</b>

(1) Includes State Secured-Unitary, Current Taxes-Unsecured, and Delinquent Taxes.

(2) Includes Franchise Fees and Utility Taxes.



TABLE A-18

**NET FISCAL IMPACTS  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<b>I. Revenue Sources</b>					
Property Taxes	\$0	\$29,409	\$29,997	\$30,597	\$31,209
Other Property Taxes (1)	\$696	\$1,392	\$2,088	\$2,784	\$2,784
Sales and Use Taxes	\$35,120	\$70,240	\$105,360	\$140,480	\$140,480
Other Local Taxes (2)	\$1,349	\$2,699	\$4,048	\$5,398	\$5,398
Business License Taxes	\$1,892	\$3,784	\$5,676	\$7,568	\$7,568
Property Transfer Tax	\$0	\$14,915	\$761	\$776	\$791
Sales Tax: Public Safety Augment	\$0	\$0	\$0	\$0	\$0
Slate Homeowners Property Tax Relief	\$0	\$0	\$0	\$0	\$0
Vehicle License Fee Revenues	\$20,574	\$20,985	\$21,405	\$21,833	\$22,270
<b>Total Revenues</b>	<b>\$59,631</b>	<b>\$143,424</b>	<b>\$169,334</b>	<b>\$209,434</b>	<b>\$210,499</b>
<b>II. Expenditures</b>					
Legislation and Administration	\$302	\$611	\$925	\$1,246	\$1,258
Development and Maintenance Services	\$18,359	\$37,086	\$56,189	\$75,663	\$76,420
Police	\$24,869	\$49,669	\$75,552	\$101,743	\$102,760
Fire	\$10,535	\$21,280	\$32,240	\$43,416	\$43,851
Culture and Leisure	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$53,864</b>	<b>\$108,646</b>	<b>\$164,902</b>	<b>\$222,068</b>	<b>\$224,289</b>
<b>III. Net Fiscal Impacts</b>	<b>\$5,747</b>	<b>\$34,578</b>	<b>\$4,432</b>	<b>(\$12,634)</b>	<b>(\$13,790)</b>

(1) Includes State Secured-Utility, Current Taxes-Unsecured, and Delinquent Taxes.

(2) Includes Franchise Fees and Utility Taxes.

**APPENDIX B**

**LAKE POINTE**

**PROPOSED SCENARIO**  
**FISCAL IMPACT ANALYSIS**

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**City of Chula Vista**

**TABLE B-1**

**DEVELOPMENT PROGRAM AT BUILD-OUT - LAKE POINTE PROPOSED (1)  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA**

**I. Site Area**

	<u>GBA</u>		<u>Site Area</u>		
Residential Site Area					
Residential Area	276,808 SF		379,661 SF		
Garage Area	<u>91,600</u> SF		<u>125,635</u> SF		
Total Residential Area	368,408 SF		505,296 SF	11.60 Acres	
Retail Site Area	<u>10,000</u> SF		<u>26,136</u> SF	<u>0.60</u> Acres	
Total Site Area	378,408 SF		531,432 SF	12.20 Acres	

**II. Gross Building Area**

Residential (2)	276,808 SF
Retail	<u>10,000</u> SF
Total Gross Building Area	286,808 SF

**III. Unit Mix**

Plan 1	One Bedroom	42 Units	620 SF	26,040 SF
Plan 2	One Bedroom	42 Units	672 SF	28,224 SF
Plan 3	One Bedroom	26 Units	797 SF	20,722 SF
Plan 4	Two Bedroom	110 Units	1,097 SF	120,670 SF
Plan 5	Two Bedroom	26 Units	1,135 SF	29,510 SF
Plan 6	Three Bedroom	19 Units	1,295 SF	24,605 SF
Plan 7	Three Bedroom	<u>19</u> Units	<u>1,423</u> SF	<u>27,037</u> SF
Total		284 Units	975 SF	276,808 SF

**IV. Residential Density**

24.5 Units/Acre

(1) Source: Lake Pointe Site Plan, Fuscoe Engineering on behalf of Integral Communities, provided to KMA, August 8, 2012.

(2) Excludes garage building area.

TABLE B-2

**CHULA VISTA: EXISTING DEVELOPED LAND USE DISTRIBUTION (1)**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

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**I. Non-Residential Uses**

Commercial	2,048 Acres
General Industrial	917 Acres
Other (Parks, Public/Quasi-Public, Open Space)	<u>7,171</u> Acres
Total Acres Non Residential	10,136 Acres

**II. Residential Uses**

Total Acres Residential	9,565 Acres
-------------------------	-------------

**III. Total Acres** 19,701 Acres

**IV. Units**

Total Units	78,615 Units
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(1) Source: City of Chula Vista, based on July 2010 information.

TABLE B-3

**CHULA VISTA: EXISTING POPULATION AND EMPLOYMENT ESTIMATES**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

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<b>I. Dwelling Units</b>		
Total Dwelling Units		78,615 Units (1)
<b>II. Occupied Dwelling Units</b>		
Total Occupied Units @ Vacancy Rate of	3.01% (2)	76,249 Units
<b>III. Estimated Existing Population</b>		
Total Estimated Population		237,595 (2)
<b>IV. Estimated Employment (1)</b>		
Commercial		46,842
Industrial		21,162
Other		3,146
Total Employment		71,150

(1) Source: City of Chula Vista, based on July 2010 information.

(2) Source: California Department of Finance as of January 1, 2010.

**TABLE B-4**  
**PROJECT ABSORPTION**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<b>I. Residential (1)</b> Multi-Family Units	96	192	284	284	284
<b>II. Retail (1)</b> Retail SF	0	4,000	8,000	10,000	10,000
<b>III. Population</b> Multi-Family Persons/DU @	248	495	733	733	733
<b>IV. Employment</b> Commercial Employment (3)	0	10	21	26	26

(1) Absorption rate for both residential and commercial development reflect KMA assumption.

(2) Per City of Chula Vista, reflects the General Plan Update coefficient for multi-family units.

(3) See Table B-5 for employment density factors.

**TABLE B-5**  
**EMPLOYMENT DENSITY FACTORS**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

	<u>SF</u>	<u>Employment Factor (1)</u>	<u>Building Efficiency (2)</u>	<u>Occupancy (3)</u>	<u>Occupied SF</u>	<u>Total Employees</u>
I. Retail	10,000	3.0 per 1,000 SF	95%	90%	8,550	25.7

(1) KMA assumption based on industry standard employment factors for retail uses.  
 (2) KMA assumption based on typical difference between net rentable vs. gross building area.  
 (3) KMA assumption reflecting average vacancy rate, based on typical lender underwriting criteria for unanchored commercial use.





**TABLE B-4**  
**INCREMENTAL PER UNIT COST FACTORS (1)**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

	Population (per 2,529.02)	Land Uses										Residential (per Unit)	
		Retail (per Acre)	Office (per Acre)	Hotel (per Acre)	Industrial (per Acre)	Private Parks (per Acre)	Public Parks (per Acre)	Open Space (per Acre)	Other (per Acre)				
<b>I. Legislative and Administration</b>													
City Council	\$2.00												
Boards and Commissions													
City Clerk	\$1.87	\$80.11	\$88.52	\$91.21	\$21.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.11	\$0.35
City Attorney													
Administration	\$0.25												
Management and Information Services	\$4.61												
Human Resources													
Finance													
Subtotal, Legislation and Administration	\$8.25	\$80.11	\$88.52	\$91.21	\$21.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.11	\$0.35
<b>II. Development and Maintenance Services</b>													
Economic Development Function													
Planning and Building Services													
Engineering													
Public Works													
General Services													
Subtotal, Development and Maintenance Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>III. Public Safety</b>													
Police (Excluding Residential)	\$11.01	\$5,835.27	\$5,835.27	\$6,835.27	\$1,006.02	\$2,202.45	\$2,202.45	\$2,202.45	\$2,202.45	\$2,202.45	\$2,202.45	\$31.70	\$30.89
Fire (Excluding Residential)	\$1.05	\$2,317.22	\$2,317.22	\$2,317.22	\$386.85	\$160.46	\$160.46	\$160.46	\$160.46	\$160.46	\$160.46	\$16.85	\$3.07
Subtotal, Public Safety	\$12.06	\$8,152.49	\$8,152.49	\$9,152.49	\$1,402.87	\$1,802.91	\$1,802.91	\$1,802.91	\$1,802.91	\$1,802.91	\$1,802.91	\$48.55	\$33.96
<b>IV. Culture and Leisure</b>													
Parks and Recreation													
Library													
Nature Center													
Subtotal, Culture and Leisure	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>V. Total Unit Cost</b>	\$78.54	\$16,527.28	\$16,527.28	\$17,204.10	\$2,278.70	\$190.46	\$2,449.06	\$2,449.06	\$2,449.06	\$2,449.06	\$2,449.06	\$118.42	\$118.42
<b>VI. Density Adjusted Cost per Retail Acre (2)</b>													
<b>VII. Density Adjusted Cost per Retail SF (3)</b>													

(1) Source: City of Chula Vista.  
 (2) Density adjustment reflects higher FARs in the proposed project. Per City of Chula Vista e-mail correspondence dated November 17, 2010 and February 2, 2011.  
 (3) Adjusted by RMA to reflect costs on a per-SF basis.

Residential	275,828 SF	11.62 Acres
Retail	10,000 SF	0.38 FAR
Total	285,828 SF	12.22 Acres



TABLE B-7

LAKE POINTE  
PROPOSED

**PUBLIC SAFETY COSTS  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA**

	Year 1	Year 2	Year 3	Year 4	Year 5
I. Residential Uses Multi-Family Units	96	192	284	284	284
II. Current Service Costs (1)(2): Current Police Service Costs \$293.70 /Unit Current Fire Service Costs \$210.64 /Unit					
III. Public Safety Costs per Dwelling Unit Police \$293.70 Fire \$210.64	\$293.70 \$210.64	\$293.70 \$210.64	\$293.70 \$210.64	\$293.70 \$210.64	\$293.70 \$210.64
IV. Annual Public Safety Costs (Allocated to Dwelling Units) Police \$63,411 Fire \$40,622 Total \$96,833	\$63,411 \$40,622 \$96,833	\$63,411 \$40,622 \$96,833	\$63,411 \$40,622 \$96,833	\$63,411 \$40,622 \$96,833	\$63,411 \$40,622 \$96,833

(1) Per City of Chula Vista e-mail correspondence dated February 2, 2011.  
(2) Per the City of Chula Vista, June 5, 2012.

**TABLE B-8**  
**ANNUAL FISCAL COST SUMMARY**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

<u>Expense Drivers</u>	<u>Unit Cost</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
I. Inflation Factor	1.00% (1)	1.00	1.01	1.02	1.03	1.04
II. Retail	\$1.03	\$0	\$4,170	\$8,424	\$10,635	\$10,742
III. Dwelling Units	\$119	\$11,484	\$23,158	\$34,597	\$34,843	\$35,282
Population (Persons)	\$77	\$18,957	\$38,294	\$57,210	\$57,782	\$58,360
Public Safety Allocated to DUs		\$48,417	\$97,802	\$146,112	\$147,573	\$149,048
<b>IV. Total Annual Costs</b>		<b>\$78,838</b>	<b>\$163,424</b>	<b>\$246,342</b>	<b>\$250,933</b>	<b>\$253,442</b>

(1) Source: Per the City of Chula Vista, March 16, 2012.

TABLE B-9

**CITY OF CHULA VISTA: DISCRETIONARY REVENUES (1)  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA**

Non-Departmental Revenue Categories	Discretionary Revenues	Program Revenues	Net Revenues	Revenue Distribution	
				Fixed Revenues	Variable Revenues
<b>I. Property Taxes</b>					
Current Taxes - Secured	\$28,363,165	\$0	\$28,363,165	\$0	\$28,363,165
State Secured - Utility	\$300,000	\$0	\$300,000	\$0	\$300,000
Current Taxes - Unsecured	\$879,200	\$0	\$879,200	\$0	\$879,200
Delinquent Taxes	\$590,000	\$0	\$590,000	\$0	\$590,000
Subtotal	\$30,232,365	\$0	\$30,232,365	\$0	\$30,232,365
<b>II. Other Local Taxes</b>					
Sales and Use Taxes	\$29,677,977	\$0	\$29,677,977	\$0	\$29,677,977
Franchises Fees	\$8,732,093	\$0	\$8,732,093	\$0	\$8,732,093
Utility Taxes (2)	\$3,276,164	\$0	\$3,276,164	\$0	\$3,276,164
Business License Tax	\$1,322,847	\$0	\$1,322,847	\$0	\$1,322,847
Transit Occupancy Taxes	\$2,752,514	\$0	\$2,752,514	\$0	\$2,752,514
Real Property Transfer Tax	\$841,402	\$0	\$841,402	\$0	\$841,402
Subtotal	\$46,602,997	\$0	\$46,602,997	\$0	\$46,602,997
<b>III. Use of Money and Property</b>					
	\$4,163,212	\$0	\$4,163,212	\$4,163,212	\$0
<b>IV. Revenues from Other Agencies</b>					
Sales Tax: Public Safety Augment	\$875,347	\$0	\$875,347	\$0	\$875,347
State Homeowners Property Tax Relief	\$282,800	\$0	\$282,800	\$0	\$282,800
State Motor Vehicle Licenses	\$20,215,866	\$0	\$20,215,866	\$0	\$20,215,866
Other Revenues from Other Agencies	\$4,324,532	\$0	\$4,324,532	\$0	\$4,324,532
Subtotal	\$25,698,545	\$0	\$25,698,545	\$0	\$25,698,545
<b>V. Charges for Services (3)</b>					
	\$8,854,774	\$0	\$8,854,774	\$8,854,774	\$0
<b>VI. Other Revenues (less CIP) (4)</b>					
	\$10,580,509	\$0	\$10,580,509	\$10,580,509	\$0
<b>VII. Transfers In</b>					
	\$12,272,473	\$0	\$12,272,473	\$12,272,473	\$0
<b>VIII. Total Discretionary Revenues (less CIP Transfers)</b>	<b>\$138,404,975</b>	<b>\$0</b>	<b>\$138,404,975</b>	<b>\$35,971,058</b>	<b>\$102,533,917</b>

(1) Per City of Chula Vista, based on five-year General Fund Averages, November 17, 2010.

(2) Reflects 48% of total utility tax revenues of \$7,122,095, as only 46% of utility user tax is currently allocated for General Fund budget purposes (City of Chula Vista e-mail correspondence, June 7, 2012).

(3) Includes Licenses and Permits.

(4) Other Revenue excludes funds from the CIP fund. Fines, Forfeitures, and Penalties are included in this category.

Prepared by: Keyser Marston Associates, Inc.

Filename: \\Lake Pointe\_FIA\_Lakepointe\_Proposed\_v6/5/7/2012.lag

TABLE B-10

**ESTIMATED ASSESSED VALUATION  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA**

I. Non-Residential Uses		Building Area	Assessed Value Per SF (1)	Total Assessed Value
Retail		10,000 SF	\$250	\$2,500,000

II. Residential Uses (2)		Dwelling Units	Unit Size	Price Per SF (2)	Price/Unit	Unit Premium	Total Assessed Value
Plan 1	One Bedroom	42 Units	620 SF	\$290	\$180,000	\$381	\$7,576,000
Plan 2	One Bedroom	42 Units	672 SF	\$275	\$185,000	\$381	\$7,786,000
Plan 3	One Bedroom	26 Units	797 SF	\$251	\$200,000	\$1,000	\$5,226,000
Plan 4	Two Bedroom	110 Units	1,097 SF	\$208	\$228,000	\$1,000	\$25,300,000
Plan 5	Two Bedroom	26 Units	1,135 SF	\$196	\$222,000	\$3,162	\$5,854,000
Plan 6	Three Bedroom	19 Units	1,295 SF	\$196	\$254,000	\$3,162	\$4,886,000
Plan 7	Three Bedroom	19 Units	1,423 SF	\$183	\$261,000	\$3,162	\$5,019,000
Total/Average		284 Units	975 SF	\$223	\$217,067	\$1,304	\$61,647,000

III. Total Assessed Valuation	Total Assessed Value
	\$64,147,000

(1) Retail value based on surveys of comparable retail building sales transactions.  
(2) Source: REEB Development Consulting on behalf of Integral Communities, March 1, 2012.

TABLE B-11

ASSESSED VALUE ABSORPTION  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Income Producing Products</b>					
Retail	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
(Less) Existing AV (?)	<u>(\$264,648)</u>	<u>(\$264,648)</u>	<u>(\$264,648)</u>	<u>(\$264,648)</u>	<u>(\$264,648)</u>
Net New Income Producing AV	\$2,235,352	\$2,235,352	\$2,235,352	\$2,235,352	\$2,235,352
<b>II. For-Sale Products</b>					
Multi-family Units	\$20,838,000	\$41,677,000	\$61,647,000	\$61,647,000	\$61,647,000
(Less) Existing AV (?)	<u>(\$1,729,528)</u>	<u>(\$3,459,057)</u>	<u>(\$5,116,521)</u>	<u>(\$5,116,521)</u>	<u>(\$5,116,521)</u>
Net New For-Sale Product AV	\$19,108,472	\$38,217,943	\$56,530,479	\$56,530,479	\$56,530,479

(1) Existing assessed value estimated at \$5,381,169 (per MetroScan). Allocated by KMA as follows:

	Site Area	Total	\$/SF
Residential	505,296 SF	\$5,116,521	\$10.13
Retail	26,136 SF	\$264,648	\$10.13
Total	531,432 SF	\$5,381,169	\$10.13

TABLE B-12

PROPERTY TAX ESCALATION  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	Year 1	Year 2	Year 3	Year 4	Year 5
I. Annual Income Producing Products AV	\$2,235,352	\$0	\$0	\$0	\$0
Annual For-Sale Products AV Increment	\$19,108,472	\$19,109,472	\$18,312,535	\$0	\$0
Appreciation Factor (1)					
Year After Property First Sold	Year 1	Year 2	Year 3	Year 4	Year 5
Real Appreciation Rate	100%	102%	104%	105%	108%
Inflation Rate	0.0%	100%	100%	100%	100%
Proposition 13 AV Limitation less Inflation of 2%	2.0%	2.0%	2.0%	2.0%	2.0%
Income Products Annual Turnover Rate	5.0%	5.0%	5.0%	5.0%	5.0%
For-Sale Products Annual Turnover Rate	10.0%	10.0%	10.0%	10.0%	10.0%
II. Income Products					
Year Property First Sold	Year 1	Year 2	Year 3	Year 4	Year 5
	\$2,235,352	\$2,280,059	\$2,325,661	\$2,372,174	\$2,419,617
		\$0	\$0	\$0	\$0
				\$0	\$0
				\$0	\$0
Income Products Assessed Value	\$2,235,352	\$2,280,059	\$2,325,661	\$2,372,174	\$2,419,617
III. For-Sale Products					
Year Property First Sold	Year 1	Year 2	Year 3	Year 4	Year 5
	\$19,108,472	\$19,480,641	\$19,880,454	\$20,276,063	\$20,683,624
		\$19,491,661	\$19,881,494	\$20,276,124	\$20,684,707
			\$19,052,362	\$19,433,409	\$19,822,077
				\$0	\$0
For-Sale Products Assessed Value	\$19,108,472	\$38,982,302	\$58,814,310	\$59,990,596	\$61,180,408
IV. Total Assessed Value - Residential and Retail	\$21,343,824	\$41,262,362	\$61,139,971	\$62,362,770	\$63,610,025
V. Total Property Tax Collected (2)		\$213,438	\$412,624	\$611,400	\$623,628
VI. Annual Incremental Property Taxes to the City (3)	\$0	\$23,148	\$44,747	\$66,303	\$67,629

(1) Source: City of Chula Vista SPA Fiscal Impact Analysis Framework, prepared by: Economic Research Associates, February 2008.

(2) Assumes one year delay between the assessment year and the receipt of corresponding property taxes.

(3) Source: County of San Diego.

TABLE B-13

REAL PROPERTY TRANSFER TAX ESTIMATES  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Annual Income Producing Products AV</b>	\$2,235,352	\$0	\$0	\$0	\$0
<b>Annual For-Sale Products AV Increment</b>	\$19,108,472	\$9,109,472	\$18,312,535	\$0	\$0
<b>II. Income Producing Products New AV</b>	\$2,235,352				\$0
<b>For-Sale Products New AV</b>	\$19,108,472				\$37,422,007
<b>Appreciation Factor (1)</b>					
Year After Property First Sold	100%	102%	104%	106%	108%
Real Appreciation Rate	2.0%				
Inflation Rate	0.0%				
Income Products Annual Turnover Rate	5.0%	5.0%	5.0%	5.0%	5.0%
For-Sale Products Annual Turnover Rate	10.0%	10.0%	10.0%	10.0%	10.0%
<b>Real Property Transfer Tax (2)</b>					
	\$0.55				
<b>III. Income Products</b>					
Year Property First Sold	Year 1	Year 2	Year 3	Year 4	Year 5
	\$1,229	\$63	\$64	\$65	\$67
		\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0
		\$63	\$64	\$65	\$67
<b>Income Products Transfer Tax (with lag period) (3)</b>		\$1,229	\$63	\$64	\$65
<b>IV. For-Sale Products</b>					
Year Property First Sold	Year 1	Year 2	Year 3	Year 4	Year 5
	\$10,510	\$1,072	\$1,093	\$1,115	\$1,138
		\$10,723	\$1,093	\$1,115	\$1,138
			\$10,479	\$1,069	\$1,090
			\$0	\$0	\$0
		\$10,510	\$12,665	\$3,299	\$3,365
<b>For-Sale Product Transfer Tax (with lag period) (3)</b>		\$10,510	\$11,792	\$12,665	\$3,299
<b>V. Total Annual Property Transfer Tax</b>		\$11,739	\$11,855	\$12,730	\$3,365

(1) Source: City of Chula Vista SPA Fiscal Impact Analysis Framework, prepared by: Economic Research Associates, February 2008.

(2) Assumes transfer tax of 50.55 for every \$1,000 of real property sale value.

(3) Assumes one year delay between the assessment year and the receipt of corresponding property taxes.

TABLE A-15

LAKE POINTE  
EXISTINGESTIMATED RETAIL SALES TAXES  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

<u>Average Household Income</u>						
Single-Family	\$0					
Live/Work Units	\$0					
		Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Spending by Residents</b>						
<b>A. Households</b>						
Single-Family		0	0	0	0	0
Live/Work Units		0	0	0	0	0
Total Units		0	0	0	0	0
<b>B. Aggregate Incomes</b>		\$0	\$0	\$0	\$0	\$0
<b>C. Average Annual Income/Household</b>		60 (at buildout)				
		<u>Allocation of Household Income to Taxable Spending</u>				
General Merchandise	5.0%	\$0	\$0	\$0	\$0	\$0
Other Comparison Goods	6.0%	\$0	\$0	\$0	\$0	\$0
Eating and Drinking	5.0%	\$0	\$0	\$0	\$0	\$0
Convenience Goods	4.0%	\$0	\$0	\$0	\$0	\$0
Auto Dealers and Supplies	4.0%	\$0	\$0	\$0	\$0	\$0
Home Improvement	3.0%	\$0	\$0	\$0	\$0	\$0
Total Spending	27.0%	\$0	\$0	\$0	\$0	\$0
City of Chula Vista Capture @	60.0%	\$0	\$0	\$0	\$0	\$0
<b>II. Spending by Employees</b>						
Total Employees		97	195	292	389	389
Annual Spending by Employees @ (1)	\$5.00 /Day	\$477,493	\$954,985	\$1,432,478	\$1,909,971	\$1,909,971
<b>III. Taxable Sales from Retail Space (2)</b>						
Retail SF		16,250	32,500	48,750	65,000	65,000
Net Taxable Sales		\$3,334,500	\$6,669,000	\$10,003,500	\$13,338,000	\$13,338,000
<b>IV. Total Spending</b>						
Annual Sales Taxes to the City	1.0%	\$35,120	\$70,240	\$105,360	\$140,480	\$140,480

(1) KMA assumption.

<b>(2) Taxable Sales from Retail Space</b>	
Retail GBA	65,000 SF
Building Efficiency	95%
Occupancy	90%
Occupied SF	55,575
Sales Per SF per Year	\$300 /SF
Taxable Sales	60% \$13,338,000
Per SF GVA	\$236



TABLE A-16

CHULA VISTA - OTHER DISCRETIONARY REVENUE ALLOCATION FACTORS  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

I. Current Citywide Conditions

Population	217,595 (1)
Dwelling Units	78,615 (2)
Employees	71,150 (2)

	<u>Developed Acres</u>	<u>Employees</u>	<u>AV Share</u>
II. Land Uses			
Commercial	2,048	46,842	25%
Industrial	917	21,162	8%
Residential	9,565	0	67%
Total Taxable	12,530	68,004	
Other (Parks, Public-Open, Public, Open Space)	<u>7,171</u>	<u>3,146</u>	
Total	19,701	71,150	

III. Increment Revenues by Development Unit(2)

	<u>Current Revenues</u>	<u>Allocation Methodology</u>	<u>Share</u>	<u>Allocation Units</u>
A. Property Taxes				
Current Taxes - Secured	\$28,363,165	Calculated Separately		
State Secured - Unitary	\$300,000	Commercial AV	25%	\$38.67 /Acre
		Industrial AV	8%	\$26.17 /Acre
		Residential AV	67%	\$21.01 /Acre
Outstand Taxes - Unsecured	\$978,200	Commercial AV	25%	\$119.63 /Acre
		Industrial AV	8%	\$85.43 /Acre
		Residential AV	67%	\$68.59 /Acre
Delinquent Taxes	\$590,000	Commercial AV	25%	\$72.02 /Acre
		Industrial AV	8%	\$51.47 /Acre
		Residential AV	67%	\$41.33 /Acre
B. Other Local Taxes				
Sales and Uses Taxes	\$29,677,977	Calculated Separately		
Franchise Fees	\$8,732,093	Commercial AV	7%	\$208.46 /Acre
		Industrial AV	3%	\$285.67 /Acre
		Residential AV	90%	\$821.83 /Acre
Utility Taxes	\$3,276,164	Commercial AV	9%	\$143.97 /Acre
		Industrial AV	4%	\$142.91 /Acre
		Residential AV	87%	\$287.89 /Acre
Business License Tax	\$1,322,847	Employees (Non-Public)		\$19.45 /Employee
Transient Occupancy Taxes	\$2,752,514	Not Included		
Real Property Transfer Tax	\$841,402	Calculated Separately		
C. Revenues from Other Agencies				
Sales Tax: Public Safety Augment	\$875,347	People		\$3.68 /Person
State Homeowners Property Tax Relief	\$282,600	Dwelling Units		\$3.60 /Unit
State Motor Vehicle Licenses	\$20,215,868	Calculated Separately		

IV. Total Discretionary Revenues	\$98,289,375			
V. Total Commercial		SF @	0.24 FAK (3)	\$070.61 /Acre \$0.06 /SF

(1) As reported by California Department of Finance as of January 1, 2010.

(2) Source: City of Chula Vista.

(3) Assumed FAR based on maximum floor area square footed permitted within the Village Commercial Land Use District.

**TABLE A-17**  
**INCREMENTAL REVENUE SUMMARY**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Revenue Drivers</b>					
Population	97	195	292	389	389
Private Employment	-	-	-	-	-
Dwelling Units	-	-	-	-	-
Commercial SF	32,500	65,000	97,500	130,000	130,000
Residential SF	-	-	-	-	-
<b>II. Annual Revenues</b>					
<u>Revenue Factors</u>					
Population	\$0	\$0	\$0	\$0	\$0
Private Employment	\$1,892	\$3,784	\$5,676	\$7,568	\$7,568
Dwelling Units	\$0	\$0	\$0	\$0	\$0
Commercial SF - Other Property Taxes (1)	\$698	\$1,392	\$2,088	\$2,784	\$2,784
Commercial SF - Other Local Taxes (2)	\$1,349	\$2,698	\$4,048	\$5,398	\$5,398
Commercial SF	\$2,045	\$4,091	\$6,136	\$8,181	\$8,181
Residential SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Property Taxes	\$0	\$29,409	\$29,997	\$30,597	\$31,209
Property Transfer Taxes	\$0	\$14,915	\$761	\$776	\$791
VLF Revenues	\$20,574	\$20,985	\$21,405	\$21,833	\$22,270
Sales and Use Taxes	\$35,120	\$70,240	\$105,360	\$140,480	\$140,480
<b>III. Total Revenues</b>	<b>\$59,631</b>	<b>\$143,424</b>	<b>\$169,334</b>	<b>\$209,434</b>	<b>\$210,499</b>

(1) Includes State Secured-Utility, Current Taxes-Unsecured, and Delinquent Taxes.

(2) Includes Franchise Fees and Utility Taxes.

TABLE A-18  
NET FISCAL IMPACTS  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Revenue Sources</b>					
Property Taxes	\$0	\$28,409	\$28,997	\$30,597	\$31,209
Other Property Taxes (1)	\$696	\$1,392	\$2,088	\$2,784	\$2,784
Sales and Use Taxes	\$35,120	\$70,240	\$105,360	\$140,480	\$140,480
Other Local Taxes (2)	\$1,349	\$2,698	\$4,048	\$5,398	\$5,398
Business License Taxes	\$1,892	\$3,784	\$5,675	\$7,568	\$7,568
Property Transfer Tax	\$0	\$14,915	\$776	\$0	\$791
Sales Tax: Public Safety Augment	\$0	\$0	\$0	\$0	\$0
State Homeowners Property Tax Relief	\$0	\$0	\$0	\$0	\$0
Vehicle License Fee Revenues	\$20,574	\$20,555	\$21,405	\$21,833	\$22,270
<b>Total Revenues</b>	<b>\$59,631</b>	<b>\$143,424</b>	<b>\$169,334</b>	<b>\$209,434</b>	<b>\$210,499</b>
<b>II. Expenditures</b>					
Legislation and Administration	\$302	\$611	\$925	\$1,248	\$1,258
Development and Maintenance Services	\$18,359	\$37,096	\$56,186	\$75,663	\$76,420
Police	\$24,688	\$49,669	\$75,552	\$101,743	\$102,760
Fire	\$10,535	\$21,280	\$32,240	\$43,416	\$43,861
Culture and Leisure	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$53,884</b>	<b>\$108,656</b>	<b>\$164,902</b>	<b>\$222,068</b>	<b>\$224,289</b>
<b>III. Net Fiscal Impacts</b>	<b>\$5,747</b>	<b>\$34,768</b>	<b>\$4,432</b>	<b>(\$12,634)</b>	<b>(\$13,790)</b>

(1) Includes State Secured-Unitary, Current Taxes-Unsecured, and Delinquent Taxes.  
(2) Includes Franchise Fees and Utility Taxes.

**APPENDIX B**

**LAKE POINTE**

**PROPOSED SCENARIO**  
**FISCAL IMPACT ANALYSIS**

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**City of Chula Vista**

**TABLE B-1**

**DEVELOPMENT PROGRAM AT BUILD-OUT - LAKE POINTE PROPOSED (1)  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA**

**I. Site Area**

	<u>GBA</u>		<u>Site Area</u>		
Residential Site Area					
Residential Area	276,808 SF		379,661 SF		
Garage Area	<u>91,600</u> SF		<u>125,635</u> SF		
Total Residential Area	368,408 SF		505,296 SF	11.60 Acres	
Retail Site Area	<u>10,000</u> SF		<u>26,136</u> SF	<u>0.60</u> Acres	
Total Site Area	378,408 SF		531,432 SF	12.20 Acres	

**II. Gross Building Area**

Residential (2)	276,808 SF
Retail	<u>10,000</u> SF
Total Gross Building Area	286,808 SF

**III. Unit Mix**

Plan 1	One Bedroom	42 Units	620 SF	26,040 SF
Plan 2	One Bedroom	42 Units	672 SF	28,224 SF
Plan 3	One Bedroom	26 Units	797 SF	20,722 SF
Plan 4	Two Bedroom	110 Units	1,097 SF	120,670 SF
Plan 5	Two Bedroom	28 Units	1,135 SF	29,510 SF
Plan 6	Three Bedroom	19 Units	1,295 SF	24,605 SF
Plan 7	Three Bedroom	<u>19</u> Units	<u>1,423</u> SF	<u>27,037</u> SF
Total		284 Units	975 SF	276,808 SF

**IV. Residential Density** 24.5 Units/Acre

(1) Source: Lake Pointe Site Plan, Fuscoe Engineering on behalf of Integral Communities, provided to KMA, August 6, 2012.

(2) Excludes garage building area.

TABLE B-2

**CHULA VISTA: EXISTING DEVELOPED LAND USE DISTRIBUTION (1)**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

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**I. Non-Residential Uses**

Commercial	2,048 Acres
General Industrial	917 Acres
Other (Parks, Public/Quasi-Public, Open Space)	<u>7,171</u> Acres
Total Acres Non Residential	10,136 Acres

**II. Residential Uses**

Total Acres Residential	9,565 Acres
-------------------------	-------------

**III. Total Acres**

19,701 Acres

**IV. Units**

Total Units	78,615 Units
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(1) Source: City of Chula Vista, based on July 2010 information.

TABLE B-3

**CHULA VISTA: EXISTING POPULATION AND EMPLOYMENT ESTIMATES  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA**

---

<b>I. Dwelling Units</b>			
Total Dwelling Units			78,615 Units (1)
<b>II. Occupied Dwelling Units</b>			
Total Occupied Units @ Vacancy Rate of	3.01% (2)		78,249 Units
<b>III. Estimated Existing Population</b>			
Total Estimated Population			237,595 (2)
<b>IV. Estimated Employment (1)</b>			
Commercial			46,842
Industrial			21,162
Other			<u>3,146</u>
Total Employment			71,150

(1) Source: City of Chula Vista, based on July 2010 information.

(2) Source: California Department of Finance as of January 1, 2010.

**TABLE B-4**  
**PROJECT ABSORPTION**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<b>I. Residential (1)</b> Multi-Family Units	96	192	284	284	284
<b>II. Retail (1)</b> Retail SF	0	4,000	8,000	10,000	10,000
<b>III. Population</b> Multi-Family Persons/DU @	248	495	733	733	733
	2.58 (2)				
<b>IV. Employment</b> Commercial Employment (3)	0	10	21	26	26

(1) Absorption rate for both residential and commercial development reflect KMA assumption.

(2) Per City of Chula Vista, reflects the General Plan Update coefficient for multi-family units.

(3) See Table B-5 for employment density factors.



TABLE B-5  
EMPLOYMENT DENSITY FACTORS  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	SF	Employment Factor (1)	Building Efficiency (2)	Occupancy (3)	Occupied SF	Total Employees
I. Retail	10,000	3.0 per 1,000 SF	95%	90%	9,550	25.7

(1) KMA assumption based on industry standard employment factors for retail uses.  
 (2) KMA assumption based on typical difference between net rentable vs. gross building area.  
 (3) KMA assumption reflecting average vacancy rate, based on typical lender underwriting criteria for unanchored commercial use.

**TABLE B-6**  
**INCREMENTAL PER UNIT COST FACTORS (1)**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

	Population (Per Person)	Land Uses						Open Space (Per Acre)	Other (Per Acre)	Residential (Per Unit)
		Retail (Per Acre)	Office (Per Acre)	Hotel (Per Acre)	Industrial (Per Acre)	Public Parks (Per Acre)	Private Parks (Per Acre)			
<b>I. Legislative and Administration</b>										
City Council	\$2.00									
Boards and Commissions	\$1.37									
City Clerk		\$80.11	\$36.92	\$81.21	\$21.13					\$12.11
City Attorney										\$0.35
Administration	\$0.29									
Management and Information Services	\$4.80									
Human Resources										
Finance										
Subtotal, Legislation and Administration	\$8.28	\$80.11	\$86.52	\$51.21	\$21.13	\$0.00	\$0.00	\$0.00	\$0.00	\$12.46
<b>II. Development and Maintenance Services</b>										
Economic Development Services		\$301.43	\$325.55	\$192.66	\$79.51					
Planning and Building Services		\$203.44	\$219.57	\$130.70	\$65.00					\$30.69
Engineering		\$274.44	\$745.29	\$64.37	\$27.44	\$15.55				\$3.07
Public Works		\$5,314.17	\$2,311.00	\$1,391.57	\$591.42	\$68.66				\$38.45
General Services										
Subtotal, Development and Maintenance Services	\$0.00	\$5,893.48	\$3,821.41	\$1,779.32	\$753.37	\$0.00	\$35.11	\$347.89	\$336.44	\$102.19
<b>III. Public Safety</b>										
Police (Excluding Residential)	\$11.01	\$5,836.27	\$5,836.27	\$5,836.27	\$1,038.09	\$2,202.49				\$2,202.49
Fire (Excluding Residential)	\$1.05	\$2,817.22	\$2,817.22	\$2,817.22	\$388.68	\$50.65				\$730.46
Subtotal, Public Safety	\$12.06	\$8,753.49	\$8,753.49	\$8,753.49	\$1,426.77	\$300.46				\$2,932.95
<b>IV. Culture and Leisure</b>										
Parks and Recreation	\$7.80									
Library	\$7.32									
Nature Center										
Subtotal, Culture and Leisure	\$52.22	\$7.30	\$0.00	\$0.00	\$2.30	\$0.00	\$0.00	\$0.00	\$0.00	\$4.77
<b>V. Total Unit Cost</b>	\$75.54	\$16,527.08	\$15,567.42	\$11,584.22	\$2,177.47	\$187.46	\$2,448.26	\$2,712.84	\$2,755.39	\$118.42
<b>VI. Density Adjusted Cost per Retail Acre (2)</b>		\$17,204.10	\$15,128.84	\$14,598.68	\$2,275.70					
<b>VI. Density Adjusted Cost per Retail SF (3)</b>			0.38	FAR (3)	\$1.03					

(1) Source: City of Chula Vista.  
 (2) Density adjustment reflects higher FARs in the proposed project. Per City of Chula Vista e-mail correspondence dated November 7, 2010 and February 2, 2011.  
 (3) Adjusted by RMA to reflect costs on a per-SF basis.

Residential	276,829	SF	11.60	Acres
Retail	10,002	SF	0.80	Acres
Total	286,839	SF	12.20	Acres

TABLE B-7

LAKE POINTE  
PROPOSED

**PUBLIC SAFETY COSTS  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA**

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Residential Uses</b>					
Multi-Family Units	96	192	284	284	284
<b>II. Current Service Costs (1)(2)</b>					
Current Police Service Costs	\$293.70 /Unit				
Current Fire Service Costs	\$210.64 /Unit				
<b>III. Public Safety Costs per Dwelling Unit</b>					
Police	\$293.70	\$293.70	\$293.70	\$293.70	\$293.70
Fire	\$210.64	\$210.64	\$210.64	\$210.64	\$210.64
<b>IV. Annual Public Safety Costs (Allocated to Dwelling Units)</b>					
Police	\$28,195	\$53,990	\$83,411	\$83,411	\$83,411
Fire	\$20,221	\$40,443	\$59,822	\$59,822	\$59,822
Total	\$48,417	\$96,833	\$143,233	\$143,233	\$143,233

(1) Per City of Chula Vista e-mail correspondence dated February 2, 2011.  
 (2) Per the City of Chula Vista, June 5, 2012.

**TABLE B-8**  
**ANNUAL FISCAL COST SUMMARY**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

<u>Expense Drivers</u>	<u>Unit Cost</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
I. Inflation Factor	1.00% (*)	1.00	1.01	1.02	1.03	1.04
II. Retail	\$1.03	\$0	\$4,170	\$8,424	\$10,635	\$10,742
III. Dwelling Units	\$119	\$11,464	\$23,168	\$34,597	\$34,943	\$35,292
Population (Persons)	\$77	\$18,957	\$38,294	\$57,210	\$57,782	\$58,360
Public Safety Allocated to DUs		<u>\$48,417</u>	<u>\$97,802</u>	<u>\$148,112</u>	<u>\$147,573</u>	<u>\$149,048</u>
<b>IV. Total Annual Costs</b>		<b>\$78,838</b>	<b>\$163,424</b>	<b>\$246,342</b>	<b>\$250,933</b>	<b>\$253,442</b>

(1) Source: Per the City of Chula Vista, March 16, 2012.

TABLE B-9

CITY OF CHULA VISTA: DISCRETIONARY REVENUES (1)  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

Non-Departmental Revenue Categories	Discretionary Revenues	Program Revenues	Net Revenues	Revenue Distribution	
				Fixed Revenues	Variable Revenues
<b>I. Property Taxes</b>					
Current Taxes - Secured	\$28,363,165	\$0	\$28,363,165	\$0	\$28,363,165
State Secured - Utility	\$300,000	\$0	\$300,000	\$0	\$300,000
Current Taxes - Unsecured	\$979,200	\$0	\$979,200	\$0	\$979,200
Delinquent Taxes	\$590,000	\$0	\$590,000	\$0	\$590,000
Subtotal	\$30,232,365	\$0	\$30,232,365	\$0	\$30,232,365
<b>II. Other Local Taxes</b>					
Sales and Use Taxes	\$29,677,977	\$0	\$29,677,977	\$0	\$29,677,977
Franchises Fees	\$8,732,083	\$0	\$8,732,083	\$0	\$8,732,083
Utility Taxes (2)	\$3,276,164	\$0	\$3,276,164	\$0	\$3,276,164
Business License Tax	\$1,322,847	\$0	\$1,322,847	\$0	\$1,322,847
Transit Occupancy Taxes	\$2,752,514	\$0	\$2,752,514	\$0	\$2,752,514
Real Property Transfer Tax	\$841,402	\$0	\$841,402	\$0	\$841,402
Subtotal	\$46,602,987	\$0	\$46,602,987	\$0	\$46,602,987
<b>III. Use of Money and Property</b>	\$4,163,212	\$0	\$4,163,212	\$4,163,212	\$0
<b>IV. Revenues from Other Agencies</b>					
Sales Tax: Public Safety Augment	\$875,347	\$0	\$875,347	\$0	\$875,347
State Homeowners Property Tax Relief	\$282,800	\$0	\$282,800	\$0	\$282,800
State Motor Vehicle Licenses	\$20,215,866	\$0	\$20,215,866	\$0	\$20,215,866
Other Revenues from Other Agencies	\$4,324,532	\$0	\$4,324,532	\$0	\$4,324,532
Subtotal	\$25,698,545	\$0	\$25,698,545	\$0	\$25,698,545
<b>V. Charges for Services (3)</b>	\$8,854,774	\$0	\$8,854,774	\$8,854,774	\$0
<b>VI. Other Revenues (less CIP) (4)</b>	\$10,580,609	\$0	\$10,580,609	\$10,580,609	\$0
<b>VII. Transfers In</b>	\$12,272,473	\$0	\$12,272,473	\$12,272,473	\$0
<b>VIII. Total Discretionary Revenues (less CIP Transfers)</b>	\$138,404,975	\$0	\$138,404,975	\$35,871,058	\$102,533,917

(1) Per City of Chula Vista, based on five-year General Fund Averages, November 17, 2010.  
(2) Reflects 46% of total utility tax revenues of \$7,22,095, as only 46% of utility user tax is currently allocated for General Fund budget purposes (City of Chula Vista e-mail correspondence, June 7, 2012).  
(3) Includes Licenses and Permits.  
(4) Other Revenue excludes funds from the CIP fund. Fines, Forfeitures, and Penalties are included in this category.  
Prepared by: Kaystar Marston Associates, Inc.  
Filename: \\Lake Pointe\_FIA\_Lakepointe\_Proposed\_10.6.12012.lag



**TABLE B-10**  
**ESTIMATED ASSESSED VALUATION**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

<b>I. Non-Residential Uses</b>		<u>Building Area</u>	<u>Assessed Value Per SF (1)</u>	<u>Total Assessed Value</u>
Retail		10,000 SF	\$250	\$2,500,000

<b>II. Residential Uses (2)</b>		<u>Dwelling Units</u>	<u>Unit Size</u>	<u>Price Per SF (2)</u>	<u>Price/Unit</u>	<u>Unit Premium</u>	<u>Total Assessed Value</u>
Plan 1	One Bedroom	42 Units	620 SF	\$280	\$180,000	\$381	\$7,576,000
Plan 2	One Bedroom	42 Units	672 SF	\$275	\$185,000	\$381	\$7,786,000
Plan 3	One Bedroom	28 Units	797 SF	\$251	\$200,000	\$1,000	\$5,226,000
Plan 4	Two Bedroom	110 Units	1,097 SF	\$209	\$229,000	\$1,000	\$25,300,000
Plan 5	Two Bedroom	26 Units	1,135 SF	\$196	\$222,000	\$3,162	\$5,854,000
Plan 6	Three Bedroom	19 Units	1,295 SF	\$196	\$254,000	\$3,162	\$4,886,000
Plan 7	Three Bedroom	19 Units	1,423 SF	\$183	\$261,000	\$3,162	\$5,019,000
Total/Average		284 Units	975 SF	\$223	\$217,067	\$1,304	\$61,647,000

<b>III. Total Assessed Valuation</b>		<u>Total Assessed Value</u>
		\$64,147,000

(1) Retail value based on surveys of comparable retail building sales transactions.  
 (2) Source: REEB Development Consulting on behalf of Integral Communities, March 1, 2012.

TABLE B-11

ASSESSED VALUE ABSORPTION  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Income Producing Products</b>					
Retail	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
(Less) Existing AV (?)	<u>(\$264,648)</u>	<u>(\$264,648)</u>	<u>(\$264,648)</u>	<u>(\$264,648)</u>	<u>(\$264,648)</u>
Net New Income Producing AV	\$2,235,352	\$2,235,352	\$2,235,352	\$2,235,352	\$2,235,352
<b>II. For-Sale Products</b>					
Multi-family Units	\$20,838,000	\$41,677,000	\$61,047,000	\$61,647,000	\$61,647,000
(Less) Existing AV (?)	<u>(\$1,728,528)</u>	<u>(\$3,459,057)</u>	<u>(\$5,116,521)</u>	<u>(\$5,116,521)</u>	<u>(\$5,116,521)</u>
Net New For-Sale Product AV	\$19,109,472	\$38,217,943	\$56,530,479	\$56,530,479	\$56,530,479

(1) Existing assessed value estimated at \$5,381,169 (per MetroScan). Allocated by KVIA as follows:

	Sq. Area	Total	\$/SF
Residential	505,296 SF	\$5,116,521	\$10.13
Retail	26,133 SF	\$264,648	\$10.13
Total	531,432 SF	\$5,381,169	\$10.13

TABLE B-12

**PROPERTY TAX ESCALATION  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA**

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Annual Income Producing Products AV</b>	\$2,235,352	\$0	\$0	\$0	\$0
<b>Annual For-Sale Products AV Increment</b>	\$19,108,472	\$19,109,472	\$18,312,535	\$0	\$0
<b>Appreciation Factor (1)</b>					
Year After Property First Sold	Year 1	Year 2	Year 3	Year 4	Year 5
Real Appreciation Rate	100%	102%	104%	106%	108%
Inflation Rate	0.0%	100%	100%	100%	100%
Proposition 13 AV Limitation less Inflation of 2%	2.0%	2.0%	2.0%	2.0%	2.0%
Income Products Annual Turnover Rate	5.0%	5.0%	5.0%	5.0%	5.0%
For-Sale Products Annual Turnover Rate	10.0%	10.0%	10.0%	10.0%	10.0%
<b>II. Income Products</b>					
Year Property First Sold	Year 1	Year 2	Year 3	Year 4	Year 5
	\$2,235,352	\$2,280,059	\$2,325,651	\$2,372,174	\$2,419,617
		\$0	\$0	\$0	\$0
			\$0	\$0	\$0
			\$2,325,651	\$2,372,174	\$2,419,617
<b>Income Products Assessed Value</b>					
	\$2,235,352	\$2,280,059	\$2,325,651	\$2,372,174	\$2,419,617
<b>III. For-Sale Products</b>					
Year Property First Sold	Year 1	Year 2	Year 3	Year 4	Year 5
	\$19,108,472	\$19,490,641	\$19,880,454	\$20,278,063	\$20,683,624
		\$19,491,661	\$19,881,494	\$20,278,124	\$20,684,707
			\$19,052,362	\$19,433,409	\$19,822,077
				\$0	\$0
			\$58,814,310	\$59,990,596	\$61,180,408
<b>For-Sale Products Assessed Value</b>					
	\$19,108,472	\$38,982,302	\$58,814,310	\$59,990,596	\$61,180,408
<b>IV. Total Assessed Value - Residential and Retail</b>	\$21,343,824	\$41,262,362	\$61,139,971	\$62,362,770	\$63,610,025
<b>V. Total Property Tax Collected (2)</b>		\$213,438	\$412,624	\$611,400	\$623,628
<b>VI. Annual Incremental Property Taxes to the City (3)</b>	\$0	\$23,148	\$44,747	\$66,303	\$67,629

(1) Source: City of Chula Vista SPA Fiscal Impact Analysis Framework, prepared by: Economic Research Associates, February 2006.

(2) Assumes one year delay between the assessment year and the receipt of corresponding property taxes.

(3) Source: County of San Diego.



TABLE B-13

REAL PROPERTY TRANSFER TAX ESTIMATES  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Annual Income Producing Products AV</b>	\$2,235,352	\$0	\$0	\$0	\$0
<b>Annual For-Sale Products AV Increment</b>	\$19,108,472	\$19,109,472	\$19,312,535	\$0	\$0
<b>II. Income Producing Products New AV</b>	\$2,235,352				\$0
<b>For-Sale Products New AV</b>	\$19,108,472				\$37,422,007
<b>Appreciation Factor (1)</b>					
Year After Property First Sold	100%	102%	104%	106%	108%
Real Appreciation Rate	2.0%				
Inflation Rate	0.0%				
Income Products Annual Turnover Rate	5.0%	5.0%	5.0%	5.0%	5.0%
For-Sale Products Annual Turnover Rate	10.0%	10.0%	10.0%	10.0%	10.0%
<b>Real Property Transfer Tax (2)</b>	\$0.55				
<b>III. Income Products</b>					
Year Property First Sold	\$1,229	\$63	\$64	\$65	\$67
Year 1		\$0	\$0	\$0	\$0
Year 2			\$0	\$0	\$0
Year 3				\$0	\$0
Year 4					\$0
Year 5					\$57
<b>Income Products Transfer Tax (with lag period) (3)</b>		\$1,229	\$63	\$64	\$65
<b>IV. For-Sale Products</b>					
Year Property First Sold	\$10,510	\$1,072	\$1,093	\$1,115	\$1,138
Year 1		\$10,720	\$1,093	\$1,115	\$1,138
Year 2			\$10,479	\$1,068	\$1,090
Year 3				\$0	\$0
Year 4					\$0
Year 5					\$3,365
<b>For-Sale Product Transfer Tax (with lag period) (3)</b>		\$11,792	\$12,666	\$8,299	\$3,365
<b>V. Total Annual Property Transfer Tax</b>		\$10,510	\$11,792	\$12,666	\$3,365
		\$11,739	\$11,855	\$12,730	\$3,365

(1) Source: City of Chula Vista SPA Fiscal Impact Analysis Framework, prepared by: Economic Research Associates, February 2008.

(2) Assumes transfer tax of \$0.55 for every \$1,000 of real property sale value.

(3) Assumes one year delay between the assessment year and the receipt of corresponding property taxes.



TABLE B-14

**MOTOR VEHICLE LICENSE FEE  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<b>I. VLF Fees</b>					
Current Population of City (1)	237,596				
Current Allocation of 0.65% VLF (2)	\$1,328,857				
Per Capita VLF Allocation (3)	\$0				
<b>II. Lake Pointe Population Growth</b>	248	495	733	733	733
<b>III. VLF Revenues Allocated to LakePointe</b>	\$0	\$0	\$0	\$0	\$0
<b>IV. Motor Vehicle In Lieu Fees Adjustment (4)</b>					
Base Year (2004) Assessed Value of the City	\$15,596,195,543				
Base Year (2004) Motor Vehicle In-Lieu Fees Adjustment	\$11,832,115				
<b>V. Cumulative AV of New Development License Fee Per (\$1,000 in AV growth)</b>	\$21,343,824	\$41,262,362	\$61,139,971	\$62,362,770	\$63,610,025
	\$16,193	\$31,304	\$46,384	\$47,312	\$48,258
<b>VI. Total Annual VLF Revenues</b>	\$16,193	\$31,304	\$46,384	\$47,312	\$48,258

(1) As reported by California Department of Finance as of January 1, 2010.

(2) Source: City of Chula Vista SPA Fiscal Impact Analysis Framework, prepared by: Economics Research Associates, February 2008.

(3) Due to legislative changes, the City no longer receives population based VLF fees (City of Chula Vista, e-mail correspondence, June 7, 2012).

(4) Source: State of California Controller's Office, Division of Accounting and Reporting.

ESTIMATED RETAIL SALES TAXES  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

Average Household Income (1)		Year 1	Year 2	Year 3	Year 4	Year 5
Multi-Family Units						
		\$59,000				
<b>I. Spending by Residents</b>						
<b>A. Households</b>						
Multi-Family Units		96	192	284	284	284
<b>B. Aggregate Incomes</b>						
		\$5,864,000	\$11,328,000	\$10,756,000	\$16,756,000	\$16,756,000
<b>C. Average Annual Income of household</b>						
		\$59,000 (at buildout)				
Allocation of Household Income to Taxable Spending (2)						
General Merchandise	5.0%	\$283,200	\$566,400	\$837,600	\$837,600	\$837,600
Other Comparison Goods	6.0%	\$329,840	\$679,680	\$1,005,380	\$1,005,360	\$1,005,360
Eating and Drinking	5.0%	\$283,200	\$566,400	\$837,600	\$837,600	\$837,600
Convenience Goods	4.0%	\$226,560	\$453,120	\$670,240	\$670,240	\$670,240
Auto Dealers and Supplies	4.0%	\$226,560	\$453,120	\$670,240	\$670,240	\$670,240
Home Improvement	3.0%	\$189,920	\$339,840	\$502,680	\$502,680	\$502,680
<b>Total Spending</b>	<b>27.0%</b>	<b>\$1,529,280</b>	<b>\$3,058,560</b>	<b>\$4,524,120</b>	<b>\$4,524,120</b>	<b>\$4,524,120</b>
City of Chula Vista Capture (3)	60.0%	\$917,568	\$1,835,136	\$2,714,472	\$2,714,472	\$2,714,472
<b>II. Spending by Employees</b>						
Total Employees		0	10	21	28	28
Annual Spending by Employees (3) (2)	\$5.00 /Day	\$0	\$10,725	\$37,449	\$46,811	\$46,811
<b>III. Taxable Sales from Retail Space (3)</b>						
Retail SF		0	4,000	8,000	10,000	10,000
Net Taxable Sales		\$0	\$410,560	\$821,120	\$1,026,400	\$1,026,400
<b>IV. Total Spending</b>						
Annual Sales Taxes to the City	1.0%	\$917,568	\$2,264,421	\$3,573,041	\$3,787,083	\$3,787,603
		\$9,176	\$22,644	\$35,730	\$37,877	\$37,877

(1) KMA estimate of household income, as follows:		Multi-Family
Average Sales Price		\$217,067
Down payment	10%	\$21,707
Loan Amount		\$195,360
Interest Rate		6.0%
Term (Years)		30
Annual Mortgage Payment		\$11,055
FICA	\$150	\$1,600
Maintenance/Insurance	\$50	\$800
Property Taxes	1.9%	\$4,121
<b>Total Annual Housing Costs:</b>		<b>\$20,580</b>
% of Income Spent on Housing		35%
<b>Annual Income Required</b>		<b>\$59,000</b>

(2) KMA assumption.

(3) KMA assumption, assumes taxable sales from retail space per SF as follows:

Retail GBA		10,000 SF
Building Efficiency		95%
Occupancy		90%
Occupied SF		8,550 SF
Sales / Per SF per Year		\$250 /SF
Taxable Sales	60%	\$1,283,000
(Less) Lake Pointe Capture	20%	(\$256,600)
<b>Net Taxable Sales:</b>		<b>\$1,026,400</b>
Per SF GBA		\$103

TABLE B-16

CHULA VISTA - OTHER DISCRETIONARY REVENUE ALLOCATION FACTORS  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

<b>I. Current Citywide Conditions</b>				
Population	237,595 (1)			
Dwelling Units	78,615 (2)			
Employees	71,150 (2)			
<b>II. Land Uses (2)</b>				
	<u>Developed Acres</u>	<u>Employees</u>	<u>AV Share</u>	
Commercial	2,040	48,642	25%	
Industrial	817	21,162	8%	
Residential	9,505	0	67%	
Total Taxable	12,530	68,004		
Other (Parks, Public-Quasi-Public, Open Space)	7,171	3,146		
Total	19,701	71,150		
<b>III. Incremental Revenues by Development Unit (2)</b>				
<b>A. Property Taxes</b>				
	<u>Current Revenues</u>	<u>Allocation Methodology</u>	<u>Share</u>	<u>Allocation Units</u>
Current Taxes - Secured	\$28,363,165	Calculated Separately		
State Secured - Unitary	\$300,000	Commercial AV	25%	\$36.82 /Acres
		Industrial AV	8%	\$26.17 /Acres
		Residential AV	67%	\$21.01 /Acres
Current Taxes - Unsecured	\$979,200	Commercial AV	25%	\$118.53 /Acres
		Industrial AV	8%	\$85.43 /Acres
		Residential AV	67%	\$68.59 /Acres
Delinquent Taxes	\$569,000	Commercial AV	25%	\$72.82 /Acres
		Industrial AV	8%	\$51.47 /Acres
		Residential AV	67%	\$41.33 /Acres
<b>B. Other Local Taxes</b>				
Sales and Uses Taxes	\$29,677,877	Calculated Separately		
Franchise Fees	\$8,732,083	Commercial AV	7%	\$298.46 /Acres
		Industrial AV	3%	\$285.67 /Acres
		Residential AV	90%	\$821.63 /Acres
Utility Taxes	\$3,276,164	Commercial AV	9%	\$143.97 /Acres
		Industrial AV	4%	\$142.91 /Acres
		Residential AV	87%	\$297.99 /Acres
Business License Tax	\$1,322,847	Employees (Non-Public)		\$19.45 /Employee
Transient Occupancy Taxes	\$2,752,514	Not Included		
Real Property Transfer Tax	\$841,402	Calculated Separately		
<b>C. Revenues from Other Agencies</b>				
Sales Tax: Public Safety Augment	\$875,347	People		\$3.68 /Person
State Homeowners Property Tax Relief	\$282,800	Dwelling Units		\$3.60 /Unit
State Motor Vehicle Licenses	\$20,215,866	Calculated Separately		
<b>IV. Total Discretionary Revenues</b>	<b>\$98,209,375</b>			
<b>V. Total: Retail</b>				<b>\$670.61 /Acres</b>
		SF @	0.38 FAR (3)	\$0.04 /SF
<b>VI. Total: Residential</b>				<b>\$1,251 /Acres</b>
		SF @	0.73 FAR (3)	\$0.04 /SF

(1) As reported by California Department of Finance as of January 1, 2010.

(2) Source: City of Chula Vista.

(3) Based on KMA assumed land allocations by component.

Prepared by: Keyser Marston Associates, Inc.

Filename: \\LakePointe\_FIA\_LakePointe\_Proposed\_v8/8/7/2012/leg

**TABLE B-17**  
**INCREMENTAL REVENUE SUMMARY**  
**LAKE POINTE FISCAL IMPACT ANALYSIS**  
**CITY OF CHULA VISTA**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<b>I. Revenue Drivers</b>					
Population	248	495	733	733	733
Private Employment	-	10	21	26	26
Dwelling Units	96	192	284	284	284
Retail SF	-	4,000	8,000	10,000	10,000
Residential SF	\$3,569	\$87,138	\$276,808	\$276,808	\$276,808
<b>II. Annual Revenues</b>					
	<u>Revenue Factors</u>				
Population	\$913	\$1,825	\$2,699	\$2,699	\$2,699
Private Employment	\$0	\$200	\$398	\$499	\$499
Dwelling Units	\$345	\$691	\$1,022	\$1,022	\$1,022
Retail SF - Other Property Taxes (1)	\$0	\$55	\$110	\$137	\$137
Retail SF - Other Local Taxes (2)	\$0	\$106	\$212	\$265	\$265
Total Retail SF	\$0	\$161	\$322	\$402	\$402
Residential SF - Other Property Taxes (1)	\$386	\$772	\$1,141	\$1,141	\$1,141
Residential SF - Other Local Taxes (2)	\$3,299	\$6,597	\$9,758	\$9,758	\$9,758
Total Residential SF	\$3,684	\$7,369	\$10,900	\$10,900	\$10,900
Property Taxes	\$0	\$23,146	\$44,747	\$66,303	\$67,629
Property Transfer Taxes	\$0	\$11,739	\$11,855	\$12,730	\$3,365
VLF Revenues	\$16,193	\$31,304	\$46,384	\$47,312	\$48,258
Sales and Use Taxes	\$9,176	\$22,644	\$35,730	\$37,877	\$37,877
<b>III. Total Revenues</b>	<b>\$30,310</b>	<b>\$99,078</b>	<b>\$154,058</b>	<b>\$179,743</b>	<b>\$172,650</b>

(1) Includes State Secured-Unitary, Current Taxes-Unsecured, and Delinquent Taxes.  
(2) Includes Franchise Fees and Utility Taxes.

TABLE B-16

NET FISCAL IMPACTS  
LAKE POINTE FISCAL IMPACT ANALYSIS  
CITY OF CHULA VISTA

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>I. Revenue Sources</b>					
Property Taxes	\$0	\$23,146	\$44,747	\$66,303	\$67,629
Other Property Taxes (1)	\$365	\$826	\$1,251	\$1,278	\$1,276
Sales and Use Taxes	\$8,176	\$22,344	\$36,730	\$37,877	\$37,877
Other Local Taxes (2)	\$3,298	\$6,703	\$9,571	\$10,024	\$10,024
Business License Tax	\$0	\$200	\$399	\$439	\$496
Property Transfer Taxes	\$0	\$11,739	\$11,855	\$12,730	\$3,365
Sales Tax: Public Safety Augment	\$913	\$1,825	\$2,699	\$2,699	\$2,699
State Homeowners Property Tax Relief	\$345	\$391	\$1,022	\$1,022	\$1,022
Vehicle License Fee Revenues	\$16,193	\$31,304	\$46,384	\$47,312	\$48,258
<b>Total Revenues</b>	<b>\$30,310</b>	<b>\$99,076</b>	<b>\$154,058</b>	<b>\$179,743</b>	<b>\$172,650</b>
<b>II. Total Expenditures</b>					
Legislative and Administration	\$3,242	\$6,569	\$9,825	\$9,933	\$10,032
Development and Maintenance Services	\$9,810	\$21,505	\$33,017	\$34,209	\$34,551
Police	\$30,922	\$64,188	\$96,801	\$98,649	\$99,636
Fire	\$20,482	\$42,109	\$63,296	\$64,304	\$64,947
Culture and Leisure	\$14,382	\$29,053	\$43,403	\$43,837	\$44,276
<b>Total Expenditures</b>	<b>\$76,838</b>	<b>\$163,424</b>	<b>\$246,342</b>	<b>\$250,933</b>	<b>\$253,442</b>
<b>III. Net Fiscal Impacts</b>	<b>(\$46,528)</b>	<b>(\$64,346)</b>	<b>(\$92,284)</b>	<b>(\$71,190)</b>	<b>(\$80,792)</b>

(1) Includes State Secured-Utility, Current Taxes-Unsecured, and Delinquent Taxes.

(2) Includes Franchise Fees and Utility Taxes.

# **EASTLAKE III SPA PLAN PUBLIC FACILITIES FINANCE PLAN**

**Approved by:  
Chula Vista City Council  
Date: July 17, 2001, Resolution 2001-220**

**EastLake Seniors Amendment:  
Approved by:  
Chula Vista City Council  
Date: June 20, 2006, Resolution 2006-190**

**Windstar Pointe Resort Amendment:  
Approved by:  
Chula Vista City Council  
Date: April 8, 2008, Resolution 2008-095**

**Olympic Pointe Condominium Amendment  
Approved by:  
Chula Vista City Council  
Date: January 11, 2011, Resolution 2011-002**

**Prepared by:  
burkett & wong engineers **

## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>II.5-5</b>
<b>GENERAL CONDITIONS .....</b>	<b>II.5-8</b>
<b>II.5.1 INTRODUCTION.....</b>	<b>II.5-12</b>
II.5.1.1. Background .....	II.5-12
II.5.1.2. Purpose .....	II.5-13
II.5.1.3. Assumptions.....	II.5-14
II.5.1.4. Threshold Standards .....	II.5-14
II.5.1.5. PFFP Boundaries.....	II.5-16
<b>II.5.2 DEVELOPMENT SUMMARY .....</b>	<b>II.5-19</b>
II.5.2.1. Development Phasing.....	II.5-21
II.5.2.2. Development Impact Fees .....	II.5-22
<b>II.5.4 FACILITY ANALYSIS.....</b>	<b>II.5-24</b>
<b>II.5.4 PUBLIC FACILITIES THRESHOLD STANDARDS AND INFRASTRUCTURE .....</b>	<b>II.5-25</b>
II.5.4.1. Traffic.....	II.5-25
II.5.4.2. Police.....	II.5-53
II.5.4.3. Fire and Emergency Medical Services .....	II.5-57
II.5.4.4. Schools .....	II.5-60
II.5.4.5. Libraries .....	II.5-68
II.5.4.6. Parks, Trails and Open Space.....	II.5-72
II.5.4.7. Water .....	II.5-80
II.5.4.8. Sewer.....	II.5-86
II.5.4.9. Drainage .....	II.5-92
II.5.4.10. Air Quality.....	II.5-105
II.5.4.11. Civic Center.....	II.5-108
II.5.4.12. Corporation Yard.....	II.5-110
II.5.4.13. Other Public Facilities .....	II.5-112
II.5.4.14. Fiscal .....	II.5-114
II.5.4.15. Public Facilities Finance .....	II.5-117
<b>APPENDIX A - FISCAL IMPACT ANALYSIS.....</b>	<b>II.5-121</b>

## LIST OF EXHIBITS

Exhibit	1	Vicinity Map .....	II.5-10
Exhibit	2	PFFP Boundaries.....	II.5-11
Exhibit	3	General Development Plan Adopted.....	II.5-17
Exhibit	4	Site Utilization Plan Adopted.....	II.5-18
Exhibit	5	Transit Plan .....	II.5-38
Exhibit	6	Near-Term Traffic Volumes ADTs.....	II.5-42
Exhibit	7	Long-Term Traffic Volumes ADTs.....	II.5-43



Exhibit	8	Circulation.....	II.5-51
Exhibit	9	Circulation Improvements.....	II.5-52
Exhibit	10	Potable Water System.....	II.5-91
Exhibit	11	Recycled Water Plan.....	II.5-92
Exhibit	12	Adopted Sewer Plan.....	II.5-99
Exhibit	13	Adopted Storm Drainage.....	II.5-113
Exhibit	14	WQTR Exhibit.....	II.5-114

### LIST OF TABLES

Table	A.1	Summary of Facilities.....	II.5-9
Table	A.2	Chula Vista Threshold Standards.....	II.5-15
Table	A.3	GDP and SPA Plan Statistical Data.....	II.5-19
Table	A.4	Public Facility Timing.....	II.5-21
Table	A.5	TDIF Schedule.....	II.5-22
Table	A.6	Public Facilities Estimated DIF Components.....	II.5-23
Table	A.7	Level of Analysis.....	II.5-24
Table	B.1	GMOC LOS Definition.....	II.5-25
Table	B.2	Freeway Segment LOS Threshold Descriptions.....	II.5-26
Table	B.3	Chula Vista Segment Capacity & LOS Standards ADT Volumes.....	II.5-27
Table	B.4	Arterial LOS Threshold Descriptions.....	II.5-27
Table	B.5	Average Daily Traffic Volumes.....	II.5-28
Table	B.6	Intersection LOS Threshold Descriptions.....	II.5-28
Table	B.7	LOS Thresholds for Signalized Intersections.....	II.5-29
Table	B.8	Intersection LOS Threshold Descriptions.....	II.5-30
Table	B.9	LOS Thresholds for Unsignalized Intersections.....	II.5-30
Table	B.10	Existing Street Segment Operations.....	II.5-35
Table	B.11	Existing Intersection Operations.....	II.5-36
Table	B.12	Project Trip Generation Summary Comparison.....	II.5-39
Table	B.13	Near-Term Intersection Operations.....	II.5-40
Table	B.14	Near-Term Street Segment Operations.....	II.5-40
Table	B.15	Existing Daily Traffic Volumes.....	II.5-41
Table	B.16	Long-term (Year2030) Daily Traffic Volumes.....	II.5-44
Table	B.17	Olympic Pointe Condominiums TDIF Fees.....	II.5-49
Table	B.18	Olympic Pointe Condominiums Traffic Signal Fees.....	II.5-49
Table	C.1	Historic Response Times Priority I.....	II.5-54
Table	C.2	Historic Response Times Priority II.....	II.5-55
Table	C.3	Police Fees.....	II.5-56
Table	D.1	Current & Planned Fire Station Facilities.....	II.5-57
Table	D.2	Fire/EMS Emergency Response Times since 1999.....	II.5-58
Table	D.3	Fire/EMS Fee.....	II.5-59
Table	E.1	Chula Vista Elementary School District Enrollment vs. Capacity.....	II.5-62
Table	E.2	Sweetwater Union High School District Enrollment vs. Capacity.....	II.5-63
Table	E.3	Single-Family Attached Student Generation Rates.....	II.5-64
Table	E.4	Student Generation.....	II.5-65
Table	F.1	Existing Library Facilities.....	II.5-68
Table	F.2	Future Library Facilities.....	II.5-69
Table	F.3	Library Space Demand vs. Supply.....	II.5-70

Table	F.4	Library Fee.....	II.5-70
Table	G.1	Quimby Act Parkland Requirements.....	II.5-73
Table	G.2	Parkland Dedication Ordinance Standards.....	II.5-73
Table	G.3	Parkland Dedication Requirements per City Ordinance.....	II.5-73
Table	G.4	SPA Amendment Plan Park Acres and Eligible Credits.....	II.5-74
Table	G.5	Estimated Park Acreage Demand Compared to Supply East of I-805.....	II.5-75
Table	G.6	SPA Amendment Park Land Dedication Required.....	II.5-75
Table	G.7	Park Acquisition and Development (PAD) Fees Development Component.....	II.5-77
Table	G.8	Public Facilities Fees For Recreation.....	II.5-79
Table	H.1	Water Pressure Criteria.....	II.5-81
Table	II.2	Projected On-Site Water Demands.....	II.5-82
Table	I.1	Projected Average Flow to Off-site Sewer.....	II.5-87
Table	I.2	Estimated Sewage Flow and Treatment Capacity.....	II.5-88
Table	I.3	Critical Reach Calculation.....	II.5-89
Table	I.4	Estimated Sewer Fees.....	II.5-90
Table	J.1	Existing Drainage Flows.....	II.5-94
Table	J.2	Proposed Drainage Flows.....	II.5-94
Table	J.3	Anticipated and Potential Pollutants.....	II.5-95
Table	J.4	Grouping of Pollutants.....	II.5-96
Table	J.5	Pollutants of Concern.....	II.5-96
Table	J.6	Treatment Control BMP Categories.....	II.5-99
Table	K.1	Civic Fee for Olympic Pointe Condominium.....	II.5-109
Table	L.1	Corporation Yard Fee for Olympic Pointe Condominium.....	II.5-111
Table	M.1	Public Facilities Fees for Administration Facilities.....	II.5-112
Table	N.1	Net Fiscal Impact on the City of Chula Vista.....	II.5-115

## EXECUTIVE SUMMARY

This supplemental Public Facilities Finance Plan (PFFP) Amendment addresses the public facility needs associated with the proposed Olympic Pointe project. An amendment to the EastLake III SPA Plan is required to remove the references to the previously-approved Windstar Pointe project and to address the "Olympic Pointe" project. The proposed project consists of 389 multi-family attached residential units.

The EastLake Seniors supplemental PFFP, dated June 20, 2006, addresses the public facility needs associated with an 18.4 acre multi-family seniors project. The EastLake III SPA Plan Amendment was approved by the Chula Vista City Council on June 20, 2006 (Resolution Number 2006-190). This amendment converted the aforementioned 18.4 acre site from the C-2, Tourist Commercial, to the VR-13, Multi-Family Seniors, designation. The amendment also reconfigured the CPF-1 and VR-12 sites without changing the size or density of the VR-12 site but increased the CPF-1 site from 10.8-acres to 12.9-acres. In addition, the amendment reduced the Open Space (OS) from 136.7-acres to 134.6-acres. The PFFP supplement was prepared under the requirements of the City of Chula Vista's Growth Management Program and Implementation Ordinance Number 2448.

The project site is designated as High Density Residential in the City General Plan, and EastLake III GDP and SPA. The site is designated VR-13 Multi-Family on the approved SPA Site Utilization Plan. The Windstar Pointe Resort SPA Plan Amendment (approved on April 8, 2008 by the City Council) removed the "Seniors" designation. The site was rough graded in 2002.

The preparation of a supplemental PFFP amendment is required in conjunction with the preparation of the EastLake III Sectional Planning Area (SPA) Plan Amendment. This supplemental PFFP amendment ensures that the future development of the Olympic Pointe Condominium project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the Amended EastLake III SPA Plan. Further, the PFFP ensures that the development of the project will not adversely impact the City's Quality of Life Standards.

The Olympic Pointe Condominium planning area encompasses approximately 18.4 gross acres within the City of Chula Vista. The site is located between the Olympic Training Center (OTC) on the South and EastLake Vistas to the North. The site is a peninsula shape fronting on Olympic Parkway extending eastward towards the Lower Otay Reservoir. The site is approximately 9 miles east of the Chula Vista Civic Center. Exhibit 1 and 2 both illustrate the location of the Olympic Pointe Condominium site and its proximity to the existing development within the EastLake community. The OTC is located to the south and west as well as bordering the Olympic Pointe Condominium Project.

The SPA Plan Amendment will reduce the existing density of 494 units to 389 units. The proposed change is consistent with the approved GDP, the project site would continue to accommodate the High Density Residential component of the GDP.

The project will consist of one primary development phase. Actual construction on individual building sites may occur over a several year period, which is similar to The EastLake Company's experience with EastLake I and II projects.

### A. Public Facility Cost and Fee Summary

The following discussion identifies and summarizes the various facility costs associated with development of the 18.4-acre Olympic Pointe Condominium project. The facilities and their cost are identified in detail in this supplemental PFFP. Each subsection indicates a recommended

financing alternative for threshold facilities based upon current City practices and policies. However, where another financing mechanism may be shown at a later date to be more effective, the City may implement such other mechanisms in accordance with City policies. In addition, Table A.1 summarizes the public facility phasing and associated costs within a table format.

Transportation Development Impact Fees (TDIF) generated by the Olympic Pointe Condominium project total approximately \$2,641,699. Traffic Signal Fees generated by the project are approximately \$74,221. These fees do not include any credits the developer may have or may receive through a Development Agreement.

Backbone sewer and water improvements will be funded, in part, through the payment of DIF fees and capacity fees established for these purposes. The Developer will fund on-site facilities.

The total costs for the Olympic Pointe Condominium project Capital Improvement Plan (CIP) Potable Water and Recycled Water Facilities will be determined by the Otay Water District (OWD). According to the OWD policy No. 26, OWD will provide reimbursement for construction and design costs associated with development of these improvements or pursuant to any agreement or provision in effect at the time.

The estimated fee cost for Wastewater for the Olympic Pointe Condominium project is approximately \$1,411,629 (does not include the Administration Fee for sewer connection permit). The entire project site is within the Salt Creek Sewer Basin DIF.

The Olympic Pointe Condominium project will trigger development impact fees for schools.

Police, fire and emergency medical services, parks (acquisition and development fees), recreation and libraries, civic center, corporation yard, and other public facilities will be funded from revenues generated from the payment of Public Facilities Development Impact Fees at building permit issuance. These fee revenues total approximately \$7,273,242.

#### **B. Public Facility Thresholds**

City Council Resolution Number 13346 identified eleven different public facilities and services with related threshold standards and implementation measures. The following is a summary of the threshold compliance by the Olympic Pointe Condominium project:

1. **Traffic:** Based upon the *Olympic Pointe – Traffic Study Addendum September 22, 2010, by Linscott, Law & Greenspan* the threshold compliance is projected to be maintained with implementation of the improvements identified in Section II.5.4.1.16 of this PFFP amendment and the payment of TDIF fees. The Olympic Pointe Condominium project shall be conditioned to install a traffic signal at the project driveway (two northbound lanes, one left-turn and one right-turn lane and two southbound lanes shall be provided) per the detailed discussion in Section II.5.4.1.16. In addition, the project shall be conditioned to pay TDIF Fees and Traffic Signal Fees at the rate in effect at the time building permits are issued.
2. **Police:** Threshold compliance will be met with the payment of public facility fees; the fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made. The City will continue to monitor police responses to calls for service in both the Emergency (priority one) and Urgent (priority two) categories and report the results to the GMOC on an annual basis.

3. **Fire and Emergency Medical Response:** Threshold compliance will be met with the payment of public facility fees; the fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made. The City will continue to monitor Fire Department responses to emergency fire and medical calls and report the results to the Growth Management Oversight Commission (GMOC) on an annual basis.
4. **Water:** Threshold compliance will be met by the following:
  - a) The Developer shall request and deliver to the City a service availability letter from the OWD prior to the issuance of building permits.
  - b) The Developer shall provide potable water improvements according to OWD's Water Resource Master Plan and approved Sub-Arca Master Plan (SAMP).
  - c) The Developer shall provide recycled water improvements according to the SAMP. The OWD and the City of Chula Vista will coordinate recycled water requirements for the project. The phased construction of recycled water facilities, based on the SAMP, will be incorporated into the conditions of approval for the project.
5. **Sewer:** Threshold compliance will be met through the payment of sewer fees and the Salt Creek DIF by the developer, the construction of the city required facilities as identified in this PFFP and conditions of approval prior to the issuance of building permits.
6. **Drainage:** Threshold compliance will be met by the construction of city-required drainage facilities by the developer. Drainage facilities include but are not limited to graded swales, concrete swales, drainage inlets, pipes, headwalls, sedimentation basins, storm-water treatment devices, etc. In addition, the developer shall comply with all Federal, State, City of San Diego and City of Chula Vista water quality regulations and requirements.
7. **Air Quality:** The City continues to provide a development forecast to the APCD in conformance with the threshold standard. Prior to approval of building permits for each phase of the project, the applicant shall demonstrate that air quality control measures outlined in the EastLake III Olympic Pointe Condominiums Air Quality Improvement Plan Addendum dated April, 2010, pertaining to the design, construction and operational phases of the project have been implemented.
8. **Fiscal:** The net fiscal impact from developing the Olympic Pointe Condominium project is positive through-out the development and at build-out results in an annual surplus of \$29,700.
9. **Civic Center and Corporate Yard and other facilities:** Threshold compliance will be met through the collection of the public facilities fees at the rate in effect at the time building permits are issued.

**GENERAL CONDITIONS  
FOR  
EASTLAKE III – OLYMPIC POINTE CONDOMINIUMS  
SUPPLEMENTAL PFFP AMENDMENT**

- A. All development within the boundaries of the Supplemental PFFP, as amended, for the Olympic Pointe Condominium Project shall conform to the provisions of Section 19.09 of the Chula Vista Municipal Code (Growth Management Ordinance) and to the provisions and conditions of this Supplemental PFFP.
- B. All development within the boundaries of the Supplemental PFFP, as amended, for the Olympic Pointe Condominium Project shall be required to pay development impact fees for public facilities, transportation and other applicable fees pursuant to the most recently adopted program by the City Council, and as amended from time to time. Development within the boundaries of the Olympic Pointe Condominium project shall also be responsible for fair share proportionate fees that are necessary to meet the adopted facility performance standards as they relate to the SPA Plan.
- C. The Supplemental PFFP, as amended, shall be implemented in accordance with Chula Vista Municipal Code 19.09.090. Future amendments shall be in accordance with CVMC 19.09.100 and shall incorporate newly acquired data, to add conditions and update standards as determined necessary by the City through the required monitoring program. Amendment to this Plan may be initiated by action of the Planning Commission, City Council or property owners at any time. Any such amendments must be approved by the City Council.
- D. Approval of this Supplemental PFFP, as amended, does not constitute prior environmental review for projects within the boundaries of this Plan. All future projects within the boundaries of this Supplemental PFFP shall undergo environmental review as determined appropriate by the City of Chula Vista.
- E. Approval of this Supplemental PFFP, as amended, does not constitute prior discretionary review or approval for projects within the boundaries of the Plan. All future projects within the boundaries of the Olympic Pointe Condominium project area shall undergo review in accordance with the Chula Vista Municipal Code. This Supplemental PFFP analyzes the maximum allowable development potential for planning purposes only. The approval of this plan does not guarantee specific development densities.
- F. The facilities and phasing requirements identified in this Supplemental PFFP, as amended, are based on the SPA Plan, which assumes that 18.4 acres with 389 Multi-Family Dwelling Units will be constructed. If there are changes, the total number of Dwelling Units calculated may change and facility requirements shall be adjusted proportionately.
- G. The plan analysis is based upon one single phase of development as presented in this document. Any changes to phasing shall require an amendment to the Supplemental PFFP, as amended.

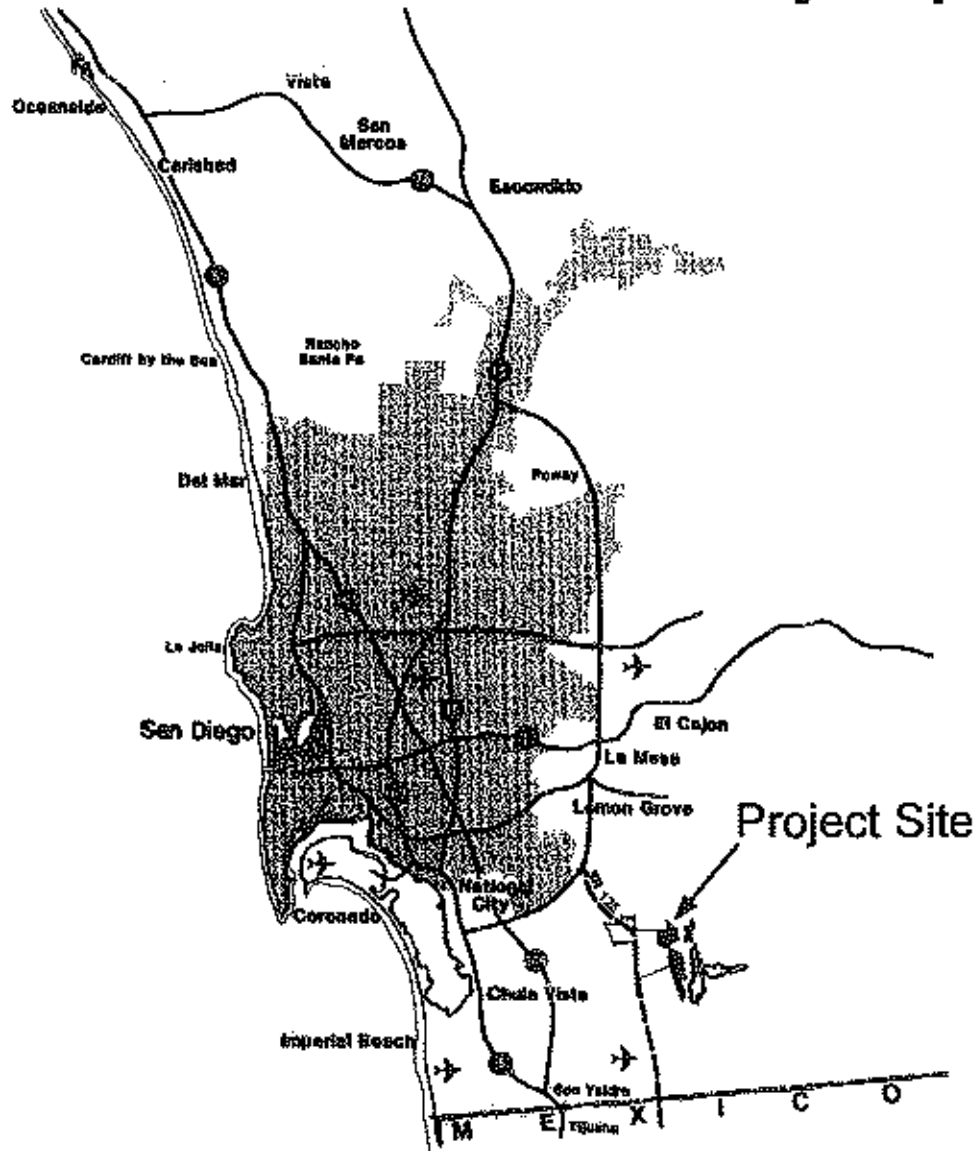
**Table A.1  
Olympic Pointe Condominium Summary of Facilities<sup>1</sup>**

Facility	Facility Description	Fee Estimate	DIF Program	Timing	Funding Source	Financing
Transportation	Transportation Facilities	\$2,641,699	Transportation Facilities in Eastern Territories	Pay prior to issuance of Building Permit	DIF const./exaction	Fee Program
	Traffic Signal	\$74,221	Traffic Signal Fee		DIF exaction	Fee Program
<b>Subtotal</b>		<b>\$2,715,920</b>				
Porable Water	980 Zone	To be Determined by OWD	City DIF fees do not apply to the OWD	Provide City Engineer OWD water availability letter and required improvements prior to issuance of Building Permit.	OWD CIP Fees	Capacity Fees and Exactions
Recycled Water (If Required)	950 Zone	To be Determined by OWD	City DIF fees do not apply to the OWD		OWD CIP Fees	Capacity Fees and Exactions
Sewer	Connect to exist sewer	\$390,488	Salt Creek Sewer DIF	Pay prior to issuance of Building Permit	DIF exaction	Fee Program
Drainage	Connect to exist SD	\$1,021,141	Sewer Participation Fee		CIP/Development	Fee Program
Schools	No specific facility	N/A	DIF not required for Salt Creek	N/A	Developer funded	Exaction
Parks	PAD Fees <sup>2</sup>	\$4,053,984	School Fees	Provide documentation that school fees have been paid prior to issuance of Building Permit	Mello-Roos CFD	CFD
Recreation	Pay PFDIF Fee	\$417,008	PAD Fees	Pay prior to issuance of Building Permit	PAD Fees	Fee Program
Library	Pay PFDIF Fee	\$549,657	Public Facilities DIF	Pay prior to issuance of Building Permit	\$1,072/MF DU.	Fee Program
Fire & EMS	Pay PFDIF Fee	\$347,766	Public Facilities DIF	Pay prior to issuance of Building Permit	\$1,413/MF DU.	Fee Program
Police	Pay PFDIF Fee	\$657,799	Public Facilities DIF	Pay prior to issuance of Building Permit	\$894/MF DU.	Fee Program
Civic	Pay PFDIF Fee	\$928,598	Public Facilities DIF	Pay prior to issuance of Building Permit	\$1,691/MF DU.	Fee Program
Corporate Yard	Pay PFDIF Fee	\$131,482	Public Facilities DIF	Pay prior to issuance of Building Permit	\$2,328/MF DU.	Fee Program
Administrative	Pay PFDIF Fee	\$206,948	Public Facilities DIF	Pay prior to issuance of Building Permit	\$338/MF DU.	Fee Program
<b>Subtotal</b>		<b>\$8,684,871</b>				
<b>Total</b>		<b>\$11,400,791</b>				

<sup>1</sup> Fees presented in this table are estimates only. The actual fee will be calculated prior to building permit issuance.

<sup>2</sup> See section II.5.4.6.8.1 for the details of the in-fee agreement for Acquisition Fee and the requirement for the Development fee.

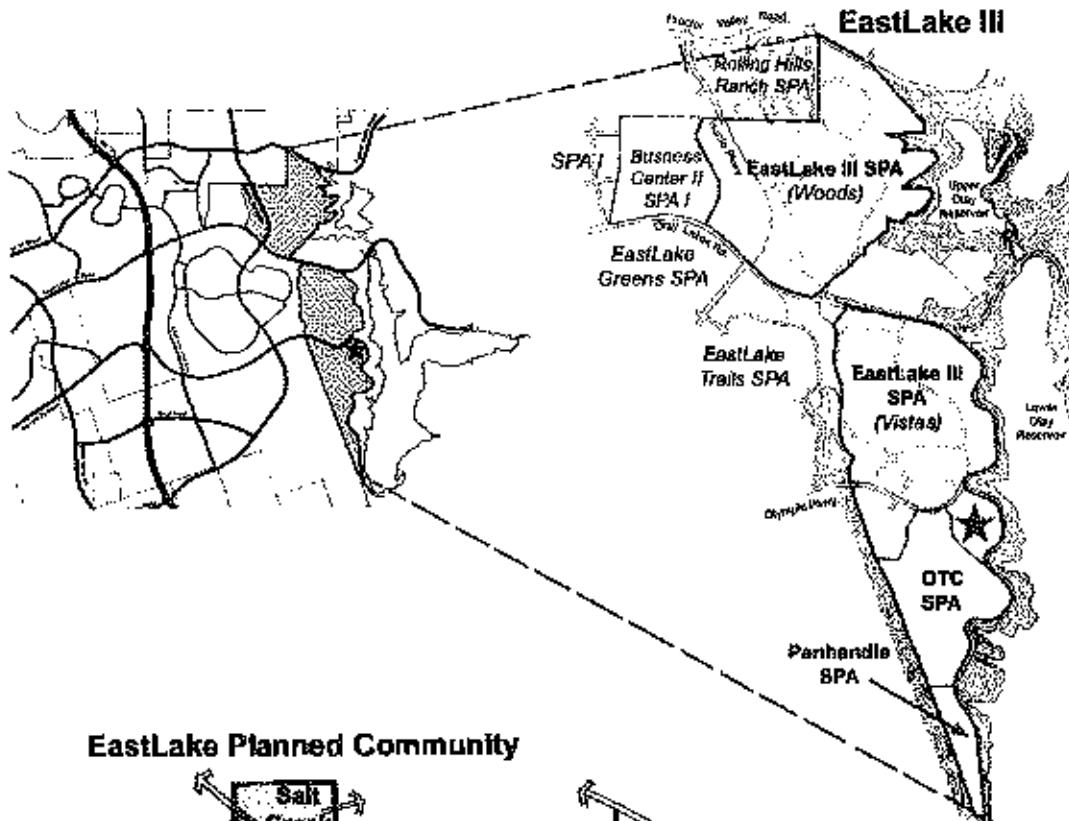
# Vicinity Map



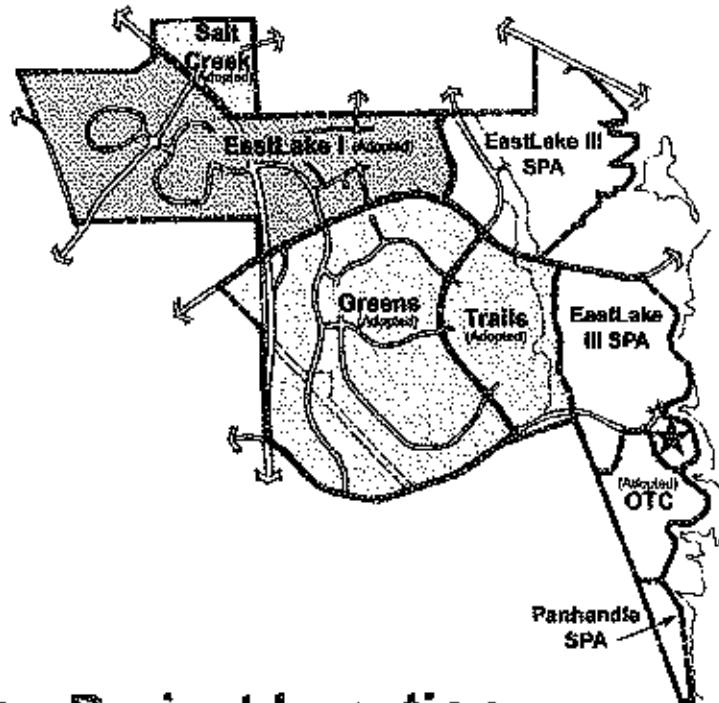
**Exhibit 1**



# Project Location



## EastLake Planned Community



★ = Project Location

Exhibit 2

## **II.5.1. INTRODUCTION:**

This document amends the EastLake III – Seniors Project Supplemental PFFP. This Supplemental PFFP amendment identifies each improvement needed to service the Olympic Pointe Condominium project, with the appropriate funding sources.

The implementing actions covered by the PFFP are:

- Use of Public Financing Mechanisms where applicable.
- Construction of major streets, sewer, water and drainage facilities.
- Internal subdivision improvements pursuant to the Subdivision Map Act.
- Provision of other public facilities.
- Maintenance of certain facilities such as open space areas and street medians.

### **II.5.1.1 BACKGROUND:**

A Master Environmental Impact Report was completed for the 3,073-acre EastLake community in February, 1982, which considered the impacts associated with the annexation of the project site from the County of San Diego to the City of Chula Vista, as well as the potential impacts associated with the implementation of a General Plan amendment, rezoning, and General Development Plan for the future EastLake development. The discretionary actions associated with the EastLake proposal, including the zoning of the project area to Planned Community (PC) and adoption of the EastLake Policy Plan, were approved by the City of Chula Vista in August, 1982.

As its name suggests, the EastLake III General Development Plan (GDP) is the third in a series of approvals addressing development of the EastLake Planned Community. The first EastLake GDP, identified as EastLake I, included approximately forty percent of the property and was adopted in 1982. The EastLake I SPA included three residential neighborhoods, EastLake Hills, EastLake Shores, and Salt Creek I, along with the EastLake Business Center I employment center and EastLake Village Center commercial area.

The second major increment to the EastLake Planned Community was the planning of the EastLake Greens and EastLake Trails residential neighborhoods, located east of the proposed alignment of SR-125, between Otay Lakes Road, and Olympic Parkway. These two neighborhoods were planned as separate SPAs within the EastLake II GDP. At the time of approval, the EastLake II GDP was merged with the EastLake I GDP and the two areas combined are now known as the EastLake II GDP (see Exhibit 2).

Concurrent with the planning of EastLake II, the opportunity to develop the Olympic Training Center (OTC) was recognized. In order to allow for the preparation of a SPA Plan for the OTC, the original EastLake III GDP was adopted in 1990. An OTC SPA plan was subsequently approved and the training facility built.

In 1999, the EastLake Business Center II was removed from the EastLake III GDP and added to the EastLake II GDP to allow its accelerated development in response to economic development opportunities.

The project site is designated as High Density Residential in the City General Plan, and EastLake III GDP. The site is designated "VR-13" on the approved SPA Site Utilization Plan. As envisioned in the approved GDP, the project site would accommodate the High Density Residential component of the GDP.

The EastLake III SPA Plan Amendment, approved in 2006, converted the site from the C-2 (Commercial Tourist) to the "VR-13" Multi-Family Seniors designation. The amendment also reconfigured the CPF-1 and VR-12 sites without changing the size or density of the VR-12 site but increasing the CPF-1 site from 10.8-acres to 12.9-acres. In addition, the amendment reduced the Open Space (OS) from 136.7-acres to 134.6-acres.

In 2007, an amendment to the EastLake III SPA Plan was submitted to the City of Chula Vista to remove the references to the active seniors project (aka The EastLake III – Seniors Project) and replace it with the Windstar Pointe Resort Luxury Apartment Project. The Windstar project had the same number of 494 multi-family residential units. This project was abandoned by the developer.

In 2010, an amendment to the EastLake III SPA Plan was submitted to the City of Chula for the Olympic Pointe Condominium project. This project proposes to construct 389 condominium units on the subject site. This supplemental PFFP Amendment addresses the public facility needs associated with the proposed Olympic Pointe Condominium project.

#### **II.5.1.2 PURPOSE:**

The purpose of this document is to amend the 2006 EastLake III -- Seniors Project Supplemental PFFP Amendment. That supplemental PFFP was prepared to supplement the original 2001 EastLake III PFFP and applied to the SPA Plan Amendments to the activity core south of the Vistas portion of the EastLake III GDP and SPA Plan. The project area remains vacant and the property now is proposed to be developed. Regarding the required public facilities needs, the supplemental PFFP, as amended, identifies a preliminary cost estimate for each improvement installation, phasing and appropriate funding sources.

The purpose of all PFFP's in the City of Chula Vista is to implement the City's Growth Management Program and to meet the General Plan goals and objectives, specifically those of the Growth Management Element. The Growth Management Program ensures that development occurs only when the necessary public facilities and services exist or are provided concurrent with the demands of new development. The Growth Management Program requires that a PFFP be prepared for every new development project, which requires either SPA Plan or tentative map approval. Similarly, amendments to a SPA Plan require an amendment or a supplement to the PFFP.

The PFFP is intended to be a dynamic and flexible document. The goal of the Financing Plan is to assure adequate levels of service are achieved for all public facilities impacted by the project. It is understood that assumed growth projections and related public facility needs are subject to a number of external factors, such as the state of the economy, the City's future land use approval decisions, etc. It is also understood that the funding sources specified herein may change due to financing programs available in the future or requirements of either state or federal law. It is intended that revisions to cost estimates and funding programs be handled as administrative revisions, whereas revisions to the facilities-driven growth phases are to be accomplished through an update process via an amendment to or a supplement to the PFFP.

### II.5.1.3 ASSUMPTIONS

There are a number of key assumptions implicit to this supplemental PFFP Amendment. The assumptions play a major part in determining public facility needs, the timing of those needs and the staging of growth corresponding to the various facilities. Key land use and phasing assumptions can be summarized as follows:

- A. The SPA Amendment for the EastLake III Olympic Pointe Condominium affects one area within the EastLake Vistas portion of EastLake III (see adopted Site Utilization Plan (SUP) (see Exhibit 4) that is located south of Olympic Parkway adjacent to the OTC.
- B. This document amends the EastLake III SPA Plan Supplemental PFFP that was adopted on April 8, 2008.
- C. The EastLake III (GDP), PC District Regulations, and the SPA Plan Amendment will regulate land use allocation and intensity of development for the VR-13 Multi-Family site.
- D. The proposed project consists of developing approximately 18.4 acres of High Density Multi-Family Residential designated land into 389 condominiums.
- E. One primary phase of development is envisioned to complete all the infrastructure improvements in a single increment. Build-out of all building sites may occur over a several year period.

### II.5.1.4. THRESHOLD STANDARDS:

Chapter 19.09 of the Chula Vista Municipal Code provides the requirements for the Chula Vista Growth Management Plan. Subsection 19.09.040 provides the Quality of Life Threshold Standards for each public facility and improvement. There are eleven (11) standards that address a variety of different public services and environmental issues. Several topics are related to services provided by city departments, such as police, fire, libraries, parks and recreation, traffic, and drainage facilities. Each of the 11 threshold standards is stated in terms of a goal, objectives, and one or more standards. Table A.4 2 provides a summary of the eleven "Threshold Standards."

- A. **The Threshold Standards fall into three general categories:**
  - 1. *A performance standard measuring overall level of service* is established for police, fire and emergency medical services, sewers, drainage facilities, and traffic;
  - 2. *A ratio of facilities to population* is established for park and recreation facilities, and libraries; and
  - 3. *A qualitative standard* is established for schools, water, air quality, and fiscal impacts.

The qualitative standard pertains to some services that are provided by agencies outside of the city -- schools are provided by the Chula Vista Elementary School District and the Sweetwater High School District; water service is provided by two independent water districts (Olay Water District and Sweetwater Authority); and sewer service is provided by the City of Chula Vista and has an agreement with the City of San Diego to treat the waste water. Finally, the air-quality and fiscal threshold standards do not relate to specific public services but are intended to determine whether growth is having an adverse impact on two other measures of quality of life: the air quality within the region and the city's overall fiscal health.

<b>Air Quality</b>	Annual report required from Air Pollution Control District on impact of growth on air quality.
<b>Fiscal</b>	Annual report required evaluating impacts on growth on city operations, capital improvements, and development impact fee revenues and expenditures.
<b>Police</b>	Respond to 84% of the Priority I emergency calls within 7 minutes and maintain average response time of 4.5 minutes. Respond to 62% of Priority II urgency calls within 7 minutes and maintain average response time of 7 minutes.
<b>Fire/EMS</b>	Respond to calls within 7 minutes in 85% of all cases.
<b>Schools</b>	An annual report is required to evaluate the school district's ability to accommodate new growth.
<b>Library</b>	Provide 500 square feet of library space adequately equipped and staffed per 1,000 population.
<b>Parks &amp; Recreation</b>	Maintain 3 acres of neighborhood and community parkland with appropriate facilities per 1,000 residents east of Interstate 805.
<b>Water</b>	Annual report from water service agencies on impact of growth and future water availability.
<b>Sewer</b>	Sewage flows and volumes shall not exceed City Engineering Standards. Annual report from Metropolitan Sewer Authority on impact of growth on sewer capacity.
<b>Drainage</b>	Storm flows and volume shall not exceed City Engineering Standards. Annual report reviewing performance of city's storm drain system.
<b>Traffic</b>	Maintain Level of Service (LOS) "C" or better as measured by observed average travel speed on all signalized arterial streets, except, that during peak hours, an LOS "D" can occur for no more than any 2 hours of the day. Those signalized intersections west of Interstate 805 that do not meet the above standard may continue to operate at their 1991 LOS but shall not worsen.

**B. The Threshold Standards are applied in three ways:**

1. Many of the standards were used in the development and evaluation of the city's General Plan to ensure that quality-of-life objectives are met at the time of General Plan build-out during a 20-to-25 year period;
2. Certain standards are used in the evaluation of individual development projects to determine the possible impacts of the project and to apply appropriate conditions and requirements in order to mitigate those impacts; and
3. All of the standards are monitored by the Growth Management Oversight Commission (GMOC) on an annual basis to ensure that the cumulative impacts of new growth do not result in a deterioration of quality of life, as measured by these standards.

Threshold standards are used to identify when new or upgraded public facilities are needed to mitigate the impacts of new development. Building permits will not be issued unless compliance with these standards can be met. These threshold standards have been prepared to guarantee that public facilities or infrastructure improvements will keep pace with the demands of growth.

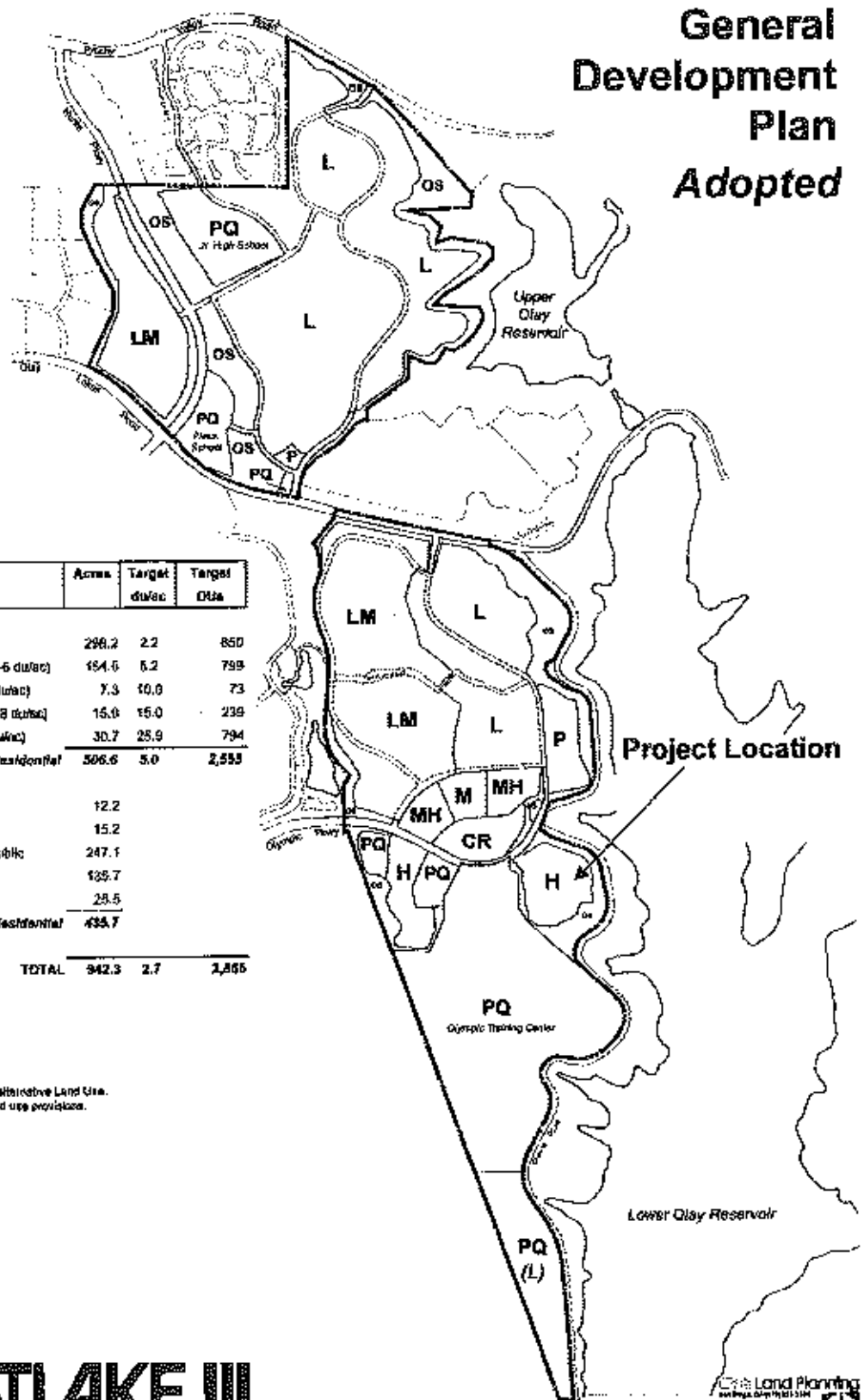
### **II.5.1.5. PFFP BOUNDARIES:**

The Growth Management Implementation Ordinance requires that the City shall establish the boundaries of the PFFP at the time a SPA Plan or Tentative Map is submitted by the applicant. The boundaries shall be based upon the impact created by the Project on existing and future need for facilities. The project boundaries will correlate the proposed development project with existing and future development proposed for the area of impact to provide for the economically efficient and timely installation of both onsite and offsite facilities and improvements required by the development. In establishing the boundaries for the PFFP, the City shall be guided by the following considerations:

- A. Service areas, drainage, sewer basins, and pressure zones that serve the Project;
- B. Extent to which facilities or improvements are in place or available;
- C. Ownership of property;
- D. Project impact on public facilities relationships, especially the impact on the City's planned major circulation network;
- E. Special district service territories;
- F. Approved fire, drainage, sewer, or other facilities or improvement master plans.

The boundary of the Olympic Pointe Condominium Project was established using the above criterion. The Supplemental PFFP Amendment boundaries are congruent with the Adopted GDP (see Exhibit 3) Area and the EastLake III SPA Plan Area (See Site Utilization Plan, Exhibit 4).

# General Development Plan Adopted



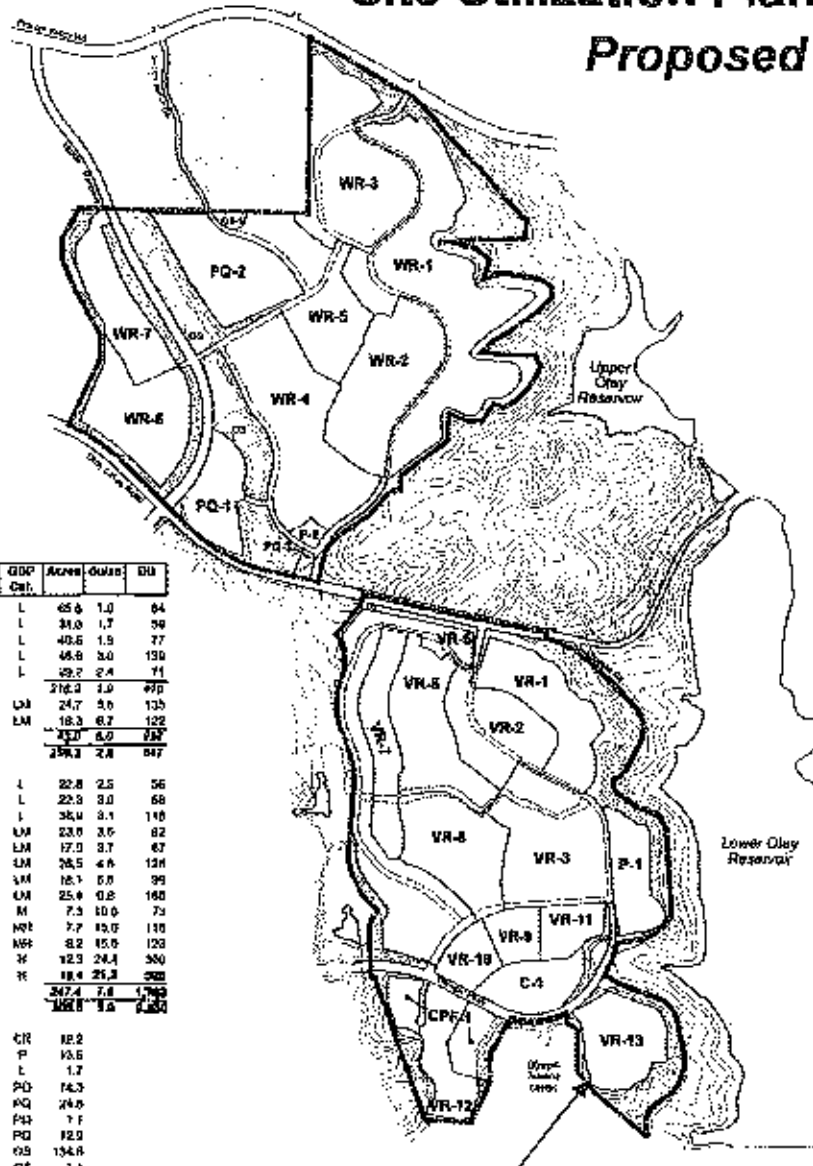
Land Use	Acres	Target du/ac	Target DU/a	
<b>RESIDENTIAL</b>				
<b>L</b>	Low (0-3 du/ac)	296.2	2.2	650
<b>LM</b>	Low Medium (3-6 du/ac)	164.6	5.2	799
<b>M</b>	Medium (6-11 du/ac)	7.3	10.0	73
<b>MH</b>	Med-High (11-18 du/ac)	15.0	15.0	225
<b>H</b>	High (18-27+ du/ac)	30.7	25.9	794
<b>Sub-total Residential</b>		<b>506.6</b>	<b>5.0</b>	<b>2,553</b>
<b>NON-RESIDENTIAL</b>				
<b>CR</b>	Comm. Retail	12.2		
<b>P</b>	Park	15.2		
<b>PQ</b>	Public/Quasi-Public	247.1		
<b>OS</b>	Open Space	139.7		
	Circulation	29.5		
<b>Subtotal Non-Residential</b>		<b>435.7</b>		
<b>TOTAL</b>		<b>942.3</b>	<b>2.7</b>	<b>2,553</b>

(L) = Underlying Low Density Alternative Land Use. Refer to text for alternative land use provisions.



Exhibit 3

# Site Utilization Plan Proposed



Parcel Number	Land Use	GDP Cat.	Acres	Dues	DU
WR-1	Single Family	L	65.6	1.0	64
WR-2	Single Family	L	31.0	1.7	59
WR-3	Single Family	L	40.6	1.9	77
WR-4	Single Family	L	46.6	3.0	130
WR-5	Single Family	L	29.2	2.4	71
Residential Sub-totals (Woods Area)			216.0	1.0	470
PG-1	Single Family	LM	24.7	5.0	135
PG-2	Single Family	LM	18.3	6.2	122
Residential Sub-totals (Woods Area)			43.0	6.0	257
Residential Sub-totals (Woods):			259.0	7.0	727
<b>Visitors:</b>					
VR-1	Single Family	L	22.8	2.5	56
VR-2	Single Family	L	22.3	3.0	68
VR-3	Single Family	L	36.4	3.1	116
VR-4	Single Family	LM	23.0	3.6	82
VR-5	Single Family	LM	17.0	3.7	67
VR-6	Single Family	LM	26.5	4.6	124
VR-7	Single Family	LM	16.1	6.8	99
VR-8	Single Family	LM	25.4	0.8	160
VR-9	Single/Funk-Family	M	7.3	10.0	73
VR-10	Apartment	MF	7.7	13.0	110
VR-11	Multi-Family	MF	8.2	15.0	123
VR-12	Multi-Family	MF	12.3	24.4	350
VR-13	Appt-Family	MF	18.4	21.3	280
Residential Sub-totals (Visitors):			247.4	7.8	1,769
Sub-totals Residential:			506.4	14.8	2,496
<b>NON-RESIDENTIAL:</b>					
C-1	Commercial Retail	CR	12.2		
P-1	Public Park	P	13.6		
P-2	Private Recreation	L	1.7		
PO-1	Elementary School	PO	14.3		
PO-2	Jr. High School	PO	24.6		
PO-3	Fire Station	PO	1.1		
CP-1	Comml. Purpose Fed.	PO	12.0		
OS	Open Space	OS	134.8		
GE-1	Off-School Parking	OS	1.1		
or	Major Circulation	or	25.6		
Sub-totals Non-Residential:			243.7		
<b>PROJECT TOTAL:</b>			<b>750.1</b>		<b>2,496</b>

Project Location

**EASTLAKE III**  
A planned community by The Eastlake Company



Exhibit 4



## II.5.2. DEVELOPMENT SUMMARY

The Olympic Pointe Condominium Project is proposed on a site east of the OTC and south of Olympic Parkway. The site is designated VR-13 on the approved Site Utilization Plan in the Eastlake III SPA Plan. The property is located south of the intersection between Olympic Parkway and Wueste Road in the City of Chula Vista, California. The site is currently accessed from an unpaved driveway along Olympic Parkway near the northwest corner of the property. Olympic Parkway bounds the northwest portions of the site, and Wueste Road forms the irregular property boundary on the northeast, east and southeast portions of the property. The Lower Otay Reservoir is located just east of Wueste Road. The OTC is located to the west of the site. The approximate location and extent of the site is shown on the Site Location Map (Exhibit 2).

The proposed project consists of developing the approximately 18.4 acres of High Density Multi-Family Residential land into a condominium project. The approved Windstar Pointe Resort project removed the seniors designation from the 18.4 acres of High Density Multi-Family Residential land. The Olympic Pointe Condominium project, if approved, would decrease the total of residential units in EastLake III from 2,555 dwelling units to 2,450 dwelling units. Table A.3 provides a comparison of the GDP and proposed SPA amendment.

Table A.3 GDP and SPA Plan Statistical Comparison						
RESIDENTIAL						
GDP Designation	SPA Designation	GDP Statistics		SPA Plan		Average Density
		Acres	DU	Acres	DU	
<b>EastLake Woods</b>						
Low	WR-1 -WR-5	216.2	410	216.2	410	1.9 du/ac
Low-Medium	WR-6 - WR-7	43.0	257	43.0	257	6.0 du/ac
<b>Subtotal</b>		<b>259.2</b>	<b>667</b>	<b>259.2</b>	<b>667</b>	
<b>EastLake Woods Avg. Density</b>				<b>SPA = Low Density, 2.6 du/ac</b>		
<b>EastLake Vistas</b>						
Low	VR-1	22.0	56	82.0	56	2.5 du/ac
Low-Medium	VR-3 - VR-8	170.7	658	111.1	658	4.3 du/ac
Medium	VR-9	7.3	73	7.3	73	10 du/ac
Medium-High	VR-10-VR-11	15.0	239	15.0	239	15 du/ac
High	VR-12-VR-13	30.7	794	30.7	689	21.2 du/ac
<b>Subtotal</b>		<b>247.4</b>	<b>1,888</b>	<b>247.4</b>	<b>1,783</b>	
<b>EastLake Vistas Avg. Density</b>				<b>SPA = Medium Density, 6.1 du/ac</b>		
<b>Residential Subtotal</b>		<b>506.6</b>	<b>2,555</b>	<b>506.6</b>	<b>2,450</b>	<b>4.84 du/ac</b>
<b>EastLake III Density</b>				<b>GDP = Low Medium 5.0 du/ac</b>		
				<b>SPA = Low Medium 4.84 du/ac</b>		

<b>Table A.3 (cont'd.)</b>						
<b>GDP and SPA Plan Statistical Comparison</b>						
<b>NON-RESIDENTIAL</b>						
<b>EastLake Vistas</b>						
Retail Comm.	C-1	12.2		12.2		
Open Space	OS	137.8	--	134.6*		
Public/PQ	PQ-1 - PQ-3	40.2	--	40.2	--	--
CPF	CPF-1	10.8		12.9*	--	--
Parks & Rec.	P-1 - P-2	15.2		15.2	--	--
Circulation		25.5		25.5	--	--
Subtotal		241.7		241.7		
<b>Olympic Training Center SPA</b>						
Public/PQ	PQ	150	--	N/A	--	--
<b>Panhandle Parcel (future SPA)</b>						
Public/PQ	N/A	45	--	N/A	--	
<b>Nonresidential Subtotal</b>		<b>436.7</b>	<b>--</b>	<b>241.7</b>	<b>--</b>	
<b>TOTALS</b>		<b>946.7</b>	<b>2,555</b>	<b>748.3</b>	<b>2,450</b>	<b>3.3 du/ac</b>

\* Note: These statistics were adjusted based on adopted subdivision statistics.

Actions that need to be approved by the City Council include, but not limited to: a SPA Plan Amendment; and a revision to the EastLake III Affordable Housing Program Project CEQA documents have been prepared concurrently to document potential environmental impacts and identify mitigation measures to reduce potential impacts to below significance or eliminate potential impacts. Further, no new CEQA mitigation measures are required for the Olympic Pointe Condominium project.

Subsequent to the approval of all the SPA level documents, grading and improvement plans will be prepared. These will provide the necessary details to actually construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA are required to be consistent with the applicable provisions of this Supplemental PFP Amendment.

### II.5.2.1. DEVELOPMENT PHASING:

One primary phase of development is envisioned due to the need of the project to complete the infrastructure improvements in a single increment. However, actual construction on individual building sites may occur over a several year period, as has been experienced within the existing Village Center/Business Center. This project will not be phased. A summary of the infrastructure public facility timing is provided in the following table.

<b>Table A.4 Olympic Pointe Condominium/Public Facility Timing</b>			
<b>Facility</b>	<b>Facility Description</b>	<b>Timing</b>	<b>Financing Method</b>
<b>Traffic</b>	Street Improvements	Prior to issuance of Building Permits	Subdivision exaction
	Pay DIF Fees	Prior to issuance of Building Permits	Fee Program
	Traffic Signal Fee	Prior to issuance of Building Permits	Fee Program
<b>Potable Water</b>	Service Avail Letter from OWD to City	Prior to issuance of Building Permits	N/A
	Water Improvements per OWD & SAMP	Prior to issuance of Building Permits	Capacity Fees and Exactions
	OWD CIP Fees	Prior to issuance of Building Permits	Capacity Fees and Exactions
<b>Recycled Water</b>	Improvements per OWD & SAMP	Prior to issuance of Building Permits	Capacity Fees and Exactions
<b>Sewer</b>	Connection to Salt Creek Basin Fee (Salt Creek Sewer DIF)	Prior to issuance of Building Permits	Fee Program
	Pay Sewerage Participation Fee	Prior to issuance of Building Permits	Fee Program
<b>Storm Drain</b>	Connect to exist. public storm drain system	Prior to issuance of Building Permits	Subdivision exaction
<b>Schools</b>	No specific facility Subject to School Fees	Pay-Prior to issuance of Building Permit	Mello-Roos CFD
<b>Parks</b>	Pay PAD Fees <sup>3</sup>	Prior to issuance of Building Permit	Fee Program
<b>Recreation</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Library</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Fire &amp; EMS</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Police</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Civic</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Corp. Yd.</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Admin</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program

<sup>3</sup> Given the lack of available acreage that could be acquired to serve the development, according to city staff, the developer has negotiated a waiver of the acquisition component of the PAD Fee in exchange for a payment of \$2,666,260, which can be utilized to fund construction of park and public facilities serving the EastLake Community (See section II.5.4.6.8.1). Any excess funds that remain once these facilities are complete can be utilized on other park or public facilities serving the Eastern Territories of Chula Vista. The Developer will pay the development component of the PAD Fee as required by the City.

## II.5.2.2 DEVELOPMENT IMPACT FEES

### A. Transportation

The current Transportation Development Impact Fee (TDIF) Ordinance sets forth the calculation of development impact fees. This PFFP uses the CVMC Chapter 3.54 as the basis for the estimated TDIF fees. Table A.5 below illustrates the current fee schedule:

<b>Land Use Classification</b>		<b>TDIF Rate</b>
Residential (Low)	0-6 dwelling units per gross acre	\$ 11,317 per DU
Residential (Med.)	6.1-18 dwelling units per gross acre	\$ 9,054 per DU
Residential (High)	>18.1 dwelling units per gross acre	\$ 6,791 per DU
Senior housing		\$ 4,528 per DU
Residential mixed use	>18 dwelling units per gross acre	\$ 4,528 per DU
Commercial mixed use	< 5 stories in height	\$ 181,074 per 20,000 sq. ft.
General commercial (acre)		\$ 181,074 per acre
Regional commercial (acre)	> 60 acres or 800,000 sq. ft.	\$ 124,488 per acre
High rise commercial (acre)	> 5 stories in height	\$ 316,879 per acre
Office (acre)	< 5 stories in height	\$ 101,854 per acre
Industrial RTP (acre)		\$ 90,542 per acre
18-hole golf course		\$ 803,515 per acre
Medical center		\$ 735,612 per acre

<sup>4</sup> TDIF Fees based on Form 5509 dated 9/30/2010. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

**B. Public Facilities**

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The PFDIF is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The current fee for single-family residential development is \$8,735/unit, multi-family residential is \$8,268/unit, commercial (including office) development is \$27,461/acre and industrial development is \$8,661/acre. The PFDIF amount is subject to change as it is amended from time to time. The calculations of the PFDIF due for each facility are addressed in the following sections of this report. Table A.6 provides a break down of what facilities the fee funds.

<b>Component</b>	<b>Single Family /DU</b>	<b>Multi-Family /DU</b>	<b>Commercial /Acre</b>	<b>Industrial /Acre</b>
Civic Center	\$2,458	\$2,328	\$7,841	\$2,478
Police	\$1,565	\$1,691	\$7,394	\$1,595
Corporation Yard	\$421	\$338	\$7,148	\$3,367
Libraries	\$1,413	\$1,413	\$0	\$0
Fire Suppression	\$1,243	\$894	\$3,283	\$653
GIS, Computers, Telecom & Records Management	\$0	\$0	\$0	\$0
Administration	\$563	\$532	\$1,795	\$568
Recreation	\$1,072	\$1,072	\$0	\$0
<b>Total per Residential Unit</b>	<b>\$8,735</b>	<b>\$8,268</b>		
<b>Total per Com'l/Ind. Acre</b>			<b>\$27,461</b>	<b>\$8,661</b>

The total number of acres for the Olympic Pointe Project is 18.4. The calculations of the PFDIF due for each facility are addressed in the following sections of this report.

<sup>5</sup> DIF Fees based on Form 5509 dated 9/30/2010. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

## II.5.3 FACILITY ANALYSIS

This portion of the PFFP contains 13 separate subsections for each facility addressed by this report. Of the 13 facilities, 11 have adopted threshold standards; the Civic Center and Corporation Yard do not. Table A.7 highlights the level of analysis for each facility.

Facility	Citywide	East of I-805	Service Area Sub-basin	Special District
Traffic	√	√		
Pedestrian Bridges			√	
Police	√			
Fire/EMS	√		√	
Schools				√
Libraries	√			
Parks, Recreation & Open Space		√		
Water			√	√
Sewer			√	
Drainage			√	
Air Quality	√			
Civic Center	√			
Corp. Yard	√			
Fiscal	√		√	

Each subsection analyzes the impact of the Olympic Pointe Condominium Project based upon the adopted Quality of Life Standards. The analysis is based upon the specific goal, objective, threshold standard and implementation measures. The proposed SPA plan is used to determine facility adequacy and is referenced within the facility section.

Each analysis is based upon the specific project processing requirements for that facility, as adopted in the Growth Management Program. These indicate the requirements for evaluating the project consistency with the threshold ordinance at various stages (General Development Plan, SPA Plan/Public Facilities Finance Plan, Tentative Map, Final Map and Building Permit) in the development review process.

A service analysis section is included which identifies the service provided by each facility. The existing plus forecasted demands for the specific facility are identified in the subsection based upon the adopted threshold standard.

Each facility subsection contains an adequacy analysis followed by a detailed discussion indicating how the facility is to be financed. The adequacy analysis provides a determination of whether or not the threshold standard is being met and the finance section provides a determination if funds are available to guarantee the improvement. If the threshold standard is not being met, mitigation is recommended in the Threshold Compliance and Recommendations subsection which proposes the appropriate conditions or mitigation to bring the facility into conformance with the threshold standard.

**II.5.4. PUBLIC FACILITIES THRESHOLD STANDARDS AND INFRASTRUCTURE REQUIREMENTS**

**II.5.4.1. TRAFFIC**

**II.5.4.1.1. GMOC THRESHOLD STANDARDS:**

Citywide: Maintain Level of Service (LOS) "C" or better, as measured by observed average travel speed on all signalized arterial segments except that during peak hours a LOS of "D" can occur for no more than any two hours of the day.

**II.5.4.1.2 GMOC LEVEL OF SERVICE (LOS) DEFINITION**

Six levels of services (LOS) have been defined varying from A (free flow) to F (severe congestion). A general definition of LOS is summarized in Table B.1. The City of Chula Vista's GMOC uses an LOS definition for signalized arterial segments as a method for evaluating and comparing traffic conditions. Arterial LOS measurements consider average weekday peak hours and exclude seasonal and special circumstance variations. The following table summarizes the GMOC Traffic Quality of Life Threshold Standard for signalized arterial streets:

<b>Table B.1 GMOC LOS Definition</b>			
<b>Level of Service</b>	<b>Average Travel Speed (mph)</b>		
	<b>Class 1</b>	<b>Class 2</b>	<b>Class 3</b>
A	> 35	> 30	> 25
B	> 28	> 24	> 19
C	> 22	> 18	> 13
D	> 17	> 14	> 9
E	> 13	> 10	> 7
F	< 13	< 10	< 7

*SOURCE: Highway Capacity Manual, 1994.*

The arterial streets are divided into the following three classifications:

- A. Class I arterials are roadways where free flow traffic speeds range between 35 mph and 45 mph and the number of signalized intersections per mile is less than four (4). There is no parking and there is generally no access to abutting property.
- B. Class II arterials are roadways where free flow traffic speeds range between 30 mph and 35 mph, the number of signalized intersections per mile range between four (4) and eight (8). There is some parking and access to abutting properties is limited.
- C. Class III arterials are roadways where free flow traffic speeds range between 25 mph and 35 mph, and the number of signalized intersections per mile are closely spaced. There is substantial parking and access to abutting property is unrestricted.

### 11.5.4.1.3 FREEWAY SEGMENT LOS AND THRESHOLDS

The analysis of freeway segment LOS is based on the procedure developed by Caltrans District 11, which is based on methods described in the *1994 Highway Capacity Manual*. The procedure involves comparing the peak hour volume of the mainline segment to the theoretical capacity of the roadway (V/C). Directional and truck factors are also used to calculate the future freeway volumes. V/C ratios are then compared to the V/C ranges shown on the tables to determine the LOS for each segment. Caltrans recommends LOS E or better as an acceptable threshold for determining impacts on the regional freeway system. LOS E is used as the threshold of significance because a decrease from this level of service to LOS F determines the need to develop a freeway Deficiency Plan.

LOS	V/C	Congestion/Delay	Traffic Description
<i>Used for freeways, expressways and conventional highways</i>			
A	<0.41	None	Free flow
B	0.42-0.62	None	Free to stable flow, light to moderate volumes.
C	0.63-0.80	None to minimal	Stable flow, moderate volumes, freedom to maneuver noticeably restricted
D	0.81-0.92	Minimal to substantial	Approaches unstable flow, heavy volumes, very limited freedom to maneuver.
E	0.93-1.00	Significant	Extremely unstable flow, maneuverability and psychological comfort extremely poor.
<i>Used for conventional highways</i>			
F	<1.00	Considerable	Forced or breakdown flow. Delay measured in average travel speed (MPH). Signalized segments experience delays >60.0 sec./vehicle
<i>Used for freeways and expressways</i>			
F(0)	1.01-1.25	Considerable 0-1 hr delay	Forced flow, heavy congestion, long queues form behind breakdown points, stop and go.
F(1)	1.26-1.35	Severe 1-2 hr delay	Very heavy congestion, very long queues.
F(2)	1.36-1.45	Very Severe 2-3 hr delay	Extremely heavy congestion, longer queues, more numerous breakdown points, longer stop periods.
F(3)	>1.46	Extremely Severe 3+ hours of delay	Gridlock

SOURCE: Caltrans 1992

#### Caltrans LOS Definition

The concept of LOS is defined as a qualitative measure describing operational conditions within a traffic stream, and the motorist's and/or passengers' perception of operations. A LOS definition generally describes these conditions in terms of such factors as speed, travel time, freedom to maneuver, comfort, convenience, and safety. LOS for freeway segments can generally be categorized per Table B.2.

### 11.5.4.1.4 SEGMENT LOS STANDARDS AND THRESHOLDS

This section presents the LOS standards and thresholds utilized by the City of Chula Vista to analyze roadway segment performance. Table B.3 presents the City of Chula Vista roadway segment capacity and level of service standards for arterial roadways.



Functional Classification	Level of Service				
	A	B	C	D	E
Expressway (6-lane)	52,500	61,300	70,000	78,800	87,500
Prime Arterial (6-lane)	37,500	43,800	50,000	56,300	62,500
Major Street (6-lane)	30,000	35,000	40,000	45,000	50,000
Major Street (4-lane)	22,500	26,300	30,000	33,800	37,500
Village Entry	16,500	19,300	22,000	24,800	27,500
Secondary Village Entry w/ Median	5,600	6,600	7,500	8,400	9,400
Secondary Village Entry/Promenade (J)	5,600	6,600	7,500	8,400	9,400

(1) If driveway access to adjacent properties is permitted all applicable values of LOS are reduced by 2,500 ADT.

