PC DISTRICT REGULATIONS

Village Six Sectional Planning Area (SPA)
Otay Ranch GDP

Adopted January 22, 2002
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By Ordinance No.2851

Amended October 25, 2005
By Resolution No. 3024

Project Sponsor

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SECTION II.3
PLANNED COMMUNITY DISTRICT REGULATIONS

II.3.1 General Provisions

II.3.1.1 Purpose & Scope

The Village Six SPA Planned Community District Regulations are intended to:

- Promote and protect 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 Village Six Sectional Planning Area (SPA) of the Otay Ranch General Development Plan (GDP) area
- To provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources.
- Ensure that the SPA Plan is prepared and implemented in accordance with the provisions of the Otay Ranch GDP.
- Implement the Chula Vista General Plan for the Eastern Territories.
- Promote the orderly planning and long term phased development of the Village Six portion of the Otay Ranch GDP area.
- Establish conditions which will enable the Village Six SPA 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 this ordinance.

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 Village Six SPA is hereby divided into the following Land Use Districts:

VILLAGE SIX SPA LAND USE DISTRICTS DEFINITIONS

SYMBOL	GENERAL DESCRIPTION
SF3	Single Family Three: District which permits single family housing located on lots >5,000 square feet
SF4	Single Family Four: District which permits single family housing located on lots < 5,000 square feet.
RM1	Residential Multi-Family One: District which permits housing ranging from 8 units/acre up to 14.9 units/acre including small lot single family, alley, duplex, townhouse and stacked flats product types
RM2	Residential Multi-Family Two: District which permits housing at densities from 15+ units/acre.
CPF	Community Purpose Facility: District which permits uses established pursuant to the Community Purpose Facilities requirements of the P-C Planned Community Zone
MU	Mixed use: District which permits commercial uses such as, but not limited to, retail shops, professional offices and service commercial within a village core. Transfer of residential uses into this district may be permitted above or connected to the commercial uses.
OS/P1	Open Space/Park One: District which permits developed or usable open space and park uses, and may include naturalized open space

Adoption of Land Use Districts Map

Land Use Districts and boundaries are established and adopted as shown, delineated and designated on the Village Six SPA Land Use Districts Map (see Exhibit PC-1) of the city of Chula Vista and San Diego County. These maps, together with all notations, references, data, district boundaries and other information thereon, are made a part of the Village Six SPA Plan and adopted concurrently herewith. The boundaries are intended to align with physical and legal features such as, property boundaries, top or toe of slopes, streets. Refinements to these boundaries are expected during the detail planning and design phases and will not require an amendment providing the refinement does not alter the intent.

Amendments to the Land Use Districts Map

Changes to the boundaries of the land use districts shall be made by Ordinance and shall be reflected on the Village Six SPA Official Land Use Districts Map, as provided in Section II.3.9 herein. Minor changes resulting from the approval of a tentative or final map may be made to the Land Use Districts Map as an administrative matter.

II.3.1.5 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.3.1.6 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 this Ordinance.

II.3.1.7 Enforcement

See Section II.3.11 for the enforcement provisions of this Ordinance.

II.3.1.8 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.

The following additional definitions are provided specifically for the Village Six SPA:

A. Accessory Second Unit: An independent residential living area, also commonly referred to as a "Granny Flat", is an accessory use to a primary single family residential use, with cooking facilities and bath, that occupies the same single family detached lot as the main

residence, and is intended to provide affordable rental housing in single family detached neighborhoods.

B. Hollywood Drive: A driveway which leads to a garage located behind the front elevation of the main residence, often narrow and sometimes consisting of two paved driving strips with enhanced hardscape or turf between.

C. Porch: A structure attached to the front and/or side of the main dwelling, has a minimum of two open sides, is covered by a roof and oriented towards the street.

D. Semi-private Courtyard: An outdoor seating area that may project into the front yard setback, oriented to the house entry; and surrounded on three sides by either the building or low walls/fences.

E. Veranda: A roofed open structure attached to the exterior of a residence creating a "wrap-around" style porch, typically orienting to both the front and side streets of a corner lot.

F Neighborhood: A Neighborhood is a land use area identified on the Site Utilization Plan in the Specific Planning Area Plan (SPA) as a Parcel. References to Parcel or Neighborhood are interchangeable within the Village Six SPA Plan and its component documents.

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 Village Six SPA not covered by these district regulations or subsequent plan approvals, shall be regulated by the applicable section of the Chula Vista Municipal Code (CVMC).

II.3.2 Land Use Districts Map

This chapter consists of the Land Use Districts (Zoning) Map for Village Six SPA included in a reduced form as Exhibit PC-1. The original Village Six SPA 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.3.2.1 District Boundaries

The land use district boundaries shown on the map 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.

Land Use Districts

Land Use District	General Description
SF3	Single Family Detached Three: District which permits single family housing on lots averaging > 5,000 square feet.
SF4	Single Family Four: District which permits singlefamily housing on lots averaging < 5,000 square feet
RM1	Residential Multi-Family One: District which permits housing ranging from 8-15 units/acre, including small lot single family and attached single family homes.
RM2	Residential Multi-Family Two: District which permits housing ranging from 15+ units/acre.
CPF	Community Purpose Facility: District which permits uses pursuant to the Community Purpose Facility requirements of the P-C Planned Community Zone.
MU	Mixed Use: District which permits commercial uses such as, but not limited to: retail shops, professional offices, service commercial, and multi-family residential within a Village Core. Transfer of residential uses above or connected to the commercial uses is permitted.
OS/P1	Open Space/Park One: District which permits developed or usable open space, schools, parks, and naturalized open space.

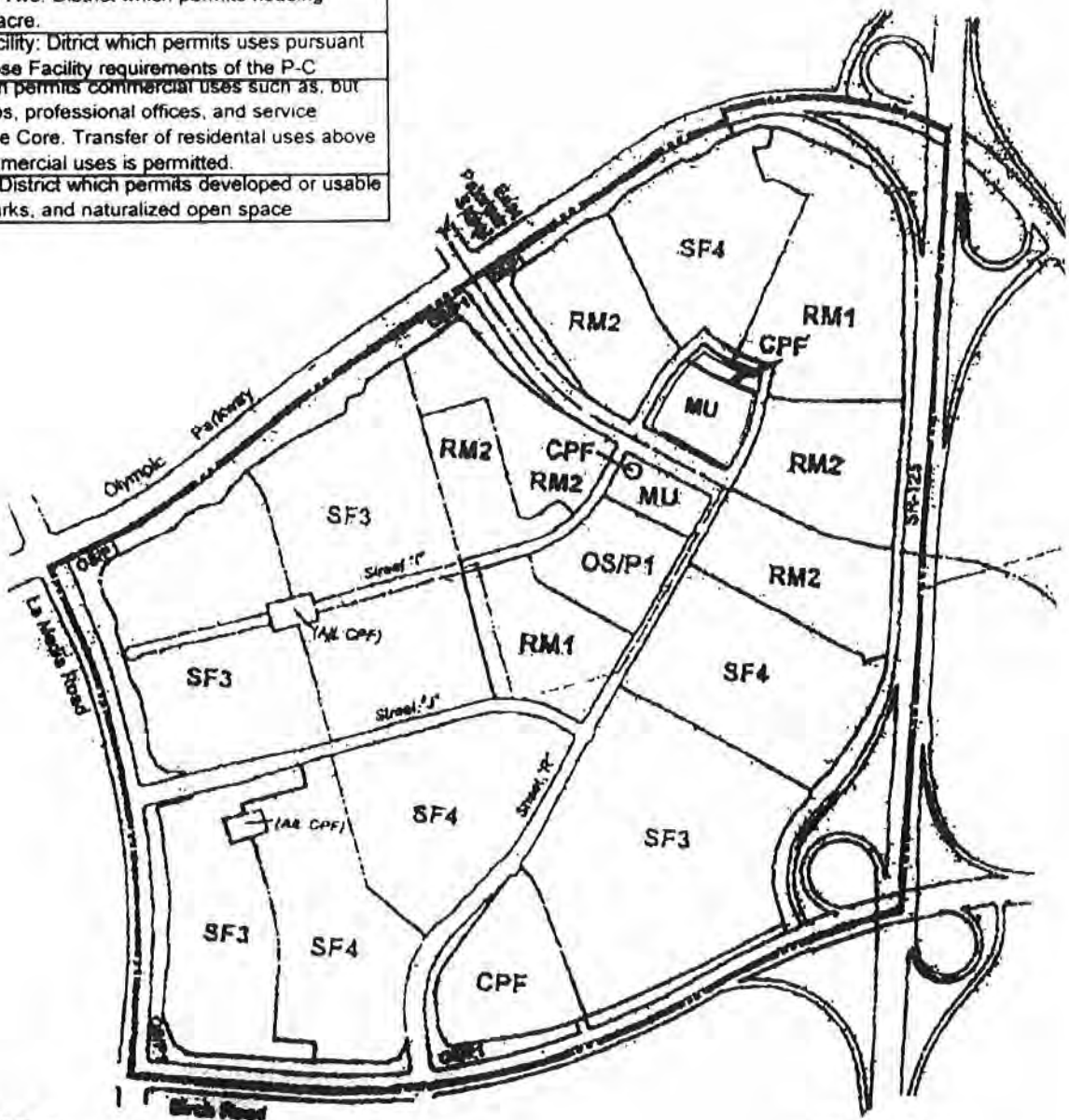


Village Six
OTAY RANCH
CITY OF CHULA VISTA

Civil Land Planning

Land Use Districts

Use Land District	
SF3	Single Family Detached Three: District which permits single family housing on lots averaging >5,000 square feet
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CPF	Community Purpose Facility: Ditrict which permits uses pursuant to the Community Purpose Facility requirements of the P-C
MU	Mixed Use: District which permits commercial uses such as, but not limited to: retail shops, professional offices, and service commercial within Village Core. Transfer of residental uses above or connected to the commercial uses is permitted.
OS/P1	Open Space/Park One: District which permits developed or usable open space, schools, parks, and naturalized open space



Village Six
OTAY RANCH

II.3.3 Residential Districts

II.3.3.1 Purpose

The purpose of the Village Six SPA Residential Districts is to achieve the following:

- To implement the residential policies of the Otay Ranch General Development Plan.
- To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the Otay Ranch 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

Two basic residential unit types are anticipated in the Village Six SPA: single family detached homes and attached/multi-family units. Two single family land use districts, SF3 and SF4, are utilized to distinguish single family detached units in two density ranges (see lot size development criteria). Two attached or detached multi-family districts are also established, RM1 and RM2. The RM1 is intended to accommodate typical single family attached and multi-family units ranging from duplexes and alley products to townhouses, as well as innovative housing products, falling in the range of 8 to 14.9 dwelling units per acre (du/ac). The typical housing product in the RM2 district is expected to have stacked units and group parking which would be expected at densities greater than 15 du/ac. The General Development Plan also authorizes small lot single family detavhed in multi-family designations.

II.3.3.3 Permitted & 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 Planning Commission.
"ZA" = Permitted subject to Conditional Use Permit by the Zoning Administrator.
"a" = Permitted Accessory Use to a Permitted or Conditional Use.
"N" = Use Not Permitted.

PERMITTED USE MATRIX – RESIDENTIAL DISTRICTS

LAND USE	LAND USE DISTRICT			
	SF3	SF4	RM1	RM2
Residential Uses:				
Single-family dwelling, detached	P	P	P	ZA
Single-family dwelling, attached	N	ZA	P	P
Mobile home which is certified under the National Mobile Home Construction and Safety Standards Act of 1974 on individual lots	P	P	P	P
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
Multiple dwellings (3 units and above)	N	N	P	P
Townhouse dwellings	N	N	P	P
Accessory Second Unit (see Section II.3.1.8A & II.3.3.5)	a	a	a	N
Agricultural Uses:				
All types of horticulture	P	P	P	P
Agricultural crops	ZA	ZA	ZA	ZA
Community garden	ZA	ZA	ZA	ZA
Public and Semi-public Uses:				
Day nurseries, daycare schools and nursery schools	N	N	C	C
Essential public services, including but not limited to: school, library, museum, park, public works facility and other civic uses.	C	C	C	C
Private High School and Church in SPA Neighborhood R-11 is permitted subject to Design Review.	C	N	N	N
Family daycare home, large (subject to Section 19.58 CVMC)	ZA	ZA	C	C
Public safety facility such as police or fire station	C	C	C	C
Public utility and public service sub-stations, reservoirs, pumping plants and similar installations	C	C	C	C
Recreation facility less than 2 acres in size	ZA	ZA	ZA	ZA
Recreation facility over 2 acres in size	C	C	C	C

PERMITTED USE MATRIX – RESIDENTIAL DISTRICTS (cont'd)

LAND USE	LAND USE DISTRICT			
	SF3	SF4	RM1	RM2
Home Occupations:				
Home occupations (subject to Section II.3.6.3)	ZA	ZA	ZA	ZA
Other Uses:				
Keeping of up to three (3) dogs and/or three (3) cats (over the age of four months)	P	P	P	P
Model homes (subject to Section II.3.6.2, Temporary Uses)	ZA	ZA	ZA	ZA
Other accessory uses and accessory buildings customarily appurtenant to a permitted use (subject to Section 19.58 CVMC)	P	P	P	P
Other temporary uses as prescribed in Section II.3.6.2	ZA	ZA	ZA	ZA
Temporary tract offices and tract signs (subject to Section II.3.6.2, Temporary Uses)	ZA	ZA	ZA	ZA
Unclassified uses (subject to Section 19.54 CVMC)	C	C	C	C

II.3.3.4 Property Development Standards

A. General Standards

The general standards found in this section are based on the Otay Ranch General Development Plan/Subregional Plan. Where the Specific Standards listed below are silent on an issue, the Zoning Administrator is authorized to define a standard based on the Otay Ranch General Development Plan/Subregional Plan, the Chula Vista General Plan, Zoning Ordinance, Design Manual and/or Landscape Manual, as may be appropriate.

B. Specific Standards

The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use district. The use of the symbol "DR" indicates that the standard is established by the approval of by Zoning Administrator (ZA) Design Review application and/or Tentative Tract Map.

Dimensions and standards are minimums, and minor variations may be permitted subject to ZA Design Review or tract map approval, providing that the minimums specified herein are maintained as average minimums. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site specific conditions. Refer to Section II.3.9 Administrative Procedures, for further information regarding processing requirements.

The SPA Plan identifies one neighborhood (S-2), within the SF3 Land Use District, with an alternative land use of a Private School. Notwithstanding any provisions herein to the contrary, the site development standards applicable for this alternative land use shall be those adopted by Design Review.

PROPERTY DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS
LOT CRITERIA

DEVELOPMENT STANDARD	LAND USE DISTRICT				NOTES
	SF3	SF4	RM1	RM2	
Average Lot Area (Square Feet)	5,000	4,000	DR	DR	As calculated for an entire SPA Neighborhood. May be reduced with Design Review approval. Average lot area is the sum of all lot areas within a SPA Neighborhood, divided by the number of lots in that Neighborhood.
Minimum Lot Area (Square Feet)	4,000	3,000	DR	DR	May be reduced with Design Review approval.
Maximum Lot Coverage	50%	55%	DR	DR	
Minimum Lot Depth (Feet)	90	60	DR	DR	
Minimum Lot Width (Feet)					
measured at setback line	45	40	DR	DR	Lot width may be reduced for alley products
flag lot street frontage	20	20	DR	DR	
knuckle or cul-de-sac street frontage	30	20	DR	DR	

BUILDING HEIGHTS & PARKING REQUIREMENTS

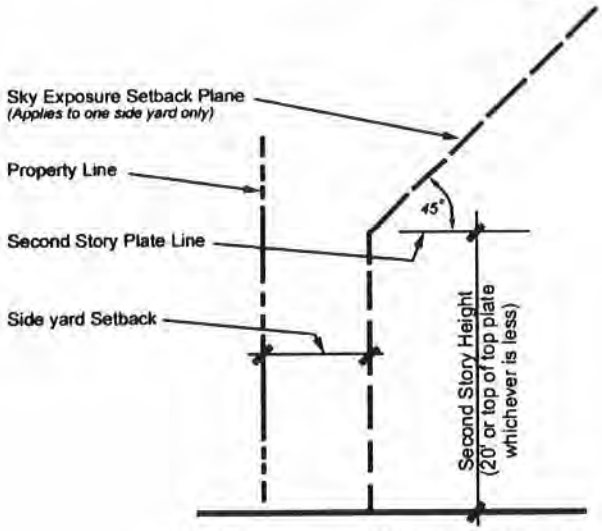
DEVELOPMENT STANDARD	LAND USE DISTRICT				NOTES
	SF3	SF4	RM1	RM2	
Maximum Building Height (feet)	28'	28'	45' 3 story max.	45' 3-story max.	Maximum building height for two story single family homes is 35 feet subject to approval of Zoning Administrator in the SF3, SF4, & RM1 Districts.
Private School (R-11)	45'		28'	60' 4-story max.	Exceptions for special architectural features for the Private High School may be approved subject to Design Review.
On-Site Parking Requirements (Parking Spaces):					
Single Family Dwellings	2	2	2	DR	3 Car garages are Subject to II.4.4.1 in the Village Design Plan.
Multi-family Dwellings:					
per studio unit	NA	NA	1.0	1.0	RM requirements include 0.3 guest spaces per unit. Parking may be reduced with Design Review approval for affordable or seniors housing
per 1 bedroom unit	NA	NA	1.5	1.5	
per 2 bedroom unit	NA	NA	2.0	2.0	
per 3+ bedroom unit	NA	NA	2.25	2.25	

PROPERTY DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS
YARDS & SETBACKS

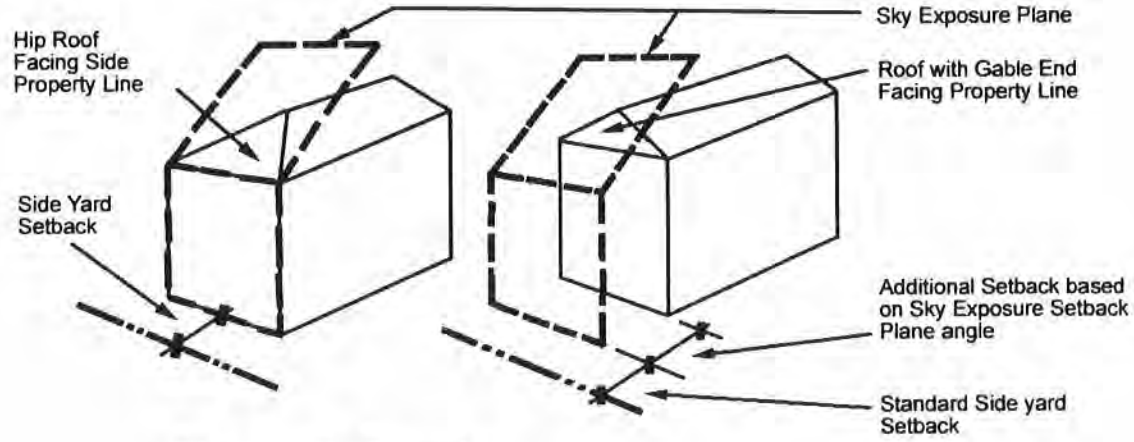
DEVELOPMENT STANDARD	LAND USE DISTRICT				NOTES
	SF3	SF4	RM1	RM2	
Minimum Front Yard Setback (Feet):					
to direct entry garage	19.5	19.5	DR	DR	Measured from back of sidewalk. At least one model, within any SF3 and SF4 neighborhood (SPA Neighborhood), shall have the garage setback 5 feet further than face of main residence. Maximum driveway width shall be 16 feet. Variations to driveway width in order to accommodate turning movements for certain garage configurations may be approved, subject to Design Review.
To side entry (swing in) garage with or without residential above.	10	10	DR	DR	Maximum driveway approach shall be 16 feet.
to main residence	15	15	DR	DR	May be reduced to 10' for alley product.
to porch, entry feature, or veranda	8	8	8/DR	DR	Fixed setback for RM1 applies only to Single Family Detached.
To semi-private courtyard	6	6	6/DR	DR	Fixed setback for RM1 applies only to Single Family Detached.
Minimum Side Yard Setback (Feet):					
to adjacent residential lot	5	5	DR	DR	May be reduced for "Zero Lot Line" concepts
distance between detached residences	10	10	DR	DR	May be reduced to zero for certain building types. Refer to Village Design Plan.
to porch or veranda on corner lot	4	4	4/DR	DR	Measured from back of sidewalk. Fixed setback for RM1 applies only to Single Family Detached.
to property line of adjacent residential street	10	10	DR	DR	RM1 shall have 8 foot setback for featured side of promenade street.
to property line from second floor except side entry garage	see note	see note	DR	DR	Additional building separation is required for certain roof types as indicated in Sky Exposure Plane, Exhibit PC-2. Refer also to Village Design Plan for guidance.
to garage with minimum 30 foot driveway setback	0	0	0	0	
Minimum Rear Yard Setback (Feet):					
to main residence	15	10	DR	DR	Second story (and above) may project 3 feet into rear yard setback.
to garage with 30 foot front yard setback and with living area above	5	5	5	DR	Second story (and above) may project 3 feet into rear yard setback, subject to ZA Design Review.
to garage off an alley	5	5	5	5	Second story (and above) may project 3 feet into rear yard setback.

