# PARKS, RECREATION, OPEN SPACE & TRAILS PLAN

## Village Six Sectional Planning Area (SPA)
## Otay Ranch GDP

**Adopted January 22, 2002**

by Resolution No. 2002-022

*Project Sponsor*

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# OTAY RANCH VILLAGE SIX
# PARKS, RECREATION, OPEN SPACE & TRAILS PLAN

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# I. Introduction

## A. Purpose

This Master Facility Plan identifies and describes park, recreation, open space and trail facilities and implementation processes for Otay Ranch Village Six. This plan complies with the Otay Ranch Parks, Recreation and Open Space goals, objectives, policies and implementation measures identified in the Otay Ranch General Development Plan (GDP) to assure provision of adequate parks, recreation and open space amenities in the development of the Otay Ranch community. The overall GDP goal is to enhance the quality of life for residents and visitors by providing a variety of active and passive recreational opportunities. The goal is to be achieved through specific actions and/or requirements to be implemented at the village level planning and subdivision stages of the project design and approval process. This plan incorporates both Sectional Planning Area (SPA) and Tentative Map (TM) level requirements for planning parks, recreation facilities, open space and trails provisions associated with the development of Village Six.

## B. Regulatory Framework

The provision and implementation of parks and open space in Village Six will occur within the following regulatory framework:

Chula Vista Municipal Code - Planned Community (P-C) Zoning

Otay Ranch is zoned P-C which requires adoption of a general development plan which describes the overall development program and sectional planning area (SPA) plans which detail the development in integrated sub-areas. Section 19.48.090 of the Chula Vista Municipal Code establishes the required content for SPA plans. Subsection C.l.j requires the following information to be contained in a SPA site utilization plan:

Show land uses (including acreage for each), including:

- Parks
- Open Space

Chula Vista Municipal Code - Parklands & Public Facilities

Chapter 17.10 of the Chula Vista Municipal Codes establishes the requirements for dedication of land, development of improvements, parkland criteria, in-lieu fees for land dedication and development improvements, commencement of park development, and collections and distribution of park fees.

Otay Ranch General Development Plan (GDP)

The adopted Otay Ranch GDP requires specific identification of park, recreation and open space provisions at the SPA Plan level. The SPA requirements are:

- Provide a Parks Master Plan
- Identify specific sites
- Identify equipment needs
- Identify alternative financing methods
- Identify alternative maintenance entities and funding
- Identify phasing
- Identify plans for the use of reclaimed water, as appropriate
- Review need for special purpose parks

Chula Vista Landscape Manual

The Chula Vista Landscape Manual outlines the park and open space development process and specific submittal requirements. Subsequent to final map approval, the following process will be initiated:

1. Parks

The Landscape Manual requires the preparation of a Park Concept Plan, Master Plan, Design Development and Construction Documents as described below:

a. Concept Plan: The Concept Plan is the initial phase in the park design process. Work product relative to this phase includes, but is not limited to meeting with staff to discuss the project and the desired uses, site analysis, program development of site features and components; development of various schematic alternatives to evaluate site planning options; determination by staff of the preferred alternatives; and preparation and submittal of the refined concept plan.

b. Master Plan: The Master Plan phase is the refinement of the Concept Plan to bring the park design to a detail and graphic level acceptable for presentation to the Parks & Recreation Commission and City Council. The plan(s) are to be colored renderings, mounted on foam-core board. All Master Plans will be retained by the Parks & Recreation Department for presentation purposes and archival data.

c. Design Development: This phase focuses on the refinement of the Master Plan, to a level of detail sufficient to move into the Construction Document phase. The determination of materials, finishes, colors, plants, quantities, *etc.*, are to be analyzed and determined.

d. Construction Documents: The Construction Document phase consists of the preparation, review and approval of all plans necessary for utilization by the contractor for the installation of the project. Typical sheets may include: planting, irrigation, construction, grading, layout and related construction details.

2. Public Open Space

The Chula Vista Landscape Manual requires the preparation of an Open Space Concept and Analysis Plan, Master Plan and Construction Documents as described below:

a. Open Space Concept and Analysis Plan: The Concept Plan for an open space project shall serve as a comprehensive plan identifying the following aspects: analysis of the existing conditions, and the mitigation of any impacts generated by the proposed project; existing features on site and any sensitive plant, habitat or wildlife existing on-site that might be impacted; identification of the various open space lots being proposed for turnover to the City by letter designation; the level of modifications or improvements to be installed relative to the "code" system utilized by the City; gross area of each lot and the total area of all open space lots, proposed or existing adjacent land uses; and other proposed improvements such as trails, kiosks, signage, walls, *etc.*

b. Master Plan: The focus of this submittal is to graphically indicate the location of the project, the types and locations of improvements, relationships to the adjacent land uses and the benefits that will be derived from the project by the City and its citizens. The plan shall be at an appropriate scale to allow for accurate analysis. This plan shall be a rendered plan, mounted on foam-core board and will be retained by the Parks and Recreation Department for presentation purposes and archival data.

c. Construction Documents: The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include: planting, irrigation, construction, grading, layout and related construction details.

Based upon the scope and type of project, staff will identify the quantity and sets to be submitted for review. Four sets of plans will typically be required for routing to other City Departments.