SOURCE: City of Chula Vista Subdivision Manual (Revised 7/1/2002)

#### II.5.4.1.5 ROADWAY SEGMENT LOS STANDARDS AND THRESHOLDS

This section presents the LOS standards and thresholds utilized by the City of Chula Vista to analyze arterial roadway segment performance. Table B.4 presents the City of Chula Vista roadway segment capacity and LOS standards for arterial roadways.

LOS	Description
A	Describes primarily free-flow operations. Average operating speeds at the free-flow speed generally prevail. Vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream.
B	Also represents reasonably free-flow, and speeds at the free-flow speed are generally maintained. The ability to maneuver within the traffic stream is only slightly restricted, and the general level of physical and psychological comfort provided to drivers is still high.
C	Provides for flow with speeds still at or near the free-flow speed of the roadway. Freedom to maneuver within the traffic stream is noticeably restricted at LOS C, and lane changes require more vigilance on the part of the driver. The driver now experiences a noticeable increase in tension because of the additional vigilance required for safe operation.
D	The level at which speeds begin to decline slightly with increasing flows. In this range, density begins to deteriorate somewhat more quickly with increasing flows. Freedom to maneuver within the traffic stream is more noticeably limited, and the driver experiences reduced physical and psychological comfort levels.
E	Describes operation at capacity. Operations in this level are volatile, because there are virtually no usable gaps in the traffic stream. At capacity, the traffic stream has no ability to dissipate even the most minor disruptions, and any incident can be expected to produce a serious breakdown with extensive queuing.
F	Describes breakdowns in vehicular flow. Such conditions generally exist within queues forming behind breakdown points such as traffic incidents and recurring points of congestion. Whenever LOS F conditions exist, there is a potential for them to extend upstream for significant distances.

SOURCE: Highway Capacity Manual, 1994.

The street segment LOS is based on the functional classification of the roadway, the maximum desired LOS capacity, roadway geometries, and the existing or forecasted average daily traffic (ADT) volume. City of Chula Vista LOS D are used to determine if a segment would operate over or under capacity. Table B.5, Street Segment Level of Service Threshold Descriptions, is a description of the various street segment LOS thresholds.

Functional Classification	Level of Service				
	A	B	C	D	E
Expressway (6-lane)	52,500	61,300	70,000	78,800	87,500
Prime Arterial (6-lane)	37,500	43,800	50,000	56,300	62,500
Major Street (6-lane)	30,000	35,000	40,000	45,000	50,000
Major Street (4-lane)	22,500	26,300	30,000	33,800	37,500
Class I Collector (4-lane)	16,500	19,300	22,000	24,800	27,500
Class II Collector (3-lane)	9,000	10,500	12,000	13,500	15,000
Class III Collector (2-lane)	5,600	6,600	7,500	8,400	9,400

*SOURCE: City of Chula Vista Street Design Standards Policy (July 1991)*

#### II.5.4.1.6 INTERSECTION LOS STANDARDS AND THRESHOLD

The City of Chula Vista requires an analysis of existing and projected peak hour intersection performance be conducted using the methodology documented in the *1994 Highway Capacity Manual (Transportation Research Board Special Report 209)*. LOS D or better indicates acceptable operating conditions for signalized intersections during AM and/or PM peak hour conditions. Those intersections found to have LOS E or F under an analysis of future conditions are considered to have significant impacts and will require mitigation.

LOS	Description
A	Occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	Generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
C	Generally results when there is fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
D	Generally results in noticeable congestion. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	Considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.
F	Considered to be unacceptable to most drivers. This condition often occurs with over saturation i.e. when arrival flow rates exceed the capacity of the intersection. It may also occur at high volume-to-capacity ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

*SOURCE: Highway Capacity Manual, 1994.*

#### A. Signalized Intersection Analysis

The City of Chula Vista requires an analysis of signalized intersections during the AM and PM peak hours by determining the average delay per vehicle entering the

intersection. The delay is determined by using a computer program that utilizes the methodology found in Chapter 9 of the 1997 Highway Capacity Manual (HCM). The delay values (seconds) are qualified by giving a Level of Service (LOS) or "Grade" to the corresponding delay value for the intersection as a whole. LOS for signalized intersections vary from A (free flow, little delay) to F (forced flow, significant delays). Table B.6 is a description of the various intersection LOS thresholds.

**B. Unsignalized Intersection Analysis**

The City of Chula Vista requires an analysis of unsignalized intersections be analyzed by determining the delay and LOS based on Chapter 10 of the 1997 HCM. Different methodologies are used to assess two-way stop-controlled intersections and all-way stop-controlled intersections.

**II.5.4.1.7 Intersection LOS Standards and Threshold**

The analysis of existing and projected peak hour intersection performance was conducted using the methodology documented in the 1994 Highway Capacity Manual (Transportation Research Board Special Report 209). LOS C or better indicates acceptable operating conditions for signalized intersections during AM and/or PM peak hour conditions. Those intersections found to have LOS E or F under an analysis of future conditions are considered to have significant impacts and will require mitigation.

**II.5.4.1.7.1 Signalized Intersection Analysis**

The measure of effectiveness for intersection operations is level of service. In the 2000 Highway Capacity Manual (HCM), LOS for signalized intersections is defined in terms of delay. The LOS analysis results in seconds of delay expressed in terms of letters A through F (see Table B.7).

<b>Table B.7</b> <b>Level of Service Thresholds</b> <b>For Signalized Intersections</b>	
<b>Average Control Delay per Vehicle</b> <b>(Seconds/Vehicle)</b>	<b>Level Of Service</b>
0.0 ≤ 10.0	A
10.1 to 20.0	B
21.1 to 35.0	C
35.1 to 55.0	D
55.1 to 80.0	E
≥ 80.0	F

SOURCE: Highway Capacity Manual, 2000.

Level of Service	Description
A	LOS A describes operations with very low delay, (i.e. less than 10.0 seconds per vehicle). This occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	LOS B describes operations with delay in the range 10.1 seconds and 20.0 seconds per vehicle. This generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
C	LOS C describes operations with delay in the range 20.1 seconds and 35.0 seconds per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
D	LOS D describes operations with delay in the range 35.1 seconds and 55.0 seconds per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or higher v/c ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are more frequent.
E	LOS E describes operations with delay in the range of 55.1 seconds to 80.0 seconds per vehicle. This is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences.
F	LOS F describes operations with delay in excess of over 80.0 seconds per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with over-saturation (i.e., when arrival flow rates exceed the capacity of the intersection). It may also occur at high v/c ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

*SOURCE: Highway Capacity Manual, 2000.*

Delay is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Table B.8 is a description of the various intersection LOS thresholds.

#### II.5.4.1.7.2 Unsignalized Intersection Analysis

For unsignalized intersections, level of service is determined by the computed or measured control delay and is defined for each minor movement. Level of service is not defined for the intersection as a whole. Table B.9 below depicts the criteria, which are based on the average control delay for any particular minor movement.

Average Control Delay Per Vehicle (Seconds/Vehicle)	Level of Service	Expected Delay to Minor Street Traffic
0.0 ≤ 10.0	A	Little or no delay
10.1 to 15.0	B	Short traffic delays
15.1 to 25.0	C	Average traffic delay
25.1 to 35.0	D	Long traffic delays
35.1 to 50.0	E	Very long traffic delays
≥ 50.0	F	Severe congestion

*Source: Highway Capacity Manual, 2000.*

LOS F exists when there are insufficient gaps of suitable size to allow a side street demand to safely cross through a major street traffic stream. This LOS is generally evident from extremely long control delays experienced by side-street traffic and by queuing on the minor-street approaches. The method, however, is based on a constant critical gap size; that is, the critical gap remains constant no matter how long the side-street motorist waits. LOS F may also appear in the form of side-street vehicles selecting smaller-than-usual gaps. In such cases, safety may be a problem, and some disruption to the major traffic stream may result. It is important to note that LOS F may not always result in long queues but may result in adjustments to normal gap acceptance behavior, which are more difficult to observe in the field than queuing.

#### **II.5.4.1.8 CHULA VISTA TRAFFIC MONITORING PROGRAM**

The Traffic Monitoring Program (TMP) stipulates that the existing level of service on arterial segments in Chula Vista be maintained at LOS C or better, with the exception that LOS D is acceptable on signalized arterial segments for two hours per day maximum. The Engineering Department of the City of Chula Vista evaluates LOS for arterial roadway segments utilizing the HCM methodology, Chapter 11, based on average travel speeds to adhere to the Growth Management traffic threshold standards. The adopted Growth Management Ordinance mandates the project's participation in the traffic section as it relates to the City's annual review of network performance. All major circulation element facilities within the City of Chula Vista are subject to review. Those facilities where traffic volumes have increased by at least 10% since the last review or have experienced a significant change in conditions or are at the upper fringes of LOS C approaching LOS D are included in the annual traffic study, which is reviewed for conformance by the Growth Management Oversight Commission (GMOC). The City of Chula Vista requires the application of these guidelines to the development of the Olympic Pointe Supplemental SPA Amendment Project.

Utilization of the roadway and intersection performance standards presented in this chapter and the required adherence to the Growth Management Traffic Threshold Standards will result in full conformance with the requirements of the City of Chula Vista.

#### **II.5.4.1.9 SERVICE ANALYSIS**

The Engineering & Public Works Department of the City of Chula Vista is responsible for ensuring that traffic improvements are provided to maintain a safe and efficient street system within the City. Through project review, City staff ensures the timely provision of adequate local circulation system capacity in response to planned development while maintaining acceptable LOS. To accomplish their review the Engineering Department has adopted guidelines for Traffic Impact Studies (January, 2001). These guidelines ensure uniformity in the preparation of traffic studies. Further, the guidelines assist in maintaining acceptable standards for planned new roadway segments and signalized intersections at the build out of the City's General Plan and Circulation Element. The Circulation Element of the General Plan serves as the overall facility master plan.

In conformance with requirements of the Congestion Management Program (CMP), an analysis of CMP freeways and arterials is required for any project that generates 2,400 daily, or 200 peak hour trips (As detailed in the 1991 Congestion Management Program). This analysis, *Olympic Pointe – Traffic Study Addendum, June 24, 2010 by Linscott, Law and Greenspan (LL&G)* was prepared for the City of Chula Vista. This document is

referred to as the "LL&G Traffic Study Addendum" throughout this PFFP. The LL&G Traffic Study Addendum addresses both existing and planned circulation system conditions, details necessary improvements and outlines the incremental circulation improvements based upon planned project phasing. Further, the LL&G Traffic Impact Study Addendum also includes an evaluation of impacts that are considered significant as a result of project development.

#### **A. Background**

The site was analyzed in the EastLake III Woods and Vistas Replanning Program Final Subsequent EIR and associated Addendum (City EIR#01-01); June 2001 and has been rough graded. In 2006 the subject site was converted from Commercial Tourist to Multi-Family Seniors designation. A Subsequent Environmental Impact Report (SEIR) with an updated Traffic Analysis (*Traffic Impact Analysis for EastLake Senior Residential Community, August 16, 2005, by LL&G*) was prepared for the Seniors Project and approved in 2006.

In 2007 a SPA Plan Amendment was submitted to the city to permit the Windstar Pointe Resort luxury apartment project on the previously approved site. This project was approved by the City Council in 2008 but subsequently abandoned by the developer. The Traffic Study for the Windstar Pointe Resort project entitled *Traffic Impact Analysis for Windstar Pointe Resort, October 18, 2007 by LL&G* is no longer valid. An addendum would be required by the City to address the impacts of any subsequent development proposals on the subject site.

In 2010 a new SPA Plan Amendment was requested to permit the Olympic Pointe market rate multi-family housing project for the subject site. Since the review of the *Eastlake III Senior Housing 2005* project traffic study, several changes have occurred. First, the Proposed Project is market-rate multi-family housing. Second, the residential unit count has been reduced from 494 to 389 multi-family units. Third, existing baseline counts have changed, given five years of development in the area. Finally, the City's traffic model used to analyze long-term operations has been updated.

Linscott, Law & Greenspan prepared a Traffic Study Addendum (*Olympic Pointe Traffic Study Addendum, September 22, 2010, by LL&G*) to determine if the conclusions and recommendations provided in the August 2005 traffic report are still accurate given the changes in land use, size, near-term and long-term traffic volume discussed above. To determine these facts, LLG has provided a trip generation comparison (use and size), a review of intersection and street segment LOS analyses recently completed in the study area, a comparison of existing average daily traffic (ADT) volumes (2005 and 2008), and a comparison of long-term traffic volumes for the key segments along Olympic Parkway (2005 report vs. current projections). If the original and current volumes and projections in the area are comparable, then the results of the intersection and segment Level of Service (LOS) analyses originally conducted for the site would be comparable as well. Thus, the findings of no significant impacts originally determined would remain accurate.

## **B. Traffic Modeling**

The basis of the 2005 LL&G Traffic Analysis and the LL&G Traffic Study Addendum is the Series 10.0, 2030 City/County Forecast Traffic Model, which is produced by the San Diego Association of Governments (SANDAG). For the 2005 traffic analysis LL&G worked with the City of Chula Vista and SANDAG to input the proper land use and network designations into the model for the following scenarios:

- Existing
- Scenario 1: Existing + Growth + Cumulative Projects + Approved BC-3 land uses
- Scenario 2: Existing + Growth + Cumulative Projects + Proposed Project
- Scenario 3: Year 2010 With Adopted Land Uses
- Scenario 4: Year 2010 With Proposed Land Uses
- Scenario 5: Buildout

The 2005 traffic analysis, a model was prepared with the appropriate land use, City of Chula Vista circulation element including a constructed SR 125 for each scenario. The EastLake Seniors project land use was coded into the Traffic Model exactly as proposed/adopted, as appropriate. After the proper land use intensities and network configurations were entered into the model for each study scenario, the model was run. The SANDAG model outputs ADTs on all Circulation Element street segments.

For the 2010 LL&G Traffic Impact Addendum the 2005 traffic analysis was updated. The addendum includes the following sections:

- Trip generation comparison
- Existing daily traffic volume forecast comparison;
- Long-term daily traffic volume forecast comparison;
- Site plan review; and
- Conclusions

## **C. GMOC Analysis**

The Chula Vista Traffic Monitoring Program (TMP) assesses the operating performance of the City's arterial street system for compliance with the Threshold Standards of the GMOC. The threshold standards specify that a Level of Service (LOS) of C or better, as measured by average travel speeds on the arterial, shall be maintained with an exception that during peak hours LOS D can occur for no more than any two hours of the day or LOS E for one hour.

Olympic Parkway operates at an LOS A with or without the Olympic Pointe Condominium project. Therefore, no GMOC TMP Analysis is required.

#### **II.5.4.1.10 PROJECT PROCESSING REQUIREMENTS**

The PFFP is required by the Growth Management Program to address the following issues for the Traffic Facilities:

- A. Identify onsite and offsite impacts and improvements by phase of development.
- B. Provide cost estimates for all improvements.

#### **II.5.4.1.11. EXISTING TRAFFIC FACILITIES:**

This section summarizes the operation of the existing transportation network in the Olympic Pointe Condominium Project Study Area for the key street segments and intersections. The following discussion presents the key existing and future street segments and intersections that were analyzed in the 2005 LL&G Traffic Analysis.

##### **A. Study Area:**

The study area includes the street network and intersections along Olympic Parkway between East Palomar Street and Wueste Road. The study area was selected by LL&G based on the project traffic distribution, which was determined using a select zone assignment (SZA) obtained for the project from SANDAG. The project study area includes the following:

##### ***Intersections***

- Olympic Parkway/ East Palomar Street
- Olympic Parkway/ SR 125 SB Ramps
- Olympic Parkway/ SR 125 NB Ramps
- Olympic Parkway/ Eastlake Parkway
- Olympic Parkway/ Hunte Parkway (South)
- Olympic Parkway/ Olympic Vista Road
- Olympic Parkway/ Project Driveway (Future)
- Olympic Parkway/ Wueste Road (North)

##### ***Segments***

##### ***Olympic Parkway***

- East Palomar Street to Eastlake Parkway
- Eastlake Parkway to Hunte Parkway
- Hunte Parkway to Wueste Road (South)

##### **B. Street Network:**

The principal roadways in the project study area are described briefly below. The description includes the physical characteristics, and intersection traffic control.

**Olympic Parkway** is classified as a Six-Lane Prime Arterial from I-805 to Hunte Parkway, and as a Four-Lane Major east of Hunte Parkway in the City of Chula Vista Circulation Plan. Currently, it is built to its ultimate classification. On-street parking is prohibited. The posted speed limit is 45 mph. Bike Lanes are provided. A raised



median is provided along Olympic Parkway between Wueste Road and the Olympic Training Center driveway. A median opening is also provided for the project.

**Wueste Road** is classified as a Two-Lane Class III Collector in the project vicinity. No direct access is provided to the project via Wueste Road.

**C. Street Segments:**

Table B.10 summarizes the daily segment operations for existing conditions. As seen in the following table, all segments in the study area are calculated to currently operate at LOS C or better.

Table B.10 Existing Street Segment Operations <sup>a</sup>				
Segment	Existing Classification	LOS "C" Capacity	2008 ADT <sup>a</sup>	LOS
<b>Olympic Parkway</b>				
SR 125 Toll Road to EastLake Pkwy.	Prime Arterial (6L)	50,000	40,500	B
Eastlake Pkwy. to Hunte Pkwy.	Prime Arterial (6L)	50,000	13,900	A
Hunte Pkwy. to Wueste Rd.	Major Arterial (4L)	30,000	7,100	A
<sup>a</sup> 2008 counts were collected by City of Chula Vista with SR 125 open to traffic.				

Source: LL&G

#### D. Intersection Operations:

Table B.11 summarizes the peak hour intersection operations for the 2005 traffic analysis existing conditions. As seen in Table B.11, all key signalized intersections were calculated to operate at LOS C or better. Currently, a traffic signal is installed at the Olympic Parkway/Wueste Road intersection. In addition, the critical movements at the Olympic Parkway/Wueste Road intersection were calculated to operate at LOS C or better conditions.

<b>Intersection</b>	<b>Control</b>	<b>Peak Hour</b>	<b>Delay<sup>a</sup></b>	<b>LOS<sup>b</sup></b>
1. Olympic Pkwy/East Palomar St.	Signalized	AM PM	32.4 22.7	C C
2. Olympic Pkwy/SR 125 SB Ramps	c	AM PM	c	c
3. Olympic Pkwy/SR 125 NB Ramps	c	AM PM	c	c
4. Olympic Pkwy/Eastlake Pkwy.	Signalized	AM PM	28.0 27.0	C C
5. Olympic Pkwy/Hunte Parkway	Signalized	AM PM	28.5 26.8	C C
6. Olympic Pkwy/Olympic Vista Rd.	Signalized	AM PM	31.7 24.6	C C
7. Olympic Pkwy/Project Dwy.	TWSC <sup>d</sup>	AM PM	c	c
8. Olympic Parkway/Wueste Rd.	Signalized	AM PM	14.4 15.4	B B

*Footnotes:*  
a. Average delay in seconds per vehicle  
b. Level of Service  
c. Intersection does not currently exist  
d. TWSC – Two Way Stop Controlled intersection. Minor left turn delay.

Source: LL&G

#### II.5.4.1.12 TRANSIT

Potential transit stops will be strategically located near vehicular and pedestrian main access points along Hunte Parkway, Olympic Parkway and/or Otay Lakes Road to serve future EastLake Woods and EastLake Vistas residents. Medium-high to high level transit facilities are expected to be provided in the EastLake III/OTC Activity Center and lower level facilities at other locations.

Metropolitan Transit System (MTS) has developed the "Transit First" service concept to reduce the public's dependence upon the automobile. Transit and land use patterns should work together. The easy access to transit facilities in correlation with the service offered can make transit a viable travel mode alternative to the automobile, thus reducing traffic congestion. Currently, two percent of trips are conducted on public transit in the region. Efforts should be made to increase this travel mode split by making transit accessible and convenient. Additionally, providing transit facilities will meet the objectives of the City's

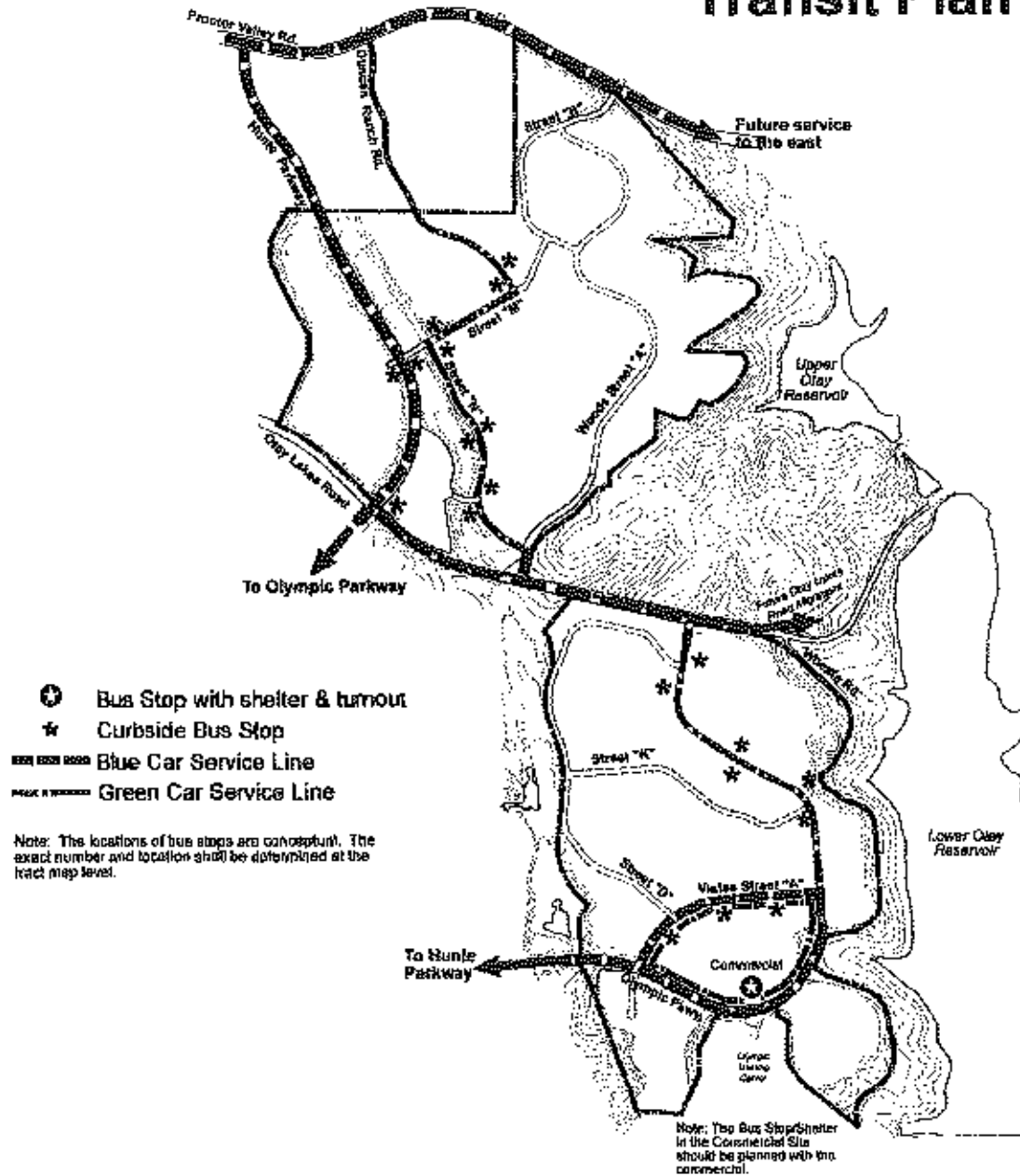
CO<sub>2</sub> Reduction Plan, which mentions transit as one of the action measures to reducing CO<sub>2</sub> emissions along with enhanced pedestrian connections to transit, increased housing density near transit, and site design with transit orientation.

The "Transit First" strategy includes a network of service types ranging from neighborhood shuttles serving short-distance trips, to higher-speed, limited stop routes for longer distance trips. The service types planned for the areas east of I-805 are as follows:

- A. Yellow Car: Serves longer-distance trips (6+ miles), maintaining high average speeds (35-40 mph) with limited stops. Yellow Car routes would complement Red Car services to form the spine of the regional transit system. Yellow Car services would require extensive use of transit priority treatments such as dedicated running ways, queue jumpers, and signal priority. Yellow Car service is used in two ways:
  - Serving corridors where longer station spacing is justified based on links between major origins and destinations and land use patterns that lead to longer-distance trip making.
  - Serving as an overlay in selected Red Car corridors where a faster, more limited-stop service is justified (in addition to Red Car service) for high-volume, long-distance trip needs.
- B. Red Car: Serves medium-distance trips (1-9 miles), maintaining relatively high average speeds (20-25 mph) with limited stops. Red Car services are often linked to Blue Car service for local distribution. The current San Diego Trolley system and the County's express bus routes mostly operate as Red Car service. Red Car services would require use of transit priority treatments such as dedicated running ways, queue jumpers, and signal priority.
- C. Green Car: Serves community-level trip making that could include neighborhood circulators, feeder access to Yellow and Red Car service, and/or specialized fixed-route shuttles. Green Car services would likely use smaller shuttle vehicles. In some situations, Green Car services would benefit from dedicated running ways and queue jumpers.
- D. Blue Car: Serves short-distance trips (0-5 miles) with frequent stop spacing. Blue Car service provides basic mobility, albeit at low speeds (10-25 mph), on primarily local and arterial streets. Most of the current San Diego region bus system operates as Blue Car service.

The planned transit system within Eastlake III is shown in the Transit Plan, Exhibit 5. Bus stops are based on Green Car and Blue Car service concepts described in the adopted *Transit Works Strategic Plan* by MTS. The Green Car represents local circulators using mini to mid-size buses. The Green Car would act as a collector and provide feeder access to Blue Car and/or Red Car concepts. Bus stop facilities would be Low to Medium level with service provided on residential streets and major streets. The Blue Car provides short distance trips (1-5 miles) with frequent stops. This concept describes the current Chula Vista Transit service. Bus stop facilities would be at a Medium to High level. Service is provided on major streets and arterials. The Red Car concept is the light rail service planned for the Otay Ranch area.

# Transit Plan



**EASTLAKE III**  
A planned community by The EastLake Company

City Land Planning  
5-01-01

Exhibit 5

## II.5.4.1.13. TRIP GENERATION AND PHASING:

### II.5.4.1.13.1 Project Trip Generation

Table B.12 below compares and summarizes the Olympic Pointe project with the EastLake III Seniors project. The project trip generation was calculated by LL&G using trip generation rates obtained from the *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, dated April 2002, by the San Diego Association of Governments (SANDAG). As seen in Table B.12, the proposed Olympic Pointe project is calculated to generate 2,334 ADT with 187 trips (37 inbound and 150 outbound) during the AM peak hour, and 210 trips (147 inbound and 63 outbound) during the PM peak hour. Olympic Pointe is calculated to generate an additional 358 ADT over the previously approved Seniors project.

Use	Size	Daily Trip Ends (ADTs)		AM Peak Hour				PM Peak Hour					
		Rate	Volume	% of ADT	In:Out		Volume		% of ADT	In:Out		Volume	
					Split	In	Out	Split		In	Out		
<b>Eastlake III Senior Housing (2005)</b>													
Retirement Community	494 Units	4 DU	1,976	5%	40:60	40	59	7%	60:40	83	55		
<b>Olympic Pointe</b>													
Apartments	389 Units	6 DU	2,334	8%	20:80	37	150	9%	70:30	147	63		
<b>Net change with Proposed Project:</b>			<b>+358</b>	-	-	-3	+91	-	-	+64	+8		
u. Rate is based on SANDAG's <i>(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region</i> , April 2002													

*Source: LL&G*

According to the 2010 LL&G Addendum, the Olympic Pointe Condominium project would slightly increase site trips over what was calculated in 2005 for the original senior housing project. This nominal increase would impact daily and peak hour levels of service on street segments and intersections in the study area.

LL&G reviewed the current intersection and street segment LOS in the vicinity of the Olympic Pointe Condominium project, prepared for the proposed adjacent Lake Pointe residential project located to the north and west. Tables B.13 and B.14 show summaries of the current intersection and segment operations, respectively. These tables show LOS C or better operations in the study area during the near-term, including volumes for the Olympic Pointe project as proposed. Given the acceptable LOS calculated in the study area, no new off-site impacts would be expected and no new mitigation measures would be required.

Table B.13 Near-Term Intersection Operations				
Intersection	Control Type	Peak Hour	Existing + Project + Cumulative Growth	
			Delay	LOS
1. Olympic Parkway / SR 125 SB Ramps	Signal	AM	24.8	C
		PM	23.1	C
2. Olympic Parkway / SR 125 NB Ramps	Signal	AM	31.4	C
		PM	26.2	C
3. Olympic Parkway / Eastlake Parkway	Signal	AM	20.4	C
		PM	24.3	C
4. Olympic Parkway / Hunte Parkway	Signal	AM	12.7	B
		PM	13.9	B
5. Olympic Parkway / Olympic Vista Road	Signal	AM	12.3	B
		PM	13.9	B
<p><i>General Note:</i> Based on analysis presented in the Lake Pointe Traffic Analysis (LLG, July 2, 2010). Analysis includes growth to account for the Olympic Pointe project.</p> <p><i>Footnotes:</i></p> <p>a. Delay is measured in seconds.</p> <p>b. Level of Service</p>				

Source: LL&G

Table B.14 Near-Term Street Segment Operations					
Street Segment	Existing / Buildout Classification	Existing Capacity (LOS E) <sup>a</sup>	Existing + Project + Cumulative Growth		
			ADT <sup>b</sup>	V/C <sup>c</sup>	LOS <sup>d</sup>
<b>Olympic Parkway</b>					
SR 125 to Eastlake Pkwy	8-Ln Prime	87,500	44,620	0.510	A
Eastlake Pkwy to Hunte Pkwy	6-Ln Major	62,500	20,280	0.324	A
Hunte Pkwy to Olympic Vista Rd	4-Ln Major	37,500	10,190	0.272	A
Olympic Vista Rd to Wueste Rd	4-Ln Major	37,500	2,590	0.069	A
<p><i>General Note:</i> Based on analysis presented in the Lake Pointe Traffic Analysis (LLG, July 2, 2010). Analysis includes growth to account for the Olympic Pointe project.</p> <p><i>Footnotes:</i></p> <p>a. Capacities based on City of Chula Vista's Roadway Classification &amp; LOS table.</p> <p>b. Average Daily Traffic</p> <p>c. Volume to Capacity ratio</p> <p>d. Level of Service</p>					

Source: LL&G

### II.5.4.1.13.2 Near-Term Traffic Volumes Comparison (2005-2008)

The 2005 LL&G Traffic Analysis is based the existing traffic volume data collected in 2005. In the time elapsed between 2005 and the present, some residential development has continued, although much has been tempered by the current economic downturn. Additionally, the SR 125 Toll Road (Southbay Expressway) has been completed and opened to public use, which has changed local traffic patterns in the study area. Given these developments, some baseline growth is expected.

LL&G conducted a comparison between the existing 2005 counts and the 2008 count volumes available for key segments along Olympic Parkway to determine their viability and then base the analysis on these counts. The most recent counts dated 2008 were from the City of Chula Vista.

Table B.15 compares the original 2005 volumes from the Eastlake III Senior Housing project study with the most recent 2008 volumes. Exhibit 6 illustrates both of these daily volumes along Olympic Parkway in the study area.

Street Segment	Average Daily Traffic	
	2005 <sup>a</sup>	2008 <sup>b</sup>
SR 125 Toll Rd to EastLake Parkway	25,400	40,500
EastLake Parkway to Hunte Parkway	10,700	13,900
Hunte Parkway to Olympic Vista Road	6,000	7,100 <sup>c</sup>
<b>Footnotes:</b> a. 2005 counts were conducted with SR 125 under construction and not open to vehicular traffic. b. 2008 counts were collected by City of Chula Vista with SR 125 open to traffic. c. A 20% growth factor was added to 2005 count to represent Year 2008 conditions.		

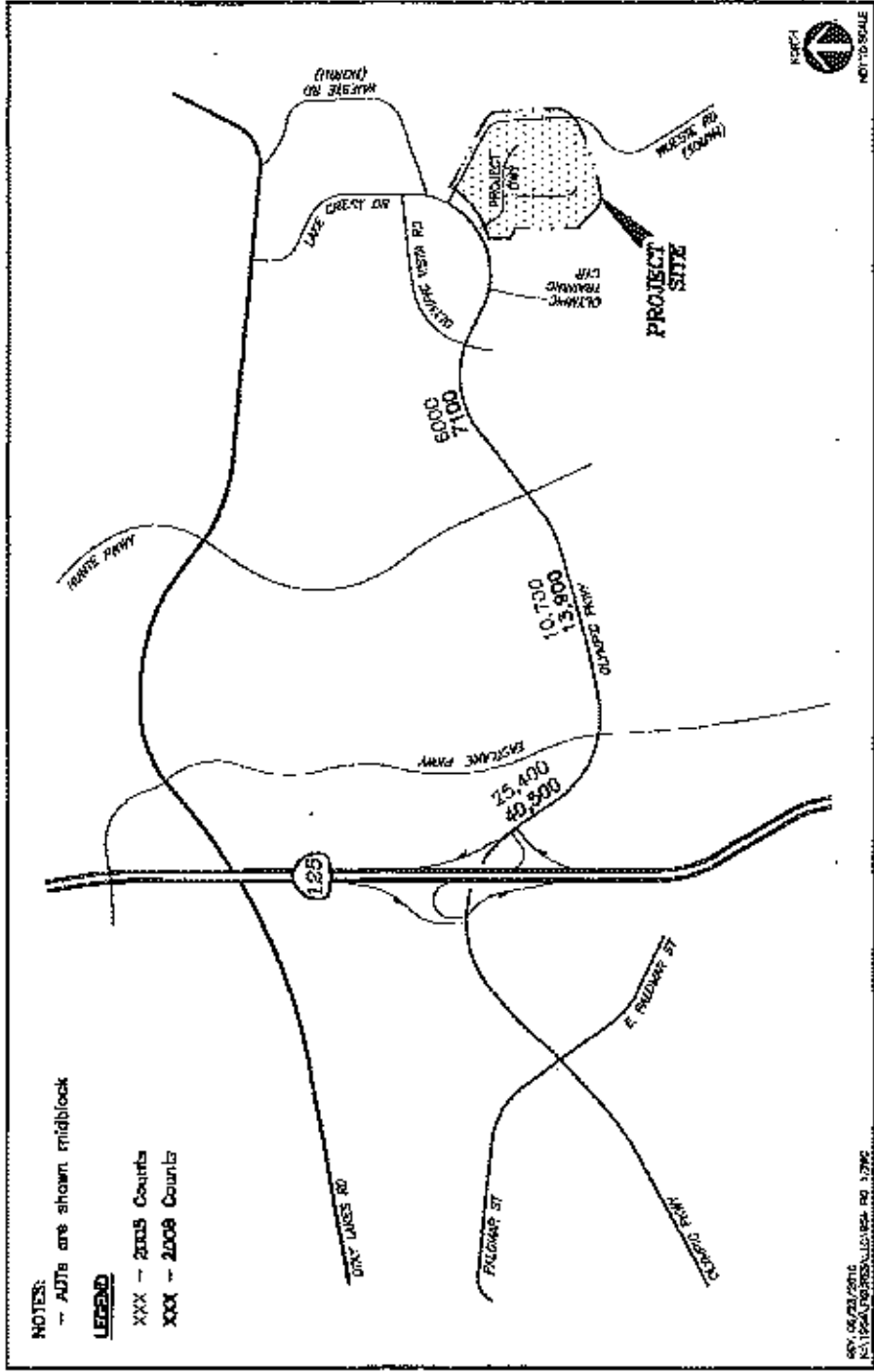
*Source: LL&G*

Table B.15 above shows increases in daily traffic volume on Olympic Parkway between 2005 and 2008. While this increase in traffic may appear large, Olympic Parkway is classified and constructed as a six-lane Prime Arterial, and these traffic volumes have been anticipated in the City's general plans. The increase between SR 125 and EastLake Parkway is clearly related to the completion and operation of the planned SR 125. To these points, it should be noted that Olympic Parkway currently operates at acceptable LOS C or better on a daily basis, using the higher 2008 traffic volumes.

The higher traffic volumes anticipated with the Olympic Pointe project can be accommodated by the street system, even with an observed increase in baseline traffic volumes due to development of the SR 125. Therefore no new off-site impacts would be expected, and no new mitigation measures would be required.

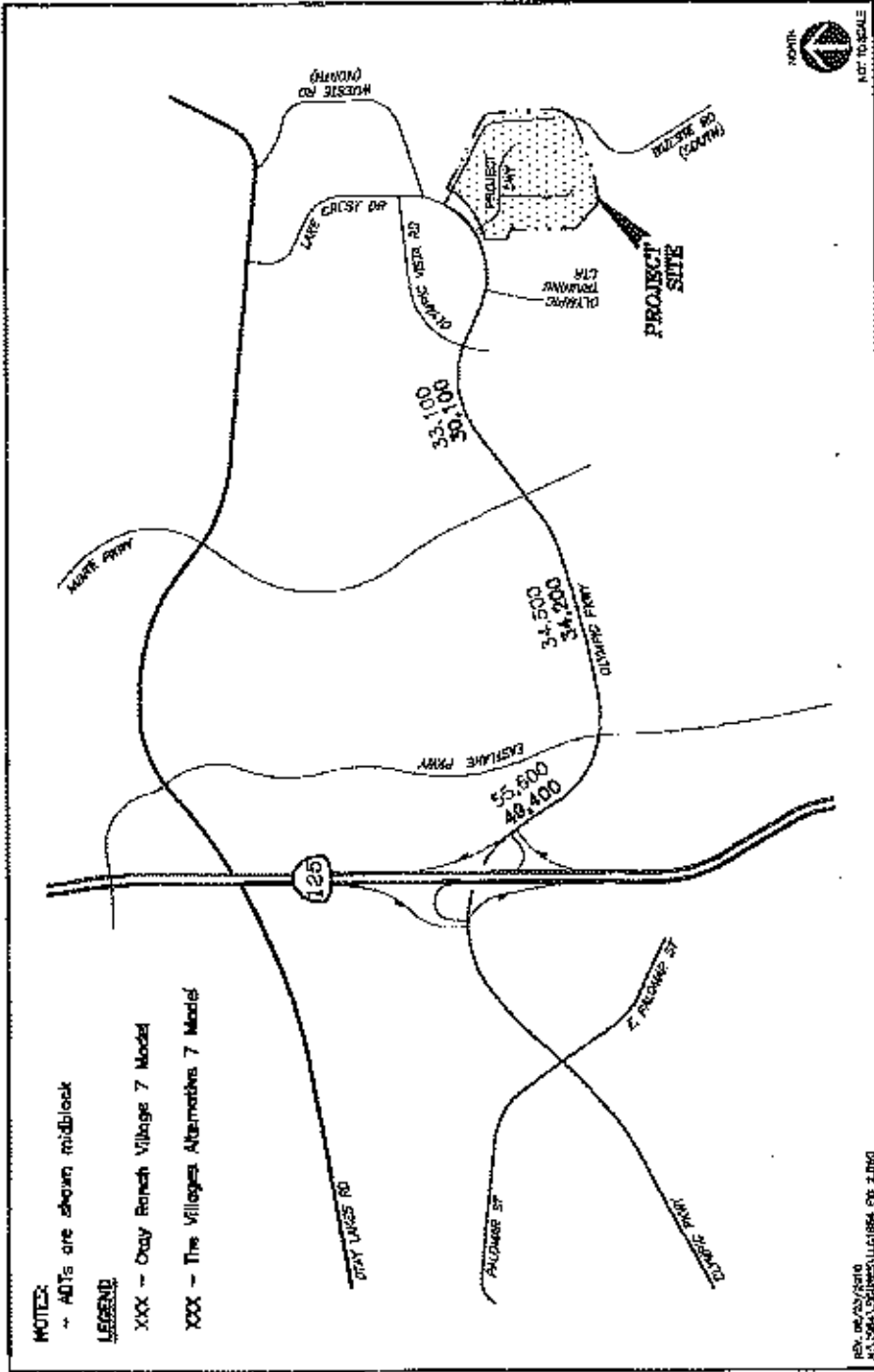
### II.5.4.1.13.3 Long-Term Traffic Volumes Comparison

The long-term 2030 daily traffic volumes utilized in the 2005 LL&G Traffic Analysis were obtained from the Series 10 traffic models being completed at that time. Since then, the regional traffic model has been updated to include the latest General Plan and Community Plan land uses in all of the jurisdictions in the County, including Chula Vista. This update also includes proposed street networks, and the "reasonably



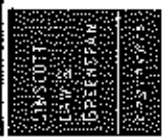
**Exhibit 6**  
**Near-Term Traffic**  
**Volumes ADTs**  
 OLYMPIC POINT RESIDENTIAL





**Exhibit 7**  
**Long-Term Traffic**  
**Volumes ADTs**

OLYMPIC PARKING RESIDENTIAL



expected" Regional Transportation Plan (RTP) appropriate to the area. Based on their current experience in the area, LL&G obtained current future forecast volumes from traffic models completed for Otay Ranch (2010). Table B. 16 compares the future forecast volumes from the original Eastlake III Senior Housing project traffic study with the most recent forecast traffic volumes in the study area from "The Villages" traffic report, completed by LL&G in 2010. This table shows that currently forecasted future daily traffic volumes on Olympic Parkway are in line with the previous projections. Even with the higher forecasted volumes assumed in 2005, Olympic Parkway was calculated to operate at LOS C or better at buildout.

Considering that forecasted traffic volumes on Olympic Parkway are now lower, buildout operations would be expected to continue at LOS C or better conditions.

Exhibit 7 illustrates the comparative traffic model forecast volumes along Olympic Parkway.

No new off-site impacts were calculated, and no new mitigation measures are required.

<b>Table B. 16</b>		
<b>Long -Term (Year 2030) Daily Traffic Volumes</b>		
<b>Street Segment</b>	<b>Average Daily Traffic</b>	
	<b>Otay Ranch Village 7 Traffic Model (2000) <sup>a</sup></b>	<b>Otay Ranch Traffic Model (2010) <sup>b</sup></b>
<b>Olympic Parkway</b>		
SR 125 Toll Road to Eastlake Parkway	55,600	49,400
Eastlake Parkway to Hunte Parkway	34,500	34,200
Hunte Parkway to Olympic Vista Road	33,100	30,100

*Footnotes:*  
<sup>a</sup> Source: Model obtained for "Otay Ranch Villages 6, 7, 11" traffic report prepared by LLG, 2000.  
<sup>b</sup> Source: "The Villages" traffic report prepared by LLG, 2010

Source: LL&G

#### 11.5.4.1.13.2 Project Phasing

The LL&G Traffic Study Addendum assumed that the build out of the Olympic Pointe Condominiums Supplemental SPA Plan Amendment would occur prior to 2012. This results in total trips of 2,334 daily trips loaded onto the circulation network at the build-out of the development. One primary phase of development is envisioned due to the need of the project to complete the infrastructure improvements in a single increment.

#### **II.5.4.1.14 Adequacy Analysis**

The City of Chula Vista created the Guidelines For Traffic Impact Studies in February 2001. This document establishes written guidelines for identification of project traffic impacts in Environmental Impact Report documents. Prior to the establishment of the guidelines, the City of Chula Vista hired BRW to review criteria that was being utilized by the City of San Diego and traffic impact study guidelines recommended by the San Diego Traffic Engineer's Council (SANTEC) / Institute of Transportation Engineers (ITE). The objective was to determine the applicability of these standards to developments and facilities within the City of Chula Vista, and develop a specific set of standards for the City of Chula Vista based on this review. The City of San Diego and SANTEC/ITE standards were used to reevaluate several completed studies in the City of Chula Vista to determine potential changes in the identification of project impacts. Results of this evaluation were communicated to the City of Chula Vista department heads and staff through a series of workshops. Discussions, comments and recommendations precipitated from these workshops provided the foundation for the guidelines.

The guidelines provide written criteria for determining the need and scope of traffic studies and identifying impacts. The use of these guidelines ensures uniformity in the preparation and review of traffic studies for developments within the City of Chula Vista. In addition, the guidelines help determine timelines for the implementation of specific improvements to address identified deficiencies.

##### **A. Determining When A Study Is Needed**

In conformance with requirements of the Congestion Management Program (CMP), an analysis of CMP freeways and arterials will be required for any project that generates 2,400 daily, or 200 peak hour trips (As detailed in the 1991 CMP).

For those developments that do not satisfy the requirements for a CMP analysis, a traffic study may be required based on direction provided by the City Engineer and the Environmental Review Coordinator.

##### **B. Methodology**

###### **1. Study Area Definition**

- a. **Volume Thresholds for Study of CMP Freeway Facilities:** All freeway segments are by definition included in the CMP network. All freeway mainline segments to which the proposed project will add 2400 total trips (Average Daily Trips or ADT) or 150 or more peak hour trips in either direction must be analyzed.
- b. **Volume Thresholds for Study of CMP Arterial Facilities:** All CMP arterial segments, including Regionally Significant Arterials (RSA) and other CMP arterial segments and intersections (including freeway on/off ramp intersections), to which the proposed project will add 800 or more total trips (ADT) or 50 or more peak hour trips in either direction must be analyzed.
- c. **Volume Thresholds for Local Roadways and Intersections:** Traffic studies will be required to review those local and collector roadway facilities that are

not included in the CMP network based on direction provided by the City Engineer.

**2. Analysis Scenarios**

Each of the study area freeway segments, roadway segments, and intersections must be analyzed for the following scenarios:

- a. Existing Conditions
- b. Existing Conditions + Proposed Project
- c. Existing Conditions + Approved and Pending Projects + Proposed Project (Only for non-master planned projects)
- d. Horizon Years (Usually defined as five-year incremental study years for project, i.e. 2005, 2010, 2015, & 2020. However, final determination on years to be studied may vary based on direction of the City Engineer)
- e. Regional Buildout Year + Proposed Project

Additional scenarios may be required depending on the size and phasing of any proposed development. For each analyzed scenario, peak hour analysis will include the AM and PM peaks. At the direction of the City Engineer, special studies of midday peak or other off-peak periods may be required.

**3. Growth Management Oversight Committee (GMOC) Near-Term Analysis**

As determined by the City Engineer, analysis of roadway segments under near-term conditions (Years 0-4) may be conducted using the methodology described in Chapter 11 (Arterial Streets) of the most recent version of the Highway Capacity Manual, which determines segment level of service based on speed, as detailed in the Significance Criteria below. Classification of facilities and definition of segment lengths must be consistent with the City's current Growth Management Traffic Monitoring Program. The Threshold Standard for these arterial analyses requires the maintenance of LOS C or better as measured by average travel speeds except that LOS D can occur for no more than any two hours of the day. Thus, if LOS D conditions are determined for any period of two (2) hours, additional analysis may be required along these high volume segments based on direction provided by the City Engineer.

For planned arterial facilities that are not currently included in the current Traffic Monitoring Program, the definition of segment length and facility classification will be based on direction provided by the City Engineer.

**C. Significance Criteria**

Project impacts will be defined as either project specific impacts or cumulative impacts. Project specific impacts are those impacts for which the addition of project trips result in an identifiable degradation in LOS on freeway segments, roadway segments, or intersections, triggering the need for specific project-related improvement strategies. Cumulative impacts are those in which the project trips contribute to a poor level of service, at a nominal level.

Study horizon year as used herein is intended to describe a future period of time in the traffic studies, which corresponds to Sandag's traffic model years, and are meant to

synchronize study impacts to be in line with typical study years of 2005, 2010, 2015 and 2020.

Criteria for determining whether the project results in either project specific or cumulative impacts on freeway segments, roadway segments, or intersections are as follows:

**1. Short-term (Study Horizon Year 0 to 4)**

For purposes of the short-term analysis roadway sections may be defined as either links or segments. A link is typically that section of roadway between two adjacent Circulation Element intersections and a segment is defined as that combination of contiguous links used in the Growth Management Plan Traffic Monitoring Program. Analysis of roadway links under short-term conditions may require a more detailed analysis using the GMOC methodology if the typical planning analysis using volume to capacity ratios on an individual link indicates a potential impact to that link. The GMOC analysis uses the Highway Capacity Manual (HCM) methodology of average travel speed based on actual measurements on the segments as listed in the Growth Management Plan Traffic Monitoring Program.

**a. Intersections**

1. Project specific impact if both the following criteria are met:
  - a) LOS E or LOS F.
  - b) Project trips comprise 5% or more of entering volume.
2. Cumulative impact if only (i) above is met.

**b. Street Links/Segments**

If the planning analysis using the volume to capacity ratio indicates LOS C or better, there is no impact. If the planning analysis indicates LOS D, E or F, the GMOC method should be utilized. The following criteria would then be utilized.

1. Project specific impact if all the following criteria are met:
  - a) LOS D for more than 2 hours or LOS E/F for 1 hour
  - b) Project trips comprise 5% or more of segment volume.
  - c) Project adds greater than 800 ADT to the segment.
2. Cumulative impact if only (i) above is met.

**c. Freeways**

1. Project specific impact if both the following criteria are met:
  - a) Freeway segment LOS is LOS E or LOS F
  - b) Project comprises 5% or more of the total forecasted ADT on that freeway segment.
2. Cumulative impact if only (i) above is met.

**2. Long-term (Study Horizon Year 5 and later)**

**a. Intersections**

1. Project specific impact if both the following criteria are met:
  - a) Level of service is LOS E or LOS F.
  - b) Project trips comprise 5% or more of entering volume.
2. Cumulative impact if only (i) above is met.

b. Street Segments

Use the planning analysis using the volume to capacity ratio methodology only. The GMOC analysis methodology is not applicable beyond a four-year horizon.

1. Project specific impact if all three of the following criteria are met:
  - a) Level of service is LOS D, LOS E, or LOS F.
  - b) Project trips comprise 5% or more of total segment volume.
  - c) Project adds greater than 800 ADT to the segment.
2. Cumulative impact if only (i) above is met. However, if the intersections along a LOS D or LOS E segment all operate at LOS D or better, the segment impact is considered not significant since intersection analysis is more indicative of actual roadway system operations than street segment analysis. If segment Level of Service is LOS F, impact is significant regardless of intersection LOS.
4. Notwithstanding the foregoing, if the impact identified in paragraph a. above occurs at study horizon year 10 or later, and is offsite and not adjacent to the project, the impact is considered cumulative. Study year 10 may be that typical SANDAG model year which is between 8 and 13 years in the future. In this case of a traffic study being performed in the period of 2000 to 2002, because the typical model will only evaluate traffic at years divisible by 5 (i.e. 2005, 2010, 2015 and 2020) study horizon year 10 would correspond to the Sandag model for year 2010 and would be 8 years in the future. If the model year were less than 7 years in the future, study horizon year 10 would be 13 years in the future.
5. In the event a direct identified project specific impact in paragraph a. above occurs at study horizon year 5 or earlier and the impact is offsite and not adjacent to this project, but the property immediately adjacent to the identified project specific impact is also proposed to be developed in approximately the same time frame, an additional analysis may be required to determine whether or not the identified project specific impact would still occur if the development of the adjacent property does not take place. If the additional analysis concludes that the identified project specific impact is no longer a direct impact, then the impact shall be considered cumulative.

c. Freeways

1. Project specific impact if both the following criteria are met:
  - a) Freeway segment LOS is LOS E or LOS F
  - b) Project comprises 5% or more of the total forecasted ADT on that freeway segment.
2. Cumulative impact if only (i) above is met.

**II.5.4.1.15. FINANCING TRAFFIC IMPROVEMENTS:**

**A. Transportation Development Impact Fees (TDIF):**

The project is within the boundaries of the TDIF program and, as such, the project is subject to the payment of the fees at the rates in effect at the time building permits are issued. However, the improvements identified in the Threshold Compliance and Requirements Section II.5.4.1.16 of this PFFP is required to be constructed prior to approval of the first building permit.

The current Transportation Development Impact Fee (TDIF) Ordinance sets forth the calculation of development impact fees. This PFFP uses the CVMC Chapter 3.54 as the basis for the estimated fees. This amount is subject to change as it is amended from time to time. The current TDIF charged for "Residential Low" density (0-6 DU/gross acre) is \$ 11,317/DU. The amount charged for "Residential Medium" density (6.1-18 DU/gross acre) is \$ 9,054/DU. The amount charged for "Residential High" density (>18.1 DU/gross acre) is \$ 6,791/DU. The estimated TDIF for the Olympic Pointe Condominiums Project is presented in Table B. 17 below.

Land Use	Number of Acres	Number of Units	Fee per Residential High Density Dwelling Unit	Total Fees
Olympic Pointe Condominiums	18.4	389	\$6,791	\$2,641,699
<b>Totals</b>	<b>18.4</b>	<b>389</b>		<b>\$2,641,699</b>

**B. Traffic Signal Fees:**

Future development within the project will be required to pay Traffic Signal Fees in accordance with Chula Vista Council Policy No. 475-01. The estimated fee is calculated based on the current fee of \$31.80 (the date of this PFFP) per vehicle trip generated per day for various land use categories. Table B.18 is provided as an estimate only. Fees may change depending upon the actual number dwelling units, the actual acreage for commercial and industrial land and the current city fee, which is subject to change from time to time. Final calculations will be known at time building permits are applied for.

Land Use	Residential Trips	Traffic Signal Fee @ \$31.80/Trip
Olympic Pointe Condominiums	2,334	\$74,221
<b>Total</b>	<b>2,334</b>	<b>\$74,221</b>

#### II.5.4.1.16. THRESHOLD COMPLIANCE AND REQUIREMENTS:

Based upon the *Olympic Pointe Traffic Study Addendum, September 22, 2010, by Linscott, Law and Greenspan*, threshold compliance is projected to be maintained with implementation of the identified measures and improvements and the payment of the TDIF Fees. The following measures are recommended to maintain compliance with city threshold standards:

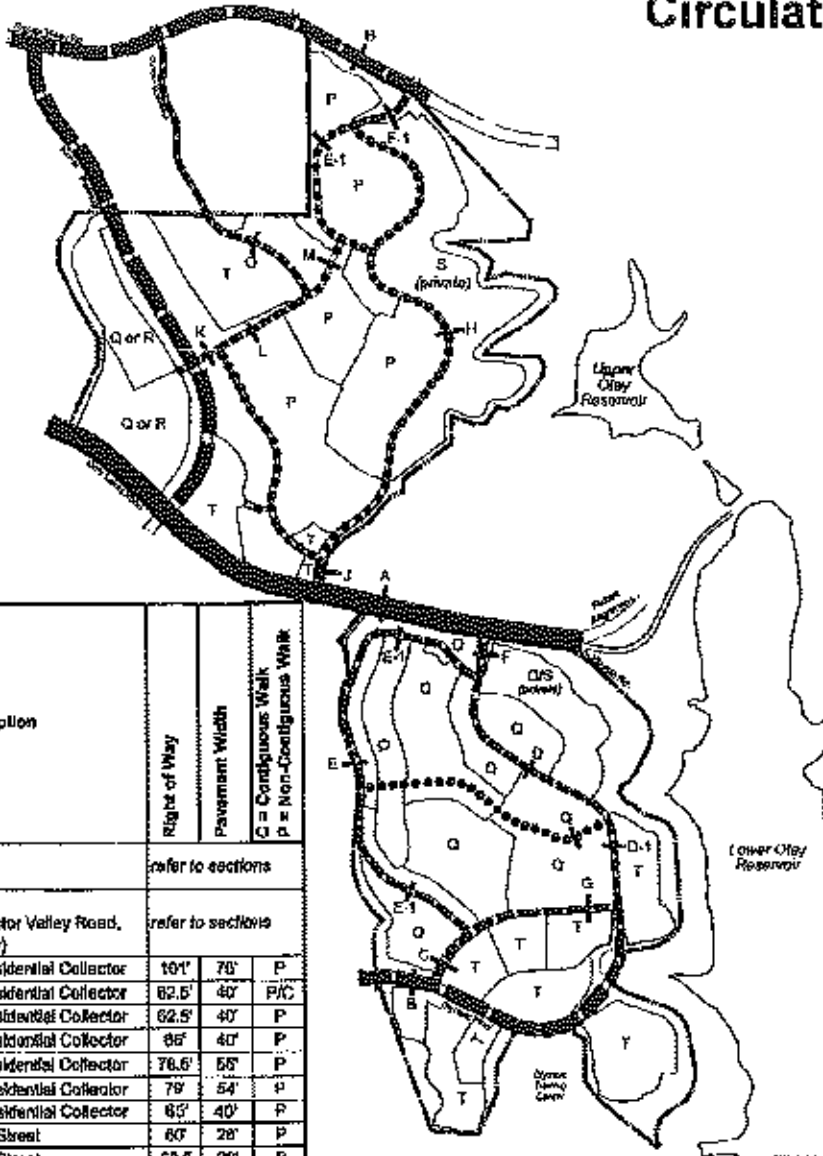
- A. Threshold compliance shall continue to be monitored through the annual congestion monitoring program.
- B. The Olympic Pointe Condominiums project shall be conditioned to pay TDIF Fees and Traffic Signal Fees prior to the issuance of building permits; the fees shall be paid at the rate in effect at the time payment is made.
- C. Prior to approval of the first building permit or as otherwise determined by the City Engineer, the Developer shall:
  1. Design, construct, and secure a fully actuated traffic signal including interconnect wiring, mast arms, signal heads and associated equipment, underground improvements, standards and luminaries at the Olympic Parkway/Project Driveway intersection. The design of the traffic signal shall be to the satisfaction of the City Engineer and conform to City standards. The intersection geometry shall be the following:
    - Westbound: One left-turn lane (with 100 feet of storage) and two through lanes;
    - Northbound: One left-turn lane and one right-turn lane (with a storage length of 75 feet in each lane);
    - Eastbound: One shared through/right-turn lane and one through lane;
    - Southbound: None.A traffic signal shall be installed at the project driveway and two outbound (northbound) lanes, one left-turn and one right-turn lane and two inbound (southbound) lanes shall be provided (see Exhibit 9).
  2. Relocate the median opening on Olympic Parkway further west from its current location to accommodate the proposed project driveway. In addition, the applicant shall provide the pertinent landscape improvements to the satisfaction of the Director of Planning & Building, and the Director of General Services.
  3. Provide pedestrian ramps to the satisfaction of the City Engineer.
  4. Install a "No U Turn" sign for eastbound traffic on Olympic Parkway at the Olympic Parkway/Wueste Road intersection.

The Developer shall fully design the aforementioned improvements in conjunction with the improvement plans for the related project to the satisfaction of the City Engineer.



# Circulation

II.5-3



Map Symbol	Section Key	Description	Right of Way		Pavement Width	C = Contiguous Walk P = Non-Contiguous Walk
A		6 Lane Prime (Oley Lakes Road)	refer to sections			
B		4 Lane Major (Hunt Parkway, Proctor Valley Road, and Olympic Parkway)	refer to sections			
C		Modified Class III Residential Collector	101'	78'	P	
D/D-1		Modified Class II Residential Collector	82.5'	40'	P/C	
E		Modified Class III Residential Collector	82.5'	40'	P	
E-1		Modified Class III Residential Collector	86'	40'	P	
F		Modified Class III Residential Collector	78.6'	55'	P	
F-1		Modified Class III Residential Collector	79'	54'	P	
G		Modified Class III Residential Collector	63'	40'	P	
H		Modified Residential Street	60'	28'	P	
I		Modified Residential Street	68.5'	28'	P	
J		Modified Class III Residential Collector	85'	54'	P	
K		Modified Class III Residential Collector	70'	54'	C	
L		Modified Class III Residential Collector	82'	54'	P	
M		Modified Residential Collector	62'	34'	P	
N		Modified Residential Street	82.5'	40'	P/C	
O		Modified Class III Residential Collector	68.5'	44'	C/P	
P		Modified Residential Street	58'	34'	P	
Q		Modified Residential Street	68'	38'	P	
R		Residential Street	56'	36'	C	
S		Priv. Common Hammerhead Dr.	40'	28'	NA	
T		Internal Streets & Drives	per Site Plan			

- 6 Lane Prime Arterial
- 4 Lane Major Arterial
- Class III Residential Collector
- Residential Street

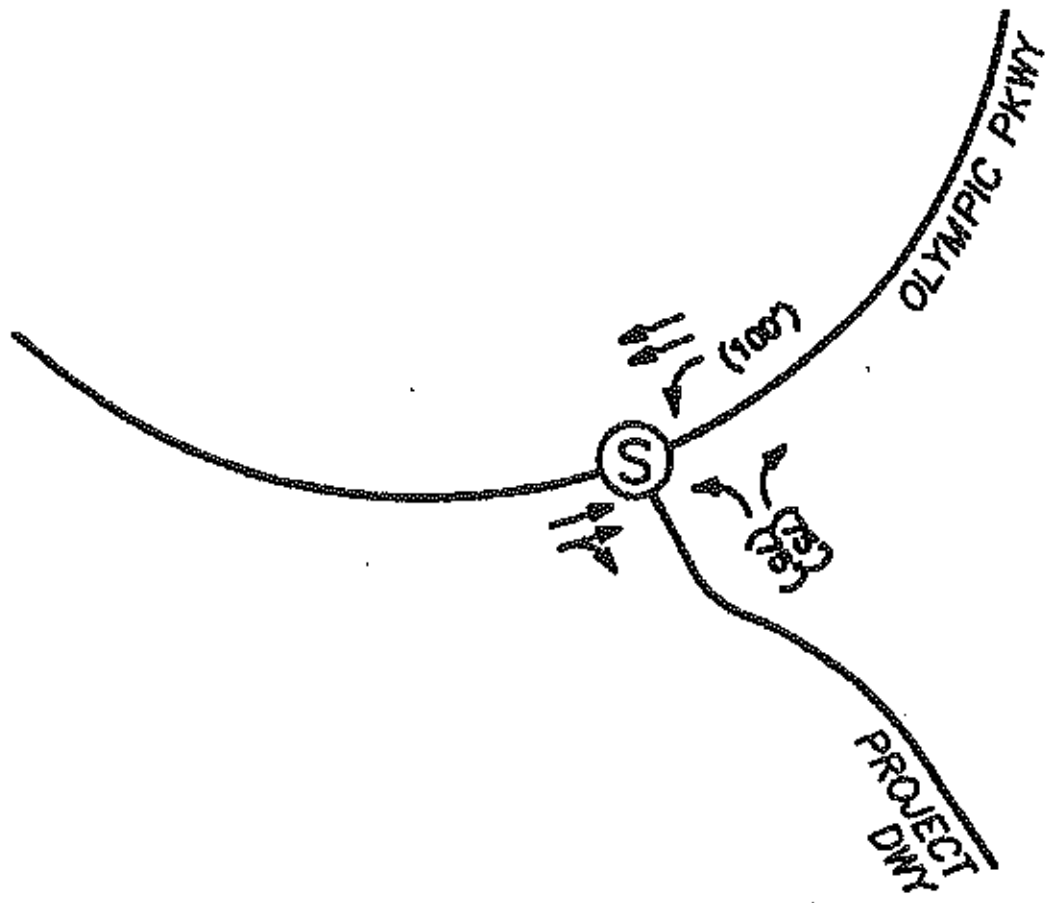
Note: Refer to Sections for Modifications

Note: Transitions of street classification changes (or to existing roads) and phasing of improvements to be determined at Tentative Map stage.



## Exhibit 8

# Circulation Improvements



## LEGEND

(xx) - Recommended Turn lane storage length in feet

Exhibit 9

## **II.5.4.2 POLICE**

### **II.5.4.2.1 Threshold Standard**

- A. **Emergency Response:** properly equipped and staffed police units shall respond to 81% of "Priority One" Emergency calls throughout the city within 7 minutes and shall maintain an average response time to all "Priority One" emergency calls of 5.5 minutes or less (measured annually).
- B. **Urgent Response:** Properly equipped and staffed police units shall respond to 57% of "Priority Two" Urgent calls throughout the city within 7 minutes and maintain an average response time to all "Priority Two" calls of 7.5 minutes or less (measured annually).

### **II.5.4.2.2 Service Analysis**

The City of Chula Vista Police Department provides police services. The purpose of the Threshold Standard is to maintain or improve the current level of police services throughout the City by ensuring that adequate levels of staff, equipment and training are provided. Police threshold performance was analyzed in the "Report on Police Threshold Performance 1990-1999", completed April 13, 2000. In response to Police Department and GMOC concerns the City Council amended the threshold standards for Police Emergency Response on May 28, 2002, with adoption of Ordinance 2860. Police Facilities are also addressed in *A Master Plan for the Chula Vista Civic Center Solving City Space Needs Through Year 2010*, dated May 8, 1989.

### **II.5.4.2.3 Project Processing Requirements**

The PFFP is required by the Growth Management Program to address the following issues for Police Services.

- A. Services reviewed must be consistent with the proposed phasing of the project.
- B. Able to demonstrate conformance with *A Master Plan for the Chula Vista Civic Center* dated May 8, 1989, as amended.

### **II.5.4.2.4 Existing Conditions**

The Chula Vista Police Department (CVPD) provides law enforcement services to the area encompassing the project. The CVPD is located in a new headquarters building at the corner 4<sup>th</sup> Avenue and F Street in Chula Vista. This new facility is expected to be adequate through the build-out of eastern Chula Vista. Currently, CVPD maintains a staff of approximately 231 sworn officers and approximately 95 civilian support personnel. The Project is within Police Patrol Beat 32 that is served by at least one Beat Officer per shift.

#### **Police Facility Inventory**

- New Police Headquarters at 4<sup>th</sup> Avenue and F Street.

#### II.5.4.2.5 Adequacy Analysis

According to the GMOC 2010 Annual Report the response times for "Priority One" Calls for Service (CFS) were met during the 2008-2009 time period (see Table C.1). The department is in compliance with "Priority One" CFS with 84.6% of the calls responded to within 5:30 minutes (see Table C.1 below). "Priority Two" CFS during the same period were not met. The Priority Two CFS has not been met for several years. For Priority Two CFS, the department responded to 53.9% of the calls within an average of 9:16 minutes. The GMOC has determined that "Priority Two" or the Urgent Emergency Response time threshold has not been met.

	<b>Call Volume</b>	<b>% of Call Response w/in 7 Minutes</b>	<b>Average Response Time</b>
Threshold		81.0%	5:30
<b>FY 2008-09</b>	<b>788 of 70,051</b>	<b>84.6%</b>	<b>4:26</b>
<b>FY 2007-08</b>	<b>1,006 of 74,192</b>	<b>87.9%</b>	<b>4:19</b>
<b>FY 2006-07</b>	<b>976 of 74,277</b>	<b>84.5%</b>	<b>4:59</b>
FY2005-06	1,068 of 73,075	82.3%	4:51
FY2004-05	1,289 of 74,106	80.0%	5:11
FY2003-04	1,322 of 71,000	82.1%	4:52
FY 2002-03	1,424 of 71,268	80.8%	4:55
FY 2001-02	1,539 of 71,859	80.0%	5:07
FY 2000-01	1,734 of 73,977	79.7%	5:13
FY 1999-00	1,750 of 76,738	75.9%	5:21
CY 1999 <sup>6</sup>	11,890 of 74,405	70.9%	5:50

Source: GMOC 2010 Annual Report

<sup>6</sup> The FY98-99 GMOC Report used calendar 1999 data due to the implementation of the new CAD system in mid-1998.

After reviewing the history of the Priority II threshold standard being out of compliance for twelve consecutive years, the GMOC requested a top-to-bottom review to consider modifying the Priority II threshold. This would be the second modification since its inception in 1991.

The original 1991 Urgent Response or Priority II threshold standard was: Respond to 62% of calls within 7 minutes, maintaining an average of 7 minutes or less. In 1999, the City's Special Projects Division and the Police Department presented the GMOC with a report titled "Report on Police Threshold Performance 1990-1999." The report indicated that, prior to implementation of the CAD system, human error occurred when measuring dispatch time. The report suggested that the Priority II threshold should have been set at 57% of calls within 7 minutes, with an average response time of 7.5 minutes. Subsequently, the City Council approved the proposed change to the threshold standard in 2002, which is the standard currently in effect.

One result of the aforementioned police threshold report was a 2003 change in the methodology for reporting the threshold data. The report pointed out that 42% of the Priority II calls were alarm calls, and 99.9% of the alarm calls were false alarms. Therefore, the false alarms were taken out of the calculations. However, the Priority II threshold standard still could not be met.

The Chula Vista Police Department believes that, "With appropriate staffing levels...the current Priority II goals could be met." The current Chula Vista staffing, per capita, is the lowest of the nine city police departments in San Diego County. Unfortunately due to the current economic situation, increased staffing levels are not likely in the near future.

	Call Volume	% of Call Response within	Average Response Time*
<b>Threshold</b>		<b>57.0%</b>	<b>7:30</b>
<b>FY 2008-09</b>	22,686 of 70,051	53.5%	9:16
<b>FY 2007-08</b>	23,955 of 74,192	53.1%	9:18
<b>FY 2006-07</b>	24,407 of 74,277	43.3%	11:18
<b>FY 2005-06</b>	24,876 of 73,075	40.0%	12:33
<b>FY 2004-05</b>	24,923 of 74,106	40.5%	11:40
<b>FY 2003-04</b>	24,741 of 71,000	48.4%	9:50
<b>FY 2002-03</b>	22,871 of 71,268	50.2%	9:24
<b>FY 2001-02</b>	22,199 of 71,859	45.6%	10:04
<b>FY 2000-01</b>	25,234 of 73,977	47.9%	9:38
<b>FY 1999-00</b>	23,898 of 76,738	46.4%	9:37
<b>CY 1999</b>	20,405 of 74,405	45.8%	9:35
<b>FY 1997-98</b>	22,342 of 69,196	52.9%	8:13
<b>FY 1996-97</b>	22,140 of 69,904	62.2%	6:50
<b>FY 1995-96</b>	21,743 of 71,197	64.5%	6:38

#### II.5.4.2.6 Financing Police Facilities

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The Public Facilities Development Impact Fee (PFDIF) is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The Police Public Facilities DIF Fee for Multi-Family Development is \$1,691 /unit (see Table A.6)<sup>7</sup>. This amount is subject to change as it is amended from time to time. The project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the project Police Fee obligation at buildout is \$657,799 .

<b>Development</b>	<b>Number of DUs</b>	<b>Police Fee/DU</b>	<b>Police Fee for Olympic Pointe Condominiums</b>
Olympic Pointe Condominiums	389	\$1,691	\$657,799

The projected fee illustrated in Table C.3 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

#### II.5.4.2.7. THRESHOLD COMPLIANCE AND REQUIREMENTS

The City will continue to monitor police responses to calls for service in both the Emergency (priority one) and Urgent (priority two) categories and report the results to the GMOC on an annual basis.

That the Police Department remain diligent in meeting and achieving shorter response times than what is indicated as the Threshold Standard through the active pursuit and implementation of their current and planned programs and report on how these measures improved response times to next years GMOC.

Compliance will be satisfied with the payment of Public Facilities Fees. The proposed project will be required to pay public facilities fees for police services, based on the number of dwelling units, prior to the issuance of building permits; the fees shall be paid at the rate in effect at the time payment is made.

<sup>7</sup> Fee based on Form 5509 dated 9/30/2010. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

## II.5.4.3 FIRE AND EMERGENCY MEDICAL SERVICES

### II.5.4.3.1 Threshold Standard

Emergency response: Properly equipped and staffed fire and medical units shall respond to calls throughout the City within seven (7) minutes in 80 percent (current service to be verified) of the cases (measured annually).

### II.5.4.3.2 Service Analysis

The City of Chula Vista Fire Department (CVFD) provides Fire and Emergency Medical Services (EMS). EMS is provided on a contract basis with American Medical Response (AMR). The City also has countywide mutual and automatic aid agreements with surrounding agencies, should the need arise for their assistance. The purpose of the Threshold Standard and the monitoring of response times are to maintain and improve the current level of fire protection EMS in the City. Fire/EMS facilities are provided for in the 1997 Fire Station Master Plan, as amended. The Fire Station Master Plan indicates that the number and location of fire stations primarily determine response time. The Fire Station Master Plan evaluates the planning area's fire coverage needs, and recommends a nine (9) station network at build out to maintain compliance with the threshold standard (see Table D.1). Additionally, the City of Chula Vista is updating the currently adopted Fire Station Master Plan. The updated Master Plan will set forth the locations and staffing for future fire and emergency service resources/facilities.

### II.5.4.3.3 Existing Conditions

There are currently eight (9) fire stations serving the City of Chula Vista. The existing station network is listed below:

Table D.1 Current & Planned Fire Station Facilities			
Station	Location	Equipment	Staffing
<b>Current Fire Station Facilities</b>			
Station 1	447 F St.	Engine 51/Truck 51/Battalion 51	Assigned: 8 On Duty: 24
Station 2	80 East J St.	Engine 52/Brush 52	Assigned: 3 On Duty: 9
Station 3	1410 Brandywine Ave.	US & R 53	Assigned: 4 On Duty: 12
Station 4	850 Paseo Ranchero	Engine 54	Assigned: 3 On Duty: 9
Station 5	391 Oxford St.	Engine 55	Assigned: 3 On Duty: 9
Station 6	605 Mt. Miguel Rd.	Engine 56	Assigned: 3 On Duty: 9
Station 7	1640 Santa Venetia Rd.	Engine 57/Truck 57/Battalion 52	Assigned: 8 On Duty: 24
Station 8	1180 Woods Dr.	Engine 58	Assigned: 3 On Duty: 9
Station 9	291 E. Oncida Street	Engine 59	Assigned: 3 On Duty: 9
<b>Planned Fire Station Facilities</b>			
Station	Location	Equipment	Staffing
Station 10	Eastern Urban Center	EUC Truck	Assigned: 4 On Duty: 12
Station 11	J Street & Bay Blvd.	Bayfront Truck	Assigned: 4 On Duty: 12
Note: these planned facilities only represent those new facilities as listed within the 1997 Fire Department Master Plan.			

Source: CVFD

#### II.5.4.3.4 Adequacy Analysis

The City of Chula Vista Fire Department (CVFD) currently serves areas within the City's boundaries, including the Olympic Pointe project. The closest CVFD stations to the project site are:

- Fire Station #4, located Rancho Del Rey
- Fire Station #6, located in Rolling Hills
- Fire Station #7, located in Village 2.
- Fire Station #8, located in EastLake III

The station nearest to the Olympic Pointe Condominium project is Station #8. This station is within 2 miles of the Olympic Pointe Condominium project. Station #8 is located in the EastLake Woods neighborhood.

The Fire/EMS response time threshold was met for calendar year 2009. This is the fifth year in a row that the CVFD met the threshold. Dispatch time improved significantly with full operation of its dispatch center.

American Medical Response (AMR) provides emergency medical services to the project site, on a contract basis for the City of Chula Vista. There are two AMR stations, which provide paramedic with EMT services to the City of Chula Vista exclusively.

<b>Years</b>	<b>Call Volume</b>	<b>% of All Call Response Within 7:00 Minutes</b>
FY 2009	9,363	84.0%
FY 2008	9,883	86.9%
FY 2007	10,020	88.1%
CY 2006	10,390	85.2%
CY 2005	9,907	81.6%
FY 2003-04	8,420	72.9%
FY 2002-03	8,088	75.5%
FY 2001-02	7,626	69.7%
FY 2000-01	7,128	80.8%
FY 1999-00	6,654	79.7%

*Source: UMOC 2010 Annual Report*

#### II.5.4.3.5. FIRE & EMS FACILITY ANALYSIS:

The CVFD responded to 84% of calls within seven minutes. The department met the threshold standard of responding to 80% of calls within seven minutes. However, this was 2.9% worse than last year's percentage of 86.9%, and there were 520 less calls received from the previous year.

Generally, the actual response and travel times for 80% of the calls improved from last year. Response times improved from 6 minutes 31 seconds in FY 2008 to 4 minutes 46 seconds in FY 2009. The average travel time also improved from 3 minutes 17 seconds



in FY 2008 to 3 minutes 1 second in FY 2009.

Of all calls received, 3% were for fire, 87% were for medical, and 10% were for other emergencies.

Since March 2008, the City of Chula Vista has contracted with San Diego Dispatch to respond to fire and medical dispatch calls. During the first 16 months of this arrangement, dispatch and travel times, as well as percentage of calls within 7 minutes, have worsened slightly. The average response time increased to 25 seconds longer; average dispatch time was 21 seconds longer; average travel time was 14 seconds longer; and the percentage of calls within 7 minutes was 3.4% less.

Development of Olympic Pointe Condominium project is not anticipated to change the need for fire service in the area. Fire Station No. 8, located at 1180 Woods Drive in the EastLake Woods neighborhood, would be the primary station to serve the project.

#### **II.5.4.3.6. FINANCING FIRE & EMS FACILITIES:**

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The Public Facilities Development Impact Fee (PFDIF) is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The Fire Public Facilities DIF Fee for Multi-Family Development is \$ 894/unit (see Table A.6)<sup>8</sup>. This amount is subject to change as it is amended from time to time. The project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the project Fire Fee obligation at buildout is \$ 347,766.

<b>Development</b>	<b>Number of DUs</b>	<b>Fire/EMS Fee/DU</b>	<b>Fire/EMS Fee for Olympic Pointe Condominium</b>
Olympic Pointe Condominium	389	\$894	\$347,766

The projected fee illustrated in Table D.3 is an estimate only. Actual fees may be different. PFDIF fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

#### **II.5.4.3.7 THRESHOLD COMPLIANCE AND REQUIREMENTS:**

- A. The City will continue to monitor fire department responses to emergency fire and medical calls and report the results to the GMOC on an annual basis.
- B. The Olympic Pointe Condominium Project shall pay public facilities fees prior to the issuance of building permits; the fees shall be paid at the rate in effect at the time payment is made.
- C. The GMOC and the CVFD will continue to monitor the effectiveness of using San Diego Dispatch in regards to meeting the threshold standard.

<sup>8</sup> Fee based on Form 5509 dated 9/30/2010. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

## **II.5.4.4 SCHOOLS**

### **II.5.4.4.1 Threshold Standard**

The City annually provides the two local school districts with a 12 to 18 month development forecast and requests an evaluation of their ability to accommodate the forecast and continuing growth. The Districts' replies should address the following:

1. Amount of current capacity now used or committed.
2. Ability to absorb forecasted growth in affected facilities.
3. Evaluation of funding and site availability for projected new facilities.
4. Other relevant information the District(s) desire(s) to communicate to the City and GMOC.

### **II.5.4.4.2 Service Analysis**

School facilities and services in Chula Vista are provided by two school districts. The Chula Vista Elementary School District (CVESD) administers education for kindergarten through sixth grades. The Sweetwater Union High School District (SUHSD) administers education for the Junior/Middle and Senior High Schools of a large district, which includes the City of Chula Vista. The purpose of the threshold standard is to ensure that the districts have the necessary school sites and funds to meet the needs of students in newly developing areas in a timely manner, and to prevent the negative impacts of overcrowding on the existing schools. Through the provision of development forecasts, school district personnel can plan and implement school facility construction and program allocation in line with development.

On November 3, 1998, California voters approved Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998. Prior to the passage of Proposition 1A, school districts relied on statutory school fees established by Assembly Bill 2926 ("School Fee Legislation") which was adopted in 1986, as well as judicial authority (i.e., Mira-Hart-Murrieta court decisions) to mitigate the impacts of new residential development. In a post Proposition 1A environment, the statutory fees provided for in the School Fee Legislation remains in effect and any mitigation requirements or conditions of approval not memorialized in a mitigation agreement, after January 1, 2000, will be replaced by Alternative Fees (sometimes referred to as Level II and Level III Fees). The statutory fee for residential development is referred to in these circumstances as the Level I Fee (i.e., currently for unified school districts at \$ 2.97 per square foot for new residential construction and \$ 0.47 per square foot for new commercial and industrial construction).

CVESD utilizes their current School Facilities Needs Analysis (SFNA), June 2009, to quantify, for the next five-year period, the impacts of new residential development on the district's school facilities, and to calculate the permissible Alternative Fees to be collected from such new residential development. To ensure the timely construction of school facilities to house students from residential development, alternative fees or implementation of a Mello Roos Community Facilities District (CFD) will be necessary.

In compliance with Government Code Section 65995 et. Seq. the SFNA provides the determination of eligibility for and the calculation of a Level II Fee of \$ 2.43 per square

foot of new residential construction. A corresponding Level III Fee of \$ 4.87 per square foot of new residential construction is also identified.

Sweetwater Union High School District utilizes their current "Sweetwater Union High School District Long Range Comprehensive Master Plan" dated July 20, 2004. Implementation of the SUHSD Plan is ongoing and has resulted in the upgrading of older schools and accommodating continuing growth. In November 2000, a supportive community approved Proposition BB. The district leveraged \$187 million from Proposition BB into a \$327 million effort utilizing state funding to modernize and upgrade twenty-two campuses. Additional work efforts associated with Proposition O have commenced and construction has begun.

In November 2006, the community supported Proposition O, a 644 million dollar bond measure. This bond measure addresses the critical and urgent safety needs of the 32 campuses within the SUHSD. The types of repairs and improvements that Prop O addresses includes: improving handicap accessibility, removing asbestos and lead paint, and upgrading fire and life safety systems.

#### **II.5.4.4.3 Project Processing Requirements**

The PFFP is required by the Growth Management Program to address the following issues for School Services:

1. Identify student generation by phase of development.
2. Specific siting of proposed school facilities will take place in conformance with the *Sweetwater Union High School District Long Range Comprehensive Plan*, and Chula Vista Elementary School District's Standards and Criteria.
3. Reserve school sites, if necessary, or coordinate with the district for additional school classrooms.
4. Provide cost estimates for facilities.
5. Identify facilities consistent with proposed phasing.
6. Demonstrate the ability to provide adequate facilities to access public schools in conjunction with the construction of water and sewer facilities.
7. Secure financing.

#### **II.5.4.4.4 Existing Conditions**

##### **School Facilities Inventory, Chula Vista Elementary School District**

Currently, the CVESD's inventory consists of 44 elementary schools including 6 Charter schools. Approximately 26 schools are on a traditional calendar and 18 are on a year-round calendar. Table E.1 lists existing schools together with the capacity and enrollment of each. Capacity using existing facilities is approximately 30,244. Projected enrollment for the 2009-2010 school year was approximately 27,270. Thirty-seven of the 44 schools have capacity. Three schools are near capacity and five schools are over capacity (see Table E.1). At this time there is sufficient capacity throughout the district to accommodate additional students. In addition, this project is located in the district's EastLake Community Facilities District No. 1.

**Table E.1  
Chula Vista Elementary School District  
Enrollments vs. Capacity**

<b>School</b>	<b>Estimated Enrollment for 2009-2010</b>	<b>Approximate Capacity</b>	<b>Approximate Remaining Capacity</b>
Allen/Ann Daly	411	477	66
Arroyo Vista Charter	840	913	73
Casillas	646	776	130
Castle Park	430	526	96
Chula Vista Hills	601	613	12
Chula Vista LCC	574	664	90
Clear View Charter	514	622	108
Cook	522	588	66
Discovery Charter	743	872	129
East Lake	644	726	82
Feaster/Ed Charter	1054	1135	81
Finney	489	563	74
Halecrest	502	626	124
Harborside	650	839	189
Hedenkamp	1001	984	-17
Heritage	872	913	41
Hilltop Drive	527	614	87
Juarez-Lincoln	648	751	103
Kellogg	428	564	136
Lauderbach	773	889	116
Liberty	684	714	30
Loma Verde	489	622	133
Los Altos	407	502	95
Marshall	744	725	-19
McMillin	847	825	-22
Montgomery	388	476	88
Mueller Charter	893	834	-59
Olympic View	794	800	6
Otay	614	763	149
Palomar	389	448	59
Parkview	444	519	75
Rice	686	733	47
Rogers East/West	507	587	80
Rohr	416	476	60
Rosebank	677	713	36
Salt Creek	930	950	20
Silver Wing	435	525	90
Sunnyside	397	451	54
Tiffany	602	651	49
Valle Lindo	589	676	87
Valley Vista	509	525	16
Veterans	714	693	-21
Vista Square	609	717	108
Wolf Canyon	637	664	27
<b>Total</b>	<b>27,270*</b>	<b>30,244</b>	<b>2,974</b>
Less Capacity for Future Mitigated Students		2,154	2,154
<b>Total Current Available Capacity</b>		<b>28,090</b>	<b>820</b>

*Source: CVESD School Facilities Needs Analysis, June 2010*

\* Does not include unassigned pupils, preschool or Daley Academy.

**Table E.2  
Sweetwater Union High School District  
Enrollments vs. Capacity**

<b>School Site</b>	<b>Adjusted Total Capacity</b>	<b>2010/2011 Projected Enrollment</b>	<b>Capacity vs. Forecasted</b>
<b>Middle Schools</b>			
Bonita Vista	1,530	1,060	470
Castle Park	1,530	1,051	479
Chula Vista	1,410	1,204	206
EastLake	1,665	1,536	129
Granger*	1,380	980	400
Hilltop	1,410	1,159	251
Mar Vista*	1,581	1,103	478
Montgomery	1,614	893	721
National City*	1,054	738	316
Rancho del Rey	1,440	1,611	-171
Southwest*	1,350	614	736
<b>Subtotal</b>	<b>15,964</b>	<b>11,949</b>	<b>4,015</b>
<b>High Schools</b>			
Bonita Vista	2,550	2,224	326
Castle Park	1,920	1,414	506
Chula Vista	2,850	2,617	233
EastLake	2,940	2,489	451
Hilltop	2,550	2,119	431
Mar Vista*	1,879	1,671	208
Montgomery*	2,440	1,652	788
Otay Ranch	2,900	2,799	101
Olympian	2,460	1,742	718
Palomar**	600	421	179
San Ysidro*	2,400	2,450	-50
Southwest*	2,400	1,695	705
Sweetwater*	2,163	2,464	-301
<b>Subtotal</b>	<b>30,052</b>	<b>25,757</b>	<b>4,295</b>
<b>Total</b>	<b>46,016</b>	<b>37,706</b>	<b>8,310</b>

*Source: SUIISD*

\* Schools outside of the City of Chula Vista

\*\* Actual Daily Enrollment numbers used - 4/8/10

Some excess capacity is suggested by comparing existing enrollment identified in Table E.1 to the current capacity. However, by applying the current student generation rates identified in Table E.3, to the estimated undeveloped dwelling units to be constructed within Mitigated Developments which must be housed within the District's current facilities, a significant number of students are expected to be generated. These students are expected to come from the following Mitigated Developments Eastlake—Landswap (CFD No. 1), Rolling Hills Ranch (fee mitigation), Otay Ranch Villages 2, 6, 7 & 11 (CFD Nos. 11, 14, 15, & 17), San Miguel Ranch (CFD No. 13) and Bella Lago, El Dorado Ridge and Denberry Ranch (CFD No. 10). As a result of this development and as indicated in Table 10, relatively few seats will be available to house students generated from new Unmitigated Developments.

The District has identified almost 6,800 future dwelling units to be constructed within Mitigated Developments. Further, the district estimates that approximately 2,154 elementary school students will be generated from Mitigated Developments. The Olympic Pointe project is included in the district's Mitigated Development category and it is within an existing CFD.

### **School Facilities Inventory, Sweetwater Union High School District**

The SUHSD currently administers eleven (11) junior high/middle schools and thirteen (13) senior high schools including one continuation high school within the District. In 2002, the district completed construction of the San Ysidro High School. In July of 2003 the district opened the Otay Ranch High School (near Otay Ranch Village 2) located at 1250 Olympic Pkwy, Chula Vista and EastLake Middle School (EastLake Woods) located at 900 Duncan Ranch Road Chula Vista. In August 2006, the district opened Olympian High School (Village 7) at 1925 Magdalena Ave, Chula Vista. There is a new combination middle/high school proposed within the vicinity of the EUC area with a possible middle school opening on the Olympian High School Campus in the future. Also planned for the future is middle school #12 and high school #14.

The district wide student enrollment is very stable (in fact it is declining at many schools). According to the district, the Olympic Pointe Condominium project is within the EastLake Middle School and the EastLake High School and the Otay Ranch High School attendance areas. In addition, the site is with in CFD 1.

#### **II.5.4.4.5 School Sizing and Location**

The project is proposed to consist of 389 dwelling units at build out. At completion, the proposed project could generate approximately 170 students using the following Student Generation Factors:

<b>Table E.3 Single-Family Attached Student Generation Rates</b>	
Elementary (K-6)	.2490 students/d.u.
Middle School (7-8)	.0635 students/d.u.
High School (9-12)	.1229 students/d.u.

*Source: CVESD SFNA June 2010*

By school category, the project is expected to generate the following students:

<b>Table E.4 Student Generation</b>				
<b>Multi-Family Dwelling Units</b>	<b>Elementary (K-6)</b>	<b>Middle (7-8)</b>	<b>High School (9-12)</b>	<b>Total Students</b>
389	97	25	48	170

**School Size Standards:** Elementary 750-1000 students  
Middle 1,500 students  
Senior High 2,400 students

**Chula Vista Elementary School District**

As noted in Table E.4, the build-out of the Olympic Pointe Condominiums would generate the need to house approximately 97 elementary school age students. The District is currently awaiting clearance from the California Department of Education (CDE) to build a school at 1650 Exploration Drive in Village 11 of Otay Ranch. This would be the nearest school (at completion) to the Project. Students would be bussed to a nearby school should the construction of this school not be completed by the time the Olympic Pointe Condominium project becomes occupied.

**Sweetwater Union High School District**

The maximum capacity of a middle school is approximately 1,500 students. It is anticipated that the approximately 25 middle school students generated by the Olympic Pointe Condominium project will attend the EastLake Middle School located approximately 3 miles north of the project. Currently, EastLake Middle has the capacity to accept the estimated students generated by the project.

The maximum capacity of a high school is approximately 2,400 students. It is anticipated that approximately 48 high school students will be generated from the Olympic Pointe Condominium project. These students will attend EastLake high school located approximately 3 miles northwest of the project. Currently, EastLake High has the capacity to accept the estimated students generated by the project.

Demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility can be constructed in the Eastern Urban Center (EUC) or a site reserved pursuant to the Otay Ranch GDP.

**II.5.4.4.6 Financing School Facilities**

California Government Code section 65995 et. seq. and Education Code Section 17620 et. seq. authorizes school districts to impose facility mitigation exactions on new development as a way to address increasing enrollment caused by that development.

Although the collection of school fees is one method available to defray the cost of new development, it is not an acceptable solution since the maximum amount that could be collected by law represents less than one-fourth the cost to construct schools. The SUHSD is unable to meet the needs of this project with current school facilities and it is unable to construct new facilities to meet the impacts of this project through the provision of school fees.

In recognition of this funding deficiency, it is the policy of each district to fully mitigate the facility impacts caused by a master planned community via the creation of a Mello Roos Community Facilities District. The following Mello-Roos Districts have been created by each district:

SUISD		CVED	
CFD Number	Location	CFD Number	Location
1	EastLake	1	EastLake
2	Bonita Long Canyon	2	Bonita Long Canyon
3	Rancho del Rey	3	Rancho del Rey
4	Sunbow	4	Sunbow
5	Annexable	5	Annexable
6	Otay Ranch	6	Otay Ranch
7	Rolling Hills Estate	10	Annexable for future annexations
8	Coral Gate (Otay Mesa)	11	Otay Ranch (Lomas Verde)
9	Ocean View Hills	12	Otay Ranch (Village 1, West)
10	Remington Hills/Annexable	13	San Miguel Ranch
11	Lomas Verdes	14	Otay Ranch Village 11 (Brookfield/Shea)
12	Otay Ranch (Village 1 West)	15	Otay Ranch Village 6 (ORC)
13	San Miguel Ranch		
14	Otay Ranch Village 11		

Based on historical data available from each district an estimate of costs for the construction of school facilities on a per student basis is provided. Both districts follow state standards for determining the costs and size for school construction. The cost for a high school, including land acquisition, is approximately \$ 31,300 per student ( 2009 dollars). Excluding land, the cost for a high school is approximately \$ 23,000 per student. The cost for a middle school, including land acquisition, is approximately \$ 26,700 per student ( 2009 dollars). Excluding land, the cost for a middle school is \$18,700 per student. The cost for an elementary school, including land acquisition, is approximately \$ 36,440 per student ( 2009 dollars). Excluding the land, the cost for an elementary school is approximately \$27,340 per student. Land acquisition cost is calculated at approximately \$ 730,000/net usable acre (10 acre elementary school site). Using the aforementioned costs per student together with the school size, the following estimated costs per facility can be anticipated.

**Elementary School Cost**

(800 students) (\$27,340/student w/o land cost)	\$ 21,900,000
(800 students) (\$ 36,440/student w/land cost)	\$ 29,200,000

**Middle School Cost**

(1,500 students) (\$ 18,700/student w/o land cost)	\$ 28,000,000
(1,500 students) (\$ 26,700/student w/ land cost)	\$ 40,000,000

**High School Cost**

(2,400 students) (\$ 23,000/student w/o land cost)	\$ 55,200,000
(2,400 students) (\$ 31,300/student w/ land cost)	\$ 75,200,000



#### **II.5.4.4.7 Threshold Compliance and Recommendations**

- A. Prior to building permit approval, the project proponent(s) shall provide documentation to the City confirming satisfaction of SUHSD and CVESD facility funding requirements to offset student generation impacts. Funding shall be satisfied through the Mello-Roos Community Facilities District financing method or other means acceptable to each District. In addition, condition the project to require that no building permits shall be issued unless and until a school facility financing mechanism is in place to the satisfaction of the Sweetwater Union High School District and the Chula Vista Elementary School District.
  
- B. Since this project is a part of EastLake, portions of the school mitigation have been satisfied through participation in the CFD for both districts. The mitigation agreement also established a fee due at the time permits for residential units are pulled. The rate in effect should be verified with the SUHSD and CVESD at the time building permits are requested.

## II.5.4.5 LIBRARIES

### II.5.4.5.1 Threshold Standard

In the area east of I-805, the city shall construct, by buildout (approximately year 2030) 60,000 Gross Square Feet (GSF) of library space beyond the citywide June 30, 2000 GSF total. The construction of said facilities shall be phased such that the city will not fall below the citywide ratio of 500 GSF per 1,000 population. Library facilities are to be adequately equipped and staffed.

### II.5.4.5.2 Service Analysis

The City of Chula Vista Library Department provides library facilities.

### II.5.4.5.3 Project Processing Requirements

The PFFP is required by the Growth Management Program to address the following issues for Library services:

1. Identify phased demands in conjunction with the construction of streets, water and sewer facilities.
2. Specifically identify facility sites in conformance with the Chula Vista Library Master Plan.

### II.5.4.5.4 Existing Conditions

The City provides library services through the Chula Vista Public Library at Fourth and "F" Street (Civic Center), the South Chula Vista Library in the Montgomery/Otay planning area, and the library at the EastLake High School. The Castle Park and Woodlawn Libraries have been closed. The existing and future libraries are listed on the Table F.1 and Table F.2, respectively.

<b>Existing Libraries</b>	<b>Square Footage</b>
Civic Center	55,000
South Chula Vista	37,000
EastLake	10,000
<b>Total Existing Square Feet</b>	<b>102,000</b>

### II.5.4.5.5 Adequacy Analysis

Using the threshold standard of 500 square feet of library space per 1,000 population, the demand for library space based on Chula Vista's estimated population for year end 2010 of a population of 237,537<sup>9</sup> is 118,769 square feet. Chula Vista currently provides 102,000 square feet of library space. This represents a 16,769 square foot deficit. The demand by the 2014 forecasted population (GMOC 2010 Annual Report) of 249,654 is 124,828 square feet. Comparing this demand to the existing library square footage of

<sup>9</sup> GMOC 2007 Annual Report

102,000 square feet results in a deficit of 22,828 square feet unless the first Regional Library is completed before 2014. The SANDAG buildout population for Chula Vista is approximately 282,664. This population will require approximately 152,000 square feet of Library Facilities.

The Chula Vista Public Library Master Plan addresses such topics as library siting and phasing, the impacts of new technologies on library usage, and floor space needs. The plan calls for the construction of a full service regional library of approximately 30,000 square feet in the Rancho del Rey area at the corner of Paseo Ranchero and East H Street and the construction of a second full service regional library of similar size in the Otay Ranch Eastern Urban Center (EUC). Currently, it is unknown when sufficient funds will become available for the construction of the Rancho del Rey Branch Library. Preconstruction planning and design have been completed. In addition, the timing of the EUC Library is unknown at this time.

Future library facilities are listed in the following table:

<b>Future Libraries</b>	<b>Square Footage</b>	<b>Estimated Cost</b>
1st regional library (Rancho Del Rey) @ 30,000 sf	30,000*	\$30,000,000±
2nd regional library (Otay Ranch EUC) @ 30,000 sf	20,000**	Unknown
<b>Estimated Total Future Net Square Feet</b>	<b>50,000</b>	
<b>Total Master Plan Library Square Feet (existing and future)</b>	<b>150,000</b>	

\* Assumes construction of the first 30,000-square foot regional library by Summer 2015.

\*\* Assumes construction of the second 20,000-square foot (minimum size) regional library and the closure of the 10,000-square foot EastLake library, per the Chula Vista Public Library Master Plan.

Table F.3 highlights existing plus forecasted project demands for library space as compared to the existing and scheduled library space as well as the impact of the project on library facilities.

According to the GMOC Annual Report, the City of Chula Vista's library threshold standard has been out of compliance for six years in a row. The threshold standard is to construct 500 gross square feet per 1,000 population. The City currently has a deficit of approximately 15,000 square feet. In June 2007, the City Council adopted the Libraries Threshold Standard Implementation Measure, which requires the City to "formally adopt and fund tactics to bring the library system into conformance, and that construction, or another actual solution, shall be scheduled to commence within three years of the threshold not being satisfied." It appears that the library threshold will be non-compliant for the next five years since the City Finance Department has indicated that the construction of a new library would not commence until at least 2015.

<b>Table F.3</b>				
<b>EastLake III Olympic Pointe Condominium SPA</b>				
<b>Library Space Demand vs. Supply</b>				
	<b>Population<sup>10</sup></b>	<b>Demand Square Footage</b>	<b>Supply Square Footage</b>	<b>Above/(Below) Standard</b>
Estimated Existing Citywide 12/31/10	237,537	118,769	102,000	(16,769)
1 <sup>st</sup> regional library (Rancho del Rey) 2008			30,000	11,836
Forecasted Projects to 2011	12,117	6,059		
<b>Subtotal</b>	<b>249,654</b>	<b>124,828</b>	<b>132,000</b>	<b>7,172</b>

#### 11.5.4.5.6 Financing Library Facilities

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The Public Facilities Development Impact Fee (PFDIF) is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The Library Public Facilities DIF Fee for Multi-Family Development is \$ 1,413/unit (see Table A.6)<sup>11</sup>. This amount is subject to change as it is amended from time to time. The project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the estimated Library Fee obligation at buildout is \$549,657.

<b>Table F.4</b>			
<b>Library Fee For Olympic Pointe Condominiums</b>			
<b>Development</b>	<b>Number of DUs</b>	<b>Library Fee/DU</b>	<b>Library Fee for Olympic Pointe Condominiums</b>
<b>Olympic Pointe Condominiums</b>	389	\$1,413	\$549,657

The projected fee illustrated in Table F.4 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

#### 11.5.4.5.7 Threshold Compliance and Recommendations

- A. Based upon the analysis contained in this section, the city's current library facilities (approximately 102,000 square feet) are 16,769 square feet below the threshold standard (see Table F.3). The existing plus proposed new library space totals 132,000 square feet in 2015. The total forecasted projects including the Olympic Pointe Condominiums SPA project totals a demand of approximately 131,650 square feet by 2014. This results in an excess (above standard) supply of 7,172 square feet. The

<sup>10</sup> Based on City of Chula Vista Estimates, GMOC 2010 Annual Report.

<sup>11</sup> Fee based on Form 5509 dated 9/30/2010. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

library threshold standard will not be met until the new library at Rancho del Rey is completed.

- B. The GMOC provided recommendations to the City Council to improve the library threshold compliance. These recommendations include:
1. The City Council should formally identify and adopt funding for an interim and/or permanent solution, based on recommendations from the Library Director, to bring the library system closer to conformance before 2012.
  2. Update the 1998 Library Facilities Master Plan to address changing trends, and to account for updated data in the City's General Plan Update (December 2005). The update needs to consider changing library trends and redefine the adequacy of library facilities, equipment, adequate staffing and hours of operation. Libraries can provide a variety of services, such as computer usage, that can be provided in smaller spaces instead of providing book storage.

No mitigation is required other than the payment of the Public Facilities DIF for library facilities at the rate in effect prior to the approval of building permits.

## **II.5.4.6 PARKS, TRAILS AND OPEN SPACE**

### **II.5.4.6.1 Park Threshold Standard**

Three (3) acres of neighborhood and community parkland with appropriate facilities shall be provided per 1,000 residents. This standard is specified in Section 17.10.040 of the Chula Vista Municipal Code.

### **II.5.4.6.2 Service Analysis**

The City of Chula Vista provides public park and recreational facilities and programs through the Public Works and Recreation Departments, which are responsible for the acquisition and development of parkland. All park development plans are reviewed by City staff and are presented to the Parks and Recreation Commission for review. This Commission to the deciding body, the City Council, makes a recommendation.

The City Council approved the Chula Vista Parks and Recreation Master Plan in November 2002. The Plan provides guidance for planning, siting and implementation of neighborhood and community parks.

### **II.5.4.6.3 Project Processing Requirements**

1. Identify phased demands in conformance with the number of dwelling unit's constructed, street improvements and in coordination with the construction of water and sewer facilities.
2. Specific siting of the facility will take place in conformance with the Chula Vista Parks and Recreation Master Plan.
3. Site/s reserved for park purposes within the project.

### **II.5.4.6.4 Existing Conditions**

The existing and future parks as depicted in the Park and Recreation Element of the General Plan and as updated by the inclusion of more recent information are contained in the city's Parks and Recreation Master Plan.

### **II.5.4.6.5 Project Park Requirements**

#### **Compliance with Public Park Standards**

The Olympic Pointe Condominiums Project generates an estimated population of 1,190 (389 dwelling units x 3.059<sup>12</sup> population factor). To meet the city threshold requirements the amount of parkland dedicated is based on a standard of 3 acres per 1,000 populations (see Table G.1). The standard is based on State of California Government Code 66477, also known as the Quinby Act that allows a city to require by ordinance, the dedication of land or payment of fees for park or recreational purposes.

<sup>12</sup> GMOC 2010 Annual Report

<b>Table G.1</b> <b>Quimby Act Parkland Requirements</b>		
<b>Olympic Pointe Condominiums Population</b>	<b>Standard</b>	<b>Parkland Acres Required</b>
1,190	3 acres per 1,000 population	3.57

All new development in the City of Chula Vista is subject to the requirements contained in the City's Parkland Dedication Ordinance CVMC Chapter 17.10. The ordinance establishes fees for park land acquisition and development, sets standards for dedication and establishes criteria for acceptance of parks and open space by the City of Chula Vista. Fees vary depending upon the type of dwelling unit that is proposed. There are four types of housing; Single Family dwelling units (defined as all types of single family detached housing and condominiums), Multi-Family dwelling units (defined as all types of attached housing including townhouses, attached condominiums, duplexes, triplexes and apartments), Mobile Homes and Hotel/Motel Rooms. Single Family Housing is defined as a freestanding structure with one residential unit. Multi-Family Housing is defined as any freestanding structure that contains two or more residential units. Parkland dedication requirements are shown below on Table G.2.

<b>Table G.2</b> <b>City of Chula Vista Parkland Dedication Ordinance Standards</b>		
<b>Dwelling Unit Type</b>	<b>Land Dedication per Unit</b>	<b>Dwelling Units per Park Acre</b>
Single-Family	460 sf/du	95 du/ac.
Multi-Family	341 sf/du	128 du/ac.

<b>Table G.3</b> <b>Olympic Pointe Condominiums Project</b> <b>Preliminary Parkland Dedication Requirements</b> <b>City Ordinance Applied to Planning Prediction of Unit Numbers and Types</b>			
<b>Dwelling Unit Type*</b>	<b>Number of D.U.</b>	<b>Parkland Required/DU</b>	<b>Required Acres</b>
Multiple Family	389	341 sf/du	3.05
<b>TOTALS</b>	<b>389</b>		<b>3.05</b>

\* Dwelling unit type - Note that number and type of units listed reflect 'Land Use Designations' listed in the EastLake III General Development Plan, since this level of information is all that is available at the time of this document's preparation. Definitions of dwelling unit type used for calculating park obligations are based upon from the City's Parkland Dedication Ordinance CVMC chapter 17.10. These definitions differ from the way unit types are defined from a planning, land-use and zoning perspective that uses unit density per acre to categorize the type of unit. CVMC chapter 17.10 uses product type to categorize the type of unit distinguishing between attached and detached units. Consequently, the figures in this chart are preliminary estimates, and shall be recalculated at the time when the obligations are due as determined by chapter 17.10 of the CVMC.

The City's Parklands and Public Facilities Ordinance (CVMC 17.10) is based on the Quimby Act. Based on the City's Parklands and Public Facilities Ordinance, the parkland requirement for the Olympic Pointe Condominiums is approximately 3.05 acres (see Table G.3). However, the entire EastLake III SPA Amendment will be re-evaluated in the PFPF.

The Site Utilization Plan (Exhibit 4) identifies the park designations and acreage that are shown in Table G.4. The Neighborhood Park has been graded and it is currently under construction. The City's Parkland Dedication Ordinance requirements for the EastLake III SPA 2006 Amendment are outlined in Table G.4 and are applicable to the Olympic Pointe Condominiums project.

<b>Table G.4</b> <b>EastLake III SPA 2006 Amendment</b> <b>Park Acreage Provided and Eligible Credits</b>			
Neighborhood	Park Provided	Proposed Credit	Estimated Credit Acres
EastLake Woods	PAD Fees = 5.6 Ac	100%	5.6
EastLake Vistas P-1 Public Park & P-2 Private Park	12.9 Ac	100%	12.9
<b>Total Provided</b>	<b>18.5 Ac</b>	--	
<b>Total Required</b>	--	--	<b>21.51</b>
<b>SPA Balance</b>	--	--	<b>-3.01*ac</b>
*Any shortfall in parkland acreage dedication shall result in payment of the park acquisition component of the Park Acquisition and Development (PAD Fee). Given the lack of available acreage that could be acquired to serve the development, the acquisition component of the PAD Fee will be waived and a payment of \$2,666,260 will be made which can be utilized to fund construction of park and public facilities serving the EastLake Community. Any excess funds that remain once these facilities are complete can be utilized on other park or public facilities serving the Eastern Territories of Chula Vista. The Developer will pay the development component of the PAD Fee as required by the City.			

Source: Cinti Land Planning

Table G.4 indicates that the 2006 EastLake III SPA Amendment provided parkland less than that required, by 3.01 acres, based on the Site Utilization Plan statistics. This park acreage calculation may be refined during the more detailed levels of review.

#### II.5.4.6.6 Park Adequacy Analysis

Table G.5 is a comparison of park acreage demands and supply east of Interstate 805 for existing, approved projects, as well as the phased addition of the project. A review of the existing and approved park demands for Chula Vista east of I-805 including the project indicates a projected 2014 demand of approximately 387.79 acres of Neighborhood and Community Park. The 2010-projected supply of park acreage east of I-805, 434.02 acres, is 46.23 acres more than the projected demand.



	<b>Population East of I- 805<sup>13</sup></b>	<b>Demand Park Acres<sup>14</sup></b>	<b>Existing Park Acres</b>	<b>Eligible Credit Acres</b>	<b>Net Acres +/-Standard</b>
Estimated 12/2010	113,953	341.86	389.44 <sup>15</sup>	389.44	+ 47.58
Forecasted Projects 12/2010 to 12/2014	15,310 <sup>16</sup>	45.93	44.58 <sup>17</sup>	44.58	-1.35
<b>Total</b>	<b>129,263</b>	<b>387.79</b>	<b>434.02</b>	<b>434.02</b>	<b>46.23</b>

<b>Dwelling Unit Type</b>	<b>Dwelling Units(DUs)</b>		<b>Park Area/DU</b>	<b>Park Acres Required (AC)</b>	
	<b>Woods</b>	<b>Vistas</b>		<b>Woods</b>	<b>Vistas</b>
Single Family	667	782	423 SQ FT/DU	6.48	7.59
Single Family	0	73	366 SQ FT/DU	0	0.61
Multiple Family	0	928*	288 SQ FT/DU	0	6.14
<b>TOTALS</b>	<b>667</b>	<b>1,783</b>	<b>--</b>	<b>6.48</b>	<b>14.34**</b>
<b>PROJECT TOTAL</b>	<b>2,450</b>		<b>--</b>	<b>20.82**</b>	

\* Increased by 389 Multi-Family Units.  
 \*\* May not total due to rounding.

Source: Cinti Land Planning

The dedication requirement for the EastLake III SPA, based on the proposed changes in dwellings calculated in Table G.6. The EastLake III SPA Amendment identifies a requirement of 20.81 acres net for parkland. However, the EastLake III SPA Amendment provides a total of 18.5 acres, which results in a shortfall of 2.32 acres.

<sup>13</sup> Population figures are from the GMOC 2009 & 2010 Annual Report.

<sup>14</sup> Based on City Threshold requirement of 3 acres of neighborhood and community parkland per 1,000 residents east of I-805.

<sup>15</sup> Existing Park Acreage from the GMOC 2009 Annual Report.

<sup>16</sup> Population figure derived from the GMOC 2010 Annual Report.

<sup>17</sup> Park acreage from Park Acreage Table from the GMOC 2009 Annual Report. Assumes that Mt. Miguel Community Park, All Seasons and Park P-3 in Village 2 are built by 2014.

#### **II.5.4.6.7 Open Space, Trails and Recreation**

##### **A. Open Space**

Open space within Eastlake III will be provided for buffer areas, slopes and open space corridors as required by the Eastlake III GDP. Open space lands indicated on the Eastlake III Site Utilization Plan include the Salt Creek corridor within the Eastlake Woods neighborhood, slopes adjacent to both Upper and Lower Otay Reservoirs, slope/buffer areas adjacent to Otay Lakes Road, Hunt Parkway and Olympic Parkway, and a buffer between the western edge of the Eastlake Woods residential neighborhood and the Eastlake Business Center light industrial uses, off-site to the west.

##### **B. Trails**

Eastlake III is served by two types of trails. These include:

- Greenbelt trails
- Community trails

These trails provide non-vehicular circulation throughout the community linking Eastlake III with the adjacent regional trail system within the City's greenbelt. The trails also provide limited and controlled access into the open space areas and provide access for Eastlake III neighborhoods to the parks and community facilities. See Trails Plan for the location of the main framework of the trails system. It should be noted that these trails are in addition to concrete sidewalks required as part of street construction.

##### **1. Greenbelt/Multi-Purpose Trail**

In accordance with the Chula Vista General Plan, the Greenbelt Trail is a proposed 26-mile continuous loop trail that generally encircles the city. The trail is designed as an eleven-foot wide, grade separated trail free from vehicular traffic.

##### **2. Community Trail**

Community trails provide access to regional trails and destination points and are typically the internal routes of communities and neighborhoods. They can be similar in design to regional trails but are determined by volume. In some cases, the trail will be the concrete sidewalk in residential areas.

The Eastlake Community Trail, extending from Eastlake Hills through the developed portion of the Eastlake Planned Community to its current terminus in Eastlake Trails within Salt Creek, will be extended across the Eastlake Vistas neighborhood to the park overlooking Lower Otay Lake. A pedestrian trail through Salt Creek park/open space corridor branch of the Greenbelt as well as along the Otay Lakes branch, will connect to the citywide system.

All trails will be designed and constructed to City standards. In the absence of specific trail design standards, all trails will be designed and constructed to the satisfaction of the Director of Parks and Recreation.

#### **II.5.4.6.8 Financing Park Facilities**

Chapter 17.10 of the Chula Vista Municipal Code, as amended, governs the financing of parkland and improvements. Included as part of the regulations are Park Acquisition and

Development (PAD) fees established for the purpose of providing neighborhood and community parks. The Ordinance provides that fees be paid to the City prior to approval of a final subdivision map, or in the case of a residential development that is not required to submit a final map, at the time of the final building permit application.

#### II.5.4.6.8.1 SPA Plan Amendment

The project is responsible for both the park development component and the acquisition component PAD Fees. The project parkland requirement is 21.51 acres based on CVMC 17.10 (Table G.6) in effect at the time the EastLake III SPA was approved in 2002. The 2006 SPA Plan Amendment provided 18.5 net acres of parkland. Any shortfall in parkland acreage dedication shall result in payment of the park acquisition component of the Park Acquisition and Development (PAD Fee). Given the lack of available acreage that could be acquired to serve the development, according to city staff, the developer has negotiated a waiver of the acquisition component of the PAD Fee in exchange for a payment of \$2,666,260, which can be utilized to fund construction of park and public facilities serving the EastLake Community. Any excess funds that remain once these facilities are complete can be utilized on other park or public facilities serving the Eastern Territories of Chula Vista. The \$2,666,260 payment must be paid at the time the development component of the PAD fee is paid, which is prior to issuance of building permits. The Developer will pay the development component of the PAD Fee as required by the City. The estimated development component of the PAD Fee is \$1,367,724 (see Table G.7). Combined, the estimated fee for both components of the PAD Fee is \$4,033,984.

Development	Dwelling Unit Type*	Acquisition Component of PAD Fee's/DU Total	Development Component of PAD Fee's/DU Total	Total Fees Due
	MF	Acquisition Payment per Agreement	MF @ \$3,516	
Olympic Pointe Condominiums	389	\$2,666,260	\$1,367,724	\$4,033,984
<b>Total</b>	<b>389</b>	<b>\$2,666,260</b>	<b>\$1,367,724</b>	<b>\$4,033,984</b>

\* Dwelling unit type - Note that number and type of units listed reflect 'Land Use Designations' listed in the EastLake III General Development Plan, since this level of information is all that is available at the time of this document's preparation. Definitions of dwelling unit type used for calculating park obligations are based upon from the City's Parkland Dedication Ordinance CVMC chapter 17.10. These definitions differ from the way unit types are defined from a planning, land-use and zoning perspective that uses unit density per acre to categorize the type of unit. CVMC chapter 17.10 uses product type to categorize the type of unit distinguishing between attached and detached units. Consequently, the figures in this chart are preliminary estimates, and shall be recalculated at the time when the obligations are due as determined by chapter 17.10 of the CVMC.

PAD Fees are subject to periodic annual increases. Table G.7 identifies the estimated fees calculated for the parkland development component of the PAD fees. These fees are estimates only and are dependent upon the actual numbers of units filed on the final map. Fees are also subject to change by the City Council. Single Family dwelling units are defined as all types of single-family detached housing and condominiums. Multi-Family

dwelling units are defined as all types of attached housing including townhouses, attached condominiums, duplexes, triplexes and apartments.

#### **II.5.4.6.9 Financing Recreation Facilities**

Chapter 17.10 of the CVMC, which requires the collection of fees from residential developments to pay for parkland acquisition and various park facilities within the City of Chula Vista, is subject to changes by the City Council from time to time. On July 13, 2004, the City Council approved Resolution 2004-222 and on January 2004, City Council approved the Ordinance 2945. Resolution 2004-222 amended the master fee schedule to adjust the Parkland Acquisition and Development (PAD) Fees for Neighborhood and Community Park requirements. Ordinance 2945 amended Chapter 17.10 of the CVMC, which requires the collection of In-Lieu Park Acquisition and Development Fees from Residential developments that are not required to submit a subdivision map or parcel map.

Some of the previous council actions that contributed to an increase in the in-lieu fees for park development and land acquisition are Ordinances No. 2886 and 2887 (both approved on November 19, 2002). Ordinance 2886 amended Chapter 17.10 of the CVMC to update the Parks Acquisition and Development Fees. Ordinance 2887 amended Chapter 3.50 of the Municipal Code, as detailed in the "*Public Facilities DIF, November 2002 Amendment*", adding a new recreation component to the Public Facilities DIF, updating the impact fee structure and increasing the overall fee.

Chapter 17.10 of the Chula Vista Municipal Code, first adopted in 1971, details requirements for parkland dedication, park improvements and the collection of in-lieu fees (i.e., PAD fees) from developers of residential housing in subdivisions or in divisions created by parcel maps, both east and west of I-805. PAD fees cover parkland acquisition and the cost of related capital items associated with parkland development, including:

- Drainage Systems
- Street Improvements
- Lighted Parking Lots
- Concrete Circulation Systems
- Security Lighting
- Park Fixtures (*drinking fountains, trash receptacles, bicycle racks, etc.*)
- Landscaping (*including disabled accessible surfacing*)
- Irrigation Systems
- Restrooms and Maintenance Storage
- Play Areas (*tot lots, etc.*)
- Picnic Shelters, Tables, Benches
- Utilities
- Outdoor Sports Venues (*tennis courts, baseball/softball fields, basketball courts, multi-purpose sports fields, skateboard and roller blade venues*)

In addition to parks-related items, a 1987 revision called for the dedication, within community parks, of major recreation facilities to serve newly developing communities, including:

- Community centers
- Gymnasiums
- Swimming pools

Historically, PAD fees have not been sufficient to construct these additional large capital items. However, major recreation facilities are now funded through a newly created component of the Public Facilities DIF. The major capital items to be included in the new component are community centers, gymnasiums, swimming pools, and senior/teen centers. Based on the Parks and Recreation Master Plan, 140,595 square feet of major recreation facilities will be required to meet new development growth through build-out at a gross construction cost of over \$32 million. Since the demand for major public recreation facilities is created by residential development, facilities costs are not spread to commercial/industrial development. Table G.8 provides an estimate of the Recreational PDIF Fees for the project.

Development	Dwelling Units		Recreation Fee		Total
	SF	MF	\$1,072/SF Unit	\$1,072/MF Unit	
Olympic Pointe Condominiums Project	0	389	0	\$417,008	\$417,008
<b>Total</b>	<b>389</b>		<b>0</b>	<b>\$417,008</b>	<b>\$417,008</b>

The projected fee illustrated in Table G.8 is an estimate only. Actual fees may be different. Recreation Fees are subject to change depending upon City Council actions and/or Developer actions that change residential densities.

#### **II.5.4.6.10 Threshold Compliance and Recommendations**

Based upon the analysis contained in this section of the PFFP, the parks standard for both neighborhood and community parks measured on an area-wide basis east of Interstate 805 is projected to be met at the completion of the project.

Prior to issuance of the building permit, the Developer shall pay to the City the applicable acquisition in lieu fee payment and the development component of the PAD fee in accordance with CVMC Chapter 17.10, Parkland Dedication Ordinance ("PDO") and Recreation Fees. The developer has negotiated a waiver of the acquisition component of the PAD Fee in exchange for an in lieu payment of \$2,666,260, which can be utilized to fund construction of park and public facilities serving the EastLake Community.

<sup>18</sup> Fee based on Form 5509 dated 9/30/2010. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

## II.5.4.7 WATER

### II.5.4.7.1 CITY THRESHOLD STANDARDS:

- A. Developer will request and deliver to the City a service availability letter from the Water District for each project, as defined by the City.
- B. The City shall annually provide the San Diego County Water Authority, the Sweetwater Authority, and the Otay Water District with a 12 to 18 month development forecast and requests an evaluation of their ability to accommodate the forecast and continuing growth. The Districts' replies should address the following:
  - 1. Water availability to the City and the Planning Area should consider both short and long-term perspectives.
  - 2. Amount of current capacity, including storage capacity, now used or committed.
  - 3. Ability of affected facilities to absorb forecasted growth.
  - 4. Evaluation of funding and site availability for projected new facilities.
  - 5. Other relevant information the District(s) desire(s) to communicate to the City and GMOC.

The growth forecast and water district response letters shall be provided to the GMOC for inclusion in its review.

### II.5.4.7.2 EXISTING CONDITIONS:

The Otay Water District (OWD) provides water service for EastLake Village Center North project including the proposed Olympic Pointe Condominium project. The OWD has existing facilities in the vicinity of the project that can provide domestic water service. The OWD also provides recycled water to the project and has existing facilities in the vicinity of the project.

The OWD utilizes the 1995 *Water Resources Master Plan* prepared by Montgomery Watson. This document is the planning document used for all future CIP water facilities work. An environmental impact report was also prepared to assess the impacts of the Master Plan.

The City of Chula Vista Growth Management Ordinance requires a Water Conservation Plan to accompany a SPA Plan. The EastLake III SPA Plan Amendment for the Olympic Pointe Condominium project includes a Water Conservation Plan. Details of the project and developer commitments to minimize the use of water can be found in the Water Conservation Plan chapter of the EastLake III SPA Amendment. No SPA application shall be deemed complete or accepted, by the city, unless:

- A. It is accompanied by a city approved Water Conservation Plan; or
- B. A Water Conservation Plan which includes the project has already been initiated; or
- C. The applicant initiates the preparation of a Water Conservation Plan that is acceptable to the Director of Planning.

This section of the PFFP is based upon the Olympic Pointe Condominium On-site Fire Service Study (Revised) dated, July 12, 2010, by PBS&J. In addition, the PBS&J Report uses the approved *Sub-Area Water Master Plan for EastLake III (SAMP)* dated January 2002 by PBS&J as the basis of their report.

## II.5.4.7.3 WATER FACILITY ANALYSIS

### A. Potable Water:

The design criteria implemented to evaluate the potable water systems for the Project area are established in accordance with the aforementioned 1995 Water Resources Master Plan. The design criteria are utilized for analysis of the existing water system as well as for design and sizing of proposed improvements and expansions to the existing system to accommodate demands of the proposed Project.

1. **Pressure Zones:** OWD has established criteria to determine pressure zone boundaries within new and existing developments. Minimum pressure criteria are based on maximum day and fire flow requirements while maximum pressure limitations are imposed to protect internal residential and commercial building water piping from failure under static and transient operating conditions. Maintaining water pressures within the limitations summarized in Table H.1 will also protect the water distribution system piping, valves, pumps, and other appurtenances from premature failure or increased maintenance requirements.

<b>Operating Condition</b>	<b>Criteria</b>	<b>Pressure</b>
Static	Minimum Pressure	65 psi
Static <sup>19</sup>	Maximum Pressure	200 psi
Peak Hour	Minimum Pressure	40 psi
Maximum Day plus Fire Flow	Minimum Pressure	20 psi @ Fire Hydrant

The potable water distribution system is typically designed to maintain static pressures between 65 pounds per square inch (psi) and 200 psi. The potable water distribution system has been designed to yield a minimum of 40 psi residual pressure at any location under peak hour demand flows and a minimum residual pressure of 20 psi during maximum day demand (MDD) plus fire flow conditions. In addition, potable water mains are sized to maintain a maximum velocity of 10 feet per second (fps) under a maximum day plus fire flow scenario and a maximum velocity of 6-8 fps under peak hour flow conditions.

The supply of potable water to the Project will be furnished from the existing and proposed District reservoirs, pump stations, and transmission mains. The 980 Pressure Zone (PZ) will serve the Project. Base on a graded pad elevation range of 556 to 568.5 feet, it is anticipated that static hydraulic pressures within the proposed on-site domestic system will range approximately 178 psi to 183 psi.

2. **Water Consumption:** Domestic water use projections by PBS&J were based on planning criteria provided in the 2001 California Plumbing Code (2001 CPC), Charts A-2 and A-3 of Appendix A. Estimated peak water demands for each building and for the total Development are provided in Table H.2. The peak water demand for the Development is estimated at 685 gallons per minute (gpm) based on a total Development fixture count of 5,380 fixture units.

<sup>19</sup> Static pressure is based on high water level of operational reservoir.

Average Day Demands (ADD) and Maximum Day Demands (MDD) were computed by PBS&J. Conservative peaking factors of 7 were used to convert the peak demand to ADD and 3.0 to convert the ADD to MDD. Based on these peaking factors, the estimated MDD is 294 gpm ( 422,745 gpd), and ADD is 98 gpm ( 140,915 gpd) for the Development. In addition, the domestic water demand projections were estimated for the purpose of evaluating the capacity of existing off-site regional facilities during a peak hour flow condition.

Unit	No. Units	Total Fixture Units	Site Peak Demand (gpm)
Carriage Home	141	1,839	
Row Home	128	1,901	
Tri Plex	120	1,640	
<b>Site Total</b>		<b>5,380</b>	<b>685</b>
<small>1. Fixture unit counts provided by Integral Communities on March 17, 2010.                  2. Total peak water demand for Development is based the total fixture count and Chart A-2 in Appendix A of 2001 CPC, not the cumulative total of peak demand for all buildings on-site.</small>			

*Source: PBS&J*

3. **Fire Flows:** The Chula Vista Fire Department utilizes the 2001 Uniform Fire Code (2001 UFC) for determining the required fire flows and durations for new developments. The Chula Vista Fire Department required a minimum Fire Flow of 8,000 gpm for a duration of 4 hours for the Olympic Pointe Condominium project. The fire flow includes hydrant and building sprinkler requirements. Since anticipated fire flow requirements to the site will exceed peak domestic flow rates, the existing regional potable water system, as analyzed in the SAMP, will have sufficient capacity to provide adequate domestic water and fire service for the proposed Olympic Pointe Condominium project.

**B. Recycled Water**

Recycled water will be used to irrigate all landscaped areas identified in the sub-area master plan, and shall be consistent with the Water Conservation Plan. Land that drains to the Upper and Lower Otay Reservoirs (Tributary Basin) will not be included. This includes the Olympic Pointe Condominium project within the Tributary Basin, potable water will be used for irrigation to avoid the potential for contamination of the drinking water supplies in the reservoirs. Exhibits 9 and 10 illustrate the Adopted Potable Water Plan and Recycled Water Plan for EastLake III, respectively.

**IL5.4.7.4 RECOMMENDED ON-SITE WATER DISTRIBUTION SYSTEM**

**A. Potable Water:**

The proposed private potable or domestic service system consists of 4-inch, 6-inch, and 8-inch water service lines and service laterals ranging from ½-inch to ¾-inches indiameter supplied through an 8-inch connection to the existing public 12-inch main in Olympic Parkway. A master meter and backflow prevention device are also required at the domestic service connection. No fire service will be provided from the private onsite domestic water service system.



**B. Fire Flows:**

The proposed PBS&J fire service distribution system is supplied from a recommended 16 inch connection to the 12-inch 980 PZ public main at the Development's entry way in Olympic Parkway. The connection will utilize a 10-inch District-approved reduced pressure backflow devices to isolate the private fire line from the public main. The fire backflow prevention devices are sized based on Febco Master Series manufacturer's data. No domestic service connections will be made to this main. The on-site fire service loop consists of 12-inch and 10-inch PVC with 10-inch PVC dead-end lines branching from the loop to serve the hydrants.

Sizing of the riser stubs, fire sprinkler laterals to the buildings and associated pressure and flow for each fire service will be determined during detailed design. The necessary on-site fire service facilities will be verified and provided to ensure that the minimum design criteria per the Fire Department, Building Department, and relevant fire service standards and codes are met prior to final approval of the design plans.

**C. Recycled Water**

The Olympic Pointe Condominium Project will connect to the existing 16-inch recycled water main within Olympic Parkway.

**II.5.4.7.5. FACILITY PHASING:**

It is anticipated that the project water facilities will be built in one phase.

**II.5.4.7.6. FINANCING WATER FACILITIES:**

Potable Water:

There are two methods of financing and construction of potable water facilities for the Olympic Pointe Condominium project. These methods are as follows:

- A. Capacity Fees: OWD's Capital Improvement Program (CIP) provides for the design and construction of facilities by OWD. Through this program, OWD collects an appropriate share of the cost from Developers via the collection of capacity fees from water meter purchases. The capacity fees are collected upon the sale of water meters after building permit issuance according to OWD's fee schedule in effect at the time of sale.

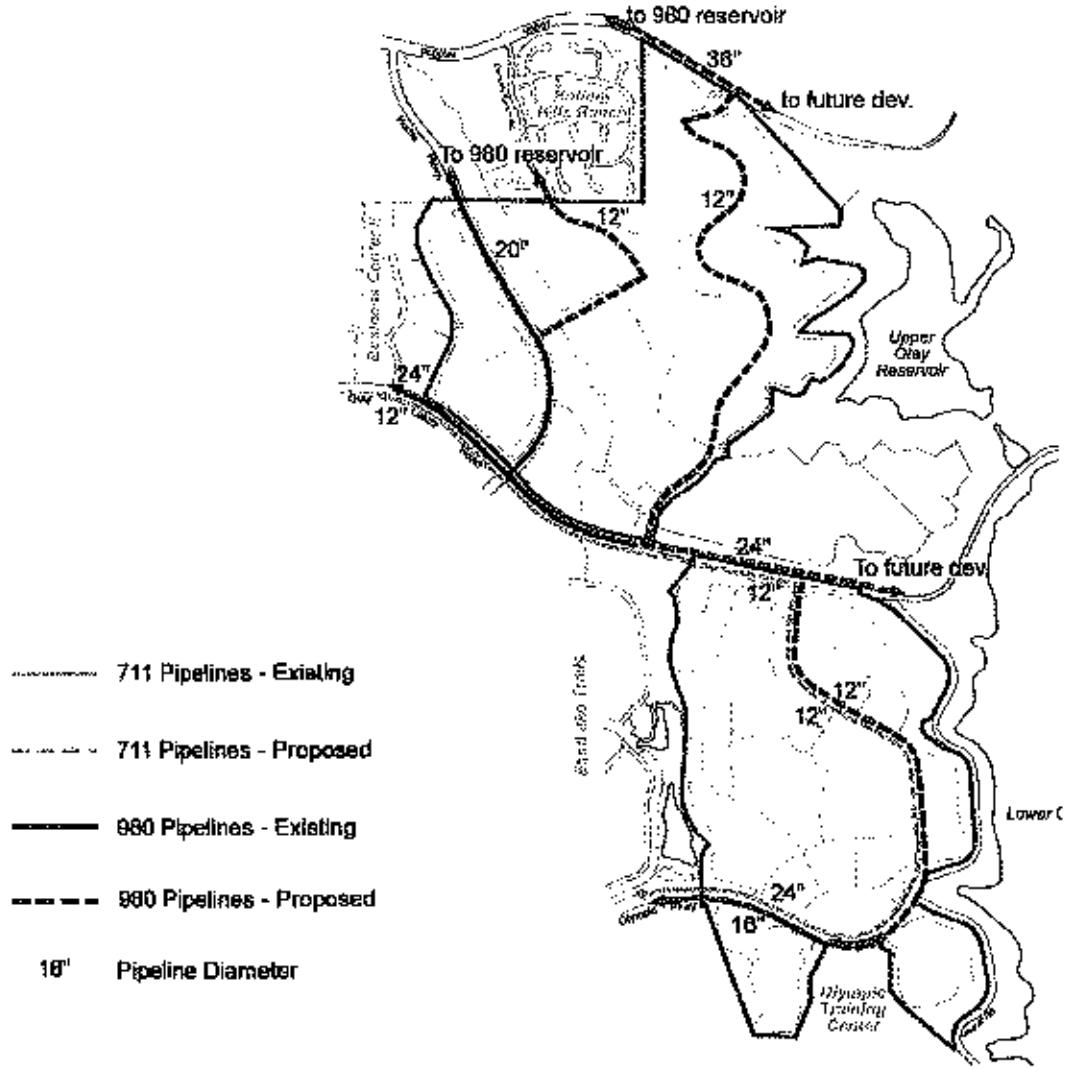
CIP projects typically include supply facilities, pumping facilities, operational storage, terminal storage, and transmission mains. Specific CIP projects, if required, are identified in OWD's approved SAMP. The OWD may require amendment to the SAMP for this project.