Sky Exposure Plane

Special Setback for Structural Elements above Second Story Top Plate for Single Family developments



Sky Exposure Plane Setback
(Applies to one side yard for first 35' of lot depth)



Diagramatic Examples

Village Six
CITY OF CHULA VISTA
OTAY RANCH

Cinti Land Planning
9/28/01

Exhibit PC-2

C. Pedestrian Oriented Features: Porches/Verandas, Balconies & Semi-private Courtyards

Two of three or three of four houses, depending on the number of models, in all of all single-family detached neighborhoods (SPA Neighborhoods) shall have at least one of the following pedestrian oriented features: porch, veranda, porch/veranda combination, semi-private courtyard, and/or balcony. Additional models shall include at least one pedestrian oriented features, such as; gateways, trellises, porte-cocheres, featured windows, or any alternative pedestrian oriented feature of a similar character that is approved as a part of Design Review.

Each of the minimum porch/veranda sizes in the table outlined below shall be defined as "Sitting Area" and shall be free and clear of any structural supports or other building forms. Porch setbacks shall be measured to the clear area rather than the structural supports.

1. Porches

All porches shall be oriented towards the street. Porches shall not be enclosed. Porches shall be provided at the following schedule according to lot width measured at the front setback:

REQUIRED PORCH SIZE

MINIMUM NEIGHBORHOOD LOT (pad) WIDTH (ft.)	MINIMUM PORCH SIZE (sq. ft.)
<40	60 (6 foot minimum dimension)
40 - 60	60 (6 foot minimum dimension)
>60	66 (6 foot minimum dimension)

2. Verandas

On at least fifty percent (50%) of corner lots, "Veranda" wrap-around style porches are required where the elevation of the house pad is <3 feet from the adjacent pedestrian walk. Verandas shall have the same minimum dimensions as found in the above table for porches.

3. Balconies

Balconies shall have a minimum dimension of six feet by eight feet and shall be oriented to view and be viewed from the pedestrian circulation system whenever possible. Balconies less than six feet in depth may not be used to satisfy porch requirements.

4. Semi-Private Courtyards

A semi-private courtyard is an outdoor area in a single family detached home with usable seating area similar to a porch with no dimension less than six feet; oriented to the house entry; and surrounded on three sides by either the building, elevation change, or low walls/fences. Semi-private courtyards shall be designed such that they are an architecturally significant element of the front elevation of the house. It shall open on the street side and incorporate strong architectural styling which emphasizes the pedestrian entry over the garage and driveway.

5. Featured Windows

Large picture windows, bay windows and glass paneled doors oriented towards the street provide a sense of openness and a visual connection between the interior living space and the street. This visual connection enhances neighborhood security and provides an indoor seating option to porches, verandas, and courtyards. The window/doors should be proportional in scale to the wall plane and no less than four feet in width.

6. Gateways, Trellises and Porte-cocheres

Gateways, trellises, porte-cocheres and similar architectural elements may be used to designate residential entries. Such features should be visually distinctive and may be free standing or attached to the residence.

D. Allowable Building Area - Floor Area Ratio

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 percentage of floor area to lot area (Floor Area Ratio - FAR). Homeowner additions shall be permitted only where consistent with these standards. The following are excluded from FAR calculations:

1. The first 300 square feet of a covered rear yard patio (open on two sides). A patio of up to 300 square feet shall be permitted on each residential lot and is not subject to setbacks. Any square footage above 300 square feet shall count toward the FAR. Any portion of a covered patio over 300 square feet that exceeds the FAR shall not be permitted;

2. The first 400 square feet of the garage;

3. Porches, verandas, balconies and courtyards.

ALLOWABLE BUILDING AREA

LAND USE DISTRICT	MAXIMUM PERCENTAGE of LOT AREA (FAR)
SF3	65%
SF4	65%
RM1	65%/DR[1]
RM2	DR

[1] Fixed FAR applies to single family attached and detached except alley products; FAR for multifamily and alley products determined with design review approval.

F. Common Useable Open Space

Common usable open space shall be provided for all multi-family developments in accordance with the Chula Vista Design Manual and the table, which follows:

MULTIFAMILY COMMON USABLE OPEN SPACE

LAND USE DISTRICT CLASSIFICATION/DENSITY	MINIMUM USABLE OPEN SPACE per DU
RM1	300 sq. ft.
RM2	200 sq. ft.

Common usable open space in multi-family developments shall take the form of passive and active recreation areas such as swimming pools, picnic areas, ball courts, view points, etc. These areas shall not be fragmented or consist of "left over" land, driveways, parking areas or refuse storage areas, and must be pedestrian linked and/or easily accessible to the majority of residents in the development. Any portion of a lot which is less than five percent grade containing 60 square feet with no dimension less than six feet, is considered open space. Some facilities, such as swimming pools, ball courts or play areas must be centrally located.

G. Private Usable Open Space

Private usable open space shall be provided for all residential districts in accordance with the Chula Vista Design Manual and the table below:

PRIVATE USABLE OPEN SPACE

TYPE OF DWELLING UNIT	MINIMUM PRIVATE USABLE OPEN SPACE per DU[1]
Detached Single Family	Per Chula Vista Design Manual[2]
Duplex / Attached Single Family	Per Chula Vista Design Manual[2]
Multi-family w/ 1 bedroom	60 sq. ft.
Multi-family w/ 2 bedrooms	80 sq. ft.
Multi-family w/ 3 or more bedrooms	100 sq. ft.

[1] May be reduced subject to Zoning Administrator Design Review approval.

[2] As written as of the date this PC District Regulations were adopted.

H. Site Plan Review for Residential Districts

Not withstanding the property development standards listed herein, development within any land use district may be approved with specific site standards through the Site Plan and Design Review process. See Section II.3.9 Administration.

I. Model Home Complexes

Model homes, their garages, parking lots and private recreation facilities are temporary uses and 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. Unless otherwise determined by the Zoning Administrator, an administrative Conditional Use Permit and administrative Design Review shall be required for model home sites. Refer to Temporary Uses Section II.3.6.2 for specific requirements for subdivision sales offices. At the discretion of the Zoning Administrator, the Conditional Use Permit may be referred to the Planning Commission or the Design Review application to the Design Review Committee, respectively, for a decision. Otherwise, administrative procedures shall be used.

J. Building Elevations

A minimum of three front elevations shall be provided for each floor plan on all single family detached residential housing. Elevations for any accessory second units (granny flats) shall be submitted at the same time as elevations for the main structure for administrative Design Review.

K. Architectural Projections

Architectural features which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, bay windows, wing walls, etc., shall not be included in building area calculations and may project into any required setback in accordance with II.3.10.2, herein..

II.3.3.5 Accessory Buildings, Structures and Uses

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Chapter 19.58.020 CVMC.

Accessory buildings and structures, except accessory second units, attached or detached, used either wholly or in part 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 Zoning Administrator. Such accessory buildings shall not be allowed to encroach into required setbacks.

B. Detached accessory structures are subject to the approval of the Zoning Administrator and shall meet the setback requirements of the main building, for the front and street side yard areas. 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. "Accessory Second Units" as defined in Section II.3.1.8 herein are permitted subject to the following requirements:

1. Design Requirements

- Size: 400 sq. ft. minimum to 650 sq. ft. maximum (studio to one bedroom maximum)
- Setbacks: Same as for a garage.
- Parking: One space available either on-site or at curbside. If at curbside, there must be one additional curbside guest space for main residence. If on-site, it need not be covered, but cannot block the access to the two minimum on-site covered spaces required for the main residence.
- Kitchen and Bath Facilities: Must have independent kitchen and bath facilities.

- Entry: Must have a separate entry from that of main residence.

- Common Walls: Living area of the Accessory Second Unit may not abut the living area of the main residence without air space separation and sound proofing. A closet, garage, or similar separation may be used as adequate separating space and sound proofing between the living areas of a Accessory Second Unit and the Main Residence. A Accessory Second Unit abutting the main residence on more than two sides is prohibited.

- Yard or Balcony: A balcony (30 sq. ft. minimum) or an assigned fenced or unfenced yard area (no less than 40 sq. ft.) shall be provided.

- FAR: Area of a Accessory Second Unit shall not be included in the FAR calculations.

2. Operational Requirements

- Mail & Address: May be assigned separate address and mail box. May, or may not have, separate utility metering.

- Contract: A Accessory Second Unit may not be sold independent of the main residence, nor have any rental term, including pre-specified options for renewal, in excess of three years.

II.3.3.6 Walls & Fences

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

A. Walls, fences, or hedges not more than six feet in height (measured from the top of the slope) 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 side yard setbacks adjacent to a street, except as required by a site specific noise study or as shown on the Wall and Fencing Plan in the Village Design Plan. Corner cut-off shall be provided whenever necessary for line-of-sight visibility and safety and may be adjusted to accommodate "veranda" porches required on corner lots.

B. Walls, fences or hedges adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two 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 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.

A. Sound Walls shall not exceed 8 ½ feet in height. Refer to Village Design Plan for required barriers in excess of this maximum.

II.3.3.7 Residential Sign Regulations

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 Section 19.60.030 of the Chula Vista Municipal Code, except as provided by the following.

A. Sign Permit Exceptions

The following signs shall be exempt from the sign permit requirements, however an electrical and/or building permit may be required. Any sign in excess of the specific exemptions listed below is prohibited:

1. Real Estate Signs for Residential Sales: one sign placed along the street frontage not exceeding four square feet in area and four and one-half feet in height provided that it is unlit and is removed within fifteen days after the close of escrow. Lots shall be permitted one sign only. Signs placed on the rear of home or rear street frontage are prohibited. Freestanding signs shall maintain a seven foot setback from all property lines. No more than one "Open House" sign per required turning movement, not exceeding four square feet in area and five feet in height, are permitted for directing prospective buyers to property for sale and open for viewing. Such signs shall be located a minimum of three feet from the sidewalk or ten feet from the curb or edge of pavement where no sidewalk exists. No more than one sign per house may be located on an arterial, entry, or promenade street. Open house signs must be removed on the same day as placed.

2. Real Estate Kiosk Signs: signs installed pursuant to a Real Estate Kiosk Program sanctioned by the city of Chula Vista.

3. 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, subject to the following provisions and any other applicable provisions within this section:

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

- A political sign shall not exceed five square feet in total area for one side in a residential district, and twelve square feet in a mixed use district. Double-faced signs shall not exceed five square feet per side in residential districts and twelve square feet per side in mixed use 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.

- All political signs shall not exceed an overall height of six feet from the finished grade immediately around the sign.

- 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.

- 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 posted 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 a public right-of-way.

- No political sign shall be posted in violation of any provisions of this section. Further, the Zoning Administrator or his 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.

4. Temporary Construction Sign: two directory signs shall be permitted on the construction site for all contractors (may include financial institutions, real estate agents, subcontractors, *etc.*) not exceeding thirty-two square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight feet in overall height and shall be located no closer than ten feet to any property line. Such sign shall be removed upon the granting of occupancy by the City. For all other projects, a total of two signs per development site may be installed with a maximum of four square feet in area and five feet in height for each sign. Such sign(s) shall be removed upon finalization of building permits.

5. Signs for Private Schools: Any sign specifically adopted in the required Design Review for Private Schools in the SF3 Land Use District.

6. Residential Identification Signs: permanent residential identification signs designating the name of the residential neighborhood or subdivision may be located at an entrance to the residential area, subject to Zoning Administrator approval and provided that a homeowners' association or maintenance district is formed to ensure the maintenance of said signs. The copy area of the sign structure shall not exceed

fifteen square feet and shall be architecturally harmonious with the adjoining residential area.

7. Interior Signs: signs within a structure or building when not visible or readable, nor intended to be read from off-site or from outside of the structure or building.

8. Memorial Tablets, Plaques or Directional Signs: signs for community historical resources, installed by a City-recognized Historical Society or civic organization.

9. Convenience and Secondary Directional Signs: signs not to exceed four square feet in area or ten feet in height.

10. Residential Building Identification Signs: signs used to identify individual residences and not exceeding four square feet in area.

11. Name Plates: one plate per Neighborhood not to exceed four square feet in area for single family residential uses and agricultural uses.

12. Official and Legal Notices: notices issued by any court, public body, person, or officer or in furtherance of any nonjudicial process approved by State or local law.

13. Signs Providing Direction, Warning or Information: signs or structures required or authorized by law or by Federal, State, County or City authority.

14. A Single Official Flag: the flag of the United States of America and/or two flags of either the State of California, or other states of the United States, counties, municipalities or official flags for nations, and flags of internationally or nationally recognized organizations or the company flag. Flags shall be a maximum of five feet by eight feet, unless otherwise specifically approved on a site plan.

15. Signs of Public Utility Companies: signs indicating danger or which serve as an aid to public safety, or which show locations of underground facilities or public telephones.

16. Safety Signs: signs on construction sites.

17. "No Trespassing": "no dumping" and similar warning signs not exceeding four square feet.

18. Signs on Public Transportation Vehicles: signs regulated by a political subdivision, including but not limited to buses and taxicabs.

19. Signs on Licensed Commercial Use Vehicles: provided such vehicles are not used or intended for use as portable signs or as may be prohibited in Section II.3.3.7.B.

20. A Change of Copy: copy conforming to an approved Comprehensive Sign Program. All other changes of copy shall comply with this section.

21. Agricultural Signs: either wall mounted or freestanding types, non-illuminated and not exceeding four square feet for lots two acres or less in area, and sixteen square feet for lots greater than two acres, identifying only the agricultural products and company owning on the premises. The number of such signs shall be one per street frontage or a maximum of two, with all signs to be located below the roof line and freestanding signs to be no higher than eight feet.

B. Prohibited Signs and Lighting

All signs and lighting associated with commercial activity and not expressly permitted or exempted are prohibited in all residential districts including, but not limited to, the following:

1. Vehicle signs (when parked or stored on property to identify a business or advertise a product).

2. Portable signs (except where permitted in by these regulations).

3. Off-site signs (except temporary subdivision or real estate signs, and political signs).

4. 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.

5. Signs located on public property except as may be permitted by Section II.3.3.7.A or required by a governmental agency.

6. Signs within the pubic 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.*).

7. Signs blocking doors or fire escapes.

8. External light bulb strings and exposed neon tubing outside of buildings (except for temporary uses such as Christmas tree lots, carnivals and similar events having prior approval of the City). Temporary homeowner Christmas or similar holiday decorations are excluded.

9. Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in Section II.3.6.2).

10. The use of decals, stick-on or transfer letters, or tape on the walls or parapets of buildings, fences, walls and other structures.

11. Signs displayed as, 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.

C. Signs with Sign Permit

The following signs may be placed in any residential land use district with approval of a sign permit provided it is in compliance with all other applicable laws and ordinances. These signs are in addition to those signs expressly exempt and are subject to the following provisions:

1. Convenience Signs: on-site signs no greater than six square feet necessary for public convenience or safety may be approved by the Zoning Administrator. Signs containing information such as "entrance," "exit," or directional arrows shall be designed to be viewed from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.

2. Public and Quasi-public Signs: churches, schools, community centers and any other public or institutional building, on any community purpose, institutional or residential zone, shall be allowed the following signs:

   - Churches are allowed one wall sign, not to exceed thirty square feet in area and one bulletin board, announcement or monument sign, not to exceed twenty-four square feet in area and ten feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten-foot setback from all streets.

   - Other public and quasi-public uses are permitted one wall or monument sign, not to exceed thirty square feet in area and a bulletin board or announcement sign not to exceed fifty square feet in area and twelve feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten-foot setback from the streets.

   - 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.

   - Special event signs shall be located on the premises of the institution or organization having the special event, and shall not exceed five feet in height, nor

contain more than twenty-five square feet of sign area. Freestanding signs shall maintain a minimum ten-foot setback from any property line abutting a street right-of-way. Only one sign shall be allowed for each street frontage.

- 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 Section 19.60.290 CVMC.

3. 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 Village Six, the Otay Ranch Community or nearby areas. Community special events such as a rodeo or community fair may be permitted the following signs:

   - No more than four off-site signs up to thirty-two square feet in size and eight feet in height to publicize the event.

   - Temporary advertising signing consistent with the requirements set forth in Section II.3.6.2.