3. Streetscape (Medians & Parkways)

The Chula Vista Landscape Manual requires the preparation of a Master Plan and Construction Documents for Streetscapes (Medians and Parkways) as described below:

a. Streetscape Master Plan: The focus of this submittal is to graphically indicate the location of the project, the types and locations of improvements, relationships to the adjacent land uses and the benefits that will be derived from the project by the City and its citizens.

b. Construction Documents: The Construction Document phase consists of the preparation, review and approval of all plans and documents necessary for utilization by the developer and contractor for the installation of the project. Typical sheets may include: planting, irrigation, construction, grading, layout and related construction details.

Based upon the scope and type of project, staff will identify the quantity and sets to be submitted for review. Four sets of plans will typically be required for routing to other City Departments.

Village Six Public Facilities Financing Plan

The Municipal Code establishes, as a condition of SPA approval, the preparation of a Public Facilities Financing Plan (PFFP). The PFFP must show how and when facilities and services necessary to accommodate the development will be installed and financed, including a phasing schedule to ensure that facilities are provided in a timely manner and that one area will not utilize more than the area's fair share of facility or service capacity.

Entitlement Documents

Park, recreation and open space provisions are further defined as development entitlements are processed as follows:

- Tentative Map requirements:
  - Include local park sites in Conditions of Approval
  - Identify funding for local parks
  - Review existing or proposed trails on adjacent properties to ensure linkages
  - Review of proposed bicycle trails to ensure linkages as shown on the City of Chula Vista Bikeway Master Plan, dated August 1996.

- Subdivision Landscape Master Plan requirements:
  - Include all principal landscape design concepts (same size/scale as Tentative Map)
  - Include all park, recreation, open space and trails
  - Identify ownership and maintenance responsibilities

- Final Map requirements:
  - Dedicate local park sites
  - Assure funding for local parks
  - Implement design guidelines

- Building Permit Requirements:
  - Pay impact fee (if established)

## C. Otay Ranch Goals and Policies

The Otay Ranch GDP parks and recreation goals, objectives and policies provide for a variety of parks and recreation amenities. The Otay Ranch community will provide the opportunity for a full range of passive and active recreational opportunities both locally and on a regional basis. Otay Ranch GDP goals, objectives and policies related to park and recreation facilities include the following:

Goal: Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural and aesthetic needs of project, residents of all ages and physical abilities.

Objective: Identify park, recreational and open space opportunities, where appropriate, to serve the South County region and San Diego County as a whole.

Policy: Encourage joint use of utility easements with appropriate and compatible uses, including, but not limited to, open space, agriculture, parking and trails.

Objective: Maximize conservation, joint uses and access and consider safety in the design of recreational facilities.

Policy: Commercial recreation opportunities may be permitted within town square, community and regional parks to generate revenue to defray park operational expenses.

Policy: Utilize conservation measures including reclaimed water, efficient irrigation systems and drought tolerant plant material in the development of public and private parks where allowed.

Policy: Minimize park operation and maintenance costs and identify funding sources for continued operation and maintenance of all Otay Ranch park and open space land.

Objective: Provide neighborhood and community park and recreational facilities to serve the recreational needs of local residents.

Policy: Provide a minimum of 3 acres of neighborhood and community park land (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.

Policy: Encourage the design of park sites adjacent to public schools and other public lands where co-location of facilities is feasible. Joint use agreements with school districts are encouraged.

## D. Village Six Parks Requirements

Parks requirements for Village Six are described and determined by the Otay Ranch GDP, Chula Vista Municipal Code, Chula Vista Landscape Manual and Village Six SPA Plan as described below.

Otay Ranch GDP

In order to serve the recreational needs of Otay Ranch residents, a standard of three acres of land per 1,000 residents (as calculated applying the Park Dedication Ordinance provisions) shall be provided in the form of local parks. The draft city-wide Parks Master Plan specifies that a

minimum of 7 acres of public neighborhood park be provided in the village and that the remaining acreage requirement be satisfied through contributions toward community parks located elsewhere in Otay Ranch. The park acreage requirement is determined by the number and type of dwelling units approved on the Village Six Tentative Map, in accordance with the Chula Vista Municipal Code.

The Village Six SPA Plan provides a 7-acre neighborhood park in the village core and adjacent to the elementary school as required by the draft city-wide Parks Master Plan (see Site Utilization Plan, Exhibit 1).

Within the village secondary area, two common useable open space areas that provide additional public gathering opportunities. These are Neighborhoods R-2bx and R-3x on the Site Utilization Plan. The common useable open space areas are proposed to be credited towards Community Purpose Facilities and/or other common open space requirements. Within the village core a third common useable open space area is proposed, CPF-1x, which is located within the Community Purpose Facility site, CPF-1.

Chula Vista Municipal Code

The City of Chula Vista Municipal Code, Chapter 17.10, Parklands and Public Facilities (Park Dedication Ordinance), establishes the method by which actual required park acreage is to be calculated, based on the number and type of residential units determined at the Tentative Map level. In accordance with Chapter 17.10, each single family dwelling unit typically generates a need for 423 square feet of developed parkland; each attached, cluster housing, or planned unit development (either condominium or subdivided ownership) typically generates a need for 366 square feet of developed parkland; and, each multi-family dwelling unit typically generates a need for 288 square feet of developed parkland. Based on the proposed mix of residential unit types shown on the Site Utilization Plan, the Code establishes a parkland obligation of approximately 17.4 acres for Village Six. The actual park acres required will be based on dwelling units and dwelling unit types approved at the subdivision and Design Review stages. If Neighborhood S-2 were converted to residential use additional fees would be required based on the dwelling units approved in the conversion.