- B. Exaction: The Developer designs and constructs facilities that serve their development only. Upon completion, the facilities are dedicated to OWD. According to OWD's policy No. 26, OWD will provide reimbursement for construction and design costs associated with development of these improvements.

**II.5.4.7.7. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

- A. Prior to issuance of the building permit, the Developer shall present verification to the City Engineer in the form of a letter from Olney Water District that the subdivision will be provided adequate water service and long-term water storage facilities.
2. The developer shall provide water and recycled improvements according the OWD approved SAMP for the EastLake III SPA Plan Amendment. The construction of potable water and recycled water facilities, based on the approved SAMP, shall be completed prior to the approval of building permits.

# Potable Water System

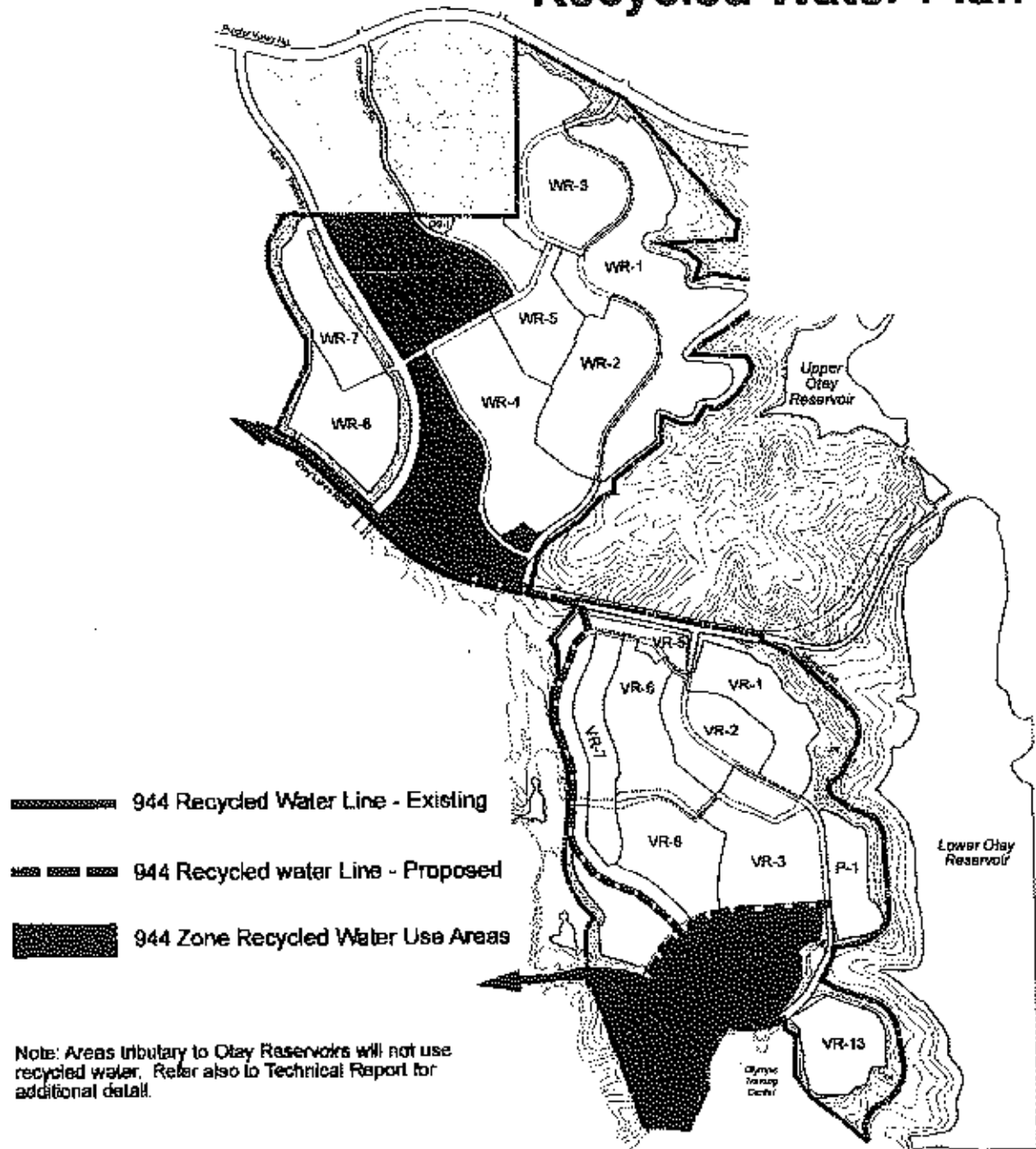


Source: John Powell/PBS&J



Exhibit 10

# Recycled Water Plan



Source: John Powell/PBS&J

**EASTLAKE III**  
 A planned community by The EastLake Company



**Exhibit 11**

## II.5.4.8. SEWER

### II.5.4.8.1 CITY THRESHOLD STANDARDS:

- A. Sewage flows and volumes shall not exceed City Engineering Standards.
- B. The City annually provides the City of San Diego Wastewater Department (Metro) with a 12-18 month development forecast and requests confirmation that the projection is within the City's purchased capacity rights and an evaluation of their ability to accommodate the forecast and continuing growth, or the City Engineering Department staff gathers the necessary data. The information provided to the GMOC includes the following:
  1. Amount of current capacity now used or committed.
  2. Ability of affected facilities to absorb forecast growth.
  3. Evaluation of funding and site availability for projected new facilities.
  4. Other relevant information.

### II.5.4.8.2. EXISTING CONDITIONS:

The City of San Diego Metro provides sewer treatment services for the City of Chula Vista and 14 other participating agencies in accordance with the terms of a multi-agency agreement (Metro Agreement). The Metro system currently has adequate sewage treatment capacity to serve the region until approximately 2025. The Developer shall pay capacity fees prior to building permit issuance. Development shall not occur without adequate sewer capacity as determined by the City Engineer. Building permits will not be issued if the City Engineer has determined that adequate sewer capacity does not exist. All development must comply with the Municipal Code, specifically Municipal Code sections 19.09.010(A) 6 and 13.14.030.

Sewer service to the project site is provided by the City of Chula Vista. The Olympic Pointe Condominium project is located in the Salt Creek drainage basin. The project will connect to the existing public 8 and 12-inch gravity sewer mains located north of Olympic Parkway in the approved Neighborhood C-1 site of the EastLake SPA Plan. This sewer collects flows generated from the VR-9, VR-10, VR-11 and C-1 sites and conveys the flows to the 15-inch diameter main in Olympic Parkway. The 15-inch main connects to the 18-inch Salt Creek Interceptor. The capacity of these facilities to serve the previous Seniors project was assessed in the *Final EastLake Peninsula off-site Sewer Capacity Analysis Study* dated November 8, 2005, by PBS&J. A letter dated June 20, 2007, from PBS&J, was requested by city staff to be revised per city comments dated July 17, 2007. PBS&J responded with the *Final Windstar Pointe Resort Off-Site Sewer Capacity Analysis Study*, dated September 18, 2007. A subsequent letter report was prepared entitled *Olympic Pointe Offsite Sewer Capacity Analysis Study*, dated April 2, 2010 by PBS&J to address the Olympic Pointe project. The aforementioned 2005 study and the 2007 study and the April 2010 study is the basis for the Supplemental PFFP Amendment sewer analysis.

PBS&J utilized the City Subdivision Manual to calculate by land use type the average daily wastewater inflows to the off-site sewer. The calculated average inflows for the Development are presented in Table I.1. The Development is estimated to have an average wastewater flow of 77,800 gallons per day (gpd), approximately 21,000 gpd less than the previously approved development's plan in 2007.

<b>Table I.1.</b>				
<b>Projected Average Flow to Off-site Sewer<sup>20</sup></b>				
<b>Land Use</b>	<b>Units</b>	<b>Pop/Unit</b>	<b>Generation Rate</b>	<b>Projected Average Flow (gpd)</b>
Olympic Pointe Condominiums	389	2.5	80 gpd/person	77,800
Windstar Pointe Resort	494	2.5	80 gpd/person	98,800
<b>Decrease</b>				<b>21,000</b>

Source: PBS&J

Projected wastewater flows from the Olympic Pointe Condominium Project will ultimately discharge into the Salt Creek Interceptor. The previous approved land use for the site was Windstar Pointe Resort, a 494 unit apartment project. The average daily sewage flow for Windstar Pointe was estimated to be 98,800 gpd. Table I.1 presents a comparison of the average wastewater flow projections between the two multi-family residential. The Olympic Pointe Condominium Project will result in an decrease in average flow of 21,000 gpd.

According to the GMOC 2009 Annual Report and City Staff, the City's current contracted capacity rights with Metro are expected to be exceeded in about five years (see Table I.2). The city has begun working with Metro to address the best way to increase the city's allocated amount of sewage treatment capacity in order to meet buildout sewage flow estimates.

The City of San Diego provides sewer treatment services for the City of Chula Vista and 14 other participating agencies in accordance with the terms of a multi-agency agreement (Metro Agreement). The City of Chula Vista holds capacity rights of 19,843 mgd in the Metro system. The City has additional capacity of 1,027 mgd through the Re-Rating process. The total entitled capacity rights that the City of Chula Vista is 20,870 mgd. The City's current average wastewater flow into the Metro system is approximately 16.2 mgd. The Metro system currently has adequate sewerage treatment capacity to serve the region until approximately 2025. The City of Chula Vista may reach its contractual capacity limits prior to 2025. The Metro system includes the Point Loma Sewage Treatment Plant, the North City Reclamation Plant and the Southbay Treatment Plant.

For the longer term capacity needs the Wastewater Master Plan, completed in 2005, provides the city's buildout treatment capacity and infrastructure needs. In addition, it also established the basis for the sewer capacity fee update.

<sup>20</sup> The PBS&J 2010 Study assumed that all other off-site wastewater flows are the same as in their September 2007 Analysis.

<b>Table I.2</b>				
<b>Estimated Sewage Flow and Treatment Capacity</b>				
	Current Flow	Projection for next 18 mo.	Projection for next 5 years	Projection "Buildout"
Average Flow (MGD)	16.2	17.326	19.251	26.2*
Capacity	20.87**	20.87**	20.87**	20.87**

\* Buildout Projection based on the General Plan Update (Adopted General Plan "Buildout" = 26.2 MGD)  
 \*\* Increase in capacity is based on the allocation of additional capacity rights resulting from the construction of the new Southbay Treatment Plant.

Source: City of Chula Vista

#### 11.5.4.8.3. FACILITY ANALYSIS:

The PBS&J 2010 study was prepared as an update to the PBS&J study. Both PBS&J studies used calculations in accordance with the methods described in the City of Chula Vista Subdivision Manual. Dwelling unit counts for the Windstar Pointe Resort project were based upon information provided to PBS&J by P&D Consultants and the Preliminary Sewer Study for Eastlake III Woods and Vistas. Dwelling unit counts for the Olympic Pointe Condominium project were based upon information provided to PBS&J by Fuscoe Engineering. The average daily wastewater inflows to the off-site sewer were calculated at each node by land use type (see *Final Windstar Pointe Resort Off-Site Sewer Capacity Analysis Study* dated September 18, 2007, by PBS&J for details) and updated by the PBS&J 2010 study (see *Olympic Pointe Off-Site Sewer Capacity Analysis Study* dated April 2, 2010 by PBS&J).

The Salt Creek Interceptor Sewer Hydraulic Basis of Design Report, dated 2002 by Dudek & Associates, identified Reach 5 as a critical reach of the interceptor sewer. Since the 2002 analysis assumed a connection point for the EUC flows downstream of Reach 5, the EUC flow contribution, as well as University - Phase I and High Tech High, were not originally considered. The PBS&J September 18, 2007, study reevaluates Reach 5 with the addition of the current estimate of flows to verify that capacity is available in the Salt Creek Interceptor.

The City of Chula Vista's 2004 Update to the Salt Creek Sewer Basin Plan (2004 Basin Plan Update) identified changes in development projections in the Salt Creek Basin as of August 2004, but this was used as an internal accounting document only. PBS&J obtained city projections from the Chula Vista Planning Department.

The September 2007 PBS&J sewer study of the Windstar Pointe project determined that 16,477 EDUs were projected to contribute flows to Reach 5. The proposed Olympic Pointe project will reduce flows into the Salt Creek Interceptor by an additional 79 EDUs resulting in 16,398 EDUs contributing to Reach 5. The contributing flows assumed in the 2007 study are less than those projected in the 2002 Design Report total. Additionally, PBS&J analyzed the capacity of the critical reach under current projections in accordance with the more conservative City Subdivision Manual criteria of 265 gpd/EDU. Table I.4 illustrates that the critical reach identified in the 2002 Design Report will flow at 68.3 percent full under the ultimate maximum condition, which is less than the City's design criterion of 75 percent.

Pipe	Average Daily Flow		Equiv. Pop.	Peaking Factor	Peak Design Flow		Dia. (in)	Slope (%)	Depth (in)	d/D (%)	Velocity (fps)
	EDU	gpd			gpd	gpm					
Reach 5	16,398	4,345,565	54,320	1.7	7,387,460	5,130.2	24	0.23	16.39	68.3%	5.0

1. Average flow based on maximum ultimate condition of 563 EDUs from the EUC

*Source: PBS&J*

PBS&J concluded that there are no significant impacts to the existing off-site wastewater facilities due to the proposed reduction in residential units of the Olympic Pointe Condominium project based on the off-site sewer analysis and the conclusions in the previously submitted September 2007 analysis study. The critical reach in the Salt Creek Interceptor will be in compliance with the City Design Criteria.

#### **II.5.4.8.4. FACILITY PHASING**

One primary phase of development is proposed due to the need to balance grading and complete infrastructure improvements in a single increment. The off-site connection to the City Sewer system shall be constructed at the first phase of the project. The development of individual building sites will commence as the market dictates. Build-out of all building sites may occur over a several year period. Sewer laterals to serve the proposed project are the responsibility of the developer.

#### **II.5.4.8.5. FINANCING SEWER FACILITIES:**

To fund the necessary future improvements to the Salt Creek Interceptor Sewer, development impact fees have been established by the City of Chula Vista. Adoption of City of Chula Vista Ordinance Number 2617, as amended, established a fee to be paid for future development within the Salt Creek Basin that connects into the existing system. The Chula Vista City Council has authorized the collection of a fee to aid in the cost of processing sewerage generated in the city. The current fee is \$1,330/EDU. Single Family Dwellings are considered 1.00 EDU and Multi-Family Units (apartments and condominiums) are considered .75 EDU. The Sewer Capacity Fee for commercial projects is based on the number of Equivalent Fixture Units (EFU). The Sewer Capacity Fee is subject to periodic adjustments. The following table summarizes the fees to be paid by the Olympic Pointe Project. These fees will be collected before building permits are issued.

Table I. 4 <sup>21</sup>				
Projected Olympic Pointe Condominium Estimated Sewer Fees				
Land Use	Acres	EDU's/	Fee	Estimated Fee
Olympic Pointe Condominium project	18.2	293.6	Salt Creek Sewer DIF \$1,330/EDU	\$390,488
Olympic Pointe Condominium	18.2	293.6	Sewerage Participation Fee \$3,478/EDU	\$1,021,141
<b>Total</b>	<b>18.2</b>	<b>293.6</b>		<b>\$1,411,629</b>

**ILS.4.8.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

Based on the PBS&J off-site sewer analysis, there are no significant impacts to the existing off-site wastewater facilities due to the proposed Olympic Pointe Condominium Project. The critical reach in the Salt Creek Interceptor and the off-site pipe reaches are in compliance with the City Design Criteria.

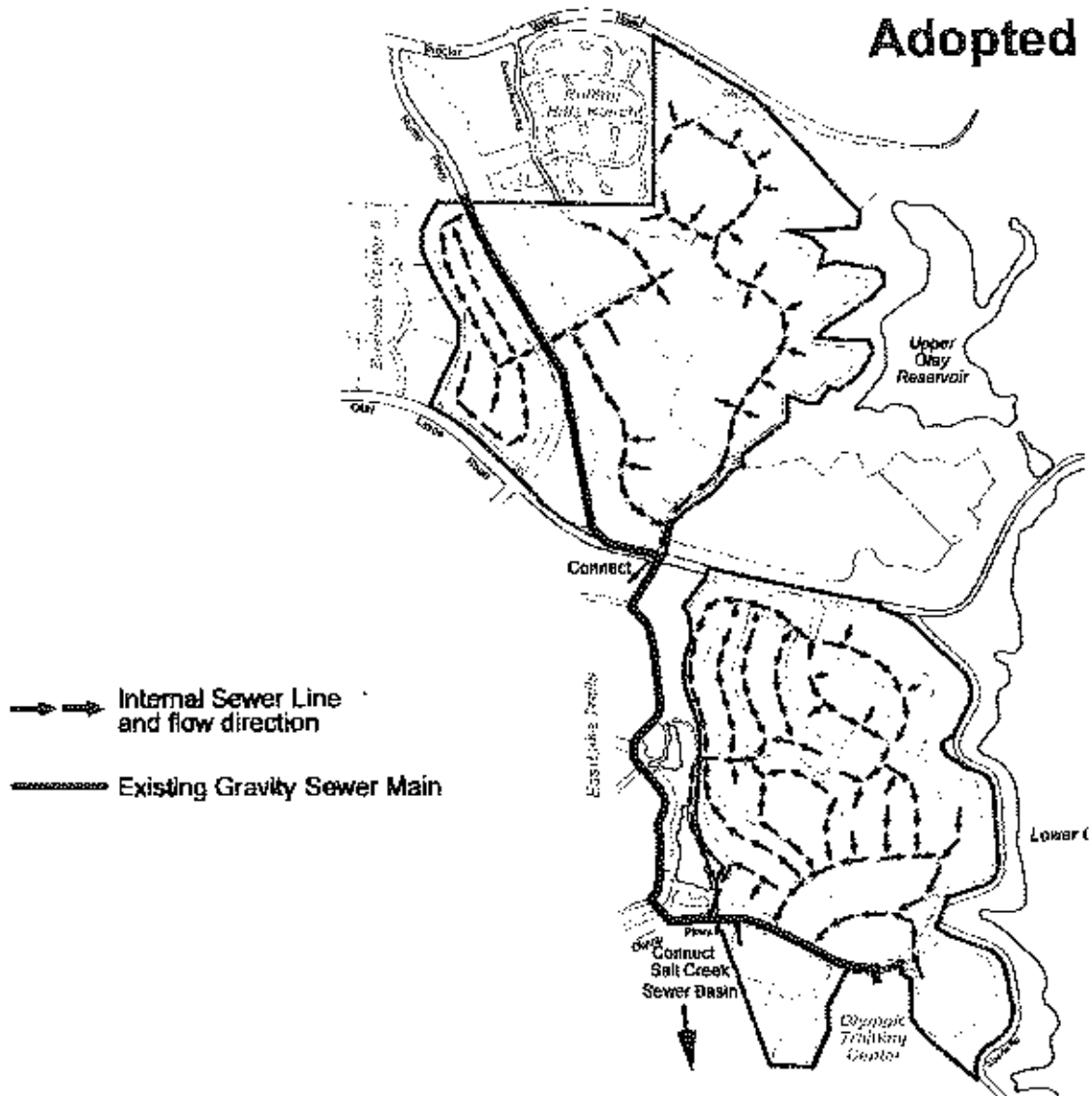
The Olympic Pointe Condominium Project shall pay fees pursuant to City of Chula Vista ordinance, as may be amended from time to time, or provide sewer improvements, as needed. Fees shall be paid prior to the issuance of Building Permits.

The City of San Diego Metropolitan Wastewater Department ("Metro") provides sewer treatment services for the City of Chula Vista and 14 other participating agencies in accordance with the terms of a multi-agency agreement ("Metro Agreement"). The Metro system currently has adequate sewerage treatment capacity to serve the region until approximately 2025 when new treatment facilities are expected to become operational. The City of Chula Vista, however, may reach its contractual capacity limits sooner than 2025. The developer shall pay capacity fees at building permit issuance. Development shall not occur without adequate sewer capacity as determined by the City Engineer. Building permits will not be issued if the City Engineer has determined that adequate sewer capacity does not exist. All development must comply with the Municipal Code, specifically M.C. Sections 19.09.010 (A) 6 and 13.14.030.

<sup>21</sup> This table is only an estimate of the potential fees that may be required for the Olympic Pointe Condominium Project. Actual fees will be calculated at the time building permits are issued and may be different than this table. Table does not include the current Sewer Administration Fee, which is currently \$45/Building Connection.



# Sewer Plan Adopted



Note: The sewer system indicated is subject to technical refinement during the subdivision process. Refer also to Technical Sewer Reports for additional detail.

Source: SB&O, Inc.

**EASTLAKE III SPA**  
A planned community by The EastLake Company

City Land Planning  
12/7/05

**Exhibit 12**

## **II.5.4.9. DRAINAGE**

### **II.5.4.9.1. EXISTING CITY THRESHOLD STANDARDS:**

- A. Storm water flows and volumes shall not exceed City Engineering Standards.
- B. The GMOC shall annually review the performance of the City's storm drain system to determine its ability to meet the City's goals and objectives.

### **II.5.4.9.2. EXISTING CONDITIONS:**

The Olympic Pointe Condominium property is located southwest of the intersection of Olympic Parkway and Wueste Road. The elevations on the parcel range from approximately 520 to 580 feet above mean sea level. The proposed development is located on an undeveloped, graded parcel consisting of approximately 18.4-acres of graded pad area and approximately 1.7-acres of vegetated slopes. The 1.7-acres are designated open space and are not the subject of the EastLake III SPA Amendment.

The 18.4-acre site is proposed for 389 multi-family residential units. The project will include three types of condominium units including two-story triplexes, three-story row homes, and three-story carriage units. Private streets within the project consist of a main entrance road, a loop road around the perimeter of the site, and alleys that provide access to the majority of the condominium units. Parking for the units will be provided in garages, with surface parking for guests and visitors. A recreation center with pool will be located in the southeast corner of the project. The entrance to the project will be from Olympic Parkway.

Generally, the runoff from the project site flows in a north/northwesterly direction. Runoff is collected in an existing desilting basin at the northwesterly corner of the site. After settling, the runoff is conveyed via a riser pipe to an existing 42" RCP that leaves the site and connects to a 42" public storm drain system along the north side of Olympic Parkway. The existing 42" storm drain conveys runoff from the site and Olympic Parkway approximately 0.5 miles to the west, where it discharges into Salt Creek. This storm drain in Olympic Parkway has been sized for the ultimate development of the project site and surrounding area. The discharge point to Salt Creek is located just downstream of a regional detention facility. This facility was designed for the ultimate development of the area and over detains the upstream flows in order to account for the additional flow from the Olympic Parkway storm drain system.

### **II.5.4.9.3. DRAINAGE FACILITY ANALYSIS:**

The Olympic Pointe project site was previously proposed as the Windstar Pointe Resort, which was a high-density apartment project with 494 dwelling units. The hydrologic and hydraulic aspects of this project were analyzed in the *Drainage Study for Windstar Pointe Resort*, dated January 4, 2008 by Rick Engineering. The Rick Engineering Study for Windstar Pointe Resort was reviewed and approved by the City of Chula Vista, and included analysis of the public storm drain system in Olympic Parkway and the Salt Creek detention facility. The Drainage Study for Windstar Pointe Resort concluded that the 50-year peak discharge from the Windstar Pointe Resort was 76.9 cfs and that the downstream storm drain system in Olympic Parkway was adequate to convey this runoff. Additionally, the Salt Creek detention facility was shown to over detain flows from the regional area for the 2-year, 10-year, 50-year and 100-year storms such that the

development of the Windstar Pointe Resort would not increase flow rates in Salt Creek just south of Olympic Parkway to above historical levels. Thus, the study concluded that onsite detention was not required for the Windstar Pointe Resort.

*A Drainage Study Addendum for Olympic Pointe, dated May 2010 by Fuscoe Engineering was submitted to the City of Chula Vista as an addendum or update to the previously approved Drainage Study for Windstar Pointe Resort, dated January 4, 2008 by Rick Engineering. The Fuscoe Engineering study analyzed the onsite hydrology of the Olympic Pointe. Fuscoe concluded that the Olympic Pointe project will not have a substantial impact on the hydrology of the surrounding area and that the hydrology/hydraulics characteristics of Olympic Pointe are in accordance with the approved Drainage Study for Windstar Pointe Resort. The storm drain system for Olympic Pointe has been designed with adequate capacity to safely convey runoff from the 50-year storm in accordance with the design guidelines of the City of Chula Vista. Additionally, the downstream storm drain system in Olympic Parkway has adequate capacity to convey flows from the project site to Salt Creek. Although discharge from the project site will increase due to the construction of the project, the Salt Creek detention facility overdetains flows from the region such that the project will have no adverse impacts on Salt Creek.*

#### **II.5.4.9.4. URBAN RUN-OFF:**

##### **A. Existing Conditions:**

The Olympic Pointe Condominium project is subject to National Pollutant Discharge Elimination System (NPDES) requirements. NPDES requirements are contained in Section 402(p) of the Federal Clean Water Act, which established a framework for regulating storm water discharges from municipal, industrial, and construction activities. These requirements are implemented through permits issued by the State Water Resources Control Board (SWRCB) or the local Regional Water Quality Control Board in which the project is located. In San Diego County the local board is the California Regional Water Quality Control Board San Diego Region, herein (SDRWQCB). For implementation through the City of Chula Vista a Water Quality Technical Report (WQTR) is required per the 2010 City of Chula Vista Development Storm Water Manual, and City Municipal Code Chapter 14.20, under the National Pollutant Discharge Elimination System (NPDES) Municipal Permit, Order No. R9-2007-0001.

*A Preliminary Water Quality Technical Report for Olympic Pointe, dated May 2010, by Fuscoe Engineering was prepared to address the 2010 storm water requirements of the City of Chula Vista, including all LID (Low Impact Development) BMP, and Hydromodification Control BMP requirements. This report updates the previous Water Quality Technical Report for Windstar Pointe Resort, dated September 19, 2007, by Rick Engineering. The 2010 City of Chula Vista Development Storm Water Manual was used by Fuscoe Engineering to comply with the rules and regulations enforced by the City, under RWQCB Permit 2007-0001 issued by the San Diego Regional Water Quality Control Board to the County of San Diego, and the incorporated cities within.*

The Olympic Pointe Condominium project is a planned attached residential development. The Olympic Pointe Condominium project applies to three priority project categories based on Appendix B of the City of Chula Vista's Storm Water Standards Manual: (1) Home subdivisions of over 10 units, (2) Parking lots 5,000 square feet or more with 15 or

more parking spaces, and potentially exposed to urban runoff, and (3) Streets, roads, highways, and freeways.

The San Diego Basin Plan dated September 8, 1994, indicates that the proposed Olympic Pointe Condominium project is located in the following hydrologic basin planning area: Savage Hydrologic Sub Area within the Dulzura Hydrologic Area within the Olay Hydrologic Unit. The corresponding number designation is 910.31 (Region '9', Hydrologic Unit '10', Hydrologic Area '3', Hydrologic Sub Area '1'). The drainage path for the Olympic Pointe Condominiums, however, goes through the Olay Valley Hydrologic Area (910.20) which also contains Poggi Canyon Creek, a 303(d) listed water body. The drainage from the Olympic Pointe Condominium project does not directly discharge to Poggi Canyon Creek. Based on the definition of primary pollutants of concern from the Storm Water Standards Manual, there are no primary pollutants of concern for the project. For projects where no primary pollutants of concern exist, the identified pollutants of concern shall be considered secondary pollutants of concern. Post-construction BMPs were selected for the project based on the anticipated pollutants.

**B. Pre-Construction Conditions and Flow:**

The *Drainage Study for Windstar Pointe Resort* by Rick Engineering, dated January 4, 2008, determined the following pre-construction flow rates at Olympic Parkway below the Salt Creek detention facility.

CONDITION	DRAINAGE AREA (SQ. MILES)	Q <sub>2</sub> (CFS)	Q <sub>10</sub> (CFS)	Q <sub>50</sub> (CFS)	Q <sub>100</sub> (CFS)
Historical	2.52	789	1,623	2,480	2,874

*Source: Fuscoe Engineering*

**C. Post-Construction Conditions and Flow**

Fuscoe Engineering prepared Onsite runoff calculations for the 50-year 6-hour storm event. The proposed development was assigned a runoff coefficient of 0.72 based on the project's impervious area. The peak runoff from the project during the 50-year storm event will be approximately 59 cfs.

The Rick Engineering Drainage Study determined the pre-construction flow rates at Olympic Parkway below the Salt Creek detention facility. The Rick analysis accounted for 76.9 cfs from the project site, so actual runoff quantities after the development of Olympic Pointe will be slightly below those presented in the table. These flows are below the historical condition due to the attenuation provided by the Salt Creek detention facility. Fuscoe determined that the development of Olympic Pointe will not create any hydrologic conditions of concern, and no onsite detention is required.

Condition	Drainage Area (sq. miles)	Q <sub>2</sub> (CFS)	Q <sub>10</sub> (CFS)	Q <sub>50</sub> (CFS)	Q <sub>100</sub> (CFS)
Post-Project	3.64	774	1,360	2,297	2,723

*Source: Fuscoe Engineering*

**1. Potential Pollutants:**

Based on the Storm Water Standards Manual, the Windstar Pointe Resort project was as a whole expected to generate the following pollutants: sediment, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides; because it includes the following priority project categories: "Attached Residential Development," "Parking Lots," and "Streets, Highways & Freeways" (see table below).

<b>Table J.3 Anticipated and Potential Pollutants</b>									
<b>Development Type</b>	<b>Sediment</b>	<b>Nutrients</b>	<b>Heavy Metals</b>	<b>Organic Compound</b>	<b>Trash &amp; Debris</b>	<b>Oxygen Demanding Substances</b>	<b>Oil &amp; Grease</b>	<b>Bacteria &amp; Viruses</b>	<b>Pesticides</b>
Detached Residential	X	X			X	X	X	X	X
Attached Residential	X	X			X	p <sup>(1)</sup>	p <sup>(2)</sup>	p <sup>(3)</sup>	X
Commercial	P	P		p <sup>(2)</sup>	X	p <sup>(3)</sup>	X	p <sup>(3)</sup>	p <sup>(5)</sup>
Automotive Repair Shops			X	X <sup>(4) (5)</sup>	X		X		
Restaurants					X	X	X	X	
Steep Hillside	X	X			X	X	X		X
Parking Lots	p <sup>(1)</sup>	p <sup>(1)</sup>	X		X	p <sup>(1)</sup>	X		
Streets, Highways & Freeways	X	p <sup>(1)</sup>	X	X <sup>(4)</sup>	X	p <sup>(5)</sup>	X		

Notes:  
 X = Anticipated  
 P = Potential  
 (1) A potential pollutant if landscaping exists on-site.  
 (2) A potential pollutant if the project includes uncovered parking areas  
 (3) A potential pollutant if land use involves food or animal waste products.  
 (4) Including petroleum hydrocarbons  
 (5) Including solvents

*Source: Fuscoe Engineering*

The City of Chula Vista Development Storm Water Manual groups pollutants into categories based on their behavior in a liquid-course sediments and trash, pollutants that tend to associate with fine particles during treatment, and pollutants that tend to be dissolved following treatment. The following table categorizes the anticipated and potential pollutants from the project into these groups.

<b>Table J.4</b>			
<b>Grouping of Pollutants</b>			
	<b>Course Sediment and Trash</b>	<b>Pollutants that tend to associate with Fine Particles during treatment</b>	<b>Pollutants that tend to be dissolved following treatment</b>
Sediment	X	X	
Nutrients		X	X
Heavy Metals		X	
Organic Compounds		X	
Trash & Debris	X	X	
Oxygen Demanding Substances		X	
Bacteria		X	
Oil & Grease		X	
Pesticides		X	

Source: Fuscoe Engineering

- Receiving waters have 303(d) beneficial use impairments consisting of PCBs. Since PCBs have been banned in the United States since 1979 due to their toxicity, PCBs are not an anticipated or potential pollutant from the project. Therefore, the project has no primary pollutants of concern, which are designated as anticipated or potential pollutants from the proposed site that also have 303(d) impairments downstream.

<b>Table J.5</b>	
<b>Pollutants of Concern</b>	
<b>Primary Pollutants of Concern</b>	<b>Specific 303(D) Impairment</b>
None	None

Source: Fuscoe Engineering

In both the pre and post project condition the project area drains northerly from the Olympic Pointe Condominium project site and then joins an existing storm drain system along Olympic Parkway. Runoff from the project site will drain northerly from the site and confluence with an existing storm drain system along Olympic Parkway. As a second line of defense against runoff pollution, an existing CDS unit is located in this storm drain system. The existing storm drain system will convey flows westerly to Salt Creek. The flows outlet in Salt Creek just downstream of an existing detention facility designed to over detain for the ultimate buildout of the Olympic Pointe Condominium site. Salt Creek will convey the flows southerly to the Otay River. The Otay River conveys the flows westerly until ultimately conveyed to the Pacific Ocean.

Just upstream of where the Olympic Parkway system confluence's with Salt Creek, there is an existing detention basin, which has been designed to over-detain flows to account for the ultimate buildout of the surrounding area. This detention basin is in essence two detention basins in series. The Olympic Parkway storm drain system does not outlet into either of the detention basins.

However, this detention basin has been designed to over detain for the 5-, 10-, 25-, 50-, and 100-year storm events for the ultimate development of the surrounding area, including the project site. Because a 2-year storm analysis is required to show that this detention basin is mitigating for possible erosion problems, a 2-year analysis was run by Rick Engineering. The Rick Engineering report determined that the existing detention basin adequately mitigates for the 2-, 10-, 50-, and 100-year storm events, so on site detention is necessary and no pre-project analyses for the Windstar Pointe Resort site were performed.

**2. Construction BMPs**

The construction of the Olympic Pointe project will disturb more than one acre of land. Therefore, the project construction will need a Statewide General Construction Permit (GCP) and a Waste Discharge Identification (WDID) number prior to the beginning of site preparation and grading operations. The Fuscoe Engineering study discusses the construction phase pollutants and BMPs in general terms only. These subjects will be addressed in more detail in a Storm Water Pollution Prevention Plan that will be completed prior to the start of construction.

**3. Post Construction BMPs**

To address water quality, BMPs will be implemented regarding the projects site planning, activities on site, and structural treatment. The 2010 City of Chula Vista Development Storm Water Manual guidelines were utilized by Fuscoe Engineering in the selection of post construction BMPs. In addition, any features or activities of in the project that are applicable for the inclusion of California Storm Water Quality Association (CASQA) BMPs are included as well.

**a. Low Impact Development Site Design BMPs**

The Olympic Pointe project will be designed to include LID Site Design BMPs, which reduce runoff, prevent storm water pollution associated with the project, and conserve natural areas onsite. Incorporating LID design strategies for priority development projects is required per R9-2007-0001, the Municipal Storm Water Permit issued to the County of San Diego and the incorporated cities and districts within. The Fuscoe Preliminary WQTR provides a discussion of the suitability and, where feasible, implementation of the LID BMPs listed in Table 3.3 of the City of Chula Vista Development Storm Water Manual. See Exhibit 13, WQTR Exhibit, for locations of LID site design BMPs.

**b. Source Control BMPs**

"Source Control BMP (both structural and non-structural)" means land use or site planning practices, or structures that aim to prevent urban runoff pollution by reducing the potential for contamination at the source of pollution. Source Control BMPs minimize the contact between pollutants and urban runoff. Based on the City of Chula Vista Development Storm Water Manual, the following is a summary of the Source Control BMPs are applicable to Olympic Pointe project<sup>22</sup>:

- Provide storm water conveyance system stenciling and signage: Curb stenciling for storm drain inlets associated with the project shall say "No

<sup>22</sup> Please see the City of Chula Vista Development Storm Water Manual for complete Source Control descriptions.

Dumping- I Live Downstream" or equivalent message as desired by the City of Chula Vista.

- Design trash storage areas to reduce pollution introduction: Trash enclosures will be on an impervious surface, walled, covered by a roof, and designed in accordance with Chula Vista Municipal Code 09.58.340.
- Use efficient irrigation systems and landscape design: Rain shutoff devices will be required to prevent irrigation during and after precipitation events.
- Building and grounds maintenance: Additional Building and Grounds Maintenance BMPs from SC-41 to be implemented to prevent or reduce the introduction of nutrients from fertilizers.
- Employ integrated pest management principles: Eliminate and/or reduce the need for pesticide use in the project through maintenance, using native plant materials and construction techniques.
- Pool and fountain maintenance: The pool in the recreation center will be maintained in accordance with SC-72, "Fountain and Pool Maintenance."
- Design new building fire sprinklers systems to enable discharge to sanitary sewer: The buildings within the project that provide fire sprinkler systems shall be able to drain to sanitary sewer for operational maintenance and testing.
- Plazas, sidewalks, and parking lots: Plazas, sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris.
- Roads (Individual Priority Project Category): Drainage from the interior roadways of the project will drain to either permeable pavers or high-rate biofilters.
- Residential Driveways & Guest Parking (Individual Priority Project Category): The alleys within the project will drain to a strip of permeable pavers along the low side of the alley
- Surface Parking Areas (Individual Priority Project Category): Much of the guest parking areas will be paved with permeable pavers as well, while the remaining parking spaces will drain either to the permeable pavers or to high-rate biofilters.

#### **D. Treatment Control BMPs**

The Olympic Pointe Project is designed with structural treatment facilities to remove pollutants contained in storm water runoff. Internal project runoff will flow from impervious and semi-pervious surfaces, picking up pollutants and other associated debris as it does so. Treatment of these anticipated pollutants will be accomplished by implementing the BMPs from the list below. Table J.6 below is based on the treatment matrix located in the City of Chula Vista Development Storm Water Manual. While there are no primary pollutants of concern for the project, anticipated and potential pollutants from the project exist in all three categories of pollutants. Treatment Control BMPs will be implemented to remove these anticipated and potential pollutants to the Maximum Extent Practicable (MEP). The shaded columns on Table J.6 indicate the Treatment Control BMPs proposed for the Olympic Pointe project.



• **Treatment Control 1 – Bioretention Basins**

The project proposes bioretention basins along the main entry road in the central portion of the site. See Exhibit 13, WQTR Exhibit, for the locations of bioretention basins. Roadway drainage will be diverted via a sidewalk under drain. The drainage is directed to the depressed landscaped areas between the rows of buildings. The bioretention basins will be sized in accordance with City Regulations. These basins provide a 6" depth of ponding on the surface, and a surface area of at least 4% of the tributary area. The basins will be planted with turf and will be underlain by a 4" layer of treatment soil, a 16" layer of treatment soil, and a gravel layer with a perforated pipe to act as a subdrain. The bioretention basins will be lined with an impermeable liner due to the poor infiltration capacity of the onsite soils. See the Fuscoe Engineering Report for details.

Table 3.6 Treatment Control BMP Categories									
	BIORETENTION FACILITIES (LID)	SETTLING PONDS (DRY PONDS)	WET PONDS AND WETLANDS	INFILTRATION FACILITIES OR PRACTICES (LID)	MEDIA FILTERS	HIGH-RATE BIOFILTERS	HIGH-RATE MEDIA FILTERS	HYDRO-DYNAMIC DEVICES	VEGETATED SWALES
Coarse Sediment and Trash	High	High	High	High	High	High	High	High	High
Pollutants that tend to associate with fine particles during treatment	High	High	High	High	High	Med.	Med.	Low	Med.
Pollutants that tend to be dissolved following treatment	Med.	Low	Med.	High	Low	Low	Low	Low	Low
Overall Ranking 1 (High) - 5 (Low)	2	3	2	1	3	4	4	5	4

Source: Fuscoe Engineering

• **Treatment Control 2 – Permeable Pavers**

Permeable pavers are planned for the alleys and much of the surface parking areas throughout the project. These pavers will be located in a 4' wide strip along the low side of the alley to intercept and treat runoff from the building roof drains on either side of the alley along with runoff from the alley pavement. In addition, permeable pavers will also be strategically used in the surface parking areas to treat runoff from the site roads, as well as from adjacent buildings, hardscape, and landscaping.

• **Treatment Control 3 -- High Rate Biofilters**

The project proposes to use proprietary high-rate biofilters in two locations on the project to treat runoff from the roadways and buildings. The high-rate biofilters are used in locations where it is not feasible to drain runoff to landscaping, bioretention basins, or areas of permeable pavers due to space and slope constraints. The Filterra system is proposed as an effective treatment system for the size of the tributary areas draining to the two locations.

**E. Hydromodification BMPs**

On July 14, 2010, the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) adopted Tentative Resolution No. R9-2010-0066, a Resolution for Approval of the Hydromodification Management Plan for the County of San Diego, the Incorporated Cities of San Diego County, the San Diego Unified Port District, and the San Diego County Regional Airport Authority. This action was taken pursuant to Section D.1.g. of Order No. R9-2007-0001.

Provisions D.1.g and J.2.a of Order No. R9-2007-0001 (the San Diego County Municipal Storm Water Permit) require the incorporated cities of San Diego County, the San Diego Unified Port District, and the San Diego County Regional Airport Authority (Copermittees) to submit a Hydromodification Management Plan (HMP) to manage increases in runoff discharge rates and durations from all Priority Development Projects (PDPs), where such increased rates and durations are likely to cause increased erosion of channel bed and banks, sediment pollutant generation, or other impacts to beneficial uses and stream habitat due to increased erosive force.

The City of Chula Vista is required to incorporate the approved HMP into its local SUSMP and implement the HMP for all applicable Priority Development Projects (PDPs) by January 14, 2011. In the mean time and before the new HMP requirements take effect on January 14, 2011, development projects as applicable must meet the Interim Hydromodification Management Requirements as described in Section 3.6.2.d of the Chula Vista Development Storm Water Manual.

**F. Maintenance**

The owner of the project shall enter into a Storm Water Management Facilities Maintenance Agreement with Grant of Access and Covenants with the City. The terms of this agreement will run with the land, so the responsibility may be pass to the "to-be-formed homeowner's association." The property owner or the "to-be-formed" homeowner's association shall be responsible for all areas within private property as follows: properly disposing of waste material from their assumed areas within the project site, maintaining landscaping throughout those areas in a manner that will prevent soil erosion and minimize sediment transport, maintaining drainage facilities in a clean manner and in good repair, and properly maintaining all post-construction BMPs (both structural and non-structural) that exist within the private property of the project.

**G. Storm Water Quality Conclusions:**

The project has the potential to introduce pollutants into storm water runoff. However, LID Site Design, Source Control, and Treatment Control BMPs will be required in order to maintain water quality. The use of Source Control and LID Site Design BMPs in practice through the day-to-day function of the project will result in a decreased potential for storm water pollution. Treatment Control BMPs will function around the clock,

providing removal of pollutants from storm water runoff. In addition, maintenance will be conducted by a "To-Be-Formed Homeowner's Association," or a new owner or a responsible party who will be responsible for maintaining the Site Design, Source Control, and Treatment Control BMPs throughout the lifetime of the project.

#### **II.5.4.9.5. FINANCING DRAINAGE FACILITIES:**

- A. On-site facilities: City policy requires that all master planned developments provide for the conveyance of storm waters throughout the project to City Engineering standards. As such, the Developer will be required to construct those facilities to the satisfaction of the City Engineer.
- B. Maintenance of On-site Facilities: Storm drain facilities not located within the right of way of a public street or easement dedicated to the City of Chula Vista shall be private and maintained by the property owners. These facilities include graded swales, concrete swales, drainage inlets, pipes, headwalls, sedimentation basins, stormwater treatment devices, etc. Before the approval of grading plans for the site, the Developer shall enter into a Storm Water Maintenance Agreement with the City to ensure the maintenance and operation of the aforementioned On-site Facilities.
- C. Off-site facilities: Any permanent or temporary storm drain facilities required by the City Engineer of Chula Vista, shall be designed and installed pursuant to city standards.
- D. Maintenance of Off-site facilities: Storm drain facilities constructed to convey, collect, detain or retain runoff from the project, that are not located within the right of way of a public street or easement dedicated to the City of Chula Vista, will be maintained by the City of Chula Vista. These facilities include but are not limited to graded swales, concrete swales, drainage inlets, pipes, headwalls, sedimentation basins, detention basins, stormwater treatment devices, etc.

#### **II.5.4.9.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

- A. The Developer of the Olympic Pointe Condominium project shall enter in to a Storm Water Facilities Maintenance Agreement with the City before approval of the grading plans for the site. The Developer shall agree to install, inspect, maintain, repair and replace all private Storm Water Management Facilities within the Developer's project.
- B. Prior to approval of grading plans, the Developer shall demonstrate the adequacy of existing drainage runoff detention facilities or include, in the grading plans, the construction of additional detention facilities, to ensure that the maximum allowable discharges after development do not exceed pre-development discharges, all to the satisfaction of the City Engineer. The Developer shall provide for the future maintenance of the detention basin facilities through the establishment of a Master Home Owners Association, or other funding mechanism as approved by the City.
- C. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrent with the commencement of grading activities. The SWPPP shall specify both construction and post-construction structural and non-structural pollution prevention measures. The SWPPP shall also address operation and maintenance of post-construction

pollution prevention measures, including short-term and long-term funding sources and the party or parties that will be responsible for the implementation of said measures.

A complete and accurate Notice-of-Intent (NOI) must be filed with the SWRCB. A copy of the acknowledgement from the SWRCB that a NOI has been received for this project shall be filed with the City of Chula Vista when received. Further, a copy of the completed NOI from the SWRCB showing the Permit Number for this project shall be filed with the City of Chula Vista when received.

The applicant is required to complete the applicable forms (see City of Chula Vista's Development and Redevelopment Storm Water Management Requirements Manual) and comply with the Manual's requirements. The Storm Water Manual is available on the web at:

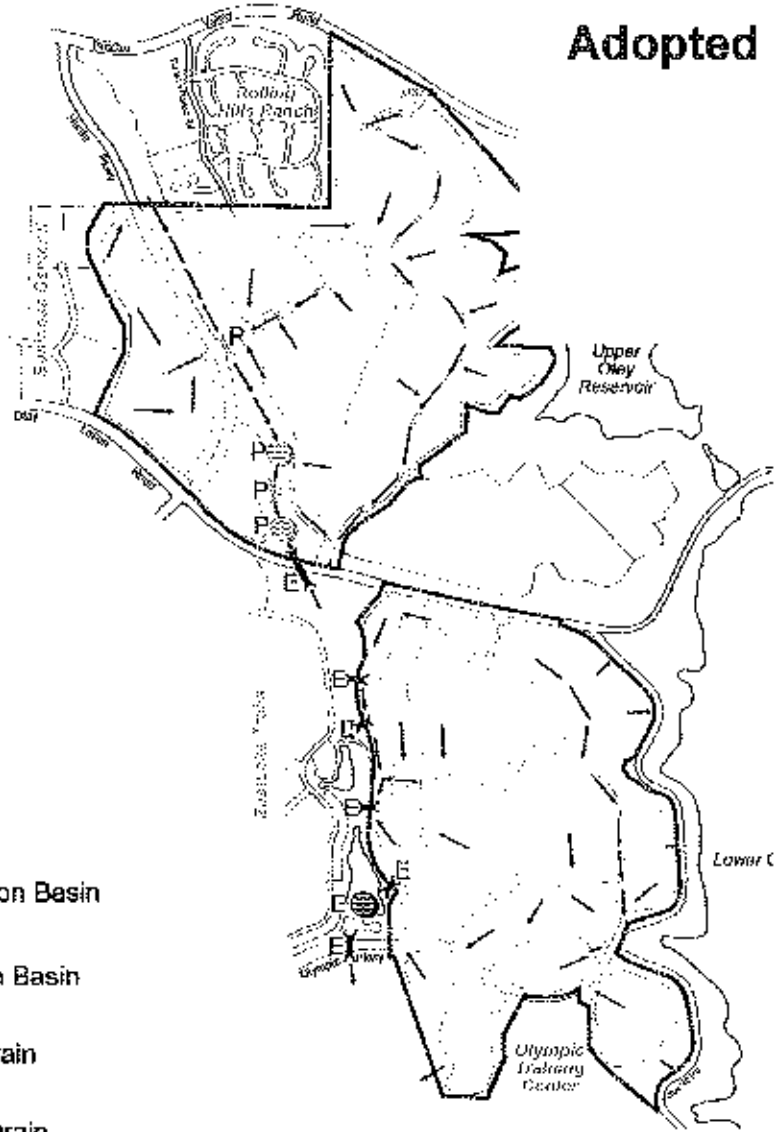
[http://www.chulavistaca.gov/City\\_Services/Development\\_Services/Engineering/stormWaterManual.asp](http://www.chulavistaca.gov/City_Services/Development_Services/Engineering/stormWaterManual.asp)

Pursuant to NPDES Municipal Permit, Order No. 2007-0001, the proposed project is considered a Priority Development Project and therefore subject to the requirements of the Standard Urban Storm Water Mitigation Plans (SUSMPs) and Numeric Sizing Criteria.

- D. The owner/developer of the property is responsible for the maintenance of the BMPs. A Storm Water Management Facilities Maintenance Agreement with Grant of Access and Covenants shall be executed between the City of Chula Vista and the owner/developer. The terms of the agreement will run with the land. The responsibility may be passed to the "to-be-formed" homeowner's association.
- E. Prior to the issuing of a grading permit for the project, a "Storm Water Management Facilities Maintenance Agreement" will be executed between the owner/developer of the property and the City of Chula Vista.
- F. The owner/developer of the property shall verify BMP implementation and ongoing maintenance through inspection, self-certification, survey, or other equally effective measure. The certification shall verify that, at a minimum, the inspection and maintenance of all structural BMPs including inspection and performance of any required maintenance in the late summer / early fall, prior to the start of the rainy season. The enforcement and verification of this task is conducted by The City of Chula Vista Storm Water NPDES Coordinator, who can be reached at 619-397-6000, or at 1800 Maxwell Road, Chula Vista, CA 91911.
- G. The City of Chula Vista will only verify that the appropriate documentation of maintenance exists. It is the owner/developer's sole responsibility to conduct maintenance and provide work orders/receipts etc, upon request.
- H. If the Olympic Pointe project is approved by the City Council before the new HMP requirements take effect on January 14, 2011, shall if applicable, meet the Interim Hydromodification Management Requirements as described in Section 3.6.2.d of the Chula Vista Development Storm Water Manual.
- I. If the Olympic Pointe project is approved by the City Council on or after January 14, 2011, shall if applicable, meet the Hydromodification Management Requirements as described in the Chula Vista Development Storm Water Manual.

# Storm Drainage

Adopted



Source: SB&O, Inc.

**EASTLAKE III SPA**  
A planned community by The EastLake Company

City Land Planning  
10-18-00

Exhibit 13



## **II.5.4.10. AIR QUALITY**

### **II.5.4.10.1. CITY THRESHOLD STANDARDS:**

The City annually provides the San Diego Air Pollution Control District (APCD) with a 12 to 18 month development forecast and requests an evaluation of its impact on current and future air quality management programs, along with recent air quality data. The growth forecast and APCD response letters must be provided to the GMOC for inclusion in its review.

### **II.5.4.10.2. SERVICE ANALYSIS:**

#### **Air Quality Improvement Plan:**

The City of Chula Vista has a Growth Management Element (GME) in its General Plan. One of the stated objectives of the GME is to be proactive in its planning to meet federal and state air quality standards. This objective is incorporated into the GME's action program. Although adopted in 1989, the GME has remained current by not only requiring air pollution reduction measures identified in 1989 but also "measures developed in the future."

To implement the GME, the City Council has adopted the Growth Management Program that requires Air Quality Improvement Plans (AQIP) for major development projects (50 residential units or commercial/industrial projects with equivalent air quality impacts). Title 19 (Sec. 19.09.0508) of the Chula Vista Municipal Code requires that a SPA submittal contain an AQIP. The AQIP shall include an assessment of how the project has been designed to reduce emissions as well as identify mitigation measures in accordance with the adopted AQIP Guidelines. See the *Air Quality Technical Report for the Olympic Pointe Project*, dated June 2010 by Dudek.

The project was previously evaluated under the 2002 AQIP Guidelines and, pursuant to those guidelines, opted to comply with the GreenStar program. The developer is now required to comply with the Green Building and Energy Efficiency Ordinances, CVMC 15.12 and 15.26.030 respectively, which require developers/applicants to implement sustainable design features and improve building energy conservation 15% to 20% above 2008 State Energy Code requirements. Therefore, the previous 2002 AQIP requirements related to GreenStar and the 2001 energy code are no longer applicable and were removed from the AQIP Guidelines in 2009.

The Air Pollution Control District is responsible for the Air Quality Maintenance Program in compliance with the California Clean Air Act. There is no local Master Plan for Air Quality. An Air Quality Improvement Plan – Eastlake III SPA dated August 13, 2002. The plan identifies the following goals:

- A. To minimize air quality impacts during and after construction of the Project.
- B. To comply with the air quality standards and policies of the City of Chula Vista and San Diego County APCD.
- C. To create a framework for the design and implementation of air quality mitigation measures in this commercial and employment development project.
- D. To be economically efficient and cost effective.

The 2010 Dudek air quality report concluded that the analysis evaluated the potential for adverse impacts to the ambient air quality due to construction and operational emissions resulting from the proposed project. Construction of the proposed project would result in a temporary addition of pollutants to the local airshed caused by soil disturbance, fugitive dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials. The analysis concludes that the daily construction emissions would not exceed the significance thresholds for criteria pollutants. Air quality impacts resulting from construction would be less than significant. The proposed project would not result in any significant longterm (operational) impacts to air quality, as new mobile and stationary sources associated with the proposed project following the completion of construction activities would remain well below the significance thresholds.

The Dudek report also evaluated the project's potential effect on global climate change, and emissions of greenhouse gases were estimated based on the use of construction equipment and vehicle trips associated with construction activities, as well as operational emissions once construction phases are complete. With implementation of Chula Vista required GHG reduction measures the proposed project would reduce GHG emissions by as much as 28% by the year 2020. The proposed project would therefore exceed the target of 20% below business as usual that has been established for the purposes of assessing operational GHG emissions of projects in the City of Chula Vista, and this reduction would be consistent with the goals of AB 32. Furthermore, the proposed project would be consistent with Section 15.26.030 of the City's Municipal Code by employ energy efficient measures beyond that required by the Energy Code, resulting in a 20% reduction in emissions generated by in-home energy use. Lastly, it should be noted that the project is higher-density residential development, which ultimately helps in reducing vehicle miles traveled. The project would therefore have a less-than significant impact on global climate change.

#### **II.5.4.10.4. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

The City will continue to provide a development forecast to the APCD in conformance with the threshold standard. See the *Air Quality Technical Report for the Olympic Pointe Project*, dated June 2010 by Dudek., located in the EastLake III SPA Plan Amendment.

- A. Prior to approval of building permits for Olympic Pointe project, the applicant shall demonstrate that air quality control measures outlined in the Air Quality Improvement Plan pertaining to the design, construction and operational phases of the project have been implemented.
- B. Prior to approval of the grading permit for Olympic Pointe project, the following measures shall be placed as notes on all grading plans and implemented during grading of each phase of the project:
  1. Minimize simultaneous operation of multiple construction equipment units;
  2. Use low pollutant-emitting equipment;
  3. Use catalytic reduction for gasoline-powered equipment;
  4. Use injection timing retard for diesel-powered equipment;
  5. Water the grading areas twice daily to minimize fugitive dust;
  6. Stabilize graded areas as quickly as possible to minimize fugitive dust;



7. Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry;
8. Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads;
9. Remove any visible track-out into traveled public streets within 30 minutes of occurrence;
10. Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred;
11. Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads;
12. Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling;
13. Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph;
14. Cover/water onsite stockpiles of excavated material; and
15. Enforce a 20 mile-per-hour speed limit on unpaved surfaces.

## **II.5.4.11. CIVIC CENTER:**

### **II.5.4.11.1 CITY THRESHOLD STANDARDS:**

There is no adopted threshold standards for these facilities. The facility information is being provided in this report to aid in establishing operational benchmarks which will determine construction phasing of the Civic Center. These facilities are funded through the collection of the DIF fees in effect at the time building permits are issued.

### **II.5.4.11.2 SERVICE ANALYSIS:**

Although the existing Civic Center successfully accommodated city administration offices prior to the mid-1980's population growth, increase in City staff to meet new demands of growth has caused increasing congestion problems. City staff in the Public Services Building experience space shortages, lack of privacy and storage, and frequent noise distractions. This was reported in a survey, which is included in the Civic Center Master Plan dated May 8, 1989. Site Alternative Three "The Suburban Scheme" was selected from the master plan at a City Council conference on June 22, 1989.

### **II.5.4.11.3 EXISTING CONDITIONS:**

In July of 2001, the final master plan for the renovations to the Civic Center was approved by City Council. Rebuilding the Civic Center will cost approximately \$50 million, which will primarily be funded by development fees (89%). The Civic Center Redevelopment is currently underway and expected to be completed in three phases by 2008.

The new City Hall Redevelopment, or Phase One of the Civic Center Complex, is completed. Phase Two, the construction of the new Public Services Building is also complete. Phase Three is the gutting and remodeling of the old Police Station for additional offices and was completed in 2008.

### **II.5.4.11.4 ADEQUACY ANALYSIS:**

The need for the Civic Center cannot be easily related to population figures or acres of commercial and industrial land, which will be developed in the future. The original facilities, according to the master plan, are inadequate because of the lack of space. This has worsened as employee numbers and their workloads have increased in response to demands for services, which have been generated by new development. Expansion of the Civic Center Complex is currently underway. This expansion included space planning, design, and construction is expected to keep pace with demand for additional work space. City Hall facilities have been renovated and now include a new state of the art Council Chambers. Consistent with the Master Plan, further expansions and renovations include a conversion of the old Police Station to additional office space and re-building of the Public Services Building.

#### II.5.4.11.5 FINANCING CIVIC CENTER FACILITIES:

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The Public Facilities Development Impact Fee (PFDIF) is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The PFDIF amount is subject to change as it is amended from time to time. The Civic Center DIF Fee for Multi-Family Development is \$ 2,328/unit (see Table A.6)<sup>23</sup>.

The Olympic Pointe Condominium Supplemental SPA Amendment project is within the boundaries of the PFDIF Program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the Olympic Pointe Condominium Civic Center Fee obligation at buildout is \$928,598 (see Table K.1).

<b>Development</b>	<b>Number of DUs</b>	<b>Civic Fee/MF DU</b>	<b>Civic Center Fee</b>
Olympic Pointe Condominium	389	\$2,328/DU	\$928,598

The projected fee illustrated in Table K.1 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

#### II.5.4.11.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:

Civic Center facilities will be funded through the payment of the public facilities fees; the fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

<sup>23</sup> Fee based on Form 5509 dated 9/30/2010. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

## **II.5.4.12 CORPORATION YARD**

### **II.5.4.12.1 THRESHOLD STANDARDS:**

There is no adopted threshold standard for this facility. The facility information is being provided in this report to aid the City in establishing operational benchmarks which will determine construction phasing of the corporation yard.

### **II.5.4.12.2 SERVICE ANALYSIS:**

New development, with its resultant increase in required maintenance services, creates a need for a larger corporation yard. A new 25-acre yard located at 1800 Maxwell Road was completed this year by the city.

### **II.5.4.12.3 EXISTING CONDITIONS:**

The new 25-acre Corporate Yard Facility was previously an SDG&E equipment and repair facility. The city has renovated and added new improvements for the maintenance and repair of city owned equipment. This facility consists of a renovated building that serves as the administration building for the Corporate Yard. Existing shop buildings have been renovated and new shops have been added as well as a new maintenance building. The Corporate Yard includes parking for employees, city vehicles and equipment. In addition, there is a Bus Wash/Fuel Island/CNG and associated equipment.

### **II.5.4.12.4 ADEQUACY ANALYSIS:**

The need for a Corporate Yard cannot be easily related to population figures or acres of commercial and industrial land, which will be developed in the future. The growth in population, increase in street miles and the expansion of developed areas in Chula Vista, requires more equipment for maintenance as well as more space for storage and the administration of increased numbers of employees. The need for a larger Corporation Yard has been specifically related to new development.

### **II.5.4.12.5. FINANCING CORPORATE YARD FACILITIES:**

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The Public Facilities Development Impact Fee (PFDIF) is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The PFDIF amount is subject to change as it is amended from time to time. The Corporate Yard DIF Fee for Multi-Family Development is \$323/unit (see Table A.6)<sup>24</sup>.

The Olympic Pointe Condominium Supplemental SPA Amendment project is within the boundaries of the PFDIF Program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the Olympic Pointe Condominium Corporate Yard Fee obligation at buildout is \$131,482 (see Table L.1).

<sup>24</sup> Fee based on Form 5509 dated 9/30/2010. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

<b>Table L.1</b>			
<b>Corporate Yard Fee For Olympic Pointe Condominium</b>			
<b>Development</b>	<b>Number of DUs</b>	<b>Corporate Yard Fee/MF DU</b>	<b>Estimated Corporate Yard Fee</b>
Olympic Pointe Condominium	389	\$338	\$131,482

The projected fee illustrated in Table L.1 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

**11.5.4.12.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

Corporate Yard facilities will be funded through the payment of the public facilities fees; the fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

## II.5.4.13. OTHER PUBLIC FACILITIES

### II.5.4.13.1. THRESHOLD STANDARD:

There is no adopted threshold standard for these facilities which are part of the Public Facilities Development Impact Fee Program and include GIS, Computer Systems, Telecommunications, Records Management System and Administration. The information regarding these capital items is being provided in this section of the PFFP to aid the City and the Developer in calculating the PFDIF fees to be paid by the Olympic Pointe Project.

### II.5.4.13.2. EXISTING CONDITIONS:

The City continues to collect funds from building permit issuance in the Eastern Territories for deposit to the accounts associated with Administration costs only and not the other aforementioned public facilities. These other public facilities that funds are not currently collected include records management, telecommunications, computer systems and GIS.

### II.5.4.13.3. FINANCING ADMINISTRATION FACILITIES:

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The Public Facilities Development Impact Fee (PFDIF) is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The PFDIF amount is subject to change as it is amended from time to time. The Administration DIF Fee for Multi-Family Development is \$532 /unit (see Table A.6)<sup>25</sup>.

The Olympic Pointe Condominium Supplemental SPA Amendment project is within the boundaries of the PFDIF Program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the Olympic Pointe Condominiums Other Public Facilities Fee obligation at buildout is \$206,948 (see Table M.1).

<b>Development</b>	<b>DUs</b>	<b>Administration Facilities Fee /MF DU</b>	<b>Administration Facilities Fee</b>
Olympic Pointe Condominiums	389	\$532	\$206,948

<sup>25</sup> Fee based on Form 5509 dated 9/30/2010. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

The projected fee illustrated in Table M.1 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

**II.5.4.13.4 THRESHOLD COMPLIANCE AND REQUIREMENTS:**

Administration Facilities will be funded through the payment of public facility fees; the fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

#### **II.5.4.14. FISCAL:**

##### **II.5.4.14.1. THRESHOLD STANDARD:**

- A. The GMOC shall be provided with an annual fiscal impact report, which provides an evaluation of the impacts of growth on the City, both in terms of operations and capital improvements. This report should evaluate actual growth over the previous 12-month period, as well as projected growth over the next 12-18 month period, and 3-5 year period.
- B. The GMOC shall be provided with an annual "economic monitoring report" which provides an analysis of economic development activity and indicators over the previous 12-month period, as well as projected growth over the next 12-18 month period, and 3-5 year period.

##### **II.5.4.14.2. FISCAL IMPACT ASSUMPTIONS AND CONCLUSIONS:**

There is no existing Master Plan for fiscal issues. However, the City of Chula Vista has a fiscal model that is used to determine the land use changes to the General Plan. A Fiscal Impact Analysis was prepared by CIC Research, Inc., (see Appendix A), based on the city's model, it identifies the estimated fiscal impact that the Olympic Pointe Project will have on the operation and maintenance budgets of the City of Chula Vista (general fund).

*The Fiscal Impact Analysis of the Olympic Pointe Development*, dated October 19, 2010, by CIC Research, Inc. identifies the estimated fiscal impact that the project will have on the operation and maintenance budgets of the City of Chula Vista (general fund). The entire CIC Fiscal Analysis is attached as Appendix A to this PFFP. The 18.4-acre Olympic Pointe project is a proposed to be developed into a 389 multi-family condominium unit project located northeast of the Olympic Training Center (OTC). The project site is adjacent to Olympic Parkway, between the OTC and the Lower Otay Reservoir. The projected absorption schedule occurs over a six-year period (2011-2016) as used in the CIC fiscal report.

CIC Research used two basic methodologies in estimating public agency revenues and expenditures; the case study and per unit/acre multiplier methods. The case study method was used to estimate secured property tax. The case study method is based on specific characteristics of the project from which revenues can be estimated. Appropriate city officials were contacted to identify actual tax rates. The per unit/acre multiplier method, which represents a more general approach was utilized to estimate sales tax, TOT, property transfer tax, utility tax, and other revenues and all expenditures. The City of Chula Vista's SPA Fiscal Impact Analysis Framework (February 2008, Economic Research Associates) was utilized to estimate per unit/acre multipliers.

Future revenues and expenditures are presented in current (2010) dollars. The development absorption schedule is based on information provided by the applicant as well as estimations on future absorption made by CIC.



**Table N.1**  
**Net Fiscal Impact Of The Olympic Pointe Project**  
**On The City Of Chula Vista**

Revenue Sources	Revenues (In Thousands)					
	2011	2012	2013	2014	2015	2016
Secured Property Tax	\$22.4	\$45.5	\$69.3	\$85.9	\$104.4	\$126.5
Property Transfer Tax	1.6	3.3	5.0	6.2	7.6	9.2
Sales & Use Tax	9.7	19.7	30.0	37.2	45.3	54.8
Franchise Tax	2.6	5.2	7.9	9.8	11.9	14.4
TOT Tax	0.1	0.3	0.4	0.5	0.6	0.8
Utility Tax	3.0	6.0	9.2	11.4	13.8	16.7
Vehicle License Fee	15.3	31.1	47.4	58.7	71.4	86.5
<b>TOTAL REVENUES</b>	<b>\$54.8</b>	<b>\$111.2</b>	<b>\$169.2</b>	<b>\$209.7</b>	<b>\$255.0</b>	<b>\$309.0</b>

Expenditure Sources	Expenditures (In Thousands)					
	2011	2012	2013	2014	2015	2016
Legislative & Administrative	\$1.0	\$2.1	\$3.1	\$3.9	\$4.8	\$5.8
Development and Maintenance Services	7.0	14.2	21.6	26.8	32.5	39.5
Police	16.9	34.4	52.3	64.8	78.9	95.5
Fire	10.0	20.2	30.8	38.2	46.3	56.2
Cultural and Leisure	14.6	29.6	45.1	55.9	67.9	82.3
Non-Departmental	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>TOTAL EXPENDITURES</b>	<b>\$49.5</b>	<b>\$100.5</b>	<b>\$152.9</b>	<b>\$189.6</b>	<b>\$230.4</b>	<b>\$279.3</b>
<b>TOTAL REVENUES</b>	<b>\$54.8</b>	<b>\$111.2</b>	<b>\$169.2</b>	<b>\$209.7</b>	<b>\$255.0</b>	<b>\$309.0</b>
<b>TOTAL EXPENDITURES</b>	<b>\$49.5</b>	<b>\$100.5</b>	<b>\$152.9</b>	<b>\$189.6</b>	<b>\$230.4</b>	<b>\$279.3</b>
<b>NET FISCAL IMPACT</b>	<b>\$5.3</b>	<b>\$10.7</b>	<b>\$16.3</b>	<b>\$20.1</b>	<b>\$24.6</b>	<b>\$29.7</b>

Source: CIC Research, Inc.

The project applicant indicated that the units would range from approximately \$250,000 to \$400,000. Based on this information, the average price per unit was estimated to \$300,000 as indicated in Table N.1. It should be noted that the average price for a condominium sold in the past year (2009) in the South County area was approximately \$175,000 and slightly higher (\$191,000) in Chula Vista.

#### **II.5.4.14.3. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

Utilizing the previously mentioned methodologies CIC estimated the net fiscal impacts that are presented in Tables N.1. As previously mentioned, all values are in 2010 dollars. No annual adjustments to revenues or costs were utilized. The estimated annual flows of costs and revenues are primarily related to the estimated project absorption.

Table N.1 presents the results of the fiscal impact associated with the Olympic Pointe Project. Fiscal revenues would begin at \$54,800 annually and rise to \$390,000 at build-out. Fiscal expenditures would be initially \$49,500 and rise to \$279,300 at build-out. The net fiscal impact from developing the Olympic Pointe is positive through-out the development and at build-out results in an annual surplus of \$29,700 at build-out.

The results of the analysis will be included in the next annual fiscal and economic report prepared for the GMOC.

## **II.5.4.15. PUBLIC FACILITIES FINANCE**

### **II.5.4.15.1 OVERVIEW:**

All development within the City of Chula Vista must be in compliance with the City's Growth Management Program. The appropriate public facility financing mechanisms are required and approved by the City to fund the acquisition, construction and maintenance of public facilities. New facilities will be required to support the planned development of the project.

The public facilities are generally provided or financed in one or more of the following ways: Subdivision Exaction, Development Impact Fee and Debt Financing. It is anticipated that two methods will be utilized for the project to construct and finance public facilities.

### **II.5.4.15.2. DEVELOPMENT IMPACT FEE (DIF):**

Public infrastructure is funded through the collection of an impact fee. Constructed by the public agency or Developer constructed with a reimbursement or credit against specific fees.

Development Impact Fees (DIF) are acceptable methods to contribute to the financing of capital improvements within the city of Chula Vista. The Olympic Pointe Project is subject to fees established to help defray costs of facilities that will benefit the project. These fees include but may not be limited to:

- A. Transportation Development Impact Fee (TDIF): Established to provide financing for circulation element road projects of regional significance.
- B. Public Facilities Development Impact Fee (PFDIF): Established to collect funds for civic center facilities, police, corporation yard, libraries, fire suppression system, recreation and administration.
- C. Traffic Signal Fees: To pay for traffic signals associated with circulation element streets.
- D. Olay Water District Fees: The district may require annexation to an existing improvement district or creation of some other finance mechanism that may result in specific fees being modified.
- E. Salt Creek Sewer Development Impact Fee: To pay for sewer facilities within the Salt Creek Sewer Basin.

### **II.5.4.15.3. DEBT FINANCE PROGRAMS:**

The City of Chula Vista has a history of using assessment districts to finance a number of street improvements, as well as sewer and drainage facilities. The Olay Municipal Water District has used such improvement districts for water system improvements. Both school districts have implemented Mello-Roos Community Facility Districts to finance school facilities.

#### **A. Assessment Districts**

Special assessment districts may be proposed for acquiring, constructing and/or maintaining certain public improvements under the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915. The City has suspended the use of the Lighting and Landscape Act of 1972 for new open space district formation due to the passage of Proposition 218. The administration of the special assessment district is the responsibility of the public agency.

B. Community Facilities District (CFD)

On January 13, 1998, the City Council adopted the "City of Chula Vista statement of goals and policies regarding the establishment of Community Facilities Districts" (CFD's). The approval of this document ratified the use of CFD's as a public financing mechanism for:

- The construction and/or acquisition of public infrastructure, and
- The financing of authorized public services, including services provided by open space districts.

On April 28, 1998, the City Council enacted the "Chula Vista Community Facilities District Ordinance." This ordinance adopted the Mello-Roos Act with modifications to additionally include the following:

- Incorporate all maintenance activities authorized by the "Landscaping & Lighting Act of 1972" (1972 Act) and
- Include maintenance activities not listed in the "Mello-Roos Act" or the "1972 Act."

Special assessment financing may be appropriate when the value or benefit of the public facility can be assigned to specific properties. Assessments are levied in specific amounts against each individual property on the basis of relative benefit. Special assessments may be used for both publicly dedicated on-site and off-site improvements.

C. Mello-Roos Community Facilities Act of 1982

The Mello-Roos Community Facilities Act of 1982 authorizes formation of community facilities districts that impose special taxes to provide financing for certain public facilities or services. Facilities which can be provided under the Act include the purchase, construction, expansion, or rehabilitation of: Local park, recreation, or parkway facilities; Elementary and secondary school sites and structures; Libraries; and, any other governmental facilities that legislative bodies are authorized to construct, own or operate. In addition, the City has enacted an ordinance that adopted the Mello-Roos Act with modifications to accomplish the maintenance of facilities.

**II.5.4.15.4. OTHER METHODS USED TO FINANCE FACILITIES:**

A. General Fund:

The City of Chula Vista's general fund serves to pay for many public services throughout the City. Those facilities and services identified as being funded by general fund sources represent those that will benefit not only the residents of the proposed project, but also Chula Vista residents throughout the City. In most cases, other financing mechanisms are available to initially construct or provide the facility or service, and then general fund moneys would only be expected to fund the maintenance costs once the facility is accepted by the City.

B. State and Federal Funding:

Although rarely available to fund an entire project, Federal and State financial and technical assistance programs have been available to public agencies, in particular the public school districts.

C. Dedications:

Dedication of sites by Developers for public capital facilities is a common financing tool used by many cities.

D. Developer Reimbursement Agreements:

Certain facilities that are located off-site of a project and/or provide regional benefits may be constructed in conjunction with the development of the project. In such instances, developer reimbursement agreements may be executed to provide for a future payback to the Developer for the additional cost of these facilities. Future developments are required to pay back their fair share of the costs for the shared facility when development occurs.

E. Homeowners Associations

One or more Community Homeowner Associations may be established by the developer to manage, operate and maintain private facilities and common areas within the project.

F. Special Agreements/Development Agreement:

This category includes special development programs for financing special arrangements between the City and the Developer such as credits against fees, waiver of fees, or charges for the construction of specific facilities.

A development agreement can play an essential role in the implementation of the Public Facilities Financing Plan. The Public Facilities Finance Plan clearly details all public facility responsibilities and assures that the construction of all necessary public improvements will be appropriately phased with actual development, while the development agreement identifies the obligations and requirements of both parties.

G. Park Acquisition and Development Fees: Fee established to pay land and improvements by new development.

#### **II.5.4.15.5. CUMULATIVE DEBT**

The City of Chula Vista has an established policy limiting the maximum debt to be placed on a residential dwelling unit to an additional one percent above the property tax. This policy was restated in the adopted Growth Management Program.

Like many other cities, Chula Vista has long understood that it is not the only agency that can utilize public finance mechanisms and, therefore, can not always guarantee that the total debt will remain at or below a maximum of 2 percent. The City needs to coordinate its debt finance programs with the other special districts that provide service to the residents of Chula Vista to ensure that the cumulative debt does not become excessive. Coordination is also necessary to guarantee all public facilities needed to support a development can be financed and constructed as needed.

#### **II.5.4.15.6. LIFECYCLE COST**

Section 19.09.060 Analysis subsection F(2) of the Growth Management Ordinance requires the following:

"...The inventory shall include Life Cycle Cost ("LCC") projections for each element in 19.09.060(E) ... as they pertain to City fiscal responsibility. The LCC projections shall be for estimated life cycle for each element analyzed. The model used shall be able to identify and estimate initial and recurring life cycle costs...

A. Background:

Life Cycle Costing (LCC) is a method of calculating the total cost of asset ownership over the life span of the asset. Initial costs and all Subsequent expected costs of significance are included in the LCC analysis as well as disposal value and any other quantifiable benefits to be derived as a result of owning the asset. Operating and maintenance costs over the life of an asset often times far exceed initial costs and must be factored into the decision process.

LCC analysis should not be used in each and every purchase of an asset. The process itself carries a cost and therefore can add to the cost of the asset. LCC analysis can be justified only in those cases in which the cost of the analysis can be more than offset by the savings derived through the purchase of the asset.

Four major factors that may influence the economic feasibility of applying LCC analysis are:

1. Energy Intensiveness - LCC should be considered when the anticipated energy costs of the purchase are expected to be large throughout its life.
2. Life Expectancy - For assets with long lives (i.e., greater than five years), costs other than purchase price take on added importance. For assets with short lives, the initial costs become a more important factor.
3. Efficiency - The efficiency of operation and maintenance can have significant impact on overall costs. LCC is beneficial when savings can be achieved through reduction of maintenance costs.
4. Investment Cost - As a general rule, the larger the investment the more important LCC analysis becomes.

B. Applications for LCC Analysis

The City of Chula Vista currently utilizes LCC analysis in determining the most cost effective purchase of capital equipment as well as in the determination of replacement costs for a variety of rolling stock. The use of LCC techniques takes place in the preparation of the City's Five Year Capital Improvement Budget (CIP) as well as in the Capital Outlay sections of the annual Operating Budget.

There are no project facilities that are not covered by LCC analysis. In these existing processes, the City should require the use of LCC analysis prior to or concurrent with the design of public facilities required by new development. Such a requirement will assist in the determination of the most cost effective selection of public facilities.

**APPENDIX A  
FISCAL IMPACT ANALYSIS**

**AMENDMENT 0009 March 01, 2011**  
**SUBJECT: CONTRACT N62473-07-D-2042 FTO X017: NAVY LODGE LOBBY RENOVATION AND LAUNDRY**  
**ADDITION NAVAL STATION, SAN DIEGO, CALIFORNIA**

**ALL AMENDMENTS MUST BE ACKNOWLEDGED**

The following information is amended:

Part 3, Room Requirements, Floor Finishes, and Electrical of the RFP has been modified. Revised Part 3 is attached in email.

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**FISCAL IMPACT ANALYSIS  
OF THE OLYMPIC POINTE DEVELOPMENT**

Prepared for:

City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

Prepared by:  
CIC Research, Inc.  
8361 Vickers Street  
San Diego CA 92111

October 19, 2010



## TABLE OF CONTENTS

	<u>Page</u>
TABLE OF CONTENTS .....	ii
INTRODUCTION .....	1
PROJECT DESCRIPTION .....	1
PROJECT DEMOGRAPHICS AND LAND USES .....	2
REVENUES .....	4
<u>Secured Property Tax</u> .....	4
<u>Property Transfer Tax</u> .....	5
<u>Sales Tax</u> .....	6
<u>Franchise Fees</u> .....	6
<u>Transient Occupancy Tax</u> .....	6
<u>Utility Users' Tax</u> .....	7
OPERATING EXPENDITURES .....	7
<u>Legislative and Administration</u> .....	9
<u>Development and Maintenance Service</u> .....	9
<u>Police</u> .....	9
<u>Fire Protection</u> .....	9
<u>Cultural and Leisure</u> .....	10
NET FISCAL IMPACT .....	10
APPENDIX A .....	A-1



## TABLES

	<u>Page</u>
1. Olympic Pointe Project Absorption Schedule and Market Values by Land Use .....	3
2. Olympic Pointe Project Fiscal Impact General Assumptions .....	3
3. Olympic Pointe Project Fiscal Impact Revenue Generation Assumptions .....	4
4. Olympic Pointe Project Fiscal Impact Cost Allocation Assumptions .....	8
5. Net Fiscal Impact of the Olympic Pointe Project on the City of Chula Vista .....	11

### Appendix A- Olympic Pointe Detailed Tables

A-1 Absorption Schedule by Land Use .....	A-2
A-2 Assessed Value .....	A-2
A-3 Secured Property Tax Revenue .....	A-2
A-4 Estimated Property Transfer Tax Revenue .....	A-2
A-5 Estimated Sales Tax Revenue .....	A-2
A-6 Estimated Franchise Fees .....	A-3
A-7 Estimated Transient Occupancy Tax .....	A-3
A-8 Estimated Utility Tax .....	A-3
A-9 Estimated Vehicle License Fee Revenue .....	A-3
A-10 Estimated Legislative And Administrative Expenditures .....	A-4
A-11 Estimated Development And Maintenance Services Expenditures .....	A-4
A-12 Estimated Police Services Expenditures .....	A-4
A-13 Estimated Fire Services Expenditures .....	A-4
A-14 Estimated Cultural And Leisure Expenditures .....	A-4



## INTRODUCTION

This analysis identifies the estimated fiscal impact that the Olympic Pointe development will have on the operation and maintenance budgets of the City of Chula Vista (general fund). Information pertaining to the scope of development was provided by the applicant.

Two basic methodologies were utilized in estimating public agency revenues and expenditures; the case study and per unit/acre multiplier methods. The case study method was used to estimate secured property tax. The case study method is based on specific characteristics of the project from which revenues can be estimated. Appropriate city officials were contacted to identify actual tax rates. The per unit/acre multiplier method, which represents a more general approach was utilized to estimate sales tax, TOT, property transfer tax, utility tax, and other revenues and all expenditures. The City of Chula Vista's SPA Fiscal Impact Analysis Framework (February 2008, Economic Research Associates) was utilized to estimate per unit/acre multipliers.

Future revenues and expenditures are presented in current (2010) dollars. The development absorption schedule is based on information provided by the applicant as well as estimations on future absorption made by CIC.

## PROJECT DESCRIPTION

The Olympic Pointe Project is proposed to be developed in the City of Chula Vista and will have 389 multi-family residential units (condominiums). Presented in Table 1 is the projected absorption schedule. For the purpose of this analysis, it was assumed that development of the residential units would commence in 2011. Absorption represents new units being sold and occupied.

The applicant indicated that the units would range from approximately \$250,000 to \$400,000. Based on this information, the average price per unit was estimated to be \$300,000 as indicated on Table 1. It should be noted that the average price for a condominium sold in the past year (2009) in the South County area was approximately \$175,000 and slightly higher (\$191,000) in Chula Vista.

#### **PROJECT DEMOGRAPHICS AND LAND USES**

In developing per unit/acre multipliers for expenditures, CIC utilized demographic and land use information related to the City of Chula Vista as a whole and, more specifically, the subject Olympic Pointe Project. Included in Table 2 are population, housing, land-use and infrastructure characteristics.

**Table 1  
OLYMPIC POINTE DEVELOPMENT  
ABSORPTION SCHEDULE AND MARKET VALUES BY LAND USE**

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Developed and Occupied Units/Net Acres						TOTAL
		2011	2012	2013	2014	2015	2016	
MULTI FAMILY RESIDENTIAL UNITS	\$300	69	140	213	264	321	389	389

Source: CIC Research, Inc.

**Table 2  
OLYMPIC POINTE PROJECT FISCAL IMPACT  
GENERAL ASSUMPTIONS**

Chula Vista		Sources
Population	237,595	Cal. Dept. of Finance
Occupied Housing Units	76,130	Cal. Dept. of Finance
Persons Per Household	3.12	Cal. Dept. of Finance
Average Condominium 2009.	\$191,000	Data Quick
<b>Olympic Pointe Project</b>		
Estimated Population	1214	CIC Research, Inc
Housing Units	389	The McKinley Assoc.
Estimated Median Housing Price	\$300,000	CIC Research, Inc

## **REVENUES**

Operating revenues for the City of Chula Vista resulting from the development of the proposed Olympic Pointe Project are estimated in this section. The major revenue sources which are expected to be generated from the subject developments and detailed in this chapter include property tax, property transfer tax, sales tax, franchise fees, TOT, utility tax, and motor vehicle license fees. Other revenues that the development would generate are fees and fines which are already removed from the "Cost" calculation of the fiscal impact. The City of Chula Vista's Budget (FY 2010) for these revenue items is detailed in Table 3 along with allocation rates. The following section details each of the revenue sources and the methodology employed to estimate revenues from the subject developments. For each identified revenue source, a detailed table reflecting the revenue flow of the project is presented in the Appendix of this report. All dollar figures are presented in 2010 dollars.

Table 3  
**OLYMPIC POINTE PROJECT FISCAL IMPACT  
REVENUE GENERATION ASSUMPTIONS**

<b>Revenues</b>	<b>City of Chula Vista FY2010-11 Revenues</b>	<b>Allocation Assumption</b>
Property Taxes	\$24,073,147	Based on 10.844% of 1% of TAV
Property Transfer Tax	\$841,402	Annual Avg. \$.078 per \$1,000 of assessed value for residential and \$.039 per \$1,000 of assessed value for commercial and apartments
Sales & Use Tax	\$23,633,851	\$96 per housing unit for multi-family residential based on estimated income needed for housing cost
Franchise Fees	\$7,652,012	\$37 per housing unit
TOT	\$1,940,930	\$2 per housing unit
Utility Tax	\$8,755,835	\$43 per housing unit
Vehicle Licenses Fees	\$16,993,500	\$71 per person

### **Secured Property Tax**

Secured property tax revenues generated from the proposed developments were calculated on the basis of a one-percent tax rate on the current market value of the residential and commercial construction. According to the County of San Diego, the City of Chula Vista

would receive 10.844 percent of the one-percent of the property taxes collected in those tax rate areas. It should be noted that the citywide average share of property tax is roughly 14.7 percent.

As previously mentioned, market values (assessed values) for the residential units were estimated to average \$300,000. Although assessed values increase two percent per year and readjust after the property resells, this analysis assumes no inflation and all values remain in 2010 dollars. This is the same methodology employed in previous fiscal impact analyses for this property. Included in Tables A-2 in the appendix is the cumulative assessed value over the build-out of the developments. Total assessed values for Olympic Pointe Project is estimated to be \$116.7 million at build-out.

The City of Chula Vista's share of the collected annual property tax is estimated to be \$22,400 in the first year rising to \$126,500 (Table A-3) at build-out.

#### **Property Transfer Tax**

Sales of real property in San Diego County are taxed at a rate of \$1.10 per \$1,000 of the sales price. Chula Vista would receive 50 percent of the tax. An analysis conducted by the San Diego Association of Governments (SANDAG) indicates that the average turnover rate for residential property is once every seven years and once every 14 years for nonresidential property. The following formulas, which take both the transfer tax formula and the average turnover rate into account, were utilized to yield average annual per unit property transfer tax.

$$\text{Single Family Residential} \quad \frac{\$.55}{\$1,000} \times \frac{1}{7} = .00007857$$

Using these formulas, an estimated annual average property transfer tax can be calculated. The Olympic Pointe development would generate \$9,200 (refer to Table A-4) in average, annual property transfer tax at build-out.



### **Sales Tax**

This fiscal impact methodology estimates the sales tax generated by residential units that create new demand. Per household sales taxes were estimated by imputing the household income based on the cost of housing. Average household income for those purchasing residential units is estimated to average \$86,000 based on mortgage payments comprising 25% of gross income. Utilizing the Consumer Expenditure Survey of the U. S. Bureau of Labor Statistics, the amount of taxable sales is estimated to be 25% or a little over \$21,000 per household for the different housing categories. Conservatively 66.7 percent of those taxable sales would be expected to be spent in Chula Vista. Therefore it is estimated that each household would generate \$141 per household (refer to Table A-5) in sales taxes annually for the City of Chula Vista. This amount includes the property tax shift the State reimburses the City for the loss of sales taxes. Total annual sales tax generated by Olympic Pointe at build out is estimated to be \$54,800.

### **Franchise Fees**

The City of Chula Vista receives a franchise tax fee from sales of cable television and trash collection. Using the sale of gas and electricity as a guideline and based on a study prepared by San Diego Gas and Electric (SDG&E), 37 percent of the franchise fees are attributed to residential uses. Using these guidelines, the city budget, area demographics and land use information results in an estimated \$37 in annual franchise fees per housing unit. Utilizing these ratios results in a total annual franchise fee of \$2,600 in the first year and \$14,400 at build-out for Olympic Pointe (see Table A-5).

### **Transient Occupancy Tax**

Transient occupancy tax (TOT) is a tax added to the price charged for the use of a hotel or motel room. The majority of the tax is associated with new hotel developments. Since there is no planned hotel/motel development in this project, TOT would be generated by the demand Chula Vista residents create for local hotels/motels. The San Diego Convention and Visitors

Bureau estimates that of all visitors who stay in hotels and motels eight percent are visiting friends or relatives. Utilizing the City's budget for TOT of \$1,940,930 results in multiplier ratios of roughly \$2 per household. Using this ratio the City of Chula Vista will receive at build-out a total annual TOT tax of \$800 associated with the Olympic Pointe (refer to Table A-7).

#### **Utility Users' Tax**

The City of Chula Vista's FY2010-11 budget for utility taxes is \$8,755,835. These taxes are paid by the residents and businesses on gas, electric and telephone services. CIC utilized the same methodology for utility taxes and franchise fees. Using the land use allocation of 37 percent residential uses results in an estimated \$43 in annual utility tax per housing unit. These ratios result in a total annual utility tax of in the first year \$3,000 rising to \$16,700 at build-out (refer to Table A-8).

#### **Vehicle License Fees**

The City of Chula Vista's FY2010-11 budget for Vehicle License Fees (VLF) is \$16,993,500. These fees are allocated by population, therefore, an average of \$71 per person is used in the analysis. Based on that average, the project would generate an estimated \$86,500 in VLF at build-out (Table A-9).

#### **OPERATING EXPENDITURES**

Operating expenditures for the City of Chula Vista resulting from development of the Olympic Pointe are outlined in this section. CIC updated the cost factors developed by Economic Research Associates (ERA) and the City of Chula Vista Finance Department as presented in the report "SPA Fiscal Impact Analysis Framework" (February, 2008). Table 4 presents those cost factors which represents a decrease in per unit costs since ERA's analysis. Detailed tables reflecting the annual expenditure cash flows are presented in the appendix to this report.

Table 4  
**OLYMPIC POINTE PROJECT FISCAL IMPACT  
 COST ALLOCATION ASSUMPTIONS**

	Land Uses						
	Population (Per person)	Retail (Per Acre)	Office (Per Acre)	Hotel (Per Acre)	Industrial (Per Acre)	Public Use (Per Acre)	Residential (Per DU)
City Council	\$1.50						
Boards and Commissions							\$4.52
City Clerk	\$0.58						\$0.32
City Attorney		\$29.88	\$32.27	\$19.10	\$7.88		
Administration	\$0.06						
Management and Information Services	\$1.07						
Human Resources							
Finance							
<b>TOTAL LEGISLATIVE AND ADMINISTRATION</b>	<b>\$3.21</b>	<b>\$29.88</b>	<b>\$32.27</b>	<b>\$19.10</b>	<b>\$7.88</b>	<b>\$0.00</b>	<b>\$4.84</b>
<b>DEVELOPMENT AND MAINTENANCE SERVICES</b>							
Community Development	\$0.66	\$725.91	\$783.99	\$484.01	\$191.48		\$6.67
Planning and Building Services	\$1.06	\$65.40	\$91.30	\$58.51	\$26.45	\$51.61	\$12.75
Engineering		\$997.75	\$928.22	\$234.77	\$86.77	\$23.96	\$11.15
Public Works		\$2,038.15	\$1,079.02	\$478.56	\$209.61		\$18.28
General Services	\$13.76						
<b>TOTAL DEVELOPMENT AND MAINTENANCE SERVICES</b>	<b>\$15.48</b>	<b>\$3,847.21</b>	<b>\$2,483.03</b>	<b>\$1,234.85</b>	<b>\$521.51</b>	<b>\$85.59</b>	<b>\$300.78</b>
<b>PUBLIC SAFETY</b>							
Police (Excluding Residential)	\$5.76	\$5,495.95	\$5,495.95	\$5,495.95	\$734.29	\$1,715.16	\$1,715.16
Fire (Excluding Residential)	\$0.94	\$2,039.87	\$2,039.87	\$2,039.87	\$251.20	\$105.96	\$105.96
<b>CULTURE AND LEISURE</b>							
Parks and Recreation	\$21.78						
Library	\$44.13						
Nature Center							\$5.02
<b>TOTAL CULTURE AND LEISURE</b>	<b>\$65.91</b>						<b>\$5.02</b>
<b>Sub-Total All City</b>	<b>\$47.80</b>	<b>\$7,468.91</b>	<b>\$7,044.12</b>	<b>\$5,783.77</b>	<b>\$1,513.08</b>	<b>\$745.68</b>	<b>\$7,071.68</b>

Source: CIC Research, Inc., September, 2010  
 Modified from: City of Chula Vista, Budget Analysis  
 Economic Research Associates  
 October, 2007

### **Legislative and Administration**

The cost for the City Council, various boards and commissions, the City Clerks office, the City Attorney's office and general city administration make up the legislative and administration cost center. Based on the City's and ERA's analysis, and adjusted for reductions in cost since the analysis, the cost for the Olympic Pointe project is allocated at a rate of \$4.04 per dwelling unit and \$3.21 per person. Table A-10 in the appendix shows annual legislative and administration expenditures for the development of \$5,800 at build-out.

### **Development and Maintenance Service**

Development and Maintenance Services include community development, planning and building services, engineering, and public works operations. Residential land uses are allocated costs of \$53.09 per dwelling unit. Residential populations are allocated an additional \$15.48 per capita in costs. These multipliers translate into Development and Maintenance Services costs of \$39,500 for the finished project (refer to Table A-11).

### **Police**

Police services costs are allocated to all land uses. Residential land uses are allocated on the basis of \$227.61 per dwelling unit with an additional allocation of \$5.76 per capita for the residential population. Total police costs at build-out is estimated to be \$95,500 (refer to Table A-12)

### **Fire Protection**

Fire costs are \$141.56 per dwelling unit for residential land uses. An additional \$.94 per capita is allocated to the residential population. These ratios result in annual fire protection costs of \$58,200 for the Olympic Pointe Project (refer to Table A-15) at build-out.

### **Cultural and Leisure**

Based on the City of Chula Vista model, cultural and leisure costs are only allocated to residential development. This sector is made up of the non-fee-reimbursable costs associated with the recreation department, the library, and the nature center. For the Olympic Pointe Project residents were assessed \$6.02 per dwelling unit and \$65.91 per capita to determine their cultural and leisure costs. The total cost at build-out is estimated to be \$82,300 (Table A-14).

### **NET FISCAL IMPACT**

Utilizing the previously mentioned methodologies estimated net fiscal impacts are presented in Tables 5. As previously mentioned, all values are in 2010 dollars. No annual adjustments to revenues or costs were utilized. The estimated annual flows of costs and revenues are primarily related to the estimated project absorption.

Table 5 presents the results of the fiscal impact associated with the Olympic Pointe Project. Fiscal revenues would begin at \$54,800 annually and rise to \$309,000 at build-out. Fiscal expenditures would be initially \$49,500 and rise to \$279,300 at build-out. The net fiscal impact from developing the Olympic Pointe is positive through-out the development and at build-out results in an annual net surplus of \$29,700 at build-out.

Table 5

**NET FISCAL IMPACT OF THE OLYMPIC POINTE PROJECT  
ON THE CITY OF CHULA VISTA**

Revenue Sources	Revenues (In Thousands)					
	2011	2012	2013	2014	2015	2016
Secured Property Tax	\$22.4	\$45.5	\$69.3	\$85.9	\$104.4	\$126.5
Property Transfer Tax	1.6	3.3	5.0	6.2	7.6	9.2
Sales & Use Tax	9.7	19.7	30.0	37.2	45.3	54.8
Franchise Tax	2.6	5.2	7.9	9.8	11.9	14.4
TOT Tax	0.1	0.3	0.4	0.5	0.6	0.8
Utility Tax	3.0	6.0	9.2	11.4	13.8	16.7
Vehicle License Fee	15.3	31.1	47.4	58.7	71.4	86.5
<b>TOTAL REVENUES</b>	<b>\$54.6</b>	<b>\$111.2</b>	<b>\$169.2</b>	<b>\$209.7</b>	<b>\$255.0</b>	<b>\$309.0</b>

Expenditure Sources	Expenditures (In Thousands)					
	2011	2012	2013	2014	2015	2016
Legislative & Administrative	\$1.0	\$2.1	\$3.1	\$3.9	\$4.6	\$5.8
Development and Maintenance Services	7.0	14.2	21.6	26.8	32.5	39.5
Police	16.9	34.4	52.3	64.8	78.9	95.5
Fire	10.0	20.2	30.8	38.2	46.3	56.2
Cultural and Leisure	14.6	29.6	45.1	55.9	67.9	82.3
Non-Departmental	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>TOTAL EXPENDITURES</b>	<b>\$49.5</b>	<b>\$100.5</b>	<b>\$152.9</b>	<b>\$189.6</b>	<b>\$230.4</b>	<b>\$279.3</b>

<b>TOTAL REVENUES</b>	2011	2012	2013	2014	2015	2016
	\$54.6	\$111.2	\$169.2	\$209.7	\$255.0	\$309.0
<b>TOTAL EXPENDITURES</b>	\$49.5	\$100.5	\$152.9	\$189.6	\$230.4	\$279.3
<b>NET FISCAL IMPACT</b>	<b>\$5.3</b>	<b>\$10.7</b>	<b>\$16.3</b>	<b>\$20.1</b>	<b>\$24.6</b>	<b>\$29.7</b>

Source: CIC Research, Inc..



**APPENDIX A**  
**Detailed Tables**

## OLYPIC POINTE FISCAL IMPACT

Table A-1  
ABSORPTION SCHEDULE BY LAND USE

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Developed and Occupied Units/Net Acres						TOTAL
		2011	2012	2013	2014	2015	2016	
MULTI FAMILY RESIDENTIAL UNITS	\$300	89	140	213	264	321	389	389
<b>POPULATION</b>		<b>215</b>	<b>437</b>	<b>665</b>	<b>824</b>	<b>1,002</b>	<b>1,214</b>	<b>1,214</b>

Table A-2  
ASSESSED VALUE

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Assessed Value(000's)					
		2011	2012	2013	2014	2015	2016
MULTI FAMILY RESIDENTIAL UNITS	\$300	\$ 20,700	\$ 42,000	\$ 63,900	\$ 79,200	\$ 96,300	\$116,700

Table A-3  
SECURED PROPERTY TAX REVENUE

SECURED PROPERTY TAX REVENUES	Secured Property Tax Revenue (000s)						
	2011	2012	2013	2014	2015	2016	
TOTAL Olympic Pointe							
Total Assessed Values		\$ 20,700	\$ 42,000	\$ 63,900	\$ 79,200	\$ 96,300	\$116,700
Tax Rate	1.0%	\$207	\$420	\$639	\$792	\$963	\$1,167
<b>Total Chula Vista Share</b>	<b>10.844%</b>	<b>\$22.4</b>	<b>\$45.5</b>	<b>\$69.3</b>	<b>\$85.9</b>	<b>\$104.4</b>	<b>\$126.5</b>

Table A-4  
ESTIMATED PROPERTY TRANSFER TAX REVENUES

Residential Resale Ratio 0.00007857  
Commercial/Apartments Resale Ratio 0.00003929

Product	Resale Rate (Years)	Property Transfer Tax (000s)					
		2011	2012	2013	2014	2015	2016
Total Multi Family Units	7	\$1.6	\$3.3	\$5.0	\$6.2	\$7.6	\$9.2
<b>Total Property Transfer Tax</b>		<b>\$1.6</b>	<b>\$3.3</b>	<b>\$5.0</b>	<b>\$6.2</b>	<b>\$7.6</b>	<b>\$9.2</b>

Table A-5  
ESTIMATED SALES TAX REVENUES

Land Use	Sales Tax Per Unit/Acre (000s)	City of Chula Vista's Share of Sales Tax (000s)					
		2011	2012	2013	2014	2015	2016
Total Multi Family Units	\$0.141	\$9.7	\$19.7	\$30.0	\$37.2	\$45.3	\$54.8
<b>Total Sales Tax</b>		<b>\$9.7</b>	<b>\$19.7</b>	<b>\$30.0</b>	<b>\$37.2</b>	<b>\$45.3</b>	<b>\$54.8</b>



Table A-6  
ESTIMATED FRANCHISE FEES

Land Use	Per Unit	Franchise Fee Revenue (000's)					
		2011	2012	2013	2014	2015	2016
Total Multi Family Units	\$37	\$2.6	\$5.2	\$7.9	\$9.8	\$11.9	\$14.4
<b>Total Franchise Fees</b>		<b>\$2.6</b>	<b>\$5.2</b>	<b>\$7.9</b>	<b>\$9.8</b>	<b>\$11.9</b>	<b>\$14.4</b>

Table A-7  
ESTIMATED TRANSIENT OCCUPANCY TAX

Land Use	TOT per Unit/Net	Transient Occupancy Tax (000's)					
		2011	2012	2013	2014	2015	2016
Total Multi Family Units	\$2	\$0.1	\$0.3	\$0.4	\$0.5	\$0.6	\$0.8
<b>Total TOT</b>		<b>\$0.1</b>	<b>\$0.3</b>	<b>\$0.4</b>	<b>\$0.5</b>	<b>\$0.6</b>	<b>\$0.8</b>

Table A-8  
ESTIMATED UTILITY TAX

Land Use	Tax per Unit/Net	Utility Tax Revenue (000's)					
		2011	2012	2013	2014	2015	2016
Total Multi Family Units	\$43	\$3.0	\$6.0	\$9.2	\$11.4	\$13.8	\$16.7
<b>Total Utility Tax</b>		<b>\$3.0</b>	<b>\$6.0</b>	<b>\$9.2</b>	<b>\$11.4</b>	<b>\$13.8</b>	<b>\$16.7</b>

Table A-9  
VEHICLE LICENSE FEE

Land Use	Tax per Capita	Utility Tax Revenue (000's)					
		2011	2012	2013	2014	2015	2016
Total Multi Family Units	\$71	\$15.3	\$31.1	\$47.4	\$58.7	\$71.4	\$86.5
<b>Total Vehicle License Fee</b>		<b>\$15.3</b>	<b>\$31.1</b>	<b>\$47.4</b>	<b>\$58.7</b>	<b>\$71.4</b>	<b>\$86.5</b>

Table A-10  
ESTIMATED LEGISLATIVE AND ADMINISTRATIVE EXPENDITURES

Legislative & Administrative		Estimated Cost (000's)					
		2011	2012	2013	2014	2015	2016
Multi-Family Residential	\$ 4.04 per du	\$ 0.3	\$ 0.7	\$ 1.0	\$ 1.3	\$ 1.6	\$ 1.9
Population	\$3.21 per person	\$ 0.7	\$ 1.4	\$ 2.1	\$ 2.6	\$ 3.2	\$ 3.9
Total Legislative & Administrative		\$ 1.0	\$ 2.1	\$ 3.1	\$ 3.9	\$ 4.8	\$ 5.8

Table A-11  
ESTIMATED DEVELOPMENT AND MAINTENANCE SERVICES EXPENDITURES

Development and Maintenance Services		Estimated Cost (000's)					
		2011	2012	2013	2014	2015	2016
Multi-Family Residential	\$ 53.09	\$ 3.7	\$ 7.4	\$ 11.3	\$ 14.0	\$ 17.0	\$ 20.7
Population	\$15.48	\$ 3.3	\$ 6.8	\$ 10.3	\$ 12.8	\$ 15.5	\$ 18.8
Total Development and Maintenance Services		\$ 7.0	\$ 14.2	\$ 21.6	\$ 26.8	\$ 32.5	\$ 39.5

Table A-12  
ESTIMATED POLICE SERVICES EXPENDITURES

Police		Estimated Cost (000's)					
		2011	2012	2013	2014	2015	2016
Multi-Family Residential	\$ 227.61	\$ 15.7	\$ 31.9	\$ 48.5	\$ 60.1	\$ 73.1	\$ 88.5
Population	\$5.76	\$ 1.2	\$ 2.5	\$ 3.8	\$ 4.7	\$ 5.8	\$ 7.0
Total Police		\$ 16.9	\$ 34.4	\$ 52.3	\$ 64.8	\$ 78.9	\$ 95.5

Table A-13  
ESTIMATED FIRE SERVICES EXPENDITURES

Fire		Estimated Cost (000's)					
		2011	2012	2013	2014	2015	2016
Multi-Family Residential	\$ 141.36	\$ 9.8	\$ 19.8	\$ 30.2	\$ 37.4	\$ 45.4	\$ 55.1
Population	\$0.84	\$ 0.2	\$ 0.4	\$ 0.6	\$ 0.8	\$ 0.9	\$ 1.1
Total Fire		\$ 10.0	\$ 20.2	\$ 30.8	\$ 38.2	\$ 46.3	\$ 56.2

Table A-14  
ESTIMATED CULTURAL AND LEISURE EXPENDITURES

Cultural and Leisure		Estimated Cost (000's)					
		2011	2012	2013	2014	2015	2016
Multi-Family Residential	\$ 6.02	\$ 0.4	\$ 0.8	\$ 1.3	\$ 1.6	\$ 1.9	\$ 2.3
Population	\$65.91	\$ 14.2	\$ 28.8	\$ 43.8	\$ 54.3	\$ 66.0	\$ 80.0
Total Cultural and Leisure		\$ 14.6	\$ 29.6	\$ 45.1	\$ 55.9	\$ 67.9	\$ 82.3

# **PUBLIC FACILITIES FINANCE PLAN**

## **EastLake III Sectional Planning Area (SPA)**

**Adopted July 17, 2001**

**by Resolution No. 2001-220**

*Prepared by:*

*PFPP*

**MuniFinancial**

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San Diego, CA 92123

(858) 467-6955

*FISCAL IMPACT ANALYSIS*

**CIC, Research, Inc.**

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**CITY OF CHULA VISTA,  
CALIFORNIA**

**EASTLAKE III SPA  
PUBLIC FACILITIES FINANCE PLAN**

**CITY COUNCIL**

Shirley A. Horton  
Mayor

Stephen C. Padilla  
Patty Davis

Jerry R. Rindone  
Mary Salas

**CITY STAFF**

David D. Rowlands, Jr.	City Manager
John M. Kaheny	City Attorney
George Krempf	Assistant City Manager
Ann Moore	Senior Assistant City Attorney
Robert A. Leiter	Director of Planning
John P. Lippitt	Director of Public Works
Clifford L. Swanson	City Engineer
Luis Hernandez	Principal Planner
Jeff Steichen	Associate Planner

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SUBMITTED  
June 20, 2001

## Eastlake III Public Facilities Finance Plan

The Eastlake III PFFP has been reviewed for accuracy by the responsible department or agency as indicated below.

<u>SECTION</u>	<u>DEPARTMENT</u>
4.3 Land Use Assumptions .....	Planning Department
4.4 Facility Analysis	
4.4.1 Traffic.....	Public Works Department
4.4.2 Police.....	Police Department
4.4.3 Fire and EMS.....	Fire Department
4.4.4 Schools .....	Chula Vista Elementary School District Sweetwater Union High School District
4.4.5 Libraries.....	Library Department
4.4.6 Parks, Trails and Open Space .....	Parks and Recreation Department
4.4.7 Water.....	Otay Water District
4.4.8 Sewer.....	Public Works Department
4.4.9 Drainage .....	Public Works Department
4.4.10 Air Quality .....	Contained in SPA Plan
4.4.11 Civic Center .....	City Manager's Office
4.4.12 Corporation Yard.....	City Manager's Office
4.4.13 Other Public Facilities .....	City Manager's Office
4.4.14 Fiscal Analysis .....	Finance Department

## Table of Contents

<u>Sections</u>	<u>Pages</u>
4.1 EXECUTIVE SUMMARY .....	4.1 - 1
4.1.1 Overview .....	4.1 - 1
4.2 INTRODUCTION .....	4.2 - 1
4.2.1 Overview .....	4.2 - 1
4.2.2 Purpose .....	4.2 - 1
4.2.3 Growth Management Threshold Standards .....	4.2 - 1
4.2.4 The Eastlake III Project .....	4.2 - 2
4.2.5 Public Facilities Finance Plan Boundaries .....	4.2 - 2
4.3 LAND USE ASSUMPTIONS .....	4.3 - 1
4.3.1 Purpose .....	4.3 - 1
4.3.2 Existing Development .....	4.3 - 2
4.3.3 Development Phasing Forecast .....	4.3 - 2
4.3.4 Eastlake III Development Summary .....	4.3 - 2
4.3.5 Equivalent Dwelling Units .....	4.3 - 7
4.4 FACILITY ANALYSIS .....	4.4 - 1
4.4.1 TRAFFIC .....	4.4.1 - 1
4.4.1.1 Threshold Standard .....	4.4.1 - 1
4.4.1.2 Level Of Service (LOS) Definition .....	4.4.1 - 1
4.4.1.3 Freeway Segment Level Of Service Standards and Thresholds .....	4.4.1 - 2
4.4.1.4 Arterial Roadway Segment Level of Service Standards and Thresholds .....	4.4.1 - 3
4.4.1.5 Intersection Level of Service Standards and Threshold .....	4.4.1 - 4
4.4.1.6 Chula Vista Traffic Monitoring Program (TMP) .....	4.4.1 - 5
4.4.1.7 Service Analysis .....	4.4.1 - 6
4.4.1.8 Project Processing Requirements .....	4.4.1 - 7
4.4.1.9 Existing Conditions .....	4.4.1 - 7
4.4.1.10 Transit .....	4.4.1 - 9
4.4.1.11 Trip Generation and Phasing .....	4.4.1 - 12
4.4.1.11.1 Project Trip Generation .....	4.4.1 - 12
4.4.1.11.2 Project Phasing .....	4.4.1 - 15
4.4.1.12 Short-Term Adequacy Analysis .....	4.4.1 - 31
4.4.1.13 Cost & Financing Traffic Improvements .....	4.4.1 - 33
4.4.1.14 Threshold Compliance and Recommendations .....	4.4.1 - 40
4.4.2 POLICE .....	4.4.2 - 1
4.4.2.1 Threshold Standard .....	4.4.2 - 1
4.4.2.2 Service Analysis .....	4.4.2 - 1
4.4.2.3 Project Processing Requirements .....	4.4.2 - 1
4.4.2.4 Existing Conditions .....	4.4.2 - 1
4.4.2.5 Adequacy Analysis .....	4.4.2 - 2
4.4.2.6 Financing Police Facilities .....	4.4.2 - 3
4.4.2.7 Threshold Compliance and Recommendations .....	4.4.2 - 4
4.4.3 FIRE AND EMERGENCY MEDICAL SERVICES .....	4.4.3 - 1
4.4.3.1 Threshold Standard .....	4.4.3 - 1

<u>Sections</u>	<u>Pages</u>
4.4.3.2 Service Analysis .....	4.4.3 - 1
4.4.3.3 Project Processing Requirements .....	4.4.3 - 2
4.4.3.4 Existing Conditions .....	4.4.3 - 2
4.4.3.5 Adequacy Analysis .....	4.4.3 - 3
4.4.3.6 Financing Fire Service Facilities .....	4.4.3 - 4
4.4.3.7 Threshold Compliance and Recommendations .....	4.4.3 - 5
4.4.4 SCHOOLS .....	4.4.4 - 2
4.4.4.1 Threshold Standard .....	4.4.4 - 2
4.4.4.2 Service Analysis .....	4.4.4 - 2
4.4.4.3 Project Processing Requirements .....	4.4.4 - 2
4.4.4.4 Existing Conditions .....	4.4.4 - 3
4.4.4.5 School Sizing and Location .....	4.4.4 - 7
4.4.4.6 Financing School Facilities .....	4.4.4 - 8
4.4.4.7 Threshold Compliance and Recommendations .....	4.4.4 - 10
4.4.5 LIBRARIES .....	4.4.5 - 1
4.4.5.1 Threshold Standard .....	4.4.5 - 1
4.4.5.2 Service Analysis .....	4.4.5 - 1
4.4.5.3 Project Processing Requirements .....	4.4.5 - 1
4.4.5.4 Existing Conditions .....	4.4.5 - 1
4.4.5.5 Adequacy Analysis .....	4.4.5 - 1
4.4.5.6 Financing Library Facilities .....	4.4.5 - 3
4.4.5.7 Threshold Compliance and Recommendations .....	4.4.5 - 4
4.4.6 PARKS, TRAILS AND OPEN SPACE .....	4.4.6 - 1
4.4.6.1 Park Threshold Standard .....	4.4.6 - 1
4.4.6.2 Service Analysis .....	4.4.6 - 1
4.4.6.3 Project Processing Requirements .....	4.4.6 - 1
4.4.6.4 Existing Conditions .....	4.4.6 - 1
4.4.6.5 Project Park Requirements .....	4.4.6 - 1
4.4.6.6 Park Adequacy Analysis .....	4.4.6 - 7
4.4.6.7 Open Space and Trails .....	4.4.6 - 8
4.4.6.8 Financing Park, Open Space, and Trail .....	4.4.6 - 9
4.4.6.9 Threshold Compliance and Recommendations .....	4.4.6 - 10
4.4.7 WATER .....	4.4.7 - 1
4.4.7.1 Threshold Standard .....	4.4.7 - 1
4.4.7.2 Service Analysis .....	4.4.7 - 1
4.4.7.3 Project Processing Requirements .....	4.4.7 - 2
4.4.7.4 Existing Conditions .....	4.4.7 - 2
4.4.7.5 Adequacy Analysis .....	4.4.7 - 3
4.4.7.6 Existing Facilities .....	4.4.7 - 4
4.4.7.7 Proposed Facilities .....	4.4.7 - 5
4.4.7.8 Financing Water Facilities .....	4.4.7 - 6
4.4.7.9 Threshold Compliance and Recommendations .....	4.4.7 - 9
4.4.8 SEWER .....	4.4.8 - 1
4.4.8.1 Threshold Standard .....	4.4.8 - 1
4.4.8.2 Service Analysis .....	4.4.8 - 1
4.4.8.3 Project Processing Requirements .....	4.4.8 - 2

<u>Sections</u>	<u>Pages</u>
4.4.8.4 Existing Conditions .....	4.4.8 - 2
4.4.8.5 Adequacy Analysis .....	4.4.8 - 4
4.4.8.6 Recommended Sewerage Facilities .....	4.4.8 - 6
4.4.8.7 Financing Sewerage Facilities .....	4.4.8 - 9
4.4.8.8 Threshold Compliance and Recommendations .....	4.4.8 - 10
4.4.9 DRAINAGE .....	4.4.9 - 1
4.4.9.1 Threshold Standard .....	4.4.9 - 1
4.4.9.2 Service Analysis .....	4.4.9 - 1
4.4.9.3 Project Processing Requirements .....	4.4.9 - 1
4.4.9.4 Existing Conditions .....	4.4.9 - 2
4.4.9.5 Proposed Facilities .....	4.4.9 - 4
4.4.9.6 Financing Drainage Facilities .....	4.4.9 - 8
4.4.9.7 Threshold Compliance and Recommendations .....	4.4.9 - 8
4.4.10 AIR QUALITY .....	4.4.10 - 1
4.4.10.1 Threshold Standard .....	4.4.10 - 1
4.4.10.2 Service Analysis .....	4.4.10 - 1
4.4.10.3 Threshold Compliance and Recommendations .....	4.4.10 - 2
4.4.11 CIVIC CENTER .....	4.4.11 - 1
4.4.11.1 Threshold Standard .....	4.4.11 - 1
4.4.11.2 Service Analysis .....	4.4.11 - 1
4.4.11.3 Existing Conditions .....	4.4.11 - 1
4.4.11.4 Adequacy Analysis .....	4.4.11 - 2
4.4.11.5 Financing Civic Center Facilities .....	4.4.11 - 3
4.4.11.6 Threshold Compliance and Recommendations .....	4.4.11 - 3
4.4.12 CORPORATION YARD .....	4.4.12 - 1
4.4.12.1 Threshold Standard .....	4.4.12 - 1
4.4.12.2 Service Analysis .....	4.4.12 - 1
4.4.12.3 Existing Conditions .....	4.4.12 - 1
4.4.12.4 Adequacy Analysis .....	4.4.12 - 1
4.4.12.5 Financing Corporation Yard Facilities .....	4.4.12 - 2
4.4.12.6 Threshold Compliance and Recommendations .....	4.4.12 - 2
4.4.13 OTHER PUBLIC FACILITIES .....	4.4.13 - 1
4.4.13.1 Threshold Standard .....	4.4.13 - 1
4.4.13.2 Service Analysis .....	4.4.13 - 1
4.4.13.3 Existing Conditions .....	4.4.13 - 1
4.4.13.4 Financing Other Public Facilities .....	4.4.13 - 1
4.4.13.5 Threshold Compliance and Recommendations .....	4.4.13 - 2
4.4.14 FISCAL ANALYSIS .....	4.4.14 - 1
4.4.14.1 Threshold Standard .....	4.4.14 - 1
4.4.14.2 Facility Master Plan .....	4.4.14 - 1
4.4.14.3 Project Processing Requirements .....	4.4.14 - 1
4.4.14.4 Fiscal Analysis of Project .....	4.4.14 - 1
4.5 PUBLIC FACILITY FINANCE .....	4.5 - 1
4.5.1 Overview .....	4.5 - 1
4.5.2 Subdivision Exactions .....	4.5 - 1
4.5.3 Development Impact Fee Programs .....	4.5 - 2



<u>Sections</u>	<u>Pages</u>
4.5.4 Debt Finance Programs .....	4.5 - 4
4.5.5 Other Methods Used to Finance Facilities .....	4.5 - 4
4.5.6 Public Facility Finance Policies .....	4.5 - 5
4.5.7 Cumulative Debt .....	4.5 - 6
4.5.8 Lifecycle Cost .....	4.5 - 8

**APPENDIX**

- A. Fiscal Impact Tables
- B. Park Agreement dated December 19, 2000.
- C. Development Agreement dated February 1, 2000.

## List of Figures

<u>No.</u>	<u>Title</u>	<u>Page</u>
Figure 1	Regional Location Map .....	4.2 - 4
Figure 1A	Regional Location Map .....	4.2 - 5
Figure 2	Site Utilization Plan.....	4.3 - 4
Figure 3	Eastlake III Phasing Plan.....	4.3 - 5
Figure 4	Transit Plan.....	4.4.1 - 11
Figure 4A	Area Circulation Network .....	4.4.1 - 28
Figure 4B	Project Circulation.....	4.4.1 - 29
Figure 4C	Arterial Highway Sections.....	4.4.1 - 30
Figure 5	School Location Map.....	4.4.4 - 6
Figure 6	Parks And Open Space Plan .....	4.4.6 - 5
Figure 6A	Trails Plan.....	4.4.6 - 6
Figure 7	Proposed Water Plan.....	4.4.7 - 7
Figure 8	Reclaimed Water Plan .....	4.4.7 - 8
Figure 9	Recommended Wastewater Plan.....	4.4.8 - 7
Figure 10	Drainage Plan .....	4.4.9 - 5
Figure 11	Urban Run-off Diversion.....	4.4.9 - 7

## List of Tables

<u>No.</u>	<u>Title</u>	<u>Page</u>
Table 1	Eastlake III - Summary of City DIF Fees by Phase and Facility.....	4.1 - 5
Table 2	Timing And Funding Source By Facility .....	4.1 - 6
Table 3	Forecast (City's Table 5) .....	4.3 - 3
Table 4	Land Use Table For Eastlake III Spa Plan.....	4.3 - 6
Table 5	Eastlake III Phasing and Site Utilization Plan.....	4.3 - 7
Table 6	Eastlake III - Equivalent Dwelling Units (EDU's) by Phase for Transportation and Interim Pre-SR-125 Facilities.....	4.3 - 8
Table 7	Eastlake III Equivalent Dwelling Units (EDU's) by Phase for Public Facilities.....	4.3 - 9
Table 8	Caltrans District 11.....	4.4.1 - 3
Table 8A	City of Chula Vista.....	4.4.1 - 4
Table 9	Signalized Intersection Level of Service Highway Capacity Manual Operational Analysis Method.....	4.4.1 - 5
Table 10	Eastlake III SPA Trip Generation Land Use .....	4.4.1 - 12
Table 11	Eastlake III SPA Trip Generation by Phase and EDUs.....	4.4.1 - 12
Table 12a	Public Facilities required to be constructed by Eastlake III [1].....	4.4.1 - 34
Table 12b	Eastlake III Public Facilities Matrix Specific Planning Area Triggers [1].....	4.4.1 - 35
Table 12c	Significant Impacts and Mitigation Measures Eastlake III.....	4.4.1 - 36
Table 12d	Off-Site Roadway Improvement Phasing and cost.....	4.4.1 - 37
Table 13	Phasing EDU's for Transportation and Interim Pre-SR-125 Facilities .....	4.4.1 - 38
Table 14	Eastlake III Transportation DIF Fees .....	4.4.1 - 39
Table 15	Eastlake III Interim Pre-SR-125 DIF Fees .....	4.4.1 - 39
Table 16	Traffic Signal Fees.....	4.4.1 - 39
Table 17	Eastlake III - Public Facilities Fees For Police.....	4.4.2 - 3
Table 18	Eastlake III - Public Facilities Fees For Fire/EMS.....	4.4.3 - 5
Table 19	Chula Vista Elementary School District - October 2000 Actual Enrollments Vs. School Capacity .....	4.4.4 - 4
Table 20	Sweetwater Union High School District Enrollments Vs. Adjusted Capacity.....	4.4.4 - 5
Table 21	Eastlake III - Student Generation By Development Phase.....	4.4.4 - 7
Table 22	Existing Library Facilities .....	4.4.5 - 1
Table 23	Future Library Facilities .....	4.4.5 - 2
Table 24	Eastlake III - Library Space Demand vs. Supply .....	4.4.5 - 3
Table 25	Eastlake III - Public Facilities Fees For Libraries .....	4.4.5 - 4
Table 26	Parkland Dedication Standards.....	4.4.6 - 2

<u>No.</u>	<u>Title</u>	<u>Page</u>
Table 27	Eastlake III - Parkland Dedication Requirements Per City Ordinance.....	4.4.6 - 2
Table 28	Chula Vista Existing Park Inventory .....	4.4.6 - 3
Table 29	Chula Vista Future Parks .....	4.4.6 - 4
Table 30	Eastlake III SPA Plan Park Acres and Eligible Credits.....	4.4.6 - 7
Table 31	Park Acreage Demand Compared to Supply East of Interstate 805 .....	4.4.6 - 8
Table 32	Eastlake III - Park Acquisition and Development (PAD) Fees .....	4.4.6 - 10
Table 33	Eastlake III - Park Acquisition and Development (PAD) Fees .....	4.4.6 - 10
Table 34	Sewer Capacity Used By Forecasted Development .....	4.4.8 - 5
Table 35	Sewer Capacity Used By Eastlake III.....	4.4.8 - 5
Table 35A	Salt Creek Basin Impact Fees .....	4.4.8 - 10
Table 35B	Salt Creek Basin Impact Fees By Phase .....	4.4.8 - 10
Table 36	Eastlake III Public Facilities Fees For Civic Center.....	4.4.11 - 3
Table 37	Eastlake III Public Facilities Fees For Corporation Yard.....	4.4.12 - 2
Table 38	Public Facilities Fees For Other Public Facilities.....	4.4.13 - 2
Table 39	Eastlake III Project Absorption Schedule And Market Values By Land Use .....	4.4.14 - 3
Table 40	Eastlake III Project Fiscal Impact General Assumptions .....	4.4.14 - 4
Table 41	Eastlake III - Project Fiscal Impact Revenue Generation Assumptions.....	4.4.14 - 6
Table 42	Eastlake III Project Fiscal Impact Cost Allocation Assumptions.....	4.4.14 - 12
Table 43	City Of Chula Vista Public Works Cost Per Unit/Acre/Mile .....	4.4.14 - 16
Table 44	Net Fiscal Impact Of The Eastlake III Project On The City Of Chula Vista ....	4.4.14 - 19
Table 45	Estimated Revenue Available for Debt Service on Land Secured Financings.....	4.5 - 7
Table 46	Estimate of Facilities Cost Potentially Funded from Debt Service .....	4.5 - 8

# EXECUTIVE SUMMARY

## 4.1 EXECUTIVE SUMMARY

### 4.1.1 Overview

This Public Facilities Finance Plan (PFFP) has been prepared under the requirements of the City of Chula Vista's Growth Management Program and Implementation Ordinance No. 2448. The preparation of the PFFP is required in conjunction with the preparation of the Sectional Planning Area (SPA) Plan to ensure that the phased development of the project is consistent with the overall goals and policies of the City's General Plan, Growth Management Program, and the Eastlake III General Development Plan first adopted in 1990 and soon to be amended with approval of the revised GDP and SPA Plan in order for the development of the project not to adversely impact the City's Quality of Life Standards. This PFFP meets the policy objectives of the Eastlake III GDP.

The PFFP is based upon the phasing presented in the Eastlake III Sectional Planning Area (SPA) Plan dated February 20, 2001. The Eastlake III project is proposed to be developed in three phases. The PFFP begins by analyzing the existing demand for facilities based upon the demand from existing development and those projects with various entitlements through the year 2005. The list of forecasted projects is used for analytical purposes only. Then, the PFFP uses the phasing as contained in the SPA Plan to determine the impacts associated with each phase of the project.

When specific thresholds are projected to be reached or exceeded based upon the analysis of the phased development of the Eastlake III project, the PFFP provides the mitigation necessary for the continued compliance with the Growth Management Program and Quality of Life Standards. The PFFP does not propose different development phasing from that identified in the SPA Plan, but may indicate that the development phasing should be limited or reduced until certain actions are taken to guarantee public facilities will be available or provided to meet the demands of the project. Some differences in development phasing and timing of facilities in the traffic section of the PFFP was necessary due to the analytical methodologies used in the technical studies for this facility. Subsequent changes to the phasing shall require an amendment to the PFFP as prescribed in Chapter 19.09.100 of the Chula Vista Municipal Code. However, minor changes or updates to the PFFP plans and statistics may be approved, providing the Director of Planning and Building, and City Engineer determine that the minor changes have been approved as part of other entitlement process, or that changes in plan and statistics do not alter the Adopted City Threshold Standards.

As an applicant receives each succeeding development approval, the applicant must perform required steps leading to the timely provision of the required facility. Failure to perform the required step curtails additional development. The concept is illustrated below:

#### **Performance of Facility Thresholds**

- |            |   |
|------------|---|
| <b>GDP</b> | <ul style="list-style-type: none"><li>• Goals, objectives &amp; policies established.</li><li>• Facility thresholds established.</li><li>• Processing requirements established.</li></ul> |
|------------|---|

- SPA/PFFP**
  - Facility financing refined and funding source identified consistently with GDP goals, objectives & policies.
  - Facility demand and costs calculated consistently with adopted land uses and GDP defined methodologies.
  - Specific facility financing and phasing analysis performed to assure compliance with Growth Management Thresholds.
  - Facilities sited and zoning identified.

- TENTATIVE MAP**
  - Subdivision approval conditioned upon assurance of facility funding.
  - Subdivision approval conditioned upon payment of fees, or the dedication, reservation or zoning of land for identified facilities.
  - Subdivision approval conditioned upon construction of certain facility improvements.

- FINAL MAP**
  - Tentativa Map conditions performed.
  - PAD Fees paid.
  - Lots created.

- BUILDING PERMIT**
  - Impact fees paid as required.

The critical link between impacts of the project, thresholds and development entitlements is the Public Facilities Finance Plan. Section I.11 of the GDP, General Development Plan Implementation, imposes the preparation of Public Facility Financing and Phasing Plans as a condition of approval of all SPAs. This PFFP satisfies the GDP requirement. The PFFP requires the preparation and approval of phasing schedules showing how and when facilities and improvements necessary to serve proposed development will be installed or financed to meet the impacts of the project and threshold standards, including:

- An inventory of present and future requirements for each facility.
- A summary of facilities cost.
- A facility phasing schedule establishing the timing for installation or provisions of facilities.
- A financing plan identifying the method of funding for each facility required.

Subsection C of Municipal Code Section 19.09.100 (Growth Management Ordinance) requires that if the City Manager determines that facilities or improvements within a PFFP are inadequate to accommodate any further development within that area the City Manager shall immediately report the deficiency to the City Council. If the City Council determines that such events or changed circumstances adversely affect the health, safety or welfare of City, the City may require amendment, modification, suspension, or termination of an approved PFFP.