4. On-Site Subdivision Signs:

   - One temporary, on-site subdivision sign not to exceed sixty-four square feet total area on two sides or thirty-two square feet on one side and total overall height of twelve feet may be permitted on each Circulation Element street frontage of each neighborhood. Not to exceed two signs per street for each village at any one time.

   - 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.

   - Such signs shall be removed after 36 months. Twelve month extension requests may be submitted by the developer for consideration by the Zoning Administrator prior to the expiration date.

   - Such sign shall be removed within ten calendar days from the date of sale of the final lot or home within the project.

   - A cash deposit of three hundred dollars 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.

- Signs shall be maintained in good repair at all times by the permittee.

5. Off-Site Subdivision Directional Signs:

The only off-site subdivision signs allowed are those approved as a part of a "kiosk" program per Section 19.60.480 CVMC.

Prior to construction and installation of directional signs on kiosk structures, the designated sign program administrator shall receive Planning Director approval of directional signs to ensure compliance with the Sign Kiosk Plan and the following provisions:

- Community directional signs are exempt from the sign permitting process otherwise required when such structures are processed in accordance with this section and are in compliance with the Sign Kiosk Plan.

- All community directional signs shall be located on an approved community directional kiosk.

- Users eligible to display community directional signage on approved kiosk structures shall be limited to master planned communities and residential subdivisions exceeding 20 lots.

- No approval shall be given for directional signs on any kiosk structure if the applicant has any prohibited off-site signs advertising the subdivision or master planned community anywhere within the City. If any advertising signs are erected and not promptly removed upon demand by the City, the City may direct the administrator to remove all kiosk panels for that subdivision and may require that any agreement between the administrator and developer be canceled.

- Approved directional signs for residential subdivisions shall be permitted until all lots or units within the subdivision or master planned community are sold or two years from the date of installation of the panel, whichever occurs first.

- The location, number of signs, number of panels, design, color, copy, lettering, spacing, area and dimension of the signs and panels shall be specified within the Sign Kiosk Plan.

D. 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 thirty 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.

E. 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 ordinance. 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 as specified in the CVMC. All signs removed by the City may be destroyed thirty 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.

F. Construction and Maintenance

1. 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.

2. Maintenance

Every 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 thirty calendar days following notification of the business by the City and will be abated at owner's expense.

G. Design Standards

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or landscape/hardscape 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 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 elements are 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.

C. 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.

D. 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).

E. 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.

F. 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.

G. Design Review and Approval

A signage plan including sign locations, size, style, materials, lettering size and style, any other information necessary to adequately review the proposal shall be prepared and submitted for review and approval by the Zoning Administrator prior to construction.

II.3.3.8 Vehicle Parking

A. Parking Standards

The number of off-street parking spaces required in each land use district is listed in the Property Development Standards Matrix (Section II.3.3.4). Each space shall measure 10 feet by 20 feet when enclosed in a garage or carport, and 9 feet by 19 feet when uncovered. Group parking areas for multi-family residential developments shall comply with the applicable provisions of Section II.3.4.6.

B. Group Parking Standards for RM Districts

Parking requirements for the RM districts include 0.3 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.

C. Parking Standards for Affordable and Age-Restricted Housing

Parking standards may be reduced from that specified for the SF3, SF4, RM1 or RM2 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 (CVMC 19.14.060 *et. seq.*). A parking study shall be prepared by a registered traffic engineer to ensure adequate parking will be provided.

D. Recreational Vehicle Parking

The parking or storage of recreational vehicles on streets or in areas visible from the street for purposes other than loading and unloading shall be prohibited.

II.3.3.9 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. The location of such equipment 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 Section 19.68.030 CVMC for definitions and additional details.)

EXTERIOR NOISE LIMITS

RECEIVING LAND USE DISTRICT	7 a.m. – 10 p.m.	10 p.m. – 7 a.m.
SF3, SF4	55 dBA	45 dBA
RM1, RM2	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		

E. Interior Noise: no person shall operate or cause to operate, any source of sound, or allow the creation of any noise which causes the noise level, when measured inside a neighboring receiving dwelling unit to exceed the limits as follows:

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. In any residential zone, the parking of motorized and non-motorized vehicles shall be subject to the following requirements:

1. No motorized or non-motorized vehicle shall be parked, stored or kept in the front yard, except in the driveway or on a paved area adjacent to the driveway.

2. If motorized or non-motorized vehicles are parked, stored or kept on the lot, other than as permitted above, they must be for the resident's or a guest's personal use. No storage or display of vehicles for sale by a motor vehicle dealer is permitted in a residential driveway or on a residential street.

H. Special Standards - RM Districts

All multi-family projects in the RM districts are subject to the Design Review Process.

In the RM Districts, 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 the Village Design Plan or as required by a site specific noise study.

2. When other residential districts are adjacent to the RM2 district, a minimum of fifteen feet of landscaped area shall be provided between such uses. No parking or common trash receptacles are permitted within this area. Sky-line type trees shall be provided in the amount of one 24-inch box tree per twenty-five linear feet of common lot line.

3. Conveniently located common laundry facilities shall be provided for units which do nor have individual hook-ups.

4. Conveniently located and well-screened enclosures for trash and recyclables shall be provided for all dwelling units, unless provided for each 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. Lockable, enclosed storage shall be provided in the carport area; storage substitutions may be approved by the Zoning Administrator.

7. Mailbox kiosks shall be conveniently located and distributed throughout the complex.

II.3.4 Mixed Use/Village Core Districts

II.3.4.1 Purpose

Commercial uses in Village Six are concentrated in the Village Core area which is intended to function as the social, commercial and activity center for the village as mandated in the Otay Ranch GDP. In order to serve this function, mixed commercial/residential, public and quasi-public and community purpose uses, as well as purely commercial uses are permitted in the Village Core Districts.

The Mixed Use/Village Core Districts are 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 village or adjacent villages.
- To provide an opportunity for mixed use and quasi-public community support facilities.
- To encourage mixed use 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 village 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 office and commercial developments within the city of Chula Vista.

II.3.4.2 Permitted & 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.
"ZA"	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
"a"	=	Permitted Accessory Use to a Permitted or Conditional Use.
"N"	=	Use Not Permitted.

A use not listed shall be subject to a use determination via by the Zoning Administrator to determine substantial conformance with the purpose, intent and goals of this SPA Plan.

PERMITTED USE MATRIX – VILLAGE CORE DISTRICTS

LAND USE	LAND USE DISTRICT	
	MU	CPF
Administrative and Professional Services:		
Business & professional office	P	N
Financial institution or office	P	N
Medical, dental & health services	ZA	N
Real estate sales office	P	N
General Commercial Uses:		
Antique shop (no outdoor storage)	P	N
Apparel store	P	N
Appliance store, including repair (no outdoor storage)	P	N
Art, music and photographic studio and supply store	P	N
Arcade and electronic games (subject to Section 19.58 CVMC)	C	N
Athletic and health club	P	N
Automobile and/or truck services, sales, rental agencies, car wash (subject to Section II.3.4.5)	C	N
Bakery - retail	P	N
Barber and beauty shop	P	N
Bicycle shop, non-motorized	P	N
Blueprint and photocopy services	P	N
Books, gifts and stationery store	P	N
Cabaret	N	N
Candy store and confectioner	P	N
Catering establishment	P	N
Cleaners	P	N
Cocktail lounge, bar or tavern, including, related entertainment	C	N
Commercial recreation facilities not otherwise listed	C	N
Electronics store, including sales and repair	P	N
Equipment rental (enclosed in building)	P	N

PERMITTED USE MATRIX – VILLAGE CORE DISTRICTS (cont'd)

LAND USE	LAND USE DISTRICT	
	MU	CPF
Fast food restaurants with drive-in or drive-through (subject to Section 19.58 CVMC)	C	N
Feed and tack store (no outside storage); (subject to Section 19.58 CVMC)	P	N
Florist shop	P	N
Food store, market, drug store	P	N
Furniture store	P	N
Gasoline service station (subject to Section 19.58 CVMC)	C	N
Hardware store	P	N
Hobby shop	P	N
Hotel or motel (subject to Section 19.58 CVMC)	P	N
Janitorial services/supplies	P	N
Jewelry store	P	N
Junior department or department store, discount or membership department store	C	N
Kiosk, including photo sales, located in parking lot	A	N
Laundry (coin-operated)	P	N
Liquor store	C	N
Mortuary	N	N
Motorcycle sales and services, including motorized bicycles (subject to Section II.3.4.5)	ZA	N
Newspaper and magazine store	P	N
Nursery or garden supply store in enclosed area	P	N
Office supplies/stationery store	P	N
Parking facilities (commercial) (subject to Section 19.58 CVMC)	C	N
Pharmacy	P	N
Printing shop	P	N
Recycling drop-off bins	ZA	a

PERMITTED USE MATRIX – VILLAGE CORE DISTRICTS (cont'd)

LAND USE	LAND USE DISTRICT	
	MU	CPF
Restaurant with entertainment and serving alcoholic beverages	C	N
Restaurant with incidental serving of beer/wine but without cocktail lounge, bar, entertainment or dancing	A	N
Restaurant, coffee shop, delicatessen	P	N
Retail store or shop	P	N
Sign painting shop (enclosed building)	P	N
Snack bar or refreshment stand contained within a building	P	a
Stamp and/or coin shop	P	N
Swimming pool supply store	P	N
Television, stereo, radio store, including sales and repair	P	N
Temporary uses as prescribed in Section II.3.6.2	P	P
Theater, movie or live	C	A
Tire sales and service	C	N
Travel agency	P	N
Veterinary office and/or animal hospital	C	N
Residential Use:		
Mixed-use residential (units, transferred from other parecls, over commercial or attached to storefront use)	P	N
Public and Semi-public Uses:		
Community Purpose Facility which serves the following types of uses: boy or girl scouts, social and human services, services for the homeless, services for military during holidays, senior care and recreation, worship, spiritual growth and development and teaching of traditional family values, ancillary daycare facilities or ancillary private schools	ZA	ZA
Day nursery, daycare school or nursery school (for profit)	A	C
Day nursery, daycare school or nursery school (non-profit)	A	ZA
Educational institution	C	ZA
Essential public services, including but not limited to: library, museum, park, public works facility, post office and other civic use as determined by the Zoning Administrator	C	C

PERMITTED USE MATRIX – VILLAGE CORE DISTRICTS (cont'd)

LAND USE	LAND USE DISTRICT	
	MU	CPF
Group care facility and/or residential retirement hotel	N	C
Public safety facility such as police or fire station	C	ZA
Public utility and/or public service sub-station, reservoir, pumping plant and similar installation	C	ZA
Public or private recreational facilities, including but not limited to: tennis and swim clubs, basketball, racquetball and handball courts	C	a
Home Occupations:		
Home occupations subject to the provisions of Section II.3.6.3	P	N
Other Uses:		
Unclassified uses (subject to Section 19.54 CVMC)	C	ZA

II.3.4.3 Accessory Uses & Buildings

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

II.3.4.4 Mixed Use/Village Core Sign Regulations

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 Section 19.60.030 of the Chula Vista Municipal Code, except as provided by the following.

A. Sign Permit Exceptions

The following signs shall be exempt from the sign permit requirements, however an electrical and/or building permit may be required. Any sign in excess of the specific exemptions listed below is prohibited:

1. Real Estate Sign for Residential Sales: one sign per street frontage not exceeding four square feet in area and four and one-half feet in height provided that it is unlit and is removed within fifteen days after the close of escrow. Lots shall be permitted one sign only. Signs placed on the rear of home or rear street frontage are prohibited. Freestanding signs shall maintain a ten foot setback from all property lines. No more than five Open House signs not exceeding four square feet in area and five feet in height are permitted for directing prospective buyers to property for sale, located a

minimum of three feet from the sidewalk or ten feet from the curb or edge of pavement where no sidewalk exists. Open house signs must be removed on the same day as placed.

2. Real Estate Kiosk Signs: signs installed pursuant to a Real Estate Kiosk Program sanctioned by the city of Chula Vista.

3. 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, subject to the following provisions and any other applicable provisions within this section:

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

   - A political sign shall not exceed five square feet in total area for one side in a residential district, and twelve square feet in a Mixed Use district. Double-faced signs shall not exceed five square feet per side in residential districts and twelve square feet per side in Mixed Use 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.

   - All political signs shall not exceed an overall height of six feet from the finished grade immediately around the sign.

   - 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.

   - 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 posted 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 a public right-of-way.

   - No political sign shall be posted in violation of any provisions of this section. Further, the Zoning Administrator or his 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.

4. Temporary Construction Sign: two directory signs shall be permitted on the construction site for all contractors (may include financial institutions, real estate

agents, subcontractors, etc.) not exceeding thirty-two square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight feet in overall height and shall be located no closer than ten feet to any property line. Such sign shall be removed upon the granting of occupancy by the City. For all other projects, a total of two signs per development site may be installed with a maximum of four square feet in area and five feet in height for each sign. Such sign(s) shall be removed upon finalization of building permits.

5. Residential Identification Signs: permanent residential identification signs designating the name of the residential neighborhood or subdivision may be located at an entrance to the residential area, subject to Zoning Administrator approval and provided that a homeowners' association or maintenance district is formed to ensure the maintenance of said signs. The copy area of the sign structure shall not exceed fifteen square feet and shall be architecturally harmonious with the adjoining residential area.

6. Interior Signs: signs within a structure or building when not visible or readable, nor intended to be read from off-site or from outside of the structure or building.

7. Memorial Tablets, Plaques or Directional Signs: signs for community historical resources, installed by a City-recognized Historical Society or civic organization.

8. Convenience and Secondary Directional Signs: signs not to exceed four square feet in area or ten feet in height.

9. Residential Building Identification Signs: signs used to identify individual residences and not exceeding four square feet in area.

10. Name Plates: one plate per Neighborhood not to exceed four square feet in area for single family residential uses and agricultural uses.

11. Official and Legal Notices: notices issued by any court, public body, person, or officer or in furtherance of any nonjudicial process approved by State or local law.

12. Signs Providing Direction, Warning or Information: signs or structures required or authorized by law or by Federal, State, County or City authority.

13. A Single Official Flag: the flag of the United States of America and/or two flags of either the State of California, or other states of the United States, counties, municipalities or official flags for nations, and flags of internationally or nationally recognized organizations or the company flag. Flags shall be a maximum of five feet by eight feet, unless otherwise specifically approved on a site plan.

14. Signs of Public Utility Companies: signs indicating danger or which serve as an aid to public safety, or which show locations of underground facilities or public telephones.

15. Safety Signs: signs on construction sites.

16. "No Trespassing": "no dumping" and similar warning signs not exceeding four square feet.

17. Signs on Public Transportation Vehicles: signs regulated by a political subdivision, including but not limited to buses and taxicabs.

18. Signs on Licensed Commercial Vehicles: provided such vehicles are not used or intended for use as portable signs or as may be prohibited in Section II.3.4.4.B.

19. A Change of Copy: copy conforming to an approved Comprehensive Sign Program. All other changes of copy shall comply with this section.

20. Agricultural Signs: either wall mounted or freestanding types, non-illuminated and not exceeding four square feet for lots two acres or less in area, and sixteen square feet for lots greater than two acres, identifying only the agricultural products and company owning on the premises. The number of such signs shall be one per street frontage or a maximum of two, with all signs to be located below the roof line and freestanding signs to be no higher than eight feet.

B. Prohibited Signs and Lighting

All signs and lighting not expressly permitted are prohibited in all districts including, but not limited to the following:

1. Roof signs.

2. Flashing lights or signs.

3. Animated signs or lights that convey the illusion of motion.

4. Revolving or rotating signs.

5. Vehicle signs (when parked or stored on property to identify a business or advertise a product).

6. Portable signs (except where permitted in by these regulations).

7. Off-site signs (except temporary subdivision or real estate signs, and political signs).

8. 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.

9. Signs located on public property except as may be permitted by Section II.3.4.4.A or required by a governmental agency.

10. Signs within the pubic 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.*).

11. Signs blocking doors or fire escapes.

12. External light bulb strings and exposed neon tubing outside of buildings (except for Mixed Use use areas and temporary uses such as Christmas tree lots, carnivals and similar events having prior approval of the City).

13. Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in Section II.3.6.2).

14. Advertising structures (except as otherwise permitted in this section).

15. Statuary (statues or sculptures) advertising products or logos of the business located outside of the structure that houses the business.

16. The use of decals, stick-on or transfer letters, or tape on the walls or parapets of buildings, fences, walls and other structures.

17. Signs displayed as, 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.

C. Signs with Sign Permit

The following signs may be placed in any village core land use district with approval of a sign permit provided it is in compliance with all other applicable laws and ordinances. These signs are in addition to those signs expressly exempt and are subject to the following provisions:

1. Convenience Signs: on-site signs no greater than six square feet necessary for public convenience or safety may be approved by the Zoning Administrator. Signs containing information such as "entrance," "exit," or directional arrows shall be designed to be viewed from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.

2. Public and Quasi-public Signs: churches, schools, community centers and any other public or institutional building, on any community purpose, institutional or residential zone, shall be allowed the following signs:

- Churches are allowed one wall sign, not to exceed thirty square feet in area and one bulletin board, announcement or monument sign, not to exceed twenty-four square feet in area and ten feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten-foot setback from all streets.

- Other public and quasi-public uses are permitted one wall or monument sign, not to exceed thirty square feet in area and a bulletin board or announcement sign not to exceed fifty square feet in area and twelve feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten-foot setback from the streets.

- 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.

- Special event signs shall be located on the premises of the institution or organization having the special event, and shall not exceed five feet in height, nor contain more than twenty-five square feet of sign area. Freestanding signs shall maintain a minimum ten-foot setback from any property line abutting a street right-of-way. Only one sign shall be allowed for each street frontage.

- 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 Section 19.60.290 CVMC.

3. 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 rake place within Village Six, the Otay Ranch Community or nearby areas. Community special events such as a rodeo or community fair may be permitted the following signs:

   - No more than four off-site signs up to thirty-two square feet in size and eight feet in height to publicize the event.

   - Temporary advertising signing consistent with the requirements set forth in Section II.3.6.2.

4. Commercial Special Events: such as grand openings and painted seasonal holiday window displays may be permitted the following signage:

- No more than four signs, thirty-two square foot or smaller in size, eight feet in height, on-site, freestanding special event signs.

- All other on-site special event signs can be either wall and window signs, flags, banners and pennants. In no case shall any sign, flag, pennant, inflatable device, or banner be placed above the roof line.

5. On-Site Subdivision Signs:

- One temporary, on-site subdivision sign not to exceed sixty-four square feet total area on two sides or thirty-two square feet on one side and total overall height of twelve feet may be permitted on each Circulation Element street frontage of each neighborhood; not to exceed two signs per street for each village at any one time.

- 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.