The Municipal Code also describes the requirements for provision of parks as land or in-lieu fees, as well as elements that may be required within neighborhood and community parks. The Village Six park obligation is met through the provision of 7 net acres of neighborhood park land within the village and a fee contribution and/or dedication of land towards community parks elsewhere in Otay Ranch.

City of Chula Vista Landscape Manual

Part Three of the City Landscape Manual addresses the requirements and criteria of -public projects, including parks, open space and streetscapes (whether a City Public Works project or a private "turnkey" project). The Manual provides the requirements for submittals, graphics and standards, design standards and criteria, landscaping, irrigation and trails.

Village Six SPA Plan

The Otay Ranch GDP requires that the SPA-level planning include definition of the location, acreage and boundaries of neighborhood and community parks and open space. These components are included on the Site Utilization Plan (Exhibit 1). The Public Facilities Financing Plan (PFFP) SPA Plan component includes additional analysis of the phasing and financing of required parkland in Village Six.

The proposed Village Six parks, recreation, open space and trails facilities, as identified in the Village Six SPA Plan, are described in the following chapter of this plan.

# Site Utilization Plan

**RESIDENTIAL**

| Neigh. | Land Use | Acres | du/ac | DU |
|---|---|---|---|---|
| R-1 | Single Family | 26.2 | 4.0 | 105 |
| R-2a | Single Family | 19.7 | 4.4 | 87 |
| R-2b | Single Family | 21.3 | 5.4 | 115 |
| R-3 | Single Family | 35.6 | 4.5 | 159 |
| R-4 | Single Family | 20.4 | 4.5 | 92 |
| R-5 | Single Family | 16.6 | 6.7 | 111 |
| R-6 | Single Family | 20.4 | 6.2 | 126 |
| R-7a | Single Family | 12.9 | 6.8 | 88 |
| ***Sub-total Single Family*** | | ***173.1*** | ***5.1*** | ***883*** |
| R-7b | Multi-family | 5.8 | 28.4 | 165 |
| R-8 | Multi-family | 11.7 | 28.8 | 337 |
| R-9a | Multi-family | 21.8 | 7.5 | 163 |
| R-9b | Multi-family | 12.7 | 25.7 | 326 |
| R-10 | Multi-family | 12.1 | 17.5 | 212 |
| ***Sub-total Multi-family*** | | ***64.1*** | ***18.8*** | ***1203*** |
| **TOTAL RESIDENTIAL** | | 237.2 | 8.8 | 2086 |
| *R-11* | *SF Resid. Alt. To S-2* | *32.5* | *4.5* | *146* |
| ***Total with Alternative to S-2*** | | *269.7* | *8.3* | *2232* |