## **General Conditions for Eastlake III Public Facilities Finance Plan**

1. All development within the boundaries of the PFFP for Eastlake III shall conform to the provisions of Section 19.09 of the Chula Vista Municipal Code (Growth Management Ordinance) and to the provisions and conditions of this Public Facilities Financing Plan.
2. All development within the boundaries of the PFFP for Eastlake III shall be required to pay development impact fees for public facilities, transportation and other applicable fees pursuant to the most recently adopted program by the City Council, and as amended from time to time. Development within the boundaries of Eastlake III shall also be responsible for fair share proportionate fees that are necessary to meet the adopted facility performance standards as they relate to the SPA Plan.
3. The Public Facilities Financing Plan shall be implemented in accordance with Chula Vista Municipal Code 19.09.090. Future amendments shall be in accordance with CVMC 19.09.100 and shall incorporate newly acquired data, to add conditions and update standards as determined necessary by the City through the required monitoring program. Amendment of this Plan may be initiated by action of the Planning Commission, City Council or property owners at any time. Any such amendments must be approved by the City Council.
4. Approval of this PFFP does not constitute prior environmental review for projects within the boundaries of this Plan. All future projects within the boundaries of this PFFP shall undergo environmental review as determined appropriate by the City of Chula Vista.
5. Approval of this PFFP does not constitute prior discretionary review or approval for projects within the boundaries of the Plan. All future projects within the boundaries of the Eastlake III PFFP shall undergo review in accordance with the Chula Vista Municipal Code. This PFFP analyzes the maximum allowable development potential for planning purposes only. The approval of this plan does not guarantee specific development densities.
6. The facilities and phasing requirements identified in this PFFP are based on the Eastlake III SPA Plan which assumes that 2,061 dwelling units and 30.7 acres of commercial development will be constructed. If fewer units are actually constructed, facility and phasing requirements may be adjusted proportionately as determined appropriate by the City of Chula Vista.
7. The plan analysis is based upon the phasing presented in this document. Generally, any change to phasing requires an amendment to the PFFP. However, minor changes or updates to the PFFP plans and statistics may be approved, providing the Director of Planning and Building, and City Engineer determine that the minor changes have been approved as part of other entitlement process, or that changes in plan and statistics do not alter the Adopted City Threshold Standards.



## Public Facility Cost and Fee Summary Eastlake III SPA

The following tables identify and summarize the various facility costs associated with development of the Eastlake III project. The facilities and their costs are identified in detail in subsections to Section 4.4 of this Public Facilities Finance Plan. The tables indicate a recommended financing alternative based upon current City practices and policies. However, where another financing mechanism may be shown at a later date to be more effective, the City may implement such other mechanisms in accordance with City policies. This will allow the City maximum flexibility in determining the best use of public financing to fund public infrastructure improvements.

The traffic study and resulting analysis has identified several projects that will be required as the result of the development of Eastlake III. Development of Eastlake III will require the construction of Otay Lakes Road as a six-lane Prime Arterial from Hunte Parkway to the Vistas entrance and construct ultimate improvements along Otay Lakes Road's southerly side from the Vistas entrance to Wueste Road. Otay Lakes Road will also need to be widened to a six-lane Prime Arterial between East H Street and Telegraph Canyon Road or intersection improvements will need to be constructed on Otay Lakes Road to the satisfaction of the City Engineer in the event the construction of SR-125 is delayed. The project will also require the construction of Proctor Valley Road as a four-lane Major Arterial along the northerly frontage of the Woods Neighborhood and the construction of Olympic Parkway as a six-lane Prime Arterial between SR-125 and Hunte Parkway. The total cost of these four TDIF eligible roadways is approximately \$17,612,000. Transportation DIF Fees generated by the Eastlake III SPA Plan total \$15,758,689. Fees are also generated for Pre-SR-125 facilities (\$2,130,606) and for traffic signals (\$325,052).

The Eastlake III project is anticipated to require one elementary school that will be constructed on a 14.3-acre site with funding through a Mello-Roos Community Facilities District (CFD) already established by the Chula Vista Elementary School District. A junior high/middle school will be constructed on a 25.1-acre site with funding from an existing Sweetwater Union High School District CFD.

Backbone sewer, drainage and water improvements will be funded, in part, through the payment of impact fees and capacity fees established for these purposes. On-site facilities will be funded by the developer.

Parks, trails and open space will be funded, in part, through the payment of Park Acquisition and Development Fees (PAD fees), dedication, and developer exactions. The Eastlake III SPA Plan will generate approximately \$9,499,351 in potential PAD fee revenues. The Project proposes a 10.92 net acre (13.5 gross acres) public neighborhood park and a 1.7 acre private park. In addition, the project will pay a fee of \$1,600,000 for the purchase of 5.6 acres needed to expand the Salt Creek Community Park adjacent to the Woods Neighborhood in accordance with the Park Agreement dated December 19, 2000, in addition with other requirements set forth in the Agreement. Parkland *development* fees are required on the 5.6 acres. The Project's park demand is 18.25 acres. The applicant has an opportunity to dedicate the 13.5 gross acres in lieu of paying the *acquisition* component of the PAD fees.

Police, fire and emergency medical services, library, civic center, corporation yard, other public facilities, and DIF program administration will be funded, in part, from revenues generated from the payment of Public Facilities Development Impact Fees at building permit issuance. These fees total approximately \$5,882,381 for the Eastlake III SPA.

Altogether, the City's development impact fees by phase and facility for the Eastlake III SPA Plan total \$34,306,320 as shown in Table 1, below.

<b>Facility</b>	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Totals</b>
<b>Transportation DIF</b>	\$5,794,501	\$5,309,301	\$4,654,887	\$15,758,689
<b>Pre SR-125 DIF</b>	\$783,428	\$717,828	\$629,350	\$2,130,606
<b>Traffic Signal DIF</b>	\$134,645	\$90,532	\$99,775	\$325,052
<b>Salt Creek Sewer DIF</b>	\$357,514	\$265,542	\$87,188	\$710,241 <sup>1</sup>
<b>Drainage</b>				\$0 <sup>2</sup>
<b>Water</b>				\$0 <sup>3</sup>
<b>Police (PFDIF)</b>	\$796,299	\$742,350	\$112,822	\$1,651,471
<b>Fire/EMC (PFDIF)</b>	\$219,930	\$205,030	\$31,160	\$456,120
<b>Schools</b>				\$0 <sup>4</sup>
<b>Library (PFDIF)</b>	\$691,209	\$644,380	\$97,933	\$1,433,522
<b>Parks (PAD Fees-D)</b>	\$2,864,088	\$2,660,878	\$0	\$5,524,966
<b>Parks (PAD Fees-A)</b>	\$2,061,540	\$1,912,845	\$0	\$3,974,385
<b>Civic Center (PFDIF)</b>	\$520,032	\$484,800	\$73,680	\$1,078,512
<b>Corp. Yard (PFDIF)</b>	\$418,192	\$389,860	\$59,251	\$867,303
<b>Other Facilities (PFDIF)</b>	\$45,502	\$42,420	\$6,447	\$94,369
<b>Admin. (PFDIF)</b>	\$145,175	\$135,340	\$20,569	\$301,084
<b>Total Fees</b>	<b>\$14,832,055</b>	<b>\$13,601,106</b>	<b>\$5,873,062</b>	<b>\$34,306,320</b>

Sources: MuniFinancial calculations from PFFP tables.

- 1 Salt Creek Sewer Basin and Telegraph Canyon Sewer Basin (Pumped Flows) development Impact fees in place. New Foggi Canyon Pumped Sewer DIF may be in place prior to 1<sup>st</sup> Final Map.
- 2 No City-imposed Development Impact Fee program in place for this facility.
- 3 No City-imposed Development Impact Fee program in place for this facility.
- 4 No City-imposed Development Impact Fee program in place for this facility.

**Table 2 Timing And Funding Source By Facility**

Facility	Funding Source	Timing	
		Project	Cumulative
<b>Traffic</b>			
Construct Otay Lakes Road as a six-lane prime arterial between Hunte Parkway and Vistas entrance.	Developer/TDIF	Ph 1 @ 1 <sup>st</sup> DU in the Vistas	1 DU
Construct Olympic Parkway as a six-lane prime arterial between SR-125 and Hunte parkway.	Developer/TDIF	Ph 1 @ 1 <sup>st</sup> DU	1 DU
Construct Proctor Valley Road as a four-lane major arterial along the northerly frontage of the Woods.	Developer/TDIF	Ph 1 @ 547 DU in the Woods	547 DU
Widen Otay Lakes Road to a six-lane prime arterial between East H Street and Telegraph Canyon Rd. or make approved intersection improvements.	Developer/TDIF	Ph 2 @ 1,259 DU	1,259 DU
Construct Otay Lakes Road as a transitional six-lane prime arterial between the Vistas SPA entrance and Wueste Road.	Developer/TDIF	Ph 2 @ 1,341 DU in the Vistas	1,341 DU
<b>On-Site Sewer</b>	Developer Build	Concurrent with phasing	
<b>Off-Site Sewer</b>		Building Permit	
Salt Creek Basin Fees	Developer/Impact Fees	948 Cum. Project EDUs (1)	
Poggi Canyon Trunk Sewer	Developer/Impact Fees	3,770 Cum. Project EDUs (1)	
P-1 (gravity + pumped)		1,694 Cum. Project EDUs (1)	
P-2 (gravity + pumped)		Limited to 1,610 DUs	
P-3 (pumped only)			
Telegraph Cyn and Poggi Cyn Trunk Sewers	Developer/Impact Fees		
<b>Drainage</b>	Developer build detention basins and diversion facilities	Two Woods detention basins constructed with 1 <sup>st</sup> grading permit for Woods or Vistas.	
<b>Water</b>	Pay OWD Capacity Fees	Pay at purchase of water meters	
<b>Police</b>	Pay PFDIF	Building Permit	
<b>Fire/EMC</b>	Pay PFDIF	Building Permit	
<b>Schools</b>	SUHSD CFD No. 1 CVESD CFD No. 1	Annex to Districts	
<b>Library</b>	Pay PFDIF	Building Permit	
<b>Parks</b>		Project	Cumulative
1. I.O.D. for Vistas Park	Developer/PAD credit	0 DU	0 DU
2. Site Specific Master Plan	Developer/PAD credit	567 DU	567 <sup>th</sup> DU
3. Design Development Application	Developer/PAD credit	120 DU	677 <sup>th</sup> DU
4. 1 <sup>st</sup> Construction Drawing	Developer/PAD credit	120 DU	797 <sup>th</sup> DU
5. Commence Park Construction	Developer/PAD credit	119 DU	916 <sup>th</sup> DU
6. Complete Park Construction	Developer/PAD credit	403 DU	1,319 <sup>th</sup> DU
<b>Civic Center</b>	Pay PFDIF	Building Permit	
<b>Corp. Yard</b>	Pay PFDIF	Building Permit	
<b>Other Public Facilities</b>	Pay PFDIF	Building Permit	

Sources: MuniFinancial calculations from PFFP tables.

(1) Pumped EDU's shall mean the aggregate of all existing and/or mapped EDU's.

# INTRODUCTION

## **4.2 INTRODUCTION**

### **4.2.1 Overview**

The City of Chula Vista has looked comprehensively at issues dealing with development and the additional impacts it places on public facilities and services. The approval of the Threshold Ordinance and the General Plan update were the first steps in the overall process of addressing growth related issues. The second step in this process was the development and adoption of a specific Growth Management Element that set the stage for the creation of the City's Growth Management Program.

The Chula Vista City Council adopted the Growth Management Program and implementing Ordinance No. 2448 on May 28, 1991. These documents implement the Growth Management Element of the General Plan, and establish a foundation for carrying out the development policies of the City by directing and coordinating future growth in order to guarantee the timely provision of public facilities and services.

The Growth Management Ordinance requires a Public Facilities Finance Plan (PFFP) to be prepared for future development projects requiring a Sectional Planning Area (SPA) Plan or Tentative Map. The contents of the PFFP are governed by Section 19.09.060 of the Municipal Code requiring that the plan show how and when the public facilities and services identified will be installed or financed.

### **4.2.2 Purpose**

The purpose of the Public Facilities Finance Plan is to implement the City's Growth Management Program and to meet the General Plan goals and objectives as well as the Growth Management Element goals and objectives. The Chula Vista Growth Management Program implements the City's General Plan and Zoning Ordinance by ensuring that development occurs only when necessary public facilities and services exist or are provided concurrent with the demands of the project.

### **4.2.3 Growth Management Threshold Standards**

City Council Resolution No. 13346 identified eleven (11) public facilities and services with related threshold standards and implementation measures. These public facilities and services were listed in a policy statement dated November 17, 1987 and have subsequently been refined based on recommendations from the Growth Management Oversight Commission (GMOC).

The 11 public facilities and services include:

- Traffic
- Police
- Fire/EMS
- Schools
- Libraries
- Parks and Recreation
- Water
- Sewer
- Drainage
- Air Quality
- Fiscal

During development of the Growth Management Program two new facilities were added to the list of facilities to be analyzed in the PFFP:

- Civic Facilities
- Corporation Yard

#### **4.2.4 The Eastlake III Project**

The Eastlake III SPA is located in the eastern portion of the Chula Vista City limits. The 940-acre site is located approximately 8 miles east of the Civic Center of Chula Vista as shown on Figure 1. The site is located immediately east of the Eastlake Trails and Eastlake Business Center II. The two proposed Eastlake III residential neighborhoods, Eastlake Woods and Eastlake Vistas, are adjacent to the western edge of Upper and Lower Otay reservoirs, respectively. Figure 1 illustrates the location of Eastlake III and its proximity to major roads and surrounding landmarks.

#### **4.2.5 Public Facilities Finance Plan Boundaries**

Section 19.12.070 of the Municipal Code requires that the boundaries of the PFFP be established by the City at the time a SPA Plan or Tentative Map is submitted by the applicant. The boundaries shall be based upon the impact created by the Project on the existing and future need for facilities. The project boundaries will correlate the proposed development project with existing and future development proposed for the area of impact to provide for the economically efficient and timely installation of both onsite and offsite facilities and improvements required by the development. In establishing the boundaries for the PFFP, the City shall be guided by the following considerations:

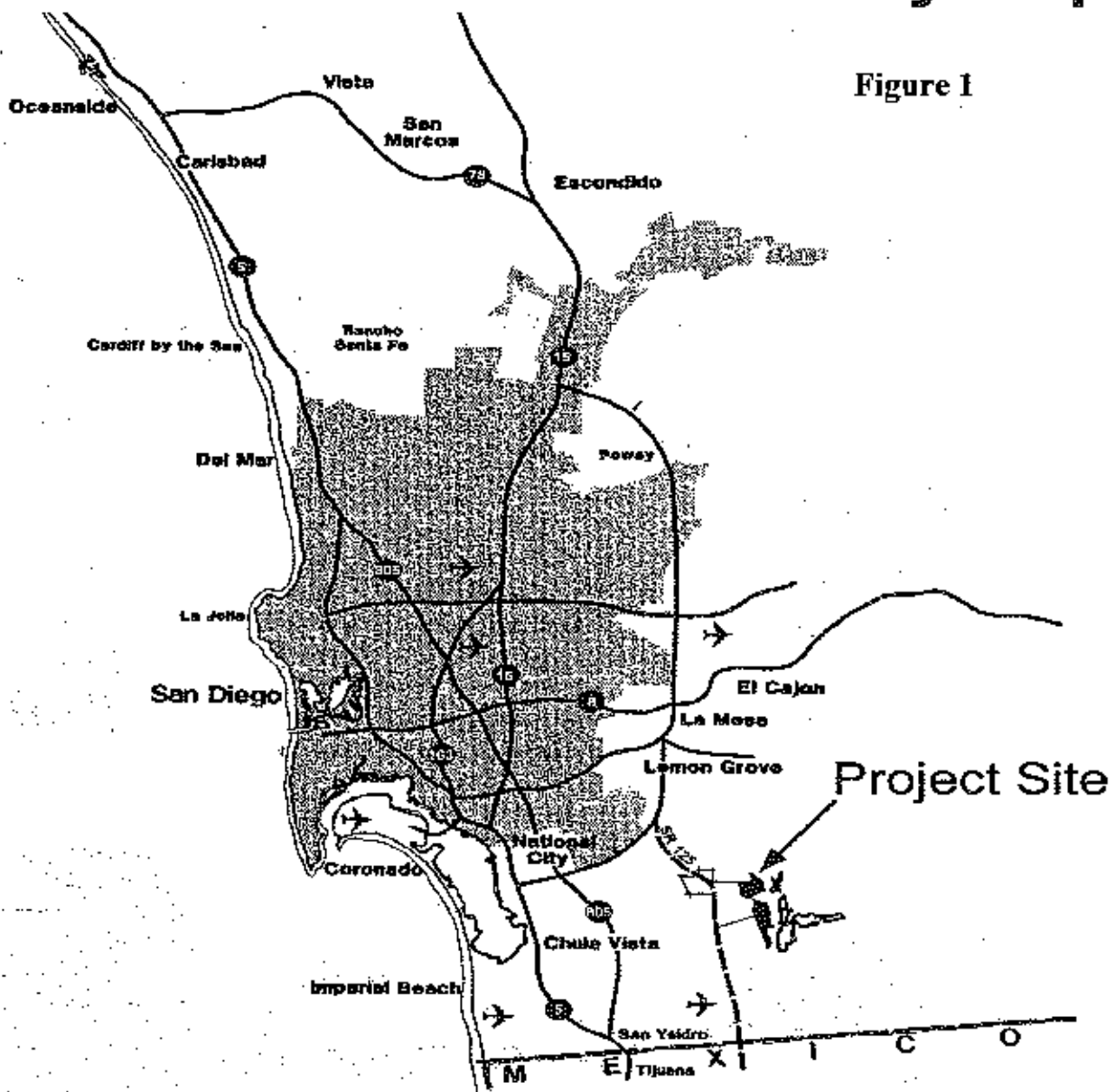
1. Service areas, drainage, sewer basins, and pressure zones which serve the Project;

2. Extent to which facilities or improvements are in place or available;
3. Ownership of property;
4. Project impact on public facilities relationships, especially the impact on the City's planned major circulation network;
5. Special district service territories;
6. Approved fire, drainage, sewer, or other facilities or improvement master plans.

The boundaries of the PFFP for the Eastlake III project are congruent with the Sectional Planning Area (SPA) Plan boundaries. Also, the PFFP addresses certain facilities (streets, drainage, sewer, police, fire, etc.) which are impacted beyond the boundaries of the SPA Plan.

# Vicinity Map

Figure I

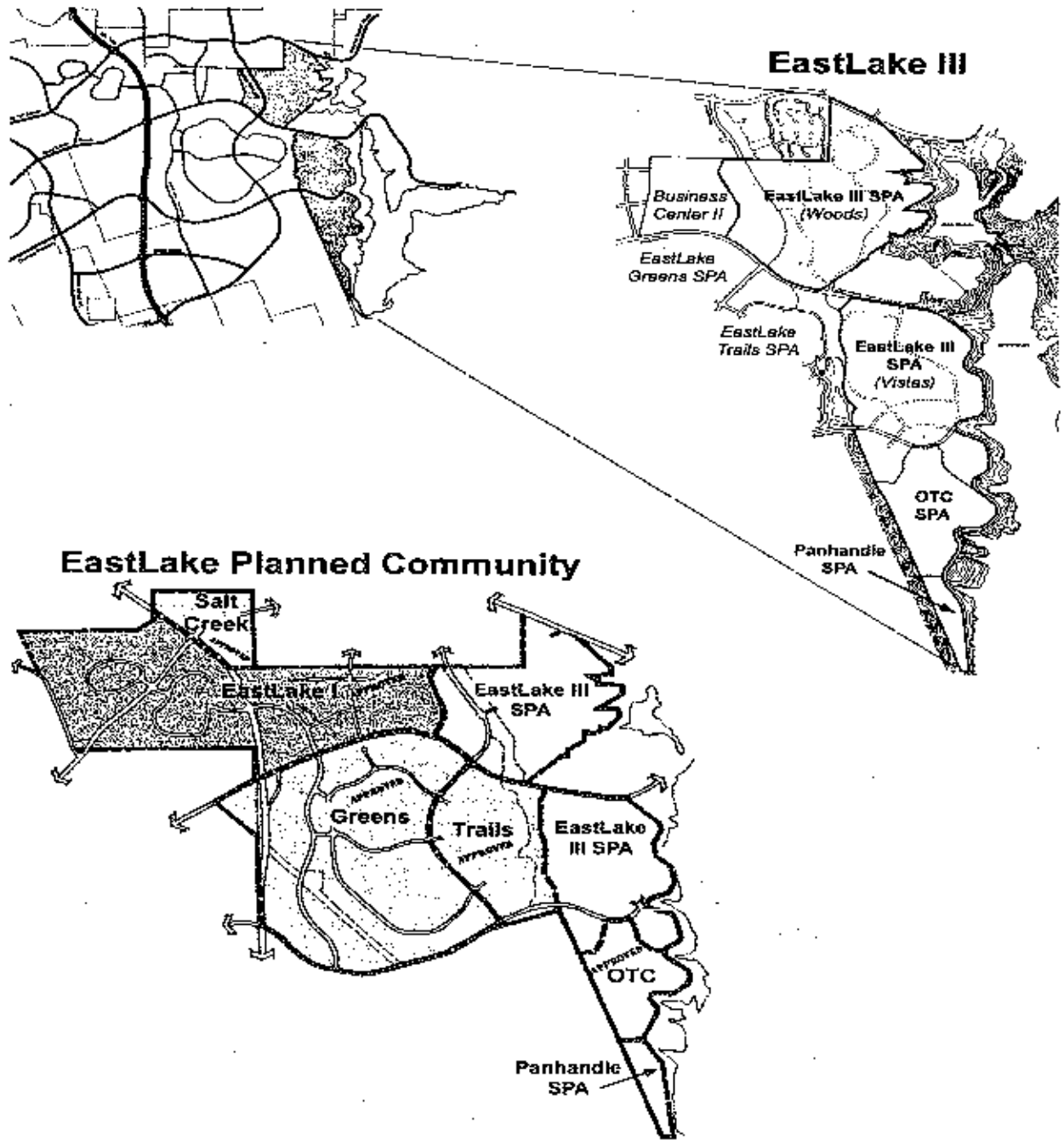




# SPA Boundaries

(Does Not Include OTC SPA or Panhandle SPA)

Figure 1A



# LAND USE ASSUMPTIONS



## **4.3 LAND USE ASSUMPTIONS**

### **4.3.1 Purpose**

The purpose of this section of the PFFP is to quantify how the Eastlake III project will be analyzed in relationship to all other projects which are at some stage in the City's development process. The Growth Management Program addressed the issue of development phasing in relationship to location, timing, and fiscal/economic considerations.

Based upon the overall elements to be considered when projecting the phasing of development and policies contained in the Growth Management Program, the City was able to forecast where and when development will take place and produced a 5 to 7 year Development Phasing Forecast. Since the approval of the Growth Management Program, the development phasing forecast has been updated for a 5-year increment and will be updated periodically as facility improvements are made and the capacity for new development becomes available.

The specific factors which affect the development phasing forecast include the status of development approvals and binding development agreements, the future construction of State Route 125, and the capacity of other facilities. These components were reviewed as part of this PFFP in conjunction with the requirement to provide facilities and services, concurrent with the demand created by the Eastlake III project to maintain compliance with the threshold standards.

The management of future growth includes increased coordination of activities of the various City departments as well as with both School Districts and Water Districts that serve the City of Chula Vista. The development phasing forecast enables the City to prioritize and maximize limited staff resources in order to focus efforts on the highest priority projects in the forecast. The 5-year development phasing forecast is a method that will be used to effectively and efficiently manage future development.

As indicated in the Growth Management Program, accuracy of the forecast is dependent upon numerous outside influences that affect the overall demand for new development. The first 12 to 18 months of the forecast will be more accurate and subsequent years less accurate due to lower levels of development approval and corresponding agreements to provide public facilities. These later years are subject to change and will become more accurate as development entitlements are obtained and public facilities are guaranteed.

The PFFP for Eastlake III begins by analyzing the demand for facility capacity from existing development. Next, the development identified in the development-phasing forecast to the year 2005 is added to the existing development category to measure the cumulative demand from these two increments of development. Then, the PFFP adds the proposed phasing of the Eastlake III project, as shown in the Sectional Planning Area (SPA) Plan, to determine the cumulative impacts associated with each phase of the project.

#### **4.3.2 Existing Development**

As a starting point, the PFFP considers all existing development up to January 1, 2000 as the base condition. This information is based upon City of Chula Vista Planning Department growth management monitoring data. According to this and other data, the population of the City as of December 31, 1999 was estimated to be 174,319 based upon California Department of Finance (DOF) information. The population west of Interstate 805 was approximately 118,473 and east of I-805 approximately 55,846.

For the purposes of projecting facility demands for the Eastlake III SPA, the City of Chula Vista utilizes a January 1, 2000 population coefficient of 3.036 persons per dwelling unit. This factor is used throughout this Public Facilities Financing Plan to calculate facility demands from approved projects. The coefficient has been confirmed for use in the PFFP by the Planning Department. The same coefficient will be used for calculating the specific Eastlake III project facility demands.

#### **4.3.3 Development Phasing Forecast**

A summary of the latest development phasing forecast is shown in Table 3. The table reflects total dwelling units, and industrial and commercial acres remaining for building permit issuance as of December 31, 1999, as well as an estimate of the amount of development activity anticipated to the year 2005.

The total number of dwelling units remaining for building permit issuance to the year 2005, excluding Eastlake III, is 12,651 dwelling units. Additionally, as of October 2000, there were 975,577 square feet (sf) of non-residential under construction, 457,754 sf in plan check, and 420,232 sf in design review. It should be noted that these projects are used for analytical purposes only and unless a development agreement or other legal instrument guarantees facility capacity, some projects with varying levels of entitlement may not have committed capacity.

#### **4.3.4 Eastlake III Development Summary**

The Eastlake III project is proposed to include a total of 2,061 residential dwelling units and other land uses constructed in three (3) phases as shown in Figures 2 and 3 and in Table 5 on the following pages.

Also included within the project are 30.6 gross acres of visitor and retail commercial uses, 13.5 gross acres of public parks, 137.8 acres of open space and other public uses, 14.3 acres for an elementary school site, 24.8 acres for a junior high school site, 1.1 acres for a fire station, 10.8 acres for Community Purpose Facilities (CPF), and 25.5 acres for streets.

TABLE 3

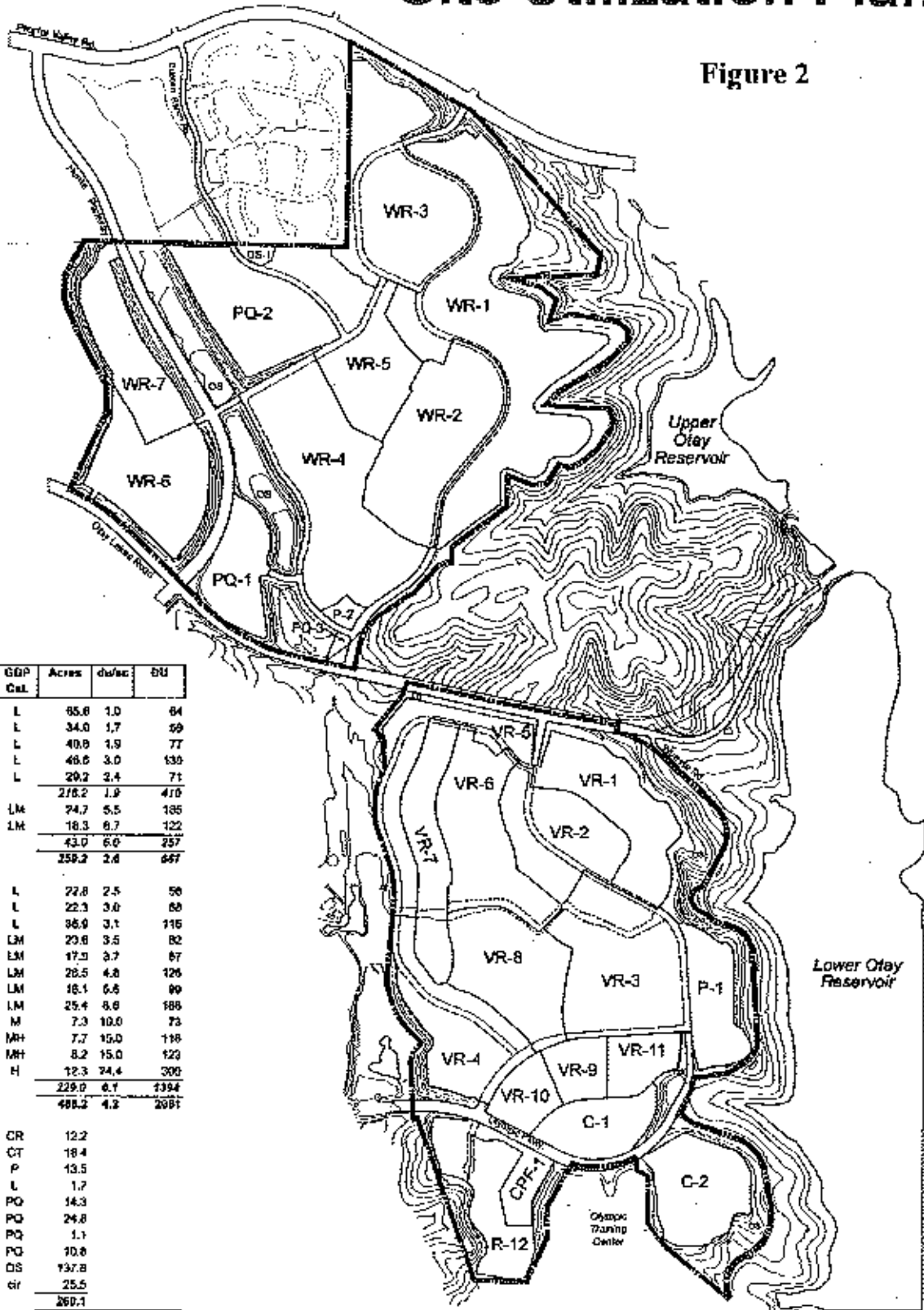
CITY OF CHULA VISTA PLANNING AND BUILDING DEPARTMENT 5-YEAR RESIDENTIAL FORECAST  
 EASTERN CHULA VISTA MAJOR PROJECTS  
 Number of Housing Units Being Financed by Housing Type (MF= Multi-Family, SF = Single Family)  
 2000 THROUGH 2005  
 (Not including Eastlake III)

Map Ref.	PROJECTS	YEAR												Total 2000 to 2005												
		2000			2001			2002			2003				2004			2005								
		MF	SF	Total	MF	SF	Total	MF	SF	Total	MF	SF	Total		MF	SF	Total	MF	SF	Total						
	Otay Ranch																									
	Otay Ranch Co																									
31	Village 1	0	400	400	300	100	400	125	100	225	125	100	225	200	200	400	150	150	300							1,950
33	Village 1 West					25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350
34	Village 2																									200
35	Village 6																									200
	Pacific Coast Communities																									200
	Village 5																									200
31	Village 5																									600
	McMillin Companies																									600
31	Village 1																									239
35	Village 5																									965
35	Village 6																									409
37	Village 7																									125
	New Millennium																									125
	Village 11																									725
	EastLake																									270
25	Eastlake Greens																									200
28	EastLake Land Swap																									1,112
28	EastLake Trails																									0
	Rancho del Rey I																									0
3	Rancho del Rey I																									0
4	Rancho del Rey II																									0
5	Rancho del Rey III																									0
18	Rolling Hills																									1,349
25	Sunbow II																									1,831
19	Bella Lago																									0
30	San Miguel																									1,259
35	Vista Mother Miguel																									40
	Unit Totals	512	1,840	2,352	802	1,422	2,324	672	1,464	2,136	627	1,320	1,947	419	1,395	1,814	450	1,628	2,078							12,661

NOTE:  
 1. Information as of January 1, 2000

# Site Utilization Plan

Figure 2



## RESIDENTIAL

### Woods

Parcel Number	Land Use	GBP Cat.	Acres	du/ac	DU
WR-1	Single Family	L	65.6	1.0	64
WR-2	Single Family	L	34.0	1.7	59
WR-3	Single Family	L	40.9	1.9	77
WR-4	Single Family	L	46.6	3.0	130
WR-5	Single Family	L	29.2	2.4	71
WR-6	Single Family	L	24.7	5.5	136
WR-7	Single Family	LM	18.3	6.7	122
Sub-total (Woods East)			276.2	1.9	470
Sub-total (Woods West)			43.0	6.0	257
Residential Sub-total (Woods):			259.2	2.6	667

### Vistas

VR-1	Single Family	L	22.8	2.5	56
VR-2	Single Family	L	22.3	3.0	66
VR-3	Single Family	L	36.0	3.1	116
VR-4	Single Family	LM	29.6	3.5	82
VR-5	Single Family	LM	17.5	3.7	67
VR-6	Single Family	LM	26.5	4.8	126
VR-7	Single Family	LM	16.1	6.6	99
VR-8	Single Family	LM	25.4	8.6	188
VR-9	SF/Multi-Family	M	7.3	10.0	73
VR-10	Multi-Family	MH	7.7	15.0	116
VR-11	Multi-Family	MH	8.2	15.0	123
VR-12	Multi-Family	H	12.3	24.4	300
Residential Sub-total (Vistas):			229.0	6.7	1394
Sub-total Residential:			488.2	4.2	2061

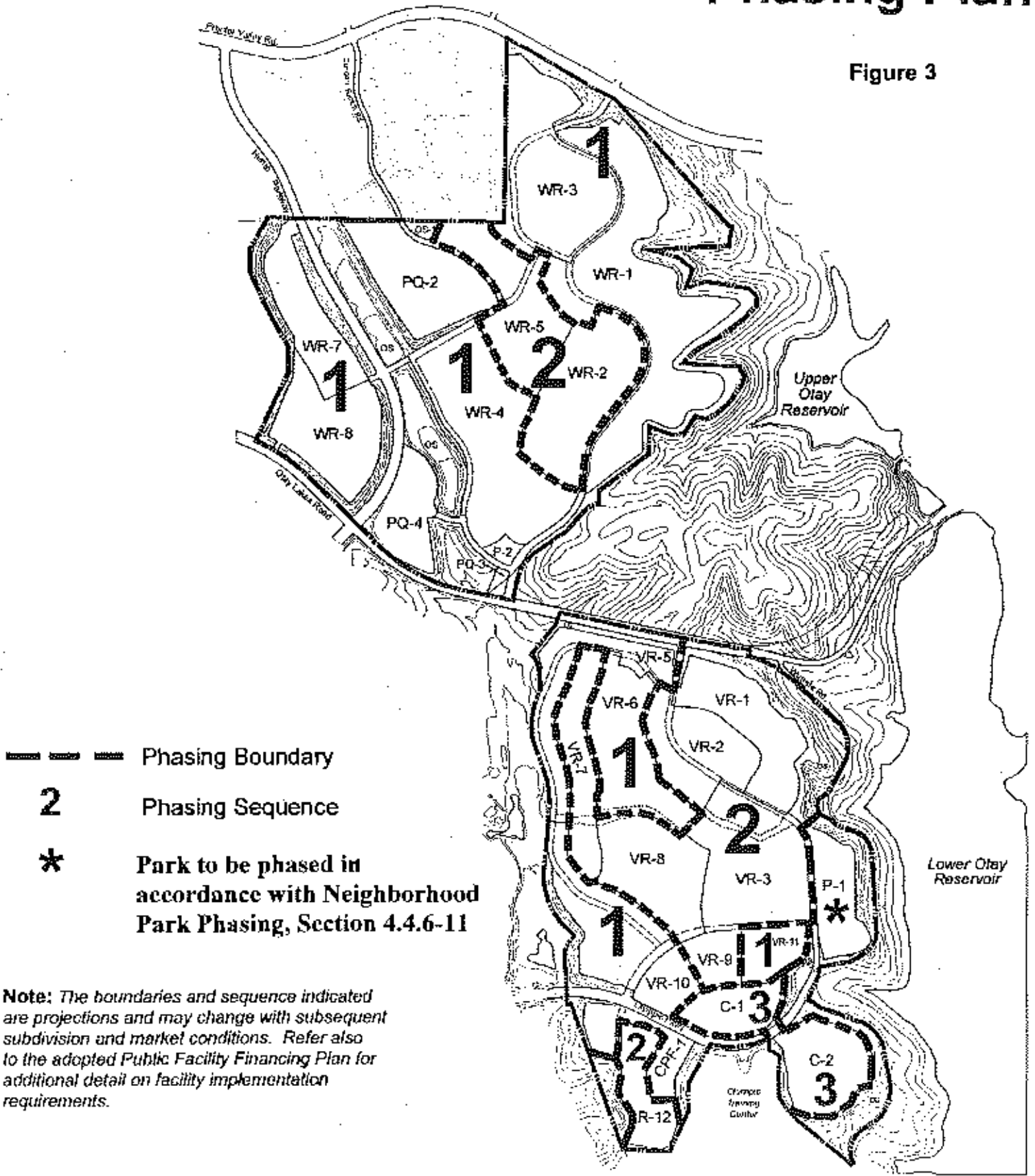
### NON-RESIDENTIAL

C-1	Commercial - Retail	CR	12.2		
C-2	Commercial - Tourist	CT	18.4		
P-1	Public Park	P	13.5		
P-2	Private Recreation	L	1.7		
PQ-1	Elementary School	PQ	14.3		
PQ-2	Jr. High School	PQ	24.8		
PQ-3	Fire Station	PQ	1.1		
CPE-1	Comer. Purpose Fac.	PQ	10.8		
OS	Open Space*	OS	137.8		
	Major Circulation	cr	25.5		
Sub-total Non-Residential:			260.1		
PROJECT TOTAL:			748.3	2.8	2061

\* OS-1 permits School Parking

# Phasing Plan

Figure 3



**Table 4 Land Use Table For Eastlake III Spa Plan  
GDP and SPA Plan Statistics**

	GDP Statistics		SPA Plan		Average Density
	Acres	DU	Acres	DU	
<b>Residential</b>					
<b>Woods</b>					
Low	216.2	410	216.2	410	1.9 du/ac
Low-Medium	43.0	257	43.0	257	6.0 du/ac
<b>Subtotal</b>	<b>259.2</b>	<b>667</b>	<b>259.2</b>	<b>667</b>	<b>2.6 du/ac</b>
<b>Vistas</b>					
Low	82.0	240	82.0	240	2.9 du/ac
Low-Medium	111.1	540	111.1	540	4.9 du/ac
Medium	7.3	73	7.3	73	10 du/ac
Medium-High	15.9	239	15.9	239	15 du/ac
High	12.3	300	12.3	300	24.4 du/ac
<b>Subtotal</b>	<b>229.0</b>	<b>1,394</b>	<b>229.0</b>	<b>1,394</b>	<b>6.1 du/ac</b>
<b>Residential Subtotal</b>	<b>491.6</b>	<b>2,061</b>	<b>491.6</b>	<b>2,061</b>	<b>4.2 du/ac</b>
<b>Non-residential</b>					
Retail Comm.	12.2	--	12.2		
Tourist Comm.	18.4	--	18.4		
Open Space	137.8	--	137.8		
Public/PQ	40.2	--	40.2	--	--
CPF	10.8	--	10.8	--	--
Parks & Rec.	15.2	--	15.2	--	--
Circulation	25.5	--	25.5	--	--
<b>Subtotal</b>	<b>260.1</b>	<b>--</b>	<b>260.1</b>	<b>--</b>	<b>--</b>
<b>TOTALS</b>	<b>748.3</b>	<b>2,061</b>	<b>748.3</b>	<b>2,061</b>	<b>2.8 du/ac</b>



<b>Table 5 Eastlake III Phasing and Site Utilization Plan</b>				
<b>Land Use</b>	<b>Phases</b>			<b>Total Units</b>
	<b>1</b>	<b>2</b>	<b>3</b>	
<b>Residential DUs</b>				
SPA District				
WR-1	64			64
WR-2		59		59
WR-3	77			77
WR-4	139			139
WR-5		71		71
WW-WR-6	135			135
WW-WR-7	122			122
VR-1		56		56
VR-2		68		68
VR-3		116		116
VR-4	82			82
VR-5	67			67
VR-6	126			126
VR-7		99		99
VR-8		168		88
VR-9		73		73
VR-10	116			116
VR-11	123			123
VR-12		300		300
<b>Total Residential Units</b>	<b>1,051</b>	<b>1,010</b>	<b>0</b>	<b>2,061</b>
<b>Nonresidential Acres</b>				
Commercial Acres			12.2	12.2
Community Park Acres				0
Neighborhood Park Acres	13.5			13.5
Tourist/Hotel			18.4	18.4
Fire Station Site	1.1			1.1
School Site Acres	39.1			39.1
CPF Comm. Purpose Site Acres	10.8			10.8
<b>Total Nonresidential Acres</b>	<b>64.5</b>		<b>30.6</b>	<b>95.1</b>

Source: SPA plan dated February 20, 2001.

#### 4.3.5 Equivalent Dwelling Units

##### Transportation

The following equivalent dwelling units (EDU's) apply to the calculation of development impact fees for Eastern Territories transportation improvements and for Interim Pre-SR-125 facilities.

The Transportation Development Impact Fee (TDIF) established by Ordinance No. 2802 adopted by the City Council on November 16, 1999 and adjusted for inflation on October 1, 2000 (as adjusted from time to time) is \$8,065 per EDU. Each new single-family detached dwelling is considered one EDU for the purposes of this fee. A single family attached dwelling is 0.8 EDU's. A unit within a multi-family dwelling is 0.6 EDU's. Commercial/Office (under five stories in height) is 25.0 EDU's per gross acre of land while Industrial is 15.0 EDU's per acre.

The Interim Pre-SR-125 Development Impact Fee is currently \$820 per EDU (as adjusted from time to time). The same EDU rates apply to the Interim Pre-SR-125 Development Impact Fee as for the Transportation Development Impact Fee.

Land Use	DU's Acres	EDUs by Phase			
		Phase 1	Phase 2	Phase 3	Total EDUs
SFR-DETACHED	1,449.0	812.0	637.0	0.0	1,449.0
SFR-ATTACHED	73.0	0.0	58.4	0.0	58.4
MFR	539.0	143.4	180.0	0.0	323.4
COMMERCIAL	30.7	0.0	0.0	767.5	767.5
<b>EDU's/PHASE</b>		<b>955.40</b>	<b>875.40</b>	<b>767.5</b>	<b>2,598.3</b>

Source: MuniFinancial calculations.

### **Public Facilities**

The following table of equivalent dwelling units (EDU's) applies to the calculation of impact fees in accordance with Ordinance No's. 2809A and 2810 and Resolution No. 2000-169 adopted May 23, 2000 for public facilities. The Public Facilities Development Impact Fee is currently \$2,618 per EDU (as adjusted from time to time). The fee funds, in part, the following facilities:

1.Civic Center Expansion	\$ 480
2.Police Facility and Equipment	\$ 735
3.Corporation Yard Relocation	\$ 386
4.Libraries	\$ 638
5.Fire Suppression System	\$ 203
6.Other Public Facilities	\$ 42
<i>Subtotal</i>	\$2,484
7.PFDIF Administration	\$ 134
<b>Total</b>	<b>\$2,618</b>

Each new single family detached dwelling, single family attached dwelling, or unit within a multi-family dwelling in a Development Project shall be considered one EDU for purposes of this fee. Commercial/Office and Industrial development Projects shall be charged at the rate of 5.00 EDU's per gross acre of land. The EDU rate for each CPF use shall be charged at the rate of 3 EDU's per gross acre of land.

The calculations of PFDIF due for each facility addressed in the following sections of this report do not include the current \$134 amount for "administration" which may be adjusted from time to time. However, this amount is collected as part of the \$2,618 fee per EDU.

LandUse	EDUs by Phase			
	Phase 1	Phase 2	Phase 3	Total EDU's
Residential	1,051.0	1,010	0.0	2,061.0
Commercial	0.0	0.0	153.5	153.5
CPF	32.4	0.0	0.0	32.4
<b>EDU's/PHASE</b>	<b>1,083.4</b>	<b>1,010</b>	<b>153.5</b>	<b>2,246.9</b>

Source: MuniFinancial calculations.

# FACILITY ANALYSIS

## 4.4 FACILITY ANALYSIS

This portion of the PFFP contains 13 separate subsections for each facility addressed by this report. Of the 13 facilities, 11 have adopted threshold standards, except Civic Center and Corporation Yard.

The following figure highlights the level of analysis for each facility:

Level of Analysis				
Facility	Citywide	East of I-805	Service Area Sub-basin	Special District
Traffic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Police	<input checked="" type="checkbox"/>			
Fire/EMS	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Schools				<input checked="" type="checkbox"/>
Libraries	<input checked="" type="checkbox"/>			
Parks & Recreation		<input checked="" type="checkbox"/>		
Water			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Drainage			<input checked="" type="checkbox"/>	
Air Quality	<input checked="" type="checkbox"/>			
Fiscal <sup>5</sup>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Civic Center <sup>6</sup>				
Corporation Yard <sup>6</sup>				

Source: Chula Vista Growth Management Program

Each subsection analyzes the impact of the Eastlake III Project based upon the adopted Quality of Life Standards. The analysis is based upon the specific goal, objective, threshold standard and implementation measures. The current master plan or documents that are being used in place of a completed master plan is used to determine facility adequacy and is referenced within the facility section.

<sup>5</sup> Fiscal is analyzed on a project-by-project basis.

<sup>6</sup> Specific Threshold Standards have not been developed for these facilities.

Each analysis is based upon the specific project processing requirements for that facility, as adopted in the Growth Management Program. These indicate the requirements for evaluating the project consistency with the threshold ordinance at various stages (General Development Plan, Sectional Planning Area Plan/Public Facilities Finance Plan, Tentative Map, Final Map and Building Permit) in the development review process.

A service analysis section is included which identifies the service provided by each facility. An existing facilities inventory is included along with those future improvements which will be required through the conditioning of future forecasted development projects or are scheduled to be made in the City's adopted Capital Improvement Budget.

The existing plus forecasted demands for the specific facility are identified in the subsection based upon the adopted threshold standard.

Each facility subsection contains an adequacy analysis followed by a detailed discussion indicating how the facility is to be financed. The adequacy analysis provides a determination of whether or not the threshold standard is being met and the finance section provides a determination if funds are available to guarantee the improvement. If the threshold standard is not being met, mitigation is recommended in the Threshold Compliance and Recommendations subsection that proposes the appropriate conditions or mitigation to bring the facility into conformance with the threshold standard.

# TRAFFIC

## 4.4.1 TRAFFIC

### 4.4.1.1 Threshold Standard

1. *Citywide*: Maintain Level of Service (LOS) "C" or better, as measured by observed average travel speed on all signalized arterial segments except that during peak hours a LOS of "D" can occur for no more than any two hours of the day.
2. *West of Interstate 805*: Those signalized intersections which do not meet the standard above may continue to operate at their current LOS, but shall not worsen.

### 4.4.1.2 Level Of Service (LOS) Definition

The level of service (LOS) concept is based on the degree of traffic congestion, delay, or interference from other vehicles experienced by motorists. Six levels of services (LOS) have been defined varying from A (free flow) to F (severe congestion). While the precise LOS definitions differ by functional classification and intersection type, LOS standards offer a consistent and readily comprehensible method for evaluating and comparing traffic conditions. In general, the LOS definitions are as follows:

<u>Level of Service</u>	<u>Traffic Flow Quality</u>
A	Low volumes, high speed; speed not restricted by other vehicles; all signal cycles clear with no vehicles waiting through more than one signal cycle.
B	Operating speed beginning to be affected by other traffic; between one and ten percent of the signal cycles have one or more vehicles which wait through more than one cycle during peak traffic periods.
C	Operating speeds and maneuverability closely controlled by other traffic; between 11 and 30 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods; recommended ideal design standard.
D	Tolerable operating speeds; 31 to 70 percent of the signal cycles have one or more vehicles, which wait through more than one signal cycle during peak traffic periods; often used as design standard in urban areas.
E	Capacity; the maximum traffic volume an intersection can accommodate; restricted speeds; 71 to 100 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods.
F	Long queues of traffic; unstable flow; stoppages of long duration; traffic volume and traffic speed can drop to zero; traffic volume may be less than volumes which occurs at Level of Service E.



#### 4.4.1.3 Freeway Segment Level Of Service Standards and Thresholds

The analysis of freeway segment level of service is based on the procedure developed by Caltrans District 11, which is based on methods described in the *1965 Highway Capacity Manual*. This procedure is used for long-range planning purposes because the methods described in the *1997 Highway Capacity Manual* are extremely data intensive, and much of the required data is unavailable. The procedure for calculating freeway LOS involves the estimation of volume to capacity (V/C) ratio using the following equation:

$$V/C = \frac{((\text{Daily Volume} * \text{Peak Hour Percent} * \text{Directional Factor}) / \text{Truck Factor})}{\text{Capacity}}$$

- where:
- Daily Volume* = Average Daily Traffic (ADT)
  - Peak Hour Percent* = Percentage of ADT occurring during the peak hour.
  - Directional Factor* = Percentage of peak hour traffic occurring in peak direction of travel.
  - Truck Factor* = Truck/terrain factor to represent influence of heavy vehicles and grades.
  - Capacity* = 2,200 vehicles/lane/hour for 4-lane freeways, and 2,300 vehicles/lane/hour for 6-lane or more freeways

The resulting V/C is then compared to accepted ranges of V/C values corresponding to the various levels of service for each facility classification, as shown in Table 8. The corresponding level of service represents an approximation of existing or anticipated future freeway operating condition in the peak direction of travel during the peak hour. While Caltrans and the SANDAG Regional Growth Management Strategy (RGMS) recommend LOS D or better as acceptable for freeways, the SANDAG Congestion Management Program (CMP) sets LOS E as the threshold standard. This LOS E is used as the threshold of significance because a decrease from this level of service to LOS F determines the need to develop a freeway Deficiency Plan.

#### Caltrans District 11 Freeway Segment Level of Service Definitions

##### Level of Service (LOS) Definitions

The concept of LOS is defined as a qualitative measure describing operational conditions within a traffic stream, and the motorist and/or passengers' perception of operations. A LOS definition generally describes these conditions in terms of such factors as speed, travel time, freedom to maneuver, comfort, convenience, and safety. Levels of service for freeway segments can generally be categorized as follows:

**Table 8 Caltrans District 11  
Freeway Segment Level of Service Definitions**

<u>LOS</u>	<u>V/C</u>	<u>Congestion/Delay</u>	<u>Traffic Description</u>
<i>(Used for freeways, expressways and conventional highways)</i>			
"A"	<0.41	None	Free flow.
"B"	0.42-0.62	None	Free to stable flow, light to moderate volumes.
"C"	0.63-0.80	None to minimal	Stable flow, moderate volumes, freedom to maneuver noticeably restricted.
"D"	0.81-0.92	Minimal to substantial	Approaches unstable flow, heavy volumes, very limited freedom to maneuver.
"E"	0.93-1.00	Significant	Extremely unstable flow, maneuverability and psychological comfort extremely poor.
<i>(Used for conventional highways)</i>			
"F"	<1.00	Considerable	Forced or breakdown flow. Delay measured in average travel speed (MPH). Signalized segments experience delays >60.0 seconds/vehicle.
<i>(Used for freeways and expressways)</i>			
"F(0)"	1.01-1.25	Considerable 0-1 hour delay	Forced flow, heavy congestion, long queues form behind breakdown points, stop and go.
"F(1)"	1.26-1.35	Severe 1-2 hour delay	Very heavy congestion, very long queues.
"F(2)"	1.36-1.45	Very Severe 2-3 hour delay	Extremely heavy congestion, longer queues, more numerous breakdown points, longer stop periods.
"F(3)"	>1.46	Extremely Severe 3+ hours of delay	Gridlock

*SOURCE: Caltrans, 1992.*

#### **4.4.1.4 Arterial Roadway Segment Level of Service Standards and Thresholds**

This section presents the level of service standards and thresholds utilized by the City of Chula Vista to analyze arterial roadway segment performance. The analysis of roadway segment level of service is based on the functional classification of the roadway, the maximum desired level of service capacity, roadway geometrics, and the existing or forecasted average daily traffic (ADT) volume. Table 8A presents the City of Chula Vista segment capacity and level of service standards for arterial roadways.

**Table 8A City of Chula Vista  
Segment Capacity and Level of Service Standards Average Daily Traffic Volumes**

Functional Classification	Level of Service				
	A	B	C	D	E
Expressway (6-lane)	52,500	61,300	70,000	78,800	87,500
Prime Arterial (6-lane)	37,500	43,800	50,000	56,300	62,500
Major Street (6-lane)	30,000	35,000	40,000	45,000	50,000
Major Street (4-lane)	22,500	26,300	30,000	33,800	37,500
Class I Collector (4-lane)	16,500	19,300	22,000	24,800	27,500
Class II Collector (3-lane)	9,000	10,500	12,000	13,500	15,000
Class III Collector (2-lane)	5,600	6,600	7,500	8,400	9,400

SOURCE: City of Chula Vista Street Design Standards Policy (July 1991)

The City of Chula Vista General Plan Circulation Element mandates LOS C or better as acceptable for arterial roadway segment ADT volumes. These standards are generally used as long-range planning guidelines to determine the functional classification of roadways and maintain a quality circulation system for Southbay residents under ultimate, build-out conditions. It should be recognized that the actual functional capacity of roadway facilities vary by the actual characteristics which exist on each facility under review. Typically, the performance and LOS of a roadway segment is based on the ability of arterial intersections to accommodate peak hour volumes. Special intersection design features to achieve acceptable levels of service and lower approach delays could result in higher capacities than those shown in Table 8.

#### 4.4.1.5 Intersection Level of Service Standards and Threshold

This section presents the methodologies used to perform intersection capacity analysis based upon peak hour traffic volumes. The analysis of existing and projected peak hour intersection performance was conducted utilizing the methodology documented in the **1997 Highway Capacity Manual (Transportation Research Board Special Report 209)**.

This method defines level of service in terms of delay, or more specifically, average control delay per vehicle. Delay is a measure of driver and/or passenger discomfort, frustration, fuel consumption and lost travel time. This technique uses 1,900 vehicles per hour per lane (vphpl) as the maximum saturation volume of an intersection. This saturation volume is adjusted to account for lane width, on-street parking, pedestrians, traffic composition (i.e. percentage trucks) and shared lane movements (i.e., through and right-turn movements originating from the same lane). The level of service criteria used for this technique is described in Table 9.

**Table 9 Signalized Intersection Level of Service Highway Capacity Manual Operational Analysis Method**

Average Control Delay Per Vehicle (seconds)	Level of Service (LOS) Characteristics
<10.1	LOS A describes operations with very low delay. This occurs when progression is extremely favorable, and most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
10.1 - 20.0	LOS B describes operations with generally good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
20.1 - 35.0	LOS C describes operations with higher delays, which may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
35.1 - 55.0	LOS D describes operations with high delay, resulting from some combination of unfavorable progression; long cycle lengths, or high volumes. The influence of congestion becomes more noticeable, and individual cycle failures are noticeable.
55.1 - 80.0	LOS E is considered to be the limit of acceptable delay. Individual cycle failures are frequent occurrences.
>80.0	LOS F describes a condition of excessively high delay, considered unacceptable to most drivers. This condition often occurs when arrival flow rates exceed the capacity of the intersection. Poor progression and long cycle lengths may also be major contributing causes to such delay.

SOURCE: 1997 Highway Capacity Manual, TRB Special Report 209.

#### 4.4.1.6 Chula Vista Traffic Monitoring Program (TMP)

To adhere to the Growth Management traffic threshold standards, the Public Works Department of the City of Chula Vista evaluates levels of service for arterial roadway segments utilizing the *Highway Capacity Manual* methodology, Chapter 11, based on average travel speeds. The threshold standards specify that a level of service (LOS) of C or better as measured by the average travel speed on the arterial, shall be maintained with an exception that during peak hours LOS D can occur for no more than any two hours of the day.

The Traffic Impact Analysis for Eastlake III, prepared by Linscott, Law & Greenspan Engineers, dated March 5, 2001 assessed the near-term analysis of the East H Street and Telegraph Canyon Road arterial segments based on the City of Chula Vista's Growth Management Oversight Committee (GMOC) Traffic Monitoring Program methodology. Those two roadway arterials were considered because the City of Chula Vista significance criteria dictates that if planning analysis factor of v/c indicates LOS D, E, or F, the GMOC method shall be used in the short-term (existing to 4 year horizon). The traffic analysis

under short-term conditions showed that these roadway arterials along East H Street and Telegraph Canyon Road operate at LOS D or worse.

Utilization of the arterial and intersection performance standards presented in this chapter and the required adherence to the Growth Management traffic threshold standards will result in full conformance with the requirements of the City of Chula Vista.

#### **4.4.1.7 Service Analysis**

The City of Chula Vista through the Public Works Department is responsible for ensuring that traffic improvements are provided to maintain a safe and efficient street system within the City. Through project review, City staff ensures the timely provision of adequate local circulation system capacity in response to planned development while maintaining acceptable levels of service. Planned new roadway segments and signalized intersections will maintain acceptable standards at the build-out of the City's General Plan and Circulation Element.

The traffic analysis report for the Eastlake III project entitled *Traffic Impact Analysis, Eastlake III, Chula Vista, California*, dated March 5, 2002 (hereinafter referred to as "Traffic Impact Analysis") was prepared by Linscott Law & Greenspan Engineers (LL&G), addresses both existing and planned circulation system conditions. The Traffic Impact Analysis details necessary improvements and outlines the incremental circulation improvements based upon planned project phasing. The Traffic Impact Analysis also includes an evaluation of impacts that are considered significant as a result of project development.

The time frame when the standards may be exceeded is dependent on the number of dwelling units constructed prior to SR-125 opening. LL&G Engineers completed an analysis entitled "Near Capacity Analysis of East H Street and Telegraph Canyon Road, Chula Vista, California" dated June 2000, (hereinafter referred to as "GMOC Traffic Study") which estimated the total number of residential dwelling units that can be constructed east of I-805 before the City roadway GMOC standards would be exceeded. The GMOC Traffic Study concluded that East H Street and Telegraph Canyon Road east of I-805 are the "constraint" in the area street system. The GMOC Traffic Study also found that prior to the completion of SR-125 under the Near-term cumulative analysis (study horizon years 0 to 4 years), the maximum number of dwelling units that can be constructed in the eastern territories without exceeding the City's GMOC traffic threshold for roadway segments is 9,429. This June 2000 analysis also documents the performance of East H Street, Otay Lakes Road, and Telegraph Canyon Road east of I-805 for the near term conditions based on the City's GMOC Traffic Monitoring Program (TMP). The decrease in travel speeds due to the project was calculated using a linear

regression equation. This linear regression equation was derived from historical ADT and average traveling speed data for those roadway segments.

#### **4.4.1.8 Project Processing Requirements**

##### **Sectional Planning Area Plan/Public Facilities Finance Plans**

1. Identify onsite and offsite impacts, required improvements and trigger point for said improvements.
2. Provide cost estimates for all improvements.

#### **4.4.1.9 Existing Conditions**

This section summarizes the operation of the existing transportation network in the Eastlake III Project Study Area for the key freeway segments, local arterial segments, and intersections.

##### **Freeway Segments**

The Traffic Impact Analysis identified the segments of I-805 between Telegraph Canyon Road and East H Street and East H Street and Bonita Road as potential freeway segments that could be impacted by the proposed project traffic. The results of the analysis found that these two freeway segments currently operate at LOS E and F-2 respectively.

##### **Arterial Segments: Planning Analysis**

The EIR Traffic Study impact analysis assessed the roadway segment level of service operation by comparing the existing roadway volumes to the theoretical capacity of the roadway. City of Chula Vista LOS C capacity values were utilized to determine if a segment would operate over or under capacity.

The majority of the roadways within the study area of Eastlake III currently operate at acceptable LOS as they have been constructed to accommodate anticipated build-out traffic volumes. Roadway segments currently operating at an unacceptable LOS include East H Street between I-805 and Hidden Vista Drive (LOS F) and Telegraph Canyon Road between I-805 and Oleander Avenue (LOS F).

These two segments along East H Street and Telegraph Canyon Road were also analyzed utilizing the City's Traffic Monitoring Program (TMP) methodology to determine their compliance with the GMOC threshold standards as described below.

**Arterial Segments: Growth Management Oversight Committee (GMOC) Analysis**

The City of Chula Vista Traffic Monitoring Program (TMP) assesses the operating performance of the City's arterial street system for compliance with the threshold standards of the GMOC. The threshold standards states that a LOS C or better, as measured by average travel speed on the arterial, shall be maintained with an exception that during peak hours LOS D can occur for no more than any two hours of the day.

Currently, East H Street between I-805 and Southwestern College entrance operates at LOS B during both the am and pm peak hours with a westbound average travel speed of 30.6 mph and eastbound average travel speed of 28.4 mph during the am and pm peak hours respectively. Telegraph Canyon Road is divided into two segments and operates at the following level of services:

- Between Halecrest and Medical Center Drive

LOS C during the am peak hour in the westbound direction with an average travel speed of 23.9 mph and LOS A during the pm peak hour in the eastbound direction with an average travel speed of 32.4.

- Between Medical Center Drive and Otay Lakes Road

LOS A during both the am and pm peak hours with a westbound average travel speed of 40.6 mph and an eastbound average travel speed of 42.3 during the am and pm peak hours respectively.

A near-term analysis for these segments of East H Street between I-805 and Hidden Vista Drive and Telegraph Canyon Road between I-805 and Oleander Avenue was conducted using the City's TMP methodology to determine the proposed Eastlake III project traffic impact on the average travel speed of these segments. Only these two arterials were analyzed because the City of Chula Vista's significance criteria dictates that if planning analysis (v/c) indicates LOS D, E, or F, the GMOC method shall be utilized in the short-term (0-4 year horizon). These arterials are only sections or links of roadways located within GMOC arterial street segments calculated at LOS D or worse. . The decrease in travel speeds due to the Eastlake III traffic was calculated using a linear regression equation. This linear regression equation is based on the historical 24-hour traffic volumes (ADT) and the average travel speeds on those segments of East H Street and Telegraph Canyon Road.

GMOC analysis indicates the two GMOC segments discussed above were calculated to operate at LOS C or better.

### **Peak Hour Intersections**

1. All study area intersections were found to operate at acceptable LOS D or better during both am and pm peak periods under existing conditions except for the following intersections:
2. East H Street and I-805 Southbound ramps with LOS F during the pm peak hour,
3. Telegraph Canyon Road and I-805 Northbound ramps with LOS E during both the am and pm peak hours, and
4. Olympic Parkway and I-805 Southbound ramps with LOS E during the pm peak hour.

#### **4.4.1.10 Transit**

In order to reduce the public's dependence upon the automobile, transit and land use patterns should work together. The easy access to transit facilities in correlation with the service offered can make transit a viable travel mode alternative to the automobile, thus reducing traffic congestion. Currently, two percent of trips are conducted on public transit in the region. Efforts should be made to increase this travel mode split by making transit accessible and convenient. Additionally, providing transit facilities will meet the City's CO<sub>2</sub> Reduction Plan which mentions transit as one of the action measures to reducing CO<sub>2</sub> emissions along with enhanced pedestrian connections to transit, increased housing density near transit, and site design with transit orientation.

#### **Transit Policies**

The following principles should be followed in determining the location of transit stops along planned transit routes in the community and in designing the pedestrian system:

1. Where there are numerous major pedestrian generators, access to stops for transit vehicles moving in both directions would be facilitated by locating transit stops near striped intersections.
2. Transit stops should be located and walkways designed to provide access as directly as possible without impacting residential privacy.
3. At intersection points of two or more transit routes, stops should be located to minimize walking distance between transfer stops.
4. Transit vehicle conflicts with automobile traffic can be mitigated by locating bus turnouts/bus stops at the far side of intersections in order to permit right-turning vehicles to continue movement.



5. Transit stops should be provided with adequate walkway lighting and designed shelters.
6. Walkway ramps should be provided at transit stops to ensure accessibility to the handicapped.

**Service Concepts**

**Green Car** – Local circulators using mini to mid-size buses. Green Car would act as a collector and provide feeder access to Blue Car and/or Red Car concepts. Bus stop facilities would be Low to Medium level. Service provided on residential streets and major streets.

**Blue Car** – Provides short distance trips (1-5 miles) with frequent stops. This service provides basic mobility and equals the current Chula Vista Transit service. Bus stop facilities at a Medium to High level. Service provided on major streets and arterials.

For information, the Red Car concept describes the future Light Rail Transportation service planned for the Otay Ranch area.

**Bus Stop Facilities and Costs**

The various bus stop facility levels are defined below.

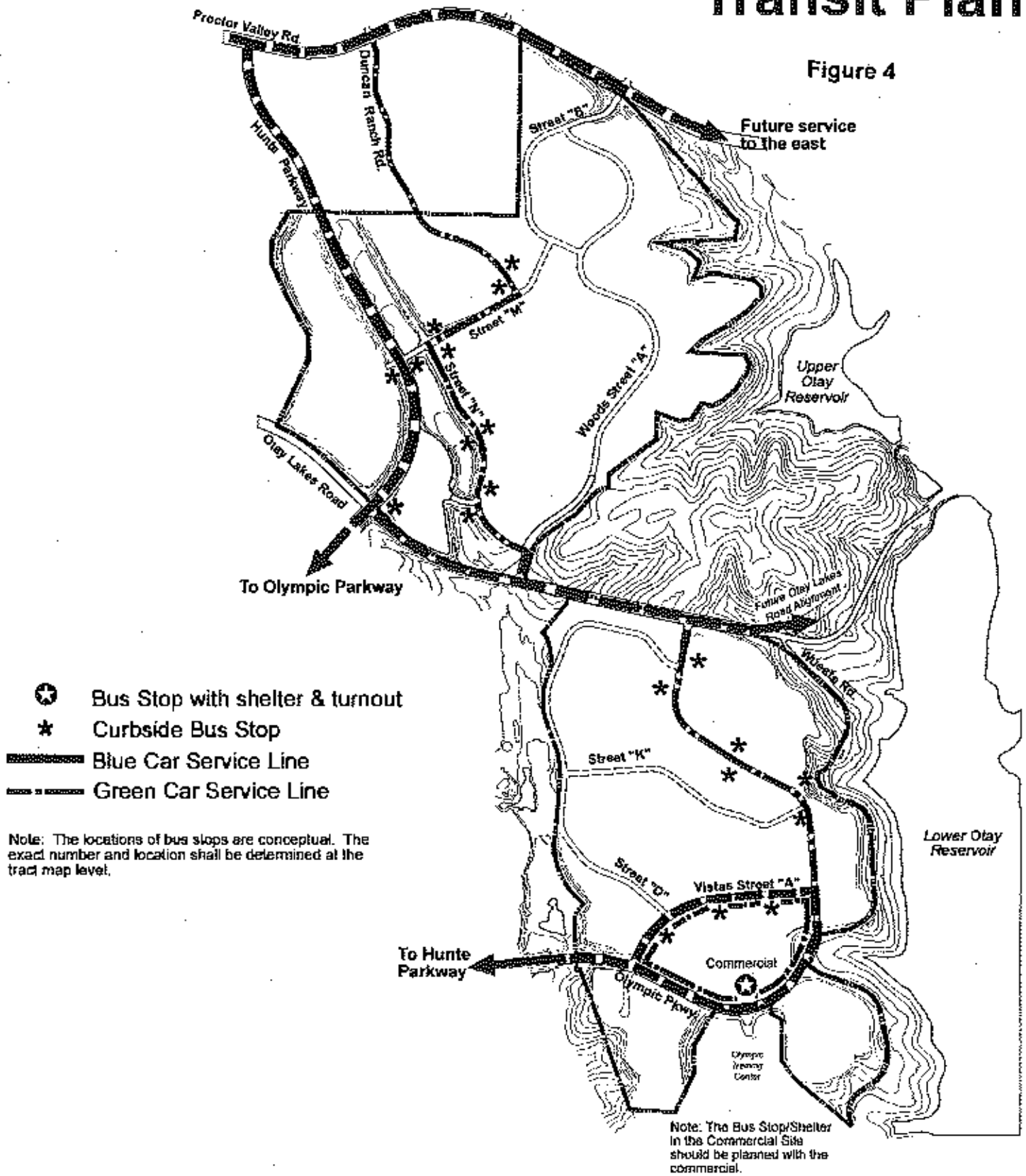
- Low** – Bus stop sign/pole
- Med** – Bus stop sign/pole/bench
- Med-High** – Bus stop sign/pole/bench/shelter
- High** - Bus stop sign/pole/bench/shelter/turnout

All bus stops shall meet or exceed ADA bus stop accessibility standards.

<u>Basic Bus Stop Costs (Qty 20)</u>		<u>Improved Bus Stop (Qty 1)</u>
Pole	\$100	\$100
Sign	\$100	\$100
Bench	\$300	\$300
Trash Recp.	\$150	\$150
Pad (10'x25')	\$2,500	\$2,500
Shelter	\$0	\$5,500
Turnout	\$0	\$15,000
<b>Total</b>	<b>\$3,150</b>	<b>\$23,650</b>

# Transit Plan

Figure 4



#### 4.4.1.11 Trip Generation and Phasing

##### 4.4.1.11.1 Project Trip Generation

The proposed project will generate approximately 31,090 average daily trips with 19,510 trips resulting from residential units, 1,860 trips from elementary and middle schools, 100 from a fire station, 270 from a neighborhood park, 8,540 from a neighborhood shopping center, and 820 trips resulting from other community facilities within the project land uses. Of these total project trips, 8,580 daily trips will be generated by the Woods master planned community of the project north of Otay Lakes Road and 22,520 daily trips will be generated by the Vistas master planned community of the project south of Otay Lakes Road.

For purposes of the Traffic Impact Analysis, the project was subdivided into two phases. Phase I, which is defined as Years 2001 to 2005, is expected to generate 13,730 trips per day and phase II, which is defined as Years 2005 to 2010, is expected to generate an additional 17,360 daily trips. The phasing analysis also determined the amount of development that can be accommodated by the transportation system during each phase of the project.

Table 10 shows the total project trip generated by SPA. Table 11 shows the project trip generation based on the traffic analysis SPA phasing and its Equivalent Dwelling Units (EDU).

**Table 10 Eastlake III SPA Trip Generation Land Use**

SPA	SFR @ 10	MFR @ 8	E. Sch. @ 60	M. Sch. @ 40	Park @ 20	Com. Retail. @ 400	Comm. Tourist @ 200	Community. Facility @ 100	Fire Station @ 100
Woods	6,620	0	860	1,000	0	0	0	0	100
Vistas	8,510	4,380	0	0	270	4,800	3,740	820	0
<b>TOTAL</b>	<b>15,130</b>	<b>4,380</b>	<b>860</b>	<b>1,000</b>	<b>270</b>	<b>4,800</b>	<b>3,740</b>	<b>820</b>	<b>100</b>

Note: Trip generation rate per Traffic Impact Analysis, Eastlake III, LL&G Engineers (March 5, 2001)

**Table 11 Eastlake III SPA Trip Generation by Phase and EDUs**

Phase	Build-out Year	Total Trips	Project Build- out Trips	Total EDUs	Cumulative EDUs
Woods Ph-I	2005	6,370	6,370	627	627
Vistas Ph-I	2005	7,360	13,730	730	1,357
Woods Ph-II	2010	2,210	15,940	35	1,392
Vistas Ph-II	2010	15,150	31,090	1,108.4	2,500.4
<b>Total</b>		<b>31,090</b>	<b>31,090</b>	<b>2,500.4</b>	<b>2,500.4</b>

Note: Trip generation rate per Traffic Impact Analysis, Eastlake III, LL&G Engineers (March 5, 2001)

The traffic report assumed the following project land uses:

- 1,513 single family dwelling units;
- 548 multi-family dwelling units,
- 30.7 acre neighborhood Retail and Tourist commercial,
- 14.3 acre elementary school,
- 25.1 acre middle school,
- 8.2 acre community purpose facility,
- 13.5-acre public park, and
- 1.7 acre private recreational.

- \* The equivalent dwelling units (EDU) for transportation facilities is based on the current city ordinances noted in Section 4.3.6 of this report. Each single family detached dwelling shall be considered one EDU for the purpose of calculating the Transportation Development Impact Fee (TDIF). A single family attached dwelling shall be 1 EDUs. Each multi-family dwelling shall be considered 0.6 EDUs. Commercial/Office shall be charged at the rate of 25.0 EDUs per gross acre of land.

### **Phasing Reconciliation**

The traffic impact for the Eastlake III project was analyzed in two phases of five-year increments each as follows:

Phase I	(Year 2005) ADT: 13,730	EDU: 1,357
Phase II	(Year 2010) ADT: 31,090	EDU: 2,500

**This phasing differs from the project's construction phasing contained in the SPA plan, which is anticipated to proceed in three phases. However, the total trips generated by the project build-out under the SPA Plan phasing remains the same as in the *Traffic Impact Analysis* at 31,090.**

The circulation system addressed and recommended in the *Traffic Impact Analysis* of the project Environmental Impact Report (EIR) includes all improvements based on average daily trips (ADT) and the trigger points for those needed improvements.

### **Network Analysis**

The analysis of network performance under the Eastlake III scenarios was based on the traffic forecasting methodologies and land use forecast information contained in the Series 9 Transportation Model, developed and operated by San Diego Association of Governments (SANDAG). LL&G Engineers worked with the City of Chula Vista and SANDAG to input the proper land use and network designations into the model for the eight (8) scenarios listed below. Series 9 regional projections for population and employment were utilized in the Eastlake III traffic forecasting model runs.

SANDAG staff performed all transportation modeling for the Eastlake III Transportation Analysis under the direction of Linscott Law & Greenspan and the City of Chula Vista.

- Existing Conditions;
- Year 2005 w/o SR-125;
- Year 2005 w SR-125;
- Year 2010 w SR-125;
- Year 2015 w SR-125;
- Year 2020 w SR- 125;
- Buildout traffic volumes with Alta Road; and
- Buildout traffic volumes w/o Alta Road.

Under each of the eight scenarios, some key network assumptions were made by the project team.

- 1. Existing Conditions:** Project traffic is added to existing traffic. Olympic Parkway is fully funded and opened to traffic between I-805 and Medical Center Drive/Brandywine Avenue prior to project completion as a 6 lane prime arterial.
- 2. Year 2005:** SR-125 is not constructed. However, extensions of Olympic Parkway (6-lane Prime) and Palomar Street are fully funded and completed between I-805 and Wueste Road and I-805 and east of La Media Road (Otay Lakes Road) respectively.
- 3. Year 2005:** SR-125 is assumed completed as a toll road in addition to the extensions of Olympic Parkway (6-lane Prime) and Palomar Street are fully funded and completed between I-805 and Wueste Road and I-805 and east of La Media Road (Otay Lakes Road) respectively.
- 4. Year 2010:** In addition to the network assumptions for Year 2005 with SR-125 as a toll-road, Eastlake Parkway is completed as a six-lane prime arterial south of SDG&E easement to Birch Road and Paseo Ranchero is completed as a 6 lane prime arterial southerly of Rock Mountain Road. The northbound on-ramp and southbound off-ramp at I-805/East Palomar Street interchange are opened to traffic.
- 5. Year 2015:** In addition to the network assumptions for Year 2010, Rock Mountain Road and Otay Valley Road are completed and opened to traffic between SR-125 and Paseo Ranchero (SR-125 is assumed built as toll road).
- 6. Year 2020:** Same circulation assumptions as Year 2015 scenario (SR-125 is assumed built as toll road) Paseo Ranchero is

extended south as a 6 lane prime arterial to County of San Diego connection.

- 7. Build-Out:** with Alta Road connecting the City's Eastern Territories and the Otay Mesa community and SR-125 operating as a Freeway.
- 8. Build-Out:** without Alta Road connecting the City's Eastern Territories and the Otay Mesa community and SR-125 operating as a Freeway.

#### **4.4.1.11.2 Network Performance Assessment Process**

The *Traffic Impact Analysis*, included the traffic model projections for cumulative development projects. The Study also identified the number of daily trips for each phase of the development project on key roadway segments in order to perform the analysis of network performance based on daily segment levels of service. This evaluation was performed for all Study Area arterial and freeway segments. A review of peak hour intersection operations was also performed which required the application of peak hour factors to average daily traffic volumes to develop peak hour turning movements at each of the key project intersections.

The Eastlake III development phasing shown herein is consistent and conforms to the phasing contained in the EIR Traffic Study. Development of Eastlake III contributes 13,730 daily trips during phase I (2000-2005), and an additional 17,360 daily trips during phase II (2005-2010). This results in cumulative total trips of 31,090 daily trips loaded onto the circulation network at the build-out of the Eastlake III development. **Although, the Public Facilities Financing Plan report makes reference to project development phasing, the roadway improvements are triggered by traffic triggers or Dwelling Units (DU's) and these traffic triggers shall be the overriding condition/scenario that needs to be adhered to for roadway improvements as noted in the Traffic Impact Analysis report for Eastlake III, prepared by LL&G and dated March 5, 2001.**

Eight network development scenarios were analyzed for Phases I and II of the Eastlake III development project as follows:

The existing plus project analysis was prepared by adding the project trips to existing traffic. The established significant criteria stipulates that the project would have no significant impact on those roadway network intersections and segments, which were calculated to operate at an acceptable LOS. The Traffic Impact Analysis indicates that the following freeway and arterial street segments and intersections would operate at level of service below the City's threshold standards

volumes while maintaining acceptable level of service. The provision of enhanced intersection geometric and achievement of acceptable peak hour operation positively influences arterial flow and allows segments to operate more efficiently. The following arterial segments need improvements since their associated intersections operate at a level of service below D and do not meet the threshold standards.

Cumulative Impact:

- *East H Street between I-805 and Hidden Vista Drive, and*
- *Otay Lakes Road between Telegraph Canyon Road and north of East H Street.*

Project Impact:

- *Olympic Parkway between SR-125 and Hunte Parkway.*

**C. Impacted Peak Hour Intersections**

Cumulative Impact:

- *East H St. / I-805 SB ramps (LOS E in the AM and LOS F in the PM),*
- *East H St. / Hidden Vista Drive (LOS F in the PM peak hour),*
- *Telegraph Canyon Road / I-805 SB Ramps (LOS F in the PM peak hour), and*
- *Telegraph Canyon Road / I-805 NB Ramps (LOS E in the AM peak hour),*

Project Impact:

*There are no intersection improvements associated with the project impact.*

**Phase I (Year 2005 With SR-125 as Toll Road)**

**Total Cumulative ADT's: 13,730 trips &**

**Total Cumulative EDU's: 1,357**

This scenario analyzes the impacts associated with the Eastlake III build-out of Phase I on the projected year 2005 circulation system. Olympic Parkway would be extended as a 4-lane roadway easterly to Wueste Road and SR-125 would be built as a Toll Road under this alternative.

**A. Impacted Freeway Segments**

Cumulative Impact:

- *I-805 between Bonita Road to East Street (LOS F1), and*
- *I-805 East H Street to Telegraph Canyon Road (LOS F0).*

**Phase I (Year 2005 Without SR-125)**  
**Total Cumulative ADT's: 13,730 trips &**  
**Total Cumulative EDU's: 1,357**

This scenario analyzes the impacts associated with the Eastlake III build-out of Phase I on the projected year 2005 circulation system. Olympic Parkway would be extended as a four-lane Major Arterial from Hunte Parkway to Wueste Road and SR-125 would not be built under this alternative.

#### **A. Impacted Freeway Segments**

##### Cumulative Impact:

- *I-805 between Bonita Road to East Street (LOS F3), and*
- *I-805 East H Street to Telegraph Canyon Road (LOS F1).*

Creation of a Deficiency Plan under the Congestion Management Program (CMP) by SANDAG, Caltrans, APCD, MTDB, the City of Chula Vista and the County of San Diego. Deficiency Plan should identify where and when a deficiency is expected to occur before it actually happens. Eastlake III is one of many development projects in the South bay area, which will contribute to the cumulative daily traffic volume growth. The early development of the Deficiency Plan will assist in the identification of Eastlake III project fair-share contributions for improvements and mitigation.

##### Project Impact:

*There are no freeway improvements associated directly with the project impact.*

#### **B. Impacted Arterial Segments**

- *East H Street between I-805 and Hidden Viste Drive (LOS F),*
- *Telegraph Canyon Road between I-805 and Paseo Ranchero (LOS D),*
- *Otay Lakes Road between Telegraph Canyon Road and north of East H Street (LOS F),*
- *Olympic Parkway between I-805 and Oleander Avenue (LOS E),*
- *Olympic Parkway between SR-125 and Hunte Parkway (LOS F), and*
- *Eastlake Parkway north of Otay Lakes Road (LOS D).*

There are no improvements recommended under this scenario for those roadway segments with intersections operating at LOS D or better. Improvement of peak hour intersection operations adjacent to impacted segments can potentially provide the necessary segment mitigation by increasing the ability of arterial intersections to accommodate peak hour



### **C. Impacted Peak Hour Intersections**

All intersections within the study area are forecasted to operate at an acceptable LOS under this scenario.

#### **Phase II (Year 2010 With SR-125 as a Toll Road)**

**Total Cumulative ADT's 31,090 trips &**

**Total Cumulative EDU's: 2,500**

This scenario analyzes the impacts associated with the Eastlake III build-out on the projected year 2010 circulation system. Olympic Parkway would be built as a 4-lane roadway easterly to Wueste Road and SR-125 as toll road under this alternative.

### **A. Impacted Freeway Segments**

#### Cumulative Impact:

*I-805 between Bonita Road and Telegraph Canyon Road (Significant Impact).*

Creation of a Deficiency Plan under the Congestion Management Program (CMP) by SANDAG, Caltrans, APCD, MTDB, the City of Chula Vista and the County of San Diego. The Deficiency Plan should identify where and when a deficiency is expected to occur before it actually happens. Eastlake III is one of many development plans for the South bay, which will contribute to the cumulative daily traffic volume growth. The early development of the Deficiency Plan will assist in the identification of Eastlake III project fair-share contributions for improvements and mitigation. Mitigation strategies for this facility could include the widening of this segment of I-805 freeway to a ten-lane facility.

#### Project Impact:

*There are no freeway improvements associated directly with the project impact.*

### **B. Impacted Arterial Segments**

- *East H Street between I-805 and Hiddan Vista Drive (LOS E),*
- *Telegraph Canyon Road between I-805 and Paseo Del Rey (LOS E),*
- *Telegraph Canyon Road between Paseo Del Rey and Paseo Ranchero (LOS D),*
- *Otay Lakes Road between Telegraph Canyon Road and north of East H Street (LOS F),*
- *Olympic Parkway between I-805 and Oleander Avenue (LOS E),*

Creation of a Deficiency Plan under the Congestion Management Program (CMP) by SANDAG, Caltrans, APCD, MTDB, the City of Chula Vista and the County of San Diego. Deficiency Plan should identify where and when a deficiency is expected to occur before it actually happens. Eastlake III is one of many development projects in the South bay area, which will contribute to the cumulative daily traffic volume growth. The early development of the Deficiency Plan will assist in the identification of Eastlake III project fair-share contributions for improvements and mitigation.

Project Impact:

*There are no freeway improvements associated directly with the project impact.*

**B. Impacted Arterial Segments**

- *East H Street between I-805 and Hidden Vista Drive (LOS E),*
- *Telegraph Canyon Road between I-805 and Paseo Del Rey (LOS D),*
- *Otay Lakes Road north of East H Street (LOS D),*
- *Otay Lakes Road between Otay Lakes Road and East H Street (LOS E),*
- *Olympic Parkway between I-805 and Oleander Avenue (LOS D),*
- *Olympic Parkway between SR-125 and Hunte Parkway (LOS F), and*
- *Eastlake Parkway north of Otay Lakes Road (LOS E).*

There are no improvements recommended under this scenario for those roadway segments with intersections operating at LOS D or better. Improvement of peak hour intersection operations adjacent to impacted segments can potentially provide the necessary segment mitigation by increasing the ability of arterial intersections to accommodate peak hour volumes while maintaining acceptable level of service. The provision of enhanced intersection geometric and achievement of acceptable peak hour operation positively influences arterial flow and allows segments to operate more efficiently. The following arterial segments need improvements since their associated intersections operate at a level of service below D and do not meet the threshold standards.

Cumulative Impact:

*There are no arterial segment improvements associated with cumulative impact.*

Project Impact:

*Olympic Parkway between SR-125 and Hunte Parkway.*

- *Olympic Parkway between Palomar Street and SR-125 (LOS D)*
- *Olympic Parkway between SR-125 and Hunte Parkway (LOS F),*
- *Birch Road between La Media and SR-125 (LOS E),*
- *Paseo Ranchero south of Main Street (LOS D),*
- *Eastlake Parkway north of Otay Lakes Road (LOS E), and*
- *Eastlake Parkway between Olympic Parkway and Birch Road (LOS D).*

There are no improvements recommended under this scenario for those roadway segments with intersections operating at LOS D or better. Improvement of peak hour intersection operations adjacent to impacted segments can potentially provide the necessary segment mitigation by increasing the ability of arterial intersections to accommodate peak hour volumes while maintaining acceptable level of service. The provision of enhanced intersection geometric and achievement of acceptable peak hour operation positively influences arterial flow and allows segments to operate more efficiently. The following arterial segments need improvements since their associated intersections operate at a level of service below D and do not meet the threshold standards.

Cumulative Impact:

- *Otay Lakes Road between Telegraph Canyon Road and north of East H Street, and*
- *Olympic Parkway between SR-125 and Hunte Parkway.*

Project Impact:

*There are no arterial segment improvements associated with project impact.*

**C. Impacted Peak Hour Intersections**

All intersections within the study area are forecasted to operate at an acceptable LOS under this scenario.

**Phase II (Year 2015 with SR-125 as A toll Road)**

**Total Cumulative ADT's: 31,090 trips &**

**Total Cumulative EDU's: 2,500**

This scenario analyzes the impacts associated with the Eastlake III build-out on the projected year 2010 circulation system. Olympic Parkway would be built to its ultimate configuration (6-lane roadway) easterly to Wueste Road and SR-125 as toll road under this alternative.

#### **A. Impacted Freeway Segments**

##### Cumulative Impact:

*I-805 between Bonite Road and Telegraph Canyon Road (Significant Impact).*

Creation of a Deficiency Plan under the Congestion Management Program (CMP) by SANDAG, Caltrans, APCD, MTDB, the City of Chula Vista and the County of San Diego. The Deficiency Plan should identify where and when a deficiency is expected to occur before it actually happens. Eastlake III is one of many development plans for the South bay, which will contribute to the cumulative daily traffic volume growth. The early development of the Deficiency Plan will assist in the identification of Eastlake III project fair-share contributions for improvements and mitigation. Mitigation strategies for this facility could include the widening of this segment of I-805 freeway to a ten-lane facility.

##### Project Impact:

*There are no freeway improvements associated directly with the project impact.*

#### **B. Impacted Arterial Segments**

- *East H Street between I-805 and Hidden Vista Drive (LOS E),*
- *Telegraph Canyon Road between I-805 and Paseo Ranchero (LOS D),*
- *Olympic Parkway between I-805 and Oleander Avenue (LOS D),*
- *Olympic Parkway between SR-125 and Hunte Parkway (LOS F),*
- *Olympic Parkway between Hunte Parkway and Wueste Road (LOS D),*
- *Birch Road between La Media Road and SR-125 (LOS E), and*
- *Eastlake Parkway between Birch Road and north of Otay Lakes Road (LOS E).*

There are no improvements recommended under this scenario for those roadway segments with intersections operating at LOS D or better. Improvement of peak hour intersection operations adjacent to impacted segments can potentially provide the necessary segment mitigation by increasing the ability of arterial intersections to accommodate peak hour volumes while maintaining acceptable level of service. The provision of enhanced intersection geometric and achievement of acceptable peak hour

operation positively influences arterial flow and allows segments to operate more efficiently. The following arterial segments need improvements since their associated intersections operate at a level of service below D and do not meet the threshold standards.

Cumulative Impact:

*Olympic Parkway between SR-125 and Hunte Parkway.*

Project Impact:

*There are no arterial segment improvements associated with project impact.***C.**  
**Impacted Peak Hour Intersections**

All intersections within the study area are forecasted to operate at an acceptable LOS under this scenario.

**Phase II (Year 2020 with SR-125 as a Toll Road)**

**Total Cumulative ADT's: 31,090 trips &**

**Total Cumulative EDU's: 2,500**

This scenario analyzes the impacts associated with the Eastlake III build-out on the projected year 2010 circulation system. Olympic Parkway would be built to its ultimate configuration (6-lane roadway) easterly to Wueste Road and SR-125 as toll road under this alternative.

**A. Impacted Freeway Segments**

Cumulative Impact:

*I-805 between Bonita Road and Telegraph Canyon Road (Significant Impact).*

Creation of a Deficiency Plan under the Congestion Management Program (CMP) by SANDAG, Caltrans, APCD, MTDB, the City of Chula Vista and the County of San Diego. The Deficiency Plan should identify where and when a deficiency is expected to occur before it actually happens. Eastlake III is one of many development plans for the South bay, which will contribute to the cumulative daily traffic volume growth. The early development of the Deficiency Plan will assist in the identification of Eastlake III project fair-share contributions for improvements and mitigation. Mitigation strategies for this facility could include the widening of this segment of I-805 freeway to a ten-lane facility.

Project Impact:

*There are no freeway improvements associated directly with the project impact.*

**B. Impacted Arterial Mitigation**

- *East H Street between I-805 and Hidden Vista Drive (LOS E),*
- *Telegraph Canyon Road between I-805 and Pasao Ranchero (LOS D),*
- *Otay Lakes Road between SR-125 and Eastlake Parkway (LOS D),*
- *Olympic Parkway between I-805 and Oleander Avenue (LOS E),*
- *Olympic Parkway between SR-125 and Hunte Parkway (LOS F),*
- *Olympic Parkway between Hunte Parkway and Wueste Road (LOS D),*
- *Eastlake Parkway north of Otay Lakes Road (LOS D),*
- *Eastlake Parkway between Olympic Parkway and Birch Road (LOS E),*  
*and*
- *Hunte Parkway between SDG&E easement and SR-125 (LOS E).*

There are no improvements recommended under this scenario for those roadway segments with intersections operating at LOS D or better. Improvement of peak hour intersection operations adjacent to impacted segments can potentially provide the necessary segment mitigation by increasing the ability of arterial intersections to accommodate peak hour volumes while maintaining acceptable level of service. The provision of enhanced intersection geometric and achievement of acceptable peak hour operation positively influences arterial flow and allows segments to operate more efficiently. The following arterial segments need improvements since their associated intersections operate at a level of service below D and do not meet the threshold standards.

Cumulative Impact:

*Olympic Parkway between SR-125 and Hunte Parkway.*

Project Impact:

*There are no arterial segment improvements associated with project impact.*

**C. Impacted Peak Hour Intersections**

Project Impact:

*Olympic Parkway and Wueste Road (LOS F during the PM peak hour).*

**Phase II (Build-out with Alta Road and SR-125 operating as a freeway)**  
**Total Cumulative ADT's: 31,090 trips &**  
**Total Cumulative EDU's: 2,500**

This scenario analyzes the impacts associated with the Eastlake III build-out on the projected Build-out of the City's circulation system. SR-125 will be completed as a freeway and Alta Road is constructed to provide a north south connection between the City's Eastern Territories and Otay Mesa community of the City of San Diego to the south.

#### **A. Impacted Freeway Segments**

##### Cumulative Impact:

*I-805 between Bonita Road and Telegraph Canyon Road (Significant Impact).*

Creation of a Deficiency Plan under the Congestion Management Program (CMP) by SANDAG, Caltrans, APCD, MTDB, the City of Chula Vista and the County of San Diego. The Deficiency Plan should identify where and when a deficiency is expected to occur before it actually happens. Eastlake III is one of many development plans for the South bay, which will contribute to the cumulative daily traffic volume growth. The early development of the Deficiency Plan will assist in the identification of Eastlake III project fair-share contributions for improvements and mitigation. Mitigation strategies for this facility could include the widening of this segment of I-805 freeway to a ten-lane facility.

##### Project Impact:

*There are no freeway improvements associated directly with the project impact.*

#### **B. Impacted Arterial Segments**

- *East H Street between I-805 and Hidden Vista Drive (LOS E),*
- *Otay Lakes Road between SR-125 and Eastlake Parkway (LOS F),*
- *Olympic Parkway between I-805 and Oleander Avenue (LOS D),*
- *Olympic Parkway between SR-125 and Hunte Parkway (LOS F),*
- *Rock Mountain Road between La Media Road and SR-125 (LOS D),*
- *Eastlake Parkway north of Otay Lakes Road (LOS D), and*
- *Eastlake Parkway between Olympic Parkway and Birch Road (LOS D).*

There are no improvements recommended under this scenario for those roadway segments with intersections operating at LOS D or better. Improvement of peak hour intersection operations adjacent to impacted

segments can potentially provide the necessary segment mitigation by increasing the ability of arterial intersections to accommodate peak hour volumes while maintaining acceptable level of service. The provision of enhanced intersection geometric and achievement of acceptable peak hour operation positively influences arterial flow and allows segments to operate more efficiently. The following arterial segments need improvements since their associated intersections operate at a level of service below D and do not meet the threshold standards.

Cumulative Impact:

- *Otay Lakes Road between SR-125 and Eastlake Parkway, and*
- *Olympic Parkway between SR-125 and Hunte Parkway.*

Project Impact:

*There are no arterial segment improvements associated with project impact.*

**C. Impacted Peak Hour Intersections**

Project Impact:

*Olympic Parkway and Wueste Road (LOS F during the AM and PM peak hours).*

**Phase II (Build-out without Alta Road and SR-125 operating as a Freeway)**

**Total Cumulative ADT's: 31,090 trips &  
Total Cumulative EDU's: 2,500**

This scenario analyzes the impacts associated with the Eastlake III build-out on the projected Build-out of the City's circulation system. SR-125 will be completed as a freeway. Under this scenario, and there is connection between the City's Eastern Territories and Otay Mesa community via Alta Road.

**A. Impacted Freeway Segments**

Cumulative Impact:

- *I-805 between Bonita Road to East Street (LOS F3), and*
- *I-805 East H Street to Telegraph Canyon Road (LOS F3).*

Creation of a Deficiency Plan under the Congestion Management Program (CMP) by SANDAG, Caltrans, APCD, MTDB, the City of Chula Vista and the County of San Diego. The Deficiency Plan should identify where and when a deficiency is expected to occur before it actually happens. Eastlake III is one



of many development plans for the South bay, which will contribute to the cumulative daily traffic volume growth. The early development of the Deficiency Plan will assist in the identification of Eastlake III project fair-share contributions for improvements and mitigation. Mitigation strategies for this facility could include the widening of this segment of I-805 freeway to a ten-lane facility.

Project Impact:

*There are no freeway improvements associated directly with the project impact.*

**B. Impacted Arterial Segments**

- *East H Street between I-805 and Hidden Vista Drive (LOS E),*
- *Otay Lakes Road between SR-125 and Eastlake Parkway (LOS F),*
- *Olympic Parkway between I-805 and Oleander Avenue (LOS D),*
- *Olympic Parkway between SR-125 and Hunte Parkway (LOS F),*
- *Olympic Parkway between Hunte Parkway and Wueste Road (LOS E),*
- *Rock Mountain Road between La Media Road and SR-125 (LOS E), and*
- *Eastlake Parkway north of Otay Lakes Road (LOS D).*

There are no improvements recommended under this scenario for those roadway segments with intersections operating at LOS D or better. Improvement of peak hour intersection operations adjacent to impacted segments can potentially provide the necessary segment mitigation by increasing the ability of arterial intersections to accommodate peak hour volumes while maintaining acceptable level of service. The provision of enhanced intersection geometric and achievement of acceptable peak hour operation positively influences arterial flow and allows segments to operate more efficiently. The following arterial segments need improvements since their associated intersections operate at a level of service below D and do not meet the threshold standards.

Cumulative Impact:

- *Otay Lakes Road between SR-125 and Eastlake Parkway, and*
- *Olympic Parkway between SR-125 and Hunte Parkway.*

Project Impact:

*There are no arterial segment improvements associated with project impact.*

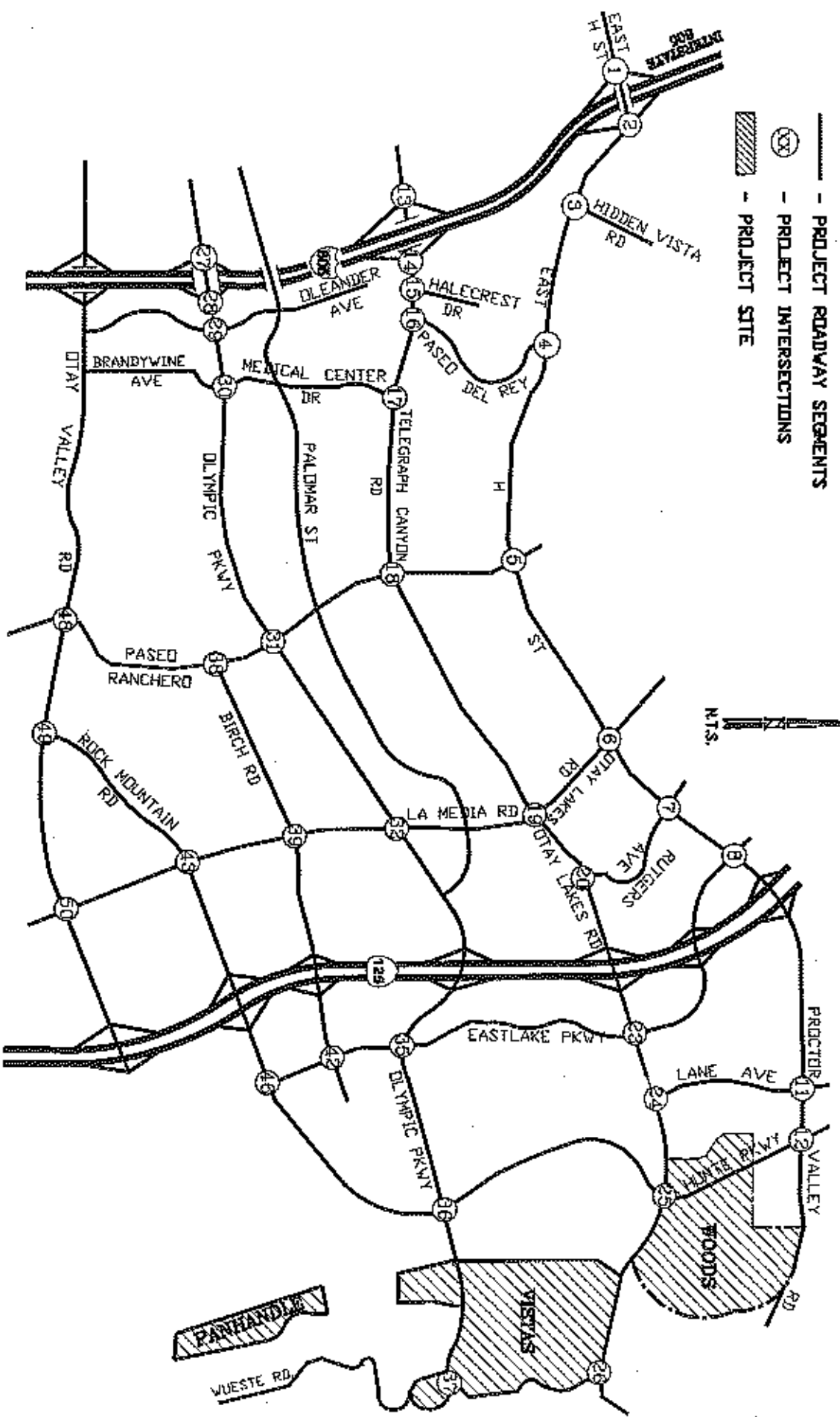
## **C. Impacted Peak Hour Intersections**

### Project Impact:

*Olympic Parkway and Wueste Road (LOS F during the AM and PM peak Hours).*

**LEGEND**

- PROJECT ROADWAY SEGMENTS
- ⊗ PROJECT INTERSECTIONS
- ▨ PROJECT SITE



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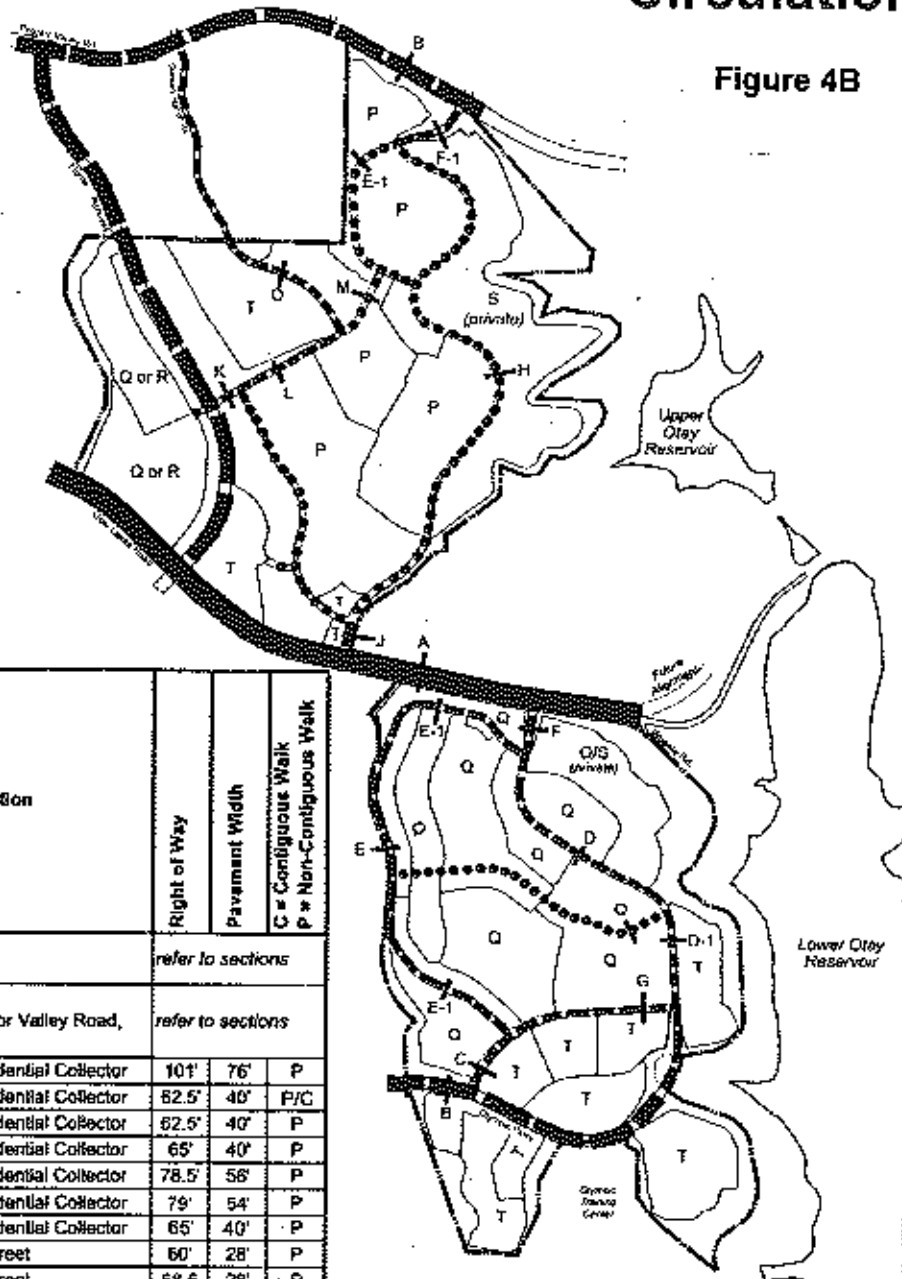
**AREA CIRCULATION NETWORK**

**EASTLAKE III PFFP  
 CITY OF CHULA VISTA**

**FIGURE  
 4A**

# Circulation

Figure 4B



Map Symbol/ Section Key	Description	Right of Way	Pavement Width	C = Contiguous Walk P = Non-Contiguous Walk
A	6 Lane Prime (Otay Lakes Road)	refer to sections		
B	4 Lane Major (Hunte Parkway, Proctor Valley Road, and Olympic Parkway)	refer to sections		
C	Modified Class III Residential Collector	101'	76'	P
D/D-1	Modified Class III Residential Collector	82.5'	40'	P/C
E	Modified Class III Residential Collector	82.5'	40'	P
E-1	Modified Class III Residential Collector	65'	40'	P
F	Modified Class III Residential Collector	78.5'	56'	P
F-1	Modified Class III Residential Collector	79'	54'	P
G	Modified Class III Residential Collector	65'	40'	P
H	Modified Residential Street	60'	28'	P
I	Modified Residential Street	68.5'	28'	P
J	Modified Class III Residential Collector	85'	54'	P
K	Modified Class III Residential Collector	70'	54'	C
L	Modified Class III Residential Collector	82'	54'	P
M	Modified Residential Collector	62'	34'	P
N	Modified Residential Street	62.5'	40'	P/I
O	Modified Class III Residential Collector	69.5'	44'	C/P
P	Modified Residential Street	58'	34'	P
Q	Modified Residential Street	56'	36'	P
R	Residential Street	58'	36'	C
S	Pr. Common Hammerhead Dr.	40'	20'	NA
T	Internal Streets & Drives	per Site Plan		

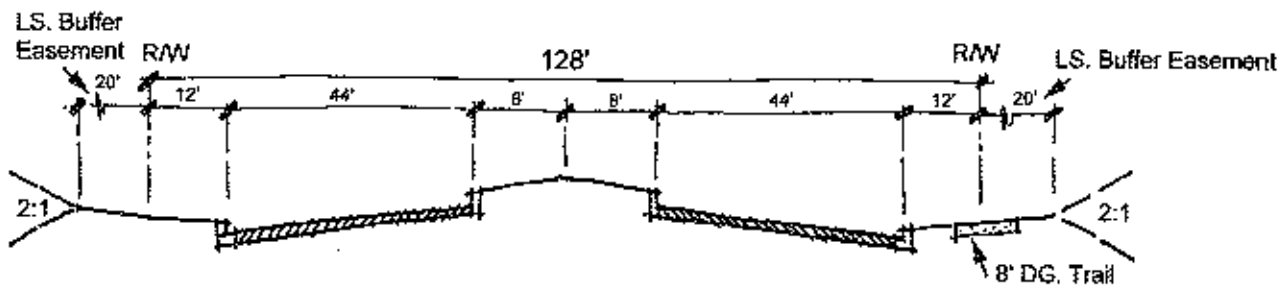
- 6 Lane Prime Arterial
- 4 Lane Major Arterial
- Class III Residential Collector
- Residential Street

Note: Transitions of street classification changes (or to existing roads) and phasing of improvements to be determined at Tentative Map stage.

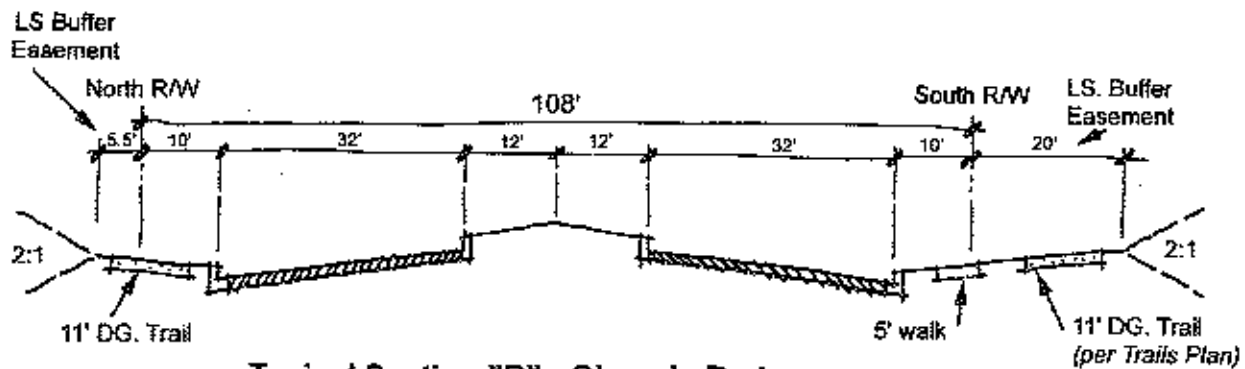
Note: Refer to Sections for Modifications

# Arterial Highway Sections

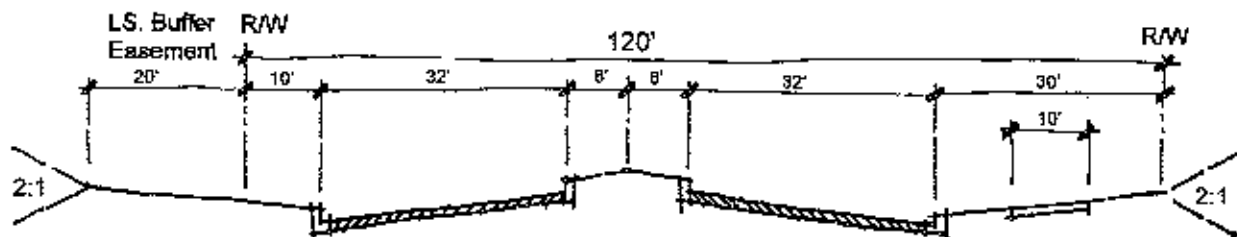
Figure 4C



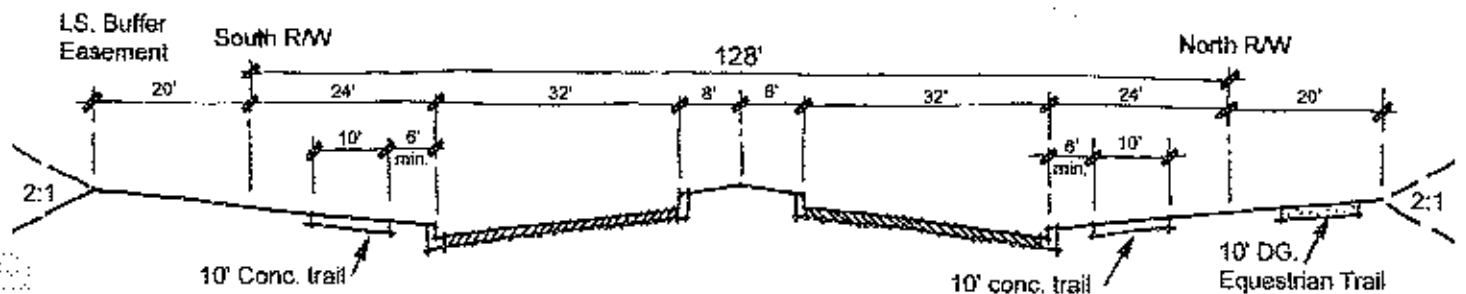
Typical Section "A" - Otay Lakes Road



Typical Section "B" - Olympic Parkway



Typical Section - Hunte Parkway



Typical Section - Proctor Valley Road

#### 4.4.1.12 Short-Term Adequacy Analysis

The adequacy of the traffic system is based upon the Traffic Impact Analysis, which considered two short-term scenarios for the development of the project. First scenario considers SR-125 not built by the year 2005 and the second scenario considers SR-125 built as a toll road by 2005. The analysis of the two scenarios was necessary in order to provide adequate mitigation for increased traffic levels for the initial phases of the project in the event SR-125 is not completed as scheduled. The approval and subsequent opening of SR-125 should allow the City to implement the second scenario analysis mitigation measures outlined in the Traffic Impact Analysis. In any case, maintenance of the City's Growth Management Threshold Standards for level of services is required.

**Arterial roadway segments** were analyzed to determine whether a project-related impact is "significant" or "less than significant". If ADT methodology indicates LOS C or better, impact is not significant. If ADT methodology indicates LOS D, E or F, the Growth Management Oversight Committee method should be utilized. The following criteria then would be utilized.

A. Direct project impact if all the following criteria are met:

1. Level of service is D for more than two (2) hours or LOS E/F for one (1) (GMOC criteria).
2. Project trips comprise Five percent (5%) or more of segment volume.
3. Project adds greater than 800 ADT to segments.

B. Cumulative impact if only criteria No. 1 is met.

The City of Chula Vista General Plan Circulation Element mandates LOS C design capacity or better as acceptable for arterial roadway segment ADT volumes. These standards are generally used as long-range planning guidelines to determine the functional classification of roadways and maintain a quality circulation system for Southbay residents under ultimate, build-out conditions. It should be recognized that the actual functional capacity of roadway facilities varies by the actual characteristics, which exist on each facility under review. Typically, the performance and LOS of a roadway segment is based on the ability of arterial intersections to accommodate peak hour volumes. Special designs of intersections to achieve acceptable levels of service and lower levels of approach delay could result in higher capacities than those shown in Table 9, City of Chula Vista Standards.

In addition to conformance with the arterial roadway performance standards detailed above, the project will be required to conform to the threshold standards included in the Traffic section of the adopted Growth Management Ordinance. The project's participation in the City's annual review of network

performance is mandated as all major circulation element facilities within the City of Chula Vista are included in the annual Traffic Monitoring Program report prepared by the Public Works Department, Engineering Division, and reviewed for conformance by the Growth Management Oversight Commission (GMOC)

**Adequacy analysis prior to SR-125:** Under the direction of the City of Chula Vista, LL&G prepared a capacity analysis to identify the number of building permits that could be issued before GMOC thresholds would be exceeded. The analysis addressed the segments of East H Street between I-805 freeway and Southwestern College Entrance, Telegraph Canyon Road between Halecrest Avenue and Otay Lakes Road, and Otay Lakes Road between East H Street and Telegraph Canyon Road. These roadway segments are considered critical corridors for land development in the City's eastern territories before the opening of SR-125 Freeway. The East H Street and Telegraph Canyon Road segments are considered critical circulation links because they provide direct access to the regional freeway network for eastern territory development. The analysis used a linear regression formula with peak hour traffic volumes as a function of level of service based on the City's historical Traffic Monitoring Program (TMP) results and the 24-hour ADTs. Thus, this formula basically reflects the City's TMP methodology.

**Peak Hour Intersections** were analyzed to determine whether a project related impact is "significant" or "less than significant" under two (2) conditions

#### Near-Term or Pre-Year 2005

An impact is considered a project impact if both the following criteria are met:

- ✓ Level of Service (LOS) is LOS E or F.
- ✓ Project trips comprise Five percent (5%) or more entering volumes.

The impact is considered cumulative in only criteria No. 1 is met.

**Freeway Segment Impacts/Mitigation:** were analyzed to determine whether a project related impact is "significant" or "less than significant".

An impact is considered a project impact if both the following criteria are met:

- ✓ Freeway segment Level of Service is LOS E or F.
- ✓ Project trips comprise Five percent (5%) or more of the total forecasted ADT on that freeway segment.

The impact is considered cumulative in only criteria No. 1 is met.

Impacts to freeway segments for the portions of I-805 in the vicinity of Eastlake III project have been identified and some segments are forecasted to

operate at LOS F. Under the regional Congestion Management Plan (CMP) a reduction in freeway segment level of service from LOS E to LOS F is considered a significant impact and requires the development of a Deficiency Plan. This Plan would be developed jointly by SANDAG, Caltrans, APCD, MTDB, and the City of Chula Vista.

One of the main purposes of the Deficiency Plan is to identify where and when a deficiency is expected to occur before it actually happens. Eastlake III is one of many development plans for the Southbay, which will contribute to the cumulative daily traffic volume growth, especially in the I-805 corridor. The early development of the Deficiency Plan by the multi-agency team will assist in the identification of project only fair-share contributions for improvements and mitigation.

Subsection C of Municipal Code Section 19.09.100 (Growth Management Ordinance) requires that if the City Manager determines that facilities or improvements within a PFFP are inadequate to accommodate any further development within that area the City Manager shall immediately report the deficiency to the City Council. If the City Council determines that such events or changed circumstances adversely affect the health, safety or welfare of City, the City may require amendment, modification, suspension, or termination of an approved PFFP.

#### **4.4.1.13 Cost & Financing Traffic Improvements**

##### **Roadway Improvements**

The following table 12a-d summarize Eastlake III major roadway requirements as they relate to the project based on the Traffic Impact Analysis. Said Tables 12a and 12b present trigger points for: 1) the traffic mitigation measures identified in the SEIR, and 2) those facilities required to serve the project in accordance with City's ordinances and policies. Table 12c includes the traffic mitigation measures identified in the SEIR. Table 12d presents the estimated cost of the offsite improvements required to serve the Project.



**Table 12a Cumulative Dwelling Unit Triggers[1]**

Facility	Description	Off/On-site Improvements	Roadway Unit Triggers (DU)
<b>Woods Unit Triggers</b>			
1a	Otay Lakes Road, Hunte Pkwy to Woods Entrance	Off-site improvement	1
2	Proctor Valley Rd. (along project frontage)	Off-site improvement	547[2]
4	Olympic Parkway, SR 125 to Hunte Pkwy. (6 Lanes)	Off-site improvement	1
6	Connector between Hunte Pkwy and Duncan Ranch Rd.	On-site improvement	1
7	Duncan Ranch Road between RHR to WR-4/5	On-site improvement	604
8	Connector between Facility 6 and 1a	on-site improvement	524
10	Connector between Facility 1a and 2	On-site improvement	453
11	Otay Lakes Road, East H Street to Telegraph Canyon Road (widen to 6 lanes)	Off-site improvement	1259[4]
<b>Vistas Unit Triggers</b>			
1b	Otay Lakes Road, Hunte Pkwy to Vistas Entrance	Off-site improvement	1
1c	Otay Lakes Road, Vistas Entrance to Wueste Road	Off-site improvement	1341[3]
4	Olympic Parkway, SR 125 to Hunte Parkway (6 lanes)	Off-site improvement	1
5	Connector between Olympic Parkway to Otay Lakes Road	On-site improvement	1034
9	Connector between Olympic parkway and Facility 5	On-site improvement	715
11	Otay lakes Road, East H Street to Telegraph Canyon Road (widen to 6 lanes)	Off-site improvement	1259[4]

Source: City of Chula Vista and Table 30, page 127, Eastlake III Traffic Impact Analysis report, March 5, 2001, by LL&G

Note:

- [1] Agree to construct and to secure the facility prior to the final map or issuance of a building permit that triggers the cumulative DU's as defined in this Table.
- [2] Pay for constructing this facility prior to final map or issuance of a building permit that triggers the cumulative DU's as defined in this table..
- [3] The trigger point for facility 1c may be waived or modified by the City Engineer based on other health and safety concerns
- [4] Trigger applicable for total number of units of both the Woods and the Vistas. Facility 11 will be required only if the Cumulative Unit Triggers is reached prior to the completion of SR 125..
- [5] The facilities in Table 12a are to be constructed the sooner of the cumulative triggers indicated on Table 12a, or the specific planning area trigger in Table 12b.

**Table 12b Eastlake III Public Facilities Matrix Specific Planning Area Triggers**

[1]

Phase	Unit	Roadway	Roadway Required for Access ("A") or Frontage ("F")
1	WR-1	10 (FRONTAGE)	F (10)
1	WR-3	10	A, F
1	WR-6	N/A [2]	-
1	WR-7	N/A [2]	-
1	WR-4	6, 8	A, F
2	WR-2	10	A, F
2	WR-5	6, 7	A, F
1	VR-4	9	A, F
1	VR-5	1b	F
1	VR-6	N/A [2]	-
1	VR-10	9	A, F
1	VR-12	N/A [2]	-
2	VR-1	1c (Frontage) 5 (Internal Street)	A (5), F (1c) [2]
2	VR-2	5	A, F
2	VR-3	5, 9	A, F
2	VR-7	N/A [2]	-
2	VR-8	9	A, F
2	VR-9	9	A, F
2	VR-11	5, 9	F
3	C-1	N/A [2]	-
3	C-2	N/A [2]	-
	PQ-1	1a, 6, 8	F
	PQ-2	6, 7	A, F

Source: City of Chula Vista and Table 30A, page 12B, Eastlake III Traffic Impact Analysis report, March 5, 2001, by LL&G

**Note:**

- [1] Agree to construct and to secure the facility prior to the first final map or issuance of a building permit in this planning area.
- [2] The trigger point for Facility 1c may be waived or modified by the City Engineer based on other health and safety concerns. [3] Refer to table 12a for cumulative requirements. The facilities in Table 12a are to be constructed the sooner of the cumulative triggers indicated on Tables 12a, or the specific planning area trigger in Table 12b.

**Table 12c Significant Impacts and Mitigation Measures Eastlake III**

Significant Impacts	Draft Mitigation Measures
<p><b>A. Direct Impacts</b></p> <p>1) Olympic Pkwy SR 125 to Hunte Pkwy</p>	<p>1) Construct to 6 lane Prime Arterial standards.</p>
<p>2) Otoy Lakes Road East "H" St. to Telegraph Canyon Road.</p>	<p>2) No mitigation needed until development exceeds 1,259 units. If development exceeds 1,259 units without SR 125 widen to 6 lanes of construct intersection improvements on Otoy Lakes Road which provides additional capacity to the satisfaction of the City Engineer.</p>
<p><b>B. Cumulative Impacts</b></p> <p>3) Olympic Pkwy SR 125 to Eastlake Pkwy</p>	<p>3) Amend the General Plan to designate as an 8 lane Prime Arterial. Contribute a fair share towards the construction of the additional lane.</p>
<p>4) Otoy Lakes Road SR 125 to Eastlake Pkwy</p>	<p>4) Amend the General Plan to designate as a 7 lane Prime Arterial (additional lane westbound). Contribute a fair share towards the construction of the additional lane.</p>
<p>5) Otoy Lakes Road East "H" St. to Telegraph Canyon Rd.</p>	<p>5) Contribute a fair share towards widening to 6 lanes or towards intersection improvements, which provides additional capacity along Otoy Lakes Road to the satisfaction of the City Engineer.</p>
<p>6) Otoy Lakes Road Bonita Rd to H Street</p>	<p>6) Contribute a fair share towards the widening to 6 lanes or towards intersection improvements which provides additional capacity along Otoy Lakes Road to the satisfaction of the City Engineer</p>
<p>7) Several Intersections and roadways only (without SR 125)</p>	<p>7) Prior to the construction of SR-125, the City shall stop issuing new building permits for Eastlake III when the City, in it's sole discretion, determines either:</p> <ol style="list-style-type: none"> <li>1. Building Permits for a total of 9,429 dwelling units have been issued for projects east of I-805 or</li> <li>2. An alternative measure is selected by the City in accordance with the City of Chula Vista Growth management Ordinance.</li> </ol> <p>The start date for counting the 9,429 dwelling units is January 1, 2000. Notwithstanding the foregoing, the City may issue building permits if the City decides in it's sole discretion that either traffic studies demonstrate, to the satisfaction of the City Engineer, that the circulation system, has additional capacity without exceeding the GMOC traffic threshold standards; other improvements are constructed which provide additional necessary capacity; or the City selects an alternative method of implementing the GMOC standards. These traffic studies would not require additional environmental review under CEQA. However, any improvements proposed in these traffic studies would be subject to additional environmental review as required.</p>

Source: Table 33, page 138, Eastlake III Traffic Impact Analysis report, March 5, 2001, by LL&G

**Table 12d Roadway Improvement Estimated Costs  
(Off-Site Direct Impact)**

Roadway Improvement (Off-Site Direct Impact)	Roadway Costs
<ul style="list-style-type: none"> <li>Construct Olympic Parkway as a six-lane Prime Arterial between SR-125 and Hunte Parkway.</li> </ul>	\$10,120,000
<ul style="list-style-type: none"> <li>Construct Proctor Valley Rd as a four-lane major Arterial roadway along the northerly frontage the project (Woods SPA).</li> </ul>	\$1,665,000
<ul style="list-style-type: none"> <li>Widen Otay Lakes Road to a six-lane prime arterial between East H Street and Telegraph Canyon Road.</li> </ul>	\$1,694,000
<ul style="list-style-type: none"> <li>Construct Otay Lakes Road as a six-lane Prime Arterial between Hunte Parkway and the Vistas SPA entrance.</li> </ul>	\$3,238,000
<ul style="list-style-type: none"> <li></li> </ul>	\$
<ul style="list-style-type: none"> <li>Construct ultimate improvements along Otay Lakes Road's southerly side, i.e. curb, gutter, and sidewalk along the northerly frontage of the Vista's neighborhood in addition to roadway construction, which shall consist of transitional roadway improvements (from 6-lane Prime Arterial to existing conditions) between the Vista's SPA entrance and Wueste Road.</li> </ul>	\$895,000
<b>Total</b>	<b>\$17,612,000</b>

Note: Table 12d estimated costs subject to change. Nonetheless, developer is required to construct these improvements regardless of final costs.

**Transportation Development Impact Fees (DIF)**

On December 7, 1993, the Chula Vista City Council adopted Ordinance 2580 amending Ordinance 2251 which previously commenced collection of transportation development impact fees (TDIF) to be used to construct circulation element transportation facilities to accommodate increased traffic generated by new development within the City's eastern territories. The fee was \$3,998 per equivalent dwelling unit (EDU) effective January 1, 1995. City staff completed an update of the TDIF and the City Council approved Ordinance No. 2802 on November 16, 1999 imposing a new rate of \$5,920 per

EDU. This new rate was subsequently adjusted for inflation on October 1, 2000 to \$6,065 per EDU. This PFFP reflects the newly adjusted TDIF rate.

Also effective January 1, 1995 was an interim pre-SR-125 development impact fee in the amount of \$820 per equivalent dwelling unit to implement the pre-SR-125 strategy as defined in the study entitled "Interim State Route 125 Facility Feasibility Study" prepared by HNTB and dated May 1993.

The Eastlake III project is within the boundaries of the Transportation DIF program and, as such, the project is subject to the payment of the fees at the rates in effect at the time building permits are issued. However, the improvements identified in Table 12 of the PFFP will be required to be constructed according to the approved phasing plan. In this case, the DIF ordinance allows for the issuance of credit in lieu of fees when an eligible facility is constructed by the project. If the total eligible construction cost amounts to more than the total required DIF fees as is indicated below, the owner/developer will be given credits toward future building permits outside of the SPA area.

The following equivalent dwelling units (EDU's) apply to the calculation of impact fees in accordance with Ordinance No's. 2802 for Transportation and 2579 for Interim Pre-SR-125 facilities.

**Table 13 Phasing EDU's for Transportation and Interim Pre-SR-125 Facilities**

Land Use	DUs or ACRES	Development Phases			
		Phase 1	Phase 2	Phase 3	Total EDU's
SFR-DETACHED	1,449.0	812.0	637.0	0.0	1,449.0
SFR-ATTACHED	73.0	0.0	58.4	0.0	58.4
MFR	539.0	143.4	180.0	0.0	323.4
COMMERCIAL	30.7	0.0	0.0	767.5	767.5
<b>EDU's/PHASE</b>		<b>955.4</b>	<b>875.4</b>	<b>767.5</b>	<b>2,598.3</b>

**Table 14 Eastlake III Transportation DIF Fees**

Development Phase	EDU's	Transportation Fee @ \$6,065/EDU
1	955.4	\$5,794,501.00
2	875.4	\$5,309,301.00
3	767.5	\$4,654,887.50
<b>Total</b>	<b>2,598.3</b>	<b>\$15,758,689.50</b>

**Table 15 Eastlake III Interim Pre-SR-125 DIF Fees**

Development Phase	EDU's	Interim Pre-SR-125 Fee @ \$820.00/EDU
1	955.4	\$783,428.00
2	875.4	\$717,828.00
3	767.5	\$629,350.00
<b>Total</b>	<b>2,598.3</b>	<b>\$2,130,606.00</b>

Notwithstanding the amounts stated herein, the amount of the fees to be paid by the Developer will be based upon the fee ordinance in effect at the time of building permits.

**Traffic Signal Fee**

Future development within Eastlake III will be required to pay Traffic Signal Fees in accordance with Chula Vista Council Policy No. 475-01. The fee is calculated at \$13.00 per vehicle trip generated per day for various land use categories.

**Table 16 Traffic Signal Fees**

Development Phase	Trips	Traffic Signal Fee @ \$13.00/Trip
<b>All Phases Total</b>	<b>25,004</b>	<b>\$325,052.00</b>

**Non-DIF Streets and Signals**

The Eastlake III project contains residential streets and signals that, by city policy, are not eligible for DIF credit. Such non-DIF eligible signals may be eligible for credit against the traffic signal fee. These streets and signals will be funded by the development.

#### **4.4.1.14 Threshold Compliance and Recommendations**

Threshold compliance will continue to be monitored through the annual GMOC monitoring program and the Eastern Chula Vista Transportation Phasing Plan updates. As mentioned before, the required facilities shall be constructed in conformance with Tables 12a and 12b.

Prior to SR-125 construction, the time frame when the GMOC roadway standards may be exceeded is dependent on the number of dwelling units constructed. LL&G Engineers completed an analysis in June 2000, which estimated that 9,429 residential dwelling units could be constructed east of I-805 before the GMOC standards would be exceeded. The analysis concluded that East H Street and Telegraph Canyon Road east of I-805 are the "constraints" in the area street system. Notwithstanding the foregoing, the City may issue building permits if the City decides in its sole discretion that either: traffic studies demonstrate (to the satisfaction of the City Engineer) that the circulation system has additional capacity without exceeding the GMOC traffic threshold standards, other improvements are constructed which provide additional necessary capacity, or the City selects an alternative method of implementing the GMOC standards.

Following is a discussion of the TDIF facilities i.e. Otay Lakes Road and Olympic Parkway which are the responsibilities of the project..

##### **Otay Lakes Road**

Eastlake III shall a) construct Otay Lakes Road as a 6-lane Prime Arterial roadway between Hunte Parkway and Wueste Road, b) contribute a fair share towards the construction of an additional westbound lane for a total of 7 lanes on Otay Lakes Road between SR-125 and Eastlake Parkway and c) widen the north-south segment of Otay Lakes Road between East H Street and Telegraph Canyon Road to a six-lane Prime Arterial or intersection improvements will need to be constructed to the satisfaction of the City Engineer in the event the construction of SR 125 is delayed. Construction of the roadway or intersection improvements shall commence as noted in the Tables 12a-d.

##### **Olympic Parkway**

Eastlake III shall construct Olympic Parkway to a 6-lane Prime Arterial roadway between SR-125 and Hunte Parkway and contribute a fair share toward the cost of widening Olympic Parkway from a 6-lane to an 8-lane Prime Arterial between SR-125 and Eastlake Parkway. Roadway construction shall commence as noted in the Tables 12a-d.

### **Proctor Valley Road**

Eastlake III shall pay its fair share for constructing Proctor Valley Road as a 4-lane Major Arterial along the northerly frontage of the Woods neighborhood as noted in the Tables 12a-d.

### **Traffic Signal at Project Access Points**

Prior to approval of the first final map, which triggers the installation of the related street improvements, the applicant shall enter into an agreement to construct and secure a fully activated traffic signal including interconnected wiring at the following street intersection:

- Proctor Valley Road and Woods Entry Street,
- Hunte Parkway and first Woods Entry Street,
- Hunte Parkway and second Woods Entry Street,
- Otay Lakes Road and Woods Entry Street,
- Otay Lakes Road and Vistas Entry Street,
- Otay Lakes Road and Wueste Road,
- Olympic Parkway and Vistas Entry Street,
- Olympic Parkway and Wueste Road, and
- Wueste Road and Vistas Entry Street.