- Such signs shall be removed after 36 months. Twelve month extension requests may be submitted by the developer for consideration by the Zoning Administrator prior to the expiration date.

- Such sign shall be removed within ten calendar days from the date of sale of the final lot or home within the project.

- A cash deposit of three hundred dollars 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.

- Signs shall be maintained in good repair at all times by the permittee.

6. Off-Site Subdivision Directional Signs:

The only off-site subdivision signs allowed are those approved as a part of a "kiosk" program per Section 19.60.480 CVMC.

Prior to construction and installation of directional signs on kiosk structures, the designated sign program administrator shall receive Planning Director approval of directional signs to ensure compliance with the Sign Kiosk Plan and the following provisions:

- Community directional signs are exempt from the sign permitting process otherwise required when such structures are processed in accordance with this section and are in compliance with the Sign Kiosk Plan.

- All community directional signs shall be located on an approved community directional kiosk.

- Users eligible to display community directional signage on approved kiosk structures shall be limited to master planned communities and residential subdivisions exceeding 20 lots.

- No approval shall be given for directional signs on any kiosk structure if the applicant has any prohibited off-site signs advertising the subdivision or master planned community anywhere within the City. If any advertising signs are erected and not promptly removed upon demand by the City, the City may direct the administrator to remove all kiosk panels for that subdivision and may require that any agreement between the administrator and developer be canceled.

- Approved directional signs for residential subdivisions shall be permitted until all lots or units within the subdivision or master planned community are sold or two years from the date of installation of the panel, whichever occurs first.

- The location, number of signs, number of panels, design, color, copy, lettering, spacing, area and dimension of the signs and panels shall be specified within the Sign Kiosk Plan.

D. 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 thirty 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.

E. 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 ordinance. 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 as specified in the CVMC. All signs removed by the City may be destroyed thirty 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.

F. Construction and Maintenance

1. 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.

2. Maintenance

Every 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 thirty calendar days following notification of the business by the City and will be abated.

G. 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 elements are 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.

C. 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.

D. 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).

E. 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.

F. 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.

G. Design Review and Approval

A signage plan including sign locations, size, style, materials, lettering size and style, any other information necessary to adequately review the proposal shall be prepared and submitted for review and approval by the Zoning Administrator prior to construction.

II.3.4.5 Property Development Standards

The property development standards that shall apply to all land and buildings permitted in the Village Core Districts shall be those indicated on an approved Design Review application pursuant to Section 19.14.420 *et. seq.* CVMC.

An approved Master Precise Plan, the contents of which to be determined by the Zoning Administrator, will be required for all areas in the Village Core. The master precise plan shall be prepared for the entire village core area and updated with each significant new project. This master precise plan will establish specific design districts within the village core and may further limit the location of certain uses (*e.g.*, fast food, auto repair, *etc.*). This master precise plan shall be prepared in accordance with the Village Six SPA Plan, Village Design Plan and City standards. Development of Neighborhood R-10 (SPA Site Utilization Plan) may be approved independently of the overall Master Precise Plan, subject to approval of the Zoning Administrator and Design Review approval.

II.3.4.6 Parking & Loading Facilities

These regulations are for the purpose of providing 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 reduce traffic congestion, promote public safety and implement pedestrian-oriented development objectives. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate off-street parking.

Size & Access Requirements

The following property development standards shall apply to all parking areas:

A. General Requirements

The following are minimums unless otherwise stated:

1. Automobile

   Standard Space: Covered in a garage or carport - 10 feet x 20 feet each space
   Uncovered - 9 feet x 19 feet each space

   Compact Space: 8 feet x 18 feet each space

2. Motorcycle Space: 4 feet x 8 feet each space

3. Bicycle Space: 2 feet x 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 disposal of all surface water on the site.

   Off-street parking areas 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.

5. Striping and Identification

   a. Automobile: All parking stalls shall be clearly outlined with single or 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 lot line, 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 wide if the furthest unit is eighty feet or less from the front property line, and a minimum of fifteen feet wide if the distance is over eighty feet. 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.

   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.

C. Special Requirements

1. In Mixed Use zones, shared parking may be permitted pursuant to the following criteria:

   a. 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.

   b. 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.

   c. 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.

2. All shopping cart storage areas shall be screened from public view from the parking lot areas and public streets.

3. In Mixed Use zones, priority parking stalls in preferred locations shall be provided for use by electric carts. The exact number and size shall be determined during the precise plan review and approval process.

Number of Spaces Required for Designated Land Use

A. The number of off-street parking spaces required shall be as set forth below:

OFF-STREET PARKING REQUIREMENTS

LAND USE	MINIMUM OFF-STREET PARKING REQUIRED[1]
Parks	
Park (public or private)	To be determined by the Zoning Administrator
Tennis, handball/racquetball court	To be determined by the Zoning Administrator
Public and Semi-public Uses	
Day nurseries, daycare schools, nursery schools	1 space/staff member plus 2 spaces/5 children or 1 space/10 children if adequate drop-ff facilities are provided. Drop-off facilities must be designed to accommodate a continuous flow of passenger vehicles to safety load and unload children. The adequacy of proposed drop-off facilities shall be determined by the Zoning Administrator.
Elementary or middle school	1 space/employee plus 5 spaces
High school	1 space/4 students
College or vocational school	1 space/2 faculty member 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 where there are no fixed seats
Public utilities	To be determined by the Zoning Administrator
Residential	
Single family dwelling unit	2 spaces
Multi-family dwelling unit	1 space/studio unit; 1½ spaces/1 bedroom unit; 2 spaces/2 bedroom unit; 2¼ spaces/3 bedroom unit (may be reduced for affordable or seniors housing)
Mixed Use	To be determined during Precise Plan or Design Review approval

[1] Minimum off-street parking requirements may be modified in the Village Core Districts upon a determination by the Zoning Administrator that the modified parking requirement protects public safety, promotes commerce, ensures adequate access to village core activity centers and facilitates implementation of the village concept as defined in the Otay Ranch General Development Plan.

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 following rate:

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

3. Handicapped parking spaces required by this section shall count toward fulfilling off-street automobile parking requirements.

C. Bicycle Parking Requirements

Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.

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. Property within the ultimate right-of-way of a street or highway may be used, to the extent available, to provide required guest parking or loading/unloading facilities so long as at least one stall is provided on site. Due to the pedestrian orientation of the community it is seen as desirable to encourage on-street parking on the promenade streets.

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 during workday periods or as needed by the use of the premises.

F. Where the application of these schedules 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 with final precise plan approval 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. 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.

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.

Parking Area Landscaping

A. Parking areas shall be landscaped in accordance with the City's landscape manual, the Village Six Design Plan and Village Six Master Landscape Plan.

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 Village Six Design Plan for additional guidelines relating to parking lot landscaping.

C. All landscaped parking lot islands shall have a minimum inside dimension of three feet and shall contain a twelve inch wide walk adjacent to the parking stall and be separated from vehicular areas by a six inch high by six inch wide concrete curb.

D. All landscaped areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.

Parking Area Lighting

All parking facilities shall have lighting in accordance with City of Chula Vista standards. The lighting shall be designed and installed to confine direct rays to the site. 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.

Parking Area Front Setback

No part of any front yard or exterior side yard (*i.e.*, street side of a corner lot) shall be used for off-street parking or access, except driveways, unless authorized by the Zoning Administrator, pursuant to an approved site plan.

II.3.4.7 Outdoor Storage

Except where otherwise approved on a site plan, outdoor storage and/or sales 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.3.4.8 Trash Storage

A. All developments in the Village Core Districts shall provide areas for trash storage. 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. A wooden enclosure may be substituted for a wall with site plan approval at the discretion of the Zoning Administrator.

B. The number of containers required shall be not less than required by the sanitary service operator on the site and a specified number by the zoning administrator for all mixed use 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 on the site plan.

E. The trash enclosure shall be permanently maintained.

II.3.4.9 Wall Requirements

A six-foot high minimum solid masonry wall subject to the provisions of Section 19.58.150 CVMC shall be erected along the property line to separate any village core district from adjacent residential districts unless it is determined that such a wall is not necessary or another design is more appropriate on an approved site plan.

II.3.4.10 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.

II.3.4.11 Performance Standards

A. Commercial within Village Core land use districts shall comply with the provisions of Chapter 19.66 Performance Standards and Chapter 19.68 Performance Standards and Noise Control, CVMC.

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 material or 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, adjacent public streets and residential uses within the Village Core.

D. Reciprocal ingress and egress, circulation and parking arrangements 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. Illuminators should be integrated within the architecture of the building. The intensity of light at the boundary of any Village Core District shall not exceed seventy-five foot-lamberts from a source of reflected light.

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 in the site plan with an appropriate screening treatment such as berms, walls and/or landscaping.

G. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published by the United States Bureau of Mines Information Circular #7718.

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 Village Design Plan for additional design guidelines and criteria

II.3.5 Open Space & Parks District

II.3.5.1 Purpose

This district is intended for open space, landscaping, recreation and public uses. Only those additional uses which are complementary to, and can exist in harmony with open space, park and recreation uses are permitted. There is no lot size limitation and it is intended that this district 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.

Open Space/Park District is 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 Otay Ranch villages.
- 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 & 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.
"ZA"	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
"a"	=	Permitted Accessory Use to a Permitted or Conditional Use.
"N"	=	Use Not Permitted.

PERMITTED USE MATRIX – OPEN SPACE/PARK DISTRICTS

LAND USE	LAND USE DISTRICT
	OS/P1
Agricultural Uses:	
All types of horticulture	ZA
Arboreta - horticultural garden	ZA
Agricultural corps	ZA
Community gardens	ZA
Public and Semi-public Uses:	
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	C
Facilities per Parks, Recreation, Open Space and Trails Master Plan	P
Recreational courts, including but not limited to: tennis, basketball and similar uses	C
Commercial recreation	C
Unclassified uses	N
Temporary uses as prescribed in Section II.3.6.2.	P
Incidental concessions	ZA

II.3.5.3 Property Development Standards

A. Site Planning

All development proposals in the Open Space/Park District shall be reviewed on a case-by-case basis to determine appropriate buffering and setbacks. All permanent signs, including any required signs (such as monument and dedication signage, *etc.*), shall be included in the review and specifically approved. Neighborhood and community-level signs included in the Village Six SPA Plan shall be permitted in areas designated in the SPA Plan.

B. Landscaping

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

II.3.5.4 Accessory Uses & Buildings

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

II.3.5.5 Performance Standards

All uses in the Open Space/Parks district shall conform to the performance standards provided in Chapter 19.66 and 19.68 CVMC.

II.3.6 Special Uses & Conditions

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 private 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 & 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 administrative approval by the Zoning Administrator, except as noted.

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.

3. Subdivision sales offices, sales information centers, sales pavilions, and model home complexes and signage located within the subdivision, subject to 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 120 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 120 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 sufficient parking spaces 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.

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.

7. Seasonal retail sales of agricultural products (fruit and vegetable stands) for periods for less than ninety 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 Administrative Review. 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. For any agricultural and animal husbandry activity or project (4H, FFA or similar) conducted for educational purposes or school districts, a permit may be granted in any district when the Zoning Administrator determines that such use will not cause a public nuisance relative to sanitation and health conditions.

10. Charitable or school sponsored drop-off bins for recycling of cans, newspapers, or similar items, or for drop-off of clothes and small items. 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".

11. Community gardens as developed and operated in accordance with the guidelines in the Village Six Parks, Recreation Open Space and Trails Master Plan.

12. Temporary tract signs for marketing purposes.

13. 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 Temporary 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

A. General Provisions

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.

1. There shall be no stock in trade or exterior storage of materials in the conduct of home occupation.

2. 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.

3. 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.

4. No one other than the residents of the dwelling unit may be engaged in the conduct of the home occupation.

5. There shall be no sale of goods on the premises.

6. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.

7. There shall be no signs other than those permitted by these regulations.

8. The required residential off-street parking shall be maintained.

9. 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.

10. 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.

II.3.6.4 Recreational Facilities

Construction of recreation courts, including necessary fencing and lighting, may be permitted subject to administrative review and a finding that adjacent properties will not be unduly affected.

Recreation courts shall meet the following minimum standards:

A. A maximum 20-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

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.

II.3.7 Community Purpose Facility Sites

II.7.1 Acreage Provided

Section 19.48.025 CVMC requires 1.39 acres per 1,000 population for Community Purpose Facility (CPF) Sites. A calculation of the required CPF acreage is provided in the Village Six SPA. The required area is designated for CPF use on both the Site Utilization Plan (in the SPA plan text) and on the Land Use Districts Map, herein. The final CPF requirement will be based on lot count at the Tentative Map stage.

II.7.2 CPF Uses

Notwithstanding the regulations restricting land uses on CPF designated sites provided in Section II.3.4 Mixed Use/Village Core Districts, any additional uses permitted by Section 19.48.025 CVMC are similarly allowed within the Village Six SPA.

II.3.8 Legislative Procedures

II.3.8.1 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 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 of Chula Vista, 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.3.8.2 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 Otay Ranch General Development Plan (GDP), and the Village Six Sectional Planning Area (SPA) Plan. The Village Six Specific Planning Area is zoned P-C Planned Community pursuant to the adoption of the Otay Ranch 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 Otay Ranch Village Six Specific Planning Area 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; and,
- Signing regulations.

These PC District Regulations, along with the Village Six Sectional Planning Area Plan, delineate precisely the allowable use of the property.

II.3.8.3 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.3.9 Administrative Procedures, Conditional Uses & Variances

II.3.9.1 Purpose & 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 Village Six Sectional Planning Area (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 Village Six Specific Planning Area 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.

II.3.9.2 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 Zoning Administrator ("ZA") 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 the 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 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 community purpose facilities, commercial, or institutional projects. 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: For development with lots averaging less than 5,000 the required elements are as follows. For development with lots averaging 5,000 square feet, or greater, the Tentative Map shall satisfy all requirements, except that three typical front elevations and typical enhanced side and rear elevations shall be used to satisfy item number seven below. For the first phase of a development within a Site Utilization Plan Neighborhood, with lots averaging 5,000 square feet, or greater, a complete building plotting plan is required.

1. Legal description, legend, scale, north arrow, vicinity map and identification of designer.

2. The boundary lines of subject property fully dimensioned together with the name and dimensions of adjoining streets.

3. Existing topography and proposed grading plan showing, slope, retaining walls, pad elevations and percent of slope on streets, driveways and other graded areas.

4. Exiting and proposed streets, utilities and easements

5. Access: Pedestrian, vehicular and services, points of ingress and egress, with driveway locations and dimensions.

6. Loading and trash areas, walls and/or fences (including height).

7. 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.

8. Parking layout, including dimensions, number of stalls and circulation flow.

9. Location, height and size of signs proposed on the property.

10. 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.

11. Lighting, including the location, type and hooding devices to shield adjoining properties.

12. 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 Village Six Planned Community District Regulations and Village Design Plan, 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:

- 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 Village Six SPA plan and associated regulatory documents.

- The siting of any structure on the property, as compared to the siting of other structures in the immediate neighborhood, shall be considered.

- 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 herein.

- Landscaping is provided in accordance with the Village Six 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.

G. Substantial Conformance:

The Zoning Administrator may determine a variation in an application from an adopted SPA document or statistic is in substantial conformance to the adopted document, subject

to the findings below, Section II.3.9.3, and providing the statistical variation is less than ten percent.

II.3.9.3 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 Village Six SPA Plan, the purpose and intent of these Planned Community District Regulations, and the Village Design Plan;

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 established for the Otay Ranch Planned Community.

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.3.9.4 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, Mixed Use 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 Otay Ranch General Development Plan, Village Six Sectional Planning Area Plan, Planned Community District Regulations, Village Design Plan and other associated regulatory documents.

II.3.9.5 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 Otay Ranch General Development Plan, Sectional Planning Area Plan, Planned Community District Regulations, Village Design Plan and other associated regulatory documents.

II.3.9.6 Site Plan & Architectural Approval

The purpose of site plan and architectural approval is only to determine compliance with the Village Six Sectional Planning Area Plan, Planned Community District Regulations, Village Design Plan, 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.

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. Exiting 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.

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 Village Six Planned Community District Regulations and Village Design Plan, 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:

- 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 Village Six SPA plan and associated regulatory documents.

- The siting of any structure on the property, as compared to the siting of other structures in the immediate neighborhood, shall be considered.

- 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 herein.

- Landscaping is provided in accordance with the Village Six 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.3.9.7 Site Plan & 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 Village Six Sectional Planning Area plan and Village Design Plan. 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.3.9.8 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:

A. 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.

B. 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.

C. That the proposed use will comply with the regulations and conditions specified in this code for such use.

D. 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.3.9.9 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.3.9.10 Variance

The granting of a Variance is an administrative act to allow a variation from the strict application of the adopted Village Six development regulations of the particular zone, and to provide a reasonable use for a Neighborhood 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 Neighborhood 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:

A. 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.

B. 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.

C. That the authorizing of such Variance will not be of substantial detriment to adjacent property, and will not materially impair the purposes of these regulations or the public interest.

D. That the authorizing of such Variance will not adversely affect the general plan of the City or the adopted plan of any governmental agency.

II.3.9.11 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.3.10 Exceptions & Modifications

II.3.10.1 Height Limitation Exceptions

Height limitations stipulated in these regulations shall not apply to:

A. Church spires, belfries, cupolas 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;

B. Places of public assembly in churches, schools and other permitted public and semi-public buildings, provided that these uses are located on the ground floor of such buildings;

C. Bulkheads, elevator and stair penthouses, water tanks, bams, silos, monitors and scenery lofts, provided no lineal dimension of any such structure exceeds fifty percent of the corresponding street lot line frontage; or towers and monuments, fire towers, hose towers, cooling towers, gas holders or other structures where the manufacturing process requires a greater height; provided however, that no such structures above the heights otherwise permitted in the district occupy more than twenty-five percent of the area of the lot and are no less than twenty-five feet from any lot line which is not a street lot line.

II.3.10.2 Projections into Required Yard Permitted

Certain architectural features may project into required yards or courts as follows:

A. Cornices, canopies, eaves 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. In the case of a side yard which is less than five feet, a two-foot projection is permitted, provided that such projection does not extend closer than one foot to the property line;

B. Fire escapes may project a distance not exceeding four feet, six inches;

C. 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;

D. Bay windows, balconies and chimneys may project a distance not exceeding three feet, provided that such features do not occupy, in the aggregate, more than one-third of the length of the building wall on which they are located;

E. 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, except as provided in subparagraph D.

II.3.11 Enforcement

II.3.11.1 Enforcement by City Officials

The City Council, City Attorney, City Manager, City Engineer, Director of Public Works, Fire Chief, Chief of Police, Director of Planning &Building, Director of Parks and Recreation, City Clerk and all officials charged with the issuance of licenses or permits shall enforce the provisions of this ordinance. Any permit, certificate or license issued in conflict with the provisions of this ordinance shall be void.