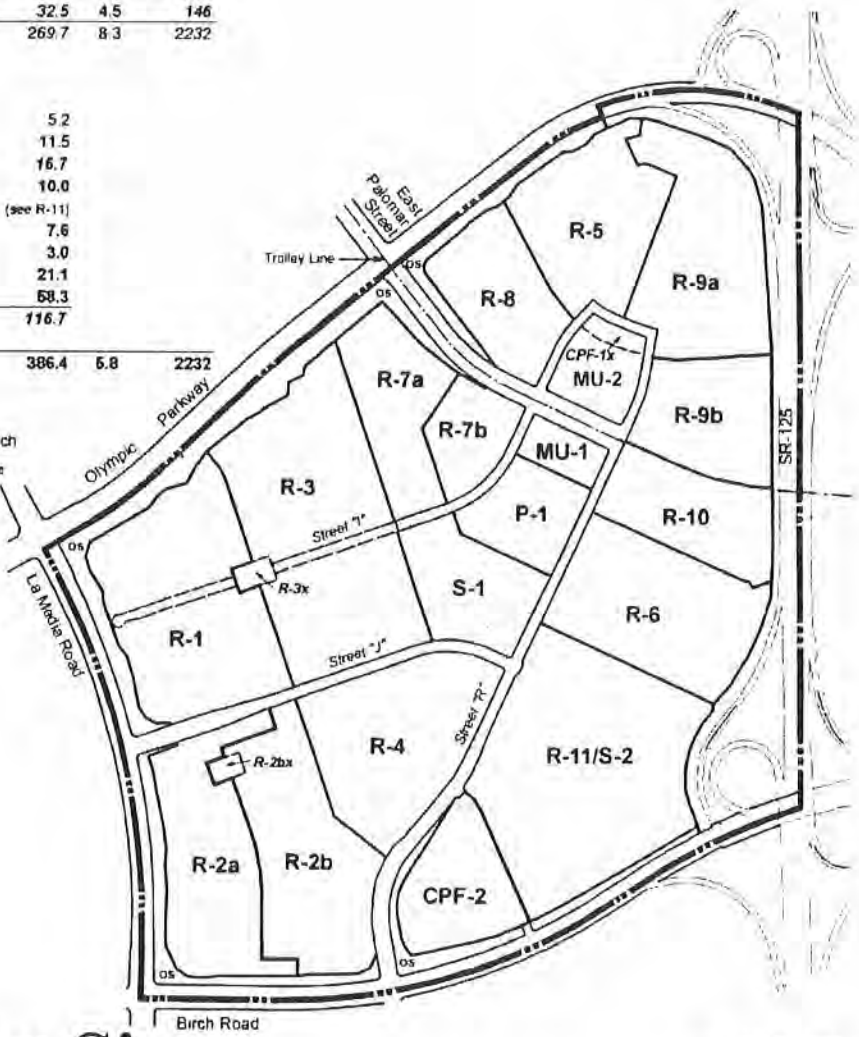
**NON-RESIDENTIAL**

| | | |
|---|---|---|
| CPF-1 | CPF Site | 5.2 |
| CPF-2 | CPF Site | 11.5 |
| ***Sub-total CPF*** | | ***16.7*** |
| S-1 | Elem. School Site | 10.0 |
| S-2 | Private High School | (see R-11) |
| P-1 | Public Park | 7.6 |
| MU-1 | Commercial | 3.0 |
| OS | Open Space | 21.1 |
| clr | Major Circulation | 58.3 |
| ***NON-RESIDENTIAL TOTAL*** | | ***116.7*** |

| | | | | |
|---|---|---|---|---|
| **PROJECT TOTAL** | | 386.4 | 5.8 | 2232 |

**Notes:**

1. An "x" following a Neighborhood, such as R-3x, indicates a sub-parcel that may be converted to CPF use as an alternative for purposes of providing a landscaped community gathering/meeting area.
2. R-11 is the base land use, which permits the intended private high school. The boundary between CPF-2 and R-11 may be refined during future detailed planning applications.
3. Subject to being in substantial conformance, acres may be refined during the subdivision process.




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**Exhibit 1**

# II. Village Park & Recreation Program

This chapter describes the park, recreation, open space and trails facilities provided within Otay ranch Village Six.

The Otay Ranch Parks and Recreation Facility Implementation Plan (adopted by the City Council on October 28, 1993) identifies the park facility improvement standards for Otay Ranch. The City of Chula Vista Park and Recreation Department has conducted subsequent facilities needs assessments and proposed some modifications to the adopted Otay Ranch Plan. This Village Six Master Plan strives for consistency with the Otay Ranch Plan and the current proposed plans and policies of the Parks and Recreation Department. This Master Plan identifies the types, quantities and location of the facilities provided at the Village Six park site. In addition to identifying specific facility needs and requirements, the goal of the Master Plan is to describe the elements necessary to ensure a rich variety of recreational opportunities, while satisfying identified recreation needs.

## A. Recreation

The village concept is to organize land uses to produce a cohesive, pedestrian friendly community, encourage non-vehicular trips and foster interaction between residents. The Village Six SPA Plan provides a variety of recreational opportunities to support the village concept. The recreational plan is based on the following principles:

- Recreation standards such as total parks and recreation acreage, minimum park size, and facility design shall conform to the City of Chula Vista requirements.
- Progressive parks and recreation concepts shall be employed with programs tailored to people rather than people to programs.
- Standards for size and design of activity areas and facilities shall be reviewed periodically and adapted to the changing needs of the population served.
- Logical site selection criteria to distinguish between "community" and "neighborhood" parks. Recreational considerations such as active versus passive, big-muscle versus small motor muscle, family-oriented versus adult-oriented shall be considered in the context of overall land planning.
- Ownership and maintenance responsibilities for parks and recreation facilities within the villages shall be analyzed to appropriately reflect areas of benefit, public funding limitations and fiscal impact.
- Major parks and recreation facilities shall be linked by a trail system for pedestrians and bicycles.
- To the extent practical, community and neighborhood parks shall be located near school sites to increase the potential for shared use of facilities. Joint planning and design of adjacent school/park facilities is encouraged.

Parks & Recreational Activity Categories and Accommodations

A variety of recreation opportunities contribute to the quality of life of residents of Village Six and the Otay Ranch community. The following is a list of recreational activity categories that

will be provided through recreational programming in Village Six and throughout the Otay Ranch community via the parks and recreation system:

- Big muscle (playground equipment, sports fields, recreation building facilities and sports courts).
- Quiet games (shuffleboard, croquet, horseshoes, archery)
- Nature learning (hiking, bird watching, environmental education)
- Hand-intellect (art/crafts and scientific activities, vocational/special interest classes)
- Informal play (open space play areas)
- Creative play (adventure playgrounds for multiple ages, specially equipped parks)
- Informal social activities (conversation areas, informal seating arrangements)
- Relaxation (hobby-oriented such as fishing, gardening and picnicking)
- Rhythm and music (indoor and outdoor facilities for live music and dancing/classes)
- Drama (performance facilities/classes)
- Social activities (neighborhood group, social dance, club meeting facilities)
- Service (volunteer program, club, committee meeting facilities)

Accommodations for recreational activity for Otay Ranch residents will be provided though the following parks and recreational facilities:

1. *Special Recreation Facilities* - Special recreation facility areas provide for recreational needs not fulfilled by conventional public park facilities. Such facilities are privately owned and operated through commercial enterprise, community association or maintenance district.

2. *Regional Park* - Regional parks may include recreational activities such as riding and hiking trails, picnic areas, golf course, active and informal play areas and natural open areas.