Developer shall fully design the aforementioned traffic signals as part of the improvement plans for the related street. Developer shall install underground improvements, standards and luminaries in conjunction with the construction of the applicable street improvements. In addition, developer shall install mast arms, signal heads and associated equipment when traffic signal warrants are met as determined by the City Engineer. Single or double left-turn lanes should be provided to ingress each access point as determined by the City Engineer. Single or double left-turn and right-turn lanes shall be provided to egress each access point as determined by the City Engineer.



# POLICE

## **4.4.2 POLICE**

### **4.4.2.1 Threshold Standard**

- A. *Emergency Response:* Properly equipped and staffed police units shall respond to 84 percent of Priority I emergency calls throughout the City within seven (7) minutes and shall maintain an average response time to all Priority I calls of 4.5 minutes or less (measured annually).
- B. *Urgent Response:* Properly equipped and staffed police units shall respond to 62 percent of Priority II, urgent calls throughout the City within seven (7) minutes and shall maintain an average response time to all Priority II calls of seven (7) minutes or less (measured annually).

### **4.4.2.2 Service Analysis**

Police services are provided by the City of Chula Vista Police Department. The purpose of the Threshold Standard is to maintain or improve the current level of police services throughout the City by ensuring that adequate levels of staff, equipment and training are provided.

Police Facilities are also addressed in *A Master Plan for the Chula Vista Civic Center Solving City Space Needs Through Year 2010*, dated May 8, 1989.

### **4.4.2.3 Project Processing Requirements**

#### **Sectional Planning Area Plan/Public Facilities Finance Plans**

1. Services reviewed consistent with proposed phasing of the project.
2. Demonstrate conformance with *A Master Plan for the Chula Vista Civic Center*, dated May 8, 1989.

### **4.4.2.4 Existing Conditions**

The San Diego County Sheriff's Department currently provides law enforcement services to the unincorporated area surrounding Eastlake III while the Chula Vista Police Department (CVPD) provides services within the incorporated limits of Chula Vista including Eastlake.

## Police Facility Inventory

### Existing Facility

Police Headquarters

276 4th Avenue

### Future Facilities

Build New Facilities

At a site to be determined

#### **4.4.2.5 Adequacy Analysis**

Based upon the Growth Management Oversight Commission 1999 Report dated April 2000, neither of the two citywide measures for both Priority I Calls for Service (CFS) and Priority II CFS were met during the reporting period. For Priority I CFS, the Police Department responded to 70.9% of calls within 7 minutes as opposed to the 84% threshold. The average Priority I call response time was 5:50 minutes compared to the 4:30 minute threshold time.

For Priority II urgent calls, 45.8% were responded to within 7 minutes compared to the 62% threshold time. The average Priority II call response time was 9:35 minutes compared to the 7:00 minute threshold time.

Two key factors were cited by the GMOC to explain the non-compliance, they were: (1) original measurement and data corrections, and (2) staffing and deployment deficiencies. An additional factor was inclusion of response times for false alarms. In analyzing the historic data, the GMOC report indicates that the original Priority I Threshold should have been set at 81% of calls within 7 minutes, with an average response time of 5.5 minutes. The Priority II Threshold should have been set at 57% of calls within 7 minutes, with an average response time of 7.5 minutes. Even if these adjustments were made, 1999 response time levels would still not be in compliance. The GMOC report recommended that the City Council defer action on the adoption of these proposed response time adjustments until after the next GMOC review cycle.

The Police Department reports that the staffing deficit in the Patrol division has been, by far, the most significant factor in the decline in response times. To correct this situation, PD developed a "Strategic Plan" that included a staffing model, a program for "advance hires," and a more effective deployment configuration. An output of the staffing model identified the need for 16 new patrol officers that was subsequently approved by the City Council in December 1999. The Police Department has since obtained a Universal Hire Grant in the amount of \$1.1 million to hire fifteen new officers. The officers are currently being recruited and trained.

The police Department report also cited the amount and increase in false alarms. Approximately 99.9% of all alarm calls were false alarms. The already high number of false alarms has been increasing at the rate of 3 to 5% annually. The PD has instituted a number of interventions including a program of contacting chronic offenders. This program has managed to keep the growth rate in false alarms below that of newly registered alarm owners.

The Police Department indicated to the GMOC that, based upon the proposed development phasing schedule, the current facilities, equipment and staff will be insufficient to absorb forecasted growth during the next 5 to 7-year time frame without the changes noted above.

#### 4.4.2.6 Financing Police Facilities

In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista<sup>7</sup>. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809A and 2810 on May 23, 2000. The current fee is \$2,618 per equivalent dwelling unit.

The portion of the fee attributable to police services is \$735/EDU.

The Eastlake III project is within the boundaries of the public facilities DIF program and, therefore, is subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the Eastlake III obligation at build-out is \$1,651,471.

<b>Development Phase</b>	<b>EDU's</b>	<b>Police Fee @ \$735/EDU</b>
1	1,083.4	\$796,299.00
2	1,010.0	\$742,350.00
3	153.5	\$112,822.50
<b>Total</b>	<b>2,246.9</b>	<b>\$1,651,471.50</b>

Source: MuniFinancial calculations.

<sup>7</sup> For Police and other facilities discussed throughout this Public Facilities Finance Plan, reference is hereby made to the report titled, *Development Impact Fees for Public Facilities* dated April 20, 1993.

#### **4.4.2.7 Threshold Compliance and Recommendations**

The Police Services is not currently in compliance with the Threshold Standard. However, a program of improvements has been initiated as reported above. The City will continue to monitor police responses to calls for service in both the Emergency (priority one) and Urgent (priority two) categories and report the results to the GMOC on an annual basis.

Eastlake III will be conditioned to pay Public Facilities Fees at the rate in effect at the time building permits are issued.

# **FIRE AND EMERGENCY MEDICAL SERVICES**

## **4.4.3 FIRE AND EMERGENCY MEDICAL SERVICES**

### **4.4.3.1 Threshold Standard**

*Emergency Response:* Properly equipped and staffed fire and medical units shall respond to calls throughout the City within seven (7) minutes in 85 percent of the cases (measured annually).

### **4.4.3.2 Service Analysis**

Responses to fire emergencies are provided by the City of Chula Vista Fire Department while responses to emergency medical calls are provided by American Medical Services. The City also has county wide mutual and automatic aid agreements with surrounding agencies should the need arise for their assistance. The purpose of the Threshold Standard and the monitoring of response times is to maintain and improve the current level of fire protection and emergency medical services (EMS) in the City.

During the 2000 calendar year reporting period, the Fire Department responded to 79% of emergency calls within 7 minutes, compared with the 85% threshold level that had been based on an estimated 1.3 minute dispatch and turnout time and 5.7 minute travel time. The Fire Department has been out of compliance with the Threshold Standard for several years and has waited several years for the installation of a new computer-aided dispatch system (CAD) that will help in the review of response time characteristics. The CAD system was installed in 1998. Last year, the GMOC was presented with an in-depth report prepared by the City's Special Projects Division in concert with the Fire Department entitled *Report on Fire Threshold Performance 1990-1999*. The report was completed in April 2000. The report investigates response times and Fire/EMS Threshold performance based on analysis of CAD system data.

The report presents three key conclusions that explain the non-compliance, along with several recommendations, including a proposal for an adjustment to the Threshold Standard. When the threshold was set in 1988/89, staff estimated that dispatch and turnout time totaled 1.3 minutes. With better measurement from the CAD system, the Fire Department recommends that the 1.3-minute goal be adjusted to 2.0 minutes.

Factors contributing to increased travel time include responding to freeway incidents, longer travel times due to lower density development, hilly terrain, and the more circuitous non-grid nature of streets in new residential neighborhoods in eastern Chula Vista. Based on this information, the Fire Department is recommending a new threshold level of 80% of emergency calls responded to within 7 minutes (2 minutes dispatch/turnout and 5 minute travel). The 1999 GMOC report recommended that the City Council defer

action on the adoption of these proposed response time adjustments until after the next GMOC review cycle.

#### 4.4.3.3 Project Processing Requirements

Development of the new fire station shall be in accordance with the project guidelines outlined in the Fire Station Master Plan as may be amended from time to time and subject to the approval of the Fire Chief.

In accordance with the Fire Station Master Plan, the City, at its sole discretion, shall determine the ultimate location and construction timing for the new fire station in order to achieve threshold service levels, meet specific project guidelines or maintain general operational needs of the Fire Department.

The requirement to pay for fire station construction and related equipment shall be the sole responsibility of the developer or developers and the City may require said developer or developers to provide a guarantee mechanism to assure the availability of such funding.

#### Sectional Planning Area Plan/Public Facilities Finance Plans

1. Specific siting of the facility takes place which conforms to the *Fire Station Master Plan*, August 14, 1997.
2. Site reserved.
3. Equipment needs identified.
4. Methods of financing discussed.
5. Timing of construction is consistent with threshold service levels, specific project guidelines and/or general operational needs of the Fire Department.
6. Demonstrate the ability to provide adequate facilities to access required fire stations in conjunction with the construction of sewer and water facilities.

#### 4.4.3.4 Existing Conditions

There are currently six city stations and one fire protection district station serving the City of Chula Vista. The existing and future stations are listed below:

##### **FIRE STATION INVENTORY** **Chula Vista Existing Facilities**

	<u>Location</u>	
Station #1	447 "F" Street	
Station #2	80 East "J" Street	
Station #3	1410 Brandywine Ave	
Station #4	861 Otay Lakes Road	
Station #5	391 Oxford Street	
Interim Station #6	975 Lane Avenue	Future Woods #6
Fire Training Tower	850 Paseo Ranchero	
Fire Prevention Bureau	447 "F" Street	



Fire Administration <b>Fire Protection District Facility</b>	447 "F" Street <b>Location</b>	
Bonita/Sunnyside Fire Protection Dist. <b>Planned Facilities</b>	4900 Bonita Road <b>Location</b>	<b>Cost Estimate</b>
Station #3 (to be relocated)	Sunbow	\$1,249,150
Station #4 (to be relocated)	850 Paseo Ranchero	\$997,750
Station #5 (to be reconstructed)	391 Oxford Street	\$1,190,500
Station #6A (permanent facility)	Eastlake Woods	None Established
Station #7 Otay Ranch	Village 2	\$3,087,250
Station #8	Salt Creek/RHR	\$1,181,500
Otay Ranch	Village 9	None Established
Otay Ranch	Village 13	None Established
<b>Other Capital Improvements</b>		
Radio Communications Tower	Otay Mountain	\$38,000
Public Safety Communications (CAD/RMS)	Dispatch Center	\$1,788,000
Public Safety Communications (800MHz)	Citywide	None Established
Brush Engine	Eastern Territories	\$225,000

#### 4.4.3.5 Adequacy Analysis

The City of Chula Vista Fire Department (CVFD) currently serves areas within the City's boundaries including the Eastlake III SPA area. The closest CVFD stations to the project site are:

- Relocated Fire Station 4, located at 850 Paseo Ranchero in Rancho del Rey.
- Interim Fire Station 6, located in the Eastlake Business Park.
- Permanent Fire Station 8, located in the Rolling Hills Ranch (Salt Creek) development.

The nearest existing station to Eastlake III is the Interim Fire Station 6 located in the Eastlake Business Park.

The Fire Station Master Plan, adopted in 1997, recommends a nine-station network in eastern Chula Vista. Station 6A is the station designated to serve the Eastlake Woods and Vistas and other surrounding neighborhoods in Eastlake. The Fire Station Master Plan recommended site for station 6A is in the Trails neighborhood, subject to further evaluation of the suggested location when more specific development details are available. During the Trails neighborhood planning process, the Fire Department, as suggested in the Fire Station Master Plan, evaluated in more detail the suggested Trails site and another site in the Woods neighborhood, and concluded that the Woods site at the northwest corner of Otay Lakes Road and the future entrance road to the

Woods is more suitable to serve future residents of Eastlake and other surrounding neighborhoods.

The proposed Woods entry street and a portion of the proposed fire station site are outside the Eastlake III property. Therefore, their construction will necessitate acquisition of off-site property by Eastlake. The Woods access road location, which determined the ultimate location of the fire station site, was aligned with the future community center to the south across Otay Lakes Road to facilitate a future signalized intersection at this location and minimize the acquisition of off-site property by Eastlake.

The Final design of the fire station and adjoining streets will require review and approval by the Fire Department to insure adequate truck access, maneuvering and circulation.

#### **4.4.3.6 Financing Fire Service Facilities**

In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809A and 2810 on May 23, 2000. The current fee is \$2,618 per equivalent dwelling unit. The portion of the fee attributable to fire and emergency medical services is \$203/EDU.

The Eastlake III project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the Eastlake III obligation at build-out is \$456,120.

<b>Development Phase</b>	<b>EDU's</b>	<b>Fire/EMS Fee @ \$203/EDU</b>
1	1,083.4	\$219,930.20
2	1,010.0	\$205,030.00
3	153.5	\$31,160.50
<b>Total</b>	<b>2,246.9</b>	<b>\$456,120.70</b>

Source: MuniFinancial calculations.

#### **4.4.3.7 Threshold Compliance and Recommendations**

Fire Services is not currently in compliance with the Threshold Standard. The City will continue to monitor Fire Department responses to emergency fire and medical calls and report the results to the GMOC on an annual basis.

As population growth in the service area warrants, Fire Station No. 6 would be constructed within the Woods neighborhood and Fire Station No. 8 would be constructed in the Rolling Hills Ranch and Salt Creek service area. These stations would help ensure adequate service within the requirements of the City's Quality of Life Threshold Standards.

The Eastlake III SPA shall be conditioned to pay Public Facilities Fees at the rate in effect at the time building permits are issued. If the Permanent Fire Station is in Eastlake, the Developer shall construct the station or be given credit in accordance with the *Agreement for an Interim and Permanent Fire Station in Eastlake* dated February 6, 1992, for costs related to construction of the permanent fire station, against Public Facilities Developer Impact Fees: Fire Suppression System, in accordance with applicable Municipal Code sections.

# SCHOOLS

## 4.4.4 SCHOOLS

### 4.4.4.1 Threshold Standard

The City annually shall provide the two local school districts with a 12 to 18 month development forecast and request an evaluation of their ability to accommodate the forecast and continuing growth. The Districts' replies should address the following:

1. Amount of current capacity now used or committed.
2. Ability to absorb forecasted growth in affected facilities.
3. Evaluation of funding and site availability for projected new facilities.
4. Other relevant information the District(s) desire(s) to communicate to the City and GMOC.

### 4.4.4.2 Service Analysis

School facilities and services in Chula Vista are provided by two school districts. The Chula Vista Elementary School District administers education for kindergarten through sixth grades. The Sweetwater Union High School District administers education for the Junior/Middle and Senior High Schools of a large district, which includes the City of Chula Vista. The purpose of the threshold standard is to ensure that the districts have the necessary school sites and funds to meet the needs of students in newly developing areas in a timely manner, and to prevent the negative impacts of overcrowding on the existing schools. Through the provision of development forecasts, school district personnel can plan and implement school facility construction and program allocation in line with development.

Chula Vista Elementary School District's Standards and Criteria are used in the place of a defined master plan.

Sweetwater Union High School District utilizes the "Sweetwater Union High School District Long Range Comprehensive Master Plan", dated November 1989 and updated in May 1993.

### 4.4.4.3 Project Processing Requirements

#### Sectional Planning Area Plan/Public Facilities Finance Plans

1. Identify student generation by phase of development.
2. Specific siting of proposed school facilities will take place in conformance with the *Sweetwater Union High School District Long Range Comprehensive Plan*, November 1989 and Chula Vista Elementary School District's Standards and Criteria.
3. Reserve school sites, if necessary, or coordinate with the district for additional school classrooms.

4. Provide cost estimates for facilities.
5. Identify facilities consistent with proposed phasing.
6. Demonstrate the ability to provide adequate facilities to access public schools in conjunction with the construction of water and sewer facilities.
7. Secure financing.

#### **4.4.4.4 Existing Conditions**

##### **School Facilities Inventory, Chula Vista Elementary School District**

The Chula Vista Elementary School District's inventory consists of 37 elementary schools including five Charter schools as of September 2000. Table 29 lists existing schools together with the capacity and enrollment of each. Capacity using existing permanent and relocatable buildings is 24,620. Enrollment is approximately 23,350. Nineteen schools are on a traditional school year while 18 are year-round.

New elementary schools will be needed to meet the educational needs of students generated from the projected development and resultant population increase. The district has experienced rapid growth during the past decade. Since 1990, enrollment increased by 3,907 students (1990/91 @ 17,501 and 1999/00 @ 21,408) or 22 percent. This growth was reportedly due to:

1. Demographic changes in older neighborhoods in the west;
2. New growth in the eastern territories; and
3. Higher student generation ratios (students per household) in some new developments in the east.

Within the last eighteen months, the Thurgood Marshall Elementary School in Rolling Hills and Arroyo Vista in Eastlake Trails were both completed. Within the next nine months, the district will complete the construction of three new elementary schools (Heritage, McMillin, and Chula Vista Learning Community Charter). Finney School is slated for modernization and facility expansion. These new capital projects combine to create 2,250 new seats in 2001.

**Table 19 Chula Vista Elementary School District - October 2000 Actual Enrollments Vs. School Capacity**

	10/20/2000 Enrollment	Permanent & Relocatable Capacity	Over (-) Under (+) Capacity
Allen	440	450	+10
Arroyo Vista	688	750	+62
Casillas	826	750	-76
Castle Park	615	600	-15
Chula Vista Hills	564	600	+36
CVLCC	353	350	-3
Clear View	590	600	+10
Cook	534	530	-4
Discovery	910	960	+50
Eastlake	690	800	+110
Feaster	1,125	1,120	-5
Finney	536	540	+4
Halecrest	530	590	+60
Harborside	732	780	+48
Hilltop Drive	552	560	+8
Juarez-Lincoln	651	750	+99
Kellogg	431	430	-1
Lauderbach	984	940	-44
Loma Verde	724	740	+16
Los Altos	513	540	+27
Marshall	409	750	+341
Montgomery	463	510	+47
Mueller	869	900	+31
Olympicview	710	820	+110
Otay	688	690	+2
Palomar	451	450	-1
Parkview	414	550	+136
Rice	729	750	+21
Rogers	572	630	+58
Rohr	582	610	+28
Rosebank	720	730	+10
Silver Wing	610	630	+20
Sunnyside	567	590	+23
Tiffany	663	710	+47
Valle Lindo	521	520	-1
Valley Vista	679	680	+1
Vista Square	716	720	+4
<b>Total</b>	<b>23,351</b>	<b>24,620</b>	<b>+1,269</b>

Source: Chula Vista Elementary School District.

**School Facilities Inventory, Sweetwater Union High School District**

The Sweetwater Union High School District currently administers ten (10) junior high/middle schools and nine (9) senior high schools plus one continuation high school within the District. Of the nine junior highs, six have been converted to middle schools serving grades seven and eight. As the population grows, the District is projecting a

need for and must secure funding for 3 middle schools and 3 high schools throughout the District's boundaries.

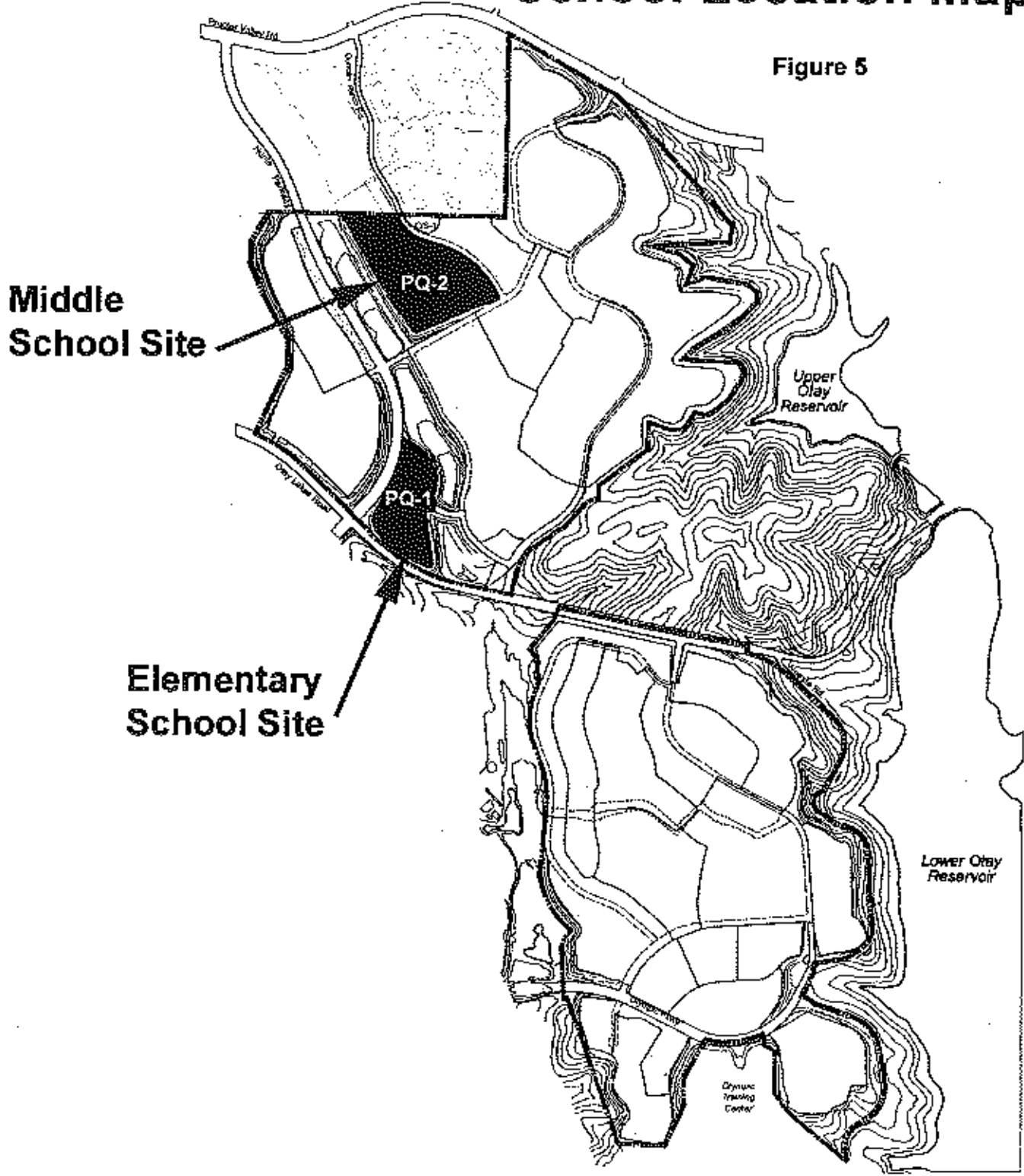
<b>Table 20 Sweetwater Union High School District Enrollments Vs. Adjusted Capacity</b>			
<b>School</b>	<b>Adjusted Total Capacity</b>	<b>10/00 CBEDS Enrollment (unofficial)</b>	<b>Excess Capacity</b>
<b>High Schools</b>			
Bonita Vista	2,487	2,485	2
Castle Park	2,081	1,973	108
Chula Vista	2,420	2,440	(20)
Eastlake	2,424	2,235	189
Hilltop	2,019	1,998	21
Mar Vista	1,879	1,926	(47)
Montgomery	2,440	2,530	(90)
Southwest	2,408	2,205	203
Sweetwater	2,163	2,189	(26)
Palomar	713	522	191
<b>Subtotal</b>	<b>21,034</b>	<b>20,503</b>	<b>531</b>
<b>Junior High/Middle Schools</b>			
Bonita Vista Mid	1,738	1,198	540
Castle Park Mid.	1,613	1,298	315
Chula Vista Jr.	1,396	1,201	195
Granger Jr.	1,380	1,100	280
Hilltop Mid.	1,504	1,227	277
Mar Vista Mid.	1,581	1,431	150
Montgomery Mid.	1,614	1,098	516
National City Mid.	1,054	891	163
Rancho del Rey	1,613	1,240	373
Southwest Jr.	1,350	1,160	190
<b>Subtotal</b>	<b>14,843</b>	<b>11,844</b>	<b>2,999</b>
<b>Total</b>	<b>35,877</b>	<b>32,347</b>	<b>3,530</b>
Learning Center		2,753	
<b>Total Enrollment</b>		<b>35,100</b>	
<b>Sweetwater Union High School District</b>			
<b>Future Schools</b>	<b>Capacity</b>	<b>Est. Opening Date</b>	
Junior/Middle School in Eastlake Woods	1,500	2005	
High School/ Otay Mesa	2,400	2002	
High School/ Otay Ranch	2,400	2003	

Source: Sweetwater Union High School District.



# School Location Map

Figure 5



#### 4.4.4.5 School Sizing and Location

The Eastlake III is proposed to consist of 2,061 dwelling units at build-out. At completion, the proposed project could generate approximately 1,586 students at the following Student Generation Factors:

Elementary (K-6) = .45 students/dwelling unit  
 Middle School (7-8) = .11 students/dwelling unit  
 High School (9-12) = .21 students/dwelling unit

By phase and school category, Eastlake III is expected to generate the following students:

Phase	Dwelling Units	Student Generation			Total Students
		Elementary .45 per DU	Middle .11 per DU	Sr. High .21 per DU	
1	1,238	557.10	136.18	259.98	953.26
2	823	370.35	90.53	172.83	633.71
3	0	0.00	0.00	0.00	0.00
<b>Total</b>	<b>2,061</b>	<b>927.45</b>	<b>226.71</b>	<b>432.81</b>	<b>1,586.97</b>

Source: CVESD and SUHSD student generation factors; MuniFinancial calculations.

School Size Standards:      Elementary      700-750      students  
    Middle              1,500              students  
    Senior High      2,400              students

The Sweetwater Union High School District operates and maintains Rancho del Rey Middle School and Eastlake High School that are within the attendance boundaries of the Eastlake III project. Throughout the district there is abundant middle school capacity. At Rancho del Rey and Eastlake high schools, available capacity exists in 2000-2001 and 2001-2002 school years. The placement of additional relocatables at these sites is an option for further growth until new high school and middle school facilities can be constructed.

At the projected rate of growth in the City of Chula Vista as provided to the SUHSD, approximately 2,000 new homes per year will generate 220 new middle school students and 420 new high school students annually. The cumulative impact of growth and the students generated from projects currently approved (Eastlake, Rancho del Rey, Otay Ranch, and Sunbow) will absorb much of the existing school capacity in the SUHSD prior to the generation of students from the Eastlake III project.

SUHSD will commence grading the site for high school 12 in February 2001 and expects to open mid-year 2002.

The need for an elementary school site within the Eastlake III SPA is anticipated. The SPA plan designates a 14.3-acre elementary school site, Parcel PQ-1, at the intersection of Hunte Parkway and Otay Lakes Road, with access across Salt Creek from internal streets of Eastlake Woods. Eastlake III is projected to generate 804 elementary school students that are more than the capacity of one school.

A site for a new junior high school is also designated within the Woods neighborhood of Eastlake III at the northern end of the Salt Creek corridor. This 25.1-acre site is only accessed from internal streets. The developer will convey the school site to SUHSD as partial mitigation of school impacts.

#### **4.4.4.6 Financing School Facilities**

California Government Code section 65995 et. seq. and Education Code Section 17620 et. seq. authorizes school districts to impose facility mitigation exactions on new development as a way to address increasing enrollment caused by new development.

The current allowable rate for school fees has been limited by the passage of SB 50 (as Proposition 1A on November 3, 1998) to \$2.05 per square foot for residential construction and \$.33 per square foot for nonresidential. These amounts are divided between the two districts as follows: For the Sweetwater District - \$1.15 and \$0.18 per square foot for residential and nonresidential, respectively; and for the Chula Vista District - \$0.90 and \$0.15 per square foot for residential and nonresidential, respectively.

The CVESD adopted a School Facilities Needs Analysis that allows the District to levy Alternative Level II fees of \$1.47 per square foot on residential construction/development, which is not within a Community Facilities District (CFD) or otherwise contained in a mitigation agreement with the District. The commercial/industrial fees are \$0.15 per square foot and are valid through May 2002.

The analysis also identified an Alternative Level III Fee of \$2.93 per square foot of new residential construction as the amount authorized pursuant to Government Code Section 65995.7 in the event that State Funds are no longer available. CVESD anticipates that during the next 12-month period, funding from the State will be available and that only the Alternative Level II Fee may be imposed.

SUHSD, on January 20, 2001, also adopted a School Facilities Needs Analysis that allows the District to levy Alternative Level II fees of \$1.45 per square foot and Level III fees of \$2.91.

Although the collection of school fees is one method available to defray the cost of new development, it is not an acceptable solution since the maximum

amount that could be collected by law represents less than one-fourth the cost to construct schools. The SUHSD is unable to meet the needs of this project with current school facilities and it is unable to construct new facilities to meet the impacts of this project through the provision of school fees.

In recognition of this funding deficiency, it is the policy of each district to seek full mitigation for facility impacts caused by a master planned community via the creation of a Mello-Roos Community Facilities District or similar obligation. Under SB 50, school districts are limited in their ability to condition approval of the SPA Plan or prior to recordation of a final map.

The following Mello-Roos Districts have been created by each district:

SUHSD

- CFD No. 1 Eastlake
- CFD No. 2 Bonita Long Canyon
- CFD No. 3 Rancho del Rey
- CFD No. 4 Sunbow
- CFD No. 5 Annexable
- CFD No. 6 Otay Ranch
- CFD No. 7 Rolling Hills Estate
- CFD No. 8 Coral Gate (Otay Mesa)
- CFD No. 9 Ocean View Hills (Otay Mesa)
- CFD No. 10 Remington Hills/Annexable
- CFD No. 11 Lomas Verde
- CFD No. 12 Otay Ranch
- CFD No. 13 San Miguel Ranch

CVESD

- CFD No. 1 Eastlake
- CFD No. 2 Bonita Long Canyon
- CFD No. 3 Rancho del Rey
- CFD No. 4 Sunbow
- CFD No. 5 Generic
- CFD No. 6 Otay Ranch
- CFD No. 10 Annexable – Replaces CFD #5
- CFD No. 11 Otay Ranch McMillin (Lomas Verdes)
- CFD No. 12 Otay Ranch Village One West

The estimate of costs for the construction of school facilities is based on historical data available from each district. Both districts follow state standards for determining the costs and size for school construction. The costs, including land acquisition, for a high school is approximately \$21,600 per student (2000 dollars). Excluding land, the cost is \$17,500 per student. The costs, including land acquisition, for a middle school is approximately \$16,600 per student (2000 dollars). Excluding land, the cost is \$13,300 per student.

The costs, including land acquisition, for an elementary school is approximately \$17,500 per student (2000 dollars). Excluding land, the cost is approximately \$14,650 per student. Land value is calculated at \$214,570/acre sheet graded (10 acre school site).

Using the above costs per student together with the school size, the following approximate costs (2000) per facility can be anticipated.

Elementary School Cost

(750 students) (\$14,646/student w/o land cost).....	\$10,984,500
(750 students) (\$17,507/student w/land cost).....	\$13,130,250

Middle School Cost

(1,500 students) (\$13,300/student w/o land cost).....	\$20,000,000
(1,500 students) (\$16,600/student w/ land cost).....	\$25,000,000

High School Cost

(2,400 students) (\$17,500/student w/o land cost).....	\$42,000,000
(2,400 students) (\$21,600/student w/ land cost).....	\$52,000,000

**4.4.4.7 Threshold Compliance and Recommendations**

As future development applications are processed in the Eastern Territories, the City shall coordinate with each school district to ensure that development does not occur until acceptable school site(s) are identified and a financing mechanism satisfactory to each district is in place.

Prior to SPA Plan approval, the project proponent(s) shall provide documentation to the City confirming satisfaction of SUHSD and CVESD facility funding requirements to offset student generation impacts. Funding shall be satisfied through the Mello-Roos Community Facilities District financing method or other means acceptable to each District.

# LIBRARIES

## 4.4.5 LIBRARIES

### 4.4.5.1 Threshold Standard

Five hundred (500) gross square feet of library facility adequately equipped and staffed per 1,000 population.

### 4.4.5.2 Service Analysis

The City of Chula Vista Library Department provides library facilities.

### 4.4.5.3 Project Processing Requirements

#### Sectional Planning Area Plan/Public Facilities Finance Plans

1. Identify phased demands in conjunction with the construction of streets, water and sewer facilities.
2. Specifically identify facility site in conformance with the *1998 Chula Vista Library Master Plan*.

### 4.4.5.4 Existing Conditions

The City currently provides library services through the Chula Vista Public Library at Fourth and "F" Street (Civic Center), the South Chula Vista Library in the Montgomery/Otay planning area, and the library at the Eastlake High School, which is cooperatively operated by the City and School District.

The existing libraries are listed in Table 33.

<b>Existing Libraries</b>	<b>Square Footage</b>
Chula Vista (Civic Center)	55,000
South Chula Vista	37,000
Eastlake	10,000
<b>Total Existing Square Feet</b>	<b>102,000</b>

Source: City of Chula Vista Library Administration.

### 4.4.5.5 Adequacy Analysis

Using the threshold standard of 500 square feet of library space per 1,000 population, the demand for library space based on a 1999 year-ending population of 174,319 is 87,160 square feet. Chula Vista currently provides 102,000 square feet of library space. This represents a 14,840 square foot surplus. The demand generated by the 12,651 forecasted dwelling units in eastern Chula Vista (see Table 3) is 19,204 square feet ((12,651 x 3.036/1,000) x 500). The demand for library space generated by existing and

forecasted dwelling units totals 106,364 (87,160 + 19,204) square feet. Comparing this demand to the existing library square footage of 102,000 square feet results in a deficit of 4,364 square feet after build-out of the 12,651 forecasted dwelling units.

A new Library Master Plan Update was adopted by the City Council on December 8, 1998. The Update addresses such topics as library siting and phasing, the impacts of new technologies on library usage, and floor space needs. The plan calls for the construction of a full service regional library of approximately 30,000 square feet in Rancho Del Rey by the year 2005. However, with construction of this facility, the 10,000 square foot Eastlake Library is recommended to be closed. Therefore, the net gain in library space is 20,000 square feet for a total by the year 2005 of 122,000 square feet.

Future library facilities are listed in Table 34.

<b>Future Libraries</b>	<b>Net Square Footage</b>	<b>Estimated Cost</b>
1 <sup>st</sup> east side regional library (RDR) @ 30,000 sf	20,000 <sup>8</sup>	\$12,000,000
2 <sup>nd</sup> east side regional library @ 30,000 sf	30,000 <sup>9</sup>	
<b>Total Future Net Square Feet</b>	<b>50,000</b>	
<b>Total Master Plan Library Square Feet (existing and future)</b>	<b>152,000</b>	

Source: City of Chula Vista library administration.

The following table highlights existing plus forecasted project demands for library space as compared to the existing and scheduled library space as well as the impact of the Eastlake III project on library facilities. Eastlake III will generate a total library demand of 3,129 square feet which results in a remaining citywide positive balance of 12,507 square feet.

<sup>8</sup> Assumes construction of the first 30,000-square foot east side regional library by year 2005 and the closure of the 10,000-square foot Eastlake library, per the 1998 Library Master Plan.

<sup>9</sup> Assumes construction of the second 30,000-square foot east side regional library, per the 1998 Library Master Plan.



<b>Table 24 Eastlake III - Library Space Demand vs. Supply As of December, 1999</b>					
		<b>Population</b>	<b>Demand Square Footage</b>	<b>Supply Square Footage</b>	<b>Above/ (Below) Standard</b>
Existing (Citywide 12/1999)		174,319	87,160	102,000	14,840
Forecasted Projects (12,651 x 3.036)		38,408	19,204		
1 <sup>st</sup> east side regional library (net sf)				20,000	796
<b>Subtotal</b>		<b>212,727</b>	<b>106,364</b>	<b>122,000</b>	<b>15,636</b>
<b>Eastlake III by Phase</b>					
1	1,051DU	3,191 <sup>10</sup>	1,596		14,040
2	1,010DU	3,066	1,533		12,507
3	0DU	0	0		12,507
<b>Subtotal</b>		<b>2,061DU</b>	<b>6,257</b>	<b>3,129</b>	<b>0</b>
<b>Total</b>		<b>218,984</b>	<b>109,493</b>	<b>122,000</b>	<b>12,507</b>

Source: City of Chula Vista library standards; MuniFinancial calculations.

#### 4.4.5.6 Financing Library Facilities

The estimated \$12 million in library construction and book collection costs will be funded with Public Facility Development Impact Fees. In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for nine categories of public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809A and 2810 on May 23, 2000. The current fee is \$2,618 per equivalent dwelling unit.

The portion of the fee attributable to libraries is \$638/EDU.

<sup>10</sup> Population calculated at 3.036 persons per dwelling unit.

The Eastlake III project is within the boundaries of the current public facilities DIF program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current library fee rate, the Eastlake III library obligation at build-out is \$1,433,522.

<b>Table 25 Eastlake III - Public Facilities Fees For Libraries</b>		
<b>Development Phase</b>	<b>EDU's</b>	<b>Library Fee @ \$544/EDU</b>
1	1,083.4	\$691,209.20
2	1,010.0	\$644,380.00
3	153.5	\$97,933.00
<b>Total</b>	<b>2,246.9</b>	<b>\$1,433,522.20</b>

Source: MuniFinancial calculations.

#### **4.4.5.7 Threshold Compliance and Recommendations**

Based upon the analysis contained in this library section, it is projected that the library threshold standard will be maintained throughout the development of the Eastlake III project. The existing plus proposed new library space totals 122,000 square feet, while the existing, total forecasted projects, and Eastlake III project demands total 109,493 square feet. This results in an excess (above standard) supply of 12,507 square feet.

No mitigation is required other than the payment of the Public Facilities DIF for library facilities at the rate in effect at the time building permits are issued.

# **PARKS, TRAILS AND OPEN SPACE**

## **4.4.6 PARKS, TRAILS AND OPEN SPACE**

### **4.4.6.1 Park Threshold Standard**

Three (3) acres of neighborhood and community parkland with appropriate facilities shall be provided per 1,000 residents east of Interstate 805.

### **4.4.6.2 Service Analysis**

The City of Chula Vista provides public park and recreational opportunities through the Parks and Recreation Department, which is responsible for the acquisition and development of parkland. All park development plans are reviewed by City staff and presented to the Parks and Recreation Commission for review. A recommendation is made by this Commission to the deciding body, the City Council.

The Parks and Recreation Element of the General Plan dated July 1990 and revisions through September 5, 1995, previously served as the master plan for park facilities. While there is currently no existing citywide detailed park master plan, the City is nearing completion of a new Park Master Plan that it expects to forward to the City Council soon for adoption. At this time, City Staff is implementing the policy objectives of the General Plan to determine park design and amenities on a project-by-project basis.

### **4.4.6.3 Project Processing Requirements**

#### **Sectional Planning Area Plan/Public Facilities Finance Plans**

1. Identify phased demands in conformance with street improvements and in coordination with the construction of water and sewer facilities.
2. Specific siting of the facility will take place in conformance with the *Chula Vista General Plan Park and Recreation Element*.
3. Site reserved.

### **4.4.6.4 Existing Conditions**

The existing and future parks as depicted in the Park and Recreation Element of the General Plan and as updated by the inclusion of more recent information are contained in Tables 28 and 29.

### **4.4.6.5 Project Park Requirements**

#### **Compliance with Public Park Standards**

All new development in the City of Chula Vista is subject to the requirements contained in the City's Parkland Dedication Ordinance revised June 22, 1991, which is confirmed in Municipal Code Chapter 17.10. The ordinance establishes land development fees for park acquisition and development, sets

standards for dedication and establishes criteria for acceptance of parks and open space by the City of Chula Vista. Parkland dedication requirements are shown on Table 26.

<b>Dwelling Unit Type</b>	<b>Land Dedication per Unit</b>	<b>Dwelling Units per Park Acre</b>
Single-Family - Detached	423 sf/du	103.0 du/ac
Single-Family - Attached	366 sf/du	119.0 du/ac
Multiple-Family	288 sf/du	151.0 du/ac

Source: City of Chula Vista Parkland Dedication Ordinance.

Parkland dedication requirements for the Eastlake III project are outlined in Table 27, below.

<b>Dwelling Unit Type</b>	<b>DU's per Park Acre</b>	<b>Number of DU's</b>	<b>Park Acres Required</b>
Single Family - Detached	103du/AC	1,449	14.07
Single Family - Attached	119du/AC	73	0.61
Multiple Family	151du/AC	539	3.57
<b>TOTALS</b>		<b>2,061</b>	<b>18.25</b>

Source: MuniFinancial calculations.

The Eastlake III Phasing and Site Utilization Plan contained in Figure 2 identifies the park designations and acreage that are also shown in Table 31. Table 31 also identifies the phase of development in which the park will be constructed and the park acres that the city has determined will be given credit in accordance with the requirements of the City's Parkland Dedication Ordinance. All parkland will be graded and offered for dedication in the context of the development of Phase One of the Eastlake III project.

Eastlake's park obligations are partially set forth in the existing Amended and Restated Development Agreement between the City of Chula Vista and The Eastlake Company, LLC for Eastlake III, dated February 1, 2000. Eastlake's park obligations are also partially set forth in the existing Park Agreement between the City, The Eastlake Company and Pacific Bay Homes, dated December 19, 2000 (see Appendix B).

**Table 28 Chula Vista Existing Park Inventory**

	Acres <sup>11</sup>	
	<u>West of I-805</u>	<u>East of I-805</u>
<b><u>Community Parks</u></b>		
Eucalyptus Park	19.80	
Chula Vista Community Park		12.9
Greg Rogers Park		52.1
Rohr Park		62.2
J Street Marina, Bayside Park	21.40	
Discovery Park		<u>14.5</u>
<b>Total Existing Community Acres:</b>	<b>40.20</b>	<b>141.7</b>
<b><u>Neighborhood Parks</u></b>		
Marina View Park	4.50	
Friendship Park	8.40	
Memorial Park	8.00	
Explorer Park		6.0
Norman Park	1.70	
Hilltop Park	10.90	
Lauderbach Park		4.00
Palomar Park	3.10	
Orange Avenue Fields	4.00	
Reinstra Ball Field	6.00	
Loma Verde Park		6.20
SDG&E Park	18.00	
Otay Park	5.20	
Los Niños Park	5.20	
Bay Boulevard Park	1.50	
Valle Lindo Park		4.3
Halecrest Park		2.0
Terra Nova Park		8.6
Independence Park		4.1
Tiffany Park		7.2
Paseo del Rey Park		3.0
Bonita Long Canyon Park		12.5
Sunridge Park		6.0
Sunbow I Park		4.0
Rancho del Rey Park		10.2
Connoley Park	.65	
Holiday Estates I	.26	
Holiday Estates II		.26
Lancelot Park	.10	
Voyager Park		<u>11.0</u>
Sherwood Park	<u>.28</u>	
<b>Total Existing Neighborhood Acres:</b>	<b><u>88.25</u></b>	<b><u>78.80</u></b>
<b>EXISTING INVENTORY TOTAL</b>	<b>128.45</b>	<b>229.50</b>

<sup>11</sup> Source: Inventory and approximate acreages provided by the Park and Recreation Department and as reflected in the Park and Recreation Element of the General Plan and as updated by the City of Chula Vista Park Master Plan. The Master Plan is currently being prepared and is expected to be completed by Spring 2001.

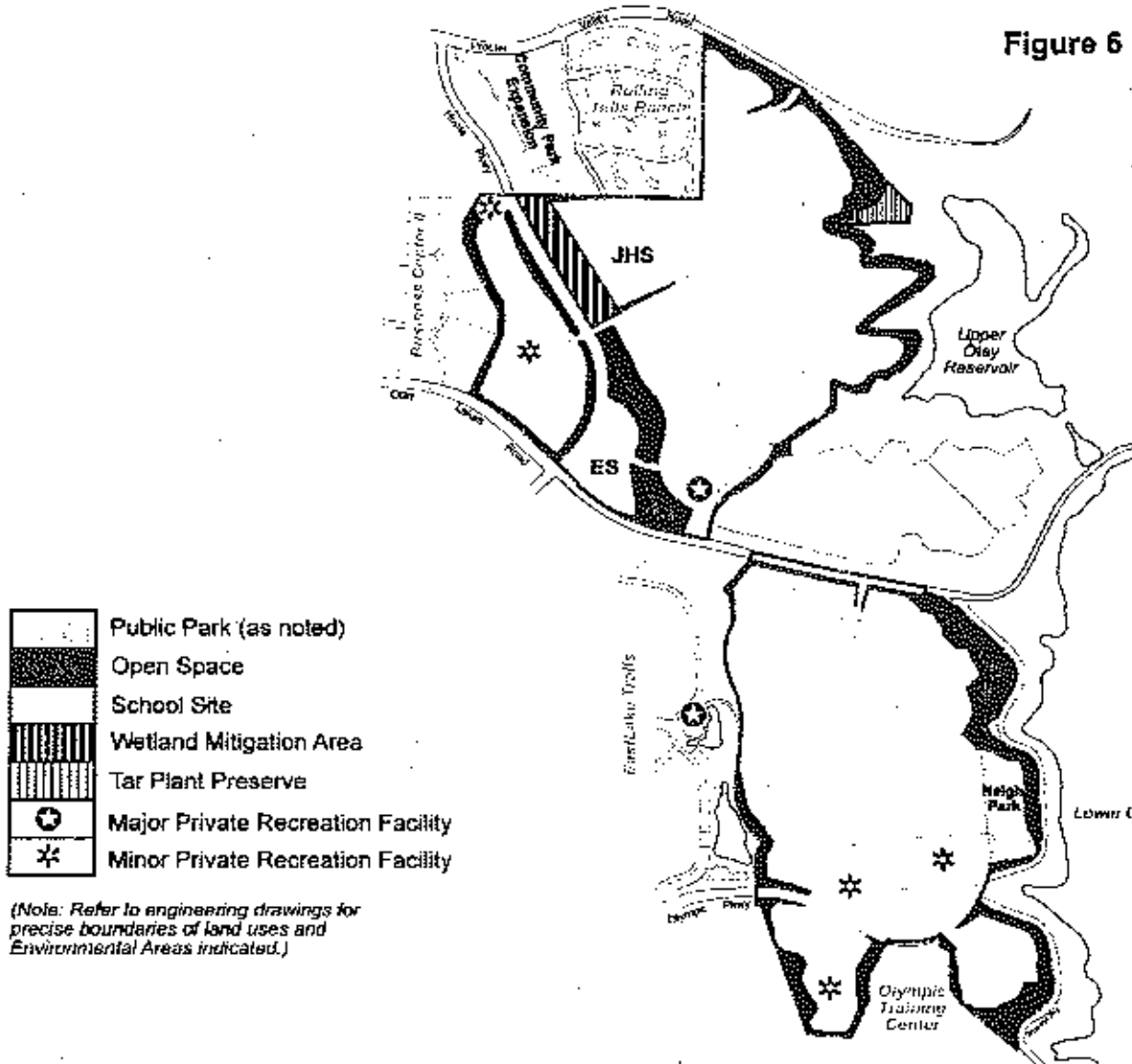
**Table 29 Chula Vista Future Parks**

	Acres <sup>12</sup>	
	<u>West of I-805</u>	<u>East of I-805</u>
<b><u>Future Community Parks</u></b>		
San Miguel Ranch		16.2
Eastlake Trails/Salt Creek		19.8
Rolling Hills Ranch		27.6
Eastern Urban Center		20.0
Wolf Canyon		25.0
Sunbow II Community		<u>10.5</u>
Montgomery	<u>24.0</u>	
<b>Total Future Community Park Acres:</b>	<b>24.0</b>	<b>119.1</b>
<b><u>Future Neighborhood Parks</u></b>		
Marisol Park		6.0
Rancho Drive Park	16.0	
Eastlake Greens		10.0
Bayfront		7.0
F Street & Woodlawn		5.0
Otay Valley Road & Brandywine		5.0
Eastlake Vistas		13.0
Rolling Hills Ranch		7.0
Otay Ranch Parks:		
Village 1 - Unnamed		11.6
Village 1 - Unnamed		7.0
Village 1 West - Unnamed		5.0
Village 2 - Unnamed		10.0
Village 4 - Unnamed		3.4
Village 5 - Unnamed		6.7
Village 5 - Unnamed		5.7
Village 5 - Unnamed		2.0
Village 5 - Unnamed		1.3
Village 6 - Unnamed		10.0
Village 7 - Unnamed		9.3
Village 8 - Unnamed		8.9
Village 11- Unnamed		<u>10.0</u>
<b>Total Future Neighborhood Park Acres:</b>	<b><u>16.0</u></b>	<b><u>143.9</u></b>
<b>TOTAL FUTURE PARK ACRES</b>	<b>40.0</b>	<b>263.4</b>

<sup>12</sup> Source: Inventory and approximate acreages provided by the Park and Recreation Department and as reflected in the Park and Recreation Element of the General Plan and as updated by the City of Chula Vista Park Master Plan. The Master Plan is currently being prepared and is expected to be completed by Spring 2001.

# Parks & Open Space Plan

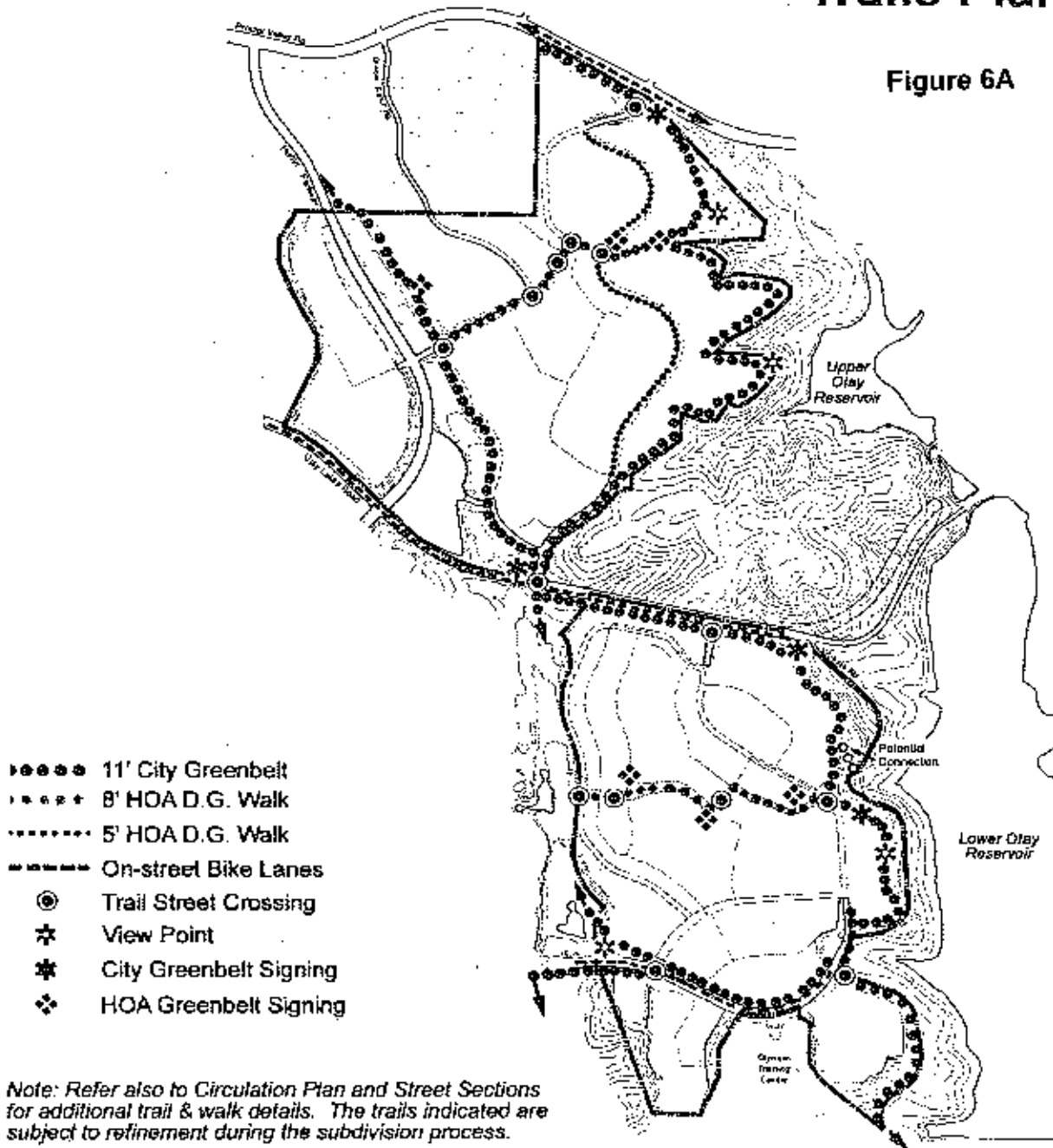
Figure 6





# Trails Plan

Figure 6A



**EASTLAKE III**  
 A planned community by The EastLake Company

City Land Planning  
 San Diego, CA 619/523-7100  
  
 2-20-01

<b>Table 30 Eastlake III SPA Plan Park Acres and Eligible Credits</b>				
<b>PARK IDENTIFICATION</b>	<b>NET ACREAGE</b>	<b>PHASE</b>	<b>PROPOSED CREDIT %</b>	<b>ELIGIBLE CREDIT ACRES</b>
P-1 NEIGHBORHOOD PARK (PUBLIC)	10.92	1	100%	10.92
P-2 NEIGHBORHOOD PARK (PRIVATE)	1.70	1	0%	0.00
EASTLAKE WOODS PARK CREDIT	5.6	1	100%	5.6
<b>TOTAL ACRES ELIGIBLE FOR CREDIT AGAINST PAD</b>				<b>16.52</b>
<b>EASTLAKE III PAD REQUIREMENTS</b>				<b>18.25</b>
<b>EASTLAKE III DEFICIENT PAD ACREAGE</b>				<b>- 1.73</b>

Source: SPA Plan; MuniFinancial calculations.

#### **4.4.6.6 Park Adequacy Analysis**

Table 31 is a comparison of park acreage demands and supply east of Interstate 805 for existing, approved projects, as well as the phased addition of the Eastlake III project.

A review of the existing and approved park demands with the addition of Eastlake III indicates a total demand for 298.6 acres of neighborhood and community park east of Interstate 805. The supply of park acres including Eastlake III is 324.4 acres which is 24.3 acres more than is required by the City's Parkland Dedication Ordinance.

##### **Private Neighborhood Park**

The Eastlake III SPA plan identifies one 1.7-acre of private neighborhood park. It will be located at the southern end of the Eastlake Woods neighborhood within phase 1. The proposed private facility will be owned and maintained by a Master Community Association. This facility is not eligible for park credit.

##### **Public Neighborhood Parks**

The Eastlake III SPA Plan provides for a 10.92 net acre (13.5 gross acres) park in the Vistas neighborhood. The park will overlook the Lower Otay Reservoir on the east side of the Eastlake Vistas neighborhood.

Public parkland to serve the Woods neighborhood will be provided through the expansion of the community park in the Rolling Hills Ranch project, just north of the Woods area. Eastlake III will pay equivalent park and land development fees to the City in-lieu of providing an on-site park. These fees will be used to acquire and improve additional land for park use in the adjacent neighborhood, but accessible to Woods residents.

Eastern Area	Pop. East of I-805	Park Acres Required	Park Acres Provided	Credit Acres Granted	Net Acres +/- Std.	Project Cum. +/- Std.
Existing (1/1/2000)	55,846 <sup>13</sup>	167.54	229.5	209.7	+62.6	n/a
Forecasted Proj's (table 3)	38,408 <sup>14</sup>	112.9	81.3	81.3	-39.2	n/a
<b>Subtotal</b>	<b>94,254</b>	<b>280.44</b>	<b>310.8</b>	<b>291.0</b>	<b>+23.4</b>	<b>n/a</b>
<b>Eastlake III by Phase</b>						
1	1,051DU	3,191	9.47	10.92	16.52	7.05
2	1,010DU	3,066	8.78	0.0	0.0	- 8.78
3	0DU	0	0	0.0	0.0	0
<b>Subtotal</b>	<b>2,061DU</b>	<b>6,257</b>	<b>18.25</b>	<b>10.92</b>	<b>16.52</b>	<b>- 1.73</b>
<b>TOTAL</b>	<b>100,511</b>	<b>298.69</b>	<b>321.7</b>	<b>307.5</b>	<b>-1.73</b>	

Source: City of Chula Vista Parkland Dedication Ordinance; MuniFinancial calculations.

#### 4.4.6.7 Open Space and Trails

##### Open Space

Open space within Eastlake III is to be provided for buffer areas, slopes and open space corridors as required by the Eastlake III GDP. Open space lands indicated on the Eastlake III Site Utilization Plan include the Salt Creek corridor within the Eastlake Woods neighborhood, slopes adjacent to both Upper and Lower Otay Reservoirs, slope/buffer areas adjacent to Otay Lakes Road, Hunte Parkway and Olympic Parkway, and a buffer between the western edge of the Eastlake Woods residential neighborhood and the Eastlake Business Center light industrial uses, off-site to the west.

##### Trails

Eastlake III is served by two types of trails. These include:

- Greenbelt trails
- Community trails

These trails provide non-vehicular circulation throughout the community linking Eastlake III with the adjacent regional trail system within the City's greenbelt. The trails also provide limited and controlled access into the open space areas and provide access for Eastlake III neighborhoods to the parks

<sup>13</sup> 1/1/2000 Population figure furnished by City Planning Department.

<sup>14</sup> Population calculation: 12,651 DU's @ 3.036/DU

and community facilities. Figure 6A, Trails Plan, shows the location of the main framework of the trails system. It should be noted that these trails are in addition to concrete sidewalks required as part of street construction.

### **Greenbelt/Multi-Purpose Trail**

In accordance with the Chula Vista General Plan, the Greenbelt Trail is a proposed 26-mile continuous loop trail that generally encircles the city. The trail is designed as an eleven-foot wide, grade separated trail free from vehicular traffic.

### **Community Trail**

Community trails provide access to regional trails and destination points and are typically the internal routes of communities and neighborhoods. They can be similar in design to regional trails but are determined by volume. In some cases, the trail will be the concrete sidewalk in residential areas.

The Eastlake Community Trail, extending from Eastlake Hills through the developed portion of the Eastlake Planned Community to its current terminus in Eastlake Trails within Salt Creek, will be extended across the Eastlake Vistas neighborhood to the park overlooking Lower Otay Lake. A pedestrian trail through Salt Creek park/open space corridor branch of the Greenbelt as well as along the Otay Lakes branch, will connect to the citywide system.

All trails will be designed and constructed to City standards. In the absence of specific trail design standards, all trails will be designed and constructed to the satisfaction of the Director of Parks and Recreation.

#### **4.4.6.8 Financing Park, Open Space, and Trail**

The financing of parkland and improvements is governed by Chapter 17.10 of the Chula Vista Municipal Code as amended April 3, 2001, by City Council Resolution No. 2001-091. Included as part of the regulations are Park Acquisition and Development (PAD) fees established for the purpose of providing neighborhood and community parks and improvements. The Ordinance provides that fees are paid to the City prior to approval of a final subdivision map.

The Eastlake III project is responsible for the following park development component of the PAD Fees as shown in the following tables. However, an applicant may dedicate and construct parks and receive credit against the payment of such PAD fees as further described below. PAD fees, as calculated, are based on dwelling unit counts as currently proposed. These numbers will change pending any variation or change in dwelling unit counts, thereby potentially increasing or decreasing PAD fees.

<b>Table 32 Eastlake III - Park Acquisition and Development (PAD) Fees</b>							
<b>DEVELOPMENT COMPONENT ONLY</b>							
PHASE	DWELLING UNITS			DEVELOPMENT COMPONENT OF PAD FEES/DU			TOTAL FEES DUE
	SFD	SFA	MF	SFD @ \$2,935	SFA @ \$2,571	MFD @ \$2,012	
1	812	0	239	\$2,383,220.00	0	\$480,868.00	\$2,864,088.00
2	637	73	300	\$1,869,595.00	\$187,683.00	\$603,600.00	\$2,660,878.00
3	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,449</b>	<b>73</b>	<b>539</b>	<b>\$4,252,815.00</b>	<b>\$187,683.00</b>	<b>\$1,084,468.00</b>	<b>\$5,524,968.00</b>

Source: SPA Plan; Parkland Dedication Ordinance; MuniFinancial calculations.

The Eastlake III project will provide 10.92 net acres of public parkland and pay fees in lieu of 5.6 acres which totals 1.73 acres less than the project's demand of 18.25 acres as identified in Table 30. Table 32 identifies the fees calculated for the development component of the PAD fees while Table 33 identifies the fees calculated for the parkland acquisition component of the PAD fees. The applicant has an opportunity to dedicate the 13.5 gross acres in lieu of paying the acquisition component of the PAD fees, which has been calculated in Table 33 to be \$3,974,385.

<b>Table 33 Eastlake III - Park Acquisition and Development (PAD) Fees</b>							
<b>ACQUISITION COMPONENT ONLY</b>							
PHASE	DWELLING UNITS			ACQUISITION COMPONENT OF PAD FEES/DU			TOTAL FEES DUE
	SFD	SFA	MF	SFD @ \$2,115	SFA @ \$1,830	MFD @ \$1,440	
1	812	0	239	\$1,717,380.00	0	\$344,160.00	\$2,061,540.00
2	637	73	300	\$1,347,255.00	\$133,590.00	\$432,000.00	\$1,912,845.00
3	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,449</b>	<b>73</b>	<b>539</b>	<b>\$3,064,635.00</b>	<b>\$133,590.00</b>	<b>\$776,160.00</b>	<b>\$3,974,385.00</b>

Source: SPA Plan; Parkland Dedication Ordinance; MuniFinancial calculations.

Maintenance of the Greenbelt Trail within Eastlake III will be the responsibility of the Homeowner's Association.

#### 4.4.6.9 Threshold Compliance and Recommendations

Based upon the analysis contained in this section of the PFFP, the parks standard for both neighborhood and community parks measured on an area-wide basis east of Interstate 805 is projected to be met as follows:

### **Neighborhood Park Phasing**

Prior to the Approval of the first Final Map for the Project, Applicant shall enter into an agreement with the City wherein Applicant agrees to comply with the following schedule for commencement of construction and delivery to the City of the project's park (P-1):

- Prior to issuance of a building permit for the 916<sup>th</sup> dwelling unit for the Project, Applicant shall have commenced construction of project's Park (P-1), to the satisfaction of the Director of Parks and Recreation. Applicant shall complete construction of the park within twelve (12) months of commencement of construction. The term "complete construction" shall mean park construction has been completed according to the City approved construction plans and accepted by the Director of Parks and Recreation. Furthermore, "complete construction" shall mean prior to and shall not include the City's established maintenance period required prior to acceptance by the City for Public use.
- Applicant acknowledges that prior to commencement of park construction, Applicant shall prepare, submit and obtain the approval from the City Council of a Park Master Plan and prepare, submit and obtain the approval from the Director of Parks and Recreation of park Construction Documents and accompanying security.

At any time the Director of Parks and Recreation may, at his sole discretion, modify the neighborhood development phasing and construction sequence for the project's park should conditions change to warrant such revision.

In order to comply with the City's local park standard, it is the responsibility of the developer to comply with the City's Landscape Manual related to park planning, to grade the sites according to the approved plan, and to install improvements or pay fees at the rate in affect at time of building permit issuance, or a combination thereof, as required by the City's Parkland Dedication Ordinance.

### **Additional Park Land for Community Park**

The Park Agreement dated December 19, 2000, contains provisions for the acquisition and dedication of additional park acreage adjacent to Rolling Hills Park in the Salt Creek Ranch SPA for the expansion of this park. The expansion of Rolling Hills Park would be in lieu of the park in the Eastlake Woods neighborhood provided, however, that Eastlake complies with the terms of the Park Agreement.

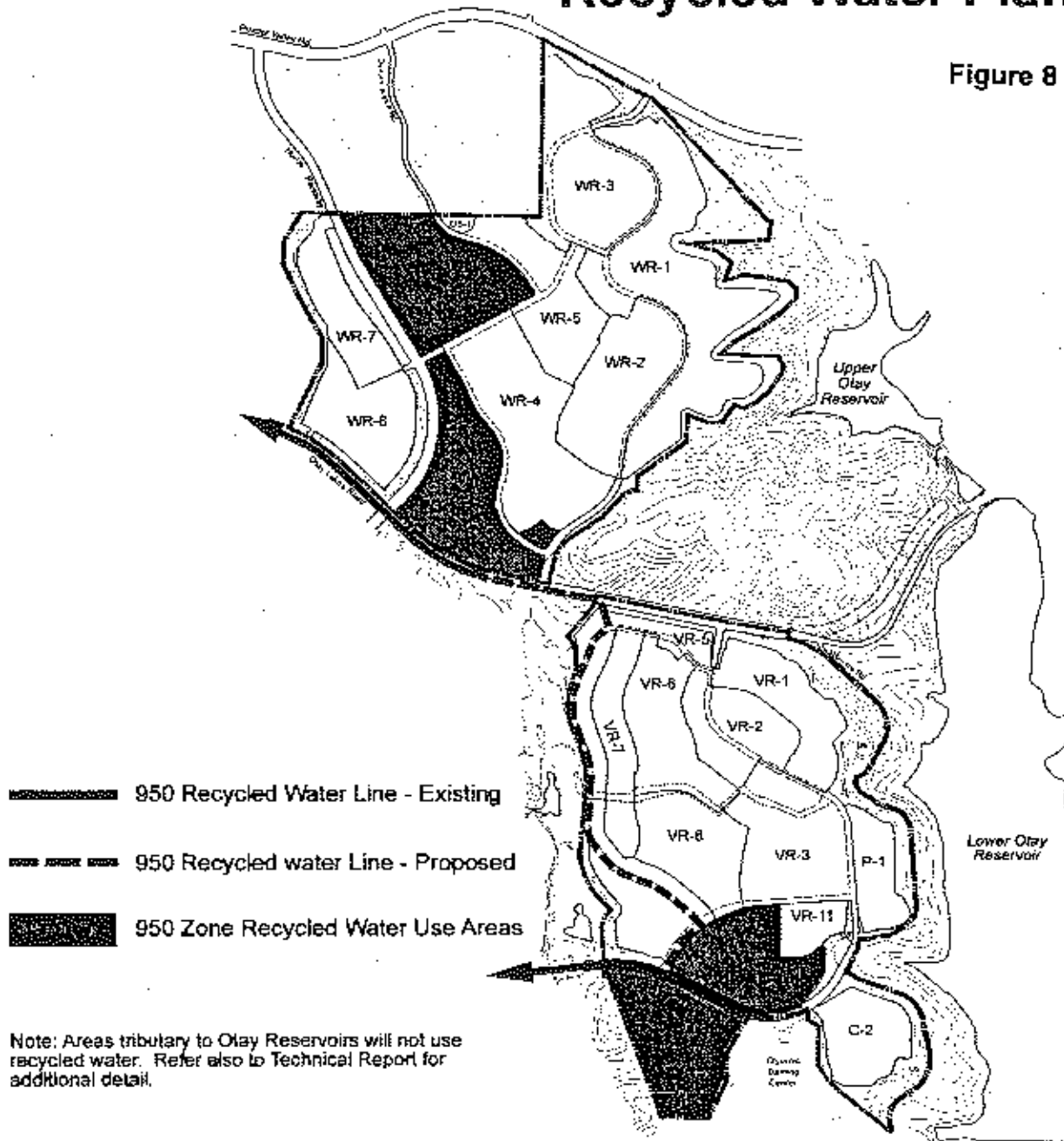
### **Park Construction**

The neighborhood park may be constructed under one of two alternative processes as follows:

1. The City collects PAD fees for development of the park facilities and the City uses such fee revenues to construct the park; or
2. The City collects PAD fees and, if City accepts a "turn-key" park constructed by the Applicant/developer, then City refunds appropriate PAD fees. The City's Park and Recreation Department acts to oversee the process to insure the park is constructed to City standards, which includes selecting the design and engineering consultants as well as the prime contractor.

# Recycled Water Plan

Figure 8



Source: John Powell/PBS&J





***Exaction:***

Wherein the developer designs and constructs facilities that serve his/her development only. When complete, the facilities are dedicated to the District. The developer is required to finance and construct water and recycled water facilities and dedicate these facilities to the Otoy Water District.

**Potable Water Improvement Costs**

The total capital cost for potable water facilities will be determined at the time the system is designed and the SAMP is finalized. In accordance with District Policy No. 26, the District may provide reimbursement for construction and design costs associated with development of these improvements.

**Recycled Water Improvement Costs**

The total capital cost for recycled water facilities will be determined at the time the system is designed and the SAMP is finalized. The District may provide reimbursement for construction and design costs associated with development of these improvements.

**4.4.7.9 Threshold Compliance and Recommendations**

The *Otoy Water District Water Resource Master Plan* and the *Preliminary Sub-Area Water Master Plan (SAMP) for Eastlake III* dated March 2000 identify water facilities to be constructed to provide the appropriate level of water service to meet the criteria established within the plans. The Otoy Water District agrees in concept with the preliminary SAMP, however, a completed subdivision-level SAMP is required for approval by the District prior to the approval of a tentative map for the project. The potable and recycled water systems will be designed at that time and the costs will be identified by phase of development. Any relevant outcomes of the Water Conservation Plan pilot study to the potable or recycled water systems will be presented in the SAMP as applicable. The applicant shall be responsible for funding the required system improvements.

The developer shall request and deliver to the City a service availability letter from the Otoy Water District prior to each final map.

# SEWER

## 4.4.8 SEWER

### 4.4.8.1 Threshold Standard

1. Sewage flows and volumes shall not exceed City Engineering Standards.
2. The City shall annually provide the San Diego Metropolitan Sewer Authority with a 12-18 month development forecast and request confirmation that the projection is within the City's purchased capacity rights and an evaluation of their ability to accommodate the forecast and continuing growth, or the City Engineering Department staff shall gather the necessary data. The information provided to the GMOC shall include:
  - A. Amount of current capacity now used or committed.
  - B. Ability of affected facilities to absorb forecasted growth.
  - C. Evaluation of funding and site availability for projected new facilities.
  - D. Other relevant information.

### 4.4.8.2 Service Analysis

The City of Chula Vista currently purchases capacity for wastewater treatment through the City of San Diego. Chula Vista oversees the construction, maintenance and the operation of the sewer trunk line system. The City Engineer is responsible for reviewing proposed developments and ensuring that the necessary sewer facilities are provided with each development project.

The Sewer Threshold Standard was developed to maintain healthful, sanitary sewer collection and disposal systems for the City of Chula Vista. Individual projects are required to provide necessary improvements consistent with the City of Chula Vista Wastewater Master Plan dated July 1989 and shall comply with all city engineering standards.

Information regarding the existing and recommended sewer facilities is presented in the *Preliminary On-Site Sewer Study for Eastlake III* prepared by SB&O, Inc. dated September 18, 2000. The project area is located within the Salt Creek Gravity Basin, and the planned Salt Creek Interceptor will ultimately serve the project. If the Salt Creek Interceptor is not operational prior to initiation of Eastlake III construction, wastewater flows will be temporarily pumped to existing sewer facilities in Telegraph Canyon and/or Poggi Canyon. The *Eastlake III Off-Site Sewer Study* prepared by John Powell & Associates, Inc. dated November 2000 and revised January 3, 2001 illustrates the sewer system upgrades needed to serve a proposed build-out projection to year 2005 of those subdivisions that may contribute sewage to the Telegraph Canyon and/or Poggi Canyon Sewer Trunks by gravity or pumping. A staff report was also prepared to evaluate the capacity constraints in the Poggi Canyon Trunk Sewer as the line relates to existing and planned development within the gravity basin and those areas proposed for pumping into the Poggi

Canyon Sewer Trunk. The report, in memorandum form, is entitled *Threshold Capacity of Poggi Canyon Trunk Sewer* dated February 19, 2001, and authored by Frank Rivera and Sohaib Al-Agha, both Senior Civil Engineers in the Public Works Department (see Attachment I of subsequent EIR No. 01-01).

The actual off-site sewer improvements needed for Eastlake III would be determined by the City Engineer consistent with 1) the requirements of Council Policy No. 570-03 ("Sewage Pump Station Financing Policy") which sets forth the policy and procedure for approving the construction of sewage pump stations and associated improvements and operating and maintenance costs, 2) the Preliminary Offsite Sewer Study for Eastlake III, and 3) the City staff memorandum dated February 19, 2001.

#### **4.4.8.3 Project Processing Requirements**

##### **Sectional Planning Area Plan/Public Facilities Finance Plans**

1. Identify phased demands for all sewer trunk lines in conformance with the street improvements and in coordination with the construction of water facilities.
2. Identify location of facilities for on-site and off-site improvements in conformance with the *Preliminary On-Site Sewer Study for Eastlake III* prepared by SB&O, Inc. dated September 18, 2000, and consistent with Council Policy No 570-03, the *Preliminary Off-site Sewer Study for Eastlake III* and the memorandum report entitled *Threshold Capacity of Poggi Canyon Trunk Sewer* dated February 19, 2001, authored by Frank Rivera and Sohaib Al-Agha, both Senior Civil Engineers in the Public Works Department.
3. Provide cost estimates for all facilities and proposed financing responsibilities.
4. Identify financing methods.

#### **4.4.8.4 Existing Conditions**

##### **Sewer Basins**

Sewer service for Eastlake III will be provided by the City of Chula Vista. The eastern portion of the City lies within four sewer drainage basins, referred to as the Salt Creek, Telegraph Canyon, Poggi Canyon and Wolf Canyon Sewer Basins.

The Salt Creek Sewer Basin includes the drainage basins of Salt Creek and the eastern portion of the Otay River as well as portions of the Otay Lakes drainage basin. Existing and planned development within the basin includes Rolling Hills Ranch, Eastlake Woods, Eastlake Vistas, portions of Eastlake Greens and Eastlake Trails, and the Olympic Training Center in the northern portion of the basin, and Otay Ranch in the southern portion of the basin.

The City of Chula Vista is currently designing the proposed Salt Creek Interceptor that will generally follow Salt Creek south through Rolling Hills Ranch and Eastlake Trails subdivisions, and Otay Valley Road west through the southern portion of Otay Ranch. The anticipated completion date for the interceptor is the first quarter of 2003, however, significant environmental constraints have been identified which could potentially delay completion of the project.

The Telegraph Canyon Interceptor conveys sewage from just west of the Project to a connection to the City of San Diego's Metro System near Interstate 5. Wastewater from existing development (such as Eastlake Greens, Eastlake Trails, Rolling Hills Ranch, and Olympic Training Center) is conveyed via the Olympic Parkway Pump Station and the Otay Lakes Road Pump Station to the Telegraph Canyon Sewer Interceptor.

Notwithstanding the additional pumped flows, improvements to the Telegraph Canyon Interceptor will be required prior to build-out of the sewer basin.

The Poggi Canyon Sewer Basin extends southwesterly from approximately 8,000 feet west of the Project to the Otay River just west of Interstate 805. The basin lies between the Telegraph Canyon Basin to the north and the Salt Creek Basin to the south. Sewage generated within the basin will be conveyed to the Metro system via the planned Poggi Canyon Interceptor, which will generally follow the future Olympic Parkway connecting to the planned Salt Creek Interceptor in Otay Valley Road at Meirose Avenue.

The Poggi Canyon Interceptor will be completed in conjunction with construction of Olympic Parkway that is currently underway. The anticipated completion date of the interceptor is 2003.

#### **Temporary Pump Stations**

The Otay Lakes Road Pump Station, located adjacent to Otay Lakes Road approximately 1,500 feet east of Hunte Parkway, currently pumps sewage from portions of Eastlake Greens and Rolling Hills Ranch developments to the Telegraph Canyon Interceptor. The service area of the pump station also includes the planned Eastlake Woods subdivision and portions of the Eastlake Trails subdivision. The pump station has a design capacity of 1,530 gpm; however, recent data indicates the actual capacity is approximately 1,340 gpm.

The Eastlake Company entered into an agreement with the City in 1990 to allow for operation of the pump station and discharge of non-tributary sewage flows from Eastlake Greens, Eastlake Trails, and the Olympic Training Center to the Telegraph Canyon Basin. This agreement expired in 2000. Additionally, the Eastlake Company, Pacific Bay Homes (Rolling Hills Ranch), and the City entered into an agreement in 1998 regarding the joint use and future expansion of the pump station. This agreement stipulated that the Eastlake Company will be required to expand the capacity of the pump station when the total number of equivalent dwelling units (EDUs) discharging to the pump station reaches 3,288. Based on current development projections, this threshold will be reached in early 2001.

The Olympic Parkway Pump Station, located adjacent to Olympic Parkway approximately 1,200 feet east of Hunte Parkway, currently pumps sewage flows from portions of Eastlake Greens, Eastlake Trails, and the Olympic Training Center to the Otay Lakes Road Pump Station via a 12-inch force main in Hunte Parkway. The service area for the Olympic Parkway Pump Station also includes portions of Eastlake Trails and Eastlake Vistas. The pump station discharges to the Otay Lakes Pump Station wet well and subsequently the discharge is pumped, along with gravity flows to the Otay Lakes Pump Station, to the Telegraph Canyon Interceptor.

#### 4.4.8.5 Adequacy Analysis

The wastewater master plan evaluates sewer facilities from two aspects: The current and future adequacy of trunk sewers and the future adequacy of wastewater treatment facilities.

##### Wastewater Treatment

Current Chula Vista average daily wastewater flow is approximately 14.262 million gallons per day (mgd). Reducing the City's allocation of 19.843 mgd by this daily flow results in a daily capacity surplus of 5.581 mgd.

For design purposes, a factor of 265 gpd from the City's *Subdivision Manual* is used. The sewage generation factors used in this report are given below.

1. Single Family Residential	265 gpd/unit
2. Multi-Family Residential	199 gpd/unit
3. Commercial	2,500 gpd/acre
4. Industrial	2,500 gpd/acre
5. Community Purpose Facilities	2,500 gpd/acre
6. Elementary School	12,000 gpd/site
7. Parks	1,500 gpd/acre

The Development Phasing Forecast Summary, as shown in Table 4 of the Land Use Assumptions section, lists 12,651 residential dwelling units in various categories of entitlement through the year 2005. The planning department also reports as of October 2000 there were 975,577 sf of non-

residential under construction, 457,754 sf in plan check, and 420,232 sf in design review all totaling. Applying the per day wastewater factors for each land use generates a total of 3,458,765 gallons per day of wastewater associated with the forecasted development category. This amount associated with forecasted development reduces the capacity surplus from 5.581 to 2.122 mgd (5,581,000 - 3,458,765).

**Table 34 Sewer Capacity Used By Forecasted Development**  
(see Table 4 in Land Use Assumptions section)

Land Use Type	2005 Forecast	Generation Factor	Gallons per Day
<b>Beginning surplus capacity</b>			<b>5,581,000</b>
Residential	12,651 DU	265 gpd/unit	3,352,515
Commercial/Industrial	42.5 AC	2,500 gpd/acre	106,250
<b>Total used by forecasted development</b>			<b>3,458,765</b>
<b>Total remaining capacity</b>			<b>2,122,235</b>

Source: City of Chula Vista; MuniFinancial calculations.

After reducing the capacity surplus (5.581 mgd) by the total associated with forecasted development (3,458,765 gpd), the remaining capacity of 2,122,235 gpd is further reduced to 1,460,644 gpd by subtracting the flows generated from the Eastlake III project as shown in Table 35.

**Table 35 Sewer Capacity Used By Eastlake III**

Land Use Type	DU's or Acres	Generation Factor	Gallons per Day
<b>Remaining Sewer Capacity from Table 34</b>			<b>2,122,235</b>
SFR	1,522 DU's	265 gpd/unit	403,330
MFR	539 DU's	199 gpd/unit	107,261
CPF Site	10.8 AC	2,500 gpd/acre	27,000
Elementary School	1	12,000 gpd/site	12,000
Jr. High School	1	28,000 gpd/site	28,000
Fire Station	1	500 gpd/site	500
Park	13.5 AC	500 gpd/acre	6,750
Commercial/Industrial	30.7 AC	2,500 gpd/acre	76,750
<b>Less total capacity used by Eastlake III</b>			<b>661,591</b>
<b>Total capacity remaining after Eastlake III</b>			<b>1,460,644</b>

Source: Eastlake III Off-Site Sewer Study.

The remaining capacity after the inclusion of Eastlake III can accommodate approximately 5,511 DU's at 265 gpd/DU (1,460,644/265).

### Trunk Sewers

The design capacity is a standard for peak flows based on the sewer line's size. The design capacity flow rate is low compared to actual sewer pipe capacities. However, evaluating the design capacity, as opposed to the actual flow capacity, establishes an early warning system that will identify where future improvements may be necessary.

The construction of new sewer trunk lines must be phased with the construction of streets. The wastewater treatment requirements and sewer trunk line system are currently meeting the threshold standard.

The City requires dual force mains for pump stations as a back up measure in the event of a force main failure. Eastlake III should provide for the construction of dual force mains to reroute flows from Olympic Parkway Pump Station to Poggi Canyon Sewer Basin unless otherwise directed by the City.

#### **4.4.8.6 Recommended Sewerage Facilities**

##### **Eastlake III On-site Improvements**

The Eastlake III Woods and Vistas development will ultimately drain to the Salt Creek interceptor main line via a series of on-site gravity main lines. The Salt Creek interceptor is anticipated for completion in early 2003, however, significant environmental constraints have been identified which could potentially delay the project. The first units within the Eastlake III areas are expected to be occupied and on-line sometime within the year 2002.

Based on sewage generation factors and the proposed development plan for the Eastlake III project, 8-inch gravity sewers are adequate to serve the project

##### **Eastlake III Off-site Improvements**

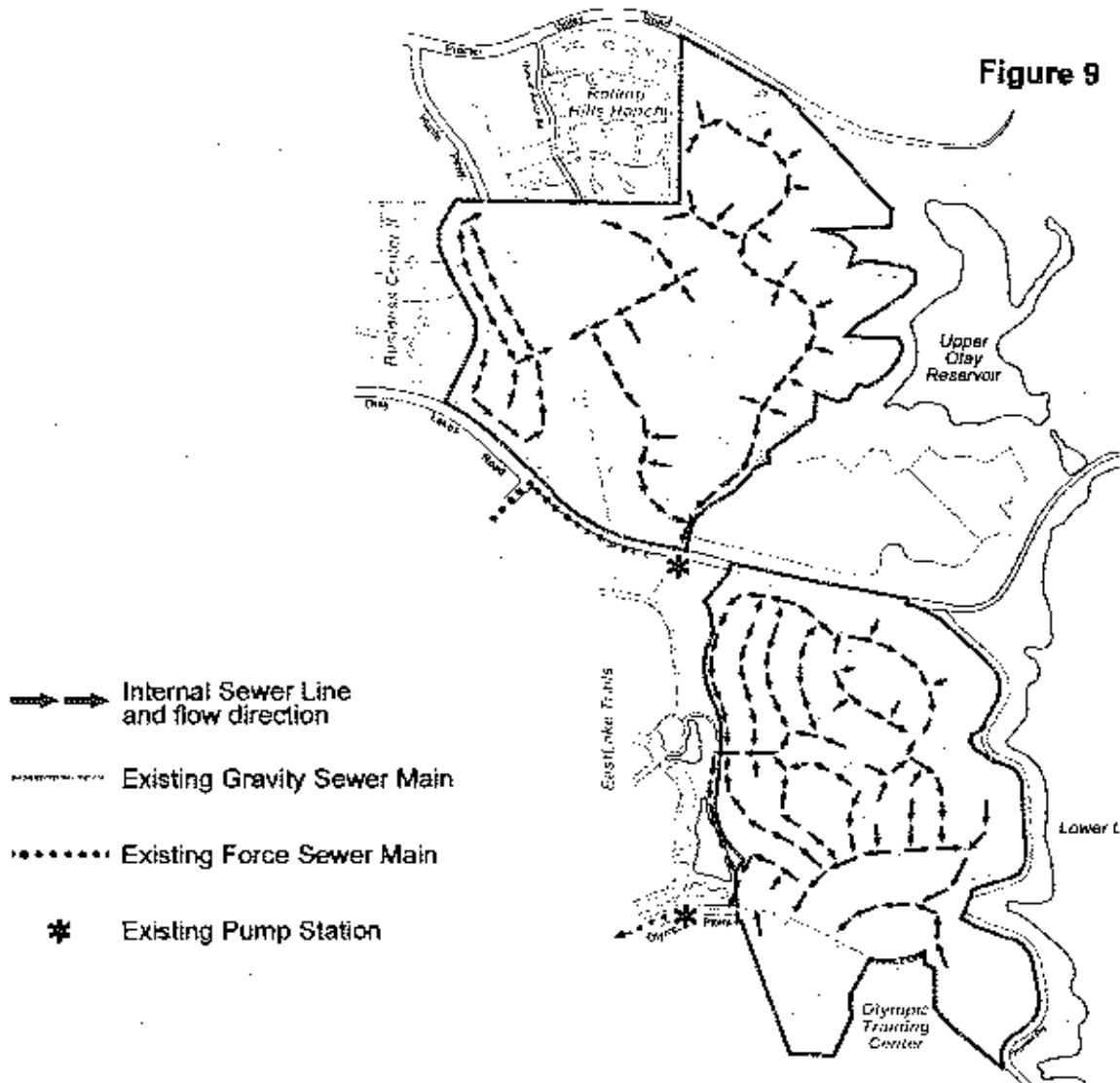
Eastlake III will sewer by gravity to the planned Salt Creek Interceptor that will have adequate capacity to accept Project sewer flows. Due to environmental constraints, however, the complete interceptor may not be available for the initial phases of the project. If the Salt Creek Interceptor is not operational at the time of consideration of the final maps, the project may be allowed to pump to the Poggi Canyon or the Telegraph Canyon sewer trunk. The developer will be required to meet Council Policy No. 570-03 ("Sewage Pump Station Financing Policy"), which requires Council approval of the proposed pumping alternatives and associated improvements. The developer would also be conditioned to fund the establishment of a Poggi Canyon Pumped Sewer Development Impact Fee to finance the construction of the sewer upgrades needed for conveying Eastlake III pumped flows. Said Development Impact Fee would be approved by Council prior to approval of the first final map proposing to pump Eastlake III sewage to the Poggi Canyon Sewer.

The *Eastlake III Off-Site Sewer Study* by John Powell & Associates (see Attachment I of the Subsequent EIR #01-01) analyzes different alternatives for providing interim sewer service to Eastlake III through 2005 in the event that construction of the Salt Creek interceptor is delayed. The study demonstrates that pumping may be a viable alternative for providing interim sewer service to Eastlake III. The actual off-site sewer improvements needed for Eastlake III



# Sewer Plan

Figure 9



Note: The sewer system indicated is subject to technical refinement during the subdivision process. Refer also to Technical Sewer Reports for additional detail.

Source: SB&O, Inc.



together with their financing mechanism would be determined by following the City Engineer, consistent with 1) the requirements of Council Policy No. 570-03, 2) the Preliminary Offsite Sewer Study for Eastlake III, and 3) the City staff memorandum dated February 19, 2001 (see Attachment I of the subsequent EIR #00-01). Flows from no more than 1,610 dwelling units in Eastlake III would be pumped to Telegraph Canyon and/or Poggi Canyon, as described in the *Off-Site Sewer Study*.

### **Capacity of Poggi Canyon Trunk Sewer**

The February 19, 2001, City staff memorandum on this subject identifies the current capacity of this trunk sewer as accommodating 947 EDUs in addition to existing and entitled development within Otay Ranch SPA One and Sunbow. The improvements described below will expand the sewer capacity in Poggi Canyon for future gravity and pumped flows.

#### **Connection to Reach 9B of Salt Creek Interceptor (P1)**

The Poggi Canyon Trunk Sewer will be reconnected from the Date-Faivre Trunk Sewer to Reach 9B of the Salt Creek Interceptor following construction in early 2002.

#### **Poggi Canyon Trunk Sewer Reach 205 Upgrade (P2)**

Reach 205 is located under Interstate 805. The 1997 Wilson Engineering study indicates that the existing 18-inch diameter pipe is undersized to support buildout of the gravity basin. Replacing the 18-inch pipe with a 21-inch pipe will provide sufficient capacity to accommodate buildout of the gravity basin.

#### **Poggi Canyon Trunk Sewer Upgrade, Olympic Parkway between East Palomar and La Media (P3)**

Since the additional demand created by pumped flows differs from basin capacity based on gravity flows, pumping flows into the Poggi Canyon Gravity Basin may require additional improvements, depending on the amount of pumped volume into the basin. After pumped flows from 1,693 EDU's are accommodated, the design capacity of the trunk sewer in Olympic Parkway, between East Palomar and La Media, will be exceeded. Upgrading this portion of the line from the existing 15-inch to 18-inch diameter pipe will remove capacity restrictions for pumped flows from this reach.

The following lists identify the thresholds for improvements required for increases in both gravity and pumped flows and the thresholds for those improvements needed only for pumped flows. If the EDU threshold for Poggi Canyon Sewer is met before Eastlake constructs 1,610 dwelling units, as

determined in *Off-Site Sewer Study*, then construction in Eastlake III will be delayed until the Salt Creek Interceptor is operational.

The thresholds for Poggi Canyon Basin can be amended by the City Engineer if he/she determines in his/her sole discretion, that the EDU assumption of in-basin gravity flows are such that additional pump flows, beyond what is currently identified below, can be accommodated as evidenced by monitoring.

**IMPROVEMENT THRESHOLD FOR GRAVITY AND PUMPED FLOWS<sup>15</sup>**

<u>EDU's</u>	<u>Required Improvement<sup>16</sup></u>
948	P-1
3,770	P-2

**IMPROVEMENT THRESHOLD FOR PUMPED FLOWS<sup>15</sup>**

<u>EDU's</u>	<u>Required Improvement<sup>16,17</sup></u>
1,694	P-3
3,651	Salt Creek Sewer

**4.4.8.7 Financing Sewerage Facilities**

The applicant shall be required to comply with all the requirements of Council Policy No. 570-03 (Sewage Pump Station Financing Policy). In addition to the requirements imposed by said Council Policy, the applicant shall be required to perform the following:

- Removal of any new or modified pump station and associated improvements to the satisfaction of the City Engineer upon completion of the Salt Creek Sewer Interceptor.
- Connection of the project by gravity to the Salt Creek Sewer Interceptor to the satisfaction of the City Engineer upon completion of the Salt Creek Sewer Interceptor.
- Provide funding for establishing the Poggi Canyon Pumped Sewer Development Impact Fee. Said Development Impact Fee shall be prepared by the City, as directed by the City Engineer, and approved by City Council prior to approval of the first final map for

<sup>15</sup> Pumped EDU's shall mean the aggregate of: 1) all existing EDU's; and 2) EDU's contained within approved final maps which are proposed for pumping to the Poggi Canyon Sewer Trunk (including but not limited to Eastlake III, Rolling Hills Ranch, Eastlake Trails, Eastlake Greens, Olympic Training Center, Otay Ranch Village 11)

<sup>16</sup> Developer shall agree to construct and secure the Required Improvements prior to approval of the final map containing the associated cumulative EDU's.

<sup>17</sup> In addition to improvements identified for gravity and pumped flows.

the project proposing to pump Eastlake III sewage to the Poggi Canyon Sewer.

- Funding a sewer flows monitoring program for the Poggi Canyon Sewer as determined by the City Engineer.

Furthermore, the applicant shall:

- Underwrite the cost of all studies and reports required to support the addition of sewer flows to existing lines.
- Assume the capital cost of all sewer lines, pump stations, and connections identified herein.
- Pay all current sewer fees required of the City of Chula Vista and, if necessary, the County of San Diego.

Adoption of City of Chula Vista Ordinance Number 2617 established a fee to be paid for future development within the Salt Creek Basin that connect into the existing system. The following tables summarize the fees to be paid by each land use type and phase of development. These fees are typically collected at the time building permits are issued.

Land Use	Fee
Single Family Residential	\$284/unit
Multi-Family Residential	\$213/unit
Commercial	\$2,840/acre
Community Purpose	\$2,840/acre
Schools	\$1,136/acre
Park	\$568/acre

Land Use	Phase 1	Phase 2	Phase 3	Amount
SFRDU	\$230,608	\$201,640.00	\$0	\$432,248
MFRDU	\$50,907.00	\$63,900		\$114,807
Commercial AC	\$0	\$0	\$87,188	\$87,188
CPF AC	\$23,572	\$0	\$0	\$23,572
Schools AC	\$44,758	\$0	\$0	\$44,758
Park AC	\$7,668	\$0	\$0	\$7,668
<b>Total</b>	<b>\$357,514</b>	<b>\$265,542</b>	<b>\$87,188.00</b>	<b>\$710,241</b>

#### 4.4.8.8 Threshold Compliance and Recommendations

Facilities to accommodate sewer flows have been identified. The construction of new sewer lines must be phased on or before the construction of streets. As such, the new facilities identified in this plan shall be required of the applicant as constructed facilities.

# DRAINAGE

## **4.4.9 DRAINAGE**

### **4.4.9.1 Threshold Standard**

1. Storm water flows and volumes shall not exceed City Engineering Standards.
2. The GMOC shall annually review the performance of the City's storm drain system to determine its ability to meet the City's goals and objectives.

### **4.4.9.2 Service Analysis**

The City of Chula Vista, through its Public Works Department, is responsible for ensuring that safe and efficient storm water drainage systems are provided concurrent with development in order to protect the residents and property within the city. City staff shall review individual projects to ensure that improvements are provided which are consistent with the drainage master plan(s) and that the project complies with all City engineering drainage standards.

Drainage facilities are planned for in the *City of Chula Vista Public Facilities Plan Flood Control Summary Report*, dated March 1989 (Phase II).

Eastlake III drainage improvements are identified in the *Preliminary Drainage & Detention Study for Eastlake III* (Volumes 1 & 2) prepared by SB&O, Inc. dated February 27, 2001.

### **4.4.9.3 Project Processing Requirements**

#### **Sectional Planning Area Plan/Public Facilities Finance Plans**

1. Identify phased demands.
2. Identify locations of facilities for onsite and offsite improvements.
3. Provide cost estimates.
4. Identify financing methods.

#### 4.4.9.4 Existing Conditions

##### Drainage Facilities

The *City of Chula Vista Public Facilities Plan, Flood Control Summary Report*, March, 1989, shows fifteen major drainage basins in Chula Vista. These drainage basin boundaries were determined by existing topography, drainage conditions and land uses. Four of these are essentially developed and not expected to have significant changes in runoff. Eleven drainage basins are east of Interstate 805 with one of the basins, Bonita Long Canyon, is mostly developed to the predicted densities in Scenario 4 of the general plan. Only the remaining ten basins will experience major development and the subsequent changes in drainage conditions.

The City's Drainage Master Plan analyzed current and future requirements for drainage facilities. The report details three alternative solutions for drainage in each basin. Because drainage facilities are directly related to the type and location of future development, it is not possible to determine which specific improvements will be required until a development project is presented and reviewed by staff.

The Eastlake III project straddles the ridgeline between the Salt Creek and Otay Lakes basins. The proposed development areas have the potential to impact the quality and quantity of storm water runoff. Both of the lakes are operated by the City of San Diego, including a water filtration plant for domestic uses.

##### Water Quality

Water quality of runoff is regulated by the Federal National Pollution Discharge Elimination System (NPDES) Program established by the Clean Water Act, which controls and reduces pollutants to water bodies from point and non-point discharges. In California, the program is administered by the California Regional Water Quality Control Board (RWQCB). The San Diego RWQCB issues NPDES permits for discharges to water bodies in the San Diego area, including Municipal Storm Water Discharge Permits (area- or county-wide). During construction and development, the project would be subject to the NPDES General Construction Activity Storm Water Permit and the Clean Water Act 401 Water Quality Certification.

The RWQCB must certify that any permit issued by the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act (covering dredging or filling of wetlands) complies with state water quality standards. Section 401 Water Quality Certification, or waiver, is necessary for all 404 Nationwide Permits, reporting and non-reporting, as well as individual permits. Additionally, all projects in City boundaries must comply with the City of Chula

Vista municipal permit in effect at the time of issuance of grading/construction permits.

For the management of storm water, municipalities in the San Diego region, including the City of Chula Vista, must comply with the Regional Water Quality Control Board's NPDES Permit No. CA 0108758, which consists of wastewater discharge requirements for storm water and urban runoff. In compliance with Permit No. CA 0108758, a Best Management Practices (BMP's) Program for Storm Water Pollution Control has been created. BMP's appropriate to the characteristics of a project may be employed to reduce pollutants available for transport and to reduce the amount of pollutants in runoff prior to discharge to a surface water body.

Typical post-development BMP's to treat water quality are concerned with nuisance water and first flush events. The State Water Quality Control Board (SWQCB) has discussed calculation methods, which encompass a range of values for 0.5 inch of runoff from the impervious portion of the basin, up to a two-year storm event. The latest SWQCB proposal includes both volumetric-based standards and flow rate standards for water quality treatment.

The following lists the BMP's that may be applicable to the proposed project and incorporated into future storm water control plans. These include, but are not limited to:

- Infiltration basins that are designed to hold runoff and allow percolation into the ground. To be effective they require adequate storage volume in locations underlain by soils that provide good permeability.
- Infiltration trenches and dry wells, consisting of holes or trenches filled with aggregate and then covered. Dry wells are typically used for runoff from roofs; infiltration trenches typically serve larger areas, such as streets and parking lots in commercial areas. Both are best suited for areas with permeable soils and a sufficiently low water table or bedrock.
- Porous pavement, including lattice pavers or porous asphalt used to replace large areas of paving that are not subject to heavy traffic.
- Vegetative controls with plant materials intended to intercept rainfall, filter pollutants, and absorb nutrients. For example, grass swales or shallow grass-covered channels could be used in place of buried storm drains. These types of vegetative controls are most applicable to residential areas.
- Nonstructural methods, such as controlling litter and waste disposal practices.

The SWQCB has recently adopted a new Municipal Storm Water Permit. The County of San Diego, the local cities (including Chula Vista), and port districts are working as co-permittees to create a countywide standard for municipal permits. On February 21, 2001, the San Diego Regional Water Quality Control Board (SDRWQCB) approved the Water Discharge Requirements for



Discharges of Urban Runoff From the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds of the County of San Diego, the Incorporated Cities of San Diego County, and the San Diego Unified Port district (Order No. 2001-01 Municipal Storm Water Permit for San Diego County and Cities). Order No. 2001-01 is the re-issuance of Order No. 90-42. The permit includes regulations such as Standard Urban Storm Water Mitigation Plans (SUSWMPs) and Numeric Sizing Criteria for volume or flow-based BMPs as described in the Order. Under these requirements, developers would be required to implement structural and non-structural mitigation measures that would reduce pollution to storm water runoff to the maximum extent practicable.

The City of Chula Vista will require developers to comply with all relevant regulations in Order No. 2001-01, including revision of plans as necessary.

#### **4.4.9.5 Proposed Facilities**

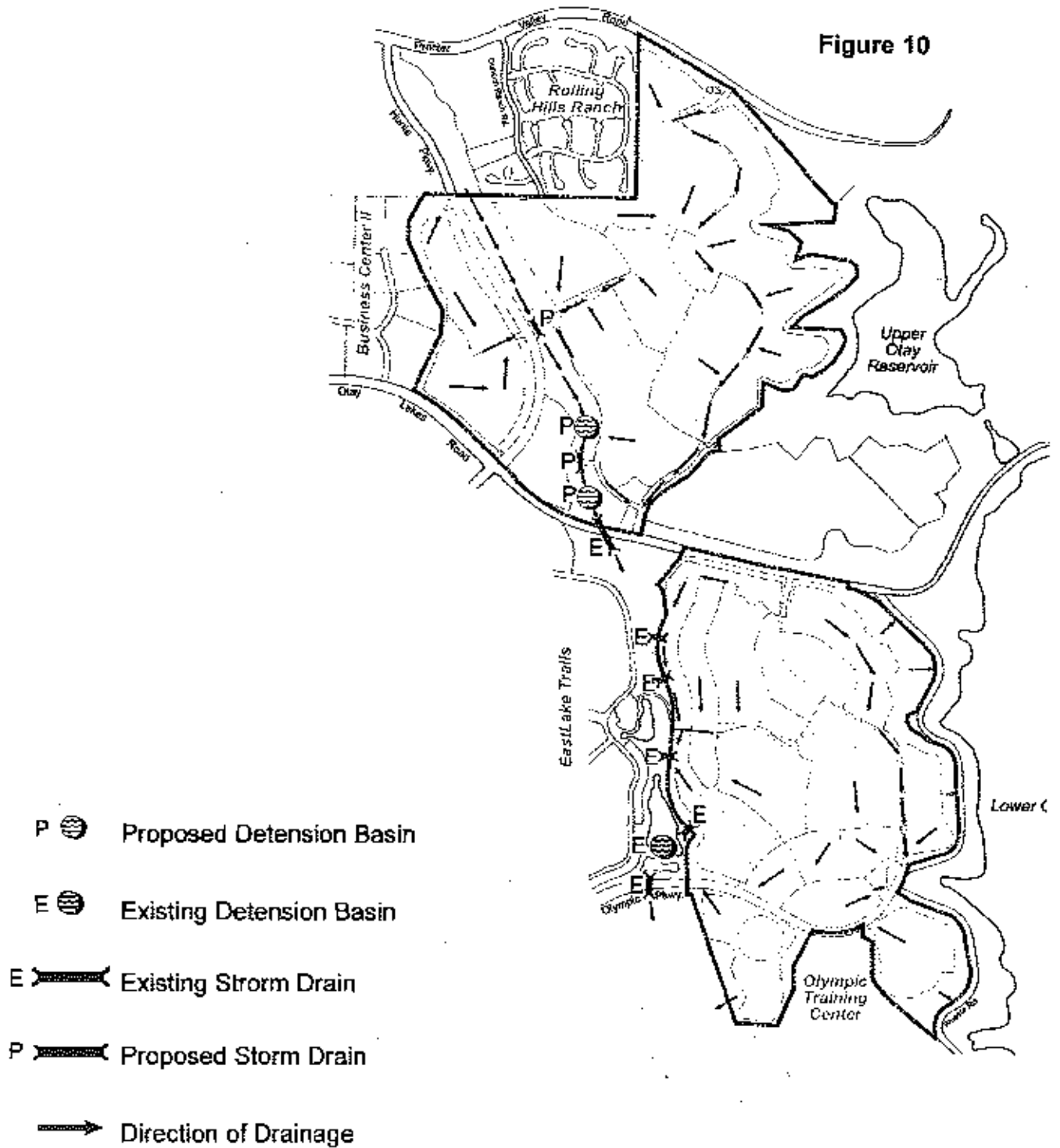
The combined Woods and Vistas projects will divert approximately 243 acres of run-off from the Otay Lakes to the Salt Creek basin. This diversion will be accomplished by gravity flow and/or mechanical means to convey runoff to Salt Creek. An agreement between Eastlake and the City of San Diego should be negotiated to compensate for the loss. This agreement needs to provide for compensation of actual acreage loss when final plans for the project are complete. The agreement also needs to address both total and partial diversions, if any.

The proposed Woods detention basins and the detention basins to be provided by the Salt Creek Ranch development will limit up to the 100-year storm water run-off to at or below the pre-development conditions. When complete, no storm water impacts to the Olympic Parkway storm drain/detention facility or the Salt Creek basin are anticipated due to development of the Woods and Vistas. In the event that the proposed Salt Creek detention basins in Rolling Hills Ranch are not constructed, the capacity and attenuation of the Woods facility would need to be expanded significantly.

The proposed detention basin, with the water quality features, will allow effective removal of the suspended sediment and silt. In order to address the increase in total dissolved solids (TDS) and other contaminants, an extended facility with wetland plants is recommended. This type of facility would provide a cost-effective solution with minimal long-term maintenance cost.

# Storm Drainage

Figure 10



Source: SB&O, Inc.

Based upon preliminary estimates and rough calculations, the additional areas and diversions from the Vistas could exceed the capacity of the existing Olympic Parkway storm drain system. The final design of the Vistas storm drain should direct storm water run-off beyond the capacity of the Olympic Parkway system to the existing Salt Creek outfall(s) located onsite. The storm drain systems should be reviewed during final design to verify that capacity is adequate to accommodate the additional flows.

### **Urban Runoff Facilities**

The Upper and Lower Otay Lakes are operated by the City of San Diego as domestic water reservoirs. These reservoirs must be protected from urban runoff to maintain water quality for domestic use. Portions of the Eastlake III project drain into the watersheds of these reservoirs. Salt Creek is a USGS blueline stream, which makes it a water resource of the United States under the County Water Authority. All development in excess of five acres must incorporate urban runoff planning, which will be detailed at the Tentative Tract Map level.

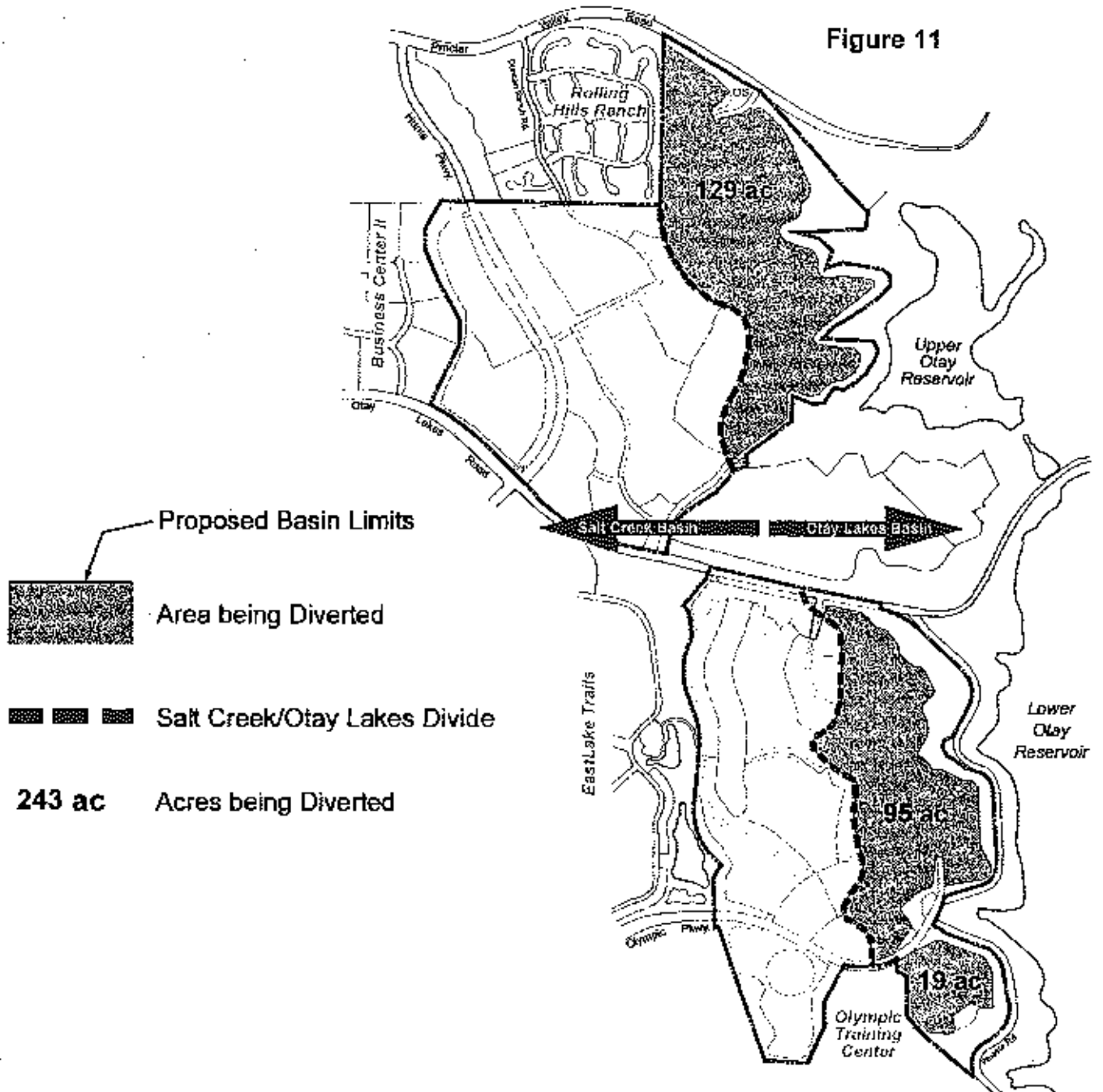
In conformance with the National Pollution Discharge Elimination system (NPDES) General Permit No. CAS000002, as a condition of the California State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ, and as a requirement of the new NPDES Municipal Permit, Eastlake III will have a Storm Water Pollution Prevention Plan (SWPPP) prepared prior to the start of construction. This plan will identify pollutant sources associated with construction sites and will identify construction as well as implementation of storm water management practices to abate pollutants in storm water discharges from the construction site.

Build-out or post-construction water quality will be maintained by first providing rock rip-rap pads at all canyon outlets to dissipate the energy of the outlet flows to minimize erosion. The second water quality feature will be to utilize the project detention basins not only for detention to offset (detain) post-development peak discharges, but also as desiltation basins where silt can accumulate and be removed. In addition, the basins will be designed to provide extended detention for "first flush" flows, which will further enhance removal of pollutants.

This diversion will be accomplished by gravity and/or mechanical means to convey run-off to Salt Creek.

# Urban Run-off Diversion

Figure 11



Note: Refer to Technical Reports for additional detail on diversion of urban runoff

Source: SB&O, Inc.

#### **4.4.9.6 Financing Drainage Facilities**

##### **Onsite Facilities**

City policy requires that all master planned developments provide for the conveyance of storm waters throughout the project to City engineering standards. As such, Eastlake III will be required to construct those facilities identified in Section 4.4.9.5 through the subdivision exaction process.

In newly developing areas east of I-805, it is the City's policy that development projects assume the burden of funding all maintenance activities associated with drainage channels and detention basins. As such, the City will enter into an agreement with The Eastlake Company whereby maintenance of the channels and detention basins will be assured by one of the following funding methods:

1. A homeowner's association (HOA) that would raise funds through fees paid by each property owner; or
2. A Community Facilities District (CFD) established over the entire project to raise funds through the creation of a special tax for drainage maintenance purposes.

##### **Offsite Facilities**

There are no offsite drainage facilities required of Eastlake III.

#### **4.4.9.7 Threshold Compliance and Recommendations**

Eastlake III shall be responsible for the conveyance of storm water flows in accordance with City Engineering Standards. The City Engineering Division shall review all plans to ensure compliance with such standards.

The two detention basins in the Woods neighborhood shall be constructed in conjunction with the first grading permit for the Woods or Vistas.

Eastlake III shall incorporate urban runoff planning in the Tentative Tract Map.

The City will enter into an agreement with The Eastlake Company whereby maintenance of the channels and detention basins will be assured by one of the following funding methods:

1. A homeowner's association (HOA) that would raise funds through fees paid by each property owner; or
2. A Community Facilities District (CFD) established over the entire project to raise funds through the creation of a special tax for drainage maintenance purposes.

# AIR QUALITY

## **4.4.10 AIR QUALITY**

### **4.4.10.1 Threshold Standard**

The GMOC shall be provided with an annual report which:

1. Provides an overview and evaluation of local government projects approved during the prior year to determine to what extent they implemented measures designed to foster air quality improvement pursuant to relevant regional and local air quality improvement strategies.
2. Identifies whether the City's development regulations, policies, and procedures relate to, and/or are consistent with current applicable federal, state, and regional air quality regulations and programs.
3. Identifies non-development related activities being undertaken by the City toward compliance with relevant federal, state, and local regulations regarding air quality, and whether the City has achieved compliance.

The City shall provide a copy of said report to the San Diego Air Pollution Control District (APCD) for review and comment. In addition, the APCD shall report on overall regional and local air quality conditions, the status of regional air quality improvement implementation efforts under the Regional Air Quality Strategy and related federal and state programs, and the affect of those efforts/programs on the City of Chula Vista and local planning and development activities.

### **4.4.10.2 Service Analysis**

#### **Air Quality Improvement Plan**

An Air Quality Improvement Plan is required for all major development projects (50 dwelling units or greater, or commercial and industrial projects with 50 EDU's of water demand or greater). This plan is required at the Sectional Planning Area (SPA) Plan level, or equivalent for projects that are not processed through a Planned Community Zone.

On November 14, 2000, the City Council adopted the Carbon Dioxide (CO<sub>2</sub>) Reduction Plan, which included implementing measures regarding transportation and energy efficient land use planning and building construction measures for new development. In this Plan, it was recognized that the City's efforts to reduce carbon dioxide emissions from new development are directly related to energy conservation and air quality efforts. As a result, the City is initiating a pilot study effort to develop a program to be implemented in new SPA Plans through updating the guidelines for preparation of required AQIP's. In summary, the pilot study involves the development of a computer model to evaluate the relative effectiveness of applying various site design and energy conservation features in new development projects. The pilot study will analyze the Eastlake III SPA project (and two other pending SPA projects),

and result in the preparation of an AQIP for Eastlake III that will be considered in conjunction with actions on the project's Tentative Subdivision Map.

The Air Pollution Control District is responsible for the Air Quality Maintenance Program in compliance with the California Clean Air Act. There is no local Master Plan for Air Quality.

#### **4.4.10.3 Threshold Compliance and Recommendations**

The City continues to provide a development forecast to the APCD in conformance with the threshold standard. A separate Air Quality Improvement Plan will be provided as part of the SPA Plan and Tentative Map process as noted in Section 4.4.10.2.



# CIVIC CENTER

## 4.4.11 CIVIC CENTER

### 4.4.11.1 Threshold Standard

There is no adopted threshold standard for this facility. The facility information is being provided in this report to aid the City in establishing operational benchmarks, which will determine construction phasing of the Civic Center.

### 4.4.11.2 Service Analysis

Although the existing Civic Center successfully accommodated city administration offices prior to the mid-1980's population growth, increase in City staff to meet new demands of growth has caused increasing congestion problems. Most staff in the Public Services Building experience space shortages, lack of privacy and storage, and frequent noise distractions. This was reported in a survey which is included in the Civic Center Master Plan dated May 8, 1989. Site Alternative Three "The Suburban Scheme" was selected from the master plan at a City Council conference on June 22, 1989.

### 4.4.11.3 Existing Conditions

#### Civic Facilities Inventory

##### Existing Facilities

Civic Center.....	111,940 square feet
Previous County Health Center.....	3,120 square feet
Future Public Works Inspection Division.....	1,200 square feet
(off-site) .....	_____
<b>TOTAL.....</b>	<b>116,260 square feet</b>
 Parking Lots.....	 333 spaces

<u>Future Facilities Cost</u>	<u>Size</u>	<u>Estimated</u>
1. City Hall	25,765sf <sup>18</sup>	2,203,300
2. Public Services Facility	40,615sf <sup>1</sup>	3,023,500
3. New City Hall Annex	28,925sf <sup>1</sup>	3,023,600
4. Legislative Offices	6,000sf <sup>1</sup>	1,330,000
5. Subterranean Parking	126 spaces	1,008,000
6. Parking Structure	359 spaces	2,872,000
7. Demolition	5,920sf	83,600
8. Surface Parking	45,425sf	227,100
9. Misc. Site Improvements	15,000sf	180,000
10. Landscaping	55,000sf	698,500
11. Land Acquisition (459 F Street)	---	---
12. Master Plan	---	65,250
<b>TOTAL (1989 Dollars)</b> .....		<b>\$15,459,300</b>

#### 4.4.11.4 Adequacy Analysis

The Master Plan for the Chula Vista Civic Center shows 126,990 square feet of Civic Center facilities are needed to serve the population in 1988. This identifies an existing space deficiency of 15,050 square feet. Since the writing of the Master Plan, the City has acquired the 3,120 square foot County Health building and a 1,200 square foot Public Works office. They are both listed under Existing Facilities. Because of this increase in square footage, the deficiency is reduced to 10,730 square feet.

The need for the Civic Center can not be easily related to population figures or acres of commercial and industrial land which will be developed in the future. The facilities, according to the master plan, are currently inadequate because of the lack of space. This inadequacy will worsen as employee numbers and their workloads increase in response to demands for services, which are generated by new development.

The City is moving ahead to implement Phase #1 of the Civic Center Master Plan by acquiring additional land to the west of the existing Civic Center for the proposed parking garage.

<sup>18</sup> Some of the size figures represent a combination of remodeled existing square footage and newly constructed square footage. The completed civic facilities will total 149,120 square feet with 825 parking spaces.

#### 4.4.11.5 Financing Civic Center Facilities

In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809A and 2810 on May 23, 2000. The current fee is \$2,618 per equivalent dwelling unit.

The Eastlake III project is within the boundaries of the public facilities DIF program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current Civic Center fee rate of \$480 per dwelling unit. The Eastlake III obligation at build-out is \$1,078,512.

<b>Development Phase</b>	<b>EDU's</b>	<b>Civic Ctr. Fee @ \$480/EDU</b>
1	1,083.4	\$520,032.00
2	1,010.0	\$484,800.00
3	153.5	\$73,680.00
<b>Total</b>	<b>2,246.9</b>	<b>\$1,078,512.00</b>

Source: MuniFinancial calculations.

#### 4.4.11.6 Threshold Compliance and Recommendations

The Eastlake III SPA shall be conditioned to pay Public Facilities Fees at the rate in effect at the time building permits are issued.

# CORPORATION YARD

## 4.4.12 CORPORATION YARD

### 4.4.12.1 Threshold Standard

There is no adopted threshold standard for this facility. The facility information is being provided in this report to aid the City in establishing operational benchmarks which will determine construction phasing of the corporation yard.

### 4.4.12.2 Service Analysis

The corporation yard is currently operating beyond capacity. New development, with its resultant increase in required maintenance services, creates a need for a larger corporation yard. The new yard may be located east of Interstate 805 because of the availability of centrally located large parcels. A City staff memo dated November 11, 1987 states that 15 acres are needed to accommodate 85,010 square feet of office and storage and 228,000 square feet of parking.

### 4.4.12.3 Existing Conditions

<u>Existing Facilities</u>	<u>Location</u>
Corporation Yard	707 "F" Street

<u>Future Facilities</u>	<u>Cost Estimate</u>
1. Buildings	\$ 4,699,491
2. Outside Storage	1,031,362
3. Parking	543,598
4. Site preparation and grading	4,000,000
5. Site development, utilities, and landscaping	1,181,260
6. Site acquisition	<u>1,995,000</u>
<b>TOTAL (1988 Dollars)</b>	<b>\$ 13,450,711</b>

The 2001 cost for land acquisition and construction is estimated to be \$30 million.

### 4.4.12.4 Adequacy Analysis

The growth in population, increase in street miles and the expansion of developed areas in Chula Vista, requires more equipment for maintenance as well as more space for storage and the administration of increased numbers of employees. The need for a larger Corporation Yard can be specifically related to new development and its effect on all of these subjects.

The existing corporation yard located at "F" Street and Woodlawn Avenue no longer accommodates present demands.

#### 4.4.12.5 Financing Corporation Yard Facilities.

In January, 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809A and 2810 on May 23, 2000. The current fee is \$2,618 per equivalent dwelling unit.

The Eastlake III project is within the boundaries of the public facilities DIF program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current Corporation Yard fee rate of \$386 per dwelling unit, the Eastlake III obligation at build-out is \$867,303.

<b>Table 37 Eastlake III Public Facilities Fees For Corporation Yard</b>		
<b>Development Phase</b>	<b>EDU's</b>	<b>Corp. Yard Fee @ \$386/EDU</b>
1	1,083.4	\$418,192.40
2	1,010.0	\$389,860.00
3	153.5	\$59,251.00
<b>Total</b>	<b>2,246.9</b>	<b>\$867,303.40</b>

Source: MuniFinancial calculations.

#### 4.4.11.6 Threshold Compliance and Recommendations

The Eastlake III SPA shall be conditioned to pay Public Facilities Fees at the rate in effect at the time building permits are issued.

## **OTHER PUBLIC FACILITIES**



## **4.4.13 OTHER PUBLIC FACILITIES**

### **4.4.13.1 Threshold Standard**

There is no adopted threshold standard for these facilities, which are part of the Public Facilities Development Impact Fee Program and include GIS, Mainframe Computer, Telephone System Upgrade, and Records Management. The information regarding these capital items is being provided in this section of the PFFP to aid the City and the developer in calculating the PFDIF fees to be paid by the Eastlake III project.

### **4.4.13.2 Service Analysis**

The public facilities identified in Section 3.15.1, above, are described in the report entitled *Development Impact Fee for Public Facilities* dated April 20, 1993, known as document number C093-075.

### **4.4.13.3 Existing Conditions**

The City continues to collect funds from building permit issuances in the Eastern Territories for deposit to the accounts associated with these facilities.

### **4.4.13.4 Financing Other Public Facilities**

This information is being provided to aid the City and the developer in calculating the level of funds to be received from the payment of fees associated with this "Other Public Facilities" category.

In January, 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809A and 2810 on May 23, 2000. The current fee is \$2,618 per equivalent dwelling unit.

The component of the fee attributable to "Other Public Facilities" as described above is \$42 per EDU excluding \$134 per EDU for PFDIF administration at 2%.

The Eastlake III project is within the boundaries of the public facilities DIF program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the Eastlake III obligation at build-out is \$94,369.

<b>Table 38 Public Facilities Fees For Other Public Facilities</b>		
<b>Development Phase</b>	<b>EDU's</b>	<b>Other Public Facilities Fee @ \$42/EDU</b>
1	1,083.4	\$45,502.80
2	1,010.0	\$42,420.00
3	153.5	\$6,447.00
<b>Total</b>	<b>2,246.9</b>	<b>\$94,369.80</b>

Source: MuniFinancial calculations.

#### **4.4.13.5 Threshold Compliance and Recommendations**

Other Public Facilities will be funded through the collection of public facility fees at the rate in effect at the time building permits are issued.

# FISCAL ANALYSIS

## **4.4.14 FISCAL ANALYSIS**

### **4.4.14.1 Threshold Standard**

1. The GMOC shall be provided with an annual fiscal impact report which provides an evaluation of the impacts of growth on the City, both in terms of operations and capital improvements. This report should evaluate actual growth over the previous 12-month period, as well as projected growth over the next 12-18 month period, and 3-5 year period.
2. The GMOC shall be provided with an annual "economic monitoring report" which provides an analysis of economic development activity and indicators over the next previous 12-month period, as well as projected growth over the next 12-18 month period, and 3-5 year period.

### **4.4.14.2 Facility Master Plan**

There is no existing Master Plan for fiscal issues. However, an economic base study and a long range fiscal impact study was prepared by P&D Technologies as part of the Chula Vista General Plan.

### **4.4.14.3 Project Processing Requirements**

#### **Sectional Planning Area Plan/Public Facilities Finance Plans**

1. Prepare a phased fiscal/economic report dealing with revenue vs. expenditures including maintenance and operations.

### **4.4.14.4 Fiscal Analysis of Project**

#### **4.4.14.4.1 Introduction**

This analysis identifies the estimated fiscal impact that the Eastlake III Project will have on the operation and maintenance budgets of the City of Chula Vista (general fund). Information pertaining to the scope of development was derived from The Eastlake Company.

Two basic methodologies were utilized in estimating public agency revenues and expenditures; the case study and per unit/acre multiplier methods. The case study method was used to estimate the secured property tax, as well as the transient occupancy tax and sales tax derived for the project's visitor serving and commercial land uses. The case study method is based on specific characteristics of the project from which revenues can be estimated. Appropriate city officials were contacted to identify actual tax rates, fees and costs. The per unit/acre multiplier method, which represents a more general approach was utilized to estimate unsecured property tax, sales tax, TOT, property transfer tax, utility tax, license fees, fines, other revenues and fees and all expenditures. CIC also utilized input from the fiscal impact prepared

for Eastlake Trails, San Miguel Ranch, and Eastlake III. The City of Chula Vista's FY 2000-2001 Budget was utilized to estimate per unit/acre multipliers.

Future revenues and expenditures are presented in current (2000) dollars. Also, revenues and expenditures are depicted annually, reflecting a conservatively projected development absorption schedule based on information provided by the City and the developer. This approach identifies annual project fiscal surpluses and deficits and represents a more realistic approach when compared to assuming instant build-out.

#### **4.4.14.2 PROJECT ABSORPTION**

Presented in Table 40 is a description of the product types and projected absorption schedule, both provided by the City and the developer. This schedule includes a 5 year (2002 to 2006) development schedule. For the purpose of this analysis, absorption represents new units being sold (or rented) and occupied.

Housing market values were estimated by the developer and ranged from \$150,000 (multi-family) to \$850,000 (single family - large lots). The values used in the table represent the estimated average unit price for each type of development. Commercial values were estimated using COMPs (Commercial Property Information Services) and previous studies.

#### **4.4.14.3 PROJECT DEMOGRAPHICS AND LAND USES**

In developing per unit/acre multipliers, CIC utilized demographic and land use information related to the City of Chula Vista as a whole and, more specifically, the subject Eastlake III Project. Included in Table 41 are population, housing, land-use and infrastructure characteristics. The developer provided the number of housing units and acres by land use for the Eastlake III Project. The Eastlake Company provided the amount of acreage devoted to circulation and an estimate the number of street miles, lane miles, traffic signals and streetlights were estimated based on that acreage.

**Table 39 Eastlake III Project Absorption Schedule And Market Values By Land Use**

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Developed and Occupied Units/Acres					
		2002	2003	2004	2005	2006	TOTAL
<b>SINGLE FAMILY RESIDENTIAL UNITS</b>							
Low (0 to 3 per Acre)	\$800	90	229	281	510	643	643
Low to Medium (3 to 6 per Acre)	\$290	163	415	486	688	795	795
<b>TOTAL SINGLE FAMILY UNITS</b>		<b>253</b>	<b>644</b>	<b>767</b>	<b>1198</b>	<b>1438</b>	<b>1438</b>
<b>MULTI FAMILY RESIDENTIAL UNITS</b>	<b>\$170</b>	<b>69</b>	<b>153</b>	<b>271</b>	<b>411</b>	<b>623</b>	<b>623</b>
<b>RETAIL COMMERCIAL ACRES</b>	<b>\$2,172</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>12.0</b>	<b>12.0</b>
<b>TOURIST COMMERCIAL ACRES</b>	<b>\$2,676</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>18.7</b>	<b>18.7</b>

Source: The Eastlake Company,  
City of Chula Vista,  
CIC Research, Inc.

**Table 40 Eastlake III Project Fiscal Impact General Assumptions**

Chula Vista		Sources
Population	174,319	CA Dept. of Finance
Occupied Housing Units	56,925	CA Dept. of Finance
Persons Per Household	3.04	CA Dept. of Finance
Street Miles	336	CV Public Works
Lane Miles	778	CV Public Works
Traffic Signals	142	CV Engineering
Street Lights	6,307	CV Engineering
Estimated Avg. HH Income	\$55,992	Claritas, Inc.
Median Housing Price	\$183,000	DataQuick Info.Serv.
Land Uses (Developed Acres)		
Commercial	1,093.46	CV Planning
Industrial	724.62	CV Planning
Residential	6,876.98	CV Planning
Park	339.85	CV Planning
<b>Eastlake III Project</b>		
Estimated Population	6,257	CIC Research, Inc
Housing Units	2,061	The Eastlake Co.
Commercial Retail Acres	12.0	The Eastlake Co
Tourist Commercial Acres	18.7	The Eastlake Co
Open Space Acres	136.8	The Eastlake Co
Public Park Acres	13.5	The Eastlake Co
Street Miles	13.5	The Eastlake Co
Lane Miles	34.2	Estimated
Traffic Signals	4	Estimated
Street lights	189	Estimated
Estimated Avg. HH Income	\$94,000	CIC Research, Inc
Median Housing Price	\$294,000	The Eastlake Co

#### 4.4.14.4 REVENUES

Operating revenues for the City of Chula Vista resulting from the development of the proposed Eastlake III Project are estimated in this section. The major revenue sources which are expected to be generated from the subject developments and detailed in this chapter include property tax (secured and unsecured), property transfer tax, sales tax, franchise fees, TOT, utility tax, license revenue, miscellaneous fines, homeowner's property tax relief, motor vehicle license fees, gas tax and charges for various current services. The City of Chula Vista's Budget (FY 2000/2001) for these revenue items is detailed in Table 42 along with allocation rates. The following section details each of the revenue sources and the methodology employed to estimate revenues from the subject developments. For each identified revenue source, a detailed table reflecting the revenue flow over the project build-out (2002 to 2006) is presented in the Appendix of this report. All dollar figures are presented in 2000 dollars (no inflation rates were used).



**Table 41 Eastlake III - Project Fiscal Impact Revenue Generation Assumptions**

Revenues	City of Chula Vista FY2000/01 Revenues	Allocation Assumption
Property Taxes		
Secured	\$9,787,848	Based on 10.844% of 1% of TAV
Unsecured	450,000	\$245 commercial acre
Other Taxes		
Property Transfer Tax	\$575,000	Annual Avg. \$28 per housing unit/\$85 per commercial acre
Sales & Use Tax	17,702,000	\$326 per housing unit/\$1,200 commercial acre
Franchise Fees	2,285,890	\$33 per housing unit/\$1,544 commercial acre
TOT	1,510,000	\$2 per housing unit/ \$75 per commercial acre
Utility Tax	3,100,000	\$24 per housing unit/\$1,132 commercial acre
Licenses		
Business License	\$750,000	\$598 commercial acre
Animal & Bicycle Licenses	55,000	\$1 per housing unit
Fines		
Library Fines	\$195,470	\$3 per housing unit
Parking Citations	199,880	\$4 per housing unit/\$42 commercial acre
Revenues from other Agencies		
State Homeowners Prop Tax Relief	\$185,000	\$3 per housing unit
Motor Vehicle Licenses	8,798,000	\$154 per housing unit
Gas Tax	2,365,320	\$36 per housing unit, \$188 commercial
Charges for Current Service		
Recreation	477,908	\$8 per housing unit

**Secured Property Tax**

Secured property tax revenues generated from the proposed developments were calculated on the basis of a one-percent tax rate on the current market value of the residential and commercial construction. The subject properties are in tax rate areas 01247, 01215, and 01204. According to the Mr. Pete Redman of the County of San Diego property tax services, the City of Chula Vista's would receive 10.844 percent of the one-percent of the property taxes collected in those tax rate areas. It should be noted that the citywide average share of property tax is roughly 14.7 percent.