II.3.11.2 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.3.11.3 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.3.11.4 Penalties

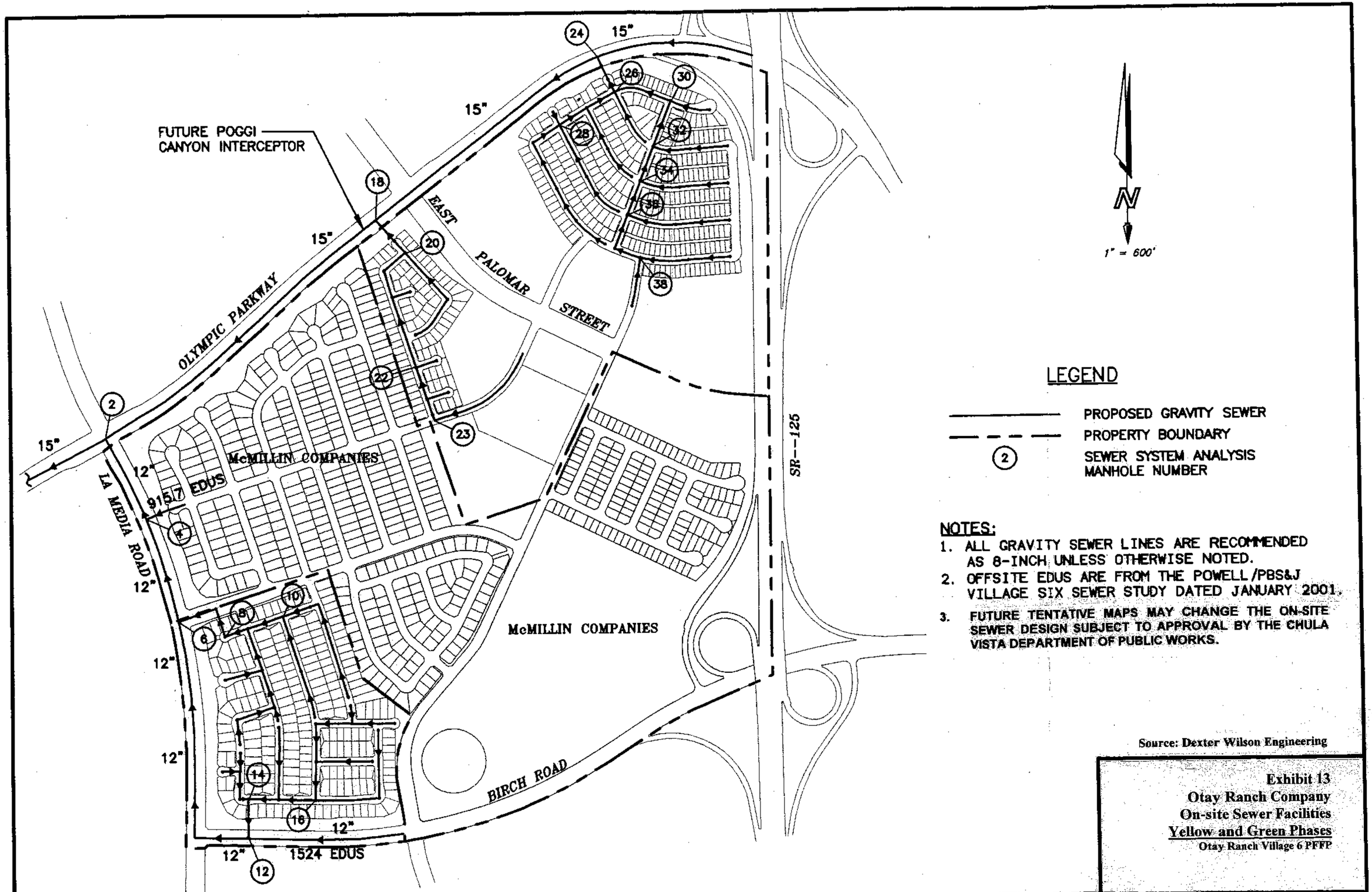
Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this ordinance or violating or failing to comply any order or regulation made hereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided by local ordinance.

LEGEND
EXISTING SEWER FACILITY
PROPOSED SEWER FACILITY
BASIN BOUNDARY
PROPERTY BOUNDARY

SALT CREEK BASIN BOUNDARY
TELEGRAPH CANYON INTERCEPTOR
OTAY RANCH VILLAGE 5
EASTLAKE
POGGI CANYON BASIN BOUNDARY
OTAY RANCH VILLAGE 1 WEST
OTAY RANCH VILLAGE 1
OTAY RANCH VILLAGE 6
OTAY RANCH
OTAY RANCH VILLAGE 13
POGGI CANYON BASIN SEWER INTERCEPTOR
SUNBOW II
PROPOSED SALT CREEK INTERCEPTOR
EXISTING DEVELOPMENT
REACH 9A
REACH 9B
REACH 8
REACH 7
REACH 6
REACH 5
REACH 4
REACH 3
REACH 2
SCALE 1" = 1200'

DEXTER WILSON ENGINEERING, INC.
CONSULTING ENGINEERS
703 PALOMAR AIRPORT ROAD, SUITE 300
CARLSBAD, CA 92009 (760) 438-4422

Exhibit 12
Sewer Basin and Facilities Map
Otay Ranch Village 6 PFFP



Source: Dexter Wilson Engineering

Exhibit 13
Otay Ranch Company
On-site Sewer Facilities
Yellow and Green Phases
Otay Ranch Village 6 PFFP

CS3\\FS\DWG\605811\FIGURE-5-1.DWG 08-21-01 08:04:56



N

0 500

SCALE IN FEET

LEGEND

12" ←	SEWER MAIN, DIAMETER, DIRECTION OF FLOW
13	MANHOLE NUMBER
OS7	OFFSITE MANHOLE NUMBER

NOTE:
ALL PIPES SHOWN ARE 8" UNLESS OTHERWISE NOTED.

ON-SITE AND OFF-SITE SEWAGE FACILITIES

Exhibit 14

II.5.4.9 DRAINAGE

II.5.4.9.1 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.

II.5.4.9.2 Service Analysis

The City of Chula Vista 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 is required to 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.

The City of Chula Vista Public Facilities Plan Flood Control Summary Report, dated March 1989 (Phase II) provides details for the city planned drainage facilities.

Otay Ranch Village 6 drainage improvements are identified in the following two reports:

1. *Preliminary Regional Drainage Study, Major Drainage Patterns and Facilities, for Otay Ranch Village 6* prepared by P&D consultants revised September 4, 2001.
2. *Preliminary Hydrology Study for Otay Ranch Village 6* prepared by Hunsaker & Associates dated July 18, 2001.

This *Preliminary Regional Drainage Study* by P&D consultants was prepared in conjunction with the SPA applications for Village 6. It also was prepared for the McMillin Otay Ranch Tentative Map application for a portion of the Village 6 SPA area. The study establishes general design procedures, identifies preliminary flows and major drainage facilities and sets preliminary guidelines for subsequent phase(s) of the project. The scope of the study is not intended to be used for final engineering and therefore it does not include a detailed analysis of all the related drainage facilities (i.e. peak runoff at each inlet, outlet, interceptor, and concentration or confluence point). Additional drainage analysis may be required at the tentative map phase of the project. In addition, future drainage reports shall be prepared as required for the final engineering phase(s) of the project.

The *Preliminary Hydrology Study for Otay Ranch Village 6* by Hunsaker & Associates, July 18, 2001, was prepared in conjunction with Otay Ranch's application for a Tentative Map for their ownership of Village 6. The study establishes general design procedures, identifies preliminary flows and major drainage facilities. This study is not intended for final engineering. Additional drainage analysis shall be prepared as required for the final engineering phase(s) of the project.

II.5.4.9.3 Project Processing Requirements

The SPA Plan and the PFFP are required to address the following issues for drainage issues:

1. Identify phased demands.
2. Identify locations of facilities for onsite and offsite improvements.
3. Provide cost estimates.
4. Identify financing methods.

II.5.4.9.4 Existing Conditions

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 I-805 with one of the basins, 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 the development project is presented and reviewed by staff.

Others have prepared several reports and these reports have included an analysis of the Village 6 area. The reports are as follows: The Fogg Report (A Special Study of Storm Drain Facilities) by Lawrence, Fogg, Florer and Smith on file at the City of Chula Vista; The Master Drainage Study for Poggi Canyon Creek by Hunsaker and Associates dated October 19, 1999; and Construction Change McMillin Otay Ranch Phase 3 Grading Addendum to Otay Ranch Poggi Canyon Channel Design by Rick Engineering dated March 1, 2000. Although these studies address a similar area, they differ slightly from each other in scope and purpose. The P&D preliminary drainage study was based on a review of these prior studies. There are differences in the flow estimates stated in the various reports. The differences are summarized in Table J. The primary reasons for the differences are related to land use assumptions and HEC-1 coefficient assumptions.

Table J
Summary of Proposed Discharges (Q50)
at the intersection of La Media & Olympic

	Hunsaker & Associates	**Rick Engineering**	**P&D Consultants**
Basin	1A, 1B, 1D	SUB1	1
Area (Square Miles)	1.05	1.13	1.12
Q (cfs)	523	815	804
Basin	1C	SUB2	2&3
Area (Square Miles)	.89	.92	.89
Q (cfs)	451	634	607
Totals			
Area (Square Miles)	1.94	2.05	2.01
Q (cfs)	973	1,449	1,411

In addition to the three reports mentioned above, California Transportation Ventures (CTV) has also prepared a drainage report (dated 7/94) for their work associated with the design of SR-125. The P&D Preliminary Drainage Study was been prepared with the benefit of the CTV report. Specifically the study used information from the CTV report to calculate HEC-1 flows for the upper portion of basins 1, 2, and 3.

Throughout Village 6 and the adjacent Freeway Commercial areas, the terrain consists of predominantly rolling hills with arroyos draining to canyons that flow to the west, away from the Otay Reservoir basin. These canyons converge into one major canyon, Poggi Canyon,

which ultimately discharges into the Otay River, 4.5 miles southwest of the study area. The major drainage course for Village 6 and Freeway Commercial is Poggi Canyon and an unnamed tributary canyon that flows into Poggi Canyon just west of Village 6. Poggi Canyon is the location of Olympic Parkway (currently under construction), a 6-lane prime arterial that runs east and west along the northerly limits of Village 6 and Freeway Commercial. In the future, the two areas will be separated by proposed SR-125 with Village 6 on the west and Freeway Commercial on the east.

For the flows from the eastside of SR-125, the P&D study accepted the results from the CTV report titled "SR-125 South. offsite Hydrology Report" dated July 1994. The discharges in the CTV report were modified based on revisions to the runoff coefficients that were taken from the City of Chula Vista's runoff coefficients and the Eastern Chula Vista land use Exhibit and based on the use of a HEC-1 analysis.

The limits of the proposed Village 6 and Freeway Commercial drainage basins, based on the proposed grading design, do not follow exactly the limits of the natural drainage basins. After development, approximately 28 acres of runoff, that currently drains south to the Wolf Canyon basin, will drain north to the Poggi Canyon basin. However, based on the findings of the P&D study, the development of Village 6 and a portion of the Freeway Commercial will not adversely impact the existing natural drainage condition. The increased runoff due to development will be mitigated by the detention basin located in the western end of Poggi Canyon as identified in the "Master Plan Study for Poggi Canyon Creek" by Hunsaker and Associates.

No detention basins are planned within the Village 6 project area since a regional type basin is contemplated downstream as shown in the aforementioned Hunsaker and Associates drainage study.

II.5.4.9.5 Proposed Facilities

The P&D study is divided their study area into three major drainage basins to establish general drainage patterns and define master drainage facilities (see Exhibit 15). There are four master drainage facilities identified in the study. They are an open channel drainage system located along the north side of Olympic Parkway (by others), a storm drain system located in Olympic Parkway, two storm drain systems located in proposed La Media Road, and a storm drain system located in proposed Birch Parkway.

The open channel along the north side of Olympic Parkway is an integral part of the study area hydrology, although it is not part of the proposed master facilities included in the P&D study. The drainage study and subsequent design of this open channel drainage system is being done by others (i.e. Construction Change-McMillin Otay Ranch Phase 3 Grading Addendum to Otay Ranch Poggi Canyon Channel Design by Rick Engineering dated March 1, 2000). The storm drain system located in Olympic Parkway is a master facility as it is part of the culvert system proposed by Caltrans to convey drainage from the east side to the west side of SR-125. This master facility is the extension of the Caltrans facility to the Poggi Canyon open channel. Sub-basins lA, 1B, and lC flow into Poggi Canyon from the north side of Olympic Parkway. Sub-basins lD and lE flow into Poggi Canyon from the south side of Olympic Parkway.

The two paralleling storm drain systems located in La Media Road are considered master facilities because it intercepts drainage outside the Poggi Canyon watershed and transports it to the open channel on the north side of Olympic Parkway. The watershed of these two systems is identified as sub-basins 2A, 2B and 3A, 3B. Sub-basins 2A and 2B flow directly

into a proposed storm drain system in La Media and connects into the Olympic Parkway channel. Sub-basins 3A and 3B flow directly into a master facility in Birch Parkway and then into a second proposed storm drain system in La Media. The system in La Media will also connect into the Olympic Parkway channel. The two proposed storm drain systems are anticipated to parallel each other in the La Media right-of-way (i.e. Construction Change-McMillin Otay Ranch Phase 3 Grading Addendum to Otay Ranch Poggi Canyon Channel Design by Rick Engineering dated March 1, 2000).

The Birch Parkway storm drain is considered a master facility because it will connect to the culvert system proposed by Caltrans to convey drainage from the east side to the west side of SR-125 at the Birch Parkway overpass. This proposed storm drain runs west under Birch Parkway and connects to the proposed master drainage facility in La Media. The watershed to this system is identified as major basins 3A and 3B.

II.5.4.9.6 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. Otay Ranch Village 6 will be required to construct all onsite facilities that have not yet been identified through the processing of a subdivision.

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 Otay Ranch Village 6 applicant 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 Otay Ranch Village 6.

II.5.4.9.7 Threshold Compliance and Recommendations

Compliance

The planned development of Village 6 will not adversely impact the existing natural drainage condition. The increased runoff due to the development will be mitigated by the detention basin located in the western end of the Poggi Canyon as identified in the "Master Drainage Study for Poggi Canyon Creek" by Hunsaker and Associates.

Recommendations

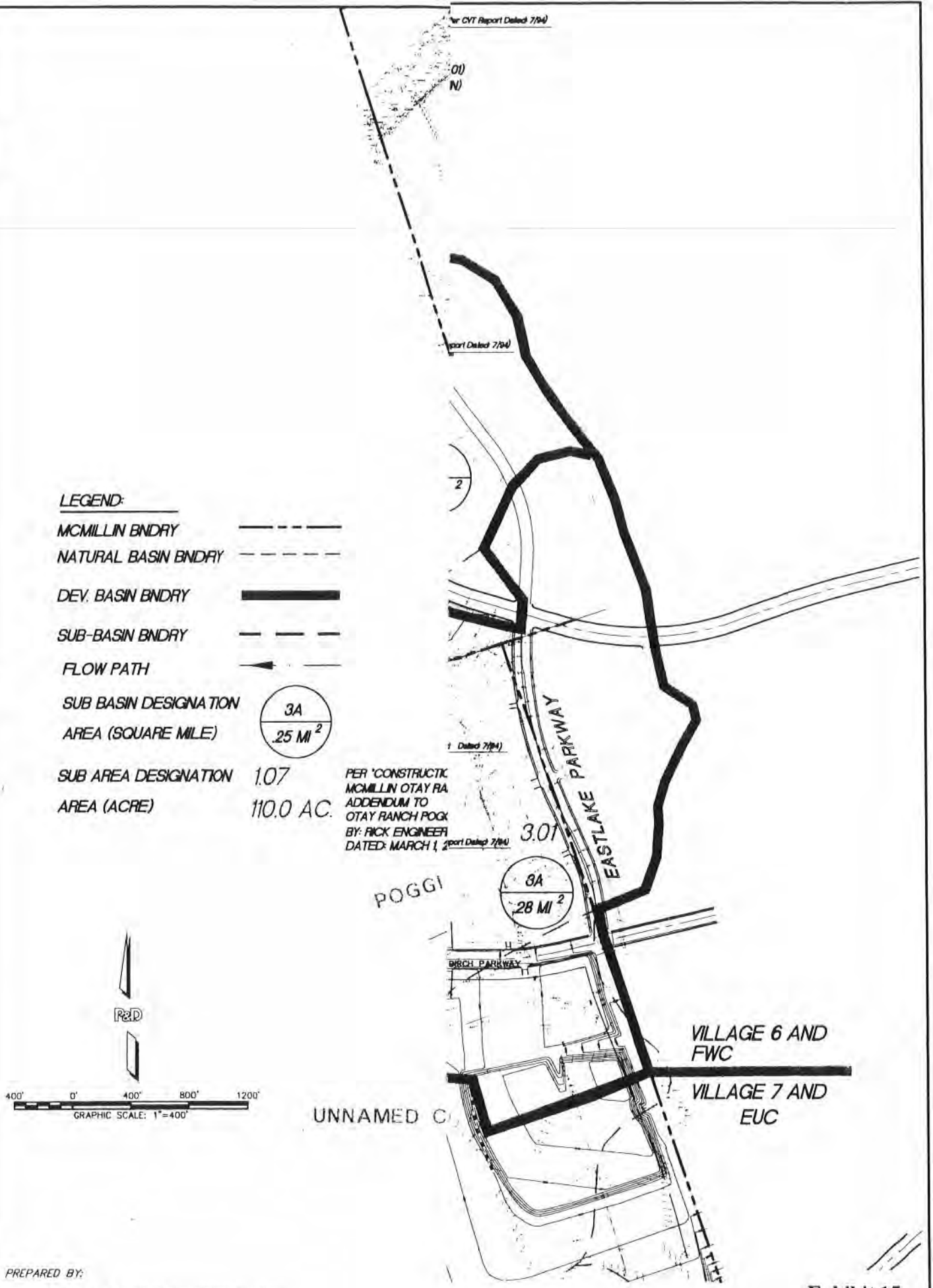
Otay Ranch Village 6 shall be responsible for the conveyance of storm water flows in accordance with City Engineering Standards. The City Engineering Division shall review all plans to ensure compliance with such standards.

Otay Ranch Village 6 shall incorporate urban runoff planning in the Tentative Tract Map. Village 6 shall be required to comply with all current regulations related to water quality including best management practices (BMPs) for the construction and post construction phases of the project. Both the future land development construction drawings and associated reports shall be required to include details, notes and discussions relative to the required or recommended BMPs.