3. *Community Park* - Recreational facilities in community parks include lighted ball fields and courts, recreation complexes (buildings and swimming pools), and areas for children's play, informal play and picnicking.

4. *Neighborhood Park* - Recreational facilities may include ball fields and courts, children's play equipment/tot lots, informal play and picnic areas.

5. *Pedestrian Parks* - Pedestrian parks emphasize informal social and recreational activities. Facilities may include informal play areas, tot lots and seating areas.

6. *Town Squares* - Town squares are the focal points of some village core and provide the opportunity to create a social center in the village. Facilities may include plazas or open areas for village events and performances, seating areas, tot lots and play areas.

7. *Public Schools* - Public school buildings and outdoor play areas provide an opportunity for recreational activities within a village. The location of schools adjacent to parks enhance both uses and may allow for shared use of facilities.

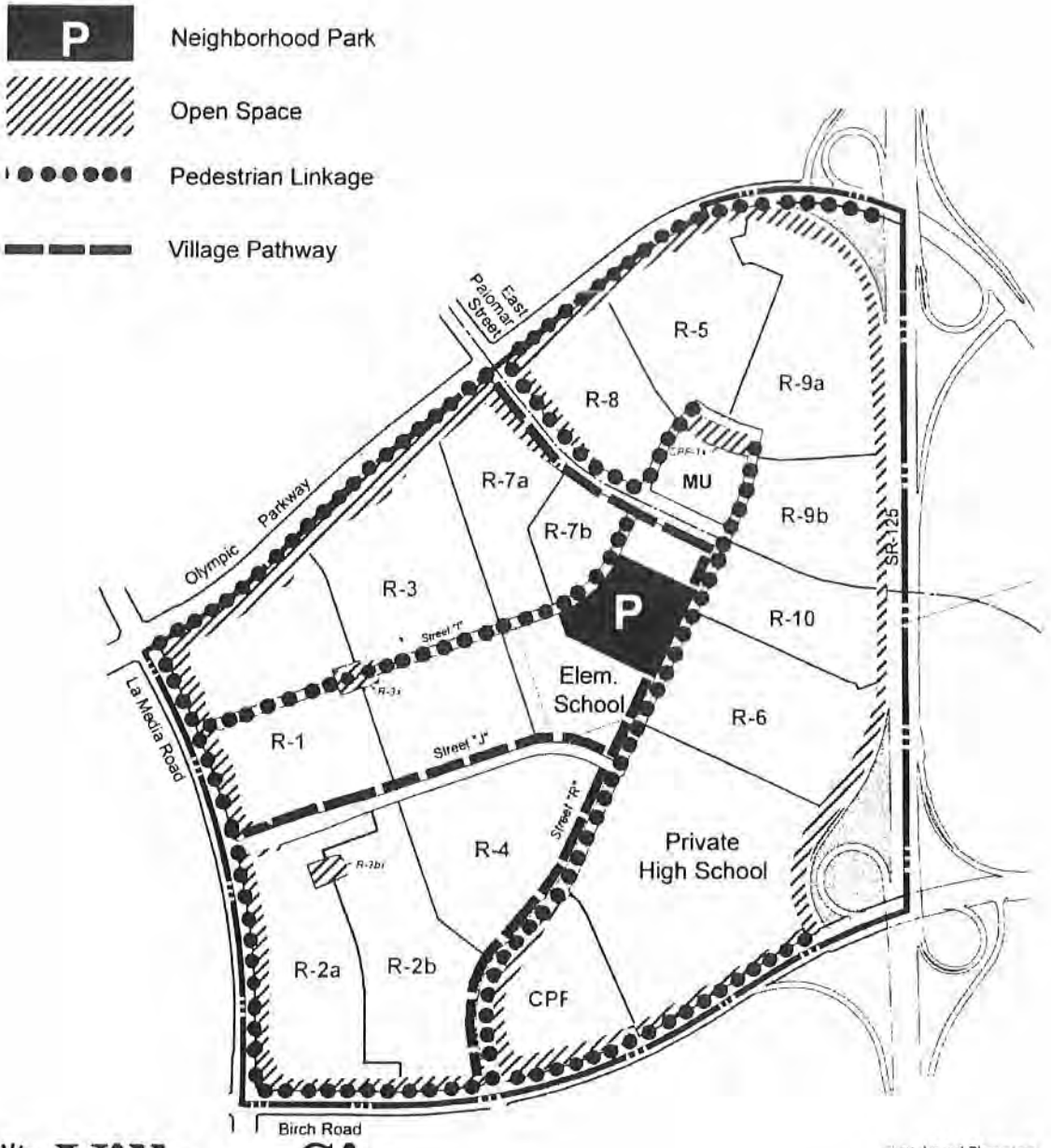
8. *Commercial Centers* - Commercial areas within a village can provide recreational opportunities in the form of outdoor seating and eating areas. Businesses such as cafes, bookstores and bike shops promote leisure and recreational activities.

9. *Community Purpose Facilities (CPF)* - Recreational activities that serve the village may be provided by a community purpose facility such as a church, Boys and Girls Club or similar non-profit entity. Facilities may include swimming pools, senior or teen centers and meeting rooms.

10. *Village Pathway, Paseos and Trails* - Special pedestrian and bicycle routes provide an opportunity for expanded recreation and for conveniently traveling to parks or other recreational sites within a village.