As previously mentioned, market values (assessed values) for the residential units were estimated by the developers and reviewed by CIC Research. Market values for commercial uses were estimated using COMPS, Commercial Property Information Services, Inc., as well as previous studies. These identified market values also represent the assessed values. Although assessed values increase two percent per year and readjust after the property resells, this analysis assumes no inflation and all values remain in 2000 dollars. Included in Tables A-2 in the appendix is the cumulative assessed value over the build-out of the developments. Total assessed values for the Eastlake III Project range from \$111.5 million during the first year (2002) to \$792.2 million at build-out (2006).

The City of Chula Vista's share of the collected annual property tax is \$859,900 for the Eastlake III Project (Table A-3) at build-out.

### Unsecured Property Tax

Unsecured property, which includes personal property such as equipment, inventory, furniture, etc. is taxed for primarily commercial and industrial businesses. CIC utilized the County Assessor's Office estimate of unsecured tax allocation. The County Assessor estimate 65 percent of the unsecured property tax is associated with commercial development and 25 percent is allocated to industrial development. Using the City's budget figure of \$450,000 (unsecured tax collections-FY 2000/01) and an estimated 1,093 acres of commercial development results in a ratio of \$245 per commercial acre ( $\$450,000 \times .65 \div 1,194$ ) for the City's share of unsecured property tax.

The study portion of Eastlake III Project includes roughly 30.7 acres of commercial uses and would generate an estimated \$8,000 in unsecured annual property tax at build-out (refer to Table A-4).

### Property Transfer Tax

Sales of real property in San Diego County are taxed at a rate of \$1.10 per \$1,000 of the sales price. Chula Vista would receive 50 percent of the tax. An analysis conducted by the San Diego Association of Governments (SANDAG) indicates that the average turnover rate for residential property is once every seven years and once every 14 years for nonresidential property. The following formulas, which take both the transfer tax formula and the average turnover rate into account, were utilized to yield average annual per unit property transfer tax.

Single Family Residential	$\frac{\$.55}{\$1,000} \times$	$1/7 =$	.00007857
Commercial/Industrial	$\frac{\$.55}{\$1,000} \times$	$1/14 =$	.00003929

Using these formulas, an estimated annual average property transfer tax can be calculated. The Eastlake III Project would generate \$59,700 (refer to Table A-5) in average, annual property transfer tax at build-out.

### **Sales Tax**

This fiscal impact methodology equates the collection of sales tax to both residential units and because of the unique nature and location of the proposed commercial development, retail and tourist commercial acreage. The City's share of sales tax generated by the residential portion of the study property is based on \$326 per household per year, which is based on 75 percent of the total sales tax collection in the City of Chula Vista, divided by the number of housing units. The sales tax multipliers were adjusted roughly upward 40 percent to reflect the estimated higher household income in the Eastlake III Project versus the overall city average. Household incomes were estimated for the study project using the city's ratio of household income to housing value.

Based on the U.S. Consumer Expenditure Survey, it was assumed that households spend 35 percent of their income on taxable goods and approximately 75 percent of those are assumed to be spent in the City of Chula Vista. Based on an analysis conducted by the City of San Diego's Finance Department and given the study site location and land-use mix, CIC utilized the following tax allocations, 75% for residential, 10% for retail/office and 15% for manufacturing. Given the Eastlake III Project's retail commercial area's proximity to the Olympic Training Center and the tourist commercial acreage, it is more likely that this site would capture a great deal of the sales generated from residents outside of Chula Vista. Additional sales tax (over the 10% allocation for retail uses) is attributed to the commercial retail. This study estimates that conservatively 50 percent of the sales will be to residents outside of Chula Vista. Based on average sales of \$175 per square foot of retail space, a multiplier of \$1,800 per acre of retail commercial was estimated.

Additional taxable retail sales were estimated for the tourist commercial. Based on the location (next to the Olympic Training Center and across from Olay Lake) a destination hotel would be expected to be developed there attracting visitors from outside of Chula Vista. Smith Travel Research reports that approximately 66 percent of hotel revenue is generated from rooms while 27 percent is generated through taxable food and beverage sales. The remaining 7 percent of revenue is generated from meeting space, events, and miscellaneous services. Based on this information, it is estimated that \$2,558 of retail taxes per acre is generated by tourist commercial. Total annual sales tax generated by the Eastlake III Project is estimated at \$862,000 at build-out (refer to Table A-6).

### **Franchise Fees**

The City of Chula Vista receives a franchise tax fee from sales of natural gas, electricity, cable television and trash collection. Using the sale of gas and electricity as a guideline and based on a study prepared by San Diego Gas and Electric (SDG&E), 37 percent of the franchise fees are attributed to residential uses, 36.5 percent to retail/office uses and the remaining 26.5 percent is attributed to industrial uses. Using these guidelines, the City budget, area demographics and land use information results in an estimated \$33 in annual franchise fees per housing unit, and \$1,544 per developed commercial acre. Utilizing these ratios results in a total annual franchise fee of \$115,500 for the Eastlake III Project (see Table A-7) at build-out.

### **Transient Occupancy Tax**

Transient occupancy tax (TOT) is a tax added to the price charged for the use of a hotel or motel room. The majority of the tax is currently associated with new hotel developments. The location of the tourist commercial (adjacent to the Olympic Training Center and across from Otay Lakes) is ideally suited for a destination resort hotel. Based on the acreage available a conservative estimate of a 330 room hotel was the scenario used to develop TOT generated by the tourist commercial. PKF Consulting (formerly Pannell Kerr Foster) reports an average daily room rate of \$176 for this type of room currently in San Diego. Based on historical information, a conservative occupancy rate of 70 percent is estimated. In addition, since this hotel would have an impact on existing hotels, only 80 percent of the occupied room nights were considered to be net new generation by the hotel. The City of Chula Vista has a 10 percent TOT which combined with the previously stated data would generate TOT of \$1,484,000 per year for the tourist commercial. Additional TOT would be generated by the residents and commercial retail enterprises by their use of local hotels/motels. The San Diego Convention and Visitors Bureau estimates that of all visitors who stay in hotels and motels, eight percent are visiting friends and an additional nine percent are in San Diego on non-convention business. Utilizing the City's 2000/01 budget for TOT of \$2,064,000 and assuming eight percent is generated by residential land uses and nine percent by non-residential uses (assume 50% retail and 50% industrial uses), results in multiplier ratios of roughly \$3 per housing unit and \$77 per commercial acre. Using these ratios and the estimate of TOT generated by the tourist commercial, the City of Chula Vista will receive a total annual TOT tax of \$1,491,000 associated with the Eastlake III Project (refer to Table A-8).

### **Utility Users' Tax**

The City of Chula Vista's FY2000/01 budget for utility taxes is \$3,705,000. These taxes are paid by the residents on gas, electric and telephone services. CIC utilized the same methodology for utility taxes and franchise fees. Using the land use allocation of 37 percent residential uses, 36.5 percent to retail/office uses and 26.5 percent to industrial uses, results in an

estimated \$24 in annual utility tax per housing unit and \$1,132 per developed commercial acre. These ratios result in a total annual utility tax of \$84,300 for the Eastlake III Project (refer to Table A-9) at build-out.

### **Business License Fees**

Business license fees are allocated based on a survey reported by the City of San Diego's Financial Management Department, which indicated that 78 percent of the fees were generated by commercial uses and 22 percent were generated by industrial uses. Using the City of Chula Vista's budget (\$915,200), the above proportions and the number of citywide developed commercial acres, results in a multiplier of \$598 per commercial acre. Using this multiplier, total business license fees attributed to Eastlake III Project are \$18,400 per year at build-out (refer to Table A-10).

### **Miscellaneous Revenues**

CIC grouped numerous revenues into the category of miscellaneous. These revenues include: animal licenses, bicycle licenses, motor vehicle licenses, State homeowners property tax relief, gas tax, library fines, parking citations, swimming pool fees, recreation programs and park reservation fees. With the exception of gas tax and parking citations, all the revenues are assumed to be allocated entirely to residential uses. For these revenues, multipliers were developed by dividing the total revenues by the total number of citywide occupied housing units. Total miscellaneous revenues attributed to Eastlake III Project are \$441,600 per year at build-out (refer to Table A-11). The allocation of gas tax and parking citations was calculated as follows:

### **Gasoline Tax**

Gasoline tax revenue accrues on the basis of a complicated formula utilizing county to state and incorporated to unincorporated portion of population. According to the City of San Diego's "Fiscal Impact of New Development" and the Department of Motor Vehicle's auto registration records, an estimated 50 percent is attributed to residential uses and the remaining 50 percent is allocated based on vehicle registration (75% residential, 19% commercial and 6% industrial).

### **Parking Citations**

Parking violation revenues were allocated by vehicle registration classification as estimated by the Department of Motor Vehicles (75% residential, 19% commercial and 6% industrial).

#### **4.4.14.4.5 OPERATING EXPENDITURES**

Operating expenditures for the City of Chula Vista resulting from development of the Eastlake III Project are outlined in this section. The expenditure categories to be impacted by the subject developments include administration

overhead, planning, police, fire, library, public works and parks and recreation. The City of Chula Vista's operating expenditure budgets for fiscal year 2000/01 and allocation assumptions are presented in Table 43. These expenses are utilized in estimating per unit/acre expenditures for the project. The methodologies used to estimate project expenses are discussed in more detail in the following sections. Similar to the revenue analysis, all figures shown are in current (2000) dollars. The projection of costs in this analysis assumes no significant or predictable changes in the service standards of the City of Chula Vista. Detailed tables reflecting the annual expenditure cash flows are presented in the appendix to this report.

**Table 42 Eastlake III Project Fiscal Impact Cost Allocation Assumptions**

<b>Expenditures</b>	<b>City of Chula Vista FY2000/01 Expenditures</b>	<b>Allocation Assumptions</b>
<b>OVERHEAD FUNCTIONS</b>		
Administration Overhead	\$15,775,747	
City Council	\$508,081	
Boards and Commission	\$10,060	
Community Promotions	\$316,506	
City Attorney	\$1,283,362	
City Clerk	\$535,172	
Admin	\$2,732,103	
Management	\$2,436,549	
Human Resources	\$3,151,693	
Finance	\$2,110,266	
Non-Dept	\$2,691,955	
Public Works	\$2,072,821	
Building Maintenance	\$713,079	
Custodial Maintenance	\$1,121,028	
Communications	\$238,714	
<b>TOTAL OVERHEAD</b>	<b>\$17,848,568</b>	<b>Based on 25.5% of Line Operations</b>
<b>LINE OPERATIONS</b>		
Planning (non current)	\$1,187,606	\$13 per housing unit, \$104 commercial acre
Community Development	\$1,902,411	N/A
Police	\$26,587,483	\$303 per housing unit, \$4,622 commercial acre
Fire	\$8,303,616	\$123 per housing unit, \$1,012 commercial acre
Building and Housing	\$2,768,991	N/A
Library	\$6,429,116	\$75 per housing unit
<b>OPERATIONS</b>		
Public Works	\$7,381,034	
Operations		
Operations Administration	\$631,275	\$9 per housing unit/\$69 commercial acre
Traffic Operations	\$526,180	\$676 per lane mile
Street Maint (1)	\$1,136,493	\$1,461 per lane mile
Overlay Program (CIP)	269,000	\$346 per lane mile
Sidewalk Maint (CIP)	\$140,000	\$417 per street mile
Pavement Rehab (CIP)		
Slurry Seal (2)	\$178,040	\$6,650 per lane mile
Chip Seal (2)	\$178,150	\$11,400 per lane mile

<b>Expenditures</b>	<b>City of Chula Vista FY2000/01 Expenditures</b>	<b>Allocation Assumptions</b>
Street Sweeping	\$356,330	\$458 per lane mile
Street Tree Maint	\$595,657	\$1,773 per street mile
Sanitary Sewer Maint.	\$2,315,870	Self supporting
Wastewater Maint.	\$459,964	Self supporting
<b>Engineering</b>		
Engineering Admin.	\$207,632	\$3 per housing unit/\$23 commercial acre
Design	\$950,138	Self supporting
Advance Planning	\$163,414	Self supporting
Land Development	\$1,048,137	Self supporting
Construction Inspection	\$1,258,745	\$2 per housing unit/\$14 commercial acre (90% self funded)
Traffic Engineering	\$586,957	\$604 per lane mile (20% self funded)
Traffic Signal/Lights Maint.	\$1,166,727	\$3,287 per signal, \$111 per street light
<b>Parks</b>		
Admin-Parks	\$3,012,952	\$8,866 per park acre
Admin-Open Space	374,260	
Maintenance	334,552	Provided by lighting/landscape district
	2,292,912	
<b>Recreation</b>		
Administration	\$2,564,298	\$45 per housing unit
Swimming and Sports	237,124	\$4 per housing unit
Senior and Youth	868,943	\$15 per housing unit
Services	303,107	\$5 per housing unit
Recreation Facilities	1,155,124	\$20 per housing unit
Administration	374,260	\$7 per housing unit
C.V. Woman Ctr.	14,002	Self supporting
<b>TOTAL LINE OPERATIONS(3)</b>	<b>\$69,952,145</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$87,800,713</b>	

(1) Estimated at 20% in year 5, 40% in year 6, to 100% in year 9.

(2) Slurry seal will occur after 3 years then every 7 years (residential streets), chip seal after 3 years then every 7 (major streets).

(3) Includes all planning expenses and all public works admin.

### **Government Administration**

The total costs for City administration services projected in FY 2000/01 are \$17,848,568, as shown in Table 43. In order to allocate these overhead expenses to the projects, CIC assumed the City cost for the subject development would incur an overhead rate (25.5%) similar to the City of Chula Vista (city administration overhead + total line operations expenditures). Table A-12 in the appendix shows annual overhead expenditures for the Eastlake III Project (\$426,700) at build-out.



### Planning (Non-Current)

Non-current planning costs are allocated based on the City of Chula Vista's land use allocation (79% residential and 13% commercial/office) and the number of housing units in the City and developed commercial acreage. Utilizing these proportions results in multipliers of \$16 per housing unit, \$130 per commercial acre. These multipliers translate into annual planning (non-current) costs of \$37,900 for the Eastlake III Project (refer to Table A-13).

### Police

The Chula Vista Police Department will provide police protection for the projects. CIC contacted representatives of the local police department to obtain information on service calls and beat activity attributable to residential, business and industrial land uses. No information was available regarding the nature of local calls and regular beat activity. As a result, CIC utilized City of San Diego's cost allocation by land use from the City of San Diego's "Fiscal Impact Model of New Development".

The San Diego Police Department estimates that calls for service account for roughly 50 percent of their expenditures. They are distributed as follows: 66.6% in or around residential structures, 32.3% in or around commercial structures and 1.1% associated with industrial structures. The other 50 percent of expenditures are attributed to normal "beat" activity, and are allocated in proportion to land use acreage (79% to residential land use and 13% to commercial land use). Averaging the percentages for both service-call activity and "beat" activity yields the following per unit allocations for police service in Chula Vista.

Land Use	Combined Percent of Budget Allocation	Estimated Per Unit Expenditures
Residential	73%	\$339/housing unit
Commercial/Office	23%	\$5,050/acre

The above estimates are based upon a FY 2000/01 police budget of \$26,587,483 and results in annual police costs of \$761,300 for the Eastlake III Project (refer to Table A-14) at build-out.

### Fire Protection

As previously mentioned, the Eastlake III Project includes a moderate amount of open space (136.7 acres). Fire protection for the open space will be provided by the Chula Vista Fire Department. According to the Chula Vista Fire Department, the City experiences very few brush fires compared to other service calls. However, the potential for a large brush fire does exist and the City could incur extra costs, which are not covered in the State Master Mutual-Aid Agreement.

The proposed urban uses form the basis for allocating fire costs to the Eastlake III Project. The Chula Vista Fire Department also provided CIC with a breakdown of calls for fire protection service in 1997; residential uses 84.2%, commercial uses 14.3% and industrial uses 1.5%. Based on these allocations for fire protection service, the following per unit costs were developed for the project, which results in annual fire protection costs of \$320,000 for the Eastlake III Project (refer to Table A-15). It should be noted that these costs do not include any expenses for large brush fires.

### **Paramedic Services**

The City of Chula Vista contracts privately with American Medical Response Group to provide paramedic services. Services are charged on a fee for service basis, at no resulting cost to the City. Therefore, the project will not incur any current paramedic expenses and no expense category is shown in the expenditure cash flow analysis for this service. It should be noted that at some future time, the City could be asked to help fund costs associated with a new paramedic unit to handle future eastern growth.

### **Library Services**

For past studies, CIC Research contacted the Chula Vista Library's Director, Mr. David Palmer regarding allocations by land use for new development's impact on library services. He was able to provide CIC with a breakdown of resident versus nonresident patronage. In fiscal year 1996/1997, 37 percent of local library use (three branches) was by nonresidents of the community. Alternatively, 63 percent of library use was by residents. Since the library is primarily a local resource used by residents as opposed to businesses, the entire budget is allocated to residential uses.

In the FY 2000/01 proposed budget, total library costs are estimated at \$6,429,116, which yields a cost multiplier of \$113 per housing unit. Total annual library costs associated with the Eastlake III Project are \$233,000 (refer to Table A-16) at build-out.

### **Public Works**

The Public Works Department has a proposed FY 2000/01 budget of \$17,530,000 (this figure excludes some overhead costs, which were included in overhead functions). The Public Works Department is divided into operations and engineering. Mr. David Byers (Deputy Director of Public Works/Operations) assisted CIC in allocating operation costs for a previous study. Building maintenance, custodial maintenance and communications were included in City overhead functions. Operations' administration costs were allocated based on developed acreage proportions and housing units. The other operation costs were allocated on a per street or lane mile basis. As presented in Table 41, the City of Chula Vista includes 321 street miles and 778 lane miles. Eastlake III Project is estimated to include 11.7 street miles and 29.5 lane miles at build-out. Approximately 33 percent of the lane

miles would be on major roads while the remainder would be residential. Per Mr. Byers' suggestion, CIC included three expenditure categories (Overlay Program, Sidewalk Maint. and Pavement Rehab.) which represent operating costs, but were included in CIP programs. Pavement rehabilitation costs were based on \$.07 per square foot for slurry seal and \$.12 per square foot for chip seal and allocated to the lane miles in the proposed projects. All of the operation costs begin in year one with the exception of street maintenance (begins in year 5 at 20% and adds 20% each year to year 9), slurry seal and chip seal (begin in year 3 and then every 7 years). Slurry seal costs were allocated to residential streets and chip seal costs were applied to the heavy traffic, major streets. The following Table 44 details the results of the above allocations.

**Table 43 City Of Chula Vista Public Works Cost Per Unit/Acre/Mile**

		Allocation
<b>Operations</b>		
Administration	\$ 631,275	\$9 per housing unit/\$69 commercial acre
Traffic Operations	526,180	\$676 per lane mile
Street Maintenance	1,136,493	\$1,461 per lane mile (1)
Overlay Program (CIP)	269,000	\$346 per lane mile
Sidewalk Maint. (CIP)	140,000	\$417 per street mile
<b>Pavement Rehab (CIP)</b>		
Slurry Seal	178,040	\$6,650 per lane mile (2)
Chip Seal	178,150	\$11,400 per lane mile (3)
Street Sweeping	356,330	\$458 per lane mile
Street Tree Maintenance	595,657	\$1,773 per street mile
Wastewater Maintenance	2,315,870	Self supporting
Wastewater Life Station Maint.	459,964	Self supporting
<b>Engineering</b>		
Engineering Admin.	\$ 207,632	\$3 per housing unit/\$23 commercial acre
Design	950,138	CIP Program Funded
Advanced Planning	163,414	Self supporting
Land Development	1,048,137	Self supporting
Construction Inspect.	1,258,745	\$2 per housing unit/\$14 commercial acre (90% self supporting)
Traffic Engineering	586,957	\$604 per lane mile (20% self supporting)
<b>Traffic Signal Maint.</b>		
Signal costs	466,691	\$3,287 per signal
Street light costs	700,036	\$111 per street light
Transit Service Operations	186,808	Self supporting

- 1) Begins in year 5 at 20%, 40% in year 6 to 100% in year 9.
- 2) Start after year 3 and then every 7 years (residential streets).
- 3) Start after year 3 and then every 7 years (major streets).

Mr. Cliff Swanson (Deputy Director of Public Works/City Engineering) assisted CIC in allocating public works engineering costs for a previous study. Numerous engineering costs are entirely or partially self funded with fees. The entire engineering administration and a portion of construction inspection and GIS costs were allocated based on citywide land-use acres and housing units. Traffic signal and street light operations and maintenance costs were allocated based on the number of citywide signals and street lights (145 signals and 5,940 street lights) and estimated project signals and lights (4 signals and 162 street lights). The estimated numbers of streetlights in the projects were calculated based on the city standard of one light per 350 feet. The above Table 44 details engineering cost allocations.

Using the identified ratios and multipliers result in a total annual public works cost of \$92,200 for the Eastlake III Project at build-out (refer to Table A-17). Because of the length of the presented building schedule, these figures include average annual (15 year) estimates for street maintenance, slurry seal and chip seal costs, which occur infrequently or are phased in, as is the case with street maintenance. Because these street maintenance costs will occur infrequently or possibly delayed depending on conditions, the public works cost will be less in some years and more in other years.

#### **Parks and Recreation Services**

The City of Chula Vista's FY 2000/01 proposed park and recreation budget is \$5,644,290. CIC Research contacted Mr. Jerry Foncerrada, Deputy Director of Parks with the Public Works Department, Operations Division, for a previous study. He indicated that close to 100 percent of the department's expenditures go towards the local residential community. The public works department handles the maintenance of city parks and provided park maintenance costs of \$8,866 per public park acre. CIC allocated the park cost on a per acre (340 citywide and 15.2 acres for the Eastlake III Project) and recreation costs on a per housing unit basis.

Annual park maintenance costs allocated to the Eastlake III Project are estimated at \$119,700 at build-out ( $\$8,866 * 15.2$ ). The costs for recreation services total \$45 per housing unit. Using this multiplier, results in costs of \$93,000 for the Eastlake III Project (refer to Table A-18). The following table details the cost allocation for Parks and Recreation.

	<u>2000/01 Budget</u>	<u>Cost Allocation Unit/Acre</u>
Parks	\$3,012,952	\$8,866 per park acre
Administration-Parks	385,488	
Administration-Open Space	334,552	Provided by lighting & landscape district
Maintenance	2,292,912	
General	2,147,445	
Marina Park	271,425	Not applicable
Recreation	\$2,564,298	\$45 per housing unit
Administration	237,124	\$4 per housing unit
Swimming & Sports	868,943	\$15 per housing unit
Senior and Youth Services	303,107	\$5 per housing unit
Recreation Facilities	1,155,124	\$20 per housing unit

### **NET FISCAL IMPACT**

Utilizing the previously mentioned methodologies, estimated net fiscal impacts are presented in Table 45. As previously mentioned, all values are in 2000 dollars. No annual adjustments to revenues or costs were utilized. The estimated annual flows of costs and revenues are primarily related to the estimated project absorption and street maintenance schedules.

Table 45 presents the results of the fiscal impact associated with the Eastlake III Project. Fiscal revenues range from \$319,000 in the first year of development (2002) to \$3,939,800 at build-out (2006). Fiscal expenditures range from \$282,400 in year one to \$2,079,900 at build-out. The net fiscal impact from developing the Eastlake III Project is positive in year one (\$36,500) and remains positive through project build-out (\$1,859,900). The large positive impact is due mainly to the TOT collected by the tourist commercial center and the retail sector.

The Eastlake III Project consists of a typical mixed land-use plan including single family homes, multi-family homes, neighborhood shopping center, parks and school. The homes range from \$150,000 for a multi-family unit to \$850,000 for a single family home on a large lot. However, the median housing price and associated estimated household income for the Eastlake III Project are significantly higher than the overall city. The Eastlake III Project is expected to generate higher than average per unit property and sales taxes. Other revenues are expected to be at or above City averages. In terms of expenditures, this project is not expected to incur any unusual or higher than average costs for City services.

**Table 44 Net Fiscal Impact Of The Eastlake III Project On The City Of Chula Vista**

Revenue Sources	Revenues (In Thousands)				
	2002	2003	2004	2005	2006
Secured Property Tax	\$120.5	\$302.8	\$380.4	\$624.6	\$859.9
Unsecured Property Tax	\$0.0	\$0.0	\$0.0	\$0.0	\$7.5
Property Transfer Tax	\$8.7	\$21.9	\$27.6	\$45.3	\$59.7
Sales & Use Tax	\$103.7	\$256.9	\$334.8	\$523.9	\$862.0
Franchise Tax	\$10.5	\$26.0	\$33.9	\$53.0	\$115.5
TOT Tax	\$1.0	\$2.4	\$3.1	\$4.8	\$1,491.0
Utility Tax	\$7.6	\$18.9	\$24.6	\$38.6	\$84.3
Business License	\$0.0	\$0.0	\$0.0	\$0.0	\$18.4
Miscellaneous Revenues	\$66.9	\$165.9	\$216.2	\$338.3	\$441.6
<b>TOTAL REVENUES</b>	<b>\$319.0</b>	<b>\$794.8</b>	<b>\$1,020.6</b>	<b>\$1,628.4</b>	<b>\$3,939.8</b>
Expenditure Sources	Expenditures (In Thousands)				
	2002	2003	2004	2005	2006
Government Admin.	\$57.4	\$141.9	\$199.6	\$312.3	\$422.8
Planning	\$5.2	\$12.9	\$16.9	\$26.4	\$37.9
Police	\$108.0	\$267.5	\$348.6	\$545.5	\$761.3
Fire	\$46.4	\$114.9	\$149.8	\$234.4	\$320.0
Library	\$35.9	\$89.0	\$116.0	\$181.5	\$233.1
Public Works	\$15.2	\$36.4	\$45.4	\$70.6	\$92.2
Park and Recreation	\$14.3	\$35.5	\$105.7	\$165.5	\$212.7
<b>TOTAL EXPENDITURES</b>	<b>\$282.4</b>	<b>\$698.3</b>	<b>\$982.0</b>	<b>\$1,536.2</b>	<b>\$2,079.9</b>
TOTAL REVENUES	2002	2003	2004	2005	2006
TOTAL EXPENDITURES	\$319.0	\$794.8	\$1,020.6	\$1,628.4	\$3,939.8
NET FISCAL IMPACT	\$282.4	\$698.3	\$982.0	\$1,536.2	\$2,079.9
	\$36.5	\$96.6	\$38.8	\$92.2	\$1,859.9

# PUBLIC FACILITY FINANCE

## 4.5 PUBLIC FACILITY FINANCE

### 4.5.1 Overview

The City will ensure the appropriate public facilities financing mechanisms are utilized to fund the acquisition, construction and maintenance of public facilities required to support the planned development of the Eastlake III project in compliance with the City's Growth Management Program.

Public facilities are generally provided or financed in one of the following three ways:

1. Subdivision Exaction Developer constructed and financed as a condition of project approval.
2. Development Impact Fee Funded through the collection of an impact fee. Constructed by the public agency or developer constructed with a reimbursement or credit against specific fees.
3. Debt Financing Funded using one of several debt finance mechanisms. Constructed by the public agency or developer.

It is anticipated that all three methods will be utilized for the Eastlake III project to construct and finance public facilities.

### 4.5.2 Subdivision Exactions

Neighborhood level public improvements will be developed simultaneously with related residential and nonresidential subdivisions. Through the use of the Subdivision Map Act, it is the responsibility of the developer to provide for all local street, utility and recreation improvements. The use of subdivision conditions and exactions, where appropriate, will insure that the construction of neighborhood facilities is timed with actual development.

The imposition of subdivision conditions and exactions does not preclude the use of other public facilities financing mechanisms to finance the public improvement, when appropriate.



### 4.5.3 Development Impact Fee Programs

Development Impact Fees are imposed by various governmental agencies, consist with State law, to contribute to the financing of capital facilities improvements within the City of Chula Vista. The distinguishing factor between a fee and a subdivision exaction is that exactions are requested of a specific developer for a specific project whereas fees are levied on all development projects throughout the City or benefit area pursuant to an established formula and in compliance with State law.

Eastlake III, through policy decisions of the City of Chula Vista and other governing agencies, is subject to fees established to help defray the cost of facilities which will benefit Eastlake III and areas beyond this specific project. These fees may include but not be limited to:

1. *Eastern Chula Vista Transportation Impact Fee - Street DIF* established to provide financing for circulation element road projects of regional significance in the area east of Interstate 805.
2. *Interim Pre-SR 125 Transportation Fee* - Effective January 1, 1995, to fund interim improvements within the SR 125 right-of way consistent with the pre SR 125 strategy as identified in the *Interim State Route 125 Facility Feasibility Study* dated May 1993.
3. *Public Facilities Development Impact Fee* - Public Facilities DIF established to collect funds for Civic Center Facilities, Police Facility Remodeling, Corporation Yard Relocation, Libraries, Fire Suppression System, Geographical Information System, Mainframe Computer, Telephone System Upgrade and a Records Management System.
4. *Park Acquisition and Development Fee* - PAD Fee established to pay for the acquisition and development of park facilities.
5. *Traffic Signal Fee* - to pay for traffic signals associated with circulation element streets.
6. *Telegraph Canyon Drainage Basin Fee* - to pay for constructing drainage channel improvements within the Telegraph Canyon Drainage Basin.
7. *Telegraph Canyon Sewer Basin Fee* - to pay for sewer basin improvements necessitated by future development in the basin as identified in the *Telegraph Canyon Sewer Basin Improvement and Financing Plan* dated July 31, 1992.
8. *Telegraph Canyon Sewer Basin Pumping Fee* - to pay for out-of-basin flows needing to be pumped into the Telegraph Canyon basin as described in the *Telegraph Canyon Sewer Basin Improvement and Financing Plan Amendment Incorporating Pumped Flows* dated June 9, 1993.

9. *Salt Creek Sewer Basin Development Impact Fee* - to pay for constructing sewer improvements within the Salt Creek basin.
10. *Poggi Canyon Sewer Basin Development Impact Fee* - to pay for constructing sewer improvements within the Poggi Canyon basin.
11. *State Mandated School Impact Fees* - payable to the Chula Vista City School District and Sweetwater Union High School District. It should be noted that both school districts generally require development projects to annex into existing Mello Roos Community Facilities Districts in lieu of paying State mandated school fees.
12. *Otay Water District Fees* - It should be noted that the Water District may require the formation of or annexation to an existing improvement district or creation of some other finance mechanism which may result in specific fees being waived.

#### **4.5.4 Debt Finance Programs**

The City of Chula Vista has used assessment districts and Mello-Roos Community Facilities Districts to finance a number of street improvements, as well as sewer and drainage facilities. Both school districts have implemented CFD's to finance school facilities.

##### **Assessment Districts**

Special assessment districts may be proposed for the purpose of acquiring, constructing, maintaining certain public improvements under the Municipal Improvement Act of 1913, the Improvement Bond Act of 1915, the Benefit Assessment Act of 1982, and the Lighting and Landscape Act of 1972. The general administration of the special assessment district is the responsibility of the public agency.

Special assessment financing may be appropriate when the value or benefit of the public facility can be assigned to a specific property. Assessments are levied in specific amounts against each individual property on the basis of relative benefit. Special assessments may be used for both publicly dedicated on-site and off-site improvements and maintenance.

##### **Mello-Roos Community Facilities Act of 1982**

The Mello-Roos Community Facilities Act of 1982 authorizes formation of community facilities districts that impose special taxes to provide the financing the construction and/or maintenance of certain public facilities or services. Facilities that can be provided under the Mello-Roos Act include the purchase, construction, expansion, or rehabilitation of the following:

1. Local park, recreation, or parkway facilities;

2. Elementary and secondary school sites and structures;
3. Libraries;
4. Any other governmental facilities that legislative bodies are authorized to construct, own or operate including certain improvements to private property.

As a matter of policy, the City limits the type of improvements that can be financed by debt financing district bonding in residential projects. Such improvements are generally limited to collector streets and larger serving entire neighborhood areas or larger. This policy applies to backbone infrastructure including streets, water, sewer, storm drain, and dry utility systems.

#### **4.5.5 Other Methods Used to Finance Facilities**

##### **General Fund**

The City of Chula Vista's general fund serves to pay for many public services throughout the City. Those facilities and services identified as being funded by general fund sources represent those that will benefit not only the residents of the proposed project, but also Chula Vista residents throughout the City. In most cases, other financing mechanisms are available to initially construct or provide the facility or service, then general fund monies would only be expected to fund the maintenance costs once the facility is accepted by the City.

##### **State and Federal Funding**

Although rarely available to fund an entire project, Federal and State financial and technical assistance programs have been available to public agencies, in particular the public school districts.

The City was awarded a \$6 million State Grant to construct the Montgomery/Otay Library.

##### **Dedications**

Dedication of sites by developers for public capital facilities is a common financing tool used by many cities. In the case of Eastlake III, the following public sites are proposed to be dedicated:

1. Roads (if public)
2. Park sites
3. Open space and public trail systems

### **Homeowners Associations**

One or more Community Homeowner Associations may be established by the developer to manage, operate and maintain private facilities and common areas within Eastlake III.

### **Developer Reimbursement Agreements**

Certain facilities that are off-site of Eastlake III and/or provide regional benefits may be constructed in conjunction with the development of Eastlake III. In such instances, developer reimbursement agreements will be executed to provide for a future payback to the developer for the additional cost of these facilities. Future developments are required to pay back their fair share of the costs for the shared facility when development occurs.

### **Special Agreements/Development Agreement**

This category includes special development programs for financing construction of Telegraph Canyon Road and State Route 125. It also includes any other special arrangements between the City and the developer such as credits against fees, waiver of fees, or charges for the construction of specific facilities.

A development agreement can play an essential role in the implementation of the Public Facilities Financing Plan. The Public Facilities Financing Plan clearly details all public facility responsibilities and assures that the construction of all necessary public improvements will be appropriately phased with actual development, while the development agreement identifies the obligations and requirements of both parties.

#### **4.5.6 Public Facility Finance Policies**

The following finance policies were included and approved with the Growth Management Program to maintain a financial management system that will be implemented consistently when considering future development applications. These policies will enable the City to effectively manage its fiscal resources in response to the demands placed on the City by future growth.

1. Prior to receiving final approval, developers shall demonstrate and guarantee that compliance is maintained with the City's adopted threshold standards.
2. The Capital Improvement Program Budget will be consistent with the goals and objectives of the Growth Management Program. The Capital Improvement Program Budget establishes the timing for funding of all fee related public improvements.
3. The priority and timing of public facility improvements identified in the various City fee programs shall be made at the sole discretion of the City Council.

4. Priority for funding from the City's various fee programs shall be given to those projects which facilitate the logical extension or provision of public facilities as defined in the Growth Management Program.
5. Fee credits, reimbursement agreements, developer agreements or public financing mechanisms shall be considered only when it is in the public interest to use them or these financing methods are needed to rectify an existing facility threshold deficiency. Such action shall not induce growth by prematurely extending or upgrading public facilities.
6. All fee credit arrangements or reimbursement agreements will be made based upon the City's plans for the timing and funding of public facilities contained in the Capital Improvement Program Budget.
7. Public facility improvements made ahead of the City's plans to construct the facilities will result in the need for additional operating and maintenance funds. Therefore, all such costs associated with the facility construction shall become the responsibility of the developer until such time as the City had previously planned the facility improvement to be made.

#### **4.5.7 Cumulative Debt**

The City of Chula Vista has an established policy limiting the maximum debt to be placed on a residential dwelling unit to an additional one percent above the property tax. This policy was restated in the adopted Growth Management Program.

Like many other cities, Chula Vista has long understood that it is not the only agency which can utilize public finance mechanisms and, therefore, can not always guarantee that the total debt will remain at or below a maximum of 2 percent. As a result, the City makes an effort to coordinate its debt finance programs with the other special districts (schools and water) which provide service to the residents of Chula Vista to ensure that the cumulative debt does not become excessive. Coordination is also necessary to guarantee all public facilities needed to support a development can be financed and constructed as needed.

Debt capacity is found by totaling the assessed value of residential and commercial/industrial property and applying to this total two percent rate cap established by City policy as can be seen in Table 46. Subtracting from this total assessed value the value of taxes resulting from application of the effective property tax rate as determined by the County Tax Collector (1.12%), produces the revenue available from indebtedness that could be placed on the property.

Table 46 identifies \$17,612,000 as the estimated cost of road facilities that may qualify for debt financing. This amount is less than any of the alternative interest cost and bond term examples identified on the following page. Using the alternative of 6.5% net interest cost (NIC) and 25-year bond term applied

to a conservative \$3 million in available annual debt service allows for the financing of approximately \$39 million in eligible improvements. This results in an excess bonding capacity of approximately \$25 million, some of which will be utilized by school financing. Therefore, there appears to be sufficient revenue capacity available to finance the improvements listed, although additional analysis will be required at the time of the first utilization of debt financing in the SPA.

The Public Works Department generally requires the preparation of a debt financing district feasibility plan for the build-out of a master planned community prior to initiation of the first district in order to determine the debt capacity limits and benefit zones related to using public financing to fund infrastructure improvements.

<b>Table 45 Estimated Revenue Available for Debt Service on Land Secured Financings</b>		
<b>DU's or Acres</b>	<b>Assessed Value/Unit or Acre (from Table 39)</b>	<b>Total AV</b>
<b>Eastlake III</b>		
650 DU (low density)	\$600,000	\$390,000,000.00
870 DU (low-med density)	\$290,000	\$252,300,000.00
539 DU (multi-family)	\$170,000	\$91,630,000.00
12.2 AC (retail commercial)	\$2,172,000	\$26,498,400.00
18.4 AC (tourist commercial)	\$2,676,000	\$49,238,400.00
<b>TOTAL ASSESSED VALUE</b>		<b>\$809,666,800.00</b>
2.0% Tax Rate Cap By City Policy		\$16,193,336.00
1.12% Tax Rate Utilized		\$9,068,268.16
<b>ANNUAL REVENUE AVAILABLE TO PAY DEBT SERVICE @ 2.00% - 1.12%</b>		<b>\$7,125,067.84</b>

Using \$6 million as a conservative amount available for annual debt service and varying the net interest cost (NIC) end term of bond, the following public facility costs could be funded through a financing vehicle such as Mello-Roos and special assessment districts bonds.

A 5.5% (NIC) and 30 year term will fund approximately \$87.1 million.

A 6.5% (NIC) and 25 year term will fund approximately \$73.1 million.

A 6.5% (NIC) and 20 year term will fund approximately \$66.1 million.

A 7.5% (NIC) and 25 year term will fund approximately \$66.8 million.

A 7.5% (NIC) and 20 year term will fund approximately \$61.1 million.

It appears there is more than adequate debt service coverage available from the project should public debt financing be utilized for some or all road projects.

<b>Table 46 Estimate of Facilities Cost Potentially Funded from Debt Service</b>		
<b>Facility</b>	<b>Segment</b>	<b>Cost</b>
<b>Eastlake III</b>		
Construct Olympic Parkway	Six lanes between SR 125 and Hunte Parkway	\$10,120,000
Construct Proctor Valley Road	Four lanes along northerly frontage of the project	\$1,665,000
Widen Otay Lakes Road	Six lanes between East H Street and Telegraph Canyon Road	\$1,694,000
Construct Otay Lakes Road	Six lanes between Hunte Parkway and the Vistas entrance	\$3,238,000
Construct Otay Lakes Road	Six lanes between Vistas entrance and Wueste Road	\$895,000
<b>TOTAL EASTLAKE III ROAD IMPROVEMENTS</b>		<b>\$17,612,000</b>

#### **4.5.8 Lifecycle Cost**

Section 19.09.060 Analysis subsection F(2) of the Growth Management Ordinance requires the following:

"The inventory shall include Life Cycle Cost ("LCC") projections for each element in 19.09.060(E) as they pertain to City fiscal responsibility. The LCC projections shall be for estimated life cycle for each element analyzed. The model used shall be able to identify and estimate initial and recurring life cycle costs for the elements"

#### **Background**

The following material presents information on the general aspects of life cycle cost analysis as well as its specific application to the City of Chula Vista operations. The discussion regarding the general benefits and process of LCC is meant to provide a common base of understanding upon which further analysis can take place.

Life cycle costing (LCC) is a method of calculating the total cost of asset ownership over the life span of the asset. Initial costs and all subsequent expected costs of significance are included in the life cycle cost analysis as well as disposal value and any other quantifiable benefits to be derived as a result of owning the asset. Operating and maintenance costs over the life of an asset often times far exceed initial costs and must be factored into the (decision) process.

Life cycle cost analysis should not be used in each and every purchase of an asset. The process itself carries a cost and therefore can add to the cost of the asset. Life Cycle Cost analysis can be justified only in those cases in

which the cost of the analysis can be more than offset by the savings derived through the purchase of the asset.

Four major factors which may influence the economic feasibility of applying LCC analysis are:

1. Energy Intensiveness - LCC should be considered when the anticipated energy costs of the purchase are expected to be large throughout its life.
2. Life Expectancy - For assets with long lives (i.e., greater than five years), costs other than purchase price take on added importance. For assets with short lives, the initial costs become a more important factor.
3. Efficiency - The efficiency of operation and maintenance can have significant impact on overall costs. LCC is beneficial when savings can be achieved through reduction of maintenance costs.
4. Investment Cost - As a general rule, the larger the investment the more important LCC analysis becomes.

The four major factors listed above are not, however, necessary ingredients for life cycle cost analysis. A quick test to determine whether life cycle costing would apply to a purchase is to ask whether there are any post-purchase costs associated with it. Life cycle costs are a combination of initial and post-purchase costs.

#### **Applications for LCC Analysis**

The City of Chula Vista utilizes the concepts of life cycle cost analysis in determining the most cost effective purchase of capital equipment as well as in the determination of replacement costs for a variety of rolling stock. City staff uses LCC techniques in the preparation of the City's Five Year Capital Improvement Budget (CIP) as well as in the Capital Outlay sections of the annual Operating Budget.

In addition to these existing processes, the City should require the use of LCC analysis prior to or concurrent with the design of public facilities required by new development. Such a requirement will assist in the determination of the most cost effective selection of public facilities.



## **Appendix A**

Table A-1  
ABSORPTION SCHEDULE BY LAND USE

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Developed and Occupied Units/Net Acres					TOTAL
		2002	2003	2004	2005	2006	
<b>SINGLE FAMILY RESIDENTIAL UNITS</b>							
Low (0 to 3 per Acre)	\$600	90	229	281	510	643	643
Low to Medium (3 to 6 per Acre)	\$290	183	415	488	688	795	795
<b>TOTAL SINGLE FAMILY UNITS</b>		<b>253</b>	<b>644</b>	<b>767</b>	<b>1198</b>	<b>1438</b>	<b>1438</b>
<b>MULTI FAMILY RESIDENTIAL UNITS</b>	\$170	89	153	271	411	623	623
<b>TOTAL MULTIFAMILY UNITS</b>		<b>69</b>	<b>153</b>	<b>271</b>	<b>411</b>	<b>623</b>	<b>623</b>
RETAIL COMMERCIAL ACRES	\$2,172	0.0	0.0	0.0	0.0	12.0	12.0
TOURIST COMMERCIAL ACRES	\$2,676	0.0	0.0	0.0	0.0	18.7	18.7

Table A-2  
ASSESSED VALUE

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Assessed Value(000's)				
		2002	2003	2004	2005	2006
<b>SINGLE FAMILY RESIDENTIAL UNITS</b>						
Low (0 to 3 per Acre)	\$600	\$ 54,000	\$ 137,400	\$ 168,800	\$ 306,000	\$ 385,800
Low to Medium (3 to 6 per Acre)	\$290	\$ 47,270	\$ 120,350	\$ 140,940	\$ 199,520	\$ 230,550
<b>TOTAL SINGLE FAMILY UNITS</b>		<b>\$ 101,270</b>	<b>\$ 257,750</b>	<b>\$ 309,540</b>	<b>\$ 505,520</b>	<b>\$ 616,350</b>
<b>MULTI FAMILY RESIDENTIAL UNITS</b>	\$170	\$ 11,730	\$ 20,010	\$ 46,070	\$ 69,870	\$ 105,910
<b>TOTAL MULTIFAMILY UNITS</b>		<b>\$ 11,730</b>	<b>\$ 20,010</b>	<b>\$ 46,070</b>	<b>\$ 69,870</b>	<b>\$ 105,910</b>
RETAIL COMMERCIAL ACRES	\$2,172	\$ -	\$ -	\$ -	\$ -	\$ 26,064
TOURIST COMMERCIAL ACRES	\$2,676	\$ -	\$ -	\$ -	\$ -	\$ 40,616

Table A-3  
SECURED PROPERTY TAX REVENUES

SECURED PROPERTY TAX REVENUES		Secured Property Tax Revenue (000's)				
		2002	2003	2004	2005	2006
<b>TOTAL EASTLAKE III</b>						
Total Assessed Values	\$	113,000	283,760	355,610	575,390	788,940
Tax Rate	1.0%	\$1,130	\$2,838	\$3,556	\$5,754	\$7,888
<b>TOTAL CHULA VISTA SHARE*</b>	10.844%	<b>\$122.6</b>	<b>\$307.7</b>	<b>\$385.8</b>	<b>\$624.0</b>	<b>\$855.5</b>

Table A-4  
UNSECURED PROPERTY TAX REVENUE

UNSECURED PROPERTY TAX	Tax Per Acre	Unsecured Property Tax Revenue (000's)				
		2002	2003	2004	2005	2006
Commercial Uses	\$245.0	\$0	\$0	\$0	\$0	\$8
<b>TOTAL EASTLAKE III</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8</b>

\* Derived from discussions with the County Assessors Office and the City of Chula Vista (According to the County of San Diego, Tax Services, 10.844% of the 1% would go to Chula Vista)

Table A-5  
ESTIMATED PROPERTY TRANSFER TAX REVENUES

Single Family Resale Ratio  
Commercial Resale Ratio

0.00007857  
0.00003929

Product	Resale Rate (Years)	Property Transfer Tax (000s)				
		2002	2003	2004	2005	2006
Total Single Family Units	7	\$8.0	\$20.3	\$24.3	\$39.7	\$48.4
Total Multi Family Units	7	\$0.0	\$2.0	\$3.6	\$5.5	\$8.3
Total All Commercial Acres	14	\$0.0	\$0.0	\$0.0	\$0.0	\$2.6
<b>TOTAL EASTLAKE III</b>		<b>\$8.9</b>	<b>\$22.3</b>	<b>\$27.9</b>	<b>\$45.2</b>	<b>\$59.4</b>

Table A-6  
ESTIMATED SALES TAX REVENUES

2000/2001 Budget  
For Sales Tax \$17,702,000

Land Use	Sales Tax Per Unit/Acre (000s)	City of Chula Vista's Share of Sales Tax (000s)				
		2002	2003	2004	2005	2006
Total Single Family Units	\$0.326	\$82.5	\$209.9	\$250.0	\$390.5	\$468.8
Total Multi Family Units	\$0.326	\$22.5	\$49.9	\$68.3	\$134.0	\$203.1
Total Retail Commercial Acres	\$11,773	\$0.0	\$0.0	\$0.0	\$0.0	\$141.3
Total Tourist Commercial Acres	\$2,558	\$0.0	\$0.0	\$0.0	\$0.0	\$47.8
<b>TOTAL EASTLAKE III</b>		<b>\$105.0</b>	<b>\$259.8</b>	<b>\$318.4</b>	<b>\$524.5</b>	<b>\$861.0</b>

Table A-7  
ESTIMATED FRANCHISE FEES

2000/2001 Budget  
For Franchise Fees \$5,052,000

Land Use	Per Unit	Franchise Fee Revenue (000's)				
		2002	2003	2004	2005	2006
Total Single Family Units	\$33	\$8.3	\$21.3	\$25.3	\$39.5	\$47.5
Total Multi Family Units	\$33	\$2.3	\$5.0	\$8.9	\$13.6	\$20.6
Total Commercial Acres	\$1,544	\$0.0	\$0.0	\$0.0	\$0.0	\$47.4
<b>TOTAL EASTLAKE III</b>		<b>\$10.6</b>	<b>\$26.3</b>	<b>\$34.3</b>	<b>\$53.1</b>	<b>\$115.4</b>

Table A-8  
ESTIMATED TRANSIENT OCCUPANCY TAX

2000/2001 Budget  
For Transient Occupancy Tax \$2,064,000

Land Use	TOT per Unit/Net Acre	Transient Occupancy Tax (000's)				
		2002	2003	2004	2005	2006
Total Single Family Units	\$3	\$0.8	\$1.9	\$2.3	\$3.6	\$4.3
Total Multi Family Units	\$3	\$0.2	\$0.5	\$0.8	\$1.2	\$1.9
Total Retail Commercial Acres	\$78	\$0.0	\$0.0	\$0.0	\$0.0	\$0.9
Total Tourist Commercial Acres	\$79,355	\$0.0	\$0.0	\$0.0	\$0.0	\$1,483.9
<b>TOTAL EASTLAKE III</b>		<b>\$1.0</b>	<b>\$2.4</b>	<b>\$3.1</b>	<b>\$4.8</b>	<b>\$1,491.0</b>

Table A-9  
ESTIMATED UTILITY TAX

2000/2001 Budget  
For Utility Tax \$3,705,000

Land Use	Tax per Unit/Net Acre	Utility Tax Revenue (000's)				
		2002	2003	2004	2005	2006
Total Single Family Units	\$24	\$8.1	\$15.6	\$18.4	\$28.8	\$34.5
Total Multi Family Units	\$24	\$1.7	\$3.7	\$6.5	\$9.9	\$15.0
Total All Commercial Acres	\$1,132	\$0.0	\$0.0	\$0.0	\$0.0	\$34.8
<b>TOTAL EASTLAKE III</b>		<b>\$7.7</b>	<b>\$19.1</b>	<b>\$24.9</b>	<b>\$38.6</b>	<b>\$84.2</b>

Table A-10  
ESTIMATED BUSINESS LICENSE REVENUE

2000/2001 Budget  
For Business License Tax \$915,200

Land Use	Average Business License Fee Per Acre	Business License Fees (000's)				
		2002	2003	2004	2005	2006
Total All Commercial Acres	\$598	\$0.0	\$0.0	\$0.0	\$0.0	\$18.4
<b>TOTAL EASTLAKE III</b>		<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$18.4</b>

Table A-11  
ESTIMATED MISCELLANEOUS REVENUES

Allocation of Budget

2000/2001 Budget	Total Budget	Allocation of Budget		Per House Unit	Per Comm. Acre
		Residential	Commercial		
Animal License	\$63,072	\$63,072		\$1.11	
Motor Vehicle Licenses	\$8,798,000	\$8,798,000		\$154.55	
State HOPTR	\$180,000	\$180,000		\$3.18	
Gas Tax	\$2,365,320	\$2,069,855	\$224,705	\$36.38	\$188.2
Library Fines	\$195,472	\$195,472		\$3.43	
Parking Citations	\$266,500	\$199,875	\$50,635	\$3.51	\$42.4
Charges for Current Services Recreation Program	\$477,908	\$477,908		\$8.40	
Total Misc. Revenue	\$12,346,272	\$11,983,982	\$275,340		
	Per Unit/Acre			\$210.52	\$230.57

Land Use	Per Unit/Acre	Miscellaneous Revenue (000's)				
		2002	2003	2004	2005	2006
Total Single Family Units	\$210.52	\$53.3	\$135.6	\$161.5	\$252.2	\$302.7
Total Multi Family Units	\$210.52	\$14.5	\$32.2	\$57.1	\$86.5	\$131.2
Total All Commercial Acres	\$230.57	\$0.0	\$0.0	\$0.0	\$0.0	\$7.1
<b>TOTAL EASTLAKE III</b>		<b>\$67.8</b>	<b>\$167.8</b>	<b>\$218.5</b>	<b>\$338.7</b>	<b>\$441.0</b>

Table A-12  
ESTIMATED EXPENDITURES FOR GOVERNMENT ADMINISTRATION

2000/2001 Budget For  
Government Administration \$17,848,568

Land Use  
All Land Uses Allocated Cost  
25.5% of total line operations

Land Use	Government Administration (000's)				
	2002	2003	2004	2005	2006
<b>TOTAL EASTLAKE III</b>	<b>\$56.2</b>	<b>\$143.5</b>	<b>\$203.9</b>	<b>\$315.8</b>	<b>\$426.1</b>

Table A-13  
ESTIMATED PLANNING COST  
(Non-Current)

2000/2001 Budget For  
Planning Expenditures \$1,187,606

Residential  
Commercial Cost per Unit/Net Acre  
\$16.43  
\$129.00

Land Use	Planning Costs (000's)				
	2002	2003	2004	2005	2006
Total Single Family Units	\$4.2	\$10.6	\$12.6	\$19.7	\$23.6
Total Multi Family Units	\$1.1	\$2.5	\$4.5	\$6.8	\$10.2
Total Retail Commercial Acres	\$0.0	\$0.0	\$0.0	\$0.0	\$4.0
<b>TOTAL EASTLAKE III</b>	<b>\$5.3</b>	<b>\$13.1</b>	<b>\$17.1</b>	<b>\$26.4</b>	<b>\$37.9</b>

Table A-14  
ESTIMATED POLICE PROTECTION COST

2000/2001 Budget For  
Police Expenditures \$26,587,483

Residential  
Commercial Cost per Unit/Net Acre  
\$339.47  
\$5,050

Land Use	Police Protection Costs (000's)				
	2002	2003	2004	2005	2006
Total Single Family Units	\$85.9	\$218.6	\$260.4	\$406.7	\$488.2
Total Multi Family Units	\$23.4	\$51.9	\$92.0	\$139.5	\$211.5
Total Retail Commercial Acres	\$0.0	\$0.0	\$0.0	\$0.0	\$60.6
<b>TOTAL EASTLAKE III</b>	<b>\$109.3</b>	<b>\$270.6</b>	<b>\$352.4</b>	<b>\$546.2</b>	<b>\$760.2</b>

Table A-15  
ESTIMATED FIRE PROTECTION COST

2000/2001 Budget For Fire Expenditures	\$8,303,616					
	Cost per Unit /Net Acre					
Residential	\$145.87					
Commercial	\$1,577					
		Fire Protection Costs (000's)				
Land Use		2002	2003	2004	2005	2006
Total Single Family Units		\$36.9	\$93.9	\$111.9	\$174.8	\$209.8
Total Multi Family Units		\$10.1	\$22.3	\$39.5	\$60.0	\$90.9
Total Retail Commercial Acres		\$0.0	\$0.0	\$0.0	\$0.0	\$18.9
<b>TOTAL EASTLAKE III</b>		<b>\$47.0</b>	<b>\$116.3</b>	<b>\$151.4</b>	<b>\$234.7</b>	<b>\$319.8</b>

Table A-16  
ESTIMATED LIBRARY COST

2000/2001 Budget For Library Expenditures	\$6,429,116					
	Cost per Unit/Net Acre					
Residential	\$112.94					
Commercial	\$0					
		Library Costs (000's)				
Land Use		2002	2003	2004	2005	2006
Total Single Family Units		\$28.6	\$72.7	\$86.6	\$135.3	\$162.4
Total Multi Family Units		\$7.8	\$17.3	\$30.6	\$46.4	\$70.4
Total Retail Commercial Acres		\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>TOTAL EASTLAKE III</b>		<b>\$36.4</b>	<b>\$90.0</b>	<b>\$117.2</b>	<b>\$181.7</b>	<b>\$232.8</b>

Table A-17  
ESTIMATED EXPENDITURES FOR PUBLIC WORKS

2000/2001 Budget For Public Works	\$17,530,224	Cost Allocation Unit/Acre	
		Residential	Commercial
<b>Operations</b>			
Administration	\$631,275	\$11.61	\$91.76
Traffic Operations	\$526,180	\$676.32	per lane mile
Street Maintenance	\$1,136,493	\$1,460.79	per lane mile (1)
Street Sweeping	\$356,330	\$346.76	per lane mile
Street Tree Maintenance	\$595,657	\$416.67	per street mile
Wastewater Maintenance	\$2,315,870	self supporting	
Wastewater Lift Station Maint.	\$459,964	self supporting	
<b>Engineering</b>			
Traffic Signal Maint.			
Signal costs	\$466,691	\$3,287	per signal
Street light costs	\$700,036	\$111	per street light
Transit Service Operations	\$180,655	self supporting	
Environmental Mgmt	\$164,207	self supporting	

1) Estimated at 20% in year 5, 40% in year 6, to 100% in year 9

	Public Works Expenditures (000's)					TOTAL
	2002	2003	2004	2005	2006	
Public Street Lane Miles *	4.6	11.4	14.9	23.0	29.5	29.5
Public Street Miles *	2.1	5.2	6.8	10.5	13.5	14
Street Lights**	26	63	83	126	164	164
Signals**	1	2	2	3	4	4
Operations Admin.	\$ 3.7	\$ 9.3	\$ 12.0	\$ 18.7	\$ 25.0	
Street Mile Costs	\$ 0.8	\$ 2.2	\$ 2.8	\$ 4.4	\$ 5.6	
Lane Mile Costs	\$ 4.7	\$ 11.7	\$ 15.2	\$ 23.5	\$ 30.2	
Street Maint.***	\$ -	\$ -	\$ -	\$ -	\$ -	
Signal/street light costs	\$ 6.2	\$ 13.6	\$ 15.8	\$ 24.1	\$ 31.3	
<b>TOTAL EASTLAKE III</b>	<b>\$ 15.6</b>	<b>\$ 36.6</b>	<b>\$ 45.9</b>	<b>\$ 70.6</b>	<b>\$ 92.1</b>	

\* The phasing of streets were estimated based on the estimated absorption of residential units.

\*\* The phasing of signals and street lights were based on the phasing of streets

\*\*\*Represent a 15 year annual average during the period from 2001 to 2015

Table A-18  
ESTIMATED EXPENDITURES FOR PARK AND RECREATIONS

Estimated Park Development Schedule	Park Acres				
	2002	2003	2004	2005	2006
	0	0	7.7	11.9	15.2

000/2001 Budget For		Cost Allocation Unit/Acre
<b>Park &amp; Recreation</b>	<b>\$5,644,290</b>	
Parks, Recreation and Open Space	\$5,644,290	
Parks	\$3,012,952	\$8,866 per park acre
Administration - Parks	\$385,488	
Administration - Open Space	\$334,552	provided by lighting and landscape district
Maintenance	\$2,292,912	
General	\$2,147,445	
Marina Park	\$271,425	Not Applicable
Recreation	\$2,564,288	\$45.05 per housing unit
Administration- Recreation	\$237,124	\$4.17 per housing unit
Swimming & Sports	\$868,943	\$15.26 per housing unit
Senior and youth Services	\$303,107	\$5.32 per housing unit
Recreation Facilities	\$1,155,124	\$20.29 per housing unit

	Park and Recreations(000's)				
	2002	2003	2004	2005	2006
Recreation	\$0.0	\$0.0	\$88.3	\$105.5	\$134.8
<b>TOTAL EASTLAKE III</b>	<b>\$14.5</b>	<b>\$35.9</b>	<b>\$115.0</b>	<b>\$178.0</b>	<b>\$227.6</b>



## **Appendix B**

## PARK AGREEMENT

This Park Agreement ("Agreement") is entered into to be effective as of December 19<sup>th</sup> 2000 by and between The City of Chula Vista, a municipal corporation having charter powers ("City"), The EastLake Company, I.I.C, a California limited liability company ("EastLake") and Pacific Bay Properties, a California corporation ("Pacific Bay"), with reference to the following facts:

### RECITALS

A. EastLake owns certain real property located in the City, which is part of the third phase of the master planned community, commonly known as EastLake ("EastLake III"). EastLake III includes proposed neighborhoods commonly known as EastLake Woods and EastLake Vistas.

B. Pursuant to Section 6.1.1.5 of that certain Amended and Restated Development Agreement between City and EastLake for EastLake III dated February 1, 2000, ("Development Agreement") EastLake is required to dedicate seventeen (17) acres of park land for EastLake III, not to exceed seven (7) acres in EastLake Woods, for neighborhood parks. This obligation may be increased if the number of dwelling units increases from that allowed in the current EastLake III General Development Plan.

C. Pacific Bay owns certain real property located in the City and adjacent to EastLake III, which is part of the Salt Creek Ranch Sectional Planning Area Plan ("Salt Creek Ranch SPA").

D. Pursuant to the Salt Creek Ranch SPA, Pacific Bay is required to dedicate land and construct the Rolling Hills Ranch Community Park ("Rolling Hills Park").

E. Pacific Bay owns certain real property in the Salt Creek Ranch SPA adjacent to the Rolling Hills Park site ("Additional Park Land"), more particularly described and depicted on Exhibit A attached hereto.

F. The City desires to acquire the Additional Park Land and use it for expansion of the Rolling Hills Park. Such expansion of Rolling Hills Park would be in lieu of the park in the EastLake Woods neighborhood; provided, however, that EastLake provides the funds to the City for acquisition of the Additional Park Land.

G. The City, EastLake and Pacific Bay desire to complete acquisition of the Additional Park Land and expansion of the Rolling Hills Park subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the above recitals, which the parties hereto acknowledge and agree are true, and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City, EastLake and Pacific Bay hereby agree as follows:

**ARTICLE I  
OFFER OF DEDICATION**

1.1 Purchase/Price. Subject to the terms and conditions set forth herein, EastLake agrees to purchase for the benefit of the City the Additional Park Land for an acquisition price of One Million Six Hundred Thousand Dollars (\$1,600,000.00) ("Acquisition Price").

1.2 Closing Date. The Closing Date shall be within five (5) days of the satisfaction or waiver of the conditions set forth in Article V of this Agreement, provided in no event shall the Closing Date be later than December 20, 2000.

1.3 Offer of Dedication. Subject to the terms and conditions set forth herein, Pacific Bay agrees to sell the Additional Park Land for the benefit of the City. The evidence of such sale shall be the delivery of the irrevocable offer to dedicate the Additional Park Land to the City ("Offer of Dedication") in the form set forth in Exhibit B attached hereto.

**ARTICLE II  
OPENING OF ESCROW**

2.1 Opening of Escrow. Within three (3) days of the parties' of the execution of this Agreement, the parties shall open an escrow with First American Title Company ("Escrow Agent") by delivering copies of this Agreement signed by the parties, and funds and instruments, required by this Agreement. The first date on which all of the preceding events have been completed will be the "Escrow Opening Date."

2.2 Fees. EastLake and Pacific Bay shall share equally all Escrow costs and fees, including termination fees, if any.

2.3 Automatic Termination. If the Escrow is automatically terminated pursuant to the terms of this Agreement, the following will apply:

2.3.1 Escrow Agent will return all funds and documents held by it to the party depositing the same, except the Escrow Agent may return such funds and documents usually obtained by Escrow Agent's in accordance with standard escrow termination procedures.

2.3.2 Escrow Agent may deduct any funds held by Escrow Agent in a sufficient amount to pay its termination fees in full.

2.3.3 Escrow Agent will be entitled to take no further action until directed to do so, either by the parties mutual written instructions or by a final order or judgment of report of competent jurisdiction.

2.3.4 Each party will promptly sign and deliver to Escrow Agent any Escrow termination instructions requested by Escrow Agent together with EastLake's and Pacific Bay's share of Escrow Agent's termination fees.

2.3.5 Notwithstanding the automatic termination of the Escrow, the covenants of the parties set forth in this Agreement are not thereby rescinded or terminated, and each party will be left with all its legal or equitable remedies.

**ARTICLE III  
EASTLAKE'S DELIVERIES TO ESCROW AGENT**

3.1 Deliveries Before Closing Date. EastLake will, no later than noon of the last business day before the Closing Date, deliver to Escrow Agent each of the following:

3.1.1 The Acquisition Price in cash of \$1,600,000.00.

**ARTICLE IV  
PACIFIC BAY'S DELIVERIES TO ESCROW AGENT**

4.1 Deliveries Before Closing Date. Pacific Bay will, no later than noon of the last business day before the Closing Date, deliver to Escrow Agent each of the following:

4.1.1 The Offer of Dedication for the Additional Park Land executed and acknowledged by Pacific Bay.

**ARTICLE V  
CONDITIONS PRECEDENT**

5.1 City Conditions Precedent. The closing of Escrow shall be subject to the satisfaction or waiver by the City of each of the following conditions precedent:

5.1.1 Approval of Title. Delivery to Escrow Agent prior to December 12, 2000, of City's written approval of the title described in a preliminary title report and a title policy pro forma of the Additional Park Land issued by First American Title Company ("Preliminary Title Report"). Escrow Agent is instructed to obtain the Preliminary Title Report (and a copy of each of the documents reported therein) at EastLake and Pacific Bay's equally shared expense and to deliver the same to City within five (5) days following the Escrow Opening Date. If after City's review of the Preliminary Title Report, the City determines the title of the Additional Park Land is not acceptable to the City, City agrees to give Pacific Bay a written title objection and Pacific Bay may cure such condition(s) prior to the Closing Date. If Pacific Bay decides in its sole discretion not to cure the title condition of the Additional Park Land, Pacific Bay agrees to give City written notice of its decision to not cure within three (3) days of Pacific Bay's receipt of the City's written title objection and this Agreement shall be terminated. Pacific Bay's failure to give City written notice within such three (3) day period shall be deemed its decision to not cure the title objection(s) and this Agreement shall automatically terminate.

5.1.2 Grading Plan. Delivery to Escrow Agent, prior to the Closing Date, of City's written approval of the conceptual site grading plan for the Rolling Hills Park and the Additional Park Land, subject to final engineering.

5.1.3 EastLake Funds. EastLake has posted the bond or other security acceptable to City pursuant to Section 8.1 of this Agreement.

5.1.4 Dedication. Pacific Bay has delivered the Offer of Dedication to the Escrow Agent in a form approved by City.

5.1.5 Taxes. Pacific Bay has paid all real property taxes or other fees, if any, on the Additional Park Land pro-rata to the Closing Date.

5.2 EastLake Condition Precedent. The closing of Escrow shall be subject to the satisfaction or waiver by EastLake of the following condition precedent:

5.2.1 Receipt of Funds. EastLake's receipt of previously paid park fees in the amount of \$1,600,000.00 from City as provided in Section 8.1.

## ARTICLE VI PACIFIC BAY COVENANTS AND ACKNOWLEDGEMENTS

6.1 Park Construction. Pacific Bay shall complete construction of the Rolling Hills Park, including the Additional Park Land, in accordance with all City requirements.

6.2 Grading. Pacific Bay shall grade the entire Rolling Hills Community Park site, including the Additional Park Land, commencing no later than January 1, 2001. Completion shall be no later than four (4) months after the start date. Such grading shall be in accordance with the grading plan approved by City.

6.3 Fair Market Value. Pacific Bay acknowledges and agrees that the Acquisition Price of \$1,600,000.00 is the fair market value of the Additional Park Land, based on a residential use of the Additional Park Land, as of the date of this Agreement.

6.4 Taxes. Pacific Bay shall pay all real property taxes or other fees, if any, on the Additional Park Land, pro-rata to the Closing Date.

6.5 Obligations. Pacific Bay shall fully cooperate with the City to process releases from the following agreements affecting the Additional Park Land which shall release the Additional Park Land from the obligations set forth in the agreements: Affordable Housing Agreement San Diego County Recorder No. 97-0359972; Supplement Subdivision Improvement Agreement San Diego County Recorder No. 97-0400742; Mitigation Agreement San Diego County Recorder No. 97-0561204; and Easement and Maintenance Agreement San Diego County Recorder No. 98-0445083. Pacific Bay acknowledges and agrees that it is the City's intent that the Additional Park Land shall have no responsibility for the provisions set forth in those agreements.

6.6 Park Obligation. Pacific Bay acknowledges and agrees that it is providing between 21.5 and 22 acres of park at its Rolling Hills Park site to be based on final maps. In consideration of the terms of this Agreement, Pacific Bay agrees to provide the full cost of the improvements portion of the PAD fee for the 22 acres of park site which is in excess of the Rolling Hills Ranch PAD ordinance obligation. Pacific Bay and City entered into a Letter Agreement for Prepayment of Park Fees dated October 1, 1997, which set forth the security deposit for the development portion of the park acquisition and development fees ("PAD Fees") for all 2,616 units approved in accordance with Salt Creek Ranch Tentative Map No. 92-02 adopted per Resolution No. 16834. In the event that development of Neighborhoods 9-13 results in fewer than the 438 units approved for those neighborhoods as a result of third party

governmental action by an agency such as United States Fish and Wildlife Service which are beyond Pacific Bay's control, Pacific Bay shall be entitled to a refund of the difference between the actual number of units mapped in Neighborhoods 9-13 and 438 multiplied by \$2,260, the development portion of the PAD fee in effect at the time the security deposit was made. Should the Security Deposit have been previously expended for the construction of the park, the refund shall come from such other fund as the City may deem appropriate. City and Pacific Bay acknowledge that, due to a reduction in the number of units previously mapped in Neighborhoods 1-8, this arrangement results in a land dedication and development fee provision in excess of its obligations pursuant to the PAD ordinance obligation for the project.

## ARTICLE VII REPRESENTATIONS AND WARRANTIES

7.1 Hazardous Materials. To the best of Pacific Bay's actual knowledge and without inquiry or investigation and specifically without imputing constructive knowledge, no Hazardous Materials have been discovered, released, discarded, discharged, disposed, or stored in, from or on the Additional Park Land. "Hazardous Materials" means any substance, material or waste which is or becomes (i) regulated by any local or regional governmental authority, the State of California or the United States Government as hazardous waste, (ii) is defined as a "solid waste", "sludge", "hazardous waste", "extremely hazardous waste", "restricted hazardous waste", "Non-RCRA hazardous waste", "RCRA hazardous waste", or "recyclable material", under any federal, state or local statute, regulation or ordinance, including without limitation Sections 25115, 25117, 25117.9, 25120.2, 25120.5, 251227, 25140, 25141 of the California Health and Safety Code; (iii) defined as "Hazardous Substance" under Section 25316 of the California Health and Safety Code; (iv) defined as a "Hazardous Material", "Hazardous Substance", or "Hazardous Waste" under Section 25501 of the California Health and Safety Code; (v) defined as a "Hazardous Substance" under Section 25281 of the California Health and Safety Code; (vi) asbestos; (vii) petroleum products, including without limitation, petroleum, gasoline, used oil, crude oil, waste oil and any fraction thereof, natural gas, natural gas liquefied, natural gas or synthetic fuels, (viii) materials defined as hazardous or extremely hazardous pursuant to the California Code of Regulations; (ix) polychlorinated biphenyls; (x) defined as a "Hazardous Substance" pursuant to Section 311 of the Federal Water Pollution Control Act (33 U.S.C. Section 1251 *et seq.*); (xi) defined as a "Hazardous Waste" pursuant to Section 1004 of the Federal Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 *et seq.*, (xii) defined as a "Hazardous Substance" or "Mixed Waste" pursuant to Section 101 of the Comprehensive Environmental Response Compensation and Liability Act, 42 U.S.C. Section 9601 *et seq.* and regulations promulgated thereunder; (xiii) defined as a "Hazardous Substance" pursuant to Section 401.15 of the Clean Water Act, 40 C.F.R. 116; or (xiv) defined as an "Extremely Hazardous Substance" pursuant to Section 302 of the Superfund Amendments and Reauthorizations Act of 1986, 42 U.S.C. Section 11002 *et seq.*

7.2 Bio-Grow. Pacific Bay hereby discloses that it is informed that Biosolid materials used as fertilizer were applied by RPI-Biogrow, predecessor to Synagro (presently located at P.O. Box 7027, Corona, California 92878) in and around the Additional Park Land from on or about November 18, 1999 to November 30, 1999. Pacific Bay makes no representations and/or warranties with respect to such Bio-Grow or the compliance or lack of compliance with applicable law. City acknowledges that the Additional Park Land may not be occupied,

inhabited or used for human habitation for one year from November 30, 1999, the last date Pacific Bay is aware of the use of Bio-Grow fertilizer.

## ARTICLE VIII COVENANTS

8.1 Acquisition Reimbursement. Prior to Closing, the City shall provide park fees previously paid by EastLake in the amount of \$1,600,000.00 for EastLake's payment of the Acquisition Price for the Additional Park Land. After the Closing Date, when required herein, EastLake shall pay the City \$1,600,000.00 cash as reimbursement for providing EastLake the Acquisition Price. In connection therewith, EastLake shall, prior to the Close of Escrow, post a bond or other security acceptable to City, to guarantee reimbursement of the \$1,600,000.00 Acquisition Price. EastLake agrees to pay the \$1,600,000.00 reimbursement to the City within ten (10) days of the commencement of construction of the Salt Creek Community Park as notified by the City. Upon EastLake's payment to City of the \$1,600,000.00 reimbursement, the City shall release the bond or other security posted to guarantee such reimbursement. EastLake further covenants that it shall pay the park advance fee of \$2,135,000.00 described in Section 6.1.2.1 of the Development Agreement, upon the earlier to occur of (i) commencement of construction of the Rolling Hills Park, or (ii) City approval of the EastLake III tentative map. EastLake shall be responsible for any additional costs in the acquisition of the Additional Park Land, such as escrow fees.

8.2 Separate Account. EastLake shall be responsible for the entire cost of the Additional Park Land development of 5.6 net usable acres (plus or minus one-tenth of an acre), in accordance with the City's PAD Fee ordinance, as amended from time to time. Such fees shall be deposited in the Pacific Bay existing park deposit account, subject to the same requirements and provisions.

8.3 Park Acreage. City shall grant EastLake 5.6 acres (plus or minus one-tenth of an acre depending on final engineering) park acreage credit equal to the amount of net usable park acreage available on the Additional Park Land. In the event that the amount of net usable park acreage on the Additional Park Land, plus the net usable park acreage in EastLake Vistas, does not satisfy the EastLake III park acreage obligations, EastLake shall pay an amount equal to the difference between (i) the net usable park acreage on the Additional Park Land plus the net usable park acreage in EastLake Vistas, and (ii) the park acreage obligations of the EastLake III project based on the residential units within EastLake III and the City's PAD Fee ordinance. As part of the 5.6 park acreage credit, EastLake shall convey to City, within 30-days of the date of this Agreement, certain real property, owned by EastLake, 14 feet wide adjacent to the southern boundary of the Additional Park Land for use as a public park trail to serve the Rolling Hills Park, provided that such conveyance shall be required only if the Offer of Dedication is delivered to City as provided in this Agreement.

8.4 Utility Easements. City shall permit water, sewer, storm drain and other drainage easements across the Additional Park Land necessary for development of adjacent properties in the Salt Creek Ranch SPA, provided the locations of such easements are in the least obtrusive locations possible and do not interfere with use of the Additional Park Land for a public park. The locations of such utility easements have been approved by the City, as shown on Exhibit C attached hereto.

8.5 Site Configuration. The parties acknowledge that this Agreement will result in a reconfiguration and redesignation of the land uses as described in the Salt Creek Ranch SPA as follows: redesignate the 3 acre CPF site, south of and contiguous to the Rolling Hills Park to park land, and redesignate a 3 acre site at the southwest corner of Neighborhood 8 from Residential Low to CPF, all as shown on Exhibit A attached hereto. Pacific Bay agrees to fully cooperate with the City to effectuate the reconfiguration and redesignation through the exchange of necessary documentation.

## **ARTICLE IX CLOSING**

9.1 Conditions to Closing. Escrow Agent will close the Escrow on the Closing Date by (i) filing for record the Offer of Dedication and (ii) delivering funds and documents to the parties' as set forth below, when each of the following conditions has been satisfied:

9.1.1 All funds and documents described in Article III and Article IV have been delivered to Escrow Agent.

9.1.2 All conditions set forth in Article V have been satisfied or waived by City or Eastlake, as applicable.

9.2 Distribution. Escrow Agent will, at the close of Escrow, pay to Pacific Bay the Acquisition Price and cause the County Recorder to mail to the City the Offer of Dedication.

## **ARTICLE X MISCELLANEOUS PROVISIONS**

10.1 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties with respect to the herein subject matter, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to as an Exhibit herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

10.2 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected, unless the parties otherwise agree in writing.

10.3 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect the ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.



10.4 Section Headings. All section heading and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

10.5 Singular and Plural. As used herein, the singular of any word includes the plural.

10.6 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

10.7 Waiver. Failure of a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

10.8 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit for the parties and their successors and assigns. No other person shall have any right of action based upon any provisions of this Agreement.

10.9 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control.

10.10 Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefitted thereby of the covenants to be performed hereunder by such benefitted party. The covenants set forth in this Agreement shall survive the Closing and recording of the Offer of Dedication.

10.11 Successors In Interest. This Agreement shall be binding upon and inure to the benefit of the successors, assigns and interests of the parties until released by the mutual consent of the parties.

10.12 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all the parties had executed the same instrument.

10.13 Jurisdiction and Venue. Any action or law or in equity arising under this Agreement or brought by an party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of San Diego, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

10.14 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment of affidavit if reasonably required, and file or record such required

instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

10.15 Amendments in Writing/Cooperation. This Agreement may be amended only by written consent of all parties specifically approving the amendment. The parties shall cooperate in good faith with respect to any amendment proposed in order to clarify the intent and application of this Agreement, and shall treat any such proposal on its own merits, and not as a basis for the introduction of unrelated matters.

**[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]**

10.16 Notices. Any notice called for in this Agreement shall be sent by hand delivery, overnight courier service, or by registered or certified mail as follows:

To City at: City of Chula Vista  
276 Fourth Avenue  
Chula Vista, California 91910  
Attn: George Krempf

To EastLake at: The EastLake Company, LLC  
900 Lane Avenue, Suite 100  
Chula Vista, California 91914  
Attn: William Ostrem

To Pacific Bay at: Pacific Bay Properties  
2300 Boswell Road, Suite 209  
Chula Vista, CA 91914  
Attn: Liz Jackson

or such other address as a party may inform the others of from time to time. Any such notices sent by registered or certified mail, return receipt requested, shall be deemed to have been duly given and received seventy-two (72) hours after the same is so addressed and mailed with postage prepaid. Notices delivered by overnight service shall be deemed to have been given twenty-four (24) hours after delivery the same, charges prepaid to the U.S. Postal Service or private courier. Any notice or other document sent by any other matter shall be effective only upon actual receipt thereof.

10.17 Authority to Execute. The person or persons executing this Agreement on behalf of EastLake and Pacific Bay warrants and represents that he/they have the authority to execute this Agreement on behalf of his/their corporation, partnership or business entity and warrants and represents that he/they has/have the authority to bind EastLake and Pacific Bay to the performance of its obligations hereunder.

10.18 Exhibits and Attachments. All Exhibits referred to within the Agreement are incorporated by reference to this Agreement. All Attachments referenced herein are purely for informational purposes and are not incorporated nor made a part of the Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first set forth above.

CITY OF CHULA VISTA

*Shirley Horton*  
Shirley Horton, Mayor

ATTEST: *Susan Bigelow*  
Susan Bigelow  
City Clerk

Approved as to form by.

*John M. Kahleny*  
John M. Kahleny  
City Attorney

THE EASTLAKE COMPANY, LLC,  
a California limited liability company

By: *William T. Ostrem*  
William T. Ostrem  
President

By: *Guy Asaro*  
Guy Asaro  
Vice President

PACIFIC BAY PROPERTIES, a California  
corporation

By: *Karen Se...*  
Its: Vice President

By: \_\_\_\_\_  
Its: \_\_\_\_\_

## EXHIBIT "A" LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 28, AS FOUND PER RECORD OF SURVEY NO. 14064 FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER FEBRUARY 5, 1993 AND DESCRIBED AS "A 2" IRON PIPE WITH DISK MARKED "L.S. 4324" "; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 26, SOUTH 88°27'32" EAST, 3503.83 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 20°37'36" WEST, 537.13 FEET; THENCE NORTH 08°52'51" WEST, 80.00 FEET; THENCE NORTH 73°13'29" EAST, 542.71 FEET; THENCE SOUTH 02°32'00" WEST, 7.18 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°17'00" A DISTANCE OF 287.21 FEET; THENCE SOUTH 31°45'00" EAST, 318.37 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'23" A DISTANCE OF 72.50 FEET; THENCE SOUTH 21°51'37" EAST, 120.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°39'33" A DISTANCE OF 30.68 FEET TO A POINT ON THE SAID SOUTHERLY LINE OF SECTION 26; THENCE ALONG SAID SOUTHERLY LINE, NORTH 88°27'32" WEST, 121.63 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 31°45'00" WEST, 453.55 FEET; THENCE SOUTH 58°15'00" WEST, 391.94 FEET; THENCE SOUTH 20°37'36" EAST, 177.08 FEET TO A POINT ON SAID

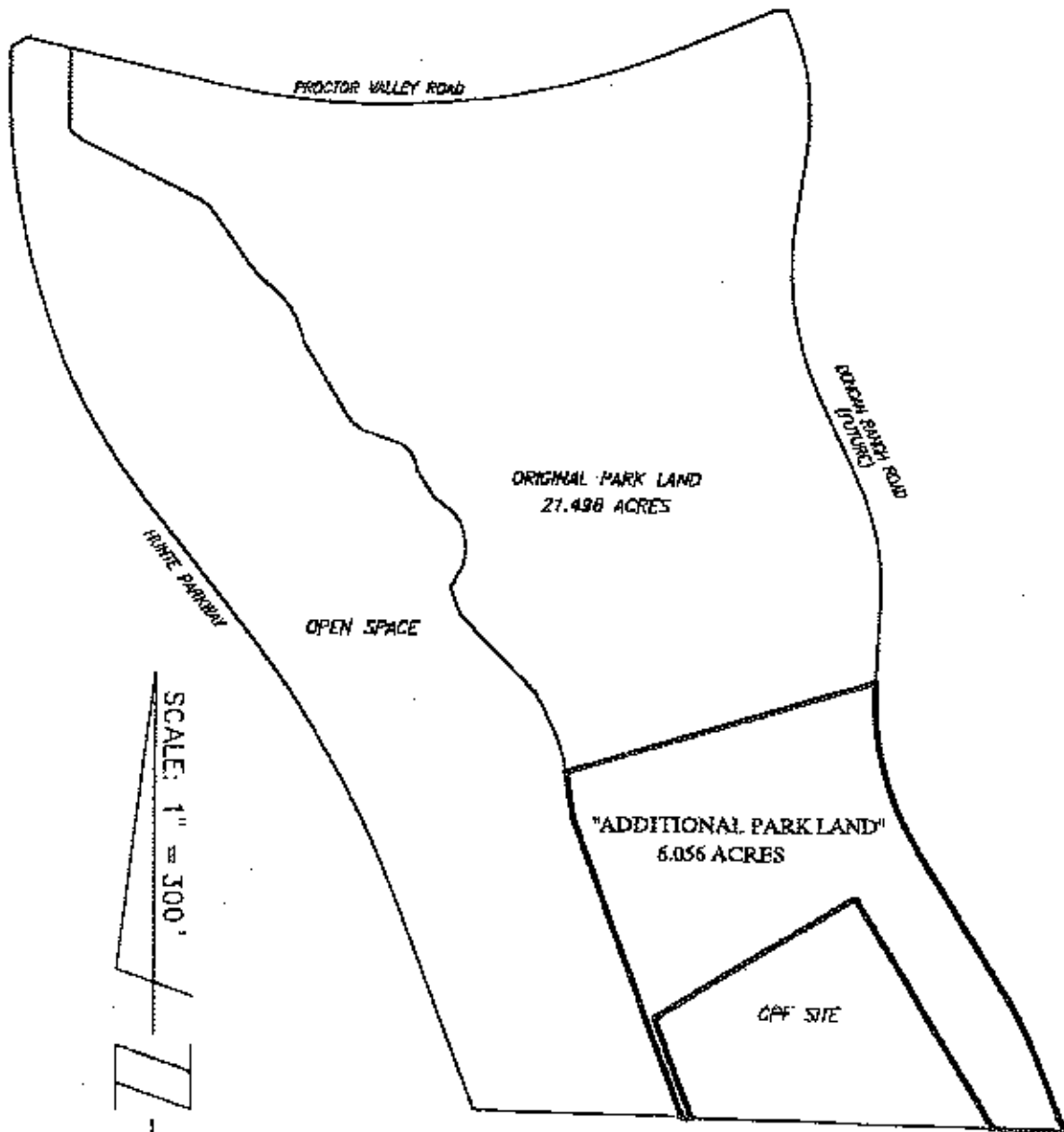
SOUTHERLY LINE OF SECTION 26; THENCE ALONG SAID SOUTHERLY LINE, NORTH  
88°27'32" WEST, 15.12 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 6.056 ACRES, MORE OR LESS.

*Dana M Seguin* 12-12-00  
 \_\_\_\_\_  
 DANA MICHAEL SEGUIN L.S. 6215  
 HUNSAKER & ASSOCIATES SAN DIEGO, INC.



# EXHIBIT "A" ADDITIONAL PARK LAND



SCALE: 1" = 300'

**EXHIBIT B**  
**OFFER OF DEDICATION**

*Recording Requested by and  
Please Return to:*

City Clerk  
City of Chula Vista  
P.O. Box 1087  
Chula Vista, California 91912

*This Instrument Benefits City Only.  
No Fee Required.*

*This Space for Recorder's Use Only*

APN(s) \_\_\_\_\_

C.V. File No. \_\_\_\_\_

**IRREVOCABLE OFFER  
OF DEDICATION OF FEE INTEREST**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PACIFIC BAY PROPERTIES \_\_\_\_\_, a \_\_\_\_\_, represents that, as the owner of the herein-described real property (referred to as "Grantor"), Grantor hereby makes an Irrevocable Offer of Dedication of fee interest to THE CITY OF CHULA VISTA, A MUNICIPAL CORPORATION, the hereinafter described real property.

The real property referred to above is situated in the City of Chula Vista, County of San Diego, State of California and is more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the City Clerk of the City of Chula Vista.

This Offer of Dedication of fee interest shall be irrevocable and shall be binding on the Grantor, its heirs, executors, administrators, successors and assigns.



SIGNATURE PAGE

Signed this 20th day of December, 2000.

PACIFIC BAY PROPERTIES \_\_\_\_\_, #  
CALIFORNIA CORP.

By: [Signature]  
Its: Vice President

By: \_\_\_\_\_

Its: \_\_\_\_\_

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This is to certify that the interest in real property offered herein to the City of Chula Vista, a governmental agency, is hereby acknowledged by the undersigned, City Clerk, on behalf of the Chula Vista City Council pursuant to authority conferred by Resolution No. 15645 of the Chula Vista City Council adopted on June 5, 1990, and the Grantee's consent to the recordation thereof by its duly authorized officer.

SUSAN BIGELOW  
CITY CLERK

By: [Signature]

Date: 12/27/00

## EXHIBIT "A" TO IOD LEGAL DESCRIPTION

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COMMENCING AT THE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 26, AS FOUND PER RECORD OF SURVEY NO. 14064 FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER FEBRUARY 5, 1893 AND DESCRIBED AS "A 2" IRON PIPE WITH DISK MARKED "L.S. 4324" "; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 26, SOUTH 88°27'32" EAST, 3503.83 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 20°37'36" WEST, 537.13 FEET; THENCE NORTH 08°52'51" WEST, 80.00 FEET; THENCE NORTH 73°13'29" EAST, 542.71 FEET; THENCE SOUTH 02°32'00" WEST, 7.18 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°17'00" A DISTANCE OF 267.21 FEET; THENCE SOUTH 31°45'00" EAST, 316.37 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'23" A DISTANCE OF 72.50 FEET; THENCE SOUTH 21°51'37" EAST, 120.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°39'33" A DISTANCE OF 30.66 FEET TO A POINT ON THE SAID SOUTHERLY LINE OF SECTION 26; THENCE ALONG SAID SOUTHERLY LINE, NORTH 88°27'32" WEST, 121.63 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 31°45'00" WEST, 453.55 FEET; THENCE SOUTH 58°15'00" WEST, 391.94 FEET; THENCE SOUTH 20°37'36" EAST, 177.08 FEET TO A POINT ON SAID

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PARCEL CONTAINS 8.056 ACRES, MORE OR LESS.

*Dana M. Seguin* 12-12-00  
 \_\_\_\_\_  
 DANA MICHAEL SEGUIN L.S. 6215  
 HUNSAKER & ASSOCIATES SAN DIEGO, INC.



**EXHIBIT C**  
**EASEMENTS**

## **Appendix C**

RECORDING REQUEST OF  
*First American Title*  
SUBDIVISION MAPPING DEPT.

3994 DOC # 2000-0173440

APR 05, 2000 12:28 PM

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

City of Chula Vista  
Attn: City Clerk  
276 Fourth Avenue  
Chula Vista, CA 91910

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 121.00



2000-0173440

Space Above This Line For Recorder's Use Only

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

BETWEEN THE CITY OF CHULA VISTA

AND

THE EASTLAKE COMPANY, LLC

FOR

EASTLAKE III

(TRAILS, WOODS, VISTAS, BUSINESS CENTER EXPANSION,

OLYMPIC TRAINING SITE AND LAND SWAP)

AMENDED AND RESTATED DEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF CHULA VISTA  
AND  
THE EASTLAKE COMPANY, LLC FOR  
EASTLAKE III

This Amended and Restated Development Agreement ("this Agreement") is entered into on February 1, 2000, between THE EASTLAKE COMPANY, LLC, a California limited liability company as successor-in-interest to EastLake Development Company, a California general partnership ("Developer"), and the CITY OF CHULA VISTA, a municipal corporation having charter powers ("City"), with reference to the recitals set forth herein below which are incorporated herein by reference as if set forth fully.

I. Recitals.

1.1 The Original Development Agreement. Developer and City entered into that certain Development Agreement between the City of Chula Vista and EastLake Development Company for EastLake III executed by the mayor of the City of Chula Vista on April 6, 1990, and recorded in the official records of the County of San Diego on April 9, 1990, as Document Number 90-189782 (the "Original Development Agreement").

1.2 Western Salt Letter of Intent. Developer, City and Western Salt Company, a California corporation ("Western Salt"), have entered into that certain Letter of Intent affecting the Original Development Agreement ("Letter of Intent") and other issues between the parties.

1.3 Amendment of the Development Agreement. Upon execution of the Letter of Intent, City and Developer agreed to commence and diligently process for the City Council's approval an amendment to the Original Development Agreement to extend the term of the Original Development Agreement for a period of ten years, provided that the parties also mutually agree upon updates to reflect current policies, ordinances and procedures as provided in Section 1.a. of the Letter of Intent. Such amendment also was understood to include incorporation of the Land Swap Parcel, as depicted on Exhibit A-1 and described in Exhibit A-2, into the amendment to the Original Development Agreement, as provided in Section 1.b. of the Letter of Intent.

1.4 University of California Site. In exchange for processing such an amendment to the Original Development Agreement, Developer agreed that City may offer to the University of California certain real property described in the Letter of Intent ("University Site") subject to City attaining ownership of the University Site in accordance with a certain Offer Agreement memorializing the terms of the Letter of Intent as provided in Section 1.b. of the Letter of Intent.

1.5 Amended and Restated Development Agreement. The parties intend this Agreement to be the amendment to the Original Development Agreement described in

Section 1.a. of the Letter of Intent. The parties intend this Agreement to supersede and replace the Original Development Agreement in its entirety

1.6 City's Authority to Enter into Development Agreement. City, as a charter city, is authorized under Resolution No. 11933, California Government Code § 65864, et seq., its Charter, and its self-rule powers to enter into binding development agreements with persons having legal or equitable interests in real property for the purposes of assuring, among other things, (i) certainty as to permitted land uses in the development of such property, (ii) the construction of adequate public facilities to service such property, and (iii) the provision of equitable reimbursement for the construction of public facilities of excessive size or capacity.

1.7 The Property; Developer's Interest. Developer holds an enforceable right to acquire the Property depicted in Exhibit A-1 and described in Exhibit A-2, both of which are attached hereto and incorporated herein (the "Property"). The development of the Property, which consists of projects commonly known as EastLake Trails, EastLake Woods, EastLake Vistas, an expansion of the EastLake Business Center, the Olympic Training Center and the Land Swap Parcel, is the subject of this Agreement. Developer is master-planning the Property as the third phase of the EastLake Planned Community. Developer represents that it has a legal interest in the Property and that all other persons holding any legal or equitable interest in the Property will be bound by this Agreement.

1.8 Benefits to City. As facilitated by this Agreement, the construction of the EastLake III General Development Plan Area and the Land Swap Parcel pursuant to the General Development Plans and Text and the Municipal General Plan of City, as well as the anticipated public facilities required by the Public Facility Financing Plan, will result in the design, financing and construction of millions of dollars of public facilities and amenities in conjunction with the development of residential, commercial, recreational and open space uses. Specifically, by virtue of the development of EastLake III and the Land Swap Parcel, City will derive the following benefits:

1.8.1 The funding of construction of park facilities meeting City's requirements in accordance with City's Ordinances and this Agreement; and

1.8.2 The funding or construction of streets designed to provide adequate and safe transportation to its residents; and

1.8.3 Developer has completed the donation of approximately 150 acres with a market value in excess of Thirteen Million Dollars (\$13,000,000.00) as a site for the Olympic Training Center; and

1.8.4 Developer has contributed Three Million Dollars (\$3,000,000.00) in capital contributions and approximately Eight Million Dollars (\$8,000,000.00) in public infrastructure to the San Diego National Sports Foundation and the U.S. Olympic Committee towards the provision of the Olympic Training Center, and the extension of municipal services necessary for the site's operation; and

1.8.5 Developer has contributed advance funding for park facilities of no less than One Million Three Hundred Ninety-One Thousand Two Hundred Sixty Dollars



(\$1,391,260.00) following the approval of the first residential tentative map for EastLake Trails; and will contribute Two Million One Hundred Thirty-Five Thousand Dollars (\$2,135,000.00) for the first residential map in EastLake III (other than Eastlake Trails) as against the Project's ultimate PAD Fees; and

1.8.6 Sewer, water, sales tax and property tax revenues; and

1.8.7 Developer's contribution towards the provision of facilities of regional significance both within and outside the boundaries of the Property.

1.9 Intentions of Parties in Entering into This Agreement. Developer and City intend to enter into this Agreement for the following purposes;

1.9.1 To assure Developer's participation in the construction and financing of public facilities pursuant to one or more Financing Plans which shall be formulated prior to the commencement of any private or public construction activities on the Property; and

1.9.2 To provide Developer with certainty that the land use regulations and policies applicable to the development of the Property will remain unmodified during the term of this Agreement except as provided for herein; and

1.9.3 To assure Developer of its vested right to proceed with the development of the Property to the land uses, densities and intensity of uses as provided below; and

1.9.4 To assure Developer that Future Discretionary Reviews and Approvals, when granted by City, shall become, for purposes of this Agreement, Existing Project Approvals; and

1.9.5 Developer has provided 150 acres of land, Three Million Dollars (\$3,000,000.00) in capital and approximately Eight Million Dollars (\$8,000,000.00) in public infrastructure to the benefit of the San Diego National Sports Foundation and/or the U.S. Olympic Committee, in return for such donation and the other covenants contained herein as the total consideration for the vesting of Developer's rights herein, including the vesting of Existing Project Approvals of Future Discretionary Reviews and Approvals upon their granting by City, without the need for further consideration or compensation to City in return for such vesting.

1.10 Adoption of Ordinance Approving Agreement. The Original Development Agreement was first introduced on February 6, 1990, and on February 27, 1990, the City Council adopted Ordinance No. 2356 approving the Original Development Agreement. This Agreement was first introduced on February 1, 2000, and on February 22, 2000, the City Council adopted Ordinance No. 2805 approving this Agreement. The Ordinance will take effect on March 23, 2000.

1.11 Findings of City Council. The City Council has found that this Agreement is consistent with City's General Plan and all applicable mandatory and optional elements thereof, the General Development Plans and Text for the Property, as well as all other applicable policies and regulations of City.

2. Definitions. In this Agreement, unless the context otherwise requires:

2.1 "Builder" or "Merchant Builder" means a developer to whom Developer has sold, leased or conveyed property within the Property for the purpose of its improvement for residential, commercial or industrial use.

2.2 "City Council" means the City Council of the City of Chula Vista.

2.3 "Commit" means all of the following requirements have been met with respect to any public improvement.

2.3.1 All discretionary permits have been obtained for construction of the improvement;

2.3.2 Plans for the construction of the improvement have all the necessary governmental approvals; and

2.3.3 Adequate funds (i.e., letters of credit, cash deposits or performance bonds) are available such that City can construct the improvement if either (i) construction has not commenced within 30 days of issuance of a notice to proceed by the Director of Public Works, or (ii) construction is not progressing towards completion in a manner considered reasonable to the Director of Public Works.

2.4 "Developer" means The EastLake Company, LLC, a California limited liability company as successor-in-interest to EastLake Development Company, a California general partnership, and the legal persons to which or to whom it may assign all or any portion of its rights under this Agreement.

2.5 "Developer's Donations to the Olympic Training Center" or "Developer's Donations" consisted of donation of (i) 150 acres of property, (ii) Three Million Dollars (\$3,000,000.00) in working capital, and (iii) approximately Eight Million Dollars (\$8,000,000.00) worth of infrastructure improvements, or other such donations of land, working capital and public infrastructure for the provision of the Olympic Training Center, as Developer and the U.S. Olympic Committee and/or the San Diego National Sports Foundation have agreed to or may agree to from time to time in their sole discretion.

2.6 "Effective Date" shall be the date upon which the Ordinance approving this Agreement will first take effect pursuant to the laws of the State of California, as described in Section 1.5 above.

2.7 "Existing Approvals" or "Existing Project Approvals" shall mean all discretionary approvals and/or standards which have been approved in conjunction with or preceding the approval of this Agreement, as they relate to both the Project and the public improvements, consisting of, but not limited to:

2.7.1 The "General Development Plans and Text," consisting of two General Development Plans (EastLake II and EastLake III), as amended and Text adopted for the Property as they existed as of the date of first introduction of this Agreement;

2.7.2 The EastLake III Planned Community District for the Property set forth in Ordinance No. 2345;

2.7.3 The EastLake Trails SPA and Tentative Map and Final Map approvals;

2.7.4 The EastLake Greens SPA and its amendment adopted on November 24, 1998;

2.7.5 The "General Plan," as it existed as of the date of the first introduction of this Agreement as provided in Section 1.5 above, including the EastLake III General Plan Amendment and GPA 90-04, which was adopted by Resolution No. 15506 on February 6, 1990.

In addition, the Existing Project Approvals and further discretionary reviews and approvals shall include the "General Plan" and upon approval by City and written acceptance by Developer, all "Future Discretionary Reviews and Approvals." A list of the currently Existing Approvals, with the date or other description of the operative versions of such Existing Approvals and conditions thereto which apply to this Agreement.

2.8 "Financing Plans" means one or more Public Facility Financing Plans that have been adopted and will be adopted as part of Future Discretionary Approvals, which (i) set forth a list of various public facilities which Developer must build or fund in part and the phases, time frame or cumulative levels of Project development at which specified public facilities must be assured prior to the construction of the next phase of the Project, and (ii) provide for the attainment of the "Quality of Life Thresholds".

2.9 "Future Discretionary Reviews and Approvals" means the approval by City of all future discretionary permits and entitlements (excluding then Existing Approvals), including, but not limited to (i) General Plan Amendments, General Development Plan and SPA Plan(s), (ii) Master Tentative Map(s), (iii) grading permit(s), (iv) site plan review, (v) design guidelines and review, (vi) precise plan review, (vii) resubdivision of areas previously subdivided pursuant to the Master Tentative Map, (viii) the planned community district regulations, and (ix) the issuance of conditional use permits, variances, and encroachment permits, all other permits, and approvals of any type which may be required from time to time to authorize the construction of on-site or off-site facilities required to construct the Public Improvements and/or the Project.

2.10 "General Development Plans and Text" means the General Development Plan and Text adopted for EastLake III and that portion of the General Development Plan and Text adopted for EastLake II relating to EastLake Trails adopted by City pursuant to Resolution No. 15413 dated December 5, 1989, and Resolution No. 15198 dated July 26, 1989, respectively, regulating the development of the Property and authorizing various land uses; also means EastLake II GDP Amendment and text for EastLake Trails and the Land Swap Parcel adopted on November 24, 1998 all as listed on Exhibit A-3.

2.11 "Growth Management Ordinance" means the following policies and standards intended to regulate the timing and phasing or rate of growth within the City: the Growth Management Element adopted by City Council Resolution No. 15592 on April 17, 1990, an ordinance adopted by the City Council on May 28, 1991, and the Growth Management Program adopted by City Council Resolution No. 16101, on April 23, 1996.

2.12 "Municipal Code" means the provisions of the Chula Vista Municipal Code in existence and in effect on the date of the first reading of this Agreement as an Ordinance by City.

2.13 "Municipal General Plan" or "General Plan" mean all mandatory and optional General Plan elements pursuant to California Government Code § 65302, et seq., in existence on the date of the first reading of this Agreement as an Ordinance by City (subject to the provisions of Sections 2.7 and 4.8), including, without limitation, the EastLake III General Plan Amendment.

2.14 "Olympic Training Center" means the U.S. Olympic Training Facility Center which is constructed on property donated by Developer located adjacent to the west of lower Otay Lakes.

2.15 "PAD Fees" means any Parkland Acquisition and Development Fees which would apply and be payable in conjunction with the approval of the final maps within the Project in such amounts as may be payable pursuant to the provisions herein.

2.16 "Planned Community District Regulations" means the regulations adopted to implement any SPA pursuant to the Chula Vista Municipal Code §§ 19.48.010 through 19.48.140.

2.17 "Planning Commission" means the Planning Commission of the City of Chula Vista.

2.18 "Project" means the physical development of the Property as set forth in the General Development Plans and Text and the General Plan for the area.

2.19 "Property" means the real property lying within the developments which include the neighborhoods and projects commonly known as the Land Swap Parcel, EastLake Trails, EastLake Woods, EastLake Vistas, the EastLake Business Center Expansion and the Olympic Training Center. Such real property is more specifically depicted in Exhibit A-1 and described in Exhibit A-2.

2.20 "Public Improvements" means those public facilities or improvements required by City to be completed or funded by Developer pursuant to the Municipal General Plan, the General Development Plans and Text, any Financing Plan, Tentative Map or other applicable approval, permit, plan, ordinance or regulation.

2.21 "Quality of Life Thresholds" mean those certain Quality of Life thresholds and/or standards as set forth in Municipal Code Section 19.19.040 and as amended from time to

time requiring the construction or development of certain facilities to provide desired levels of service to the public.

2.22 "SPAs" means the Sectional Planning Area Plan or Plans to be prepared and approved by City for the purpose of implementing the General Development Plans and Text for the Property in accordance with the Chula Vista Municipal Code §§ 19.48.090 through 19.48.140

2.23 "Substantial Compliance," for the purposes of this Agreement and the periodic review hereunder, shall mean that the party of whom some particular performance is required has sufficiently followed the terms of this Agreement so as to carry out the intent of the parties in entering into this Agreement.

2.24 "Tentative Map(s)" shall refer to any tentative subdivision map(s) for the Property. The term "Final Map(s)" shall refer to any final subdivision map(s) approved pursuant to such tentative subdivision map(s).

3. Description of Property. The Property consists of approximately 1,517 acres in area and is located approximately 7.5 miles east of downtown Chula Vista and 7 miles north of the United States/Mexican border.

4. Vested Right. In consideration of both (i) Developer's pledge to participate in the construction and financing of public facilities in accordance with the Financing Plan(s) that have been developed or will be developed jointly by City and Developer, all as more particularly described in Section 6 below, and (ii) Developer's Donation of land, financial support and public infrastructure for the Olympic Training Center, Developer, by this Agreement, is vested with the right to develop and maintain the Property pursuant to the provisions set forth in this Section 4. Such right to develop, use and maintain the Property shall not be abridged or modified during the term of this Agreement except as specifically provided for herein.

4.1 Right to Develop. Developer and any merchant builders to whom Developer may sell, lease or convey any portions of the Property shall have the right to develop the Project for the land uses and to the densities and intensities of land use set forth in the Existing Project Approvals.

4.2 Maximum Height and Size of Structures. The maximum height and size of structures to be constructed within the Project will be governed by any adopted SPA for the area in question.

4.3 Permitted Uses. The Property will be developed as a part of a planned community consisting of residential neighborhoods, commercial development, industrial/business park(s), recreational facilities, school sites, park sites and open space uses, as are more particularly described and authorized by the General Development Plans and Text and the existing Municipal General Plan for the Property and other Existing Approvals, as they may from time to time be further defined upon approval by City of any Future Discretionary Reviews and Approvals in accordance with Section 2.9 above, as well as such other existing land uses as may be mutually agreed upon by the parties.

4.4 Permitted Density and Intensity of Development. City hereby authorizes the Property to be developed to the maximum density or intensity of development specified in the General Development Plans and Text, Municipal General Plan and the Existing Approvals as they may, from time to time be amended and/or expanded, during the term of this Agreement subject to any limitations contained therein; provided, however, that City and Developer acknowledge that the Project (excluding the Land Swap Parcel) was authorized to develop no less than 3,027 dwelling units throughout the Property. As of the date of this Agreement, Developer has entitlements in accordance with Existing Project Approvals for development of 1,143 units in the EastLake Trails portion of the Project and 1,767 units in the EastLake Vistas and the EastLake Woods portions of the Project. In addition, City agrees to authorize for development 750 dwelling units for the Land Swap Parcel, as set forth in the (EastLake Greens SPA) Existing Project Approvals. Developer may be entitled to develop the remaining 117 dwelling units provided, however, a transfer of unused units is approved by City. Notwithstanding the foregoing, Developer understands that such transfer of unused units requires an amendment to the Existing Project Approvals and is subject to approval or denial by the City Council in its sole discretion as the legislative body for City.

4.4.1 Low or Moderate Income Housing. City acknowledges that low and moderate income housing may be economically impracticable to build at current density levels. City agrees that it will consider granting Developer density bonuses and/or other incentives in the event that City desires Developer to provide such low or moderate income housing and that, in such event, City shall comply with all applicable requirements of law.

4.5 Application of New Rules, Regulations and Policies. City may, during the term of this Agreement, apply to the Project, Public Improvements and/or the Property only such new development fees, rules, regulations and policies, ordinances or standards which are generally applicable to all private projects east of I-805. It is the intent of the parties that the application of such rules, regulations and policies, ordinances or standards will not prevent the development of the Property to the uses, densities or intensities of development specified herein, or as authorized by the Existing Approvals.

4.6 Modification of Approvals, Standards and Obligations. It is contemplated by the parties that City and Developer may mutually agree to modifications to the Existing Project Approvals, public infrastructure requirements, or other modifications to the Project. Upon approval by City and written acceptance by Developer following City's approval, such modification(s) shall supersede any inconsistent Existing Project Approval(s).

4.7 Benefit to Earlier Vesting. Nothing in this Agreement will be construed as adversely affecting Developer's obtaining a vested right to continue development and/or use of the Property, if any, in the manner specified in this Section 4, pursuant to the provisions of California's constitutional, statutory and/or decisional law.

4.8 Application of a Growth Management Ordinance. The Growth Management Ordinance and Quality of Life Thresholds shall apply to the timing and development of the Property. The City may make such changes to the City's Growth Management Ordinance and to the City's Quality of Life Thresholds applicable to the Project as

are reasonable and consistent with the purpose and intent of the existing Growth Management Ordinance and which are generally applicable to all private projects east of I-805.

4.9 Growth Management Ordinance. Developer shall Commit the public facilities and City shall issue building permits in accordance with Existing Project Approvals and Future Discretionary Review and Approvals. The City shall have the right to withhold the issuance of building permits any time after the City reasonably determines a Quality of Life Threshold has been exceeded, unless and until the deficiency has been mitigated in accordance with the City's Growth Management Ordinance.

Developer agrees that building permits may be withheld where the public facilities described in the Existing Project Approvals or Future Discretionary Approvals required for a particular Quality of Life Threshold have not been Committed.

In the event a Quality of Life Threshold is not met and future building permits issuance may be withheld, the notice of provisions and procedures contained in Section 19.09.100 of the Municipal Code will be followed. In the event the issuance of building permits is suspended pursuant to the provisions herein, such suspension shall not constitute a breach of the terms of this Agreement by Developer or City. Furthermore, any such suspension which is not caused by the actions or omission of the Developer, shall toll the term of this Agreement and suspend the Developer's obligations pursuant to this Agreement for the period of time the issuance of building permits are suspended.

## 5. Development Program and Processing.

5.1 Processing of Applications and Permits. City agrees to accept for processing, consideration and approval, denial or conditional approval all Developer's applications for Future Discretionary Reviews and approvals for the Property.

5.2 Length of Validity of Tentative Subdivision Map(s). It is understood by the parties to this Agreement that, pursuant to existing law, a tentative subdivision map may remain valid for the length of term of this Agreement, all as provided in California Government Code § 66452.6(a). City, therefore, in accordance with the provisions of this Agreement, agrees that the Master Tentative Map shall remain valid for a term equal to the longer of the term of the Master Tentative Map as it is determined and may be extended by the provisions of California Government Code § 66452.6 or the length of this Agreement; provided, however, that the term of the Master Tentative Map shall not exceed the maximum allowed by law. No new condition shall be added to any map as a condition of its extension.

5.3 Vesting Tentative Map. Developer may, at its option, process with City a vesting tentative map covering the Property which shall, upon approval, confer upon Developer a vested right to proceed with development of the Property in substantial compliance with the ordinances, policies, and standards described in California Government Code § 66474.2. City will accept the processing and review of such a vesting tentative map covering the Property submitted by Developer to City.

5.4 Parcel Map. City shall accept for processing, and take action upon, a parcel map for the Property, within the timeframes set forth in the state Subdivision Map Act, in

order to assist Developer's acquisition of the Property. Developer acknowledges that approval of such map shall not limit City's right in the future, upon the Property's resubdivision, to impose conditions to its further subdivision.

6. Urban Infrastructure.

6.1 Dedications and Reservations of Land for Public Purposes. The portions of the Property to be reserved or dedicated for public purposes shall be: (i) those portions which are required to be dedicated pursuant to any tentative subdivision map and (ii) those portions which are required for the construction of all major road, sewer, drainage or other public rights of way in accordance with the standards in existence for subdivisions adopted by City at the time of the approval of any tentative subdivision map(s) for the Property and such further and additional areas of public reservation or dedication which may be required for the construction of public facilities to mitigate the impacts of the development of the Property pursuant to any Financing Plan adopted in conjunction with any SPA and/or tentative map for the Property.

6.1.1 Parks. In consideration for the vesting of Existing Project Approvals or the Future Discretionary Reviews and Approvals upon their granting by City, Developer agrees to dedicate lands, pay PAD Fees and/or construct park facilities as follows and as provided for in Section 6.1.2 below:

6.1.1.1 Developer may construct one or more private parks within the Property. City, acting through the City Council, may consider Developer's application for any PAD credit available to Developer under this Agreement at the time of consideration of the SPA and/or tentative map for the applicable area; and

6.1.1.2 City acknowledges and agrees that Developer has fulfilled PAD requirements for the 750 multi-family dwelling units planned for the Land Swap Parcel through transferring excess park credits from the EastLake Greens SPA to fulfill the requirements for the Land Swap Parcel; and

6.1.1.3 City acknowledges and agrees that Developer has paid \$1,391,260 for the development portion of the PAD Fee Advances, as defined below, for Phase I of EastLake Trails consisting of 627 dwelling units and offered for dedication to City a portion of the Salt Creek Community Park consisting of 7.44 acres which completes the acquisition portion of the PAD fee for Phase I of EastLake Trails and is in excess of the 5.96 acres required; and

6.1.1.4 City acknowledges and agrees that Developer has received SPA Plan and tentative map approval for EastLake Trails which contains and designates the Salt Creek Community Park for which Developer shall receive park credit of 19.8 acres, in the configuration set forth in the Eastlake Trails SPA Plan. This community park, when completed in accordance with a park development plan approved by City, will fulfill the EastLake Trails park acreage obligation and complete the outstanding park acreage obligations held over from EastLake I and EastLake II as described in: (a) The EastLake Park Agreement which was adopted by the City Council on August 8, 1989, pursuant to Resolution No. 15225 ("Park Agreement"), (b) Agreement Between City of Chula Vista and EastLake Development Company



Regarding Resolution of Dispute Regarding Outstanding Park and Recreation Facility Issues dated March 20, 1996 ("Dispute Agreement") and (c) Escrow Agreement between City of Chula Vista and EastLake Development Company Regarding Resolution of Dispute of Outstanding Park and Recreation Facility Issues dated March 20, 1996 ("Escrow Agreement").

6.1.1.5 Developer's remaining park acreage obligation shall be limited to 17 acres of improved park land as approved by City not to exceed 7 acres in the Woods and a total of 17 acres. This obligation may be increased if the number of dwelling units increases from that allowed in the current EastLake III General Development Plan.

6.1.2 PAD Fee Advance(s). In addition to the dedication of lands and/or construction of park facilities by Developer, Developer shall pay to City, in advance of the time that such fees would normally be payable, PAD Fees in the amounts, at the times, and subject to the conditions set forth in this Section 6.1.2 ("PAD Fee Advance(s)"). City may, as an alternative to requiring the payment of any PAD Fee Advances, request Developer to build park facilities of an equivalent cost, as such cost may be adjusted as provided below.

6.1.2.1 Developer has completed a PAD Fee Advance in the amount of \$1,391,260, and offered 7.44 acres of land for dedication to City for the PAD fees due from Phase I of EastLake Trails adjusted as provided below. PAD Fee Advances for Phase II of EastLake Trails project shall be paid by Developer within 60 days following the City Council's approval of the tentative map for Phase II of EastLake Trails or upon demand in writing by City; and Developer shall make a PAD Fee Advance in the amount of Two Million One Hundred Thirty-Five Thousand Dollars (\$2,135,000.00), adjusted as provided below, within 60 days following City's written request therefor, which request may be made at any time following City's approval of the first tentative map within the EastLake III development, exclusive of the EastLake Trails neighborhood and the Olympic Training Center.

6.1.2.2 Immediately upon City's receipt of any PAD Fee Advances, City shall establish and confirm in writing a credit in favor of Developer, in the amount of the PAD Fee Advance(s) received, as against the ultimate PAD Fees applicable to the Project, if any, at the time of issuance of building permits ("PAD Fee Credit"). Any PAD Fee Credit established in favor of Developer may be assignable to any merchant builder to whom Developer sells, leases or conveys any portion of the Property at Developer's option. In the event that the PAD Fee Advances made by Developer are less than the amount of PAD Fees actually payable by the Project at the time of final map approval (i.e., upon the exhaustion of the PAD Fee Credit), Developer shall pay to City the additional PAD Fees at the time that final maps are approved. In no event shall any adjustment to the PAD Fee Advance be applied retroactively to require the payment of any additional PAD Fee with respect to any residential dwelling unit after a building permit has been pulled for such dwelling unit and Developer has paid the additional PAD Fees as provided immediately above.

6.1.2.3 The amount of the PAD Fee Advance or the equivalent amount of park facilities to be built by Developer shall be adjusted upward or downward, from the amounts set forth in Sections 6.1.2.1 and 6.1.2.2 above, throughout the term of this Agreement, beginning upon the effective date of the Original Development Agreement and concluding at such time that the PAD Fee Advance is paid or that Developer Commits to the

construction of park facilities of equivalent cost. The adjustment shall be based upon an application to such amounts of an index figure which is intended to reflect the change in the anticipated cost of providing the park improvements. The index figure used shall be the figure published in the "ENR Market Trends" section of Engineering News Record for a category of cost of construction indices listed therein, reflecting increases in the cost of construction within such category, to be mutually agreed upon as the most appropriate category by the parties ("ENR Index"). The ENR Index figure to be for adjusting the PAD Fee Advance pursuant to Section 6.1.2(i) and (ii) above, shall be the ENR Index figure published most recently preceding such event.

6.1.2.4 Notwithstanding anything in this Section 6.1 to the contrary, in no event shall the PAD Fee Advance made by Developer pursuant to Section 6.1.2(i) and (ii) above or the estimated cost of the facilities Committed to by developer as an alternative thereto exceed the amount of PAD Fees which would be payable by Developer for the areas of the Project proposed for development based upon (a) the estimated number of residential units proposed within such neighborhood(s) and (b) City's PAD Fee ordinances then in existence.

6.1.2.5 Notwithstanding anything in this Section 6.1 to the contrary, in no event shall the term of any indexing hereunder extend further than the earliest to occur of the conclusion of the term of this Agreement or the earlier termination of this Agreement.

6.1.3 Developer Duty to Fund Community Center Escrow. The parties hereby acknowledge the existence of an escrow ("Community Center Funding Escrow" or alternatively herein "Escrow") and designate City as the escrow holder thereof. Developer agrees to fund said Escrow in the amount of \$880,738, plus interest as hereinafter described, on the earlier of (i) June 1, 2002, or (ii) within 90 days of City's written request. Interest on the amount of \$880,738 shall accrue from July 1, 1999 to the earlier of (i) Developer's funding of the Escrow, or (ii) June 1, 2002. The interest accrual rate shall be the rate of the City's average quarterly interest earnings rate on the City's Investment Pool of funds as reasonably determined quarterly by the Finance Director. No interest shall accrue after June 1, 2002, regardless of whether Developer has funded the Escrow, provided, however, Developer is not in breach of this provision of the Development Agreement. If Developer does not pay said amount as required by this Agreement, interest will continue to accrue until said amount is paid at the rates stated herein. Developer has secured its obligation to fund said Escrow with a bond from a surety which City has deemed sufficient, and of a form acceptable to City.

6.1.4 City's Community Center Duty. Upon funding of the Escrow by Developer as herein required, City shall waive any claim it may have to require Developer to construct a Community Center for the EastLake Project. Further City promises Developer that City will apply proceeds of the Escrow to the design and construction of a community center, and for no other purpose without the consent of Developer, according to the following terms and conditions (City's obligations set forth in this Section may be herein referred to as "City's Community Center Duty"):

6.1.4.1 Timing. City shall commence construction of the Community Center no later than 18 months after Developer funds the Escrow as herein required

("Construction Commencement Date"). The parties may agree in writing to a later Construction Commencement Date.

6.1.4.2 Site and Location Option. The Community Center shall be built on such portion of the Salt Creek Community Park as City shall designate, at City's sole option, unless (i) Developer has not purchased, has lost, or does not have an option to purchase said Salt Creek Community Park site or (ii) City's contribution to the costs of the Community Center (other than land) from other than the proceeds of Developer's funding of the Escrow exceed such funding by Developer, in which case the Community Center may be built at any location of City's choosing in the City of Chula Vista east of I-805 ("Eastern Territories") outside of the EastLake development area.

6.1.4.2.1 Requirements Relating to Location Option.

6.1.4.2.1.1 Time to Exercise. City shall notify Developer of the location of the Community Center one year in advance of the Construction Commencement Date, as same may be deferred from time to time.

6.1.4.2.1.2 Secure Title; Owner's Commitment. After City notifies Developer of the location of the Community Center, and if Developer owns the land City requires, Developer shall transfer title thereto without additional compensation therefor on demand by City. If the land on which City proposes to locate the Community Center is not owned by Developer but is owned by Western Salt or a successor thereto, the Developer shall, in good faith, request Western Salt, or the then owner, to commit, upon such notification of City's location selection, to transfer title to City. If for any reason they are unwilling or unable to expeditiously do so in order to meet the construction schedule of City, City shall be relieved of the constraint of having to locate the Community Center in the EastLake Project and may build the Community Center anywhere in the Eastern Territories. Nothing in this Agreement shall be construed or interpreted as having the effect of requiring the current property owner (Western Salt) or its successors (excluding Developer) as having an obligation to provide for or make accommodations for the Community Center. Nothing herein shall be interpreted or deemed as a surrender of City's power of eminent domain, and nothing herein shall be deemed to surrender the power to charge and collect a development impact fee or park fee or other assessment or exaction associated with development.

6.1.4.2.1.3 Developer's Right to Request Deferral of Construction Date, Upon Exercise. Developer shall have the right to request a delay in the Construction Commencement Date until Developer has acquired the property through its acquisition and development of the land within EastLake III located north of Otay Lakes Road and east of Hunt Parkway. If extended by City, it shall be on such terms and conditions as the parties deem appropriate.

6.1.4.2.1.4 Park Size. The Salt Creek Community Park Site shall remain in the size and configuration set forth in the EastLake Trails SPA Plan regardless of the location of the Community Center, or construction of a gymnasium as provided in Section 6.1.4.2.1.5. Developer is currently processing, with the California Department of Fish and Game, an amendment to the Eastlake Trails mitigation plan to remove

# 4008

all mitigation areas from the Salt Creek Community Park site. If said amendment is not approved by the California Department of Fish and Game prior to City approval of the Salt Creek Community Park Master Plan, Developer shall provide additional park land adjacent to the Salt Creek Community Park, equal to the amount of mitigation land located in the Salt Creek Community Park. The size, location and configuration of the additional park land shall be approved by the Director of Planning and Building.

6.1.4.2.1.5 Effect on Gym Duty. The City may, at its sole discretion, construct a gymnasium in the same vicinity as, or contiguous to, the Community Center in Salt Creek Park.

6.1.4.3 Contribution of Parties to Costs. If Developer funds the Escrow at the time and in the manner herein required, Developer shall not be required to bear or advance the costs for the design and construction of the Community Center, which shall be borne by City.

6.1.5 Developer's Community Center Park Duty Satisfied. Effective upon funding of the Escrow by Developer as herein required, according to its terms, the parties acknowledge that Developer shall have satisfied any duty it may have had to construct a community center within the EastLake Project.

6.1.6 PAD Fee Credits for Community Center Costs. At such time as Developer funds the Escrow, as herein required, it will be entitled to a PAD fees credit, in dollars, as determined by City in the manner herein provided against Developer's duty to pay the then-prevailing PAD Fees ("Community Center PAD Fees Credit") thereafter when due for the mapping and development of subsequent units within the area of EastLake III or the Land Swap Parcel.

6.1.6.1 Calculation of Community Center PAD Fees Credit. The amount of the Community Center Pad Fees Credit shall be \$800,000 times a fraction the numerator of which are the units entitled by City to be developed within EL III and the Land Swap Parcel and the denominator of which is the total number of units entitled by City to be developed within the entire EastLake area (i.e., EL I-Hills and Shores, EL II-Greens, EL III, and the Land Swap Parcel), and then adding to the product thereof the sum of \$100,000; but in no event shall the amount of the Community Center PAD Fees Credit exceed \$468,000.

6.1.6.1.1 Example of Calculation. Assuming the following represent the number of units for each SPA area City has entitled Developer to develop:

<u>Development Area</u>	<u>Units</u>
EL Hills & Shores	1,823
EL Greens	2,500
EL III	2,932
Landswap	750
Total	<u>8,005</u>

the Community Center PAD Fees Credit to which Developer would be entitled would be \$467,970, determined as follows  $(3,682/8,005 \times \$800,000) + \$100,000 = \$467,970$ .

6.1.6.1.2 Credit for PAD Fee Advance(s). The Community Center PAD Fees Credit shall be used to offset the PAD Fee Advance(s) required pursuant to Section 6.1.2.

6.1.7 Total Obligations. The obligations in Sections 6.1.1 through 6.1.6 above shall constitute Developer's and the EastLake Planned Community's total park obligations for the areas encompassed within this Agreement, notwithstanding any future modification to the requirements or standards of City with respect to parkland dedications or the payment of in lieu fees. Developer's obligations in Sections 6.1.1 through 6.1.6 supersede and replace in their entirety the Park Agreement and the Escrow Agreement. In consideration of the covenants herein, City agrees to waive any and all further PAD Fees otherwise applicable to the Project. The funds advanced pursuant to this section shall be used by City solely for park land acquisition and development purposes to mitigate Project impacts and the park needs of Project residents.

6.2 Public Facilities; Financing Plan, Requirements. City and Developer shall prepare one or more Financing Plan(s). Such Financing Plan(s) shall set forth (i) a description of public facilities and improvement projects needed to serve the Property, including facilities necessary to serve the Project and neighboring developments, (ii) the sequence and staging for build-out of the Property and other development projects which impact on standards for the development of the various public facilities and improvement projects, and (iii) the authorized methods of financing and the allocation of financial responsibility for the construction of the needed public facilities and improvement projects. Such Financing Plan(s) shall employ the Quality of Life Thresholds as the standard for determining the dimensions and timing of the development of public facilities and improvement projects necessary to serve the Property, including facilities necessary to mitigate the incremental impacts of the Project and neighboring development projects.

6.3 Assessment Districts or Public Financing Mechanisms. This Agreement and any Financing Plan(s) recognize that assessment districts, Mello Roos Community Facility Districts, or other public financing mechanisms may be necessary to finance the costs of Public Improvements borne by the Project. If Developer, pursuant to any Financing Plan, is required to install Public Improvements where such Financing Plan authorizes the use of assessment districts, Mello Roos Districts, or other public financing mechanisms, City may select the acceptable method of public financing, initiate and conclude appropriate proceedings for the formation of such financing district or funding mechanism, under the applicable laws or ordinances. Developer shall also have the right to request that City utilize, and City shall conduct (but shall not be required to approve) appropriate proceedings for any other financing methods which may become available under City or state laws or ordinances. All costs associated with the consideration and formation of such financing districts or funding mechanisms shall be advanced by Developer, subject to reimbursement as may be legally authorized out of the proceeds of any financing district or funding mechanism.

6.4 Schools. Developer has satisfied all of City's requirements with respect to the provision of school facilities pursuant to an agreement entered into between Developer and the Sweetwater Union High School District dated December 11, 1986, and an agreement entered into between Developer and the Chula Vista City School District dated December 9, 1986

(collectively, the "School Agreements"). City shall not further condition the development of the Property through the imposition of any further school fees or exactions of any nature whatsoever, and the School Agreements shall be conclusively deemed to mitigate any and all impacts upon school facilities from development of the Project and/or the Property.

6.5 Water. Water to the Property shall be provided by the Otay Water District. Developer and City acknowledge and agree to consider the construction of a water reclamation project on the Property. This Agreement will not preclude City ownership and operation of such a facility.

7. Indemnification and Insurance.

7.1 Hold Harmless. It is understood and agreed that City, as indemnitee, or any officer or employee thereof, shall not be liable for any injury to person(s) or property occasioned by reason of the acts or omissions of Developer (including any assignee of Developer, but only to the extent of specific improvements, acts or omissions of such assignee), its agents or employees, related to this Agreement. Developer further agrees to protect and hold harmless City, its officers and employees from any and all claims, demands, causes of action, liability or loss of any sort, because of the arising out of acts or omissions of Developer, (including any assignee of Developer, but only to the extent of specific improvements, acts or omissions of such assignee), its agents or employees, related to this Agreement. Such indemnification and agreement to hold harmless shall extend to damages or taking of property resulting from the construction of the Project and public improvements as provided herein or to adjacent property owners as a consequence of the diversion of waters in the construction and maintenance of drainage systems, and shall not constitute the assumption by City of any responsibility for such damages or taking, nor shall City by its approval of construction plans for the Project or the public improvements as provided herein, be an insurer or surety for the construction of the Project pursuant to such approved plans. The provisions of this Section shall become effective upon execution of this Agreement and shall remain in full force and effect for three years following the acceptance by City of each public improvement installed by Developer; such acceptance by City shall not be unreasonably withheld. This Section is not intended, nor shall it be construed, to require Developer or City to indemnify or hold the other harmless from their own negligent acts or omissions.

7.1.1 Indemnification. Developer shall indemnify and defend City in any lawsuit or claim which challenges City's approval of the Project, City's approval of this Agreement or the participation by City in this Agreement.

7.2 Insurance. Developer shall name City as an additional insured for all insurance policies obtained by Developer for the Project pertaining to Developer's activities and operation on the Project.

8. EastLake San Diego National Sports Training Foundation/United States Olympic Committee Commitments. Developer, as consideration for City's commitment to the land uses and intensities of development for the Property specified in Section 4 above (hereinafter "City's Commitment"), and in accordance with its agreements with such parties, (i) has conveyed a 150-acre site located generally in the southern portion of Otay Lakes to the San Diego National Sports Foundation or the United States Olympic Committee, and (ii) has contributed Three Million Dollars (\$3,000,000.00) in working capital and approximately Eight Million Dollars (\$8,000,000.00) in infrastructure improvements to the San Diego National Sports Training (collectively, clauses "(i)" and "(ii)" above are hereinafter referred to as "Developer's Donations"). Developer has executed agreements effecting Developer's Donations. Developer's Donations are hereby declared to constitute sufficient consideration for City's Commitment and no further consideration from Developer shall be required for Developer to obtain the land uses and intensities of development for the Property specified in Section 4 above, whether through this Agreement, amendments to this Agreement, or agreements separate from this Agreement.

9. Binding Effect; Encumbrance of Property; Releases.

9.1 Binding Effect. The provisions of this Agreement shall be binding upon and inure to the benefit of the parties' successors-in-interest.

9.2 Lender Notification. Any lender will receive written notification from City of any default by Developer under this Agreement which is not cured within 30 days if such lender requests such notification from City in writing; provided, however, that failure of City to provide such notification shall not limit City's rights under this Agreement.

9.3 Discretion to Encumber. Nothing in this Agreement will prevent or limit Developer, in any manner, at Developer's sole discretion, from encumbering all or any portion of the Property or any improvements thereon by any deed of trust or other security device.

9.4 Status. Each party will, upon 15 days prior written request, give written notice to the other party of whether the party giving the notice knows of any breach of this Agreement and its current understanding of the status of the parties' performance under this Agreement. A copy of any such notice which is sent to Developer shall also be sent to the holder of any institutional first trust deed encumbering the Project if such holder has made written request for notice and provided City with the holder's address for notice purposes.

9.5 Releases. Once the required Public Improvements are installed, City may release portions of the Property from this Agreement. All areas of the Property designated for residential custom home lot construction shall be released from this Agreement by City upon the request of any individual purchaser without any further consideration.