The Otay Ranch Village 6 applicant will assure the maintenance of the channels and detention basins by participation in a Community Facilities District (CFD) established over the entire project to raise funds through the creation of a special tax for drainage maintenance purposes.

Additional drainage analysis shall be required at the tentative map phase of the project to demonstrate the adequacy of the proposed on-site storm drain system(s) and the existing storm drain connections constructed at the intersection of La Media Road and Olympic Parkway.

Future drainage reports shall be prepared by the Applicant, as required by the City of Chula Vista, for the final engineering phase(s) of the Village 6 project.

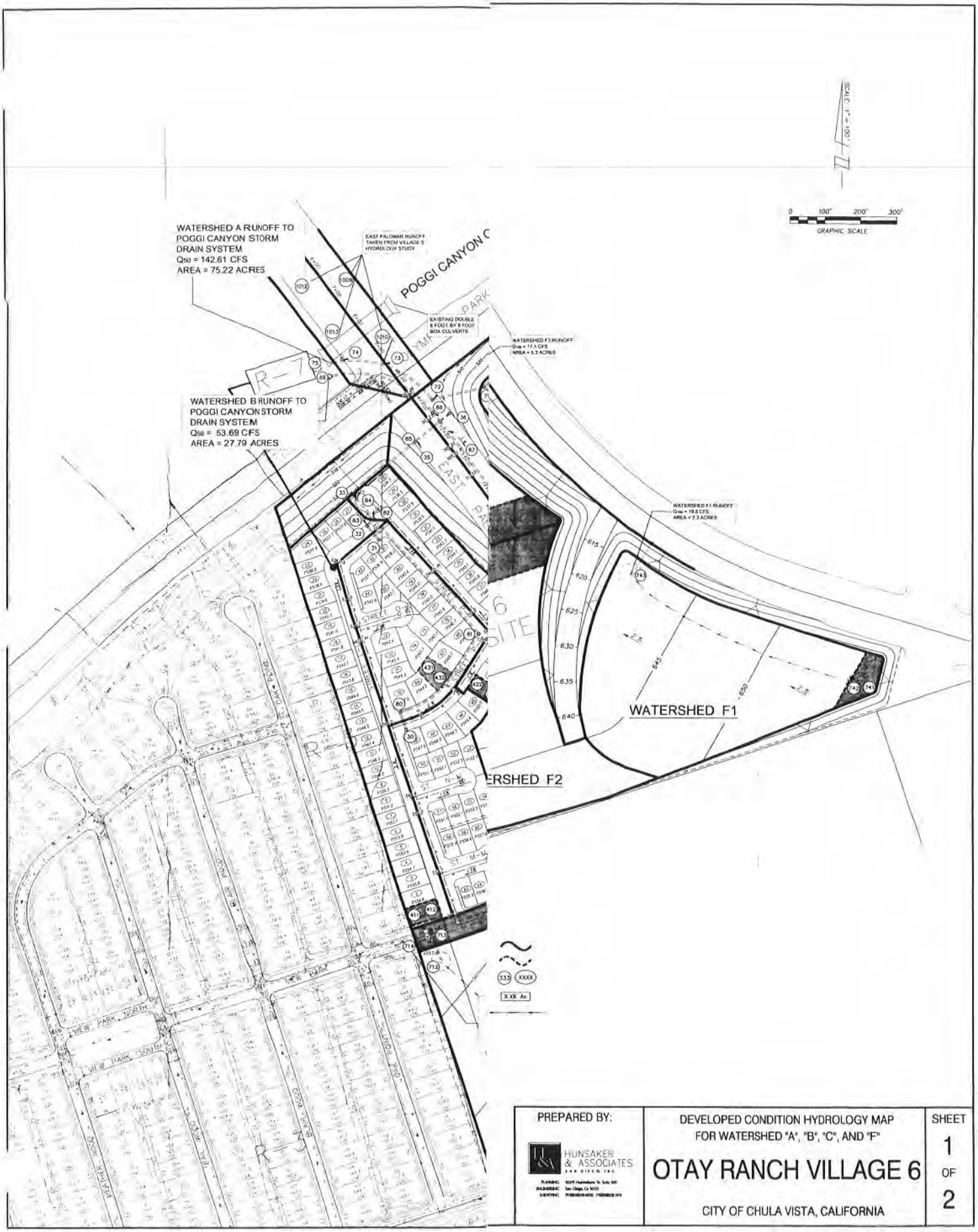


PREPARED BY:

P&D CONSULTANTS, INC.
401 WEST "A" STREET, SUITE 2500
SAN DIEGO, CALIFORNIA 92101
TELE: (619) 232-4466 FAX 234-3022

Exhibit 15
Drainage Map

DWGNAME: /ENGR/75220/ACAD/TM-3/EXHIBIT/HYDRO/220HYD-P



PREPARED BY:	DEVELOPED CONDITION HYDROLOGY MAP FOR WATERSHED "A", "B", "C", AND "F"	SHEET 1 OF 2
HUNSAKER & ASSOCIATES SAN DIEGO INC.	OTAY RANCH VILLAGE 6	
	CITY OF CHULA VISTA, CALIFORNIA	

Exhibit 16

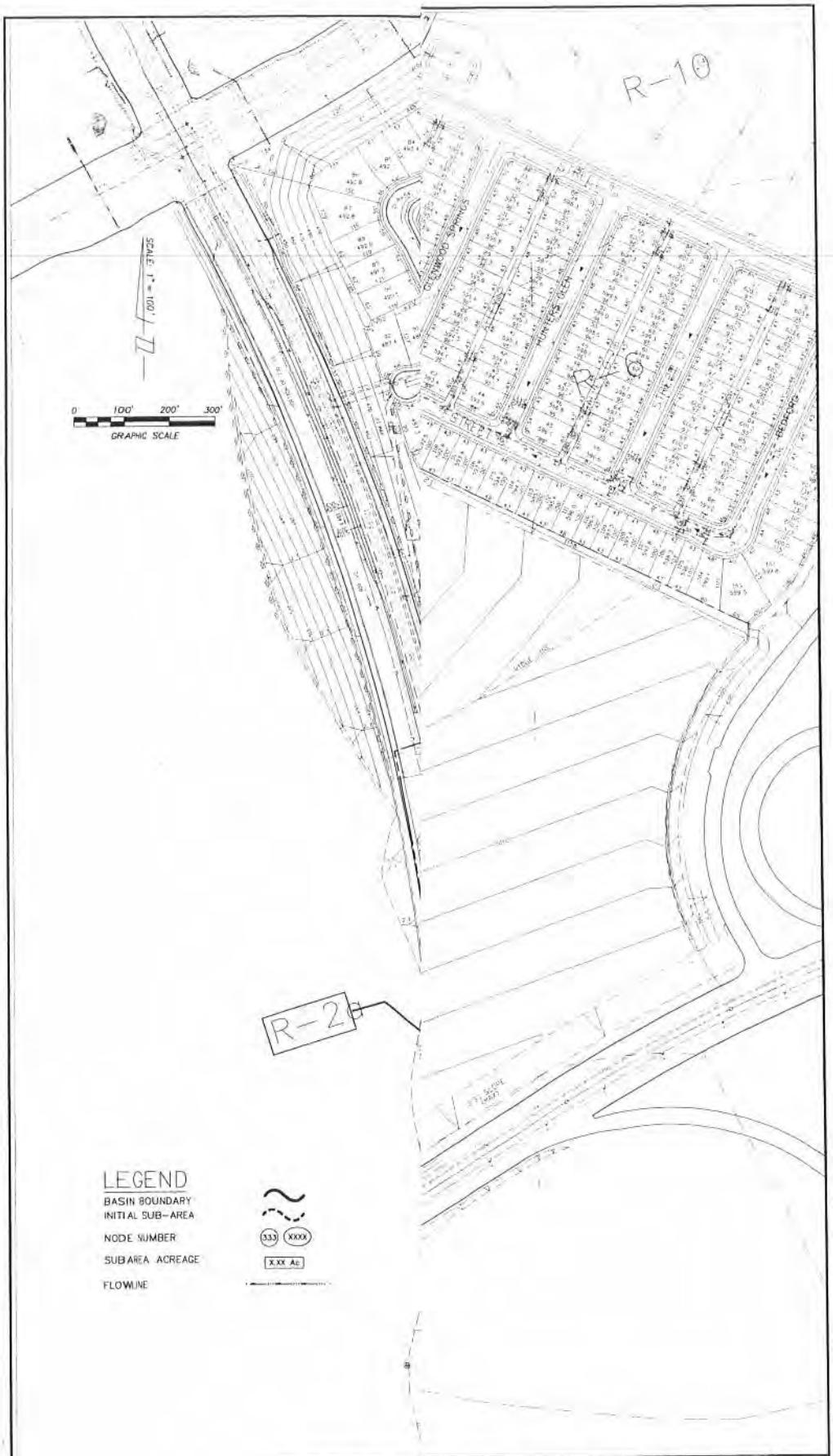

R-10
R-2
SCALE: 1" = 100'
0 100' 200' 300'
GRAPHIC SCALE
OLIVEWOOD SPRINGS
HUNTERS GLEN
REDLANDS
LEGEND
BASIN BOUNDARY
INITIAL SUB-AREA
NODE NUMBER
333 XXXX
SUBAREA ACREAGE
X.XX Ac
FLOWLINE
RUNOFF TO BR
STORM DRAIN
Q50 = 41.4 CFS
AREA = 21.6 AC
Tc = 11.1 MIN
DEVELOPED CONDITION HYDROLOGY MAP
FOR WATERSHEDS "D" AND "E"
TAY RANCH VILLAGE 6
CITY OF CHULA VISTA, CALIFORNIA
SHEET
2
OF
2

Exhibit 17

II.5.4.10 AIR QUALITY

II.5.4.10.1 Threshold Standard

The City annually provides the San Diego Air Pollution Control District (APCD) with a 12-18 month development forecast and request 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 shall be provided to the GMOC for inclusion in its annual review.

II.5.4.10.2 Service Analysis

Air Quality Improvement Plan

An Air Quality Improvement Plan (AQIP) 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 (C02) 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 AQIPs. 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 Otay Ranch Village 6 SPA project (and two other pending SPA projects), and result in the preparation of an AQIP for Otay Ranch Village 6 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. The draft *Air Quality Improvement Plan - Otay Ranch Village 6 SPA* dated November 30, 2000, was prepared by Hans Giroux. The plan identifies the following goals:

1. To minimize air quality impacts during and after construction of projects within the plan area.
2. To comply with the air quality standards and policies of the City of Chula Vista and San Diego County APCD.
3. To create a framework for the design and implementation of air quality mitigation measures in this development project.
4. To be economically efficient and cost effective.

A final AQIP will be presented in conjunction with the projects Tentative Map and incorporating the results of the pilot study.

11.5.4.10.3 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 and Tentative Map process as noted in Section II.5.4.10.2.

II.5.4.11. CIVIC CENTER:

II.5.4.11.1 CITY THRESHOLD STANDARDS:

There are 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. 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.

II.5.4.11.3 EXISTING CONDITIONS:

Table K
Civic Facilities Inventory

Existing Civic Center facilities	Square Feet
Civic Center	111,940 s.f.
Previous County Health Center	3,120 s.f.
Future Public Works Inspections Division	1,200 s.f.
Total	**116,260 s.f.**

Parking Lots: 333 spaces

Table K.1
Future Facilities Cost

FUTURE FACILITIES COST	SIZE	ESTIMATED COST
1. City Hall	25,765 s.f.[40]	$2,203,300
2. Public Services Facility	40,615 s.f.	$3,023,500
3. New City Hall Annex	28,925 s.f.	$3,023,600
4. Legislative Offices	6,000 s.f.	$1,330,000
5. Subterranean Parking	126 spaces	$1,008,000
6. Parking Structure	359 spaces	$2,872,000
7. Demolition	5,920 s.f.	$83,600
8. Surface Parking	45,425 s.f.	$227,100
9. Misc. Site Improvements	15,000 s.f.	$180,000
10. Landscaping	55,000 s.f.	$698,500
11. Land Acquisition (459 F St.)	-	
12. Master Plan	-	$65,250
TOTAL		**$15,459,300**

[40] 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 625 parking spaces.

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 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.

II.5.4.11.5 FINANCING CIVIC CENTER FACILITIES:

In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for 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. 2809-B on June 20, 2000. The Public Facilities Development Impact Fee (PFDIF) is $2,618 per equivalent dwelling unit. The portion of the proposed fee attributable for Civic Center is $480/EDU.

The Otay Ranch Village 6 SPA project will be subject to the payment of the fee at the rate in effect at the time of building permits are issued.

Table K.2
Civic Fee For Otay Ranch Village 6 SPA

Development Phase	EDU's	Civic Fee @ $480/EDU	Civic Center Fee
Blue	694	$333,120	$333,120
Red	132	$63,360	$63,360
Yellow	1,221	$586,080	$586,080
Green	202	$96,960	$96,960
Total	2,249	$1,079,520	$1,079,520

Alternatively, if the Developer elects to develop the R-11 parcel as Single Family Detached housing in the Red Phase instead of a Private High School the total number of EDU's would increase by up to 146 EDU's. Therefore, the total obligation at build-out would be $1,149,600.

Table K.3
Civic Fee For Otay Ranch Village 6 SPA Alternative

Development Phase	EDU's	Civic Fee @ $480/EDU	Civic Center Fee
Blue	694	$333,120	$333,120
Red	278	$133,440	$133,440
Yellow	1,221	$586,080	$586,080
Green	202	$96,960	$96,960
Total	2,395	$1,149,600	$1,149,600

II.5.4.11.6 THRESHOLD COMPLIANCE AND RECOMMENDATIONS:

Civic Center facilities will be funded through the collection of the public facilities fees at the rate in effect at the time building permits are issued.

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:

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 is under construction at 1800 Maxwell Road. The City of Chula Vista Corporate Yard Master Plan provides a detailed assessment of this new facility and estimated costs. Table L provides a summary of the costs for the new Corporate Yard Facility.

II.5.4.12.3 EXISTING CONDITIONS:

Table L
Corporation Yard Facility

Existing Facilities	**Location**	
Corporation Yard	707 "F" Street	
Future Facilities		**Cost Estimate**
1. New Buildings		$9,352,700
2. Renovated Buildings		$2,204,600
3. Bus Wash/Fuel Island/CNG + equipment		$2,128,200
4. Sitework and demolition		$2,892,000
Subtotal		**$16,577,500**
5. Site acquisition		$8,830,000
6. Construction Contingency (@ 5%)		$828,900
7. Architect/Engineer Fees (@ 9%)		$1,492,000
8. Construction Management		$497,300
9. Soils Reports, Materials Testing and Inspection		$240,000
10. Permits		$165,800
11. Furniture		$829,100
12. Telecommunications/Data System		$300,000
Subtotal		**$13,183,100**
TOTAL		**$29,760,600**

II.5.4.12.4 ADEQUACY ANALYSIS:

The need for the 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 can be specifically related to new development.

5.3.12.4. FINANCING CORPORATE YARD FACILITIES:

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. 2809-B on June 20, 2000. The Public Facilities Development Impact Fee (PFDIF) is $2,618 per equivalent dwelling unit. The portion of the proposed fee attributable for Corporation Yard Facilities is $386/EDU.

The Otay Ranch Village 6 SPA project will be subject to the payment of the fee at the rate in effect at the time of building permits are issued.

Table L.1
Corporate Yard Fee For Otay Ranch Village 6 SPA

Development Phase	EDU's	Corp. Yard Fee @ $386/EDU	Corp. Yard Fee
Blue	694	$267,884	$267,884
Red	132	$50,952	$50,952
Yellow	1,221	$471,306	$471,306
Green	202	$77,972	$77,972
Total	2,249	$868,114	$868,114

Alternatively, if the Developer elects to develop the R-11 parcel as Single Family Detached housing in the Red Phase instead of a Private High School the total number of EDU's would increase by up to 146 EDU's. Therefore, the total obligation at build out would be $924,470.

Table L.2
Corporate Yard Fee For Otay Ranch Village 6 SPA Alternative

Development Phase	EDU's	Corp. Yard Fee @ $386/EDU	Corp. Yard Fee
Blue	694	$267,884	$267,884
Red	278	$107,308	$107,308
Yellow	1,221	$471,306	$471,306
Green	202	$77,972	$77,972
Total	2,395	$924,470	$924,470

5.3.12.5. THRESHOLD COMPLIANCE:

Corporate Yard facilities will be funded through the collection of the public facilities fees at the rate in effect at the time building permits are issued.

5.3.13. OTHER PUBLIC FACILITIES

5.3.13.1. 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 Otay Ranch Village 6 SPA project.

5.3.13.2. SERVICE ANALYSIS:

The public facilities identified above are described in the report entitled *Development Impact Fee for Public Facilities* dated April 20, 1993 (document number C093-075).

5.3.13.2. EXISTING CONDITIONS:

The City continues to collect funds from building permit issuance in the Eastern Territories for deposit to the accounts associated with other public facilities. These facilities include administration, telecommunications, computer systems and GIS.

5.3.13.3. FINANCING OTHER PUBLIC FACILITIES:

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. 2809-B on June 20, 2000. The Public Facilities Development Impact Fee (PFDIF) is $2,618 per equivalent dwelling unit. The portion of the proposed fee attributable to other public facilities is $176/EDU.

The Village 6 SPA project will be subject to the payment of the fee at the rate in effect at the time of building permits are issued. At the proposed fee rate, the Village 6 SPA obligation at build-out is estimated at $395,824 as shown on the following table:

Table M
Otay Ranch Village 6
Public Facilities Fees For Other Public Facilities

Development Phase	EDU's	Other Public Facilities Fee @ $176.00/EDU
Blue	694	$122,144
Red	132	$23,232
Yellow	1,221	$214,896
Green	202	$35,552
Total	2,249	$395,824

Alternatively, if the Developer elects to develop the R-11 parcel as Single Family Detached housing in the Red Phase instead of a Private High School the total number of EDU's would increase by up to 146 EDU's. Therefore, the total obligation at build out would be $421,520.

Table M.1 Alternative Otay Ranch Village 6 Project Public Facilities Fees For Other Public Facilities		
Development Phase	**EDU's**	**Other Public Facilities Fee @ $176.00/EDU**
Blue	694	$122,144
Red	278	$48,928
Yellow	1,221	$214,896
Green	202	$35,552
Total	2,395	$421,520

5.3.13.4 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

II.5.4.14 FISCAL ANALYSIS

II.5.4.14.1 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.

II.5.4.14.2 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.

II.5.4.14.3 Project Processing Requirements

The SPA Plan and the PFFP are required by the Growth Management Program to Prepare a phased fiscal/economic report dealing with revenue vs expenditures including maintenance and operations.