Within the Village Six SPA, a range of recreational activity sites/facilities will be provided. These are depicted on Exhibit 2, Parks & Open Space. A neighborhood park and elementary school are located adjacent to each other in the village core. The village pathway and trails connect to adjacent villages to the north, west and south, as well as the regional routes paralleling the arterial roads along the village edges. The private high school and two CPF sites provide additional potential recreational activity sites. Some recreational activities may also be provided in conjunction with commercial uses in the mixed-use Neighborhood at the center of the village core.

# Parks & Open Space




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**Exhibit 2**

## B. Park

Park Development Standards

The Village Six park, open space and trails design and development will adhere to the standards and requirements set forth in the City of Chula Vista Landscape Manual. General standards include the following for determining net useable park acreage:

- Areas for ball fields or built facilities (tennis and basketball courts, *etc.*) shall be graded to a 2% slope to provide for proper drainage
- Slopes steeper than 4:1 may not be considered for lawn areas
- Perimeter and interior slopes steeper than 3:1 are not credited towards park acreage
- Graded slopes are to be constructed in conformance with the City's landform grading policies
- All park areas shall be accessible per the American Disabilities Act (ADA) requirements

*Note: Neighborhoods, R-2bx, R-3x, and CPF-1x, are common useable open spaces and are not eligible to receive park credit. Private improvements, which will be probably limited to turf, will be designed, implemented and maintained privately.*

Park Description

Village Six park is a 7-acre (net) neighborhood park located adjacent to the elementary school site in the village core. The park is located in the center of the village to conveniently serve all residents. The location of the park next to the elementary school maximizes "green space," vistas and a feeling of spaciousness in the village core. This setting also minimizes the negative affects of play field lights, noise and traffic on nearby sensitive single family residential neighborhoods.

The facilities and improvements within the park will be consistent with the proposed City of Chula Vista Parks & Recreation Master Plan. Exhibit 3 depicts a conceptual design of the Village Six neighborhood park which provides for the following park facilities, as specified in the city-wide master plan:

- Restrooms/maintenance building
- 1 softball field
- 1 soccer field
- 2 tennis courts with lighting
- 2 basketball courts with lighting
- 1 play area with play equipment (multi-age equipment to be determined during park design process)
- 7 picnic tables (quantity shade structures to be determined during park design process)
- Open lawn areas
- Paved walkways with lighting
- Parking (need to be determined during park design process)

Ownership, Funding & Maintenance

The neighborhood park site will be dedicated by landowner/master developer to the City of Chula Vista. The park will be owned and maintained by the City of Chula Vista. Funding for park improvements is governed by the Chula Vista Park Dedication Ordinance. Included as part of the regulations are Park Acquisition and Development (PAD) fees established for the purpose of providing neighborhood and community parks and improvements. The Ordinance provides that fees are paid to the City prior to approval of a final subdivision map. The Village Six SPA developer(s) may pay the PAD fees or, alternately, construct the park and receive credit against the payment of PAD fees. The Village Six Public Facilities and Finance Plan (PFFP) provides a detailed description of the financing and phasing of the public park.

# Conceptual Park Plan




**Sources:**
ONA, Inc. &
Cinti Land Planning

8/31/01

**Exhibit 3**

## C. Village Trails

Village Six has been designed to accommodate the trails program established by the Otay Ranch Overall Design Plan and GDP (see Exhibit 4, Trails Plan). The plan recognizes that provision of bicycle, cart and pedestrian circulation is fundamental to creating a pedestrian-oriented village. All circulation elements within the village have been located and designed to be as accessible as possible, however, some off-street traverse steep topography that may limit bicycle use. All village streets and sidewalks have been designed at gradients to facilitate pedestrian, bicycle and cart travel. The plan proposes 25 mile per hour travel speeds on all internal village streets to allow bicycles and carts to travel on village streets without separately designated travel lanes. The landscape treatment and design elements of village trails are illustrated and described in more detail in the Village Design Plan. Additional trail location and dimension details may also be found in the Village Six SPA Plan, Circulation section.

Regional Trails

One segment of the Regional Trail system identified in the Otay Ranch GDP occurs near Village Six. It is located along the north side of Olympic Parkway. This segment provides east-west regional circulation and connects to neighborhood trails via the East Palomar Street village entry.

Surrounding Pathways/Scenic Corridors

Community-serving paths are located within the 75-foot landscaped parkways along Olympic Parkway, La Media Road and Birch Road. Both Olympic Parkway and La Media Road include a 10-foot off-street (Class I) trail for pedestrian and bicycle use within their ROWs. Birch Road includes bike lanes (Class II) adjacent to the curb and a five-foot wide pedestrian path behind the curb on both sides of the street. Village Six residents can access these routes via village pathways and trails.

Olympic Parkways is designated a scenic roadway which is comprised of the road, its right-of-way, and the scenic corridor. The scenic corridor is the visible area outside the highway's right-of-way generally described as the view from the road. The treatment of these roadways is an important design and aesthetic consideration because they provide the identity for Otay Ranch. Olympic Parkway will be constructed in accordance with the Olympic Parkway Master Plan that provides for Olympic-themed landscaping.