10. Annual Review; Notice. City will, once every 12 months during the term of this Agreement, pursuant to California Government Code § 65865.1, undertake a periodic review of the parties' compliance with the terms of this Agreement pursuant to the procedures set forth below. Developer shall present information with respect to Developer's good-faith compliance with Section 10.1. In addition to the information provided by Developer in accord with Section 10.1, City may request that Developer address additional issues with respect to Developer's good-faith compliance with the terms of this Agreement. City shall deliver no less than 30 days' written notice to Developer prior to any hearing of any requirement City desires to be addressed, together with any applicable staff reports, in a manner sufficient for Developer to respond. Either party may address any requirement of this Agreement during the review period. If, at any time of review, any issue not previously identified in writing pursuant to this Section 10 is required to be addressed by City, the review at the request of either party may be continued to afford sufficient time for analysis and preparation. Such review by City may be conducted by the City Manager.

10.1 Information to be Provided Developer. Pursuant to California Government Code § 65865.1, Developer shall have the duty to demonstrate its good-faith compliance with the terms of this Agreement at each periodic review. Developer's duty to demonstrate may be satisfied (except for additional issues raised by City pursuant to Section 10) by the presentation to City of: (i) a written report identifying Developer's performance or the reason for its nonperformance or excused performance of the requirements of this Agreement, or (ii) oral or written evidence submitted at the time of review.

10.1.1 Substantial Compliance. The parties recognize that this Agreement and the documents incorporated herein could be deemed to contain thousands of requirements (i.e., construction standards, landscaping standards, et al.), and that evidence of each and every requirement would be a wasteful exercise of the parties' resources. Accordingly, Developer shall be deemed to have satisfied its duty of demonstration when it presents evidence of its good faith and substantial compliance with any issues requested to be addressed by City in accordance with this Section 10; substantial compliance with the major provisions of the Financing Plan(s) and SPAs, and compliance with the restrictions on the uses, number, type, lots and sizes of structures completed, and any required reservations and dedications to City. Generalized evidence or statements shall be accepted in the absence of any evidence that such evidence or statements are untrue.

10.2 Finding by City During Annual Review Period that Developer is in Default. If, during any annual review period, City, on the basis of substantial evidence, finds Developer has not, in good faith, complied with this Agreement, it will give Developer 30 days' notice of default pursuant to Section 11.

10.3 Delay in Annual Review. City's failure to review annually Developer's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by City as a breach by Developer of any terms of this Agreement.



11. Default. If either party defaults under this Agreement, the party alleging such default will give the breaching party not less than 30 days' notice of default in writing. The notice of default will specify the nature of the alleged default, and, where appropriate, the manner and period of time in which such default may be satisfactorily cured. During any period of cure, the party charged will not be considered in default for the purposes of termination or institution of legal proceedings. If the default is cured, then no default will exist and the noticing party will take no further action.

11.1 Option to Set Matter for Hearing or Institute Legal Proceedings. After proper notice and the expiration of the cure period, the noticing party to this Agreement, at its option, may (i) institute legal proceedings or (ii) schedule hearings before the Planning Commission and the City Council for a determination as to whether this Agreement should be modified, suspended, or terminated as a result of such default.

11.2 Waiver. Nothing in this Agreement shall be deemed to be a waiver by Developer of any right or privilege held by Developer pursuant to federal or state law, except as specifically provided herein. Any failure or delay by a party in asserting any of its rights or remedies as to any default by the other party will not operate as a waiver of any default or of any such rights or remedies or deprive such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any such rights or remedies.

11.3 Remedies Upon Default. In the event of default by either party to this Agreement, the parties shall have the remedies of specific performance, mandamus, injunction and other equitable remedies. Neither party shall have the remedy of monetary damages against the other; provided, however, that the award of costs of litigation and attorneys' fees shall not constitute damages based upon breach of this Agreement where such an award is limited to (i) the costs of litigation incurred by City, and (ii) the "fee" equivalent of City's costs for the services attributable to litigation and representation by the City Attorney, including assistants and staff.

12. Modification; Suspension; Termination.

12.1 Modification by Mutual Consent. This Agreement may be modified, from time to time, by mutual consent of the parties only in the same manner as its adoption by an ordinance as set forth in California Government Code §§ 65867, 65867.5 and 65868, and Resolution No. 11933 of City. The term "this Agreement" as used in this Agreement will include any such modification properly approved and executed.

12.1.1 Minor Modifications. The parties to this Agreement contemplate the periodic review and modification of the SPA(s), the provisions of the Financing Plan(s) and the terms and conditions of the Future Discretionary Reviews and Approvals. Such agreed upon modifications by the parties hereto are anticipated and shall not constitute an amendment to this Agreement or modification pursuant to this Section 12.1, but shall automatically be incorporated herein. In no event shall City require further consideration or compensation for the processing of any amendments which may be required to solemnify such modifications.

12.2 Emergency Circumstances. If, as a result of specific facts, events or circumstances, City finds, following the procedures outlined in this Section 12.2 and based upon the preponderance of all evidence presented by the parties, that a severe and immediate emergency threat to the health and safety of the citizens of City requires the modification or suspension of this Agreement, City will:

12.2.1 Notification of Unforeseen Circumstances. Notify Developer of (i) the initiation of City's determination process, and (ii) the reasons for City's determination and all facts upon which such reasons are based; and

12.2.2 Notice of Hearing. Notify Developer in writing at least 14 days prior to the date, of such date, time and place of the hearing and forward to Developer, a minimum of ten days prior to the hearing described in Section 12.2.3, all documents related to such determination and reasons therefor; and

12.2.3 Hearing. Hold a hearing on the determination at which hearing Developer will have the right to address the City Council. At the conclusion of such hearing, City Council may take action to suspend this Agreement. City Council may suspend this Agreement if, at the conclusion of such hearing, based upon the evidence presented by the parties, City finds that the suspension of this Agreement is required to avoid an immediate and severe threat to the health, safety and general welfare of City; and

12.2.4 Unilateral Suspension. Where the citizens of City face a severe and immediate threat to their health and safety, City may unilaterally suspend the effectiveness of this Agreement for a period not to exceed the time reasonably required for notice and a public hearing.

12.3 Change in State or Federal Law or Regulations. If any State or Federal law or regulation enacted during the term of this Agreement or the action or inaction of any other affected governmental jurisdiction precludes compliance with one or more provisions of this Agreement, or requires changes in plans, maps, or permits approved by City, the parties will act pursuant to Sections 12.3.1 and 12.3.2.

12.3.1 Notice; Meeting. The party first becoming aware of such enactment or action or inaction will provide the other party with written notice of such state or federal law or regulation and provide a copy of such law or regulation and a statement regarding its conflict with the provisions of this Agreement. The parties will promptly meet and confer in a good-faith and reasonable attempt to modify or suspend this Agreement to comply with such federal or state law or regulation. A copy of any such notice which is sent to Developer shall also be sent to the holder of any institutional first deed of trust encumbering the Project if such holder has made written request for notice and provided City with the holder's address for notice purposes.

12.3.2 Hearing on Supersession of Development Agreement. Thereafter, regardless of whether the parties reach agreement on the effect of such federal or state law or regulation, the matter will be scheduled for hearing before the City Council no sooner than ten days following written notice of such hearing to Developer. The City Council, at such

hearing, will determine the exact modification, suspension or termination which is required by such federal or state law or regulation, if any. Developer, at the hearing, will have the right to offer oral and written testimony regarding any proposed action by City. Any modification, suspension or termination of this Agreement is subject to judicial review.

12.4 Notice of Termination. In the event that this Agreement is terminated pursuant to any of the methods authorized herein this Section 12, City shall prepare and record a Notice of Termination containing a reference to this Agreement and the effective date of any such termination in a form suitable for recordation with the County of San Diego.

### 13. General Provisions.

13.1 Enforced Delay. Without modifying either party's right to allege a default under this Agreement, the failure to perform or a delay in performing the requirements of this Agreement by either party shall not constitute a default for purposes of this Agreement where such delay or failure to perform is directly caused by litigation by City against Developer or by a City-imposed moratorium on residential, commercial or industrial development.

13.2 Notices. All notices required by or provided for under this Agreement shall be in writing and delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the principal offices of City and Developer. Notice shall be effective on the date delivered in person or the date when the postal authorities indicate that the mailing was delivered to the address of the receiving party indicated below:

Notice to Developer:

William T. Ostrem  
President, Chief Executive Officer  
The EastLake Company, LLC  
900 Lane Avenue, Suite 100  
Chula Vista, CA 91914

With copy to:

Allen D. Haynie, Esq.  
Latham and Watkins  
701 B Street, Suite 2100  
San Diego, CA 92101

Notice to City:

City Manager  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

With copy to:

City Attorney  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

Such written notices may be sent in the same manner to such other persons and addresses as either party may from time to time designate by mail.

13.3 Joint and Several Liability. If either party consists of more than one legal person, the obligations are joint and several.

13.4 Severability. If any material provision of this Agreement is held invalid, this Agreement is held invalid, this Agreement will be automatically terminated unless, within 15 days after such provision is held invalid, the party holding rights under the invalidated

provision affirms the balance of this Agreement in writing. This provision will not affect the right of the parties to modify or suspend this Agreement by mutual consent pursuant to Section 12.1.

13.5 Recordation of Agreement; Amendments. All amendments hereto must be in a writing signed by the appropriate agents of City and Developer, in a form suitable for recording in the Office of the Recorder, County of San Diego. Within ten days of the effective date of this Agreement, a copy will be recorded in the Official Records of San Diego County, California. Upon Completion of performance of this Agreement or its earlier termination, a statement evidencing such completion or termination, signed by the appropriate agents of Developer and City will be recorded in the Official Records of San Diego County, California.

13.6 Applicable Law. This Agreement will be construed and enforced in accordance with the laws of the State of California.

13.7 Assignment. Developer may transfer its rights and obligations under this Agreement if such transfer or assignment is made as part of a transfer, assignment, sale or lease of all or a portion of the Property and City consents to such transfer. Such consent shall not be unreasonably withheld.

13.8 Term of Agreement. This Agreement shall expire on April 6, 2010.

13.9 Conflict. The provisions stated in this Agreement shall prevail should there be any conflict between this Agreement and the Financing Plan.

13.10 Covenant of Good Faith and Fair Dealing. Neither party shall do anything which shall the effect of harming or injuring the right of the other party to receive the benefits of this Agreement; each party shall refrain from doing anything which would render its performance under this Agreement impossible; and each party shall do everything which this Agreement contemplates that such party shall do in order to accomplish the objectives and purposes of this Agreement.

13.11 Supersede and Replace. This Agreement shall supersede and replace the Original Development Agreement, the Park Agreement, the Dispute Agreement and the Escrow Agreement in their entirety.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

City:

Developer:

CITY OF CHULA VISTA,  
a municipal corporation

THE EASTLAKE COMPANY, LLC,  
a California limited liability company

By: Shirley Horton  
Shirley Horton,  
Mayor

By: William T. Ostrem  
William T. Ostrem,  
President/CEO

ATTEST:

By: Deborah Kling

Susan Bigelow  
Susan Bigelow, City Clerk

I hereby approve the form and legality of the foregoing Amended and Restated Development Agreement this 3<sup>rd</sup> day of March, ~~1999~~ 2000

John M. Kaheny  
John M. Kaheny,  
City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

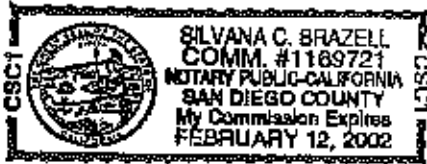
State of California

County of San Diego

On March 29, 2000 before me, Silvana C. Brazell, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared William T. Dotrem and Debra Klugner  
NAME(S) OF SIGNER(S)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Silvana C. Brazell  
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER
- \_\_\_\_\_ TITLE(S)
- PARTNER(S)       LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

\_\_\_\_\_ TITLE OR TYPE OF DOCUMENT

\_\_\_\_\_ NUMBER OF PAGES

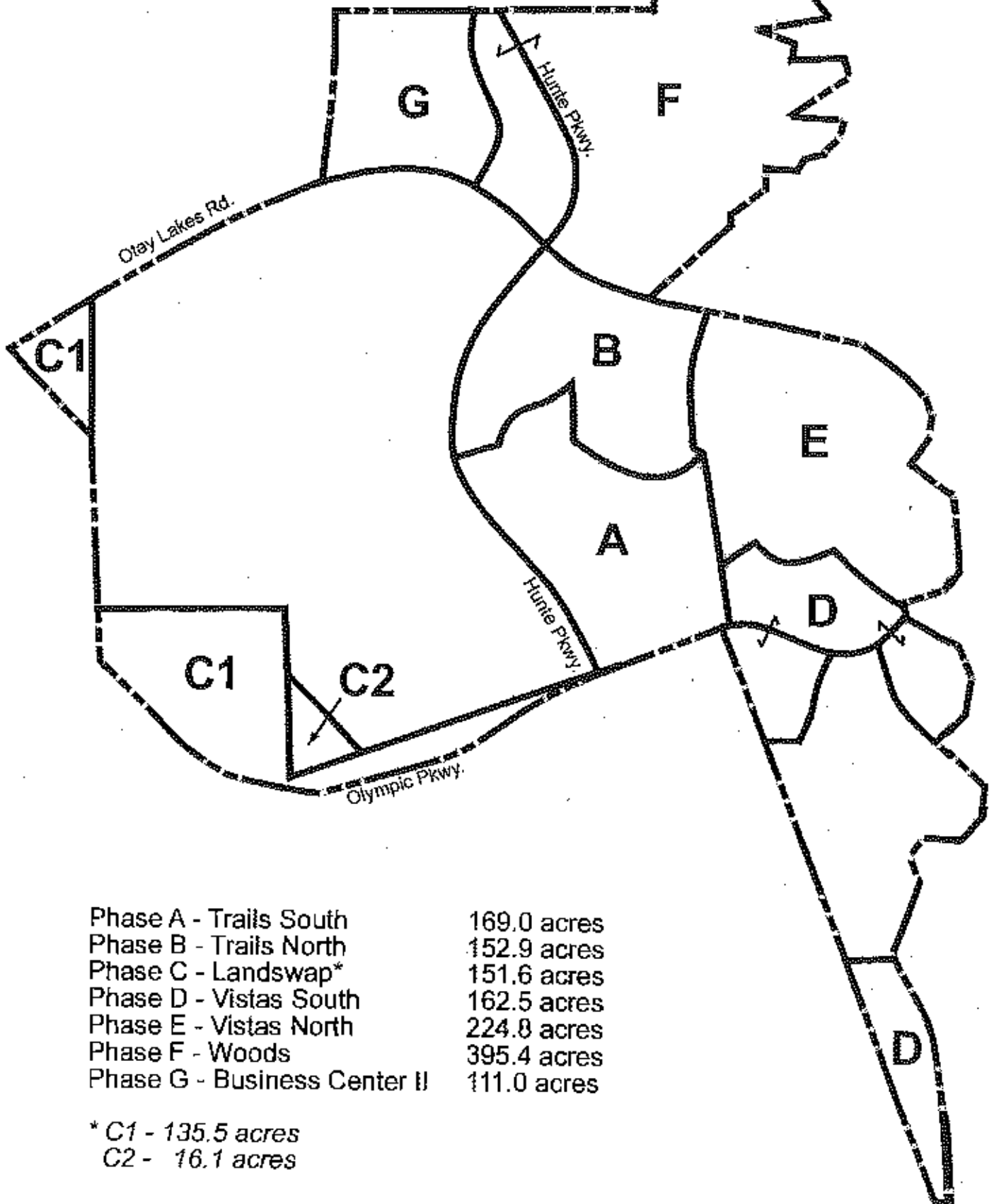
\_\_\_\_\_ DATE OF DOCUMENT

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

\_\_\_\_\_

\_\_\_\_\_ SIGNER(S) OTHER THAN NAMED ABOVE

4019  
**Plat of EastLake Community**  
***Exhibit A-1***



Phase A - Trails South	169.0 acres
Phase B - Trails North	152.9 acres
Phase C - Landswap*	151.6 acres
Phase D - Vistas South	162.5 acres
Phase E - Vistas North	224.8 acres
Phase F - Woods	395.4 acres
Phase G - Business Center II	111.0 acres

\* C1 - 135.5 acres  
 C2 - 16.1 acres

**EASTLAKE III****EXHIBIT A-2****THE WSC PROPERTY  
(LEGAL DESCRIPTION)**

The following legal description defines the three non-contiguous parcels owned by Western Salt Company. this legal description is a composite of future planning areas, however, the perimeter boundaries define the Western Salt Company ownership.

**TRAILS SOUTH**

Those portions of that portion of Rancho Janel in the City of Chula Vista, County of San Diego, State of California deeded to Western Salt Company per document recorded December 18, 1950 as Document No. 147375 in Book 3902, Page 47 O.R. filed in the Office of the Recorder of said County, said portions being more particularly described as follows:

Beginning at the centerline intersection of Clubhouse Drive and Hunte Parkway as shown on Map No. 12545 filed in the Office of the Recorder of said County, said point being on a 2000.00 foot radius curve concave Easterly to which a radial line bears South  $78^{\circ}21'12''$  West; thence Southerly along the arc of said curve through a central angle of  $04^{\circ}21'25''$  a distance of 152.09 feet to the TRUE POINT OF BEGINNING; thence leaving said curve on a non-tangent line North  $73^{\circ}59'46''$  East 628.27 feet to the beginning of a non-tangent 430.00 foot radius curve concave Southeasterly, to which a radial line bears South  $84^{\circ}11'53''$  West; thence Northeasterly along the arc of said curve through a central angle of  $86^{\circ}02'12''$  a distance of 645.70 feet; thence North  $80^{\circ}14'05''$  East 196.29 feet to the beginning of a tangent 600.00 foot radius curve concave Northwesterly; thence Northeasterly along the arc of said curve through a central angle of  $28^{\circ}39'15''$  a distance of 300.07 feet; thence North  $51^{\circ}34'50''$  East 201.31 feet; thence South  $08^{\circ}22'34''$  East 350.57 feet; thence South  $07^{\circ}42'44''$  West 392.17 feet; thence South  $57^{\circ}26'41''$  East 967.89 feet; thence South  $84^{\circ}43'41''$  East 521.73 feet; thence North  $59^{\circ}08'17''$  East 590.93 feet; thence South  $06^{\circ}53'58''$  East 2220.00 feet to a point which bears North  $71^{\circ}56'55''$  East 127.62 feet of Corner No. 1 of Rancho Janel; thence along the Southerly line of Rancho Janel and its prolongation South  $71^{\circ}56'55''$  West 1887.85 feet; thence leaving said Southerly line North  $28^{\circ}23'47''$  West 800.05 feet to the beginning of a tangent 3600.00 foot radius curve concave Southwesterly; thence Northwesterly along the arc of said curve through a central angle of  $12^{\circ}19'28''$  a distance of 774.37 feet; thence North  $40^{\circ}43'15''$  West 1024.30 feet to the beginning of a tangent 2000.00 foot radius curve concave Northeasterly; thence Northwesterly along the arc of said curve through a central angle of  $24^{\circ}43'01''$  a distance of 862.79 feet to the TRUE POINT OF BEGINNING.



TRAILS SOUTH (CON'T)

The bearings, distances and areas shown in the above description were derived or calculated using existing available record information and are not the result of a field survey by Rick Engineering Company.

This description does not necessarily constitute, or describe a legal building site. Interested parties should consult their Attorney or Title Company as the status of this parcel of land.

TRAILS NORTH

That portion of that portion of Rancho Janai in the City of Chula Vista, County of San Diego, State of California deeded to Western Salt Company per document recorded December 18, 1950 as Document No. 147375 in Book 3902, Page 47 O.R. filed in the Office of the Recorder of said County, said portion being more particularly described as follows:

Beginning at the Northeasterly corner of Map No. 12545 filed in the Office of the Recorder of said County, thence along the Easterly boundary line of said Map, South  $44^{\circ}40'16''$  West 67.00 feet to the TRUE POINT OF BEGINNING; thence leaving said Easterly line along the centerline of Otay Lakes Road as dedicated to the City of Chula Vista per deed Rec. November 28, 1990, F/P 90-634654 O.R. and shown on City of Chula Vista Drawing No. 90-607 South  $45^{\circ}19'44''$  East 227.81 feet to the beginning of a tangent 2000.00 foot radius curve concave Northeasterly; thence continuing along said centerline Southeasterly along the arc of said curve through a central angle of  $32^{\circ}18'16''$  a distance of 1127.64 feet; thence continuing along said centerline South  $77^{\circ}38'00''$  East 306.62 feet to the beginning of a non-tangent 1000.00 foot radius curve concave Southwesterly, to which a radial line bears North  $11^{\circ}09'49''$  East; thence continuing along said centerline Southeasterly along the arc of said curve through a central angle of  $02^{\circ}00'41''$  a distance of 35.11 feet; thence along the boundary of Parcel 1 of said deed to Western Salt Company South  $76^{\circ}49'30''$  East 701.60 feet; thence leaving said line South  $20^{\circ}36'38''$  West 778.67 feet; thence South  $01^{\circ}53'40''$  East 1083.99 feet; thence South  $71^{\circ}52'57''$  East 165.53 feet; thence South  $06^{\circ}53'58''$  East 60.00 feet; thence South  $59^{\circ}08'17''$  West 590.93 feet; thence North  $84^{\circ}43'41''$  West 521.73 feet; thence North  $57^{\circ}26'41''$  West 967.89 feet; thence North  $07^{\circ}42'44''$  East 392.17 feet; thence North  $08^{\circ}22'34''$  West 350.57 feet; thence South  $51^{\circ}34'50''$  West 201.31 feet to the beginning of a tangent 600.00 foot radius curve concave Northwesterly; thence Southwesterly along the arc of said curve through a central angle of  $28^{\circ}39'15''$  a distance of 300.07 feet; thence South  $80^{\circ}14'05''$  West 196.29 feet to the beginning of a tangent 430.00 foot radius curve concave Southeasterly; thence Southwesterly along the arc of said curve through a central angle of  $86^{\circ}02'12''$  a distance of 645.70 feet; thence

TRAILS NORTH (CON'T)

South  $73^{\circ}59'46''$  West 628.27 feet to the beginning of a non-tangent 2000.00 foot radius curve concave Northeasterly, to which a radial line bears South  $73^{\circ}59'46''$  West; thence Northwesterly along the arc of said curve through a central angle of  $02^{\circ}51'55''$  a distance of 100.02 feet to a point on the Southerly boundary of said Map No. 12545; thence along said Southerly boundary North  $76^{\circ}51'41''$  East 53.99 feet to the beginning of a non-tangent 1946.00 foot radius curve concave Northeasterly, to which a radial line bears South  $76^{\circ}51'41''$  West said point being the Southeasterly corner of said Map 12545; thence along the Easterly line of said Map No. 12545, Northerly along the arc of said curve through a central angle of  $04^{\circ}26'42''$  a distance of 150.97 feet to the beginning of a compound 2947.00 foot radius curve concave Easterly; thence continuing along said Easterly line Northerly along the arc of said curve through a central angle of  $04^{\circ}09'56''$  a distance of 214.25 feet to the beginning of a compound 1950.00 foot radius curve concave Easterly; thence continuing along said Easterly line, Northerly along the arc of said curve through a central angle of  $16^{\circ}36'19''$  a distance of 565.14 feet to the beginning of a compound 2947.00 foot radius curve concave Southeasterly; thence continuing along said Easterly line Northeasterly along the arc of said curve through a central angle of  $04^{\circ}09'56''$  a distance of 214.25 feet to the beginning of a compound 1946.00 foot radius curve concave Southeasterly; thence continuing along said Easterly line Northeasterly along the arc of said curve through a central angle of  $20^{\circ}15'53''$  a distance of 688.27 feet; thence continuing along said Easterly line North  $40^{\circ}46'53''$  East 791.39 feet to the beginning of a tangent 3946.00 foot radius curve concave Southeasterly; thence continuing along said Easterly line, Northeasterly along the arc of said curve through a central angle of  $02^{\circ}46'59''$  a distance of 191.67 feet to the beginning of a compound 80.00 foot radius curve concave Southeasterly; thence continuing along said Easterly line, Northeasterly along the arc of said curve through a central angle of  $23^{\circ}02'35''$  a distance of 32.17 feet to the beginning of a reverse 76.25 foot radius curve concave Northwesterly; thence continuing along said Easterly line Northeasterly along the arc of said curve through a central angle of  $22^{\circ}10'10''$  a distance of 29.50 feet to the beginning of a reverse 3934.00 foot radius curve concave Southeasterly; thence continuing along said Easterly line Northeasterly along the arc of said curve through a central angle of  $00^{\circ}13'59''$  a distance of 16.00 feet; thence continuing along said Easterly line North  $44^{\circ}40'16''$  East 154.00 feet to the beginning of a tangent 20.00 foot radius curve concave Southerly; thence continuing along said Easterly line Easterly along the arc of said curve through a central angle of  $90^{\circ}00'00''$  a distance of 31.42 feet; thence continuing along said Easterly line North  $44^{\circ}40'16''$  East 66.00 feet to the TRUE POINT OF BEGINNING.

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TRAILS NORTH (CON'T)

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VISTA SOUTH

Those portions of that portion of Rancho Janal in the City of Chula Vista, County of San Diego, State of California deeded to Western Salt Company per deed recorded December 18, 1950 as Document No. 147375 in Book 3902, Page 47 O.R. filed in the Office of the Recorder of said County, said portions being more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 1 of Parcel Map No. 16318 filed in the Office of the Recorder of said County; thence along the Southerly line of said Parcel 1 North  $89^{\circ}27'37''$  East 660.34 feet to the Southeasterly corner of said Parcel 1, said point being the beginning of a non-tangent 550.00 foot radius curve concave Northwesterly, to which a radial line bears South  $89^{\circ}27'37''$  West; thence along the Easterly line of Parcel 1 of said deed to Western Salt Company, Southeasterly along the arc of said curve through a central angle of  $32^{\circ}58'53''$  a distance of 316.60 feet; thence continuing along said Easterly line South  $33^{\circ}31'16''$  East 487.69 feet to the beginning of a tangent 950.00 foot radius curve concave Southwesterly; thence continuing along said Easterly line Southeasterly along the arc of said curve through a central angle of  $28^{\circ}40'26''$  a distance of 475.43 feet; thence continuing along said Easterly line South  $04^{\circ}50'50''$  East 2174.97 feet to the Southeasterly corner of said deed; thence along the Southerly line of said deed North  $89^{\circ}03'01''$  West 231.01 feet to the Southwesterly line of said deed, said point also being Corner No. 2 of Rancho Janal; thence along the Westerly line of said deed North  $18^{\circ}50'38''$  West 3493.90 feet to the POINT OF BEGINNING.

Also:

BEGINNING at the most Westerly corner of said Parcel 1 of Parcel Map No. 16318; thence along the Westarly line of Parcel 1 of said deed to Western Salt Company North  $18^{\circ}50'38''$  West 1653.39 feet; thence leaving said Westerly line North  $71^{\circ}56'55''$  East 127.62 feet; thence North  $06^{\circ}53'58''$  West 700.00 feet; thence North  $52^{\circ}34'33''$  East 534.73 feet to the beginning of a non-tangent 750.00 foot radius curve concave Northerly, to which a radial line bears South  $52^{\circ}34'33''$  West; thence Easterly along the arc of said curve through a central angle of  $96^{\circ}30'35''$  a distance of 1263.31 feet; thence South  $34^{\circ}22'59''$  East 259.30 feet; thence South

VISTA SOUTH (CON'T)

53°05'11" East 987.48 feet to a point on the Easterly line of Parcel 1 of said deed to Western Salt, said point being the beginning of a non-tangent 260.00 foot radius curve concave Northeasterly, to which a radial line bears North 77°01'18" West; thence along said Easterly line Southeasterly along the arc of said curve through a central angle of 83°02'00" a distance of 376.79 feet; thence continuing along said Easterly line South 70°03'18" East 422.17 feet to the beginning of a tangent 350.00 foot radius curve concave Southwesterly; thence continuing along said Easterly line Southeasterly along the arc of said curve through a central angle of 60°14'53" a distance of 368.03 feet; thence continuing along said Easterly line South 09°48'25" East 370.99 feet to the beginning of a tangent 400.00 foot radius curve concave Northwesterly; thence continuing along said Easterly line Southwesterly along the arc of said curve through a central angle of 68°27'55" a distance of 477.98 feet; thence continuing along said Easterly line South 58°39'30" West 117.99 feet to the beginning of a tangent 300.00 foot radius curve concave Southeasterly; thence continuing along said Easterly line Southwesterly along the arc of said curve through a central angle of 80°04'33" a distance of 419.28 feet to a point on the Northerly line of said Parcel 1 of Parcel Map No. 16318; thence along said Northerly line North 49°46'30" West 688.81 feet to the beginning of a tangent 900.00 foot radius curve concave Northeasterly; thence continuing along said Northerly line Northwesterly along the arc of said curve through a central angle of 21°27'07" a distance of 336.97 feet; thence continuing along said Northerly line North 00°42'43" East 450.00 feet; thence continuing along said Northerly line North 64°31'16" West 124.83 feet; thence continuing along said Northerly line North 00°42'43" East 170.00 feet to the beginning of a non-tangent 800.00 foot radius curve concave Northerly, to which a radial line bears South 31°10'57" East; thence continuing along said Northerly line Westerly along the arc of said curve through a central angle of 47°52'21" a distance of 668.43 feet; thence continuing along said Northerly line South 30°13'22" West 505.61 feet; thence continuing along said Northerly line South 00°00'00" West 289.00 feet; thence continuing along said Northerly line South 25°34'28" West 465.62 feet; thence continuing along said Northerly line North 85°49'00" West 479.78 feet to the POINT OF BEGINNING.

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VISTA NORTH

Those portions of that portion of Rancho Janal in the City of Chula Vista, County of San Diego, State of California deeded to Western Salt Company per deed recorded December 18, 1950 as Document No. 147375 in Book 3902, Page 47 O.R. filed in the Office of the Recorder of said County, said portions being more particularly described as follows:

Beginning at the Northeasterly corner of Map 12545 filed in the Office of the Recorder of said County, thence along the Easterly boundary line of said Map South  $44^{\circ}40'16''$  West 67.00 feet; thence along the centerline of Otey Lakes Road as dedicated to the City of Chula Vista per deed Rec. November 28, 1990, F/P 90-634654 O.R. and shown on City of Chula Vista Drawing No. 90-607 South  $45^{\circ}19'44''$  East 227.81 feet to the beginning of a tangent 2000.00 foot radius curve concave Northeasterly; thence continuing along said centerline Southeasterly along the arc of said curve through a central angle of  $32^{\circ}18'16''$  a distance of 1127.64 feet; thence continuing along said centerline South  $77^{\circ}38'00''$  East 306.62 feet to the beginning of a non-tangent 1000.00 foot radius curve concave Southwesterly, to which a radial line bears North  $11^{\circ}09'49''$  East; thence continuing along said centerline Southeasterly along the arc of said curve through a central angle of  $02^{\circ}00'41''$  a distance of 35.11 feet; thence along the boundary of Parcel 1 of said deed to Western Salt Company South  $76^{\circ}49'30''$  East 701.60 feet to the TRUE POINT OF BEGINNING; thence continuing along the boundary of Parcel 1 of said deed to Western Salt Company South  $76^{\circ}49'30''$  East 927.78 feet to the beginning of a tangent 5000.00 foot radius curve concave Northeasterly; thence continuing along said boundary Southeasterly along the arc of said curve through a central angle of  $01^{\circ}49'57''$  a distance of 159.92 feet; thence continuing along said boundary South  $78^{\circ}39'27''$  East 908.09 feet; thence continuing along said boundary South  $11^{\circ}20'33''$  West 50.00 feet to the beginning of a non-tangent 950.00 foot radius curve concave Southwesterly, to which a radial line bears North  $11^{\circ}20'33''$  East; thence continuing along said boundary Southeasterly along the arc of said curve through a central angle of  $32^{\circ}24'31''$  a distance of 537.36 feet; thence continuing along said boundary South  $46^{\circ}14'56''$  East 712.45 feet to the beginning of a tangent 350.00 foot radius curve concave Westerly; thence continuing along said boundary Southerly along the arc of said curve through a central angle of  $74^{\circ}54'04''$  a distance of 457.54 feet; thence continuing along said boundary South  $28^{\circ}39'08''$  West 344.87 feet to the beginning of a tangent 300.00 foot radius curve concave Southeasterly; thence continuing along said boundary Southwesterly along the arc of said curve through a central angle of  $04^{\circ}42'07''$  a distance of 24.62 feet; thence continuing along said boundary South  $63^{\circ}59'08''$  West 121.43 feet; thence continuing along said boundary South  $13^{\circ}29'08''$  West 90.00 feet; thence continuing along said boundary South  $26^{\circ}13'30''$  East 116.13 feet; thence continuing along said boundary South  $59^{\circ}35'52''$  East 148.00 feet; thence continuing along said boundary South

VISTA NORTH (CON'T)

56°37'57" East 158.48 feet; thence continuing along said boundary South 71°56'52" East 107.61 feet to the beginning of a tangent 250.00 foot radius curve concave Southwesterly; thence Southeasterly along the arc of said curve through a central angle of 68°52'05" a distance of 300.49 feet; thence continuing along said boundary South 03°04'47" East 821.68 feet to the beginning of a tangent 250.00 foot radius curve concave Northwesterly; thence continuing along said boundary Southwesterly along the arc of said curve through a central angle of 76°03'29" a distance of 331.87 feet; thence continuing along said boundary South 72°58'42" West 391.55 feet to the beginning of a tangent 260.00 foot radius curve concave Southeasterly; thence continuing along said boundary Southwesterly along the arc of said curve through a central angle of 60°00'00" a distance of 272.27 feet; thence leaving said boundary North 53°05'11" West 987.48 feet; thence North 34°22'59" West 259.30 feet to the beginning of a non-tangent 750.00 foot radius curve concave Northarly, to which a radial line bears South 43°56'02" East; thence Westerly along the arc of said curve through a central angle of 96°30'35" a distance of 1263.31 feet; thence South 52°34'33" West 534.73 feet; thence North 06°53'58" West 1580.00 feet; thence North 71°52'57" West 165.53 feet; thence North 01°53'40" West 1083.99 feet; thence North 20°36'38" East 778.67 feet to the TRUE POINT OF BEGINNING.

The bearings, distances, and areas shown in the above description were derived or calculated using existing available record information and are not the result of a field survey by Rick Engineering Company.

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WOODS

Those portions of the Southwest Quarter of Section 25, T 17S, R1W SBM and that portion of Rancho Janal in the City of Chula Vista, County of San Diego, State of California deeded to Western Salt Company per deed recorded December 18, 1950 as Document No. 147375 in Book 3902, Page 47 O.R. filed in the Office of the Recorder of said County, said portions being more particularly described as follows:

BEGINNING at the Northeasterly corner of Chula Vista Tract No. 88-3 EASTLAKE GREENS PHASE 1 B/C according to Map thereof No. 12545 filed in the Office of the Recorder of said County; thence along the Northerly Right-of-way of Otey Lakes Road as shown on said Map North 45°19'44" West 790.83 feet to the beginning of a

WOODS (CON'T)

tangent 2067.00 foot radius curve concave Southwesterly; thence continuing along said Northerly Right-of-way line Northwesterly along the arc of said curve through a central angle of  $15^{\circ}11'28''$  a distance of 548.03 feet; thence leaving said Northerly Right-of-way line North  $30^{\circ}18'41''$  East 625.04 feet to the beginning of a tangent 370.00 foot radius curve concave Westerly; thence Northerly along the arc of said curve through a central angle of  $54^{\circ}36'52''$  a distance of 352.68 feet; thence North  $24^{\circ}18'11''$  West 731.70 feet to the beginning of a tangent 830.00 foot radius curve concave Easterly; thence Northerly along the arc of said curve through a central angle of  $29^{\circ}28'45''$  a distance of 427.04 feet; thence North  $05^{\circ}10'34''$  East 332.75 feet; thence North  $65^{\circ}53'38''$  East 277.31 feet to the North line of said portion of Rancho Janal deeded to Western Salt Company; thence along said North line South  $88^{\circ}27'55''$  East 2303.05 feet to the Southwest corner of Parcel 2 of said deed to Western Salt Company; thence along the West line of said Parcel 2, North  $01^{\circ}01'59''$  East 1947.28 feet; thence along the Northeasterly line of said Parcel 2, South  $59^{\circ}42'31''$  East 868.00 feet; thence continuing along said Northeasterly line of said Parcel 2, South  $55^{\circ}54'31''$  East 198.00 feet; thence continuing along said Northeasterly line of said Parcel 2, South  $64^{\circ}49'44''$  East 233.91 feet; thence continuing along said Northeasterly line of said Parcel 2 South  $41^{\circ}28'05''$  East 1817.65 feet; thence along the South line of said Parcel 2 North  $88^{\circ}27'55''$  West 6.28 feet to the Northeast corner of Parcel 1 of said deed to Western Salt Company; thence along the Easterly line of said Parcel 1 South  $05^{\circ}34'30''$  West 167.82 feet; thence continuing along said Easterly line South  $87^{\circ}45'13''$  West 604.60 feet; thence continuing along said Easterly line South  $84^{\circ}15'13''$  West 311.00 feet; thence continuing along said Easterly line South  $74^{\circ}44'47''$  East 394.40 feet; thence continuing along said Easterly line South  $51^{\circ}14'47''$  East 174.11 feet; thence continuing along said Easterly line South  $17^{\circ}45'13''$  West 240.60 feet; thence continuing along said Easterly line North  $72^{\circ}15'13''$  East 239.70 feet; thence continuing along said Easterly line South  $81^{\circ}44'47''$  East 457.00 feet; thence continuing along said Easterly line South  $50^{\circ}44'47''$  East 98.30 feet; thence continuing along said Easterly line South  $04^{\circ}44'47''$  East 98.70 feet; thence continuing along said Easterly line South  $43^{\circ}15'13''$  West 197.00 feet; thence continuing along said Easterly line South  $54^{\circ}15'13''$  West 306.00 feet; thence continuing along said Easterly line South  $59^{\circ}15'13''$  West 308.40 feet; thence continuing along said Easterly line South  $44^{\circ}15'13''$  West 235.70 feet; thence continuing along said Easterly line South  $87^{\circ}14'47''$  East 631.80 feet; thence continuing along said Easterly line South  $26^{\circ}44'47''$  East 108.50 feet; thence continuing along said Easterly line South  $20^{\circ}15'13''$  West 101.20 feet; thence continuing along said Easterly line South  $33^{\circ}45'13''$  West 203.10 feet; thence continuing along said Easterly line South  $49^{\circ}15'13''$  West 179.50 feet; thence continuing along said Easterly line South  $60^{\circ}45'13''$  West 119.80 feet; thence continuing along said Easterly line North  $72^{\circ}14'47''$  West 122.00 feet; thence continuing along said Easterly line South  $33^{\circ}15'13''$  West 228.50 feet; thence

WOODS (CON'T)

continuing along said Easterly line South  $82^{\circ}45'13''$  West 107.50 feet; thence continuing along said Easterly line North  $69^{\circ}14'47''$  West 285.00 feet; thence continuing along said Easterly line South  $02^{\circ}15'13''$  West 314.00 feet; thence continuing along said Easterly line South  $53^{\circ}15'13''$  West 653.80 feet; thence continuing along said Easterly line South  $03^{\circ}44'47''$  East 143.93 feet; thence continuing along said Easterly line North  $75^{\circ}13'38''$  West 48.78 feet; thence continuing along said Easterly line South  $64^{\circ}30'22''$  West 111.23 feet; thence continuing along said Easterly line South  $41^{\circ}57'22''$  West 350.62 feet; thence continuing along said Easterly line South  $57^{\circ}42'22''$  West 200.50 feet; thence continuing along said Easterly line South  $55^{\circ}18'22''$  West 209.80 feet; thence continuing along said Easterly line South  $48^{\circ}16'22''$  West 42.88 feet; thence continuing along said Easterly line South  $43^{\circ}28'22''$  West 356.97 feet; thence continuing along said Easterly line South  $53^{\circ}45'22''$  West 266.70 feet; thence continuing along said Easterly line South  $32^{\circ}20'38''$  East 51.54 feet to the centerline of Otay Lakes Road as dedicated to the City of Chula Vista per deed Recorded November 28, 1990, F/P 90-634654 and shown on City of Chula Vista Drawing No. 90-607; thence along said centerline North  $77^{\circ}38'00''$  West 245.61 feet to the beginning of a tangent 2000.00 foot radius curve concave Northeasterly; thence continuing along said centerline Northwesterly along the arc of said curve through a central angle of  $32^{\circ}18'16''$  a distance of 1127.64 feet; thence continuing along said centerline North  $45^{\circ}19'44''$  West 227.81 feet to a point on the Easterly line of the boundary of said Map No. 12545; thence along said Easterly line North  $44^{\circ}40'16''$  East 67.00 feet; to the POINT OF BEGINNING.

The bearings, distances, and areas shown in the above description were derived or calculated using existing available record information and are not the result of a field survey by Rick Engineering Company.

This description does not necessarily constitute, or describe a legal building site. Interested parties should consult their Attorney or Title Company as to the status of this parcel of land.

BUSINESS CENTER II

That portion of Rancho Janal in the City of Chula Vista, County of San Diego, State of California deeded to Western Salt Company per deed recorded December 18, 1950 as Document No. 147375 in Book 3902, Page 47 O.R. filed in the Office of the Recorder of said County, said portions being more particularly described as follows:



BUSINESS CENTER II (CON'T)

BEGINNING at the Northeast corner of Lot 7 of Chula Vista Tract No. 84-7 Unit No. 1 according to Map thereof No. 11509 filed in the Office of the Recorder of said County; thence along the Northerly line of Parcel 1 of said deed to Western Salt Company South  $88^{\circ}27'55''$  East 2165.38 feet; thence leaving said Northerly line South  $65^{\circ}53'38''$  West 277.31 feet; thence South  $05^{\circ}10'34''$  West 332.75 feet to the beginning of a tangent 830.00 foot radius curve concave Easterly; thence Southerly along the arc of said curve through a central angle of  $29^{\circ}28'45''$  a distance of 427.04 feet; thence South  $24^{\circ}18'11''$  East 731.70 feet to the beginning of a tangent 370.00 foot radius curve concave Westerly; thence Southerly along the arc of said curve through a central angle of  $54^{\circ}36'52''$  a distance of 352.68 feet; thence South  $30^{\circ}18'41''$  West 625.04 feet to the beginning of a non-tangent 2067.00 foot radius curve concave Southerly, to which a radial line bears North  $29^{\circ}28'48''$  East, said point being on the Northerly Right-of-way of Otay Lakes Road as shown on Map No. 12545 filed in the Office of the Recorder of said County; thence along said Northerly Right-of-way, Westerly along the arc of said curve through a central angle of  $40^{\circ}55'32''$  a distance of 1476.43 feet; thence continuing along said Northerly Right-of-way South  $78^{\circ}33'16''$  West 757.09 feet to the beginning of a tangent 5067.00 foot radius curve concave Southeasterly; thence continuing along said Northerly Right-of-way Southwesterly along the arc of said curve through a central angle of  $00^{\circ}22'58''$  a distance of 33.85 feet to a point on the Easterly boundary of said Map No. 11509; thence along said Easterly boundary North  $11^{\circ}19'02''$  East 1295.08 feet; thence along said Easterly boundary North  $01^{\circ}28'15''$  East 1125.63 feet to the POINT OF BEGINNING.

The bearings, distances, and areas shown in the above description were derived or calculated using existing available record information and are not the result of a field survey by Rick Engineering Company.

These descriptions do not necessarily constitute, or describe, legal building sites. Interested parties should consult their Attorney or Title Company as to the status of this parcel of land.

Chris D. Ciremele

L.S. 5267

4030

**EASTLAKE III**

EXHIBIT A-a

THE TRUST PROPERTY  
(LEGAL DESCRIPTION)

**LANDSWAP**

Those portions of Lot 11 of Otay Ranch according to Map thereof No. 862 filed in the Office of the Recorder of San Diego County; the Northwest Quarter and the Southeast Quarter and the Northeast Quarter of Section 3, T 18S, R1W SBM; and the Southwest Quarter of Section 34, T 17S, R1W SBM all in the City of Chula Vista, County of San Diego, State of California, said portions being more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast Quarter of Section 3; thence along the North line of said Northeast Quarter of Section 3 South  $88^{\circ}46'06''$  East 10.00 feet; thence leaving said Northerly line along a line 10.00 feet Easterly of and parallel with the West line of said Northeast Quarter of Section 3, South  $00^{\circ}35'48''$  West 470.44 feet to the beginning of a non-tangent 1970.00 foot radius curve concave Southwesterly, to which a radial line bears North  $49^{\circ}31'33''$  East said point being on the Southwesterly line of Final Order of Condemnation No. 494337 (Parcel 200-A) recorded October 3, 1983, F/P No. 83-353519 O.R.; thence leaving said parallel line, along a line along said Southwesterly line, Northwesterly along the arc of said curve through a central angle of  $01^{\circ}24'34''$  a distance of 48.46 feet; thence continuing along said Southwesterly line North  $41^{\circ}53'01''$  West 1659.39 feet to the Southeasterly Right-of-way of Otay Lakes Road as described in Final Order of Condemnation No. 602528 recorded February 5, 1990, as F/P 90-064524 O.R. said point being the beginning of a non-tangent 4933.00 foot radius curve concave Southeasterly, to which a radial line bears North  $31^{\circ}19'49''$  West; thence along said Southeasterly line Northeasterly along the arc of said curve through a central angle of  $02^{\circ}07'12''$  a distance of 182.53 feet; thence continuing along said Southeasterly line North  $60^{\circ}47'23''$  East 597.45 feet; thence South  $31^{\circ}25'49''$  East 10.99 feet; thence North  $58^{\circ}34'11''$  East 187.80 feet to the beginning of a tangent 4933.00 foot radius curve concave Southeasterly; thence Northeasterly along the arc of said curve through a central angle of  $04^{\circ}07'30''$  a distance of 355.15 feet to a point on the East line of said Southwest Quarter of Section 34; thence along said East line South  $00^{\circ}16'14''$  West 1447.66 feet to the POINT OF BEGINNING.

Also:

BEGINNING at the Northwest corner of said Southeast Quarter of Section 3; thence along the West line of said Southeast Quarter South  $00^{\circ}35'48''$  West 10.00 feet to the TRUE POINT OF BEGINNING; thence leaving said Westerly line, parallel with the

LANDSWAP (CON'T)

North line of said Southeast Quarter South  $88^{\circ}19'01''$  East 1826.96 feet to the Southwesterly line of that 120.00 foot easement granted to SDG&E per document recorded April 5, 1983, F/P 83-107938 O.R.; thence along said Southwesterly line South  $39^{\circ}41'27''$  East 256.30 feet; thence continuing along said Southwesterly line South  $41^{\circ}24'13''$  East 966.18 feet to the Westerly line of Rancho Janal according to Map thereof No. 989 filed in the Office of the Recorder of San Diego County; thence along said Westerly line, South  $00^{\circ}41'24''$  West 1423.95 feet to the Southerly line of said Rancho Janal; thence along said Southerly line, North  $71^{\circ}56'55''$  East 1039.70 feet to the Southwesterly line of said SDG&E easement; thence along said Southwesterly line, South  $41^{\circ}24'13''$  East 354.55 feet to the beginning of a non-tangent 5000.00 foot radius curve concave Southerly, to which a radial line bears North  $17^{\circ}55'29''$  West; thence leaving said Southwesterly line Westerly along the arc of said curve through a central angle of  $00^{\circ}58'32''$  a distance of 85.13 feet; thence South  $71^{\circ}05'59''$  West 227.19 feet to the beginning of a tangent 2000.00 foot radius curve concave Northerly; thence Westerly along the arc of said curve through a central angle of  $35^{\circ}18'32''$  a distance of 1232.51 feet; thence North  $73^{\circ}35'29''$  West 618.51 feet to the beginning of a tangent 1600.00 foot radius curve concave Northeasterly; thence Northwesterly along the arc of said curve through a central angle of  $38^{\circ}34'39''$  a distance of 1077.29 feet; thence North  $35^{\circ}00'50''$  West 370.00 feet to the beginning of a tangent 1600.00 foot radius curve concave Southwesterly; thence Northwesterly along the arc of said curve through a central angle of  $31^{\circ}25'13''$  a distance of 877.42 feet to the West line of said Southeast Quarter of Section 3; thence along said West line North  $00^{\circ}35'48''$  East 827.02 feet to the TRUE POINT OF BEGINNING excepting therefrom that portion conveyed to the Otay Water District by Grand Deed recorded March 19, 1993 as File No. 1993-017261D, Official Records.

The bearings, distances, and areas shown in the above description were derived or calculated using existing available record information and are not the result of a field survey by Rick Engineering Company.

This description does not necessarily constitute, or describe a legal building site. Interested parties should consult their Attorney or Title Company as to the status of this parcel of land.

---

 Chris D. Ciremele

L.S. 5267

## EXHIBIT A-3

	<u>Business Center II</u>	<u>Trails</u>	<u>Woods/Vistas</u>	<u>Land Swap Parcels</u>
GDP	Amended EL II	EL II	EL III	EL II
SPA	Amended EL I	Trails SPA	EL III	Greens SPA
Development Agreement	EL III	EL III	EL III	EL III

**AIR QUALITY**  
**IMPROVEMENT PLANS**  
**SECTIONAL PLANNING AREA (SPA) PLAN**

**EASTLAKE III - LAKE POINTE CONDOMINIUMS**

**ADDENDUM**

Adopted September 25, 2012  
by Resolution No. 2012-186

*Project Sponsor*  
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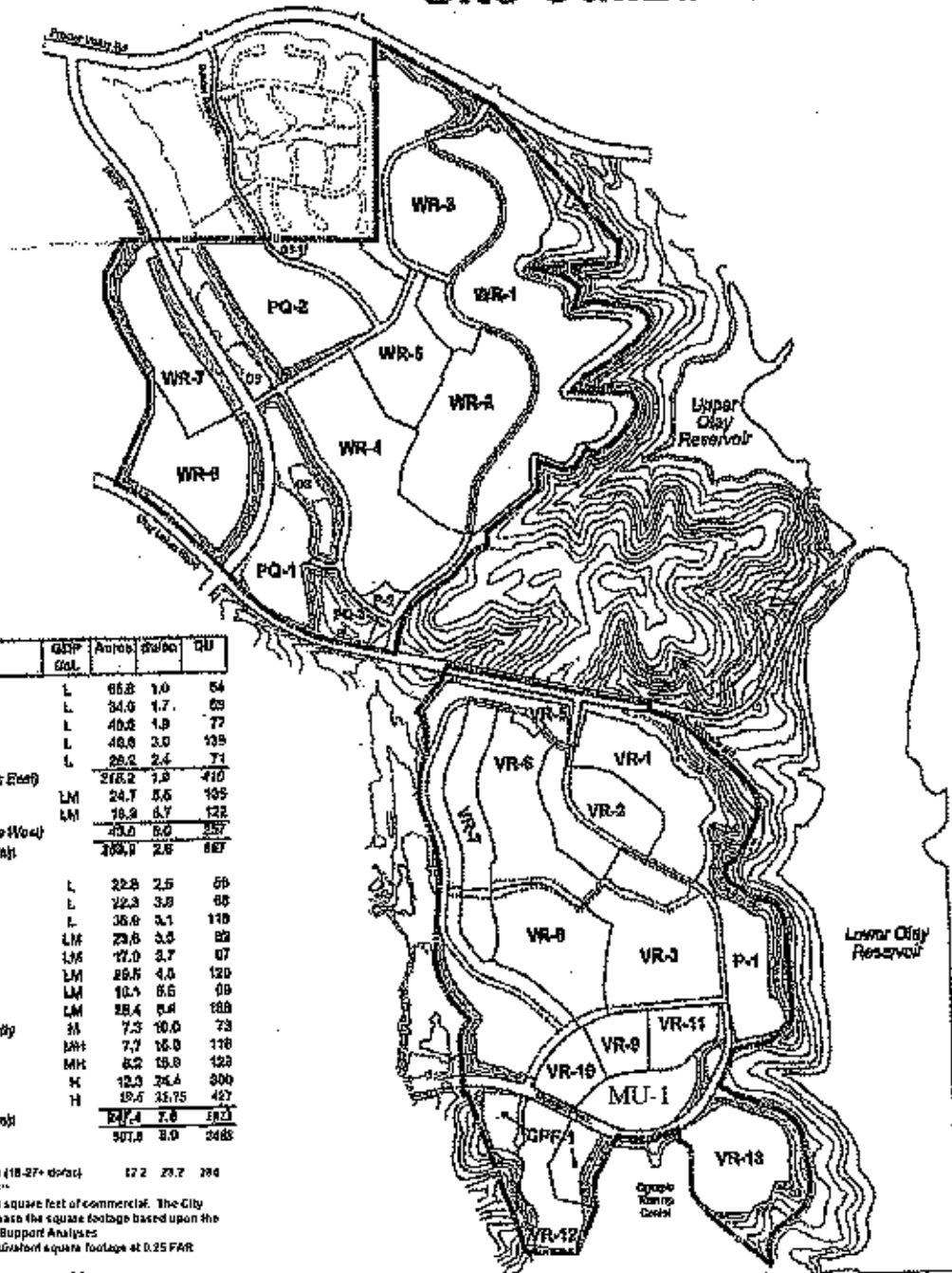
## EASTLAKE III - LAKE POINTE MIXED USE SECTIONAL PLANNING AREA (SPA) PLAN

### **Project Description**

The project site is located at the eastern terminus of Olympic Parkway and is indicated as parcel MU-1 on the EastLake III Site Utilization Plan (Exhibit AQ-1). It is located on approximately 12.4 directly north of the Olympic Training Center. To the north and west are multi-family residential and commercial uses. Immediately to the east is, along Weuste Road is the Chula Vista Greenbelt Regional Trail and the reservoir. A short walk to the north is the EastLake III neighborhood park.

The project is intended to be a Mixed Use project featuring outstanding quality and design amenities. It will consist of a series of two and three story residential buildings. Parking is provided both within covered garages and in surface parking stalls located throughout the site. In addition to the residential buildings, a community building (approx. 3,000 square feet) and commercial building (approximately 10,000 sf) will be provided.

# Site Utilization Plan



**RESIDENTIAL**

Parcel Number	Land Use	GMP Code	Acres	Ratio	DU
WR-1	Single Family	L	66.8	1.0	64
WR-2	Single Family	L	34.0	1.7	69
WR-3	Single Family	L	40.8	1.9	77
WR-4	Single Family	L	40.8	2.0	109
WR-5	Single Family	L	29.2	2.4	71
<b>Residential Sub-total (Wooded Residential)</b>			<b>216.2</b>	<b>1.9</b>	<b>410</b>
WR-6	Single Family	LM	24.7	5.6	109
WR-7	Single Family	LM	18.9	6.7	122
<b>Residential Sub-total (Wooded Residential)</b>			<b>43.6</b>	<b>6.0</b>	<b>231</b>
<b>Residential Sub-total (Village)</b>			<b>269.7</b>	<b>2.6</b>	<b>641</b>
VR-1	Single Family	L	22.8	2.5	59
VR-2	Single Family	L	22.3	3.9	88
VR-3	Single Family	L	35.9	3.1	119
VR-4	Single Family	LM	23.6	3.5	89
VR-5	Single Family	LM	17.0	3.7	67
VR-6	Single Family	LM	26.5	4.0	129
VR-7	Single Family	LM	10.1	6.6	69
VR-8	Single Family	LM	28.4	6.4	188
VR-9	Single/Multi-Family	M	7.3	10.0	73
VR-10	Multi-Family	MH	7.7	15.0	118
VR-11	Multi-Family	MH	6.2	19.9	123
VR-12	Multi-Family	H	12.3	24.4	300
VR-13	Multi-Family	H	19.5	21.75	427
<b>Residential Sub-total (Village)</b>			<b>247.4</b>	<b>7.8</b>	<b>1023</b>
<b>Subtotal Residential</b>			<b>507.0</b>	<b>9.0</b>	<b>2465</b>

**MIXED USE**

MU-1	Residential - High (18-27+ units)		17.2	23.7	294
<b>Commercial (OFF)</b>					
* Minimum 10,000 square feet of commercial. The City Council may increase the square footage based upon the results of Market Support Analysis					
** 0.5 acres or equivalent square footage at 0.25 FAR					

**NON-RESIDENTIAL**

CR-1	Commercial - Retail	CR	0		
P-1	Public Park	P	13.5		
P-2	Public Recreation	L	1.7		
PQ-1	Elementary School	PQ	14.3		
PQ-2	Jr. High School	PQ	24.5		
PQ-3	Flex Station	PD	1.1		
OFF-1	Comm. Purpose Bldg.	PD	12.8		
OB	Open Space	OB	133.4		
OS-1	Office/School Parking	OS	1.1		
	Water Circulation	OS	25.0		
<b>Sub-total Non-Residential</b>			<b>180.4</b>		
<b>PROJECT TOTAL</b>			<b>748.3</b>	<b>3.7</b>	<b>2772</b>

**Impact Reduction Measures:**

This section of the AQIP amendment demonstrates how the Lake Pointe Mixed Use addresses key design issues, at the SPA Plan level, which are directed toward reducing air pollution impacts. The design issues addressed below would be incorporated as conditions of approval for the Project:

a. **Street/Circulation Design with Pedestrian/Bicycle Orientation**

The Project does not alter the original air quality improvement plan implementation measures, such as: trail system, pedestrian connection among centers, bicycle lanes and other components to promote non-vehicular transportation. Instead, the Project would be required to incorporate pedestrian connections to the existing pedestrian/bicycle route connections to promote the use of non-motorized modes of transportations.

b. **Housing Density Near Transit**

The project provides and allows for additional housing within close proximity of area bus routes, allowing for a reduction of vehicle miles traveled for those able to work and live in the East Lake community.

c. **Land Use Mix/Proximity**

The Project introduces a full range of amenities to serve the needs of project residents. This approach will result in less trips traveling west to seek recreational opportunities.

d. **Site Design with Transit Orientation**

The proposed and permitted future buildings will increase the concentration of housing in the immediate area which may encourage and support the use of transit services, thereby reducing total vehicle miles traveled.

e. **Bicycle Route Integration with Transit & Employment**

Bike lanes are designated on Olympic Parkway within the project area. On other internal streets, bicyclists will be readily able to share the road with motor vehicles due to the low volumes and limited speeds allowed. Project bicycle routes connect to regional systems as indicated in the Circulation Element of the General Plan and provide access to all regional destinations including the park-and-ride facility, and nearby commercial centers and residential areas. The project will include connecting sidewalks to the established walks, and paths and transit facilities.

f. **Energy Efficient Landscaping**

The project will include landscaping of the parking lots, perimeter grounds, as well as near the proposed buildings to provide shade and reduce heat gain and energy usage for both vehicles and buildings.



g. Alternative Fuels/Telecenter

The project is provided with high-speed telecommunications services to facilitate both on-site and off-site communications allowing for reduced commutation. The project is proposed to include internet cable service. These facilities will be maintained with the latest industry standards for communications.

h. Overall Sustainability of Project

The project fits into the overall community plan and achieves the objectives of providing a job-housing balance whereby the high-quality rental apartments will enable employees to live and work within the EastLake community, thereby improving overall efficiency, community, quality of life and sustainability.

i. Compliance with Green Building and Energy Efficiency Ordinances

The project was previously evaluated under the 2002 AQIP Guidelines and, pursuant to those guidelines, opted to comply with the GreenStar program. The developer is now required to comply with the Green Building and Energy Efficiency Ordinances, CVMC 15.12 and 15.26.030 respectively, which require developers/applicants to implement sustainable design features and improve building energy conservation 15% to 20% above 2008 State Energy Code requirements.

# **AIR QUALITY IMPROVEMENT PLAN**

## **EASTLAKE III**

**Adopted August 13, 2002**

**by Resolution No. 2002-306**

*Project Sponsor*  
**The EastLake Company**  
900 Lane Avenue, Suite 100  
Chula Vista, CA 91914  
Contact: Guy Asaro  
(619) 421-0127

**SECTION II.7  
AIR QUALITY IMPROVEMENT PLAN**

TABLE OF CONTENTS

	<u>PAGE</u>
<b>II.7.1 Introduction</b> .....	1
<b>II.7.2 Purpose</b> .....	2
<b>II.7.3 Regulatory Framework</b> .....	2
<b>II.7.3 Project Description</b> .....	3
<b>II.7.4 Air Quality Indicators</b> .....	3
<b>II.7.5 Project Evaluation</b> .....	3
Baseline Values .....	3
Original EastLake III Proposal .....	3
Modified EastLake III Proposal .....	13
Final Results .....	17
<b>II.7.6 Implementation Measures</b> .....	17
1. Building Energy Efficiency Program & Title 24 Exccedence .....	17
2. Additional Tree Planting to offset Greenhouse Gas Emissions. ....	18
<b>II.7.7 References</b> .....	18
<b>II.7.8 Appendix</b> .....	18
Criterion Planners, INDEX Pilot Test: SPA Air Quality Improvement Plans, June 2002.	

LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
Table 1 Baseline Indicator Scores .....	6
Table 2 Original SPA Plan Indicator Scores .....	11
Table 3 Modified SPA Indicator Scores .....	15

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
1 Site Utilization Plan .....	4

# EASTLAKE III

## SECTION II.7 AIR QUALITY IMPROVEMENT PLAN

### II.7.1 Introduction

Chula Vista's Growth Management Ordinance requires all major development projects (50 dwelling units or greater) to prepare an Air Quality Improvement Plan (AQIP). On November 14, 2000, the City Council adopted the Carbon Dioxide (CO<sub>2</sub>) Reduction Plan, that included twenty action measures intended to promote clean fuel vehicles, alternatives to driving, transportation efficient land use planning and energy efficient building construction. Twelve of the action measures directly relate to land use planning and air quality improvements. The AQIP includes implementation of applicable measures identified in the CO<sub>2</sub> Reduction Plan.

The City is developing guidelines for the preparation and implementation of required AQIP's. A pilot study was initiated to identify and evaluate the relative effectiveness and costs of applying various design and energy conservation features in new development projects. One of the goals of the study is to identify implementation measures that reduce air pollutants and CO<sub>2</sub> emissions and exceed existing mandates wherever possible including the Title 24 Energy Code. The INDEX computer model, developed by Criterion Planners/Engineers, was used in the pilot study to analyze the project.

The twelve land use measures identified in the CO<sub>2</sub> Reduction Plan were translated into action measures for the pilot study as follows:

#### Land-Use

1. Compact development – minimize sprawl.
2. Density – intensity of land use.
3. Diversity – mix and variety of uses.
4. Orientation toward pedestrian and bicycles.
5. Orientation toward transit.

### Buildings

6. General energy design and equipment – improve efficiency.
7. Solar Use – solar thermal applications and power generation.
8. Vegetation – uptakes air pollutants and greenhouse gases.

### Transportation

9. Pedestrian Facilities – system design and improvements.
10. Bicycle facilities – system design and improvements.
11. Transit facilities – system design and improvements.

### Infrastructure

12. Water Use – land planning that reduces water consumption.

The *INDEX Pilot Test: SPA Air Quality Improvement Plans* report prepared by Criterion Planners/Engineers identifies various options available to improve energy efficiency and air quality. See Appendix.

## **II.7.2 Purpose**

The purpose of the EastLake III Air Quality Improvement Plan (AQIP) is to reduce emissions and energy use and to fulfill the requirements of the Growth Management Ordinance. The AQIP addresses design methods to reduce vehicle trips, maintain or improve traffic flow, and reduce vehicle miles traveled. It also identifies a means of reducing emissions (direct or indirect) from the project, and defines a program to monitor compliance.

## **II.7.3 Regulatory Framework**

Federal, state and local agencies share responsibilities for developing and implementing air quality regulations and improvement plans. The federal and state agencies have established air quality standards and requirements for compliance. The local agencies focus on adopting strategies and regulations to achieve compliance with the state and federal mandates. Specific air quality analysis for the project is included in the Environmental Impact Report prepared for the EastLake III SPA Plan. As mentioned earlier, the City of Chula Vista's Growth Management Ordinance requires preparation and implementation of an Air Quality Improvement Plan (AQIP) for those projects with 50 dwelling units or greater.

### **II.7.3 Project Description**

The Project encompasses approximately 793 acres located within the City of Chula Vista, and is bordered by the Rolling Hills Ranch development to the north, and the planned EastLake Business Center II, EastLake Trails subdivision, and Otay Ranch Village Eleven to the west. The Upper and Lower Otay Reservoirs form the eastern boundary of the Project. The planning area consists of two subdivisions identified in the EastLake III General Development Plan as EastLake Woods and EastLake Vistas. The Project area also includes the property located directly adjacent to the southern boundary of the Olympic Training Center, and is referred to as the Panhandle Site, which is designated as part of a future University of California campus. Specific land use has not been determined for the Panhandle Site and, therefore, this area was not included in this study. A separate AQIP will be prepared for the site once more specific proposed land uses are determined. Proposed land uses for the planning area are summarized in Figure 1.

As was indicated by the initial INDEX scores, the design of the EastLake III SPA contains energy-efficient features that improve air quality and reduce CO2 emissions beyond levels that are found in traditional suburban communities.

### **II.7.4 Air Quality Indicators**

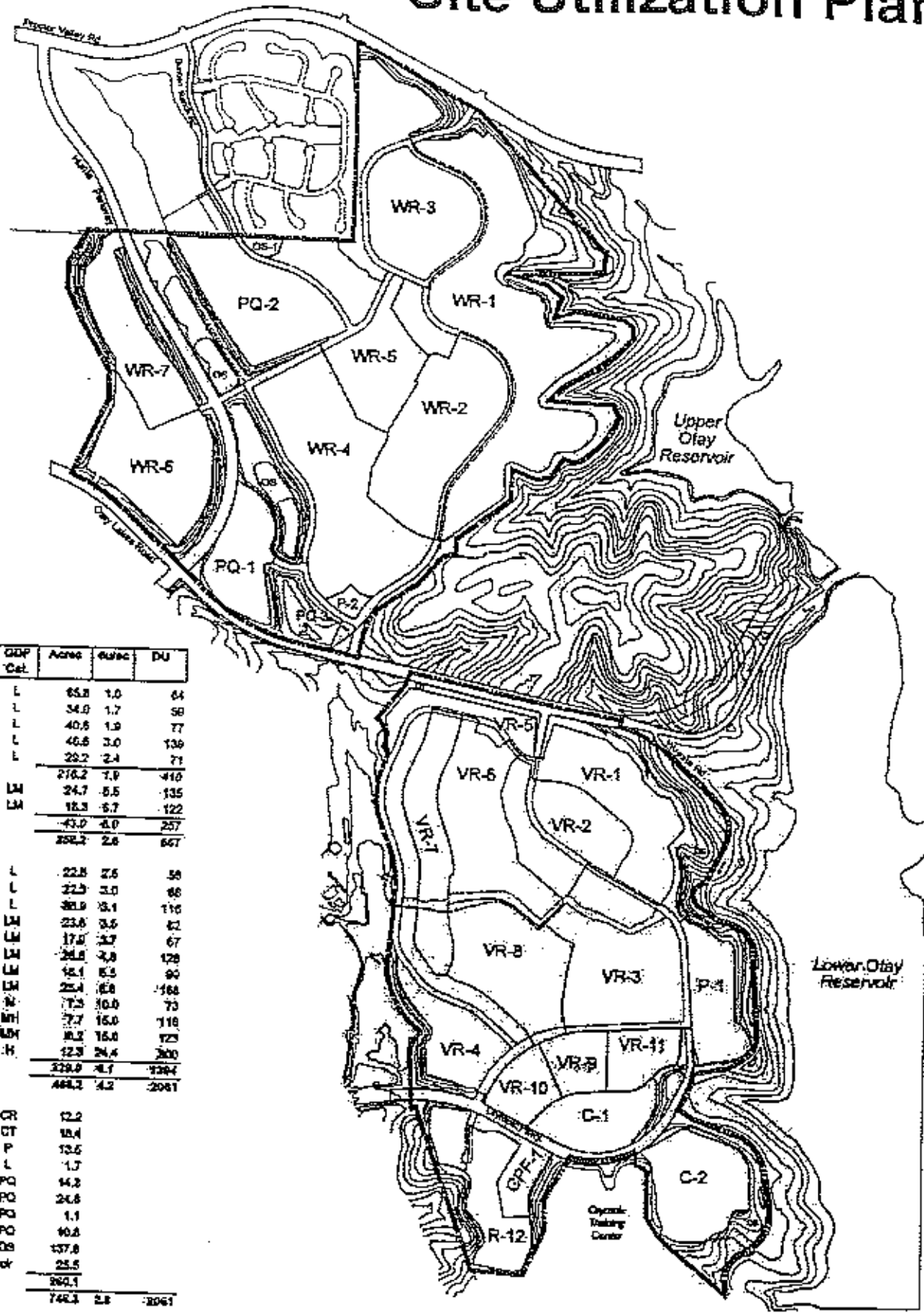
As described in the attached report, twelve action measures identified in the Carbon Dioxide (CO2) Reduction Plan were used to select 52 key indicators. The indicators gauge the key characteristics of the twelve action measures and focus on the goals of the pilot study. The 52 indicators were selected to address the energy efficiency and emission reduction aspects of the proposed land development.

### **II.7.5 Project Evaluation**

#### **Baseline Values**

The first step in INDEX modeling was the calculation of the baseline values. These are "pre-efficiency" indicator scores representative of land development practices in the 1970s and 80s. These scores form a baseline that the EastLake III proposal was judged against.

# Site Utilization Plan



Zone Code	Land Use	Code	Acres	Du/ac	DU
WR-1	Single Family	L	65.8	1.0	64
WR-2	Single Family	L	34.0	1.7	58
WR-3	Single Family	L	40.6	1.9	77
WR-4	Single Family	L	46.6	3.0	139
WR-5	Single Family	L	29.2	2.4	71
WR Sub-total (Woods East)			216.2	1.9	410
WR-6	Single Family	LM	24.7	5.5	135
WR-7	Single Family	LM	18.3	6.7	122
WR Sub-total (Woods West)			43.0	6.0	257
WR Sub-total (Woods)			259.2	2.6	667
VR-1	Single Family	L	22.8	2.6	58
VR-2	Single Family	L	22.3	3.0	68
VR-3	Single Family	L	38.9	3.1	119
VR-4	Single Family	LM	23.6	3.5	82
VR-5	Single Family	LM	17.0	3.7	67
VR-6	Single Family	LM	26.8	3.8	102
VR-7	Single Family	LM	16.1	6.3	90
VR-8	Single Family	LM	25.4	6.8	164
VR-9	Two-Family	N	7.3	10.0	73
VR-10	Multi-Family	MH	7.7	15.0	116
VR-11	Multi-Family	MH	8.2	15.0	123
VR-12	Multi-Family	H	12.3	24.4	300
VR Sub-total (Woods)			329.0	4.1	1294
WR Sub-total (Woods)			448.2	4.2	2061
<b>NON-RESIDENTIAL</b>					
C-1	Commercial - Retail	CR	12.2		
C-2	Commercial - Tourist	CT	18.4		
P-1	Public Park	P	13.6		
P-2	Private Recreation	L	1.7		
PQ-1	Elementary School	PQ	14.2		
PQ-2	Jr. High School	PQ	24.8		
PQ-3	Fire Station	PQ	1.1		
PQ-4	Corpus Purposus Fac.	PQ	10.8		
OS	Open Space*	OS	137.8		
OR	Major Circulation	OR	25.5		
Non-Residential			294.1		
<b>PROJECT TOTAL</b>			742.3	2.8	2961

\*A permits School Parking

FIGURE 1

As shown in Table 1, baseline values were computed by measuring the three pre-efficiency neighborhoods and then calculating a weighted average score for each indicator. Exceptions to the weighted average occur with six indicators as noted in Table 1, where anomalous conditions in the neighborhoods produced scores that could not be considered typical. In these instances, City staff adjusted the values to more common or practical levels (see Table 1 footnotes). To assist in interpreting the baseline scores, Table 1 also includes comments on the scores' relationship to common principles of energy-efficient land-use planning.

### **Original EastLake III Proposal**

Having set baseline values, the next step was INDEX modeling of the original EastLake III proposal to obtain its indicator scores. Those EastLake III scores were then compared to the baseline values as shown in Table 2.

The principal finding from the first round of INDEX modeling is that EastLake III is about 5% more energy efficient than the baseline.

Notable characteristics of EastLake III and differences between its scores and the baseline are summarized below by element category:

- *Land-use.* EastLake III enjoys favorable employment density and high neighborhood completeness, but unfavorable scores in residential density and some circulation features, e.g. walk distance to retail and transit-oriented residential density. In general, EastLake III achieves its energy and emissions advantage over the baseline in this element primarily through higher total population densities, which reduces space conditioning, travel, and infrastructure energy use.
- *Transportation.* There was little change between EastLake III scores and baseline values in this element, except for significant increases in pedestrian network coverage.
- *Infrastructure.* EastLake III was notably higher than the baseline due to its larger lots whose greater amount of landscaping is estimated to consume more water.



Table 1  
**BASELINE INDICATOR SCORES**

Element	Indicator	Units	Pre-Efficiency Neighborhoods			Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II			
Demographics	1. Population	residents	3482	3249	1839	NA	---	
	2. Households	dwelling units	1159	1083	613	NA	---	
	3. Employment	employees	40	245	40	NA	---	
	4. Land Area	acres	199	242	141	NA	---	
Land-Use	5. Development Footprint	acres/resident	0.06	0.07	0.06	residents	0.064	Typical scores for suburban residential.
	6. Street Network Extent	street mi./capita	2.43	2.76	2.66	residents	2.804	Typical scores for suburban residential.
	7. Amenity Proximity (retail)	ft. to closest amenity	2363	3491	4240	dwelling units	3193.902	Distances over 2,640 ft. are pedestrian unfriendly.
	8. Single-Family Dwelling Density	DJ/acre	8.22	5.51	6.94	dwelling units	6.917	Typical results for suburban residential.
	9. Multi-Family Dwelling Density	DJ/acre	16.66	NA	NA	staff adjusted (1)	16.000	Terra Nova score is favorable; lack of MF in CE 1 & 2 unfairly drags weighted average too low.
	10. Average Residential Density	DJ/acre	9.98	5.51	6.94	dwelling units	7.632	Comments above will apply here.
	11. Employment Density	employees/acre	2.51	12.01	4.08	staff adjusted (2)	12.000	TN & CE2 scores are understandable because of schools only; CE1 is at low end of transit feasibility.

Table 1 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II	College Estates II			
Land-Use Continued	12. Commercial Building Density	avg. floor area ratio	NA	0.08	NA	NA	staff adjusted (3)	0.350	Baseline projects not sufficiently commercial to calculate reasonable baseline of 0.25-0.50; adjusted to conform with applicable development standard.
	13. Use Mix	0 to 1 index	0.33	0.27	0.36	land area (acres)	0.312	Typical suburban residential scores; generally 0.4 or higher denotes high mix areas.	
	14. Use Balance	0 to 1 index	0.52	0.34	0.34	land area (acres)	0.402	Typical suburban residential scores; generally 0.75 or higher is desired.	
	15. Neighborhood Completeness	% of key uses	40	40	40	residents	40.000	Coincidental identical scores, all favorable; generally 50 or higher is desired.	
	16. Block Size	acres	23.48	9.08	10.75	land area (acres)	14.407	Blocks larger than 4-5 acres are pedestrian unfriendly.	
	17. Pedestrian Orientation of Buildings	avg. setback ft.	NA	103	NA	feet of setback	103.000	Pedestrian friendly setbacks are 0-30 ft.	
	18. Internal Connectivity for Pedestrians	0 to 1 index	0.73	0.81	0.75	no. of ped. intersections	0.754	All favorable scores; generally 0.75 or higher is desired.	
	19. Internal Connectivity for Vehicles	0 to 1 index	0.77	0.79	0.86	no. of street intersections	0.742	All favorable except CE2; generally 0.75 is desired.	
	20. External Access for Pedestrians	ft. between access points	1138	804	1883	study perimeter (ft.)	1298.648	Scores below 1,200 ft. are favorable.	

Table 1 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II				
Land-Use Continued	21. External Access for Vehicles	ft. between access points	1934	2011	2644	study perimeter (ft.)	2184.007	Scores below 1,200 ft. are favorable.	
	22. Street Network Density	centerline miles/sq. mi.	15.37	19.71	18.83	land area (acres)	18.013	Typical scores for suburban residential.	
	23. Housing Proximity to Transit	ft. to closest stop	1439	1667	861	dwelling units	1401.385	Scores below 1,200 ft. are favorable.	
	24. Employment Proximity to Transit	ft. to closest stop	2819	445	984	employees	803.523	Scores below 1,200 ft. are favorable.	
	25. Transit-Oriented Residential Density	DU/acre w/ 1/4 mi. stop	11	5	7	staff adjusted (4)	10.000	TN score is favorable, others are not; minimum should be 10.	
	26. Transit-Oriented Employment Density	emps./acre w/ 1/4 mi. stop	3	12	4	employees w/in 1/4 mi.	11.252	CE1 score is minimum favorable.	
Buildings	27. Title 24 Exceedence	% structures	0	0	0	structures	0		
	28. Building Efficiency Program Participation	% structures	0	0	0	structures	0		
	29. Solar Thermal Applications	% structures	0	0	0	structures	0		
	30. Solar Power Applications	% structures	0	0	0	structures	0		
Transportation	31. Vegetative CO2 Uptake	lbs./yr.	0	0	0	land area (acres)	0.000		
	32. Pedestrian Network Coverage	ped. routes/streets ratio	1.41	1.19	1.31	total street miles	1.284	All favorable scores (anything above 1.0)	
	33. Pedestrian Crossing Distance	avg. curb to curb ft.	45	41	39	no. of street intersections	41.726	Pedestrian friendly crossing distances are 30 ft. or less.	
	34. Pedestrian Route Directness	walk ft./straightline ft. ratio	1.62	1.76	1.45	dwelling units	1.637	Scores above 1.5 are unfavorable.	

Table 1 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods			Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II			
Transportation Continued	35. Bicycle Network Coverage	% of streets bikeable	100	100	100	staff adjusted (5)	90.000	
	36. Transit Service Coverage	stops/sq. mi.	8	11	23	land area (acres)	12.873	10-20 is favorable range.
Infrastructure	37. Daily Auto Driving	veh-mi./day/capita	22	22	22	residents (6)	22.000	Typical suburban value; generally 20 or less is desirable.
	38. Residential Water Use	gal./day/capita	128	171	153	residents (7)	148.667	
Environment	39. Park Space Supply	acres/1000 residents	11.20	3.82	7.88	staff adjusted (8)	3.000	The score is abnormally high.
	40. Park Proximity	ft. to closest park	2090	2732	1266	dwelling units	2156.611	Distances above 1,200 ft. are unfavorable for pedestrians.
	41. Open Space Supply	% of land area	19	2	6	land area (acres)	8.779	TM score again unusually high; however, weighted average may be reasonable.
	42. Open Space Contiguity	0 to 1 index	0.72	0.53	0.58	open space scores	0.879	Scores above 0.5 are favorable.
	43. Housing Energy Use	MMBtu/yr./capita	28	28	36	residents	31.084	Typical scores.
	44. Household Transportation Energy Use	MMBtu/yr./capita	47	47	47	residents	48.800	Typical suburban score; generally 40 or less is desirable.
	45. Nonresidential Building Energy Use	MMBtu/yr./emp.	N/A	18	N/A	employees	18.026	CEI score representative of strip malls; generally 12 or less is desirable.
	46. Total Energy Use	MMBtu/yr./person	74	75	81	residents & employees	75.561	Typical suburban residential scores for San Diego region.
	47. NOx Emissions	lbs./yr./person	33.01	33.45	33.82	residents & employees	33.349	Derived from energy scores.
	48. SOx Emissions	lbs./yr./person	0.72	0.83	0.92	residents & employees	0.805	Derived from energy scores.

Table 1 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II	Weighted By		
Environment Continued	49. HC Emissions	lbs./yr./person	58.43	58.44	58.44	residents & employees	58.435	Derived from energy scores.
	50. CO Emissions	lbs./yr./person	452.06	452.13	452.23	residents & employees	452.133	Derived from energy scores.
	51. PM Emissions	lbs./yr./person	0.13	0.14	0.16	residents & employees	0.140	Derived from energy scores.
	52. CO2 Emissions	lbs./yr./person	10238	10566	10846	residents & employees	10492.572	Derived from energy scores.

1. Terra Nova score was consistent with citywide average east of I-905; rounded to 16.0.
2. Terra Nova and College Estates 2 scores are for school employment only and do not include any retail or commercial; College Estates 1 score is typical for suburban strip commercial employment; rounded to 12.0.
3. Adjusted value is based on allowable development standard.
4. College Estates 1 and 2 scores are beneath transit minimum; adjusted value is typical minimum for feasible transit service.
5. All three neighborhood scores are considered unusually high; adjusted value reflects likelihood of less-than-full coverage.
6. Estimated by Critchton and Fehr & Peers based on SANDAG regional data.
7. Water use estimated by INDEX and confirmed with City data.
8. Value adjusted to be consistent with adopted City standard.

Table 2  
ORIGINAL SPA PLAN INDICATOR SCORES

Element	Indicator	Units	Baseline	East Lake III
Demographics	1. Population	residents	--	6,173
	2. Households	dwelling units	--	2,061
	3. Employment	employees	--	792
Land-Use	4. Land Area	acres	--	744
	5. Development Footprint	acres/capita	0.064	0.071
	6. Street Network Extent	street mi./capita	2.604	1.38
	7. Amenity Proximity (retail)	ft. to closest amenity	3193.902	6,224
	8. Single-Family Dwelling Density	* DU/acre	6.917	4.50
	9. Multi-Family Dwelling Density	* DU/acre	16.000	17.25
	10. Average Residential Density	* DU/acre	7.632	5.77
	11. Employment Density	* employees/acre	12.000	11.25
	12. Commercial Building Density	avg. floor area ratio	0.350 (a)	0.35 (a)
	13. Use Mix	* 0 to 1 index	0.312	0.32
	14. Use Balance	* 0 to 1 index	0.402	0.44
	15. Neighborhood Completeness	* % of key uses	40.000	80
	16. Block Size	acres	14.407	18.43
	17. Pedestrian Orientation of Buildings	avg. setback ft.	103.000	15,000 (a)
	18. Internal Connectivity for Pedestrians	0 to 1 index	0.764	0.920
19. Internal Connectivity for Vehicles	* 0 to 1 index	0.742	0.740	
20. External Access for Pedestrians	ft. between access points	1298.648	2595	
21. External Access for Vehicles	ft. between access points	2184.007	4672	
22. Street Network Density	* centerline miles/sq. mi.	18.013	15.59	
23. Housing Proximity to Transit	ft. to closest stop	1401.385	1327	
24. Employment Proximity to Transit	ft. to closest stop	803.529	1077	
25. Transit-Oriented Residential Density	DU/acre w/ 1/4 mi. stop	10.000	6.05	
26. Transit-Oriented Employment Density	emps./acre w/ 1/4 mi. stop	11.252	10	
Buildings	27. Title 24 Exceedence	% structures	0	0
	28. Building Efficiency Program Participation	% structures	0	0
	29. Solar Thermal Applications	% structures	0	0
	30. Solar Power Applications	% structures	0	0
	31. Vegetative CO2 Uptake	lbs./yr.	0.000	169,950

Table 2 Continued

Element	Indicator	Units	Baseline	EastLake III
Transportation	32. Pedestrian Network Coverage	* ped. routes/streets ratio	1,284	1,82
	33. Pedestrian Crossing Distance	avg. curb to curb ft.	41,726	52
	34. Pedestrian Route Directness	* walk ft./straight-line ft. ratio	1,637	1,610
	35. Bicycle Network Coverage	% of streets bikeable	90,000	97
	36. Transit Service Coverage	stops/sq. mi.	12,873	18
	37. Daily Auto Driving	veh.-mi./day/capita	22,000 (b)	23,000 (b)
	38. Residential Water Use	gal./day/capita	149,667	193
	39. Park Space Supply	acres/1000 residents	3,000	3.08
	40. Park Proximity	ft. to closest park	2156,611	1804
	41. Open Space Supply	% of land area	8,779	16
42. Open Space Connectivity	0 to 1 index	0.679	0.67	
43. Housing Energy Use	MMBtu/yr./capita	31,094	28,890	
44. Household Transportation Energy Use	MMBtu/yr./capita	46,800 (c)	46,801 (c)	
45. Nonresidential Building Energy Use	MMBtu/yr./emp.	18,026	42,719	
46. Total Energy Use	MMBtu/yr./person (capita + emp)	75,561	71,942	
47. NOx Emissions	lbs./yr./person (capita + emp)	33,349	33,353	
48. SOx Emissions	lbs./yr./person (capita + emp)	0,805	0,806	
49. HC Emissions	lbs./yr./person (capita + emp)	58,435	58,435	
50. CO Emissions	lbs./yr./person (capita + emp)	452,133	452,134	
51. PM Emissions	lbs./yr./person (capita + emp)	0,140	0,140	
52. CO2 Emissions	lbs./yr./person (capita + emp)	10492,572	10,470,883	
Infrastructure				
Environment				

Notes:

- a) Values are assumed based on applicable development regulations.
- b) Typical suburban value; generally 20 or less is desirable.
- c) Typical suburban value; generally 40 or less desirable.

\* "Top ten" indicators of urban design-based energy efficiency.

- *Environment.* This element contains the energy and emission scores that summarize the combined effects of land-use, buildings, transportation, and infrastructure. Of the ten energy and emission indicators, the principal indicator is total energy use per year by residents and employees combined. EastLake III exceeded the baseline in efficiency terms, largely due to higher population density. The project's favorable energy scores are mirrored by similar reductions in pollutant and greenhouse gas emissions.

### **Modified EastLake III Proposal**

The next step in the pilot test was an invitation for developers to submit modified SPA plans that achieved even greater energy efficiency and air quality than the original proposals. SPA developers had the following options available for modifying their plans in ways that further increased energy efficiency and improved air quality:

- *Land-use density.* This is the intensity of use on properties measured in dwelling units per acre for residential uses and employees per acre for non-residential uses. Extensive research nationally and internationally has conclusively demonstrated that the strongest urban planning technique for increasing energy efficiency is increasing land-use density. Density increases produce significant energy savings in building space conditioning, travel, and infrastructure operations. Although it may have been too late for major density changes in the three test SPAs, this option should be examined in future SPA processes because of its sizable benefits.
- *Land-use diversity.* This is the mix of residential and non-residential uses in an area. Research has also demonstrated that another important technique for increasing energy efficiency is increasing the diversity of land-uses. Greater diversity produces energy savings in the same space conditioning, travel, and infrastructure end-uses as density does through better use of system capacities. Again, it may have been too late to consider diversity changes in the three test SPAs, but the option warrants future consideration in other SPAs.
- *Multimodal circulation design.* Another strong technique for saving energy in land development is designing an efficient and convenient multimodal circulation system. Such a system is composed of features that allow walking, biking, and transit use in addition to auto driving. Important components include relatively dense street networks, completeness of sidewalks, and relatively direct routes from common origins to popular destinations. As with density and diversity, it may have been too late for significant circulation changes in the test SPAs.



- *Building construction standards.* SPA developers may opt for a commitment to reduce building energy use by exceeding Title 24. Developers could propose the amount of Title 24 exceedence per building type and the number of buildings that will participate in such exceedence. A developer could exercise this option by committing to a utility or comparable energy efficiency program that offers beyond-code services, or by simply committing that merchant builders will achieve the stipulated exceedence by means of their own choosing.
- *Solar systems.* SPA developers could opt to reduce grid-supplied energy by installing solar thermal or PV systems in buildings. Developers could propose the type and capacity of systems to be used, and the number of structures that will receive such systems.
- *Tree planting.* This category allowed SPA developers to offer additional tree planting that will offset greenhouse gas emissions. Selection of this option will not improve a SPA's energy efficiency or air pollutant emissions, but will help mitigate climate change.

After consideration of these options, EastLake III voluntarily selected the following action measures to improve its energy efficiency and air quality: 72 single-family homes will achieve a 15% Title 24 exceedence using ComfortWise, SDG&E California Energy Star Program or equivalent program; 255 single-family homes will achieve a 15% Title 24 exceedence using the SDG&E California Energy Star Program; and an additional 855 trees will be planted.

With these modifications, EastLake III was modeled again to recalculate indicator scores and identify final energy savings and air quality improvements. These results are shown in Table 3 indicating an approximate 1% energy use reduction for EastLake III. This is in addition to the 4.8% energy use reduction between the original EastLake III plan and the baseline.

Table 3  
**MODIFIED SPA PLAN INDICATOR SCORES**

Element	Indicator	Units	Base line	Original EastLake III	Modified EastLake III
Demographics	1. Population	residents	--	6173	6173
	2. Households	dwelling units	--	2061	2061
	3. Employment	employees	--	792	792
Land-Use	4. Land Area	acres	--	744	744
	5. Development Footprint	acres/resident	0.064	0.071	0.071
	6. Street Network Extent	street mi./capita	2.604	1.38	1.38
	7. Amenity Proximity (retail)	ft. to closest amenity	3193.902	6224	6224
	8. Single-Family Dwelling Density	DU/acre	6.917	4.50	4.50
	9. Multi-Family Dwelling Density	DU/acre	16.000	17.25	17.25
	10. Average Residential Density	DU/acre	7.632	5.77	5.77
	11. Employment Density	emps./acre	12.000	11.25	11.25
	12. Commercial Building Density	avg. floor area ratio	0.350	0.35	0.35
	13. Use Mix	0 to 1 index	0.312	0.32	0.32
	14. Use Balance	0 to 1 index	0.402	0.44	0.44
	15. Neighborhood Completeness	% of key uses	40.000	80	80
	16. Block Size	acres	14.407	18.43	18.43
	17. Pedestrian Orientation of Buildings	avg. setback ft.	103.000	15.000	15.000
18. Internal Connectivity for Pedestrians	0 to 1 index	0.764	0.920	0.920	
19. Internal Connectivity for Vehicles	0 to 1 index	0.742	0.740	0.740	
20. External Access for Pedestrians	ft. between points	1298.648	2595	2595	
21. External Access for Vehicles	ft. between points	2184.007	4672	4672	
22. Street Network Density	miles/sq. mi.	18.013	15.59	15.59	
23. Housing Proximity to Transit	ft. to closest stop	1401.385	1327	1327	
24. Employment Proximity to Transit	ft. to closest stop	803.523	1077	1077	
25. Transit-Oriented Residential Density	DU/acre w/i 1/4 mi.	10.000	6.05	6.05	
26. Transit-Oriented Employment Density	emps./acre w/i 1/4 mi.	11.252	10	10	

Table 3 Continued

Element	Indicator	Units	Baseline	Original EastLake III	Modified EastLake III
Buildings	27. Title 24 Exceedence	% structures	0	0	23
	28. Building Efficiency Program Participation	% structures	0	0	0
	29. Solar Thermal Applications	% structures	0	0	0
	30. Solar Power Applications	% structures	0	0	0
Transportation	31. Vegetative CO2 Uptake	lbs./yr.	0.000	169950	212700
	32. Pedestrian Network Coverage	ped. routes/streets ratio	1.284	1.82	1.82
	33. Pedestrian Crossing Distance	ft. curb to curb	41.726	52	52
	34. Pedestrian Route Directness	walk ft./straightline ft. ratio	1.637	1.610	1.610
	35. Bicycle Network Coverage	% of streets w/route	90.000	97	97
	36. Transit Service Coverage	stops/sq. mi.	12.873	18	18
Infrastructure	37. Daily Auto Driving	veh.-mi./day/capita	22.000	23.000	23.000
	38. Residential Water Use	gal./day/capita	149.667	193	193
Environment	39. Park Space Supply	acres/1000 residents	3.000	3.08	3.08
	40. Park Proximity	ft. to closest park	2156.611	1804	1804
	41. Open Space Supply	% of land area	8.779	16	16
	42. Open Space Contiguity	0 to 1 index	0.679	0.67	0.67
	43. Housing Energy Use	MMBtu/yr./capita	31.084	28.890	28.040
	44. Household Transportation Energy Use	MMBtu/yr./capita	46.800	46.801	46.801
	45. Nonresidential Building Energy Use	MMBtu/yr./person	18.026	42.719	42.719
	46. Total Energy Use	MMBtu/yr./person	75.561	71.942	71.189
	47. NOx Emissions	lbs./yr./person	33.349	33.353	33.272
	48. SOx Emissions	lbs./yr./person	0.805	0.806	0.786
	49. HC Emissions	lbs./yr./person	58.435	58.435	58.435
	50. CO Emissions	lbs./yr./person	452.133	452.134	452.116
	51. PM Emissions	lbs./yr./person	0.140	0.140	0.140
	52. CO2 Emissions	lbs./yr./person	10492.572	10470.883	10403.764

## Final Results

Based on the modified EastLake III plan, the final results for energy savings, air quality improvements, and greenhouse gas reductions are as follows:

	Baseline	EastLake III
Total energy use (MMBtu/yr/capita)	75.56	71.19
% energy reduction	---	5.8
Total air pollutant emissions (lbs/yr/capita)	544.85	544.75
% air pollutant emissions reduction	---	0.01
Total greenhouse gas emissions (lbs/yr/capita)	10493	10404
% greenhouse gas emissions reduction	---	0.85

### II.7.6 Implementation Measures

The following Air Quality Measures will be implemented in EastLake III:

1. Building Energy Efficiency Program & Title 24 Exceedence:

EastLake Woods – 72 single-family homes will participate in ComfortWise, SDG&E California Energy Star Program or equivalent program resulting in approximately 15% Title 24 exceedence.

EastLake Woods – 255 single-family homes will participate in the SDG&E California Energy Star Program resulting in approximately 15% Title 24 exceedence.

Participation in building efficiency programs will be confirmed and coordinated with the Building Division and the GreenStar Program Coordinator.

To further promote the AQIP, the Master Developers will encourage all merchant builders to participate in a building efficiency program.

2. Additional Tree Planting to offset Greenhouse Gas Emissions.

In addition to the 3,399 street trees originally proposed, another 855 trees will be planted within the slopes and other open space areas as follows:

EastLake Woods – 262 trees

EastLake Woods West – 233 trees

EastLake Vistas – 360 trees

The Master Developer shall obtain certification by a Registered Landscape Architect that additional trees have been included on the Master Landscape Plan for EastLake III.

3. Comply with Section 4.8.5 Mitigation Measures, in EastLake III Woods and Vistas Replanning Program Final Subsequent Environmental Impact Report #01-01. June 2001.

#### **II.7.7 References**

EastLake III Woods and Vistas Replanning Program Final Subsequent Environmental Impact Report (EIR #01-01); June 2001, prepared by RECON.

#### **II.7.8 Appendix**

Criterion Planners/Engineers, INDEX Pilot Test: SPA Air Quality Improvement Plans, June 2002.

*Final Report*

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**INDEX PILOT TEST:  
SPA AIR QUALITY  
IMPROVEMENT PLANS**

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June 2002

*Prepared by the*  
**CITY OF CHULA VISTA CALIFORNIA**  
**DEPARTMENT OF PLANNING & BUILDING**  
*and*



# CONTENTS

	<u>Page</u>
Executive Summary	1
1. Overview	4
2. INDEX Modeling System	5
2.1 Introduction	5
2.2 Action Measures	6
2.3 Indicators	17
2.4 Baselines	18
2.5 Proposed SPA Plans	24
3. Pilot Test	26
3.1 Baseline Values	26
3.2 Original SPA Proposals	26
3.3 Modified SPA Proposals	35
3.4 Final Results	39

# CONTENTS

	<u>Page</u>
Executive Summary	1
1. Overview	4
2. INDEX Modeling System	5
2.1 Introduction	5
2.2 Action Measures	6
2.3 Indicators	17
2.4 Baselines	18
2.5 Proposed SPA Plans	24
3. Pilot Test	26
3.1 Baseline Values	26
3.2 Original SPA Proposals	28
3.3 Modified SPA Proposals	35
3.4 Final Results	39



# CONTENTS

	<u>Page</u>
Executive Summary	1
1. Overview	4
2. INDEX Modeling System	5
2.1 Introduction	5
2.2 Action Measures	6
2.3 Indicators	17
2.4 Baselines	18
2.5 Proposed SPA Plans	24
3. Pilot Test	26
3.1 Baseline Values	26
3.2 Original SPA Proposals	26
3.3 Modified SPA Proposals	35
3.4 Final Results	39

# CONTENTS

	<u>Page</u>
Executive Summary	1
1. Overview	4
2. INDEX Modeling System	5
2.1 Introduction	5
2.2 Action Measures	6
2.3 Indicators	17
2.4 Baselines	18
2.5 Proposed SPA Plans	24
3. Pilot Test	26
3.1 Baseline Values	26
3.2 Original SPA Proposals	26
3.3 Modified SPA Proposals	35
3.4 Final Results	39

## EXECUTIVE SUMMARY

A pilot test has been conducted of an innovative technique for preparing Sectional Planning Area SPA Plan air quality improvement plans as required by the City's growth management ordinance. In the pilot test, three SPA plans were compared to older "baseline" neighborhoods to gauge the SPAs' relative energy efficiency and air quality characteristics. The baseline neighborhoods were selected to reflect land development practices prior to any special consideration of energy efficiency. The objective was to determine how much energy is being saved by current SPA design practices in comparison to the older baseline neighborhoods and in turn, how much lower the SPAs' air pollutant emissions are in comparison to the baseline. The test SPAs were compared to the baseline twice: first, as originally submitted to the City; and second, as voluntarily modified to further improve energy efficiency and air quality.

### Baseline Neighborhoods

To establish a baseline of energy efficiency, three neighborhoods constructed in the 1970s and 80s were modeled: Terra Nova, College Estates I, and College Estates II. When combined on a weighted average basis, these neighborhoods have a total baseline energy use of 76 million Btu/yr/capita.

### Original SPA Proposals

The three test SPAs were modeled as originally submitted to the City and found to be notably more energy efficient than the baseline. Their total energy use and comparison to the baseline value are as follows:

<u>SPA</u>	<u>MMBtu/Yr/Capita</u>	<u>% Change From Baseline</u>
OR Village Six	69.05	-8.6
OR Village Eleven	67.39	-10.8
EastLake III	71.94	-4.8

A majority of the SPA energy savings come from residential densities that are higher than the baseline neighborhoods. Higher densities reduce space conditioning energy use due to more common walls and ceilings that reduce energy losses from the buildings. Higher densities also encourage travel energy savings through greater walking, biking, and transit use.

## Modified SPA Proposals

The next step in the pilot test was an invitation to the SPA developers to modify their plans to achieve even greater energy efficiency and air quality improvements. Because the three test SPAs were at an advanced stage of their approval process, it was not feasible to make major changes in their land-use and circulation designs. This left the following three action measures as the developers' principal choices if additional energy efficiencies were to be achieved:

- *Building Construction Standards.* SPA developers could opt for a commitment to reduce building energy use by exceeding California Code of Regulations Title 24, Part 6. Developers could propose the amount of Title 24 exceedence per building type and the number of buildings that will participate in such exceedence.
- *Solar Systems.* SPA developers could opt to reduce grid-supplied energy by installing solar thermal or PV systems and buildings. Developers could propose the type and capacity to be used, and the number of structures that will receive such systems.
- *Tree Planting.* This measure allowed SPA developers to commit to additional tree planting that will offset greenhouse gas emissions. Selection of this option will not improve a SPA's energy efficiency or air pollutant emissions, but will help mitigate climate change.

After considering these options, the SPA developers voluntarily elected to add the following action measure commitments:

- *EastLake III.* 72 single-family homes will achieve a 15% Title 24 exceedence through the ComfortWise, SDG&E California Energy Star Program or equivalent program; 255 single-family homes will achieve a 15% Title 24 exceedence through the SDG&E California Energy Star Program; and an additional 855 trees will be planted.
- *Otay Ranch Village Six.* 482 single-family homes will achieve a 10% Title 24 exceedence through energy-efficient building design and construction techniques to be selected by home designers/builders; and 792 additional trees will be planted.
- *Otay Ranch Village Eleven.* No additional action measures were selected by this developer.

The addition of these measures reduced Village Six total energy use to 68.25 million Btu/yr/capita or approximately a 1% reduction from the original SPA proposal; and EastLake III dropped to 71.19 million Btu/yr/capita or approximately a 1% reduction from its original proposal. Also, the additional tree planting in Village Six and EastLake III resulted in beneficial CO2 uptake increases of 22% and 25%, respectively.

### Final Results

Based on the modified SPA plans, the pilot test's final results for energy savings, air quality improvements, and greenhouse gas reductions are as follows:

	Baseline	Village Six	Village Eleven	EastLake III
Total energy use (MMBtu/yr/capita)	75.56	68.25	67.39	71.19
% energy reduction	---	9.70	10.80	5.80
Total air pollutant emissions (lbs/yr/capita)	544.85	543.68	543.59	544.75
% air pollutant emissions reduction	---	0.21	0.23	0.01
Total greenhouse gas emissions (lbs/yr/capita)	10,493.00	9,873.00	9,833.00	10,404.00
% greenhouse emissions reduction	---	5.90	6.29	0.85

## 1. OVERVIEW

The City of Chula Vista is experiencing rapid growth, particularly in the eastern territories. The City's adopted Growth Management Ordinance requires that all major development projects (50 dwelling units or greater) prepare an Air Quality Improvement Plan (AQIP). There have been no formal, adopted guidelines to-date, and developers have prepared the required AQIPs based largely on State and Federal mandates. The City Council recently adopted the Carbon Dioxide (CO<sub>2</sub>) Reduction Plan which provides for further consideration of land-use and energy efficient measures in new development to reduce CO<sub>2</sub> emissions, energy consumption and air pollution. It is now the expectation of the City Council that the required AQIP will include implementation of applicable measures identified in the CO<sub>2</sub> Reduction Plan. As a result, the City is undertaking an effort to prepare and adopt formalized guidelines for the preparation and implementation of required AQIPs.

The City contracted with Criterion Planners/Engineers to use the INDEX model to analyze the relative effectiveness and costs of applying various design and energy conservation features in new development projects. One of the goals is to exceed existing mandates wherever possible such as the Title 24 Energy Code, and reduce air pollutants and CO<sub>2</sub> emissions. The INDEX model can be used as a tool to assist in the efficient design of master planned communities.

There are three major SPA Plans (EastLake III, Otay Ranch Village Six and Village Eleven) under preparation. The developers of these projects participated in the INDEX pilot study to assess the benefits of specific project design features and energy conservation measures. By doing so the developers satisfy the AQIP requirement for these SPA Plans and the City can obtain the necessary data for developing future AQIP guidelines and amendments to the Growth Management Ordinance.

The SPA Plan project analysis occurred in two stages. The first stage evaluated the SPA Plans as proposed, assessing the benefits of the project's design and other features in comparison to the baseline project by means of the computer model. The model analyzed and quantified emissions reductions and energy savings for the individual SPA projects.

Stage two involved a comparative assessment of making project design amendments and adding construction-level features identified by Criterion's evaluation to further air quality improvements, CO<sub>2</sub> reduction and energy conservation. The model was re-run using the selected design amendments and construction level features.

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## 2. INDEX MODELING SYSTEM

### 2.1 Introduction

INDEX is a GIS-based planning support system that uses indicators to measure the attributes and performance of community plans. For each community where it is applied, INDEX is customized to address issues of interest or high priority. This is accomplished with the selection of indicators that measure conditions related specifically to those issues. The objective is to support decision-making by using indicators to benchmark existing conditions, evaluate alternative courses of action, select goals, and monitor change over time.

In Chula Vista, INDEX is being focused on the related issues of energy efficiency, climate change, and air quality. The City has improvement goals in each of these areas and is interested in helping achieve them when large parts of the community are first planned for development. For this reason, the sectional planning area (SPA) process was selected as an appropriate application opportunity for INDEX. The City's growth management ordinance requires air quality improvement plans (AQIPs) as part of the SPA process, and INDEX was seen as an AQIP tool for quantifying the emission characteristics of SPA plans.

The application of INDEX was conducted as a pilot test under a U.S. Environmental Protection Agency grant to the City for climate change activities. The pilot test included the following major steps:

- *Selection of action measures.* A menu of action measures for SPAs was taken from the City's CO<sub>2</sub> Reduction Plan. Twelve measures were selected from the CO<sub>2</sub> Plan's action categories of land-use, transportation, and buildings.
- *Selection of indicators.* Indicators were configured to quantify key characteristics of the twelve action measures. A total of 52 indicators were selected and programmed in INDEX.
- *Establishment of baselines.* Calculating SPA air quality, CO<sub>2</sub> emissions, and energy efficiencies required that baselines be established for the SPAs to be measured against. These baselines were set for each indicator using three older, existing neighborhoods that were developed without special considerations.



- *Scoring of SPA plans.* A test sample of three SPA plans were selected for two rounds of indicator scoring. First, the SPA plans were scored as originally submitted by their developers. Second, the plans were voluntarily modified by the developers to increase their efficiencies and then rescored.
- *Incorporation of results into AQIPs.* The energy, air quality, and climate change improvements measured between the baselines and the modified SPA plans were translated into AQIPs for the SPAs.

## **2.2 Action Measures**

The first step in customizing INDEX for Chula Vista was selection of action measures that would be available to SPA developers. As part of the City's CO<sub>2</sub> Reduction Plan preparation, several hundred measures were analyzed extensively. From that universe of measures, the most appropriate ones for Chula Vista were prioritized according to local feasibility and included as action measures in the final Plan. From this group of action measures, the following twelve were selected for the INDEX pilot test:

### Land-Use

1. *Compact development.* This is concerned with land and natural resource conservation generally by minimizing sprawl. Compact development saves energy and reduces emissions by reducing travel and infrastructure-related energy consumption.
2. *Density.* This is the intensity of land-use as measured by the density of structures and persons. Higher densities reduce travel and infrastructure-related energy use and emissions, and also reduce building energy demand as a consequence of more common-wall construction.
3. *Diversity.* This measure is concerned with the mix and variety of land-uses that constitute "complete" neighborhoods. Greater diversity or "completeness" in an area reduces travel-related energy consumption and emissions.
4. *Orientation toward pedestrian and bicycles.* This measure is focused on land planning that facilitates pedestrian and bicycle travel, both of which offer energy and emission savings over motor vehicles.

5. *Orientation toward transit.* This measure addresses land development design that facilitates transit travel, which can be highly energy-efficient with sufficient ridership.

#### Buildings

6. *General energy design and equipment.* This measure encompasses building design, materials, and equipment that improve efficiency generally.
7. *Solar use.* This includes solar thermal applications such as domestic hot water heating and pool heating, and solar power generation using photovoltaic (PV) technology.
8. *Vegetation.* This measure recognizes the use of vegetation that cools ambient air temperatures, reduces building energy use for cooling, and uptakes air pollutants and greenhouse gases.

#### Transportation

9. *Pedestrian facilities.* This measure addresses transportation system design and improvements specifically for walking.
10. *Bicycle facilities.* This measure focuses on transportation system design and improvements for bicycle travel.
11. *Transit facilities.* This measure includes transportation system design and improvements dedicated to transit service.

#### Infrastructure

12. *Water use.* This measure is concerned with land planning that reduces water consumption. Less water consumption translates into reduced energy use for water distribution.

The characteristics of these measures are further summarized in Table 1 according to type of energy savings, general cost-effectiveness, technological maturity, durability, support for business and job creation, and notable non-energy community benefits. The Table 1 assessment is a qualitative characterization of the measures based on Criterion's experience and professional judgment, including preparation of the 1994 Regional Energy Plan for SANDAG. Terms used in Table 1 are defined as follows:

- *Type of energy savings.* These are the end-use or supply sectors affected by a given action measure.
- *Near-term and long-term competitiveness.* This represents generalized cost-effectiveness within 3-5 years for near-term measures, and 5-10 years for long-term measures.
- *Stability.* This refers to potential volatility in a measure's ongoing operating and maintenance costs.
- *Technological maturity.* This is the degree of proven commercial reliability in a measure.
- *Durability.* This characterizes the relative length of a measure's useful life, which is the length of time it fulfills its intended functions. In the case of land-use measures, useful life is the length of time that the built feature exists after construction, e.g. an area's density would exist for the life of the neighborhood's buildings. Most land-use measures have high durability because they exist for several decades, e.g. 60-100 years.
- *Support for regional jobs.* This notes those measures whose implementation would create jobs in the region.
- *Non-energy community benefits.* These measures have notable non-energy benefits, such as transportation measures that reduce traffic congestion and pollutant emissions while also saving energy.
- *High and moderate ratings.* Implementation cost, technological maturity, and durability are rated with "high" and "moderate" terms that represent qualitative judgment based on resource evaluations in the San Diego Regional Energy Plan and current technical literature. It is worth noting that all action measures are rated favorably under all criteria.

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Table 1  
**ACTION MEASURE CHARACTERISTICS**

Action Measures	Type of Energy Savings				Implementation Cost			Technological Maturity	Durability	Support for Regional Jobs	Non-Energy Community Benefits	
	Buildings		Municipal Infrastructure		Energy Supply Grid	Competitiveness						Stability
	Transportation	✓	✓	✓		Near Term	Long Term					
Compact development	✓	✓	✓	✓	✓	High	High	High	High	✓	✓	
Land-use density	✓	✓	✓	✓	✓	High	High	High	High	✓	✓	
Land-use diversity	✓	✓	✓	✓	✓	High	High	High	High	✓	✓	
Land-use orientation toward pedestrian/bicycles	✓	✓	✓	✓	✓	High	High	High	High	✓	✓	
Land-use orientation toward transit	✓	✓	✓	✓	✓	High	High	High	High	✓	✓	
General building energy design/equipment	✓	✓	✓	✓	✓	High	High	High	High	✓	✓	
Solar use	✓	✓	✓	✓	✓	Moderate	High	High	High	✓	✓	
Vegetation use	✓	✓	✓	✓	✓	Moderate	High	High	High	✓	✓	
Pedestrian facilities	✓	✓	✓	✓	✓	High	High	High	High	✓	✓	
Bicycle facilities	✓	✓	✓	✓	✓	High	High	High	High	✓	✓	
Transit facilities	✓	✓	✓	✓	✓	High	High	High	High	✓	✓	
Water conservation	✓	✓	✓	✓	✓	High	High	High	High	✓	✓	

All of the measures in Table 1 have been feasibly implemented to varying degrees in projects throughout the San Diego region over the past 5-10 years. In fact, most of the land-use and transportation measures have gained acceptance as standard features in regional land development. The same is true for water conservation measures.

Of the 12 action measures available to SPA developers, the building construction and solar measures are notable for two reasons:

- They are the only measures whose implementation will be passed from the SPA developers onto merchant builders.
- They are the only measures that have notable economic sensitivities.

Therefore, any decision to choose these measures will be based on their economic and financial implications for developers and builders, and to some degree the positive marketing implications of having "environment-friendly" features in a project. Key variables on the economic side of this equation include:

- *Timing of efficiency investment.* Because energy economics are constantly changing, the feasibility of a particular investment will be affected by the timing of that investment. For SPA developers choosing building or solar measures, the actual capital outlay by builders for the measures will not occur until some undefined point in the future.
- *Cost of energy.* The basic hurdle for any efficiency measure is to produce energy savings at a cost beneath current energy prices. For example, any measure displacing electricity in Chula Vista today should be feasible if the cost of conserved energy is roughly 7¢/kWh or less. However, recent events have shown how volatile energy prices can be and any investment decision has to take such uncertainty into consideration.
- *Applicable incentives.* At any given point in time there are various government and utility financial incentives available for efficiency measures. However, the scope, amount, and eligibility requirements of these incentives change periodically and need to be monitored along with energy prices.

- *Investment criteria.* Each developer and builder will have their own set of criteria for determining whether an investment is financially acceptable. Factors such as interest rates, required return on investment, and possible cost-sharing will vary among developers and builders.

Considerations on the intangible marketing side of the equation include:

- *Public perception of energy and environmental issues.* Public opinion research shows consistent and growing support for energy efficiency. To the extent that a land development is perceived as energy conscious, its public reputation in the marketplace should be enhanced accordingly.
- *Ability to distinguish a product in the competitive market.* Recent experience has also shown that land developments incorporating environment-friendly features are able to successfully distinguish themselves among competing products in the marketplace, and achieve faster sales at premium prices in the process.

Because of the variability in all of these factors, both economic and intangible, it is not possible to specify with certainty which building construction and/or solar measures will always be feasible. However, there is ample evidence that developers and builders are finding such measures increasingly feasible given the growing amount of investment in the measures. The latest energy crisis in California has only accelerated this trend.

### **Building Measures**

This elective action category gave SPA developers two options for reducing energy use in buildings that will ultimately be constructed in the SPAs:

- *Title 24 exceedence.* The SPA developer works with the City to commit that a certain percentage of structures will exceed Title 24 energy standards by a certain amount. Both the percent of structures and amount of Title 24 exceedence are elective choices of the SPA developer. Measures to achieve the exceedence can include any combination of building design, construction materials, or equipment for space conditioning, water heating, or lighting.



- *Energy efficient building program participation.* The SPA developer works with the City to commit that a certain percentage of structures will participate at a specified level in a formal building energy efficiency program sponsored by a utility or comparable organization. Both the percent of structures and level of participation are elective choices of the SPA developer. Program participation would include the same types of measures described for Title 24 exceedence.

Local developers and builders are already taking such actions with increasing regularity. San Diego Gas and Electric reports that standard building practices in the region consistently exceed Title 24 by approximately 5%. Similarly, utility-sponsored efficiency incentive programs are often fully subscribed. Even before the recent energy price shocks in California, energy-efficient construction techniques and equipment were making good economic sense. Table 2 summarizes the latest national survey of energy-saving measures for the residential and commercial building sectors. As shown in the column entitled "Cost of Conserved Energy-\$/kWh," there are a wide variety of highly cost-effective measures available in today's market. In fact, 62 of the 68 measures listed are cost-effective in the San Diego region at present where Table 2 indicates their cost of conserved energy at or below \$0.07/kWh.

The Table 2 survey is consistent with general rules-of-thumb among building energy design professionals that most new residential and commercial construction can cost-effectively exceed Title 24 by as much as 10-20 percent. In fact, being able to cost-effectively achieve these levels has been confirmed by the exceedence terms of efficiency programs administered by SDG&E and organizations such as ConSol. Examples of components in these programs include engineered HVAC design, tight ducts, spectrally selective glass, third-party inspections and diagnostics, and home energy ratings.

If SPA developers select one or both of the building measure options, and merchant builders are called upon to implement the commitment, one technical resource for evaluating the feasibility of specific packages of measures is the California Energy Commission (CEC) Database for Energy Efficient Resources (DEER). DEER is an electronic database of over 250 building energy measures with the latest information on measure capacities, efficiencies, useful lives, installed costs, and savings. DEER can be downloaded from the CEC's website ([www.energy.ca.gov/deer](http://www.energy.ca.gov/deer)). The CEC and San Diego Regional Energy Office (SDREO) also both operate databases of building measure financial incentives with the latest information on amounts and eligibilities.

Table 2  
**REPRESENTATIVE BUILDING MEASURE COSTS OF SAVINGS**

Measure	Category	Cost of Conserved Energy	
		kWh	MMBtu
<i>High Priority</i>			
High-Efficiency Vertical-Axis Clothes Washers	Appliance	Negative	N/A
Aerosol-Based Duct Sealing	HVAC	\$0.02	\$2.00
Commissioning Existing Commercial Buildings	HVAC	\$0.03	N/A
Dual Source Heat Pumps	HVAC	\$0.02	N/A
Improved Ducts and Fittings	HVAC	\$0.00	\$0.00
Improved Heat Exchangers	HVAC	\$0.01	N/A
Integrated Lighting Fixtures and Controls	Lighting	\$0.02	N/A
Reduced-Cost and/or Higher Efficiency CFLs	Lighting	\$0.00	N/A
Metal Halide Replacements for Incandescents	Lighting	\$0.00	N/A
Integrated New Home Design	Practice	\$0.00	\$2.00
Integrated Commercial Building Design	Practice	\$0.09	\$3.00
Integrated Gas- and Oil-Fired Space/Water Heating Systems DHW		N/A	\$2.30
<i>Medium Priority</i>			
"Low-leak" Home Electronics	Appliance	\$0.02	N/A
One kWh/day Refrigerator/Freezers	Appliance	\$0.05	N/A
High-Efficiency Dishwashers	Appliance	Negative	Negative
Improved Efficiency Air Conditioning Compressors	Appliance	\$0.06	N/A
Improved Efficiency Refrigeration Compressors	Appliance	\$0.02	N/A
Advanced Clothes Washer and Dishwasher Controls	Appliance	\$0.06	\$4.40
Switched Reluctance Drives	Drive	\$0.05	N/A
Commercial Distribution System Air Sealing	HVAC	\$0.02	\$1.70
Indirect-Direct Evaporative Coolers	HVAC	\$0.05	N/A
Evaporative Condenser Air Conditioning	HVAC	\$0.04	N/A
Advanced Metering/Billing Systems	Information	\$0.00	N/A
Improved Fluorescent Dimming Ballasts	Lighting	\$0.04	N/A
One-Lamp Fixtures and Task Lighting	Lighting	\$0.03	N/A
Compact Fluorescent Floor and Table Lamps	Lighting	\$0.01	N/A
Fuel Cells	Power	\$0.05	N/A
Microturbines	Power	\$0.04	N/A
Dry-Type Distribution Transformers	Power	\$0.03	N/A
Heat Reflecting Roof Coatings	Shell	\$0.04	N/A
High R (>4) Windows	Shell	N/A	\$4.00
Integrated Elec. Space Conditioning/Water Heating Systems DHW		\$0.02	N/A
Residential Heat Pump Water Heaters	DHW	\$0.04	N/A
<i>Lower Priority</i>			
Laundry Microfiltration Wastewater Recovery	Laundry	N/A	Negative
Ozonated Commercial Laundering	Laundry	N/A	Negative
Copper Rotor Motors	Drive	\$0.00	N/A
Electronically Commutated Permanent Magnet Motors	Drive	\$0.04	N/A
Premium Lubricants	Drive	Negative	N/A
Written Pole Motors	Drive	\$0.08	N/A
Motor Systems Performance Optimization	Drive	Negative	N/A
Residential Absorption Heat Pumps	HVAC	N/A	\$3.10
Ductless Thermal Distribution Systems	HVAC	\$0.04	\$4.20
High-Efficiency Commercial Packaged Acs	HVAC	\$0.04	N/A
Condensing Commercial Boilers and Furnaces	HVAC	N/A	\$4.40
Cool Storage Roof	HVAC	\$0.05	N/A
Engine Driven Vapor Compression Heat Pumps	HVAC	\$0.07	N/A
Geothermal Heat Pumps	HVAC	\$0.06	N/A
Transpired Solar Collectors for Preheating Ventilation Air	HVAC	N/A	\$2.00
Smart Residential HVAC Controls	HVAC	\$0.04	N/A
Integrated Chillers with Heat Recovery	HVAC	\$0.05	\$4.80

Table 2 Continued

Measure	Category	Cost of Conserved Energy	
		/kWh	/MMBtu
Modulating Gas Furnaces	HVAC	N/A	\$4.40
Indirect Lighting	Lighting	\$0.03	N/A
Electrodeless Lamps, Power Supplies and Luminaires	Lighting	\$0.04	N/A
Sulphur Lighting	Lighting	\$0.04	N/A
General Service Halogen Infrared Reflecting Lamps	Lighting	\$0.03	N/A
Improved Daylighting Controls	Lighting	\$0.03	N/A
Daylighting Devices	Lighting	\$0.05	N/A
Advanced Lighting Distribution Systems	Lighting	\$0.04	N/A
Plastic Downlight Luminaires	Lighting	\$0.00	N/A
LED Lighting	Lighting	\$0.00	N/A
Snaxoy STAR® Multifunction Devices	Office Eq	\$0.00	N/A
High-Efficiency Packaged Refrigeration Equipment	Refrigeration	\$0.01	N/A
Electrochromic Glazing	Shell	\$0.06	N/A
Low-e Spectrally Selective Retrofit Window Films	Shell	\$0.07	N/A
GFX Drain Water Heat Recovery Device	DH-W	\$0.03	N/A
Very Low-Flow Showerheads	DH-W	\$0.00	\$0.00
Thermosiphon/Free Siphon Solar Water Heaters	DH-W	\$0.07	N/A
Commercial Heat Pump Water Heaters	DH-W	\$0.03	N/A
<i>Not a Priority</i>			
Residential Heat Pump Clothes Dryers	Appliance	\$0.09	N/A
Ultrasonic Clothes Washers	Laundry	\$2.04	\$416.40
Photovoltaic Roofing (2,000 sqft home)	Power	\$0.14	N/A
Photovoltaic Roofing (12,000 sqft com. bldg.)	Power	\$0.14	N/A
Low-e Interior Surfaces	Shell	\$0.05	\$4.90

Note: This table is intended to be an illustrative sampling of building efficiency measures rather than an exhaustive inventory. Costs of savings for specific measures and bundles of measures will vary based on site-specific conditions.

Source: *Energy Saving Technologies & Practices for the Building Sector*, American Council for an Energy-Efficiency Economy, 1998.



## Solar Measures

This category gave SPA developers two elective options for reducing grid-supplied energy demands from the buildings that will be constructed in the SPAs:

- *Solar thermal applications.* The SPA developer would work with the City to make a commitment that a certain percentage of structures will be equipped with solar thermal systems of a certain capacity. The percentage of structures and size of systems are elective choices of the SPA developer. Such systems may include domestic water heating and pool heating.
- *Solar power applications.* The SPA developer would work with the City to make a commitment that a certain percentage of structures will be equipped with solar photovoltaic (PV) power generation systems. The percent of structures and size of systems are elective choices of the SPA developer.

The following examples provided by the SDREO give a snapshot of current residential economics for both types of solar applications:

- *Solar water heating in new home construction.* Using Shea Home's pricing for the SunSystem CopperSun (\$2,250/dwelling installed), the \$750 State rebate, today's natural gas prices (\$1.60/therm), 200 therms/month of consumption (CEC data), and a 40% solar fraction, the homeowner is in positive cash flow from day one.
- *Photovoltaic (PV) power generation in new home construction.* Using AstroPower's pricing quote for buildings (\$4,200 for a 1.2 kW system, includes the 50% State rebate), \$0.15/kWh cost of electricity, 7% loan rate for 30 years, 31% tax bracket, PV output of 1500 kWh/kW/year, and maintenance costs of \$0.02/kWh, the homeowner comes out about breakeven over the length of the mortgage assuming electric rates remain high. This feasibility would improve proportionately as the number of involved homes and PV systems increase, e.g. 100 homes being equipped in one project. It should be noted that the initial cost of the PV system is considerably less for new construction than to retro-fit an existing house. Builders dealing directly with the manufacturers for large volumes of product obtain better prices.

There are currently four financial incentives available to homeowners who are installing PV systems in California:

- *The Renewable Energy Buy-Down Program.* This CEC program offers cash rebates on eligible renewable energy electric generating systems of up to \$4,500 per kilowatt or 50% of an eligible system purchase price (whichever is less).
- *The California Property Tax Exemption for Solar Systems.* Exempts the additional value of PV systems vs. conventional systems from property tax assessments.
- *Battery Rebate Program (SB-1345).* A CEC grant program that supports the purchase and installation of solar energy systems including back up batteries for PV systems.
- *The California Tax Credit (SB-17).* Effective October 9, 2001, allows a tax credit of either 15% of the purchase and installation of a solar energy system or 7.5% of the net cost after the buy-down rebate (whichever is less).

As with energy-efficient construction generally, the solar cost/benefit equation has steadily improved in recent years. California's recent energy crises has further underscored the attractiveness of this option. A prominent regional example is the Scripps Ranch project being constructed by Shea Homes, where 297 homes will reportedly have solar water heating systems and 100 homes will have PV systems.

Although large-scale projects such as the Scripps Ranch project are demonstrating that residential solar PV is increasingly feasible, the cost-effectiveness of this option continues to be sensitive to economies of scale for equipment purchases and the competing price of grid-delivered electricity. If local electric rates begin to increase again and solar PV systems can be purchased in quantity, then this option deserves serious consideration. At a minimum, it warrants close ongoing monitoring of relevant conditions.

The feasibility of PVs in commercial buildings is even better than residential because businesses can take advantage of state and federal incentives not available to households. For example, a 100 kW system would cost an estimated \$235,000 after all incentives and be able to generate electricity for approximately 10¢/kWh (source: SDREO). Financial incentives currently available for solar PV in general include:

- *San Diego Self-Generation Program.* This SDREO program offers rebates of \$4.50/watt up to 50% of eligible project costs for PV systems between 30 kW and 1 MW. This incentive program can be used or the CEC Emerging Renewable Buy-Down Program, but not both.
- *California Energy Commission Emerging Renewable Buydown Program.* The CEC, through its Emerging Renewable Buydown Account, offers rebates of up to \$4.50/watt or 50% of the cost for eligible renewable energy generation equipment, including solar PV.
- *California Property Tax Exemption.* This law exempts the additional value of solar systems versus conventional systems from property tax assessments.
- *Federal Tax Incentives.* There are two federal tax incentives available to commercial entities to encourage private investment in solar energy equipment and systems: a 10% investment tax credit and a 5-year accelerated depreciation schedule.

If SPA developers select one or both of the solar options, and builders are called upon to implement the commitment, they can receive valuable technical assistance from SDREO and CEC solar programs, along with resources provided by the California Solar Energy Industries Association.

### **2.3 Indicators**

The second step in customizing INDEX to Chula Vista was the selection of indicators to gauge key characteristics of the 12 action measures. Indicators are quantitative measurements of community characteristics or conditions. They focus on small pieces of larger systems to give people insight into the larger situation. In community planning, indicators are usually focused on conditions related to key goals and policies. The premise is that plan preparation and implementation can be valuably informed by a standard set of policy based measurements that are used to gauge planning actions.

Criterion's INDEX software is designed to support community planning by applying indicators geographically to current conditions and proposed changes. Figure 1 illustrates the integration of INDEX indicators into a typical community planning process. In the case of Chula Vista, the software has been focused on implementation of the CO<sub>2</sub> Reduction Plan through energy efficient land-use planning.

Given this objective, project participants selected 52 indicators to address the energy and emission aspects of proposed land developments. The indicators are given in Table 3 with definitions, units of measurement, and applicable land-uses. These indicators were used to score the baseline and SPA energy values, and quantify the amount of air quality and climate change benefits embodied in the final SPA plans.

## 2.4 Baselines

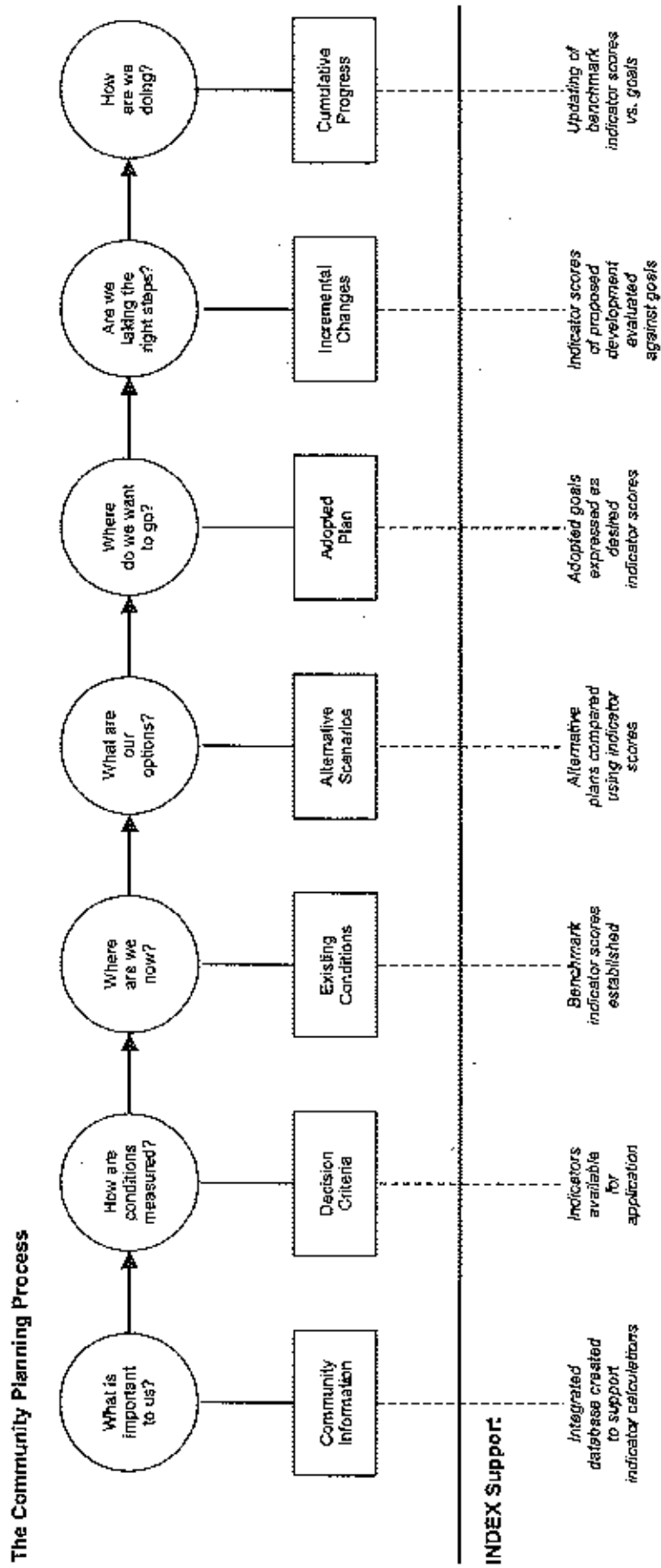
The next step in the pilot test was calculation of the baseline values that SPA plans would be judged against. The baseline represents "pre-efficiency" approaches to land development without any special effort to reduce energy use or emissions. To set the baseline, a group of three Chula Vista neighborhoods built in the 1970s and 80s was measured with the INDEX indicators, and a weighted average score was calculated for each indicator to constitute a baseline value for that indicator.