II.5.4.14.4 Fiscal Analysis of Project

II.5.4.14.4.1 Introduction

This analysis identifies the estimated fiscal impact that the Otay Ranch Village 6 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 Otay Ranch Company and McMillin Companies.

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, 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, Eastlake III, and San Miguel Ranch. 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 (2001) 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.

II.5.4.14.4.2 Project Description

The Otay Ranch Village 6 Project is proposed to be developed in the City of Chula Vista and includes 883 single family units, 1203 multi-family units, 3.0 acres of retail uses and 7.0 acres of publicly maintained park at build-out. Presented in Table N is a description of the product types and projected absorption schedule, both provided by the City and the developer. This schedule includes a 8 year (2003 to 2011) 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 $140,000 (multi-family mixed use) to $350,000 (single family – medium sized lots). The values used in the table represents the estimated average unit price for each type of development. Commercial values were estimated using COMP's (Commercial Property Information Services) and previous studies.

II.5.4.14.4.3 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 Otay Ranch Village 6 Project. Included in Table N.2 are population, housing, land-use and infrastructure characteristics. The developer (Otay Ranch Company and McMillin Companies) provided the number of housing units and acres by land use for Otay Ranch Village 6 Project. In addition, Otay Ranch Company and McMillin Companies provided the number of street miles, lane miles and street widths. The number of streetlights also represents an estimate and was derived by using the City standard of 350 feet between streetlights.

Table N
Otay Ranch Village 6
Absorption Schedule and Market Values by Land Use

Land Use	Per Unit/Net Acre Value (000's)	Cumulative Developed and Occupied Units/Acres							
		2003	2004	2005	2006	2007	2008	2009	2010
Single Family Detached	$275	100	200	300	400	500	600	700	883
Multi-Family	$152	0	50	250	450	650	850	1750	1203
Total Residential Units		100	250	550	850	1150	1450	1750	2086
Commercial Acres	$2,172	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Source: CIC Research, Inc.

Table N.1 Otay Ranch Village 6 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
Otay Ranch Village 6 Project		
Estimated Population	6,333	CV Planning
Housing Units	2,086	CV Planning
Persons Per Household	3.01	CV Planning
Commercial Retail Acres	3.0	Otay Ranch Company and McMillin Companies
Public Park Acres	7.0	Otay Ranch Company and McMillin Companies
Street Miles	7.9	Otay Ranch Company and McMillin Companies
Lane Miles	25.3	Otay Ranch Company and McMillin Companies
Street lights	119	CIC Research, Inc
Estimated Avg. HH Income	$80,000	CIC Research, Inc
Median Housing Price	$238,000	Otay Ranch Company and McMillin Companies

Source: CIC Research, Inc.

II.5.4.14.4.4 Revenues

Operating revenues for the City of Chula Vista resulting from the development of the proposed Otay Ranch Village 6 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 N.2 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 (2003 to 2011) is presented in the Appendix of this report. All dollar figures are presented in 2001 dollars (no inflation rates were used).

Table N.2
Otay Ranch Village 6 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

Source: CIC Research, Inc.

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 0162. According to the Mr. Pete Redman of the County of San Diego property tax services, the City of Chula Vista would receive 10.6 % of the 1 % 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 %.

As previously mentioned, market values (assessed values) for the residential units were estimated by the developers. 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 2001 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 Otay Ranch Village 6 Project range from $27.5 million during the first year (2003) to $432.2 million at build-out (2011).

The City of Chula Vista's share of the collected annual property tax is $458,100 for the Otay Ranch Village 6 Project (Appendices 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 estimates 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 collect-FY 2000/01) and an estimated 1,194 acres of commercial development results in a ratio of $245 per commercial acre (450,000 x .65 ÷ 1,194) for the City's share of unsecured property tax.

The study portion of the Otay Ranch Village 6 Project includes roughly 3 acres of commercial uses. This would generate an estimated $700 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	$\frac{\$.55}{\$1,000}$	X	1/7	=	.00007857
Commercial/Industrial	$\frac{\$.55}{\$1,000}$	X	1/14	=	.00003929

Using these formulas, an estimated annual average property tax can be calculated. The Otay Ranch Village 6 Project would generate $33,500 (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 commercial acreage. 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 commercial. The City's share of sales tax generated by the residential portion of the study property is based on $280 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 estimated sales tax multipliers were adjusted roughly 10 percent to reflect the assumed higher household income in the Otay Ranch Village 6 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. Retail sales taxes for commercial land was based on 10% of the City's sales tax divided by commercial acreage which resulted in a multiplier of $1,482 per acre of retail commercial. Total annual sales tax generated by the Otay Ranch Village 6 Project is estimated at $636,500 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 $73,500 for Otay Ranch Village 6 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 associated with new hotel developments. Since there is no planned hotel/motel development in this project, 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 or relatives 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 $78 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 $6,500 associated with the Otay Ranch Village 6 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 $53,500 for the Otay Ranch Village 6 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 Otay Ranch Village 6 Project are $1,800 per year at build-out (refer to Table A-10 in the Appendices).

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 the Otay Ranch Village 6 Project are $433,200 per year at build-out (refer to Table A-11 in the Appendices). 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).

II.5.4.14.4.5 Operating Expenditures

Operating expenditures for the City of Chula Vista resulting from development of the Otay Ranch Village 6 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 N.3. 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 (2001) 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 N.3 Otay Ranch Village 6 Project Fiscal Impact Cost Allocation Assumptions		
Expenditures	**City of Chula Vista FY00/01 Expenditures**	**Allocation Assumptions**
OVERHEAD FUNCTIONS		
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	
TOTAL OVERHEAD	**$17,848,568**	**Based on 30.7% of Line Operations**
LINE OPERATIONS		
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
OPERATIONS		
Public Works	$7,381,034	
Operations		
Operations Administration	$631,275	$7 per housing unit/$54 commercial acre
Traffic Operations	$526,180	$726 per lane mile
Street Maint (1)	$1,136,493	$1,327
Overlay Program (CIP)	269,000	$346 per lane mile
Sidewalk Maint (CIP)	$140,000	$436 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
Street Sweeping	$356,330	$261 per lane mile
Street Tree Maint	$595,657	$1,402 per street mile
Sanitary Sewer Maint.	$2,315,870	Self supporting

Source: CIC Research, Inc.

Table N.3 Continued Otay Ranch Village 6 Project Fiscal Impact Cost Allocation Assumptions		
Expenditures	**City of Chula Vista FY00/01 Expenditures**	**Allocation Assumptions**
OPERATIONS		
Wastewater Maint.	$459,964	Self supporting
Engineering		
Engineering Admin.	$447,548	$7 per housing unit/$52 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	$1 per housing unit/$11 commercial acre (90% self funded)
Traffic Engineering	$586,957	$483 per lane mile (20% self funded)
Traffic Signal/Lights Maint.	$1,166,727	$2,683 per signal, $100 per street light
Parks	$3,127,682	$8,399 per park acre (3)
Admin-Parks	374,260	
Admin-Open Space	334,552	Provided by lighting/landscape district
Maintenance	2,418,870	
Recreation	$2,502,606	$47 per housing unit
Athletics	260,720	$5 per housing unit
Aquatics	516,172	$10 per housing unit
Senior Citizens	288,839	$5 per housing unit
General	1,062,615	$20 per housing unit
Administration	374,260	$7 per housing unit
C.V. Woman Ctr.	14,002	Self supporting
TOTAL LINE OPERATIONS (4)	**$53,804,275**	
TOTAL EXPENDITURES	**$65,729,544**	

Source: CIC Research, Inc.

(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), chip seal after 3 years then every 7 (major streets).
(3) Reflects the annual cost which is based on the total cost divided by the total number of acres.
(4) Includes all planning expenses and all public works admin.

Government Administration

The total costs for city administration services projected in FY 2000/2001 are $11,925,269, as shown in Table N.3. In order to allocate these overhead expenses to the projects, CIC assumed the City cost for the subject developments would incur an overhead rate similar to the City of Chula Vista (city administration overhead ÷ total line operations expenditures=29.8%). Table A-12 in the appendix shows annual overhead expenditures for the Otay Ranch Village 6 Project ($337,900) 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 $34,700 for the Otay Ranch Village 6 Project (refer to Table A-13, Appendices).

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 $6,587,483 and results in annual police costs of $723,300 for Otay Ranch Village 6 Project (refer to Table A-14 Appendices) at build-out.

Fire Protection

As previously mentioned, Otay Ranch Village 6 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 Otay Ranch Village 6 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 $309,000 for the Otay Ranch Village 6 Project (refer to Table A-15, Appendices). 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 calculates to a multiplier of $113 per housing unit. Total annual library costs associated with the Otay Ranch Village 6 Project are $235,600 (refer to Table A-16, Appendices) 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 N.1, the City of Chula Vista includes 321 street miles and 778 lane miles. The Otay Ranch Village 6 Project is estimated to include 7.9 street miles and 25.3 lane miles at build-out. Approximately 33% of the lane miles would be on major roads while the remainder would be residential. Per Mr. Byers' suggestion, CIC included three (Overlay Program, Sidewalk Maint. and Pavement Rehab.) expenditure categories 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 N.4 details the results of the above allocations.

Table N.4 City of Chula Vista Public Works Cost per Unit/Acre/Mile		
		Allocation
Operations		
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
Pavement Rehab (CIP)		
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
Engineering		
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)
Traffic Signal Maint.		
Signal costs	466,691	$3,287 per signal
Street light costs	700,036	$111 per street light
Transit Service Operations	186,808	Self supporting

Source: CIC Research, Inc.

1) Begins in year 5 at 20%, 40% in year 6 to100% 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 (0 signals and 204 street lights). The estimated numbers of streetlights in the projects were calculated based on the City standard of one light per 350 feet. The following Table N.4 details engineering cost allocations.

Using the identified ratios and multipliers result in a total annual public works cost of $58,300 for the Otay Ranch Village 6 Project at build-out (refer to Table A-17, Appendices). 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 with the Chula Vista Parks and Recreation Department 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 $8,399 per public park acre. CIC allocated the park cost on a per acre (340 citywide and 8 acres for the Otay Ranch Village 6 Project) and recreation costs on a per housing unit basis.

Annual park maintenance costs allocated to the Otay Ranch Village 6 Project are estimated at $67,400 at build-out ($8,399 * 9.9). Costs for recreation services total $47 per housing unit. Using this multiplier, results in costs of $94,000 for the Otay Ranch Village 6 Project (refer to Table A-18, Appendices). The following table details the cost allocation for Parks and Recreation.

Table N.5
City of Chula Vista
Cost Allocation for Parks and Recreation

	2000/01 Budget	Cost Allocation Unit/Acre
Parks	$3,127,684	$8,399 per park acre
Administration-Parks	374,260	
Administration-Open Space	334,552	Provided by lighting & landscape district
Maintenance	2,418,870	
General	2,147,445	
Marina Park	271,425	Not applicable
Recreation	$2,502,606	$47 per housing unit
Athletics	260,720	$5 per housing unit
Aquatics	516,172	$10 per housing unit
Senior Citizens	288,839	$5 per housing unit
General	1,062,615	$20 per housing unit
Administration-Recreation	374,260	$7 per housing unit

Source: CIC Research, Inc.

NET FISCAL IMPACT

Utilizing the previously mentioned methodologies estimated net fiscal impacts are presented in Table N.6. As previously mentioned, all values are in 2001 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 N.6 presents the results of the fiscal impact associated with the Otay Ranch Village 6 Project. Fiscal revenues range from $88,300 in the first year of development (2003) to $1,697,500 at build-out (2010). Fiscal expenditures range from $84,600 in year one to $1,879,300 at build-out. The net fiscal impact from developing the Otay Ranch Village 6 Project is positive in year one ($3,800) but decreases in year two ($2,500). However, the project has a negative impact in year three ($14,000) and remains negative through project build-out ($181,800). The change is caused by the increase in population (and therefore services required) caused by the lower priced multi-family residential with a lower property tax revenue stream. In addition, expenses in subsequent years are effected by the phasing of the public park land and the maintenance required for it, as well as the maintenance on local streets that does not occur until later in the phasing. It should be noted that during some years the net fiscal impact will be more or less due to infrequently needed street repairs.

Table N.6
Net Fiscal Impact of the Otay Ranch Village 6 Project
On the City of Chula Vista

Revenue Sources		Revenues (In Thousands)							
		2003	2004	2005	2006	2007	2008	2009	2010
Secured Property Tax		$29.2	$66.4	$127.7	$189.1	$250.5	$318.8	$380.1	$458.1
Unsecured Property Tax		$0.0	$0.0	$0.0	$0.0	$0.0	$0.7	$0.7	$0.7
Property Transfer Tax		$2.2	$4.9	$9.5	$14.0	$18.6	$23.1	$27.7	$33.5
Sales & Use Tax		$30.3	$75.8	$166.7	$257.6	$348.5	$443.8	$534.7	$636.5
Franchise Tax		$3.3	$8.3	$18.2	$28.1	$38.0	$52.5	$62.4	$73.5
TOT Tax		$0.3	$0.8	$1.7	$2.6	$3.5	$4.6	$5.5	$6.5
Utility Tax		$2.4	$6.0	$13.2	$20.4	$27.6	$38.2	$45.4	$53.5
Business License		$0.0	$0.0	$0.0	$0.0	$0.0	$1.8	$1.8	$1.8
Miscellaneous Revenues		$20.7	$51.8	$114.0	$176.3	$238.5	$301.4	$363.6	$433.2
TOTAL REVENUES		**$88.3**	**$213.9**	**$450.9**	**$687.9**	**$925.0**	**$1,185.0**	**$1,422.1**	**$1,697.5**
Expenditure Sources		Expenditures (In Thousands)							
		2003	2004	2005	2006	2007	2008	2009	2010
Government Admin.		$15.3	$38.1	$83.8	$129.6	$175.6	$225.8	$286.6	$337.9
Planning		$1.6	$4.1	$9.0	$14.0	$18.9	$24.2	$29.1	$34.7
Police		$33.9	$84.9	$186.7	$288.5	$390.4	$507.4	$609.2	$723.3
Fire		$14.6	$36.5	$80.2	$124.0	$167.7	$216.2	$260.0	$309.0
Library		$11.3	$28.2	$62.1	$96.0	$129.9	$163.8	$197.6	$235.6
Public Works		$2.7	$6.8	$14.8	$22.8	$32.1	$40.4	$48.7	$58.3
Park and Recreation		$4.5	$11.3	$24.8	$38.3	$51.8	$65.3	$146.2	$161.3
TOTAL EXPENDITURES		**$84.0**	**$209.9**	**$461.5**	**$713.2**	**$966.4**	**$1,256.3**	**$1,593.4**	**$1,879.3**
		2003	2004	2005	2006	2007	2008	2009	2010
TOTAL REVENUES		$88.3	$213.9	$450.9	$687.9	$925.0	$1,185.0	$1,422.1	$1,697.5
TOTAL EXPENDITURES		$84.0	$209.9	$461.5	$713.2	$966.4	$1,256.3	$1,593.4	$1,879.3
NET FISCAL IMPACT		**$4.4**	**$4.0**	**($10.6)**	**($25.3)**	**($41.4)**	**($71.3)**	**($171.3)**	**($181.8)**

Source: CIC Research, Inc.

4.1 PUBLIC FACILITY FINANCE

4.1.1 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 Otay Ranch Village 6 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 Otay Ranch Village 6 project to construct and finance public facilities.

4.1.2 Subdivision Exactions

Neighborhood level public improvements will be developed simultaneously with related residential and non-residential 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.

4.1.3 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.

Otay Ranch Village 6, 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 that benefit Village 6 and areas beyond this specific project. These fees may include but not be limited to:

1. Eastern Chula Vista TDIF — established to provide financing for circulation element road projects of regional significance in the area east of I-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. Traffic Signal Fee — to pay for traffic signals associated with circulation element streets.
4. Public Facilities Development Impact Fee — Public Facilities DIF established to collect funds for Civic Center Facilities, Police Facilities, Corporation Yard Relocation, Libraries, Fire Suppression System, Geographical Information System (GIS), Mainframe Computer, Telephone System Upgrade and a Records Management System.
5. Park Acquisition and Development Fee — PAD Fee established to pay for the acquisition and development of park facilities.
6. Poggi Canyon Sewer Basin Development Impact Fee — to pay for constructing sewer improvements within the Poggi Canyon basin.
7. 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

4.1.4 Debt Finance Programs

The City of Chula Vista has used assessment districts to finance a number of street improvements, as well as sewer and drainage facilities. Both school districts have implemented Mello-Roos Community Facilities Districts 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.

As a matter of policy, the City limits the type of improvements that can be financed by assessment 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.

Mello-Roos Community Facilities Act of 1982

The Mello-Roos Community Facilities Act of 1982 authorizes formation of community facilities districts, which impose special taxes to provide the financing 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.

4.1.5 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.

Dedications

Dedication of sites by developers for public capital facilities is a common financing tool used by many cities. In the case of Otay Ranch Village 6, 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 Otay Ranch Village 6.

Developer Reimbursement Agreements

Certain facilities that are off-site of Otay Ranch Village 6 and/or provide regional benefits may be constructed in conjunction with the development of Otay Ranch Village 6. 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.

4.1.6 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.

4.1.7 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, cannot 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 O. 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 O.1 identifies $14,390,000 as the estimated cost of 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 % net interest cost (NIC) and 20 year bond term applied to a conservative $4 million in available annual debt service allows for the financing of approximately $ 45,880,000 in eligible improvements. This results in an excess bonding capacity of approximately $31,490,000 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 an assessment district feasibility plan for the build-out of a master planned community prior to initiation of the first assessment district in order to determine the debt capacity limits and benefit zones related to using public financing to fund infrastructure improvements.

Table O Estimated Revenue Available for Debt Service on Land Secured Financings			
DU's or Acres	**Assessed Value/Unit or Acre**	**FAR[41]**	**Total AV**
883 Single Family Detached	$275,000	N/A	$242,825,000
1,203 Multi-Use Residential Units	$152,000	N/A	$182,856,000
3.0 Commercial Acres	$2,172,000	N/A	$6,516,000
		Total Assessed Value	$432,197,000
		2.0% Tax Rate Cap by City Policy	$8,643,940
		1.03486% Tax Rate Utilized	$4,472,633
Annual revenue available to pay debt service @ 2.00% - 1.12%			$4,171,307

Using $4 million as a conservative amount available for annual debt service and varying the net interest cost (NIC) and 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 $72.7 million.
- A 6.5% (NIC) and 25 year term will fund approximately $61.0 million.
- A 6.5% (NIC) and 20 year term will fund approximately $55.1 million.
- A 7.5% (NIC) and 25 year term will fund approximately $55.7 million.
- A 7.5% (NIC) and 20 year term will fund approximately $51.0 million.