The trails will be constructed in conjunction with street construction. Maintenance of all facilities within the public right-of-way will be the responsibility of the City of Chula Vista. Landscape maintenance adjacent to the public ROW is expected to be provided by a maintenance district, homeowner's association or Community Facilities District (CFD),

Village Pathway

Village pathways are inter-village cart and pedestrian paths that link the Otay Ranch villages and specifically, provide access to the planned regional transit stations. In Village Six, a regional light rail transit station is planned for the area between the mixed-use Neighborhood (MU-1) and the village core CPF Neighborhood (CPF-1). Village pathways are proposed along each of the village entries to the village core and around the CPF Neighborhood. A 15-foot village pathway extends along the East Palomar Street village entry, connecting to a potential pedestrian overpass to Village Five, north of Olympic Parkway. A similar, 10-foot wide village pathway extends from the village core along the Street "J" and Street "R" village entries. A potential overpass connection to Village Two is shown across La Media Road. Five-foot wide pedestrian trails are shown on the opposite side of the street from the Village Pathways and on both side of the Promenade Street "I."

Segments of the village pathway will be constructed concurrent with construction of the adjacent streets. Village path improvements will be within the public ROW and maintained by the City of Chula Vista.

Village Streets

All village residential streets include sidewalks, landscaped parkways and lighting. The preferred design provides for five-foot wide sidewalks separated from the roadway by a landscaped parkway. The streets have homes on one or both sides. Parking is provided along the sides of the streets. Bike travel is permitted in the roadway without specially designated lanes due to low speed limits. Cart travel is permitted on streets with 25 mph posted speed limits. In the village core areas, wider sidewalks are provided on the non-residential side to allow for window shopping and amenities such as seating and outdoor dining.

All sidewalks and parkways within the public right-of-way will be owned by the City of Chula Vista and maintained by the City, maintenance district or CFD. All landscaped parkways and medians will be maintained through a maintenance district or CFD.

# Trails Plan

15' Wide Village Pathway

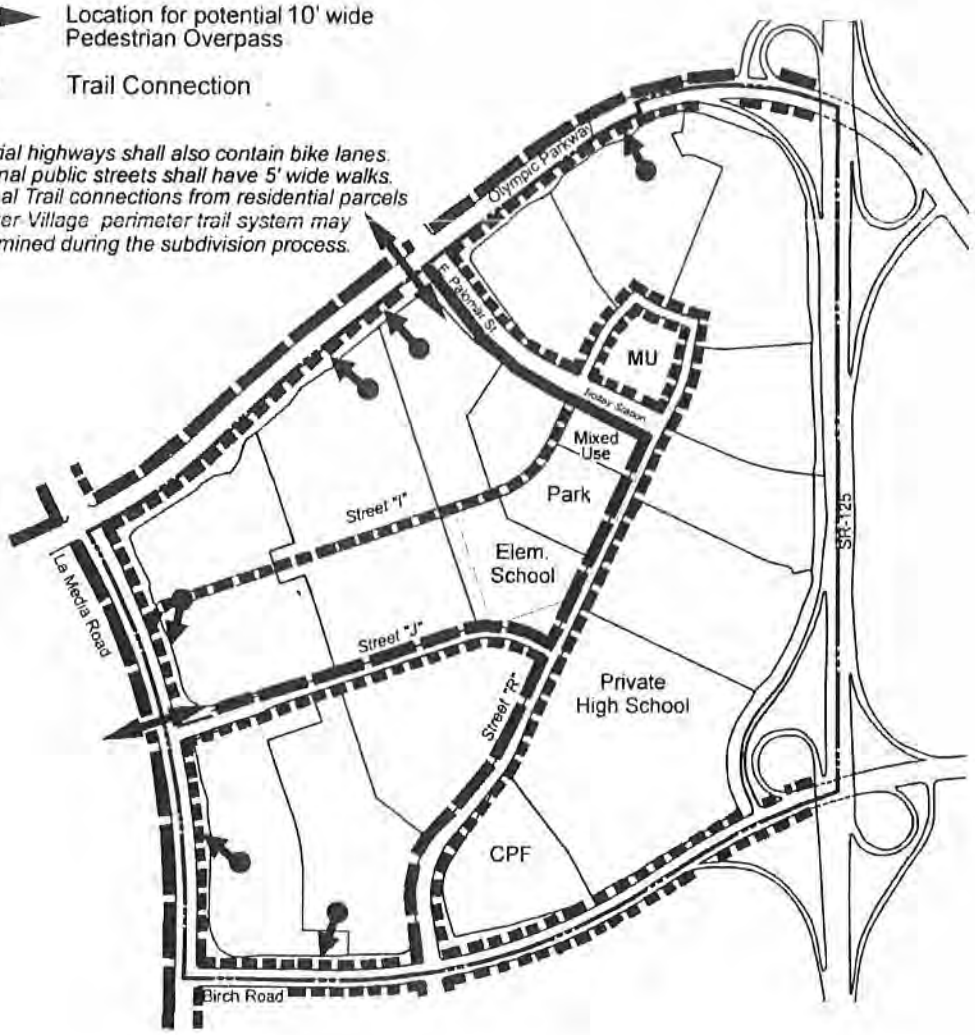
10' Wide Village Pathway

5' Wide Pedestrian Trail

Location for potential 10' wide Pedestrian Overpass

Trail Connection

**Note:**
*1. All arterial highways shall also contain bike lanes.*
*2. All internal public streets shall have 5' wide walks.*
*3. Additional Trail connections from residential parcels to the inter-Village perimeter trail system may be determined during the subdivision process.*




CITY OF CHULA VISTA

# Village Six
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**Exhibit 4**

06/04/13

## D. Open Space

Open space within Village Six is comprised of common open spaces including private pedestrian parks and manufactured slopes, the 75-foot (average) parkways adjacent to surrounding major streets and village street parkways. These open spaces provide pedestrian connections within the village, passive recreational opportunities and view opportunities. Open space lands will be established and maintained through the dedication of open space easements and/or lots to the City, CFD or other appropriate entity.