In choosing baseline neighborhoods, the City staff looked for areas that would be comparable to those areas currently being developed in the community. The baseline areas needed to have land-use mixes with individual design features similar to current SPA proposals. The selected baseline neighborhoods included Terra Nova, and two neighborhoods in the College Estates area, all shown in Figure 2. For purposes of the pilot study, these neighborhoods are referred to as College Estates I and II.

These neighborhoods were not considered to be practical baselines for three action measures: building construction, solar use, and vegetation. This is because no records exist to document these conditions at the time of the neighborhoods' original development. Instead, these measures were addressed as follows:

- *Building efficiency.* This category includes Title 24 exceedence and participation in building efficiency programs sponsored by utilities or similar organizations. The baseline was set at zero exceedence and zero program participation under the assumption that no extra efforts were made to achieve higher efficiencies at the time of original development in the 1970s and 80s.

Figure 1  
**SUPPORT OF COMMUNITY PLANNING WITH INDEX**





**Table 3  
CHULA VISTA INDICATORS**

Indicator	Indicator Definition	Applicable Land-Use	
		Residential	Non-Residential
1. Population	Total residents.	✓	
2. Households	Total dwelling units.	✓	
3. Employment	Total jobs.		✓
4. Land area	Total area in acres.	✓	✓
5. Development footprint	Total developed acres (exclusive of open space) divided by total residents.	✓	✓
6. Street network extent	Total street centerline distance divided by total residents.	✓	✓
7. Amenity proximity (retail)	Average travel distance from all dwellings to closest amenity (retail) in ft.	✓	
8. Single-family dwelling density	Single-family dwelling units per net acre of residential land.	✓	
9. Multi-family dwelling density	Multi-family dwelling units per net acre of residential land.	✓	
10. Average residential density	Dwelling units per net acre of residential land.	✓	
11. Employment density	Number of employees per net acre of nonresidential land.		✓
12. Commercial building density	Average commercial floor area ratio.		✓
13. Use mix	Proportion of dissimilar land uses among adjacent one-acre grid cells (scale of 0 - 1).	✓	✓
14. Use balance	Proportions of land uses, by land area, within total area (scale of 0 - 1).	✓	✓
15. Neighborhood completeness	Percent of key uses present or adjacent (see footnote 1).	✓	✓
16. Block size	Average size of blocks in acres.	✓	✓
17. Pedestrian orientation of buildings	Average non-residential building set-back from sidewalks in ft.		✓
18. Sidewalk and trail connectivity	Ratio of sidewalk and trail intersections vs. intersections and dead-ends (scale of 0-1).	✓	✓
19. External access for pedestrians	Average ft. between pedestrian access points on area boundary in ft.	✓	✓
20. External access for vehicles	Average ft. between vehicle access points on area boundary in ft.	✓	✓
21. Street connectivity	Ratio of street intersections vs. intersections and cul-de-sacs longer than 150 ft. (scale of 0 - 1).	✓	✓
22. Street network density	Length of street centerlines in miles per sq.mf.	✓	✓

**Table 3 Continued**

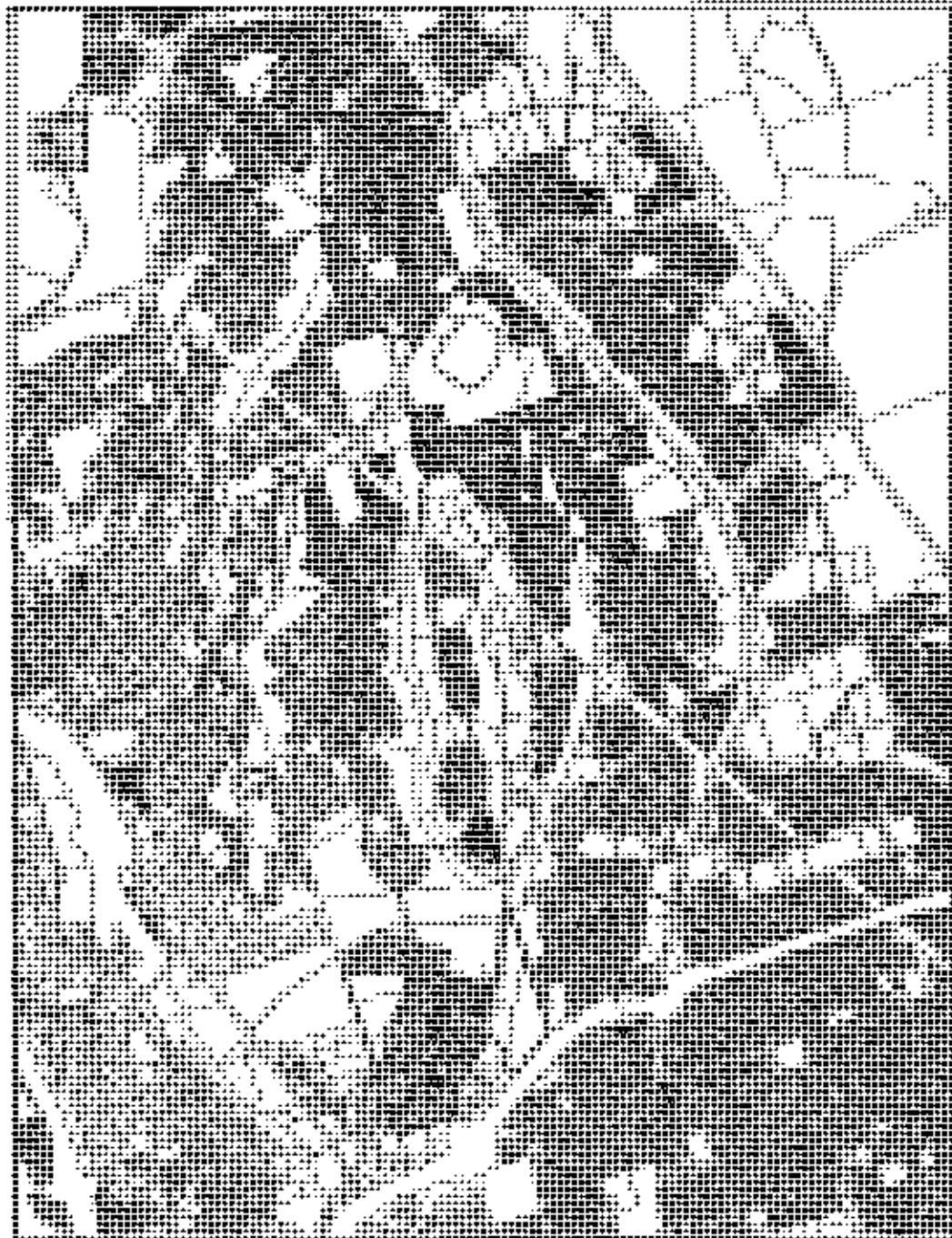
Indicator	Indicator Definition	Applicable Land-Use	
		Residential	Non-Residential
23. Housing proximity to transit	Average travel distance from all dwellings to closest transit stop.	✓	
24. Employment proximity to transit	Average travel distance from all businesses to closest transit stop.		✓
25. Transit-oriented residential density	Average number of dwellings per net residential acre within 1/4 ml. walk of transit stops.	✓	✓
26. Transit-oriented employment density	Average number of employees per net non-residential acre within 1/4 ml. walk of transit stops.	✓	✓
27. Title 24 exceedance	Percent of structures committed to exceeding Title 24 (see footnote 2).	✓	✓
28. Building efficiency program participation	Percent of structures committed to building efficiency program participation (see footnote 3).	✓	✓
29. Solar thermal applications	Percent of structures committed to solar thermal applications (see footnote 4).	✓	✓
30. Solar power applications	Percent of structures committed to solar power applications.	✓	✓
31. Vegetative CO <sub>2</sub> uptake	Total CO <sub>2</sub> uptake from street trees in lbs/yr.	✓	✓
32. Pedestrian network coverage	Ratio of total pedestrian network centerline distance vs. total street centerline distance.	✓	✓
33. Pedestrian crossing distance	Average street width curb-to-curb in ft.	✓	✓
34. Pedestrian route directness	Average ratio of shortest walkable distance from multiple origins to designated nodes vs. straight line distance between same points.	✓	✓
35. Bicycle network coverage	Percent of streets bikeable (total secondary street centerline distance plus centerline distance of major streets with designated routes).	✓	✓
36. Transit service coverage	Miles of transit routes divided by total acres.	✓	✓
37. Daily auto driving	Vehicle miles traveled/capita/day.	✓	
38. Residential water use	Indoor and outdoor residential water consumption in gals per day per capita, including effects of xeriscaping.	✓	
39. Park space supply	Acres of park per 1,000 residents.	✓	
40. Park proximity	Average distance from all dwellings to closest park in ft.	✓	
41. Open space supply	Percent of total land area dedicated to open space (see footnote 5).	✓	✓
42. Open space contiguity	Proportion of adjacent open space designations among a grid of one-acre cells (scale of 0 - 1).	✓	✓
43. Housing energy use	Total energy use in residences in MMBtu/capita/year.	✓	

**Table 3 Continued**

Indicator	Indicator Definition	Applicable Land-Use	
		Residential	Non-Residential
44. Household transportation energy use	Total energy use in household travel in MMBtu/capita/year.	✓	
45. Nonresidential building energy use	Total energy use in nonresidential buildings in MMBtu/capita/year.		✓
46. Total energy use	Total residential and nonresidential energy use in MMBtu/capita/year.	✓	✓
47. NOx emissions	NOx emissions in lbs./capita/year.	✓	✓
48. SOx emissions	SOx emissions in lbs./capita/year.	✓	✓
49. HC emissions	HC emissions in lbs./capita/year.	✓	✓
50. CO emissions	CO emissions in lbs./capita/year.	✓	✓
51. PM emissions	PM emissions in lbs./capita/year.	✓	✓
52. CO2 emissions	CO2 emissions in lbs./capita/year.	✓	✓

1. Key uses for "neighborhood completeness" include: fire/police station, library, park, school, and/or general commercial/retail uses.
2. Title 24 exceedance can include building design, construction material, space conditioning, water heating, and lighting measures for buildings not participating in a formal energy efficiency program sponsored by utilities or comparable organizations.
3. Building energy efficiency program participation through utilities or comparable organizations can include space conditioning, lighting, water heating, and appliance measures.
4. Solar thermal applications can include domestic hot water heating and pool heating.
5. Land area to be included in open space calculation includes any off-site open space associated with a specific SPA plan.

Figure 2  
**BASELINE NEIGHBORHOODS**



- *Solar use.* This includes thermal applications for domestic water and pool heating, and PV power generation applications. In both cases the baseline was set at zero under the assumption that very little solar was installed in the 1970s and 80s in such developments.
- *Vegetation.* This category includes the use of street trees to accomplish air pollution and greenhouse gas uptake. The baseline was set at zero to reflect limited tree planting practices at the time of original development.

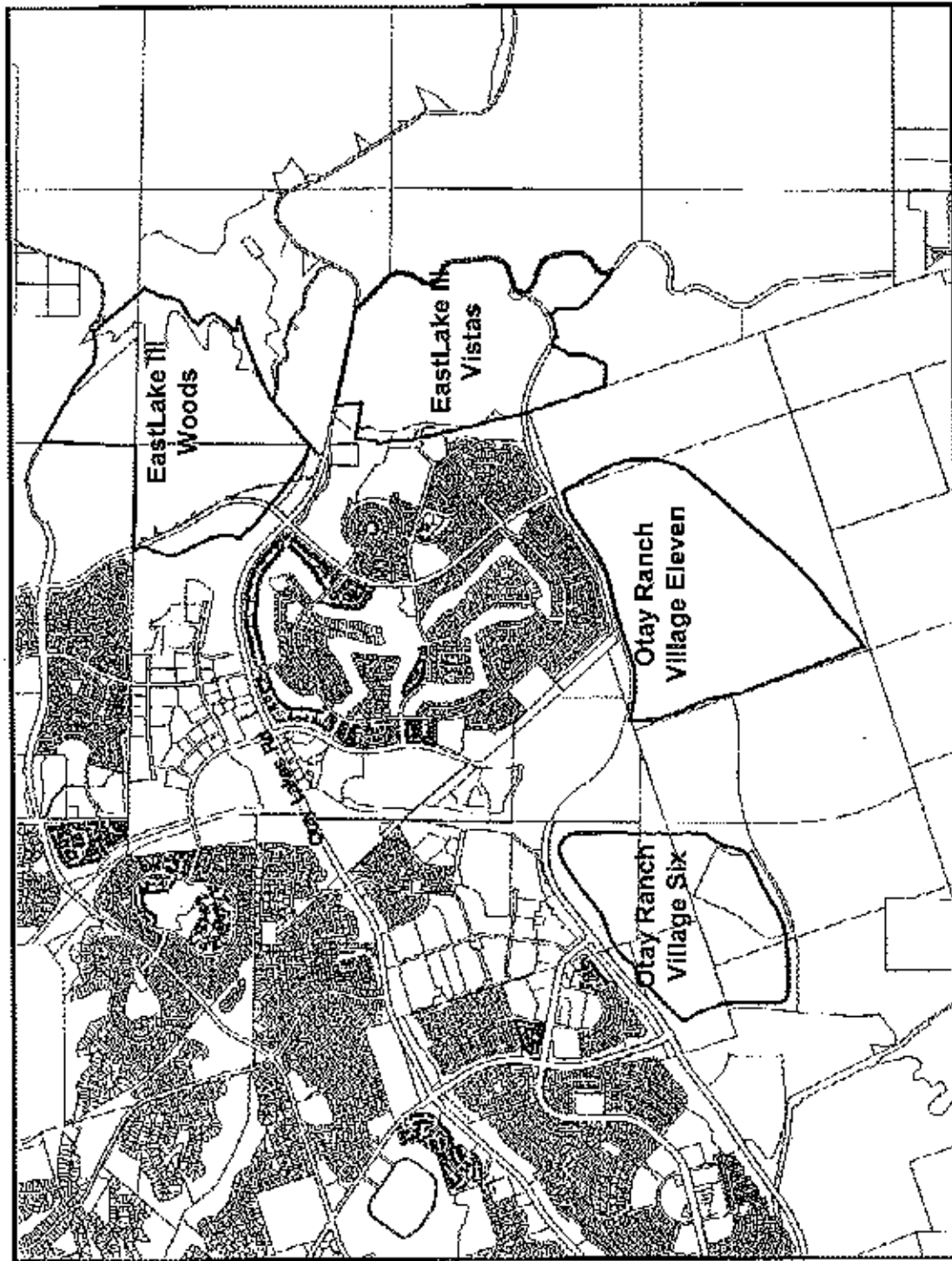
## 2.5 Proposed SPA Plans

The final component of the pilot test was the group of proposed SPAs being modeled for air quality improvement purposes. As shown in Figure 3, the SPAs selected by City staff for the pilot test included:

- *Otay Ranch Village Six.* This is a 386-acre project containing approximately 2000 dwellings and a mix of commercial and public uses.
- *Otay Ranch Village Eleven.* This 489-acre project includes about 2300 dwellings and commercial and public uses.
- *EastLake III.* This is a 748-acre project that includes a 259-acre component known as the Woods with approximately 660 dwellings; and the Vistas, a 229-acre area of about 1400 dwellings and a mix of commercial and public uses.

As originally proposed, these SPAs already contained some level of energy-efficient features that improve air quality and reduce CO<sub>2</sub> emissions. The challenge of the pilot test was to determine if additional benefits can be identified and achieved.

Figure 3  
SPA LOCATIONS



## **3. PILOT TEST**

### **3.1 Baseline Values**

Having assembled the components of the pilot test, the first step in INDEX modeling was the calculation of the baseline values. As described in the previous section, these are "pre-efficiency" indicator scores representative of land development practices in the 1970s and 80s. These scores form a baseline that current SPA proposals can be judged against.

As shown in Table 4, baseline values were computed by measuring the three pre-efficiency neighborhoods and then calculating a weighted average score for each indicator. Exceptions to the weighted average occur with six indicators as noted in Table 4, where anomalous conditions in the neighborhoods produced scores that could not be considered typical. In these instances, City staff adjusted the values to more common or practical levels (see Table 4 footnotes). To assist in interpreting the baseline scores, Table 4 also includes comments on the scores' relationship to common principles of energy-efficient land-use planning.

### **3.2 Original SPA Proposals**

Having set baseline values, the next step was INDEX modeling of the original SPA proposals to obtain their indicator scores. Those SPA scores were then compared to the baseline values as shown in Table 5.

The principal finding from the first round of INDEX modeling is that all three original SPA plans are more energy-efficient than the baseline. Village Six is about 9% more energy-efficient than the baseline, Village Eleven is about 11% more efficient, and EastLake 3 is about 5% better.

Table 4  
**BASELINE INDICATOR SCORES**

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II	College Estates III			
Demographics	1. Population	residents	3482	3249	1839	NA	***		
	2. Households	dwelling units	1159	1083	513	NA	***		
	3. Employment	employees	40	245	40	NA	***		
	4. Land Area	acres	199	242	141	NA	***		
Land-Use	5. Development Footprint	acres/resident	0.06	0.07	0.06	residents	0.084	Typical scores for suburban residential.	
	6. Street Network Extent	street mi./capita	2.43	2.76	2.66	residents	2.604	Typical scores for suburban residential.	
	7. Amenity Proximity (retail)	ft. to closest amenity	2363	3491	4240	dwelling units	3193.9072	Distances over 2,640 ft. are pedestrian unfriendly.	
	8. Single-Family Dwelling Density	DU/acre	8.22	5.51	6.94	dwelling units	6.917	Typical results for suburban residential.	
	9. Multi-Family Dwelling Density	DU/acre	15.66	NA	NA	staff adjusted (1)	16.000	Terra Nova score is favorable; lack of MF in CE 1 & 2 unfairly drags weighted average too low.	
	10. Average Residential Density	DU/acre	9.88	5.51	6.94	dwelling units	7.632	Comments above will ripple here.	
	11. Employment Density	employees/acre	2.51	12.01	4.08	staff adjusted (2)	12.000	TN & CE2 scores are understandable because of schools only; CE1 is at low end of transit feasibility.	



Table 4 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods			Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II			
Land-Use Continued	12. Commercial Building Density	avg. floor area ratio	NA	0.08	NA	staff adjusted (3)	0.350	Baseline projects not sufficiently commercial to calculate reasonable baseline of 0.25-0.50; adjusted to conform with applicable development standard.
	13. Use Mix	0 to 1 index	0.33	0.27	0.36	land area (acres)	0.312	Typical suburban residential scores; generally 0.4 or higher denotes high mix areas.
	14. Use Balance	0 to 1 index	0.52	0.34	0.34	land area (acres)	0.402	Typical suburban residential scores; generally 0.75 or higher is desired.
	15. Neighborhood Completeness	% of key uses	40	40	40	residents	40.000	Coincidental identical scores, all favorable; generally 90 or higher is desired.
	16. Block Size	acres	23.48	9.08	10.75	land area (acres)	14.407	Blocks larger than 4-5 acres are pedestrian unfriendly.
	17. Pedestrian Orientation of Buildings	avg. setback ft.	NA	103	NA	feet of setback	103.000	Pedestrian friendly setbacks are 0-30 ft.
	18. Internal Connectivity for Pedestrians	0 to 1 index	0.73	0.81	0.75	no. of ped. intersections	0.764	All favorable scores; generally 0.75 or higher is desired.
	19. Internal Connectivity for Vehicles	0 to 1 index	0.77	0.79	0.86	no. of street intersections	0.742	All favorable except CE2; generally 0.75 is desired.
	20. External Access for Pedestrians	ft. between access points	1138	804	1983	study perimeter (ft.)	1288.648	Scores below 1,200 ft. are favorable.

Table 4 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II	Weighted By		
Land-Use Continued	21. External Access for Vehicles	ft. between access points	1934	2011	2644	2184.007	Scores below 1,200 ft. are favorable.	
	22. Street Network Density	centerline miles/sq. mi.	15.37	19.71	18.83	18.013	Typical scores for suburban residential.	
	23. Housing Proximity to Transit	ft. to closest stop	1439	1667	881	1401.385	Scores below 1,200 ft. are favorable.	
	24. Employment Proximity to Transit	ft. to closest stop	2819	445	984	803.523	Scores below 1,200 ft. are favorable.	
	25. Transit-Oriented Residential Density	DU/acre w/ 1/4 mi. stop	11	5	7	10.000	TN score is favorable, others are not; minimum should be 10.	
	26. Transit-Oriented Employment Density	emp./acre w/ 1/4 mi. stop	3	12	4	11.252	OE1 score is minimum favorable.	
	27. Title 24 Exceedence	% structures	0	0	0	0		
	28. Building Efficiency Program Participation	% structures	0	0	0	0		
Buildings	29. Solar Thermal Applications	% structures	0	0	0	0		
	30. Solar Power Applications	% structures	0	0	0	0		
	31. Vegetative CO2 Uptake	lbs./yr.	0	0	0	0.000		
	32. Pedestrian Network Coverage	ped. routes/streets ratio	1.41	1.19	1.31	1.284	All favorable scores (anything above 1.0)	
Transportation	33. Pedestrian Crossing Distance	avg. curb to curb ft.	49	41	39	41.726	Pedestrian friendly crossing distances are 30 ft. or less.	
	34. Pedestrian Route Directness	walk ft./straightline ft. ratio	1.62	1.76	1.45	1.637	Scores above 1.5 are unfavorable.	

Table 4 Continued

Element	Pre-Efficiency Neighborhoods									
	Indicator	Units	Terra Nova	College Estates I	College Estates II	Weighted By	Weighted Average	Comments		
Transportation Continued	35. Bicycle Network Coverage	% of streets bikeable	100	100	100	staff adjusted (5)	90.000			
	36. Transit Service Coverage	stops/sq. mi.	8	11	23	land area (acres)	12.873	10-20 is favorable range.		
	37. Daily Auto Driving	veh.-mt./day/capita	22	22	22	residents (6)	22.000	Typical suburban value; generally 20 or less is desirable.		
Infrastructure	38. Residential Water Use	gal./day/capita	128	171	153	residents (7)	149.667			
	39. Park Space Supply	acres/1000 residents	11.20	3.62	7.89	staff adjusted (8)	3.000	TN score is abnormally high.		
Environment	40. Park Proximity	ft. to closest park	2090	2732	1266	dwelling units	2156.611	Distances above 1,200 ft. are unfavorable for pedestrians.		
	41. Open Space Supply	% of land area	19	2	6	land area (acres)	8.779	TN score again unusually high; however, weighted average may be reasonable.		
	42. Open Space Contiguity	0 to 1 index	0.72	0.53	0.56	open space acres	0.679	Scores above 0.5 are favorable.		
	43. Housing Energy Use	MMBtu/yr./capita	28	28	36	residents	31.094	Typical scores.		
	44. Household Transportation Energy Use	MMBtu/yr./capita	47	47	47	residents	46.800	Typical suburban score; generally 40 or less is desirable.		
	45. Nonresidential Building Energy Use	MMBtu/yr./emp.	N/A	18	N/A	employees	18.026	CEI score representative of strip malls; generally 12 or less is desirable.		
	46. Total Energy Use	MMBtu/yr./person	74	75	81	residents & employees	75.561	Typical suburban residential scores for San Diego region.		
	47. NOx Emissions	lbs./yr./person	33.01	33.45	33.82	residents & employees	33.349	Derived from energy scores.		
	48. SOx Emissions	lbs./yr./person	0.72	0.83	0.92	residents & employees	0.805	Derived from energy scores.		

Table 4 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted Average	Weighted By	Comments
			Terra Nova	College Estates I	College Estates II				
Environment Combined	49. HC Emissions	lbs./yr./person	58.43	58.44	58.44	58.435	residents & employees	Derived from energy scores.	
	50. CO Emissions	lbs./yr./person	452.06	452.13	452.23	452.133	residents & employees	Derived from energy scores.	
	51. PM Emissions	lbs./yr./person	0.13	0.14	0.16	0.140	residents & employees	Derived from energy scores.	
	52. CO2 Emissions	lbs./yr./person	10238	10666	10846	10492.572	residents & employees	Derived from energy scores.	

1. Terra Nova score was consistent with citywide average east of I-805; rounded to 16.0.
2. Terra Nova and College Estates 2 scores are for school employment only and do not include any retail or commercial; College Estates 1 score is typical for suburban strip commercial employment; rounded to 12.0.
3. Adjusted value is based on allowable development standard.
4. College Estates 1 and 2 scores are beneath transit minimum; adjusted value is typical minimum for feasible transit service.
5. All three neighborhood scores are considered unusually high; adjusted value reflects likelihood of less-than-full coverage.
6. Estimated by Criterion and Fehr & Peers based on SANDAG regional data.
7. Water use estimated by INDEJ and confirmed with City data.
8. Value adjusted to be consistent with adopted City standard.

Table 5  
ORIGINAL SPA PLAN INDICATOR SCORES

Element	Indicator	Units	Baseline	SPAs		
				OR Village Six	OR Village Eleven	EastLake III
Demographics	1. Population	residents	-	6261	6,974	6173
	2. Households	dwelling units	-	2086	2,061	2,061
	3. Employment	employees	-	241	305	792
	4. Land Area	acres	-	386	489	744
Land-Use	5. Development Footprint	acres/capita	0.064	0.038	0.038	0.071
	6. Street Network Extent	street mi./capita	2.604	1.78	2.05	1.38
	7. Amenity Proximity (retail)	ft. to closest amenity	3193.902	2205	2806	6,224
	8. Single-Family Dwelling Density	* DU/acre	6.917	8.14	7.07	4.50
	9. Multi-Family Dwelling Density	* DU/acre	16.000	24.98	15.80	17.25
	10. Average Residential Density	* DU/acre	7.632	12.26	10.39	5.77
	11. Employment Density	* employees/acre	12.000	5.05	6.80	11.25
	12. Commercial Building Density	* avg. floor area ratio	0.350 (a)	0.35 (a)	0.35 (a)	0.35 (a)
	13. Use Mix	* 0 to 1 index	0.312	0.37	0.31	0.32
	14. Use Balance	* 0 to 1 index	0.402	0.48	0.49	0.44
	15. Neighborhood Completeness	* % of key uses	40.000	60	60	80
	16. Block Size	* acres	14.407	6.14	9.29	18.43
	17. Pedestrian Orientation of Buildings	* avg. setback ft.	103.000	15,000 (a)	15,000 (a)	15,000 (a)
	18. Internal Connectivity for Pedestrians	* 0 to 1 index	0.764	0.98	0.97	0.920
	19. Internal Connectivity for Vehicles	* 0 to 1 index	0.742	0.91	0.91	0.740
	20. External Access for Pedestrians	* ft. between access points	1298.648	1279	819	2595
21. External Access for Vehicles	* ft. between access points	2184.007	1512	1599	4672	
Buildings	22. Street Network Density	* centerline miles/sq. mi.	18.013	17.85	19.37	15.58
	23. Housing Proximity to Transit	* ft. to closest stop	1401.385	944	1560	1327
	24. Employment Proximity to Transit	* ft. to closest stop	803.523	1064	1040	1077
	25. Transit-Oriented Residential Density	* DU/acre w/ 1/4 mi. stop	10.000	12.26	10.40	6.05
	26. Transit-Oriented Employment Density	* emps./acre w/ 1/4 mi. stop	11.252	4	6	10
	27. Title 24 Exceedence	* % structures	0	0	0	0
	28. Building Efficiency Program Participation	* % structures	0	0	0	0
	29. Solar Thermal Applications	* % structures	0	0	0	0
	30. Solar Power Applications	* % structures	0	0	0	0
	31. Vegetative CO2 Uptake	* lbs./yr.	0.000	178300	163,350	169,950

Table 5 Continued

Element	Indicator	Units	Baseline	SPAs		
				OR Village Six	OR Village Eleven	EastLake III
Transportation	32. Pedestrian Network Coverage	* ped. routes/streets ratio	1,284	2.18	2.25	1.82
	33. Pedestrian Crossing Distance	avg. curb to curb ft.	41,726	35	34	52
	34. Pedestrian Route Directness	* walk ft./straight-line ft. ratio	1,637	1.51	1.38	1,610
	35. Bicycle Network Coverage	% of streets bikeable	90,000	95	100,000	97
Infrastructure Environment	36. Transit Service Coverage	stops/sq. mi.	12,873	16	5	18
	37. Daily Auto Driving	veh-mi./day/capita	22,000 (b)	22,000 (b)	22,000 (b)	23,000 (b)
	38. Residential Water Use	gal./day/capita	149,667	150	160	183
	39. Park Space Supply	acres/1000 residents	3,000	1.50 (c)	2.65 (c)	3.08
	40. Park Proximity	ft. to closest park	2156,611	1357	1626	1804
	41. Open Space Supply	% of land area	8,779	10	13	16
	42. Open Space Connectivity	0 to 1 Index	0.679	0.61	0.35	0.67
	43. Housing Energy Use	MMBtu/yr./capita	31,094	24,352	22,563	28,890
	44. Household Transportation Energy Use	MMBtu/yr./capita	46,800 (d)	46,801 (d)	46,801 (d)	46,801 (d)
	45. Nonresidential Building Energy Use	MMBtu/yr./emp.	18,026	14,189	22,364	42,719
	46. Total Energy Use	MMBtu/yr./person (capita + emp)	75,561	69,045	67,392	71,942
	47. NOX Emissions	lbs./yr./person (capita + emp)	33,349	32,659	32,507	33,353
48. SOX Emissions	lbs./yr./person (capita + emp)	0,805	0,634	0,596	0,606	
49. HC Emissions	lbs./yr./person (capita + emp)	58,435	58,432	58,431	58,435	
50. CO Emissions	lbs./yr./person (capita + emp)	452,133	451,983	451,950	452,134	
51. PM Emissions	lbs./yr./person (capita + emp)	0,140	0,110	0,104	0,140	
52. CO2 Emissions	lbs./yr./person (capita + emp)	10,492,572	9,942,781	9,832,839	10,470,883	

Notes:

- a) Values are assumed based on applicable development regulations.
- b) Typical suburban value; generally 20 or less is desirable.
- c) Additional park acreage is provided off-site to meet the City requirement of 3 acres/1000 residents.
- d) Typical suburban value; generally 40 or less desirable.

\* "Top ten" indicators of urban design-based energy efficiency.

Notable characteristics of the SPAs and differences between their scores and the baseline are summarized below by element category:

- *Demographics.* Villages Six and Eleven are relatively similar, each with about 350–500 acres of land accommodating 6,000–7,000 residents, and a relatively small amount of non-residential uses equating to 250–300 jobs. EastLake III is notably larger in land area at approximately 750 acres, and in employment at about 800 jobs.
- *Land-use.* Villages Six and Eleven generally score better than EastLake III in comparison to baseline values. Villages Six and Eleven have favorable residential densities, neighborhood completeness, circulation connectivity, and proximity to transit. EastLake III enjoys better employment density and the highest neighborhood completeness, but unfavorable scores in residential density and some circulation features, e.g. walk distance to retail and transit-oriented residential density. In general, all three SPAs achieve their energy and emissions advantage over the baseline in this element primarily through higher total population densities, which reduces space conditioning, travel, and infrastructure energy use.
- *Transportation.* There was little change between SPA scores and baseline values in this element, except for significant increases in pedestrian network coverage in all three SPAs, and a drop in transit service coverage in Village Eleven.
- *Infrastructure.* Villages Six and Eleven residential water use scored close to the baseline, while EastLake III was notably higher due to its lower density, larger lots whose greater amount of landscaping is estimated to consume more water.
- *Environment.* Village Six has a park space supply score notably below the City standard (but is nonetheless meeting its park demand through the provision of a seven-acre neighborhood park on-site consistent with City requirements, and the community park acreage is being met off-site pursuant to the Otay Ranch General Development Plan). Villages Six and Eleven improved park proximity for their residents in comparison to the baseline, but that distance worsened in EastLake III. Village Eleven's open space contiguity score is unusually low, suggesting unfavorable fragmentation of spaces (generally 0.5 or higher is desirable). This element also contains the energy and emission scores that summarize the combined effects of land-use, buildings, transportation, and infrastructure. Of the ten energy and emission indicators, the principal indicator is total energy use per year by residents and employees combined. All three SPAs exceed the baseline in efficiency terms, largely due to higher

population densities. The SPAs' favorable energy scores are mirrored by similar reductions in pollutant and greenhouse gas emissions.

### 3.3 Modified SPA Proposals

The next step in the pilot test was an invitation for developers to submit modified SPA plans that achieved even greater energy efficiency and air quality than the original proposals. SPA developers had the following options available for modifying their plans in ways that further increased energy efficiency and improved air quality:

- *Land-use density.* This is the intensity of use on properties measured in dwelling units per acre for residential uses and employees per acre for non-residential uses. Extensive research nationally and internationally has conclusively demonstrated that the strongest urban planning technique for increasing energy efficiency is increasing land-use density. Density increases produce significant energy savings in building space conditioning, travel, and infrastructure operations. Although it may have been too late for major density changes in the three test SPAs, this option should be examined in future SPA processes because of its sizable benefits.
- *Land-use diversity.* This is the mix of residential and non-residential uses in an area. Research has also demonstrated that another important technique for increasing energy efficiency is increasing the diversity of land-uses. Greater diversity produces energy savings in the same space conditioning, travel, and infrastructure end-uses as density does through better use of system capacities. Again, it may have been too late to consider diversity changes in the three test SPAs, but the option warrants future consideration in other SPAs.
- *Multimodal circulation design.* Another strong technique for saving energy in land development is designing an efficient and convenient multimodal circulation system. Such a system is composed of features that allow walking, biking, and transit use in addition to auto driving. Important components include relatively dense street networks, completeness of sidewalks, and relatively direct routes from common origins to popular destinations. As with density and diversity, it may have been too late for significant circulation changes in the test SPAs.
- *Building construction standards.* SPA developers may opt for a commitment to reduce building energy use by exceeding Title 24. Developers could propose the amount of Title 24 exceedence per building type and the number of buildings that will participate in such exceedence. A developer could exercise this option by committing to a utility or comparable energy efficiency



program that offers beyond-code services, or by simply committing that merchant builders will achieve the stipulated exceedence by means of their own choosing.

- *Solar systems.* SPA developers could opt to reduce grid-supplied energy by installing solar thermal or PV systems in buildings. Developers could propose the type and capacity of systems to be used, and the number of structures that will receive such systems.
- *Tree planting.* This category allowed SPA developers to offer additional tree planting that will offset greenhouse gas emissions. Selection of this option will not improve a SPA's energy efficiency or air pollutant emissions, but will help mitigate climate change.

After consideration of these options, the best SPA developers voluntarily selected the following action measures to improve their projects' energy efficiency and air quality:

- *EastLake III.* 72 single-family homes will achieve a 15% Title 24 exceedence using ComfortWise, SDG&E California Energy Star Program, or equivalent program; 255 single-family homes will achieve a 15% Title 24 exceedence using the SDG&E California Energy Star Program; and an additional 855 trees will be planted.
- *Otay Ranch Village Six.* 482 single-family homes will achieve a 10% Title 24 exceedence using designer/builder-selected measures; and an additional 792 trees will be planted.
- *Otay Ranch Village Eleven.* No additional measures selected.

With these modifications, the SPA plans were modeled again to recalculate indicator scores and identify final energy savings and air quality improvements. These results are shown in Table 6 indicating an approximate 1% energy use reduction for EastLake III and Village Six between original and modified plans. Also, the additional tree planting in EastLake III and Village Six resulted in beneficial CO<sub>2</sub> uptake increases of 25% and 22%, respectively.

Table 6  
**MODIFIED SPA PLAN INDICATOR SCORES**

Element	Indicator	Units	Baseline	Original Village Six	Modified Village Six	Original EastLake III	Modified EastLake III
Demographics	1. Population	residents	--	8261	6261	6173	6173
	2. Households	dwelling units	--	2086	2086	2081	2061
	3. Employment	employees	--	241	241	792	792
	4. Land Area	acres	--	386	386	744	744
Land-Use	5. Development Footprint	acres/resident	0.064	0.038	0.038	0.071	0.071
	6. Street Network Extent	street mi./capita	2.604	1.78	1.78	1.38	1.38
	7. Amenity Proximity (retail)	ft.	3193.902	2205	2205	6224	6224
	8. Single-Family Dwelling Density	DU/acre	6.917	8.14	8.14	4.50	4.50
	9. Multi-Family Dwelling Density	DU/acre	16.000	24.98	24.98	17.25	17.25
	10. Average Residential Density	DU/acre	7.632	12.26	12.26	5.77	5.77
	11. Employment Density	emps./acre	12.000	5.05	5.05	11.25	11.25
	12. Commercial Building Density	ratio	0.350	0.35	0.35	0.35	0.35
	13. Use Mix	0 to 1 index	0.312	0.37	0.37	0.32	0.32
	14. Use Balance	0 to 1 index	0.402	0.48	0.48	0.44	0.44
	15. Neighborhood Completeness	% of key uses	40.000	60	60	80	80
	16. Block Size	acres	14.407	6.14	6.14	18.43	18.43
	17. Pedestrian Orientation of Buildings	ft.	103.000	15.000	15.000	15.000	15.000
	18. Internal Connectivity for Pedestrians	0 to 1 index	0.764	0.99	0.99	0.920	0.920
	19. Internal Connectivity for Vehicles	0 to 1 index	0.742	0.91	0.91	0.740	0.740
	20. External Access for Pedestrians	ft. between points	1298.648	1279	1279	2595	2595
	21. External Access for Vehicles	ft. between points	2184.007	1512	1512	4672	4672
	22. Street Network Density	miles/sq. mi.	18.013	17.88	17.86	15.59	15.59
	23. Housing Proximity to Transit	ft. to closest stop	1401.385	944	944	1327	1327
	24. Employment Proximity to Transit	ft. to closest stop	803.523	1064	1064	1077	1077
	25. Transit-Oriented Residential Density	DU/acre w/ 1/4 mi.	10.000	12.26	12.26	6.06	6.06
	26. Transit-Oriented Employment Density	emps./acre w/ 1/4 mi.	11.252	4	4	10	10

Table 6 Continued

Element	Indicator	Units	Baseline	Original Village Six	Modified Village Six	Original EastLake III	Modified EastLake III
Buildings	27. Title 24 Exceedence	% structures	0	0	46	0	23
	28. Building Efficiency Program Participation	% structures	0	0	0	0	0
	29. Solar Thermal Applications	% structures	0	0	0	0	0
	30. Solar Power Applications	% structures	0	0	0	0	0
	31. Vegetative CO2 Uptake	lbs./yr.	0.000	179300	218900	169950	212700
Transportation	32. Pedestrian Network Coverage	ped. routes/streets ratio	1.284	2.18	2.18	1.82	1.82
	33. Pedestrian Crossing Distance	ft. curb to curb	41.726	35	35	52	52
	34. Pedestrian Route Directness	walk ft./straightline ft. ratio	1.637	1.51	1.51	1.610	1.610
	35. Bicycle Network Coverage	% of streets bikeable	90.000	95	95	97	97
	36. Transit Service Coverage	stops/sq. mi.	12.873	16	16	18	18
	37. Daily Auto Driving	veh.-mi./day/capita	22.000	22.000	22.000	23.000	23.000
	38. Residential Water Use	gal./day/capita	149.667	150	150	193	193
	39. Park Space Supply	acres/1000 residents	3.000	1.50	1.50	3.08	3.08
	40. Park Proximity	ft. to closest park	2156.611	1357	1357	1804	1804
	41. Open Space Supply	% of land area	8.779	10	10	16	16
Infrastructure Environment	42. Open Space Contiguity	0 to 1 index	0.679	0.61	0.61	0.67	0.67
	43. Housing Energy Use	MMBtu/yr./capita	31.084	24.352	23.529	28.890	28.040
	44. Household Transportation Energy Use	MMBtu/yr./capita	46.800	46.801	46.801	46.801	46.801
	45. Nonresidential Building Energy Use	MMBtu/yr./emp	18.026	14.189	14.189	42.719	42.719
	46. Total Energy Use	MMBtu/yr./person	75.561	69.045	68.254	71.942	71.189
	47. NOx Emissions	lbs./yr./person	33.349	32.659	32.574	33.353	33.272
	48. SOx Emissions	lbs./yr./person	0.805	0.634	0.613	0.806	0.786
	49. HC Emissions	lbs./yr./person	58.435	58.432	58.431	58.435	58.435
	50. CO Emissions	lbs./yr./person	452.133	451.983	451.964	452.134	452.116
	51. PM Emissions	lbs./yr./person	0.140	0.110	0.110	0.140	0.140
	52. CO2 Emissions	lbs./yr./person	10492.572	9942.781	9873.000	10470.883	10403.764

### 3.4 Final Results

Based on the modified SPA plans, the pilot test's final results for energy savings, air quality improvements, and greenhouse gas reductions are as follows:

	<b>Baseline</b>	<b>Village Six</b>	<b>Village Eleven</b>	<b>EastLake III</b>
Total energy use (MMBtu/yr/capita)	75.56	68.25	67.39	71.19
% energy reduction	---	9.70	10.80	5.80
Total air pollutant emissions (lbs/yr/capita)	544.85	543.68	543.59	544.75
% air pollutant emissions reduction	---	0.21	0.23	0.01
Total greenhouse gas emissions (lbs/yr/capita)	10,493.00	9,873.00	9,833.00	10,404.00
% greenhouse gas emissions reduction	---	5.90	6.29	0.85

# **WATER CONSERVATION PLAN**

## **SECTIONAL PLANNING AREA (SPA) PLAN EASTLAKE III GDP**

### **EASTLAKE III - LAKE POINTE MIXED-USE**

#### **ADDENDUM**

**Amendment Adopted September 25, 2012**

**By Resolution No. 2012-186**

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**SECTION II.8  
WATER CONSERVATION PLAN**

**TABLE OF CONTENTS**

<u>SECTION</u>	<u>PAGE</u>
II.8.1 Executive Summary .....	II.8-1
II.8.2 Introduction .....	II.8-2
II.8.3 Purpose .....	II.8-3
II.8.4 Project Description .....	II.8-4
II.8.5 Water Service & Supply .....	II.8-5
II.8.6 Projected Water Use .....	II.8-6
II.8.7 State and Federal Water Conservation Requirements .....	II.8-7
II.8.8 Local Water Conservation Requirements .....	II.8-8
II.8.9 Water Conservation Estimated Savings .....	II.8-9
II.8.10 Implementation Measures .....	II.8-10
II.8.11 Monitoring .....	II.8-11

## LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
Table 1 Water Conservation Measures .....	11.8-1
Table 2 Potable Water Demand .....	11.8-7
Table 3 Irrigation Demand .....	11.8-7
Table 4 Total Water Conservation Estimate .....	11.8-11

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
WC-1 Site Utilization Plan .....	11.8-4.5

### **II.8.1 Executive Summary**

When the EastLake III SPA was originally adopted, the entire project was included in a water conservation pilot program to determine which conservation measures were practical and efficient. Based on the results from that program, the City of Chula Vista has established a formal program of water conservation measures to be included in new SPAS or SPA amendments such as the proposed EastLake III Lake Pointe Mixed-Use project. This Water Conservation Plan implements those requirements for the SPA Amendment project area.

As detailed in this plan, numerous features have been included in the project and commitments made by the developer to minimize the use of water during the construction and use of development within the EastLake III Olympic Pointe Condominiums. These measures are expected to result in an average water savings of 0.009 million gallons per day (MGD).

The following water conservation measures will be implemented in the project:

**Table I  
Water Conservation Measures**

- Hot Water Pipe Insulation
- Pressure Reducing Valves
- Water Efficient Dishwashers
- Evapotranspiration Controllers
- Water Efficient Landscaping



## **II.8.2 Introduction**

The EastLake III Lake Pointe Mixed-Use project is a development component of the EastLake Planned Community located in the eastern portion of the City of Chula Vista (City). The EastLake III SPA includes two separate residential neighborhoods, Eastlake Woods and Eastlake Vistas, and a mixed-use "Activity Core" at the southern end of the SPA, adjacent to the Olympic Training Center (OTC) entrance. The predominate land use in the EastLake III SPA is single family residential with a large complement of public school sites, a commercial site and a CPF site in the Activity Core, and a greenbelt along Salt Creek. The proposed Olympic Pointe Condominiums will be located in the Activity Core, at the southern end of the EastLake Vistas neighborhood on a parcel that was originally designated visitor commercial uses but was never developed.

The approach to water conservation outlined in this plan is intended to be comprehensive and implemented throughout the life of the development project. Water conservation during construction and after occupancy is addressed, as well as the installation of water conserving landscaping, appliances and fixtures.

The following are goals of the EastLake III Olympic Pointe Condominiums Water Conservation Plan (WCP):

- To conserve water during and after construction of the project.
2. To comply with the water conservation standards and policies of the City of Chula Vista and Otay Water District. .
3. To create a comprehensive framework for the design, implementation and maintenance of water conserving measures, both indoor and outdoor.
4. To be economically efficient and cost effective.

### 5. 11.8.3 Purpose

The purpose of this Water Conservation Plan (WCP) is to respond to the Growth Management Policies of the City of Chula Vista which require larger development projects to prepare a WCP. The water conservation measures presented in this plan are intended to respond to the long term need to conserve water in new development.

The City has adopted formal guidelines for the preparation and implementation of the required WCPs. This WCP incorporates the requirements of the adopted guidelines by following the mandated format for WCPs and incorporating the required water conservation measures into the Eastlake III Lake Pointe Mixed-Use project. The guidelines require the following water conservation measures in all large residential projects subject to WCP requirements:

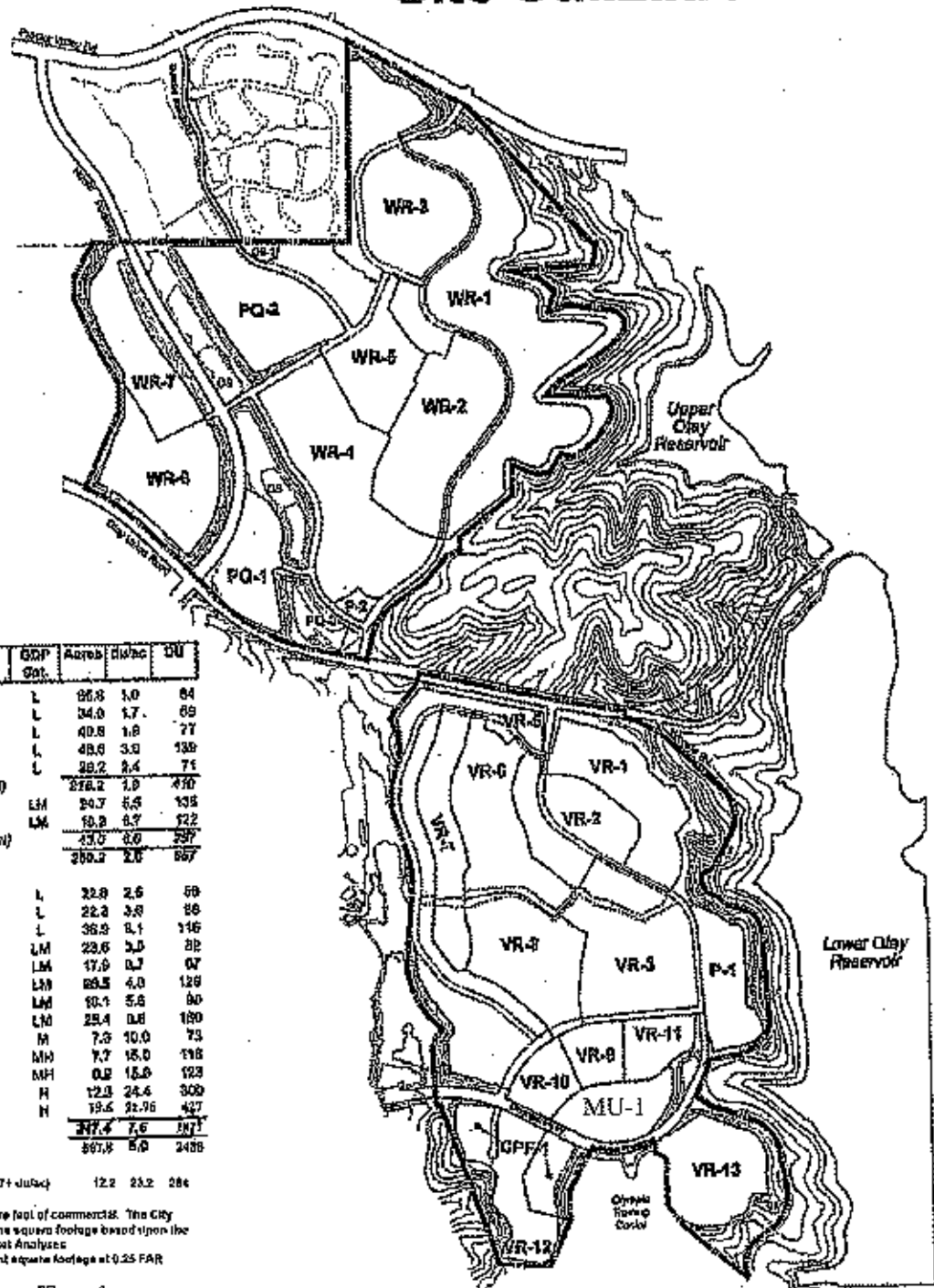
- Hot water pipe insulation
- Pressure reducing valves
- Water efficient dishwashers
- At least one water conservation measure from the outdoor category identified on the Residential Water Conservation Measures list.

At least one additional water conservation measure from either the indoor or outdoor categories identified on the Residential Water Conservation Measures list.

#### **II.8.4 Project Description**

The EastLake III Lake Pointe Mixed-Use project is an amendment to the adopted EastLake SPA Plan for a parcel previously designated for tourist commercial development. The 12.4 acre parcel is located within the Activity Core of EastLake III, just north of the entrance to the OTC. The site is accessed via Olympic Parkway and overlooks Lower Otay Reservoir (see Site Utilization Plan Exhibit WC-1). The parcel is proposed to be developed with 288 dwelling units in multi-story buildings at an average density of 23.2 dwelling units/acre.

# Site Utilization Plan



## RESIDENTIAL

Parcel Number	Land Use	GRF Cat.	Acres	sq/acre	DU
WR-1	Single Family	L	86.8	1.0	84
WR-2	Single Family	L	34.0	1.7	69
WR-3	Single Family	L	40.8	1.8	77
WR-4	Single Family	L	48.6	3.0	138
WR-5	Single Family	L	29.2	2.4	71
Residential Sub-total (Woods East)			239.2	1.9	481
WR-6	Single Family	LM	24.7	5.5	138
WR-7	Single Family	LM	10.2	8.7	122
Residential Sub-total (Woods West)			34.9	6.6	260
Residential Sub-total (Woods)			274.2	2.0	867
<b>Violas</b>					
VR-1	Single Family	L	22.8	2.6	58
VR-2	Single Family	L	22.2	3.8	86
VR-3	Single Family	L	36.8	8.1	146
VR-4	Single Family	LM	29.6	3.0	88
VR-5	Single Family	LM	17.0	0.7	67
VR-6	Single Family	LM	69.5	4.0	129
VR-7	Single Family	LM	10.1	5.8	60
VR-8	Single Family	LM	25.4	0.8	180
VR-9	Single-Mult-Family	M	7.9	10.0	73
VR-10	Multi-Family	MH	7.7	18.0	118
VR-11	Multi-Family	MH	0.2	15.0	123
VR-12	Multi-Family	H	12.3	24.4	309
VR-13	Multi-Family	H	19.4	32.96	427
Residential Sub-total (Violas)			247.4	7.6	1071
Sub-total Residential			521.6	5.0	2436

## MIXED USE

MU-1	Residential - High (18-27+ du/acre) Commercial (CPE)**	12.2	23.2	286
------	---	------	------	-----

\* Minimum 10,000 square feet of commercial. The City Council may increase the square footage based upon the results of Market Support Analysis.  
\*\* 0.3 acres or equivalent square footage at 0.25 FAR

## NON-RESIDENTIAL

G-1	Considential - Retail	DR	0
P-1	Public Park	P	13.6
P-2	Private Recreation	L	1.7
PQ-1	Elementary School	PQ	14.8
PQ-2	Jr. High School	PQ	24.8
PQ-3	Fire Station	PQ	1.1
GPF-1	Openm. Purpose Fac.	PD	12.9
OS	Open Space	OS	213.4
OS-1	OS/Street Parking	OS	1.1
	Major Circulation	cr	25.5
Sub-total Non-Residential			110.2
<b>PROJECT TOTAL</b>			<b>748.3 3.7 2772</b>

Exhibit WC-1

**EASTLAKE III**  
A planned community by The EastLake Company

(9/25/12)

II.8-4.5

WATER CONSERVATION PLAN

### **IL.8.5 Water Service & Supply**

Most of the potable water used in San Diego County is imported from the Colorado River and the Sacramento-San Joaquin Rivers Delta. A small portion is from local surface water storage reservoirs and groundwater.

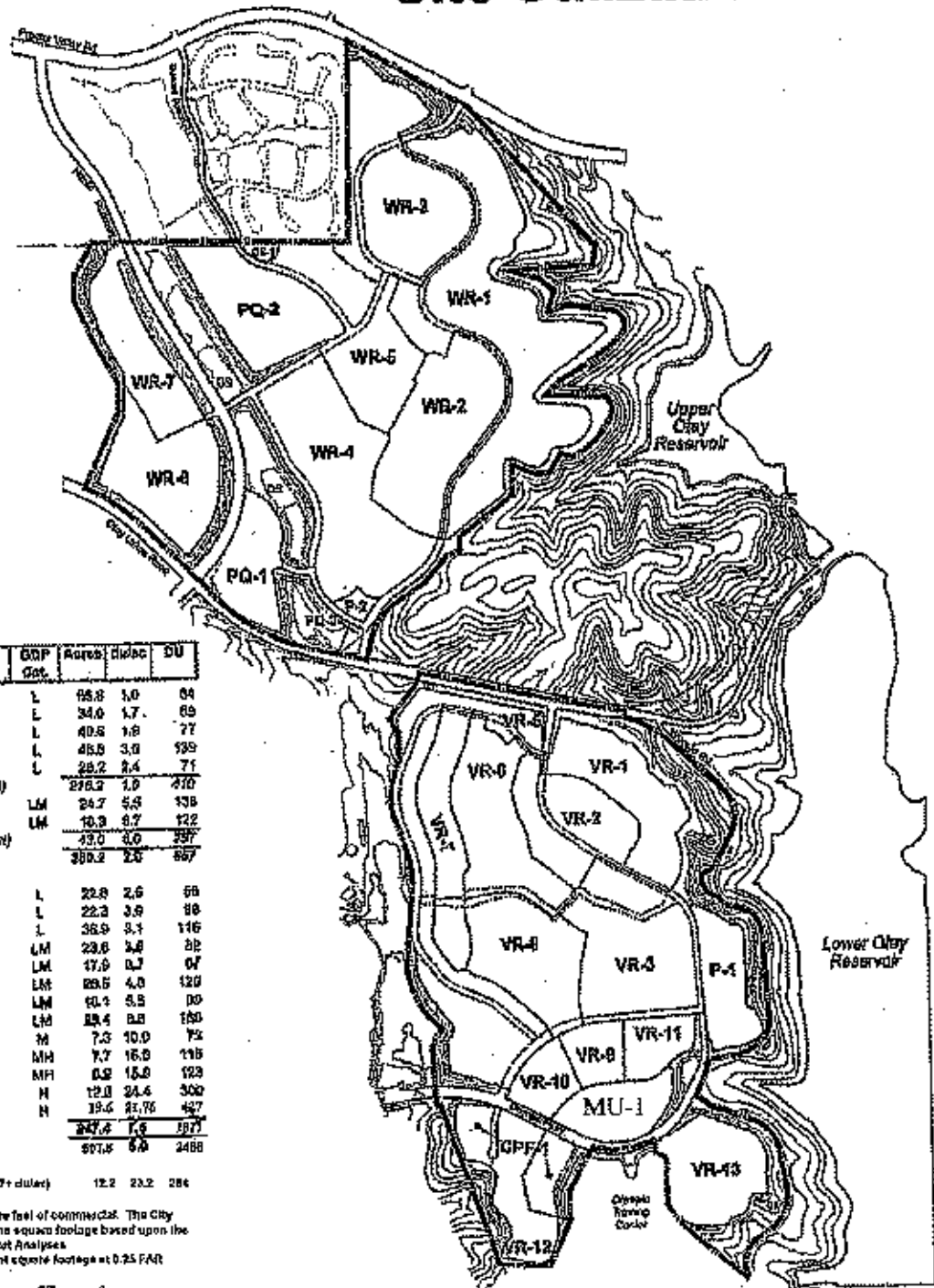
The Otay Water District (OWD) provides water service to the EastLake III SPA project area. The OWD is a member of the San Diego County Water Authority (CWA) which purchases the imported water from the Metropolitan Water District of Southern California (MWD). The OWD obtains filtered water from CWA and delivers it local customers.

The EastLake III SPA is located within the OWD's Central Service Area. The project will receive its water supply from the District's Central Area System. Potable water is provided to the Central Service Area of the Otay Water District via the Second San Diego Aqueduct. Water is delivered at aqueduct connections No. 10 and No. 12 and is conveyed by gravity to the Central Service Area emergency/operating reservoirs at a grade of 624 feet. Water is then pumped to the existing 711 and 980 service zones. The proposed EastLake III Lake Pointe Mixed-Use project will be served from the 980 service zone.

The OWD also provides recycled water to the project area. The District owns and operates the Ralph W. Chapman Water Recycling Facility located near the intersection of Singer Lane and Highway 94. This plant has a stated capacity of 1.3 million gallons of recycled water per day for non-potable water uses such as irrigation of golf courses, school playing fields, public parks, and public landscaping. An additional recycled water supply will be available from the City of San Diego's 15.0 million gallons per day (MGD) capacity South Bay Water Reclamation Plant, which is located in the Tijuana River Valley at Monument and Dairy Mart Roads near the Mexican border. The initial phase of this plant was recently completed.

Recycled water requirements for the project will be coordinated by the Otay Water District and the City of Chula Vista. The phased construction of potable and recycled water facilities, based on the District-approved master plans, will be incorporated into the EastLake III SPA Public Facilities Financing Plan and/or subdivision map conditions for the project to assure timely provision of required facilities. The current tentative map conditions do not require recycled water use to this project because of its proximity to the Otay Lakes and the potential for recycled water runoff to the lakes.

# Site Utilization Plan



## RESIDENTIAL

Parcel Number	Land Use	DDP Cat.	Acres	Dblac	DU
WR-1	Single Family	L	66.8	1.0	64
WR-2	Single Family	L	34.0	1.7	69
WR-3	Single Family	L	40.8	1.8	77
WR-4	Single Family	L	46.8	3.8	139
WR-5	Single Family	L	29.2	3.4	71
Residential Sub-total (Woods East)			218.2	1.0	410
WR-6	Single Family	LM	24.7	5.3	138
WR-7	Single Family	LM	10.9	8.7	122
Residential Sub-total (Woods West)			35.6	8.0	260
Residential Sub-total (Woods):			389.2	2.0	667
<b>Village</b>					
VR-1	Single Family	L	22.8	2.6	68
VR-2	Single Family	L	22.3	3.9	88
VR-3	Single Family	L	38.9	3.1	146
VR-4	Single Family	LM	29.8	3.8	88
VR-5	Single Family	LM	17.0	0.7	67
VR-6	Single Family	LM	88.6	4.0	120
VR-7	Single Family	LM	91.1	5.5	80
VR-8	Single Family	LM	88.4	8.8	180
VR-9	Single-Family	M	7.3	10.0	72
VR-10	Multi-Family	MH	7.7	15.0	118
VR-11	Multi-Family	MH	0.9	15.0	123
VR-12	Multi-Family	H	19.0	24.4	300
VR-13	Multi-Family	H	18.4	21.76	427
Residential Sub-total (Village):			247.6	1.6	1871
Sub-total Residential:			671.8	6.9	2488

## NON-RESIDENTIAL

MU-1	Residential - High (18-27+ dunes)		12.2	23.2	284
COMMERCIAL USE					
G-1	Commercial - Retail	GR	0		
P-1	Public Park	P	13.5		
P-2	Private Recreation	L	1.7		
PQ-1	Elementary School	PQ	14.3		
PQ-2	Jr. High School	PQ	94.8		
PQ-3	Fire Station	PQ	1.1		
GPF-1	Opera, Purpose Fac.	PO	12.9		
OS	Open Space	OS	113.4		
CB-1	OS School Parking	CB	1.1		
CB	Major Circulation	CB	28.6		
Sub-total Non-Residential:			140.4		
<b>PROJECT TOTAL</b>			<b>748.3</b>	<b>3.7</b>	<b>2772</b>

**EASTLAKE III**  
A planned community by The EastLake Company

(9/25/12)

II.8-4.5

WATER CONSERVATION PLAN

Exhibit WC-1

### **II.8.5 Water Service & Supply**

Most of the potable water used in San Diego County is imported from the Colorado River and the Sacramento-San Joaquin Rivers Delta. A small portion is from local surface water storage reservoirs and groundwater.

The Otay Water District (OWD) provides water service to the EastLake III SPA project area. The OWD is a member of the San Diego County Water Authority (CWA) which purchases the imported water from the Metropolitan Water District of Southern California (MWD). The OWD obtains filtered water from CWA and delivers it local customers.

The EastLake III SPA is located within the OWD's Central Service Area. The project will receive its water supply from the District's Central Area System. Potable water is provided to the Central Service Area of the Otay Water District via the Second San Diego Aqueduct. Water is delivered at aqueduct connections No. 10 and No. 12 and is conveyed by gravity to the Central Service Area emergency/operating reservoirs at a grade of 624 feet. Water is then pumped to the existing 711 and 980 service zones. The proposed EastLake III Lake Pointe Mixed-Use project will be served from the 980 service zone.

The OWD also provides recycled water to the project area. The District owns and operates the Ralph W. Chapman Water Recycling Facility located near the intersection of Singer Lane and Highway 94. This plant has a stated capacity of 1.3 million gallons of recycled water per day for non-potable water uses such as irrigation of golf courses, school playing fields, public parks, and public landscaping. An additional recycled water supply will be available from the City of San Diego's 15.0 million gallons per day (MGD) capacity South Bay Water Reclamation Plant, which is located in the Tijuana River Valley at Monument and Dairy Mart Roads near the Mexican border. The initial phase of this plant was recently completed.

Recycled water requirements for the project will be coordinated by the Otay Water District and the City of Chula Vista. The phased construction of potable and recycled water facilities, based on the District-approved master plans, will be incorporated into the EastLake III SPA Public Facilities Financing Plan and/or subdivision map conditions for the project to assure timely provision of required facilities. The current tentative map conditions do not require recycled water use to this project because of its proximity to the Otay Lakes and the potential for recycled water runoff to the lakes.

## II.8.6 Projected Water Use

This section presents information on the anticipated water demand of the EastLake III Lake Pointe Mixed project only. As noted previously, the remainder of the EastLake III SPA development was included in the City of Chula Vista's Water Conservation Pilot Program and the adopted Water Conservation Plan remains in effect for that area outside of the EastLake III Olympic Pointe Condominiums.

Table 2 shows projected water use in the EastLake III Lake Pointe Mixed-Use project, based on average use rates from the Otay Water District's 2002 Water Resources Master Plan, which do not reflect significant conservation measures, and the proposed land use statistics.

**Table 2**  
**Portable Water Demand**

Land Use	Net Area (ac)	Dwelling Units	Unit Demand	Average Annual Day Demand (gpd)*
MF Residential	12.4	284	300 gpd/du	85,200
<b>TOTAL</b>				<b>0.085 mgd</b>
* gpd = gallons per day; mgd = million gallons per day				

The projected demand for landscape irrigation in the EastLake III Olympic Pointe Condominiums is 0.0080 MGD, as shown in Table 3 below.

**Table 3**  
**Irrigation Demand**

Land Use	Net Area (ac)	Percent Irrigated	Irrigated Area (ac)	Irrigation Rate (gpd/ac)	Average Day Demand (gpd)*
MF Residential	12.4	15%	1.9	2,152	4,089
<b>TOTAL</b>					<b>0.0040 mgd</b>
* gpd = gallons per day; mgd = million gallons per day					



## 11.8.7 State & Federal Water Conservation Requirements

Some water conservation measures are mandated by state or federal law. The federal water efficiency plumbing standards were included in the Energy Policy Act enacted in 1992, and effective January 1, 1994. Passage of the Act provided a uniform standard for manufacturers of water-using fixtures including ultra-low-flow toilets, low-flow showerheads and faucets, aerators, washing machines and other appliances and fixtures.

State regulation of water efficiency is based on the California Constitution and Water Code. The Constitution provides the basis for efficient water use and is the foundation for the state's subsequent policies and mandates regarding water conservation and reuse. Additionally, the Urban Water Management Planning Act which was adopted by the California Legislature in 1983 and amended serially through 1995. The Act requires advance planning for water supplies to meet projected demands in the short term and long term with emphasis on water conservation, water recycling, emergency planning for drought restrictions on water use, among other provisions.

In California, regulation of manufacturing and installation of hot-water-related plumbing fittings is under the jurisdiction of the California Energy Commission. The efficiency requirements and regulations are incorporated in the California Code of Regulations Title 20, Appliance Efficiency Regulations. These regulations establish the maximum flow rate for all new showerheads, lavatory faucets, sink faucets, and tub spout diverters manufactured, sold or offered for sale in California.

In effect, current federal and state legislation require the use of certain plumbing devices that meet specified maximum flow rates. These devices include:

- Showerheads
- Lavatory Faucets
- Sink Faucets
- Metering Faucets in Public Restrooms
- Tub Spout Diverters
- Residential Water Closets
- Flushometer Valves
- Commercial Water Closets Urinals
- 

Water savings in a typical single family home in Southern California through use of mandated fixtures has been calculated to be approximately 25% of the pre-conservation total.

## II.8.8 Local Water Conservation Requirements

In addition to the State and Federal requirements identified above, the City of Chula Vista and the Otay Water District have also adopted water conservation requirements.

The City of Chula Vista Growth Management Ordinance, Municipal Code Section 19.09.050C, requires a Water Conservation Plan (WCP) to be submitted with all Sectional Planning Area (SPA) Plans. The WCP is to provide an analysis of water usage requirements of the proposed project, as well as a detailed plan of proposed measures for water conservation, use of reclaimed water, and other means of reducing per capita water consumption from the proposed project, as well as defining a program to monitor compliance.

As noted in Section II.8.3 Purpose, all projects subject to a WCP are required to include a specific set of water conservation measures from a menu provided by the City. Per that requirement, the following water conservation measures will be incorporated in the EastLake III

Lake Pointe Mixed-Use, which is entirely residential:

- Hot water pipe insulation
- Pressure reducing valves
- Water efficient dishwashers
- Evapotranspiration Controllers
- Water-efficient landscaping for all developer and builder installed landscaping

These measures are detailed along with estimates of water savings due to conservation in the following chapter.

Landscape irrigation is another significant opportunity for water conservation and local agencies have established their own mandates. The City of Chula Vista Landscape Manual requires the use of recycled water, if available, for landscape irrigation within all designated areas as allowed by state and local health codes. Further, Section 26 of the OWD ordinances state that it is the District's policy that reclaimed water shall be used "...whenever its use is financially and technically feasible, and consistent with legal requirements, preservation of public health, safety and welfare, and the environment." The use of recycled water in the EastLake III Lake Pointe Mixed-Use project is not a condition of the current tentative map because of the project's proximity to Otay Lakes and the potential for excess recycled water to runoff to the lakes.

## 11.8.9 Water Conservation Estimated Savings

Each of the selected water conservation measures included in the project is detailed below along with an estimate of the water savings associated with each.

### Indoor Measures

#### *Hot Water Pipe Insulation*

Insulation of hot water pipes and separation of the hot and cold pipes to reduce heat exchange can reduce the amount of time a faucet will need to flow to produce hot water. The estimated water savings is 2,400 gallons per residential unit per year.

#### *Pressure Reducing Valves*

Installation of a pressure-reducing valve at the water service connection can maintain the pressure below 60 psi, reducing the volume of leakage that may be present and prevent excessive flow of water from all appliances and fixtures. The estimated water savings is 1,800 gallons per residential unit per year.

#### *Water-Efficient Dishwashers*

Dishwashers with water saving features such as water level sensors instead of timed fillers. The estimated water savings is 650 gallons per unit per year.

### Outdoor Measures

#### *Evapotranspiration Controllers*

Timed, fixed irrigation scheduling based on estimates of actual plant evapotranspiration rates. Radio signal from a central control station or satellite transmits information to the controllers to operate the sprinklers for the appropriate length of time. The estimated water savings with evapotranspiration controllers is 20,000 gallons per year per single family residential unit. This projected water savings is excessive for a 288 unit mixed-use project which is estimated to only use an average of 4,089 gallons per day (1.49 million gallons per year) for irrigation. For this analysis, it is assumed that 10 percent of the irrigated water use or 0.149 million gallons per year can be conserved through use of evapotranspiration controllers.

#### *Water-Efficient Landscaping*

Guidelines for water-efficient landscaping are included in the City's Landscape Design Manual. Water efficient landscaping will be utilized on all developer and builder installed landscaping. The estimated water savings by using water efficient landscaping is up to 50 percent of non-efficient landscaping. For a 2,100 square foot (0.048 acre) landscaped area, a water savings of 12,000 gallons per year is estimated. This is equivalent to 250,000 gallons per acre. If 1.9 acres is projected to be irrigated, then the water savings would be 475,000 gallons per year.

Based on the savings estimates associated with each of the water conservation measures detailed above, the total water conservation estimate for the EastLake III Lake Pointe Mixed-use project is 0.009 million gallons per day, per Table 4 below.

**Table 4  
Total Water Conservation Estimate**

<b>Conservation Measure</b>	<b>Estimated Savings (gallons per year)</b>	<b>Units/Acres</b>	<b>Conservation Estimate (gallons/year)</b>
Hot Water Pipe Insulation	2,400 per MF Unit	284	0.682 million
Pressure Reducing Valve	1,800 per MF Unit	284	0.511 million
Water Efficient Dishwasher	650 per MF Unit	284	0.187 million
Evapotranspiration Controllers	78,420 per acre	1.9	0.149 million
Water Efficient Landscaping	250,000 per acre	1.9	0.475 million
<b>TOTAL</b>			<b>2,004 million</b>
<b>Average Daily Savings</b>	--		<b>0.005 MGD</b>

## II.8.10 Implementation Measures

### Implementation Measures

In addition to the implementation measures outlined in the previously adopted EastLake III SPA, the Applicant of the subject Project has committed to following the water conservation measures:

- Indoor water conservation measures:
  - Hot-Water Pipe Insulation: Install insulation on all hot water pipes in all common areas and all tenant-developed areas.
  - Pressure Reducing Valves: Provide pressure reducing valves at all meters, set to deliver water at no higher than 60 psi.
- At least one outdoor water conservation measure and at least one additional water conservation measure from either the indoor or outdoor categories.
  - Outdoor Water Conservation Measures
    - Water Efficient Irrigation System Use of rain sensors and soil moisture measuring devices for scheduling and controlling all landscape irrigation programs in commercial, industrial and business centers including tenant areas.
    - Evapotranspiration (ET) Controllers — Timed, fixed irrigation scheduling based on estimates of actual plant evapotranspiration rates. Radio signal from a central control station or satellite transmits information to the controllers to operate the sprinklers for the appropriate length of time.
    - Water-Efficient Landscaping — Use of native vegetation and drought tolerant plant materials, avoiding grass and turf to the extent practical and use of irrigation systems and controllers as required by the Chula Vista Landscape Manual Use. In addition, the use of drip irrigation where possible and restriction of sprinkler irrigation as recommended by the water purveyors.
    - Recycled Water — Expand use of recycled water beyond areas mandated by the water purveyor to those areas where landscaping is within a reasonable reach of recycled water pipelines, to the extent that such use is acceptable to regulatory authorities.
    - Outdoor Garden Sales All tenants with outdoor garden sales areas to install micro-irrigation systems (trickle or drip irrigation) and provide water conservation educational materials for consumers.

- Optional Water Conservation Measures
  - • Sub-meter all individual units.
  - Provide educational materials and guidance to buyers.

#### Implementation Timing

The implementation measures shall be incorporated in the building plans and installed prior to issuance of certificate of occupancy.

### **II.8.11 Monitoring**

In order to ensure that all provisions of this plan are met, the standard review of landscape and construction documents performed by the City will include an evaluation of compliance with the provisions of this Water Conservation Plan. This approach will allow for a formal determination by the City that each of the required measures is implemented. Future discretionary or administrative actions with regard to development within the EastLake III Lake Pointe Mixed-Use project (e.g., tentative map, building or grading permit, *etc.*) may be utilized to address or ensure compliance with the prescribed water conservation measures.

# EASTLAKE III SPA WATER CONSERVATION PLAN

April 2002

PBS&J Project No.: 131/620911.01

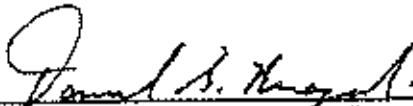
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# Acknowledgements

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# Table of Contents

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CHAPTER	PAGE
Abbreviations and Terms .....	iii

## Water Conservation Plan

II.8.1	Executive Summary .....	1
II.8.2	Introduction.....	2
II.8.3	Purpose.....	2
II.8.4	Water Supply and Service.....	5
II.8.5	Projected Water Use .....	5
II.8.6	Mandated Conservation Measures.....	8
II.8.7	Non-Mandated Conservation Measures.....	8
II.8.8	Water Conservation Target .....	11
II.8.9	Implementation Measures .....	12
II.8.10	Monitoring.....	13

## Tables

1	Adopted Land Use.....	4
2	Projected EastLake III Potable Water Demand .....	6
3	Projected Recycled Water Demands.....	7
4	EastLake III Potable Water Savings Due To Non-Mandated Measures ...	12

## Appendices

A	Site Utilization Plan
B	Otay Water District Ordinance
C	Proposed Recycled Water Use Areas
D	Water Efficient Landscaping Pallets
E	City Review Comments

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# Abbreviations and Terms

## Abbreviations

ac	Acre
CAS	Central Area System
CPF	Community Purpose Facility
CSA	Central Service Area
CFD	Community Facilities District
DU	Dwelling Unit
HOA	Home Owners Association
GDP	General Development Plan
gpd	Gallons per day
gpm	Gallons per minute
MG	Million gallons
MGD	Million gallons per day
MWD	Metropolitan Water District
psi	Pounds per square inch
SDCWA	San Diego County Water Authority
SPA	Sectional Planning Area
WCP	Water Conservation Plan
WRF	Water Recycling Facility
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant

## Terms

District: Olay Water District  
 Project: EastLake III  
 City: City of Chula Vista

## WATER EQUIVALENCIES TABLE

Measure	Equivalencies
1 cubic foot (cf)	7.48 gallons (gal)
1 cubic foot per second (cfs)	62.4 pounds of water (lbs)
1 acre-foot (ac-ft)	43,560 cubic feet (cf)
1 ac-ft	3,259,000 gallons (gal)
1 cfs	450 gallons per minute (gpm)
1 cfs	646,320 gallons per day (gpd)
1 million gallons per day (mgd)	1,120 acre-feet per year (ac-ft/yr)

Note:

An acre-foot covers 1 acre of land 1 foot deep

## **Section II.8 - Water Conservation Plan**

---

### **II.8.1 Executive Summary**

The EastLake III development (Project) is a master-planned community located within the City of Chula Vista (City). The Project encompasses approximately 793 acres and is bordered by the Rolling Hills Ranch development to the north, and the planned EastLake Business Center II, EastLake Trails subdivision, and Otay Ranch Village II to the west. The Upper and Lower Otay Reservoirs form the eastern boundary of the Project. The Project area consists of two subdivisions identified in the EastLake III General Development Plan (GDP) as EastLake Woods and EastLake Vistas. Additionally, the Project includes the property located directly adjacent to the southern boundary of the Olympic Training Center referred to as the Panhandle Site which is designated as part of a future University of California campus.

The City's Growth Management Ordinance requires that all major development projects consisting of 50 dwelling units or more prepare a Water Conservation Plan (WCP) at the time of Sectional Planning Area (SPA) plan preparation. Since there are currently no formal guidelines for the preparation of the WCP, developers have typically prepared the required plans based primarily on State and Federally mandated water conservation measures and closely reflect the requirements of the local water districts.

The City has undertaken an effort to develop and adopt guidelines for the preparation and implementation of required WCPs. The plan is intended to respond to the long-term need to conserve water in new and future developments. Additionally, it is intended that the plan will be implemented over the life of the projects and will establish standards that will be acceptable to future project residents regardless of water availability.

The City's effort involves a pilot study of three master-planned projects, including the EastLake III development. The pilot study will evaluate the relative effectiveness, costs, and issues associated with the implementation of additional water conservation measures beyond those currently mandated. Specific non-mandated water conservation measures identified for implementation in the EastLake III project include:

- Hot water pipe insulation
- Pressure reducing valves
- Water efficient dishwashers
- Evapotranspiration (ET) Controllers
- Drought tolerant landscaping
- Educational Program

The estimated total potable water savings for the Project due to implementation of the non-mandated quantifiable conservation measures is approximately 59,566 gallons per day (gpd), which is approximately 5.3 percent of the total projected potable water demand for the Project. Additional conservation measures are estimated to reduce the projected total potable water demand by an additional 59,070 gallons per day (gpd), which is also approximately 5.3%. Note that recycled water conservation measures were not included in the estimated savings through non-mandated measures.

Merchant builders will be encouraged to display the following conservation measures in model homes and offer them as options to potential homebuyers.

- Dual Flush Toilets
- High-Efficiency Washing Machines
- Hot-Water On-Demand Units

### II.8.2 Introduction

The Project is an approved master-planned community located within the City. As mandated by the City's Growth Management Ordinance, a WCP for the Project is being prepared concurrently with preparation of the SPA Plan. Consistent with the Master Planned Communities Outline, Section II.8 of the EastLake III SPA Plan contains the WCP. In addition to the general requirements specified in the Growth Management Ordinance, the Project has been included in a pilot study to assess specific non-mandated water conservation measures. Consequently, this WCP has been prepared in accordance with the pilot study.

The approach to water conservation outlined in this plan includes identification of specific non-mandated water conservation measures to be implemented throughout the life of the development project. The WCP includes a description of the measures and presents targeted water use reduction goals for the Project.

### II.8.3 Purpose

The purpose of the WCP for the EastLake III development is to identify specific non-mandated water conservation measures to be implemented as part of a pilot study currently being performed by the City. In accordance with the Growth Management Policies of the City, the water conservation measures presented in this plan are intended to respond to the long-term need to conserve water in new and future developments. This plan is intended to be implemented over the life of the project and to establish standards that will be acceptable to future project residents regardless of water availability.

The City's Growth Management Ordinance requires that all major development projects consisting of 50 dwelling units or more prepare a WCP at the time of SPA plan preparation. Currently, there are no guidelines for the preparation of the WCP. Developers have typically prepared the required plans based primarily on State and Federally mandated water conservation measures and reflect the requirements of the local water districts. The City Council has expressed a desire that other currently non-mandated water conservation measures including potential use of gray water and expanded recycled water systems be considered in future WCPs.

In response, the City is undertaking an effort to develop and adopt guidelines for the preparation and implementation of required WCPs. The effort involves a pilot study of three master-planned projects, including the EastLake III development. The pilot study will evaluate the relative effectiveness, costs, and issues associated with the implementation of additional water conservation measures beyond those currently mandated. The results of the evaluation will assist the City and developers in identifying the most beneficial conservation features to be implemented in a particular development.

Specific non-mandated water conservation measures identified for implementation in the EastLake III project include:

- Hot water pipe insulation
- Pressure reducing valves
- Water efficient dishwashers
- Evapotranspiration (ET) Controllers
- Drought tolerant landscaping
- Educational Program

### **Project Description**

The Project encompasses approximately 793 acres located within the City of Chula Vista bordered by the Rolling Hills Ranch development to the north, and the planned EastLake Business Center II, EastLake Trails subdivision, and Otay Ranch Village 11 to the west. The Upper and Lower Otay Reservoirs form the eastern boundary of the Project. The planning area consists of two subdivisions identified in the EastLake III GDP as EastLake Woods and EastLake Vistas. The Project area also includes the property located directly adjacent to the southern boundary of the Olympic Training Center, and is referred to as the Panhandle Site, which is designated as part of a future University of California campus. Specific land use has not been determined for the Panhandle Site and, therefore, this area was not included in this study. A separate WCP will be prepared for the site once land use is determined. Proposed land uses for the planning area are summarized in Table 1.

**Table 1  
Adopted Land Use**

SPA Unit	Land Use	Acres	Dwelling Units
<b>Single-Family Residential</b>			
<i>The Woods</i>			
WR-1	SF Residential	63.3	64
WR-2	SF Residential	34.1	67
WR-3	SF Residential	48.2	66
WR-4	SF Residential	48.3	138
WR-5	SF Residential	22.4	59
WR-6	SF Residential	25.4	138
WR-7	SF Residential	14.7	119
	<i>Subtotal</i>	<b>280.4</b>	<b>602</b>
<i>The Vistas</i>			
VR-1	SF Residential	22.6	68
VR-2	SF Residential	21.9	68
VR-3	SF Residential	36.6	112
VR-4	SF Residential	23.1	81
VR-5	SF Residential	17.6	67
VR-6	SF Residential	28.8	125
VR-7	SF Residential	18.3	89
VR-8	SF Residential	25.3	168
	<i>Subtotal</i>	<b>192.2</b>	<b>778</b>
<b>SF Residential Total</b>		<b>472.6</b>	<b>1,436</b>
<b>Multi-Family Residential</b>			
<i>The Vistas</i>			
VR-9	MF Residential	7.60	75
VR-10	MF Residential	7.9	118
VR-11	MF Residential	8.8	128
VR-12	MF Residential	15.0	300
	<i>Subtotal</i>	<b>39.0</b>	<b>623</b>
<b>MF Residential Total</b>		<b>39.0</b>	<b>623</b>
<b>Miscellaneous</b>			
<i>The Woods</i>			
PQ-2	Jr. High School	25.1	-
PQ-1	Elementary School	14.3	-
PQ-3	Fire Station	1.0	-
P-2	Private Park	1.7	-
	<i>Subtotal</i>	<b>42.1</b>	
<i>The Vistas</i>			
C-1	Commercial	12.0	-
C-2	Commercial	18.7	-
CPF-1	CPF	10.8	-
P-1	Public Park	13.5	-
	<i>Subtotal</i>	<b>55.0</b>	
<b>Miscellaneous Total</b>		<b>97.1</b>	
<b>PROJECT TOTAL</b>		<b>589.7</b>	<b>2,061</b>
<b>WOODS TOTAL</b>		<b>302.5</b>	<b>682</b>
<b>VISTAS TOTAL</b>		<b>286.2</b>	<b>1,388</b>
<b>PANHANDLE TOTAL</b>		<b>44.5</b>	
<b>OPEN SPACE <sup>(1)</sup></b>		<b>136.8</b>	
<b>CIRCULATION <sup>(2)</sup></b>		<b>25.5</b>	
<b>PROJECT TOTAL</b>		<b>795.5</b>	<b>2,061</b>

1. Based on Parkway site land use of UC campus.  
 2. Based on the Site Utilization Plan (see Appendix A).  
 3. Unit breakdown of Open Space and Circulation area not available.

Information pertaining to HOA or CFD controlled landscape areas was not available at the time this study was prepared and, therefore, delineation of these parcels is not included.

#### **II.8.4 Water Supply and Service**

The Project is situated within the Otay Water District (District) and will receive potable and recycled water supply from the District's Central Area System (CAS). The District is a member of the San Diego County Water Authority, which purchases imported water from the Metropolitan Water District of Southern California. The Project will receive water supply from extensions to the existing CAS transmission network.

The District will also provide recycled water service to the Project. As mandated by District policy, recycled water will be utilized for landscape irrigation on all approved greenbelts. Recycled water supply is currently available from the District's Ralph W. Chapman Water Recycling Facility (WRF) located near the intersection of Singer Lane and Highway 94. The plant has a practical capacity of 1.0 million gallons per day (MGD) of recycled water for non-potable water uses such as irrigation of golf courses, school playing fields, public parks, and public and private landscaping. Recycled water supply is also anticipated to be available from the City of San Diego's 15.0 MGD capacity South Bay Water Reclamation Plant, located in the Tijuana River Valley near the US-Mexico border. The South Bay Water Reclamation Plant is expected to be completed in 2002.

#### **II.8.5 Projected Water Use**

##### **Potable Water**

Table 2 contains a summary of the estimated EastLake III potable water demand based on land use type and projected residential density. The unit demands are based on data provided by the District and do not reflect implementation of recommended conservation measures.



**Table 2  
Projected EastLake III Potable Water Demand**

LAND USE	UNITS	UNIT DEMAND <sup>(1)</sup>	DEMAND
<i>Residential</i>			
Single-Family Low Density	531 DU	866 gpd/DU	454,536 gpd
Single-Family Med Density	907 DU	385 gpd/DU	349,195 gpd
Multi-Family	623 DU	188 gpd/DU	117,124 gpd
<i>Mixed Use/Commercial</i>			
Community Purpose	10.8 ac	1,785 gpd/ac	19,278 gpd
Elementary School	14.3 ac	1,250 gpd/ac	17,875 gpd
Junior High School	25.1 ac	1,785 gpd/ac	44,804 gpd
Commercial	30.7 ac	1,785 gpd/ac	54,800 gpd
Fire Station	1.0 ac	1,785 gpd/ac	1,785 gpd
<i>Open Space/Park</i>			
Open Space <sup>(2)</sup>	15.0 ac	2,232 gpd/ac	33,480 gpd
Park <sup>(3)</sup>	13.5 ac	2,232 gpd/ac	30,132 gpd
<b>TOTAL</b>			<b>1,123,008 gpd</b>

1) Unit demand sources:

Residential demand adapted from actual annual water consumption data provided by Jim Passley, Otay Water District, 10/22/01.

Mixed Use/Commercial demand from OWD Water Resources Master Plan (1995)

Park Irrigation demand from OWD Water Resources Master Plan (1995)

Open Space irrigation demand from OWD Water Resources Master Plan (1995)

2) Approximately 15.0 ac of open space will be irrigated with potable water because it is tributary to Lower Otay Lake

3) Park P-1 (13.5 ac) will be irrigated with potable water because it is tributary to Lower Otay Lake.

Park P-2 (1.7 ac) will be irrigated with recycled water.

The total projected potable water use, without non-mandated conservation measures is approximately 1,123,008 gpd.

### Recycled Water

The City requires the use of recycled water, if available, for landscape irrigation within designated areas as defined by state and local health codes. Based on current OWD policies regarding new subdivision development, landscape irrigation for parks, school, greenbelts, road medians, and multi-family residential is required to utilize, where available, recycled water. Recycled water will be used for landscape irrigation on common landscape parcels in the Project in accordance with District Ordinance *Section 26: Water Reclamation Plan and Implementing Procedures* (Appendix B).

Developers have recognized that expansion of the recycled water system to serve irrigation of single-family homes may provide an opportunity for potable water to be offset by recycled water use. Although this has been identified as a potential water conservation measure, the District does not currently support the expansion of the recycled water system to include single-family residential units. Current District policy excludes the use of recycled water for irrigation of land uses not specifically identified in the Master Plan as designated recycled water use areas.

## Section II.8 - Water Conservation Plan

Additional project areas where use of recycled water is specifically prohibited by the District include slopes that lie within the Lower or Upper Otay Reservoir drainage basins. Recycled water will be used for landscape irrigation on all common landscape parcels controlled by homeowner associations, as well as City-maintained slopes, medians, and open space.

The Project will receive recycled water supply from extensions to the existing CSA recycled water transmission system which is currently under construction, but not yet complete. Proposed recycled water use areas within EastLake III are illustrated in the figure included in Appendix C. As specified in the District's Master Plan, the recycled water duty used to convert irrigated acreage into average annual demand (AAD) is 2,232 gallons per day (gpd) per gross acre for all land use types within the Project. The estimated recycled water demands for the Project are presented in Table 3.

**Table 3  
Projected Recycled Water Demands**

SPA Unit	Land Use	Acres <sup>(1)</sup> (gross/ac)	% to be Irrigated (%)	Irrigated Acreage (ac)	Unit Demand (gpd/ac)	AAD Demand
						(gpd)
<i>The Woods</i>						
PQ-2	Jr. High School	25.1	20	5.0	2,232	11,204.6
PO-1	Elementary School	14.3	20	2.9	2,232	6,383.5
PQ-3	Fire Station	1.0	20	0.2	2,232	446.4
P-2 <sup>(2)</sup>	Public Park	1.7	100	1.7	2,232	3,794.4
	<i>Woods Subtotal</i>	42.1		8.8		21,829
<i>The Vistas</i>						
VR-9 to VR-12	MF Residential	39.0	15	5.9	2,232	13,168.8
C-1 and C-2	Commercial	30.7	10	3.1	2,232	6,852.2
CPF-1	CPF	10.8	20	2.2	2,232	4,821.1
	<i>Vistas Subtotal</i>	80.5		11.2		24,842.2
	Circulation	26.6	10	2.6	2,232	5,691.6
	Open Space	121.8	50	60.9	2,232	135,926.8
	<b>Total</b>	269.9		84.4		188,292

1. Based on the Site Utilization Plan (see Appendix A).

2. Park P-1 will be irrigated with potable water because it is tributary to Lower Otay Lake, therefore this demand is not included herein.

3. Open space areas that will be irrigated with potable water were not included. Assumed 50 percent of remaining open space irrigated with recycled water.

The total projected recycled water use is approximately 188,292 gpd.

### II.8.6 Mandated Conservation Measures

The Federal water efficiency plumbing standards are included in the Energy Policy Act enacted in 1992, and effective January 1, 1994. Passage of the Act provided a uniform standard for manufacturers of water-using fixtures including ultra-low-flow toilets, low-flow showerheads and faucets, aerators, washing machines and other appliances and fixtures.

State regulation of water use efficiency is based on the California Constitution and Water Code. The Constitution provides the basis for efficient water use and is the foundation for the State's subsequent policies and mandates regarding water conservation and reuse. Additionally, the Urban Water Management Planning Act which was adopted by the California Legislature in 1983 and amended serially through 1995 requires advance planning for water supplies to meet projected demands in the short term and long term, with emphasis on water conservation, water recycling, emergency planning for drought restrictions on water use and other provisions.

In California, regulation of manufacturing and installation of hot-water-related plumbing fittings is under the jurisdiction of the California Energy Commission. The efficiency requirements and regulations are incorporated in the California Code of Regulations Title 20, Chapter 2, Subchapter 4, Energy Conservation, Article 4: Appliance Efficiency Regulations, California. The regulations establish the maximum flow rate of all new showerheads, lavatory faucets, sink faucets, and tub spout diverters manufactured, sold or offered for sale in California.

In summary, current federal and state legislation mandates apply to the required use of certain plumbing devices that meet specified maximum flow rates. These devices include:

- Showerheads
- Lavatory Faucets
- Sink Faucets
- Metering Faucets in Public Restrooms
- Tub Spout Diverters
- Residential Water Closets
- Flushometer Valves
- Commercial Water Closets
- Urinals

In addition, the City of Chula Vista's Landscape Manual, Part One, General City Requirements, 4.4.3 Water Management Element, requires the use of recycled water, if available, for landscape irrigation within all designated areas as defined by state and local health codes.

### II.8.7 Non-Mandated Conservation Measures

As part of the Water Conservation Pilot Study, the City and participating developers evaluated numerous potential water conservation measures for use within the designated development projects. Based on the evaluation, the developer selected three indoor and three outdoor measures for implementation in all of the participating projects. The indoor measures included Hot Water Pipe Insulation, Pressure Reducing Valves, and Water Efficient Dishwashers. In addition, the master developer of EastLake III has identified outdoor measures for

implementation within the Project. The outdoor measures include an Educational Program, use of ET Controllers, and Water Efficient Landscaping.

The *Water Use Efficiency: Strategies for Proposed Residential Development* report prepared by Bahman Sheikh, Ph.D., P.E. for the City includes a benefit/cost summary of potential conservation measures and may be referred to for such information.

## **INDOOR MEASURES**

### **Hot Water Pipe Insulation**

Insulation of hot water pipes and separation of the hot and cold pipes to reduce heat exchange will reduce the amount of time the faucet will need to flow to produce hot water. The estimated unit water savings is 6.58 gpd/DU, which is equivalent to an average annual water savings of 2,400 gallons per residential dwelling unit.

### **Pressure Reducing Valves**

Installation of a pressure-reducing valve at the water connection location can maintain the pressure within residential units below 60 psi, thereby reducing the volume of leakage that may be present and prevent excessive flow of water from all appliances and fixtures. The estimated unit water savings is 4.93 gpd/DU or an average annual water savings of 1,800 gallons per residential dwelling unit.

### **Water Efficient Dishwashers**

New water efficient dishwashers can save as much as 2 gallons per cycle over a non-efficient model. Based on 0.9 cycles per day per single-family residence, the estimated unit water savings is 1.78 gpd/DU, which equates to an annual water savings of 650 gallons per residential dwelling unit.

## **OUTDOOR MEASURES**

### **Educational Program**

Education of the homeowner as to how to design, maintain and monitor their landscape irrigation system is one of the most cost effective ways to implement water conservation. A key component of the Educational Program will include an Informational Booklet. By creating a laymen's handbook that is instructive on how to properly landscape and irrigate and providing it to each homeowner could provide a substantial potable water savings. According to the City's consultant, the average homeowner can save 15 percent of their watering cost by implementing recommended planting, irrigation, and landscape maintenance practices. For the purpose of this evaluation, an average reduction in landscape irrigation of 15 percent was used for estimation purposes. This is equivalent to 30 gal/day per medium density, single-family dwelling unit and 60 gal/day for low-density single-family dwelling units. The estimated annual water savings is 10,950 gallons per medium density, single-family dwelling unit and 21,900 gallons per low-density single-family dwelling units.

The Educational Program will be a cooperative effort among the City of Chula Vista, the Otay Water District and the Master Developer to train and assist homeowners in the design and installation of water efficient landscaping. The program will include educational seminars conducted by the Master Developer for new homebuyers throughout the construction phase of the Project. The Master Developer will provide all educational materials. The contents of the educational program including an information booklet, shall be approved by the Director of Planning and Building.

### **Evapotranspiration (ET) Controllers**

ET controlled irrigation systems are designed to operate with timed, fixed irrigation scheduling. Radio signals from a central control station transmit the appropriate information to irrigation controllers that operate a number of sprinklers. The controllers activate the irrigation system for the appropriate length of time to deliver the precise amount of water based on real-time estimates of actual plant evapotranspiration. The estimated average water savings per acre is approximately 737 gpd which is approximately a 33 percent savings.

### **Water-Efficient Landscaping**

Guidelines for water-efficient landscaping are included in the City's Landscape Design Manual. Water efficient landscaping will be utilized on open space slopes to be irrigated with potable water. These areas, as well as the approved landscape pallets, are shown in Appendix D. The estimated average water savings per acre is 1,116 gpd which is approximately a 50 percent savings.

### **OPTIONAL MEASURES**

The Master Developer will encourage merchant builders to offer other non-mandated conservation options to homebuyers. It is envisioned that the following water conservation components be displayed in model homes and offered as options to homebuyers. The options may include:

- Dual Flush Toilets
- High-Efficiency Washing Machines
- Hot-Water On-Demand Units

#### **Dual Flush Toilets**

Dual-Flush Toilets are designed to provide the user the option to flush with a partial (0.8 gallons) flow of water or with a full (1.6 gallon) flow, depending on need. According to the pilot study report, the estimated annual water savings is 4,000 gallons per residential unit.

#### **High-Efficiency Washing Machines**

High-efficiency washing machines are front-loading models of clothes washers. Also referred to as horizontal-axis washing machines, they require approximately 60 percent of the water used by conventional washing machines and can provide an annual water savings of 7,000 gallons per residential unit according to the pilot study report.

### Hot-Water On-Demand Units

There are currently two types of hot-water on-demand devices available. The two types include the Pump-Back Device and the Point-of-Use, or Tank-less Water Heater. The frequency of use of the fixture determines the amount of savings.

The Pump-Back Device includes a combination of a valve and a pump. When activated, the cold water residing in the pipe between the water heater storage tank and the fixture is forced into the cold-water pipes until the water arrives at the fixture. Operational cost of the pump-back units involves expenditure of some electrical energy. However, according to the pilot study report, the estimated water savings from pump-back hot water demand units is 5,300 gallons per year per residential unit which is equivalent to 14.5 gpd/DU.

The Point-of-Use, or Tank-less Water Heater includes the installation of small water heaters located very close to the point of use. Water is heated only when and precisely as much as needed and to the exact temperature necessary. According to the pilot study report, the estimated water savings from the Point-of-Use units is 5,300 gallons per year per residential unit which is equivalent to 14.5 gpd/DU.

### Gray Water

Gray water is untreated household wastewater originating from baths, showers, lavatories, and clothes washers, which does not come in contact with toilet waste. The state requirements for use of gray water for landscape irrigation are contained in the California Plumbing Code. The Code contains detailed and strict plumbing design requirements for the collection system, storage, overflow, bypass and distribution of the gray water. Currently, there are no federal regulations affecting the use of gray water.

Based on an economic evaluation performed by the Master Developer, current regulatory limitations, and the uncertainty of future implementation requirements, the Master Developer of the Project has chosen not to include the use of gray water as an optional conservation measure at this time.

### II.B.8 Water Conservation Target

Table 4 provides the estimated potable water savings for the Project due to implementation of the non-mandated conservation measures, excluding those identified as optional measures, described above. Note that the estimated savings are applicable to projected potable water use within the Project. Recycled water conservation measures have not been considered.

The total projected water savings for the Project, due to implementation of non-mandated quantifiable measures, is approximately 59,566 gallons per day (gpd), which is approximately 5.3 percent of the total projected potable water demand summarized in Table 2. It is estimated that the Educational Program could reduce the projected total potable water demand by an additional 59,070 gallons per day (gpd), which is approximately 5.3%.

**Table 4**  
**EastLake III Potable Water Savings Due To Non-Mandated Measures**

Water Saving Measures	Units	Unit Water Savings <sup>(1)</sup>	Savings
<b>Quantifiable</b>			
<i>Residential</i>			
Hot Water Pipe Insulation	2061 DU	6.58 gpd/DU	13,561 gpd
Pressure Reducing Valves	2061 DU	4.90 gpd/DU	10,161 gpd
Water Efficient Dishwashers	2061 DU	1.78 gpd/DU	3,669 gpd
ET Controllers for Parkway Irrigation	9.2 ac	737 gpd/ac	6,780 gpd
<i>Open Space</i>			
Use of Water Efficient Landscaping	15.0 ac	1,116 gpd/ac	16,740 gpd
ET Controllers for OS Irrigation	23.5 ac	368 gpd/ac	8,655 gpd
<b>Subtotal</b>			<b>59,566 gpd</b>
<b>Saving Based on Total Demand<sup>(2)</sup></b>			<b>5.3 %</b>
<b>Estimated</b>			
<i>Residential</i>			
Educational Program (Low Density)	531 DU	60 gpd/DU	31,860 gpd
Educational Program (Med Density)	907 DU	30 gpd/DU	27,210 gpd
<b>Subtotal</b>			<b>59,070 gpd</b>
<b>Saving Based on Total Demand<sup>(2)</sup></b>			<b>5.3 %</b>
<b>Total Saving Based on Total Demand<sup>(2)</sup></b>			<b>118,636 gpd</b> <b>11 %</b>

1) Unit water savings data sources:

Pipe insulation, pressure reducing valves, efficient dishwasher savings from draft *Water Use Efficiency: Strategies for Proposed Residential Developments* (8/01)

Information booklet for low density assumes 15% reduction of 6,000 SF of turf landscaping demand (City of Chula Vista, 3/02)

Information booklet for medium density assumes 15% reduction of 3,000 SF of turf landscaping demand (City of Chula Vista, 3/02)

ET controllers used in Parkways assumes 93% reduction in irrigation demand from OWD Water Resources Master Plan (1995)

Water efficient landscaping for open space assumes 80% reduction in irrigation demand from OWD Water Resources Master Plan (1995)

ET controllers used in open space assumes 99% reduction of water efficient landscaping demand

2) See Table 2 for Total Projected Potable Water Demand

### II.8.9 Implementation Measures

The water conservation measures selected by the developer and required to be implemented as part of the WCP for the Project include three indoor and three outdoor measures.

The required indoor measures selected include:

1. Hot Water Pipe Insulation,
2. Pressure Reducing Valves,
3. Water Efficient Dishwashers.

The required outdoor measures selected include:

1. Educational Program,
2. ET Controllers,
3. Water Efficient Landscaping.

The estimated potable water savings due to implementation of the selected non-mandated conservation measures described in Section II.8.7, are summarized in Table 4.

To additionally promote the WCP, the developer will encourage merchant builders to offer other non-mandated conservation options to homebuyers. These options will be displayed in the model homes and may include Dual Flush Toilets, High-Efficiency Washing Machines and Hot-Water On-Demand Units.

Implementation of the WCP shall include the following efforts by the Master Developer. In addition to establishing requirements and guidelines for merchant builders, the Master Developer will be responsible for the following:

- Provide educational materials and guidance to new homeowners;
- Install drought tolerant landscaping, approved by the City, in selected streetscapes and open areas;
- Require the inclusion of drought tolerant plant materials and efficient irrigation systems in the majority of builder installed landscaping; and
- Organize and conduct educational seminars on a semi-annual basis or as agreed upon by the City, the District and the Master Developer throughout the construction phase of the Project. The seminars will serve to educate the homeowners on proper use and maintenance of the water conservation measures as well as inform them of any additional options available.

A significant responsibility will also rest with the City of Chula Vista to ensure and enforce the provisions of this conservation plan, specifically the Planning & Building Department and the Building and Parks Construction Department. The departments will review plan submittals and develop an internal program to ensure that water conservation measures are properly implemented in public areas, and approve planting and irrigation plans for public parks and open spaces. The program should also allow the City to monitor water usage. Additional actions will include a cooperative effort among the Master Developer, the City of Chula Vista, the Otay Water District and the merchant builders to develop and conduct seminars and other outreach programs intended to educate and inform the homeowners of methods to conserve water. The seminars should also include information on the location and use of recycled water within EastLake III. The Master Developer shall provide all educational materials for use in the Educational Program.

The provision of recycled water is the responsibility of the District, which will also be responsible for enforcing water quality regulations. The determination to use recycled water for irrigation for public parks and open spaces rests with the City. To ensure that all provisions of this plan are met, the standard review of landscape and construction documents performed by the City will include an evaluation of compliance with the provisions of this WCP. This approach will allow for a formal determination by the City that each of the required measures is implemented. Future discretionary or administrative actions with regard to development within the EastLake III project may be utilized to address or ensure compliance with the prescribed water conservation measures.

### II.8.10 Monitoring

It is anticipated that the merchant builders will be providing potential homebuyers the option to include additional non-mandated conservation options other than those selected by the Master Developer. The Master Developer will assist the merchant builder in developing a program to track the options selected by the homebuyers.



The EastLake Company anticipates attaining the water conservation targets for the EastLake III development project through the implementation of various water conservation measures. Among these water conservation measures is an Educational Program which will include an information booklet on water conservation measures. The EastLake Company believes that a substantial savings will be realized by educating homeowners in how to design, maintain and monitor their landscape irrigation.

Recognizing the importance of monitoring the effectiveness of such an informational campaign, a monitoring program will be established for the EastLake III development to be conducted over a 12-month period to measure the effectiveness of the Educational Program and Information Booklet. The preliminary outline for the monitoring program is provided below.

### Baseline Information - EastLake Trails

Homeowners from the EastLake Trails community will be offered an opportunity to participate in the study. A maximum of 15 participants will be selected. The sites will be selected from lot sizes ranging from 4500 sq. ft. to 7000 sq. ft. The following specific information will be obtained:

- Number of occupants and makeup (i.e. adults, children)
- Size of residence
- Does anyone stay home during the day
- How long the landscaping has been installed
- Occupation of residents

Each selected participant will be required to have had landscaping for at least six months prior to commencing the study. Photographs will be taken for documentation of landscaping conditions prior to, during and subsequent to implementation of the monitoring program.

Participants will be asked to mail a copy of their monthly water bills to the EastLake Company for a period of one year, or allow the District to provide their water bill information directly to the EastLake Company. The EastLake Company agrees to create a financial incentive for participation in the study. This information will be collected and used to establish a base scenario of usage for specific lot and home sizes without the benefit of the Educational Program or the information booklet.

### EastLake III Monitoring

All residents of the EastLake III development will be provided an Information Booklet. In addition, the EastLake Company agrees to conduct annual seminars, for up to three years, regarding the implementation of the Educational Program and Information Booklet.

Homeowners within the EastLake III community will be offered an opportunity to participate in the Program. A maximum of 15 participants with similar profiles to those in the EastLake Trails development will be selected. The sites will be selected from lot sizes ranging from 4500 sq. ft. to 7000 sq. ft. The following specific information will be obtained:

- Number of occupants and makeup (i.e. adults, children)
- Size of residence

- Does anyone stay home during the day
- How long the landscaping has been installed
- Occupation of residents

Each selected participant will have to have installed landscaping at least six months prior to the study. Each participant agrees that they will implement the measures and methods outlined in the Information Booklet. Participants will be asked to mail a copy of their water bills to the EastLake Company for a period of one year or allow the District to provide their water bill information directly to the EastLake Company. The EastLake Company agrees to create a financial incentive for participation in the study.

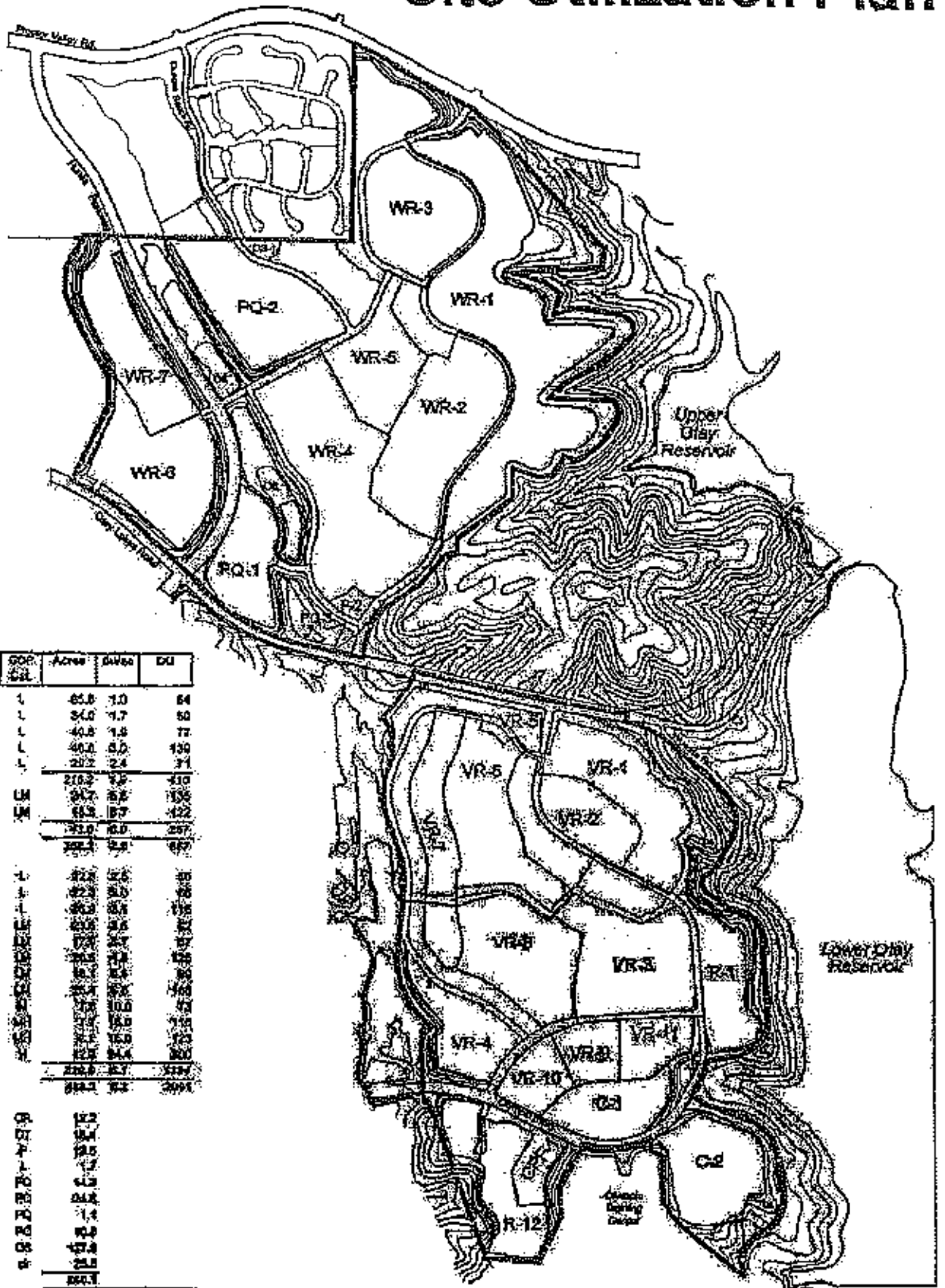
The data will be collected during the same time period from both study groups and will be used to create a usage table for comparison purposes. The EastLake Company will collect data on a monthly basis to provide accurate analysis of which conservation measures are beneficial. During the monitoring period EastLake would provide the City with Quarterly reports as well as a summary of the study once completed.

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**Appendix A**  
**Site Utilization Plan**

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# Site Utilization Plan



Zone	Land Use	DOB	Acres	D/Wo	DU
WR-1	Single Family	L	65.0	1.0	64
WR-2	Single Family	L	34.0	1.7	50
	Single Family	L	40.8	1.8	72
	Single Family	L	40.0	5.0	130
	Single Family	L	20.2	2.4	31
Subtotal (Woods Edge)			210.0	7.9	410
WR-3	Single Family	UM	34.7	6.8	136
WR-4	Single Family	UM	65.2	10.7	122
Subtotal (Woods Edge)			100.0	17.5	258
Grand Subtotal (Woods Edge)			310.0	25.4	668
WR-5	Single Family	L	32.8	3.2	30
WR-6	Single Family	L	32.8	3.2	30
WR-7	Single Family	L	32.8	3.2	30
WR-8	Single Family	L	32.8	3.2	30
WR-9	Single Family	L	32.8	3.2	30
WR-10	Single Family	L	32.8	3.2	30
WR-11	Single Family	L	32.8	3.2	30
WR-12	Single Family	L	32.8	3.2	30
Subtotal (Woods Edge)			320.0	32.0	330
Grand Subtotal (Woods Edge)			630.0	57.4	998
<b>RESIDENTIAL</b>					
R-1	Commercial Retail	CR	15.0		
R-2	Commercial - Retail	CR	15.0		
R-3	Public Park	P	15.0		
R-4	Public Recreation	P	15.0		
R-5	Community School	CS	15.0		
R-6	K-12 School	CS	15.0		
R-7	Fire Station	FS	15.0		
R-8	Community Center	CC	15.0		
R-9	Open Space	OS	15.0		
R-10	Major Circulation	MC	15.0		
Total Non-Residential			150.0		
<b>TOTAL</b>			780.0	83.4	1328

Public School Parking

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**Appendix B**  
**Otay Water District Ordinance**

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26.01 FINDINGS

The state policies regarding use of reclaimed water are in the best interest of the Otay Water District. The majority of jurisdictions in San Diego County have adopted measures to promote water reclamation. This ordinance is necessary to protect the common water supply of the region which is vital to public health and safety, and to prevent endangerment of public and private property. San Diego County is highly dependent on limited imported water for domestic, agricultural and industrial uses. The reliability of the supply of imported water is uncertain. By developing and utilizing reclaimed water, the need for additional imported water can be reduced. In light of these circumstances, certain uses of potable water may be considered unreasonable or to constitute a nuisance where reclaimed water is available or production of reclaimed water is unduly impaired. Reclaimed water would be more readily available in seasons of drought when the supply of potable water for nonessential uses may be uncertain.

26.02 USE OF RECLAIMED WATER

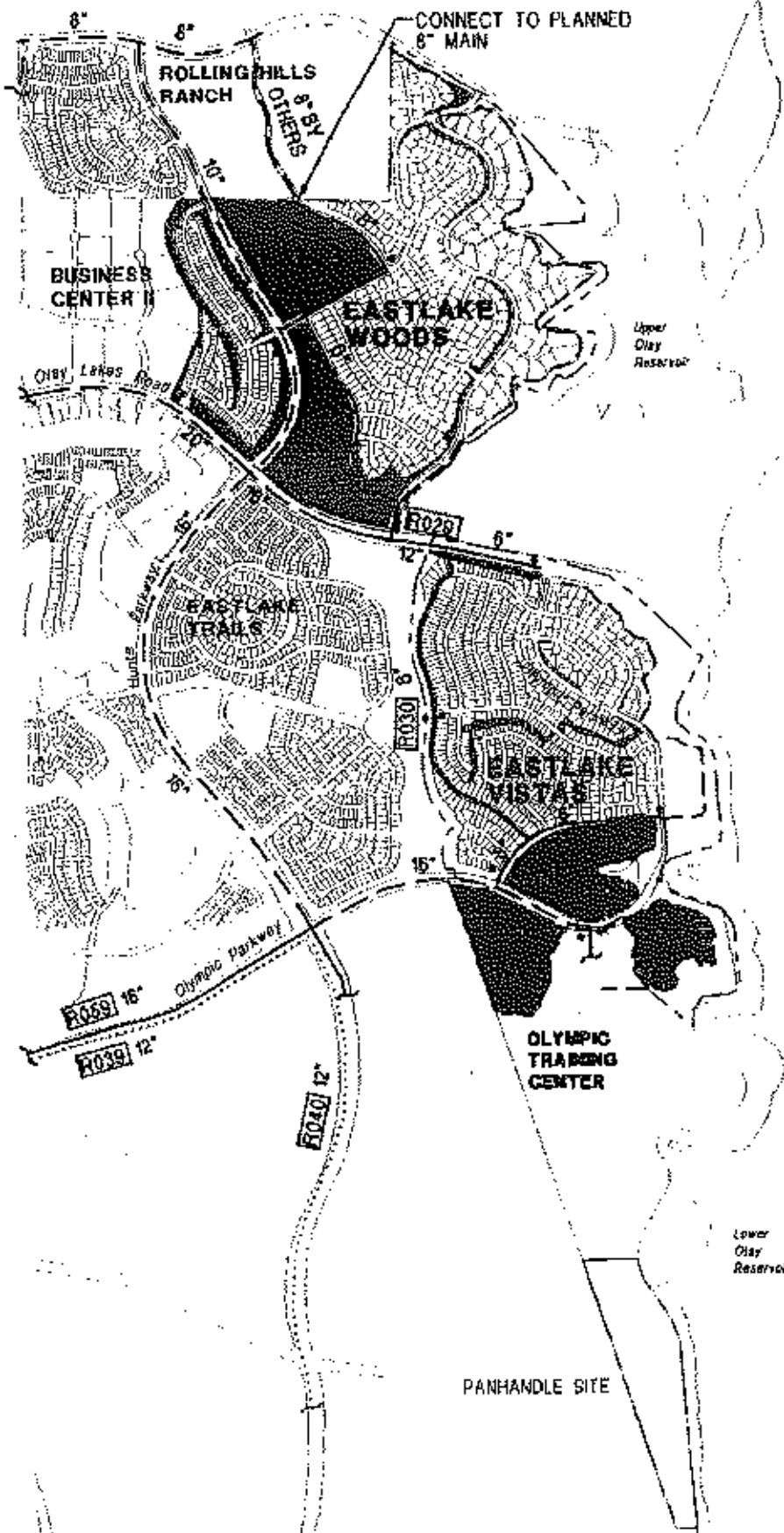
- A. District Policy: It is the policy of the District that reclaimed water shall be used within the jurisdiction wherever its use is financially and technically feasible, and consistent with legal requirements, preservation of public health, safety and welfare, and the environment.
- B. Required Use for Greenbelt Purposes: No customer of the District shall make, cause, use or permit the use of potable water supplied by the District for greenbelt uses, including, but not limited to, cemeteries, golf courses, parks and highway landscaped areas, when, following notice and a hearing, the District finds that reclaimed water is available under the following conditions:
1. the reclaimed water is of adequate quality and is available for such greenbelt use;
  2. the reclaimed water may be furnished to such areas at a reasonable cost, comparable to or less than the cost of supplying potable domestic water;
  3. the State Department of Health Services has determined that such use would not be detrimental to public health; and

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**Appendix C**  
**Proposed Recycled Water Use Areas**

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**Section 11B - Water Conservation Pla**



SCALE: 1"=2000'

**LEGEND**

- PROJECT BOUNDARY
- 944 ZONE RECYCLED WATER USE AREAS
- - - - - OTAY LAKES TRIBUTARY BASIN BOUNDARY
- 944 PL - EXISTING
- 944 PL - PROPOSED
- ..... 680 PL - PROPOSED
- R030 CIP PROJECT NUMBER
- 12" PIPE DIAMETER
- PROPOSED IRRIGATION METER

- NOTE:**
1. PRIVATE ON-SITE RECYCLED WATER SYSTEM NOT SHOWN.
  2. OTAY LAKES TRIBUTARY BASIN BOUNDARY NEAR THE PANHANDLE SITE HAS NOT BEEN DEFINED. RECYCLED WATER MAY BE USED OUTSIDE OF THE TRIBUTARY BASIN.

**PROPOSED RECYCLED WATER USE AREAS**





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**Appendix D**  
**Water Efficient Landscaping Pallets**

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## EASTLAKE III: General Landscape Plant Palette

### Vistas - Thematic Corridor Trees

POPULUS FREMONTII 'NEVADA'      FREMONT COTTONWOOD

### Vistas - Parkways, Entries, and Open Space

#### TREES

ARBUTUS UNEDO	STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
CUPANIOPSIS ANACARDIODES	CARROTWOOD TREE
JACARANDA MIMOSIFOLIA	JACARANDA
KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
LAGERSTROEMIA SPP.	CAPE MYRTLE
METROSIDEROS TOMENTOSUS	NEW ZEALAND X'MAS TREE
PINUS CANARIENSIS	CANARY ISLAND PINE
PINUS EL-DARICA	AFGHAN PINE
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
POPULUS FREMONTII 'NEVADA'	FREMONT COTTONWOOD
QUERCUS AGRIFOLIA	COAST LIVE OAK
RHUS LANCEA	AFRICAN SUMAC
SCHINUS MOLLE	CALIFORNIA PEPPER
TRISTANIA CONFERTA	BRISBANE BOX

#### SHRUBS

ABELIA PROSTRATA	PROSTRATE ABELIA
AGAPANTHUS AFRICANUS CV.	LILY OF THE NILE
ARTEMESIA 'POWIS CASTLE'	POWIS CASTLE WORMWOOD
BUXUS M. JAPONICA	JAPANESE BOXWOOD
CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLEBRUSH
DIETES BICOLOR	FORTNIGHT LILY
ESCALLONIA FRADESII	ESCALLONIA
GREVILLEA SPP.	GREVILLEA
HEMEROCALLIS HYB.	EVERGREEN HYBRID DAYLILY
HETEROMELES ARBUTIFOLIA	CALIFORNIA HOLLY
LANTANA MONTEVIDENSIS	LAVENDER LANTANA
LAVANDULA SPP.	LAVENDER
MYRTUS C. 'COMPACTA'	DWARF MYRTLE
NANDINA 'HARBOUR DWARF'	HEAVENLY BAMBOO
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE
PHORMIUM SPP.	NEW ZEALAND FLAX
PITTOSPORUM SPP.	VARIEGATED TOBIRA
RAPHIOLEPIS INDICA	INDIA HAWTHORN
ROSMARINUS SPP.	ROSEMARY
TULBAGHIA VIOLACEA	SOCIETY GARLIC
WESTRINGIA FRUTICOSA	COAST ROSEMARY

## Woods - Parkways, Entries, and Open space

### TREES

ARBUTUS UNEDO  
CITRUS SPP.  
CUPRESSUS SEMPERVIRENS  
CYCAS REVOLUTA  
ERIOBOTRYA DEFLEXA  
FICUS RUBIGINOSA  
LAURUS NOBILIS 'SARATOGA'  
OLEA EUROPA 'SWAN HILL'  
PAULOWNIA TOMENTOSA  
PHOENIX CANARIENSIS  
PINUS PINEA  
PLATANUS ACERIFOLIA  
POPULUS NIGRA  
PYRUS CALLERYANA 'ARISTOCRAT'  
QUERCUS ILEX  
TIJUANA TIPU

STRAWBERRY TREE  
CITRUS  
ITALIAN CYPRESS  
SAGO PALM  
BRONZE LOQUAT  
RUSTY LEAF FIG  
SWEET BAY  
FRUITLESS OLIVE  
EMPRESS TREE  
CANARY ISLAND PALM  
ITALIAN STONE PINE  
LONDON PLANE TREE  
LOMBARDY POPLAR  
ORNAMENTAL PEAR  
HOLLY OAK  
TIJUANA TIPU TREE

### SHRUBS

AGAPANTHUS AFRICANUS CV.  
BUXUS M. JAPONICA  
CALLISTEMON C. 'LITTLE JOHN'  
CYCAS REVOLUTA  
DIETES BICOLOR  
ESCALLONIA FRADESII  
HEMEROCALLIS HYB.  
ILEX C. 'BURFORDII'  
LANTANA MONTEVIDENSIS  
LAVANDULA SPP.  
LIGUSTRUM J. TEXANUM  
MYRTIS C. 'COMPACTA'  
NANDINA 'HARBOUR DWARF'  
OLEA E. 'LITTLE OLLIE'  
OSMANTHUS FRAGRANS  
PHORMIUM SPP.  
PITTIOSPORUM SPP.  
PUNICA GRANATUM CV.  
RAPHIOLEPIS INDICA CV.  
ROSMARINUS OFFICINALIS CV.  
SYZYGIUM PANICULATUM CV.  
TULBAGHIA VIOLACEA  
VIBURNUM TINUS CV.  
WESTRINGIA FRUTICOSA

LILY OF THE NILE  
JAPANESE BOXWOOD  
DWARF BOTTLEBRUSH  
SAGO PALM  
FORTNIGHT LILY  
ESCALLONIA  
EVERGREEN HYBRID DAYLILY  
BURFORD HOLLY  
LAVENDER LANTANA  
LAVENDER  
TEXAS PRIVET  
DWARF MYRTLE  
HEAVENLY BAMBOO  
DWARF OLIVE  
SWEET OLIVE  
NEW ZEALAND FLAX  
VARIEGATED TOBIRA  
POMEGRANITE  
INDIA HAWTHORNE  
ROSEMARY  
BRUSH CHERRY  
SOCIETY GARLIC  
LAURUSTINUS  
COAST ROSEMARY

## GROUND COVERS / VINES

AGAPANTHUS A. 'PETER PAN'  
ARMERIA MARITIMA  
BOUGAINVILLEA SPP.  
CLYTOSTOMA CALLISTIGIODES  
DISTICTIS BUCCINATORIA  
HIBBERTIA SCANDENS  
MARATHON TURF  
MYOPORUM P. 'PUTAH CREEK'  
TRACHELOSPERMUM JASMINOIDES  
PELARGONIUM PELTATUM CV.  
WISTERIA SINENSIS

DWARF LILY-OF-THE-NILE  
SEA PINK  
BOUGAINVILLEA  
LAVENDER TRUMPET VINE  
BLOOD-RED TRUMPET VINE  
GUINEA GOLD VINE  
TALL FESCUE MIX  
PROSTRATE MYOPORUM  
STAR JASMINE  
IVY GERANIUM  
CHINESE WISTERIA

## Vistas - Interior Slopes

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### TREES

CERCIS OCCIDENTALIS  
JACARANDA MIMOSIFOLIA  
GINKGO BILOBA  
KOELREUTERIA BIPINNATA  
PINUS CANARIENSIS  
QUERCUS AGRIFOLIA  
RHUS LANCEA  
TRISTANIA CONFERTA

WESTERN REDBUD  
JACARANDA  
MAIDENHAIR TREE  
CHINESE FLAME TREE  
CANARY ISLAND PINE  
COAST LIVE OAK  
AFRICAN SUMAC  
BRISBANE BOX

### SHRUBS

ARCTOSTAPHYLOS SPP.  
CISTUS PURPUREUS  
COTONEASTER LACTEUS  
ESCALLONIA FRADESII  
HETEROMELES ARBUTIFOLIA  
LANTANA CAMARA  
LEPTOSPERMUM SCOPARIUM  
NERIUM OLEANDER  
RHAPHIOLEPIS INDICA  
RHUS INTEGRIFOLIA  
XYLOSMA CONGESTUM

MANZANITA  
ORCHID ROCKROSE  
RED CLUSTERBERRY  
ESCALLONIA  
TOYON  
YELLOW SAGE  
NEW ZEALAND TEA TREE  
OLEANDER  
INDIA HAWTHORN  
LEMONADE BERRY  
SHINY XYLOSMA

### GROUND COVERS

MYOPORUM PACIFICUM 'PUTAH CREEK' MYOPORUM

## **Woods - Interior Slopes**

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### **TREES**

CEDRUS ATLANTICA	ATLAS CEDAR
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH
LAURUS NOBILIS 'SARATOGA'	SWEET BAY
OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE
PHOENIX CANARIENSIS	CANARY ISLAND PALM
PINUS ELDERICA	AFGHAN PINE
PINUS PINEA	ITALIAN STONE PINE
PLATANUS ACERIFOLIA	LONDON PLANE TREE
POPULUS NIGRA	LOMBARDY POPLAR
QUERCUS ILEX	HOLLY OAK

### **SHRUBS**

BOUGAINVILLEA SPP.	BOUGAINVILLEA
CISTUS PURPUREUS	ORCHID ROCKROSE
ECHIUM FASTUOSUM	PRIDE OF MADIERA
ESCALLONIA FRADESII	ESCALLONIA
HETEROMELES ARBUTIFOLIA	TOYON
JASMINUM MESNEYI	PRIMROSE JASMINE
MYRTUS COMMUNIS	MYRTLE
NERIUM OLEANDER	OLEANDER
PLUMBAGO AURICULATA CV.	CAPE PLUMBAGO
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY
RAPHIOLEPIS INDICA	INDIA HAWTHORN
ROSA BANKSIAE	LADY BANK'S ROSE
ROSMARINUS OFFICINALIS CV.	ROSEMARY

### **GROUND COVERS**

MYOPORUM PACIFICUM 'PUTAH CREEK' MYOPORUM

## Transition (Eastern) Slopes

### SMALL TREES/LARGE SHRUBS:

ARBUTUS UNEDO	STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
FEIJOA SELLOWIANA	PINEAPPLE GUAVA
HETEROMELES ARBUTIFOLIA	TOYON
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE

### SHRUBS

BOUGAINVILLEA SPP.	BOUGAINVILLEA
ECHIUM FASTUOSUM	PRIDE OF MADIERA
MYRTUS COMMUNIS	MYRTLE
NERIUM OLEANDER	OLEANDER
RHAMNUS C. SPP. CALIFORNICA	COFFEEBERRY
ROSMARINUS OFFICINALIS CV.	ROSEMARY
WESTRINGIA FRUTICOSA	COAST ROSEMARY

### GROUND COVERS

DELOSPERMA ALBA	TRAILING WHITE ICE PLANT
DROSANTHEMUM FLORIBUNDUM	ROSEA ICE PLANT
GAZANIA RIGENS L. HYBRIDS	TRAILING GAZANIA
MYOPORUM PARVIFOLIUM 'PUTAH CREE	PROSTRATE MYOPORUM

## HOA Eastern Slopes /

### Lower Salt Creek Slope between Wetlands and Trail

### SMALL TREES/LARGE SHRUBS:

CERCIS OCCIDENTALIS	WESTERN REDBUD
HETEROMELES ARBUTIFOLIA	TOYON
QUERCUS DUMOSA	SCRUB OAK
RHUS INTEGRIFOLIA	LEMONADE BERRY

### SHRUBS

ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH
BACCHARIS P. SPP. CONSANGUINEA	COYOTE BRUSH
CEANOETHUS TOMENTOSUS	WOOLLYLEAF CEANOETHUS
DUDLEYA PULVERULENTA	CHALK LETTUCE
FEROCACTUS VIRIDESCENS	SAN DIEGO BARREL CACTUS
LONICERA SUBSPICATA	SAN DIEGO HONEYSUCKLE
OPUNTIA LITTORALIS	COASTAL PRICKLY-PEAR
OPUNTIA PROLIFERA	COASTAL CHOLLA
RHAMNUS C. SPP. CALIFORNICA	COFFEEBERRY
RIBES SPECIOSUM	FUCHSIA-FLOWERED GOOSEBERRY
ROSA MINUTIFOLIA	BAJA CALIFORNIA WILD ROSE
YUCCA SCHIDIGERA	MOHAVE YUCCA

**NATIVE HYDROSEED MIX**

ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH
BACCHARIS PILULARIS VAR. PILULARIS	CHAPARRAL BROOM
BACCHARIS SAROTHOIDES	BROOM BACCHARIS
CASTILLEJA EXSERTA	OWL'S CLOVER
DICHELOSTEMMA CAPITATUM	BLUE DICKS
ENCELIA CALIFORNICA	COASTAL DAISY
EREMOCARPUS SETIGERUS	DOVEWEED
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW
GNAPHALIUM CALIFORNICUM	CALIFORNIA EVERLASTING
HELIANTHEMUM SCOPARIUM	SUN ROSE
ISOCDMA MENZIESII VAR. DECUMBENS	DECUMBENT GOLDENBUSH
LASTHENIA CALIFORNICA	GOLDFIELDS
LOTUS SCOPARIUS	DEERWEED
LUPINUS BICOLOR	LUPINE
MIMULUS AURANTIACUS	RED MONKEYFLOWER
NASSELLA PULCHRA	PURPLE NEEDLE GRASS
PLANTAGO OVATA	PLANTAIN
SALVIA APIANA	WHITE SAGE
SALVIA COLUMBARIAE	CHIA
SISYRINCHIUM BELLUM	BUE-EYED GRASS
VIGUIERA LACINIATA	SAN DIEGO COUNTY VIGUIERA

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**Appendix E**  
**City Review Comments**

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