Table O.1 Estimate of Facilities Cost Potentially Funded from Debt Service		
Facility	**Segment**	**Estimated Roadway Costs**
1	La Media Road - Olympic Parkway to Street "J"	$1,300,000
2	Street "J" - Easterly Boundary of R-1 to La Media Road	$480,000
3	Street "J" - Street "R" to La Media Road	$1,150,000
4	Street "R" - Street "J"to Southerly Boundary of R-4	$730,000
5	Street "R" - East Palomar Street to Street "J"	$700,000
6	East Palomar - Olympic Parkway to Street "R"	$1,100,000
7	Street "J" - Easterly Boundary of R-2 to La Media Road	$480,000
8	Street "R" - Northerly Boundary of R-2 to Birch Road	$420,000
9	Birch Road - Street "R" to La Media Road	$1,260,000
10	La Media Road - Street "J" to Birch Road	$1,300,000
11	Birch Road - SR125 to Street "R"	$2,390,000
12	Street "R" - Birch Road to Northerly Boundary of R-11 site	$1,280,000
13	Otay Lakes Road - East "H" Street to Telegraph Canyon Rd	$1,800,000
TOTAL		**$14,390,000**

[41] Floor Area Ratio. Used as a percentage to calculate building square footage from parcel acreage.

4.1.8 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.

APPENDICES

A. Fiscal Impact Analysis Tables

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Table A-1
ABSORPTION SCHEDULE BY LAND USE

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Developed and Occupied Units/Net Acres 2003	2004	2005	2006	2007	2008	2009	2010	TOTAL
SINGLE FAMILY RESIDENTIAL UNITS	$275	100	200	300	400	500	600	700	806	806
MULTI-FAMILY RESIDENTIAL UNITS	$152	0	50	250	450	650	850	1050	1210	1210
COMMERCIAL ACRES	$2,172	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0	3.0

Table A-2
ASSESSED VALUE

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Assessed Value(000's) 2003	2004	2005	2006	2007	2008	2009	2010	TOTAL
SINGLE FAMILY RESIDENTIAL UNITS	$275	$ 27,500	$ 55,000	$ 82,500	$ 110,000	$ 137,500	$ 165,000	$ 192,500	$ 221,650	$ 221,650
MULTI FAMILY RESIDENTIAL UNITS	$152	$ -	$ 7,600	$ 38,000	$ 68,400	$ 98,800	$ 129,200	$ 159,600	$ 183,920	$ 183,920
COMMERCIAL ACRES	$2,172	$ -	$ -	$ -	$ -	$ -	$ 405	$ 405	$ 405	$ 405

Table A-3
Secured Property Tax Revenue (000s)

SECURED PROPERTY TAX REVENUES		2003	2004	2005	2006	2007	2008	2009	2010
TOTAL OTAY RANCH VILLAGE 6									
Total Assessed Values		$ 27,500	$ 62,600	$ 120,500	$ 178,400	$ 236,300	$ 294,605	$ 352,505	$ 405,975
Tax Rate	1.0%	$275	$626	$1,205	$1,784	$2,363	$2,946	$3,525	$4,060
TOTAL CHULA VISTA SHARE*	10.6%	**$29.2**	**$66.4**	**$127.7**	**$189.1**	**$250.5**	**$312.3**	**$373.7**	**$430.3**

Table A-4

UNSECURED PROPERTY TAX	Tax Per Acre	Unsecured Property Tax Revenue (000's) 2003	2004	2005	2006	2007	2008	2009	2010
Commercial Uses	$245.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.7	$0.7	$0.7
TOTAL OTAY RANCH VILLAGE 6		**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.7**	**$0.7**	**$0.7**

* Derived from discussions with the County Assessors Office and the City of Chula Vista (According to the Master Tax Agreement between

Table A-5

TIMATED PROPERTY TRANSFER TAX REVENUES

Single Family Resale Ratio	0.00007857
Commercial Resale Ratio	0.00003929

Product	Resale Rate (Years)	rty Transfer Tax (000s) 2003	2004	2005	2006	2007	2008	2009	2010
Single Family Units	7	$2.2	$4.3	$6.5	$8.6	$10.8	$13.0	$15.1	$17.4
Multi Family Units	7	$0.0	$0.6	$3.0	$5.4	$7.8	$10.2	$12.5	$14.5
Commercial Acres	14	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
TOTAL OTAY RANCH VILLAGE 6		**$2.2**	**$4.9**	**$9.5**	**$14.0**	**$18.6**	**$23.1**	**$27.7**	**$31.9**

Table A-6

ESTIMATED SALES TAX REVENUES

2000/2001 Budget For Sales Tax	$17,702,000

Land Use	Sales Tax Per Unit/Acre (000s)	ista's Share of Sales Tax (000s) 2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$0.303	$30.3	$60.6	$90.9	$121.2	$151.5	$181.8	$212.1	$244.2
Total Multi Family Units	$0.303	$0.0	$15.2	$75.8	$136.4	$197.0	$257.6	$318.2	$366.6
Total Commercial Acres	$1.482	$0.0	$0.0	$0.0	$0.0	$0.0	$4.4	$4.4	$4.4
TOTAL OTAY RANCH VILLAGE 6		**$30.3**	**$75.8**	**$166.7**	**$257.6**	**$348.5**	**$443.8**	**$534.7**	**$615.3**

Table A-7
ESTIMATED FRANCHISE FEES

1998/1999 Budget
For Franchise Fees $5,052,000

Land Use	Per Unit	se Fee Revenue (000's)							
		2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$33	$3.3	$6.6	$9.9	$13.2	$16.5	$19.8	$23.1	$26.6
Total Multi Family Units	$33	$0.0	$1.7	$8.3	$14.9	$21.5	$28.1	$34.7	$39.9
Total Commercial Acres	$1,544	$0.0	$0.0	$0.0	$0.0	$0.0	$4.6	$4.6	$4.6
TOTAL OTAY RANCH VILLAGE 6		**$3.3**	**$8.3**	**$18.2**	**$28.1**	**$38.0**	**$52.5**	**$62.4**	**$71.2**

Table A-8
ESTIMATED TRANSIENT OCCUPANCY TAX

1998/1999 Budget
For Transient Occupancy Tax $2,064,000

Land Use	TOT per Unit/Net Acre	Transient Occupancy Tax (000's)							
		2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$3	$0.3	$0.6	$0.9	$1.2	$1.5	$1.8	$2.1	$2.4
Total Multi Family Units	$3	$0.0	$0.2	$0.8	$1.4	$2.0	$2.6	$3.2	$3.6
Total Commercial Acres	$78	$0.0	$0.0	$0.0	$0.0	$0.0	$0.2	$0.2	$0.2
TOTAL OTAY RANCH VILLAGE 6		**$0.3**	**$0.8**	**$1.7**	**$2.6**	**$3.5**	**$4.6**	**$5.5**	**$6.2**

Table A-9
ESTIMATED UTILITY TAX

1998/1999 Budget
For Utility Tax $3,705,000

Land Use	Tax per Unit/Net Acre	Utility Tax Revenue (000's)							
		2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$24	$2.4	$4.8	$7.2	$9.6	$12.0	$14.4	$16.8	$19.3
Total Multi Family Units	$24	$0.0	$1.2	$6.0	$10.8	$15.6	$20.4	$25.2	$29.0
Total Commercial Acres	$1,132	$0.0	$0.0	$0.0	$0.0	$0.0	$3.4	$3.4	$3.4
TOTAL OTAY RANCH VILLAGE 6		**$2.4**	**$6.0**	**$13.2**	**$20.4**	**$27.6**	**$38.2**	**$45.4**	**$51.8**

Table A-10
ESTIMATED BUSINESS LICENSE REVENUE

1998/1999 Budget
For Business License Tax $915,200

Land Use	Average Business License Fee Per Acre	Business License Fees (000's) 2003	2004	2005	2006	2007	2008	2009	2010
Total All Commercial Acres	$598	$0.0	$0.0	$0.0	$0.0	$0.0	$1.8	$1.8	$1.8
TOTAL OTAY RANCH VILLAGE 6		**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$1.8**	**$1.8**	**$1.8**

Table A-11
ESTIMATED MISCELLANEOUS REVENUES

1998/1999 Budget	Total Budget	Allocation of Budget: Residential	Commercial	Per House Unit	Per Comm. Acre
Animal License	$63,072	$63,072		$1.11	
Bicycle License	$0	$0		$0.00	
Motor Vehicle Licenses	$8,798,000	$8,798,000		$154.55	
State HOPTR	$0	$0		$0.00	
Gas Tax	$2,365,320	$2,069,655	$224,705	$36.36	$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					
Swimming Pools	$0	$0		$0.00	
Recreation Program	$477,908	$477,908		$8.40	
Park Reservation Fees	$0	$0		$0.00	
Other Park & Recr. Fees	$0	$0		$0.00	
Total Misc. Revenue	$12,166,272	$11,803,982	$275,340		
	Per Unit/Acre			$207.36	$230.57

Land Use	Per Unit/Acre	Miscellaneous Revenue (000's) 2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$207.36	$20.7	$41.5	$62.2	$82.9	$103.7	$124.4	$145.2	$167.1
Total Multi Family Units	$207.36	$0.0	$10.4	$51.8	$93.3	$134.8	$176.3	$217.7	$250.9
Total Commercial Acres	$230.57	$0.0	$0.0	$0.0	$0.0	$0.0	$0.7	$0.7	$0.7
TOTAL OTAY RANCH VILLAGE 6		**$20.7**	**$51.8**	**$114.0**	**$176.3**	**$238.5**	**$301.4**	**$363.6**	**$418.7**

Table A-12
ESTIMATED EXPENDITURES FOR GOVERNMENT ADMINISTRATION

2000/2001 Budget For Government Administration	$11,925,269

Land Use	Allocated Cost
All Land Uses	22.2% of total line operations

Land Use	Government Administration (000's)							
	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL OTAY RANCH VILLAGE 6	**$15.3**	**$38.2**	**$83.9**	**$129.7**	**$175.8**	**$226.2**	**$287.0**	**$327.5**

Table A-13
ESTIMATED PLANNING COST
(Non-Current)

2000/2001 Budget For Planning Expenditures	$1,187,606

	Cost per Unit /Net Acre
Residential	$16.43
Commercial	$129.90

Land Use	Planning Costs (000's)							
	2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$1.6	$3.3	$4.9	$6.6	$8.2	$9.9	$11.5	$13.2
Total Multi Family Units	$0.0	$0.8	$4.1	$7.4	$10.7	$14.0	$17.3	$19.9
Total Commercial Acres	$0.0	$0.0	$0.0	$0.0	$0.0	$0.4	$0.4	$0.4
TOTAL OTAY RANCH VILLAGE 6	**$1.6**	**$4.1**	**$9.0**	**$14.0**	**$18.9**	**$24.2**	**$29.1**	**$33.5**

Table A-14
ESTIMATED POLICE PROTECTION COST

2000/2001 Budget For Police Expenditures	$26,587,483

	Cost per Unit/Net Acre
Residential	$339.47
Commercial	$5,050

	Police Protection Costs (000's)							
Land Use	2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$33.9	$67.9	$101.8	$135.8	$169.7	$203.7	$237.6	$273.6
Total Multi Family Units	$0.0	$17.0	$84.9	$152.8	$220.7	$288.5	$356.4	$410.8
Total Commercial Acres	$0.0	$0.0	$0.0	$0.0	$0.0	$15.1	$15.1	$15.1
TOTAL OTAY RANCH VILLAGE 6	**$33.9**	**$84.9**	**$186.7**	**$288.5**	**$390.4**	**$507.4**	**$609.2**	**$699.5**

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	2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$14.6	$29.2	$43.8	$58.3	$72.9	$87.5	$102.1	$117.6
Total Multi Family Units	$0.0	$7.3	$36.5	$65.6	$94.8	$124.0	$153.2	$176.5
Total Commercial Acres	$0.0	$0.0	$0.0	$0.0	$0.0	$4.7	$4.7	$4.7
TOTAL OTAY RANCH VILLAGE 6	**$14.6**	**$36.5**	**$80.2**	**$124.0**	**$167.7**	**$216.2**	**$260.0**	**$298.8**

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	2003	2004	2005	2006	2007	2008	2009	2010
Total Single Family Units	$11.3	$22.6	$33.9	$45.2	$56.5	$67.8	$79.1	$91.0
Total Multi Family Units	$0.0	$5.6	$28.2	$50.8	$73.4	$96.0	$118.6	$136.7
Total Commercial Acres	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
TOTAL OTAY RANCH VILLAGE 6	**$11.3**	**$28.2**	**$62.1**	**$96.0**	**$129.9**	**$163.8**	**$197.6**	**$227.7**

Table A-17

ESTIMATED EXPENDITURES FOR PUBLIC WORKS

2000/2001 Budget For Public Works	$17,530,224	Cost Allocation Unit/Acre Residential	Commercial
Operations			
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	$345.76	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	
Engineering			
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) 2003	2004	2005	2006	2007	2008	2009	2010	TOTAL
Public Street Lane Miles *	0.4	1.0	2.2	3.4	4.6	5.8	7.0	7.9	7.9
Public Street Miles *	1.3	3.2	7.0	10.8	14.6	18.4	22.2	25.3	25.3
Street Lights**	6	15	33	51	69	87	105	119	119
Signals**	0	0	0	0	0	0	0	0	0
Operations Admin.	$ 1.2	$ 2.9	$ 6.4	$ 9.9	$ 13.3	$ 16.8	$ 20.3	$ 23.4	
Street Mile Costs	$ 0.5	$ 1.3	$ 2.9	$ 4.5	$ 6.1	$ 7.7	$ 9.3	$ 10.5	
Lane Mile Costs	$ 0.4	$ 1.0	$ 2.2	$ 3.5	$ 4.7	$ 5.9	$ 7.2	$ 8.0	
Street Maint.***	$ -	$ -	$ -	$ -	$ 1.3	$ 1.7	$ 2.0	$ 2.3	
Signal/street light costs	$ 0.7	$ 1.7	$ 3.7	$ 5.7	$ 7.7	$ 9.7	$ 11.7	$ 13.2	
TOTAL OTAY RANCH VILLAGE 6	**$ 2.8**	**$ 6.9**	**$ 15.2**	**$ 23.5**	**$ 33.1**	**$ 41.8**	**$ 50.4**	**$ 57.5**	

* 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 2003 to 2017

Table A-18
ESTIMATED EXPENDITURES FOR PARK AND RECREATIONS

Estimated Park Development Schedule	Park Acres							
	2003	2004	2005	2006	2007	2008	2009	2010
	0	0	0	0	0	0	7.6	7.6

2000/2001 Budget For Park & Recreation	$5,644,290	Cost Allocation Unit/Acre	
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	$2,564,298	$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)							
	2003	2004	2005	2006	2007	2008	2009	2010
Park	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$67.4	$67.4
Recreation	$4.5	$11.3	$24.8	$38.3	$51.8	$65.3	$78.8	$90.8
TOTAL OTAY RANCH VILLAGE 6	**$4.5**	**$11.3**	**$24.8**	**$38.3**	**$51.8**	**$65.3**	**$146.2**	**$158.2**

Table N
Otay Ranch Village 6 Project
Absorption Schedule and Market Values by Land Use

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Developed and Occupied Units/Acres							
		2003	2004	2005	2006	2007	2008	2009	2010
SINGLE FAMILY RESIDENTIAL UNITS	$275	100	200	300	400	500	600	700	883
MULTI FAMILY RESIDENTIAL UNITS	$152	0	50	250	450	650	850	1050	1203
TOTAL RESIDENTIAL UNITS		100	250	550	850	1150	1450	1750	2086
COMMERCIAL ACRES	$2,676	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0

Source: McMillin Cos., Otay Ranch Co.,
City of Chula Vista,
CIC Research, Inc.

Table N.6
Net Fiscal Impact of the Otay Ranch Village 6 Project
On the City of Chula Vista

Revenue Sources	Revenues (In Thousands)							
	2003	2004	2005	2006	2007	2008	2009	2010
Secured Property Tax	$29.2	$66.4	$127.7	$189.1	$250.5	$312.3	$373.7	$451.7
Unsecured Property Tax	$0.0	$0.0	$0.0	$0.0	$0.0	$0.7	$0.7	$0.7
Property Transfer Tax	$2.2	$4.9	$9.5	$14.0	$18.6	$23.1	$27.7	$33.5
Sales & Use Tax	$30.3	$75.8	$166.7	$257.6	$348.5	$443.8	$534.7	$636.5
Franchise Tax	$3.3	$8.3	$18.2	$28.1	$38.0	$52.5	$62.4	$73.5
TOT Tax	$0.3	$0.8	$1.7	$2.6	$3.5	$4.6	$5.5	$6.5
Utility Tax	$2.4	$6.0	$13.2	$20.4	$27.6	$38.2	$45.4	$53.5
Business License	$0.0	$0.0	$0.0	$0.0	$0.0	$1.8	$1.8	$1.8
Miscellaneous Revenues	$20.7	$51.8	$114.0	$176.3	$238.5	$301.4	$363.6	$433.2
TOTAL REVENUES	**$88.3**	**$213.9**	**$450.9**	**$687.9**	**$925.0**	**$1,178.3**	**$1,415.4**	**$1,690.8**

Expenditure Sources	Expenditures (In Thousands)							
	2003	2004	2005	2006	2007	2008	2009	2010
Government Admin.	$15.3	$38.1	$83.8	$129.6	$175.6	$225.8	$286.6	$337.9
Planning	$1.6	$4.1	$9.0	$14.0	$18.9	$24.2	$29.1	$34.7
Police	$33.9	$84.9	$186.7	$288.5	$390.4	$507.4	$609.2	$723.3
Fire	$14.6	$36.5	$80.2	$124.0	$167.7	$216.2	$260.0	$309.0
Library	$11.3	$28.2	$62.1	$96.0	$129.9	$163.8	$197.6	$235.6
Public Works	$2.7	$6.8	$14.8	$22.8	$32.1	$40.4	$48.7	$58.3
Park and Recreation	$4.5	$11.3	$24.8	$38.3	$51.8	$65.3	$146.2	$161.3
TOTAL EXPENDITURES	**$84.0**	**$209.9**	**$461.5**	**$713.2**	**$966.4**	**$1,243.2**	**$1,577.5**	**$1,860.1**

	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL REVENUES	$88.3	$213.9	$450.9	$687.9	$925.0	$1,178.3	$1,415.4	$1,690.8
TOTAL EXPENDITURES	$84.0	$209.9	$461.5	$713.2	$966.4	$1,243.2	$1,577.5	$1,860.1
NET FISCAL IMPACT	**$4.4**	**$4.0**	**($10.6)**	**($25.3)**	**($41.4)**	**($64.8)**	**($162.1)**	**($169.3)**

Source: CIC Research, Inc.