Manufactured Slopes

Slopes within the village are located between development areas within the village and along the surrounding major streets.

All manufactured slopes will be constructed and landscaped to City standards and guidelines provided in the Village Design Plan. All slopes (over 5 feet in height) will be permanently irrigated, with the exception of the temporary slopes. Slopes within the public ROW will be maintained by the City. All slopes outside of the public right-of-way will be owned and maintained through a maintenance district or CFD. Irrigation may be required on temporary slopes depending on the time of year planting occurs.

Community Gardens

The Otay Ranch GDP requires that policies and guidelines be developed at the SPA level for community gardens. Community garden guidelines regarding size, location, facilities and operations were prepared and adopted in conjunction with the Otay Ranch SPA One project. However, no community gardens are proposed within the Village Six SPA.

## E. Water Conservation

Based on current Otay Water District (OWD) policies regarding new subdivision development, landscaped areas for parks, schools, greenbelts, road medians and multifamily residential are required to utilize recycled water where available. Consistent with the Otay Ranch GDP, it is anticipated that recycled water will irrigate street parkway landscaping, parks and manufactured slopes along open space areas.

The project is located in the OWD Central Service Area which currently receives recycled water from the District's 1.3 million gallons per day (mgd) capacity Ralph W. Chapman Recycling Facility. The recycled water system consists of a series of pump stations, transmission piping and storage reservoirs that will provide recycled water to portions of Otay Ranch, including the Village Six SPA project area. The existing recycled water distribution system serves Villages One and Five and connections to the system to serve Village Six are planned, as described in the Recycled water discussion in the Village Six SPA Plan.

The recycled water consumption factor for all irrigated areas is 2,230 gallons per day per acre (gpd/ac). Potential demand within Village Six is estimated in the Recycled Water discussion in

Village Six SPA Plan. Recycled water requirements for the project will be coordinated by the OWD and the City. Phased construction of recycled water facilities, based on the District approved master plan, will be incorporated into the PFFP and/or subdivision map conditions to assure timely provision of required facilities.

The Otay Ranch GDP and the Chula Vista Growth Management Program require the approval of a water conservation master plan concurrent with SPA approval. The City of Chula Vista is in the process of developing guidelines for the preparation and implementation of Water Conservation Plans. This effort involves a pilot study to evaluate the relative effectiveness, costs and issues associated with the implementation of additional water conservation measures beyond those currently mandated, in three new development projects including Otay Ranch Village Six. The evaluation will encompass additional technical water saving devices, as well as the potential expanded use of recycled water, and possible gray water use. The pilot study will provide information to be used in finalizing a Water Conservation Plan for Otay Ranch Village Six to be considered in conjunction with actions on the project's Tentative Subdivision Map.

### F. Brush Management

Brush Management occurs in areas where development abuts native area. This condition does not exist in Village Six so brush management will not be required in this project.

# III. Contributions to Otay Ranch Community Parks & Open Space

## A. Community Parks

The development of Village Six will generate a total demand for approximately 16.5 acres of neighborhood and community park land. This demand is to be met through the provision of the 7 acre neighborhood park within the village and equivalent financial contributions or land dedication to acquire and improve parkland in other locations within Otay Ranch.

Consistent with the Otay Ranch GDP, the community park acreage for Village Six is to be met at one of the GDP defined community park sites. Village Six will meet its obligation towards community parks through the payment of PAD fees and/or dedication of land.

Community park facilities will be determined by the plans and policies of the Parks and Recreation Department, including the proposed Chula Vista Parks & Recreation Master Plan, which identify the types and quantities of facilities, and development standards for community parks.

Community park sites are dedicated to the City of Chula Vista. The City of Chula Vista will own and maintain these parks. Chapter 17.10 of the Chula Vista Municipal Code governs funding for the park improvements. The Code identifies Park Acquisition and Development (PAD) fees and establishes fee rates which will be used to provide community parks and improvements. The ordinance provides that fees are paid to the City prior to approval of a final subdivision map.

## B. Open Space

The largest component of open space in the Otay Ranch is the Resource Management Plan (RMP) Preserve. As prescribed by the RMP, the development of each Otay Ranch Village requires a contribution to the Otay Valley preserve. The required contribution is 1.188 acres of open space conveyance per one acre of development less the acreage of "common use lands," (local parks, schools, arterial roads and other land designated as public use areas). The 386.4-acre Village Six SPA less 97.0 acres of common use land yields a net development area of 289.4 acres which requires a conveyance of 343.8 acres.

# IV. Ownership & Maintenance Options

The following are options for ownership and maintenance of park, open space and trail facilities in Village Six.

## A. Maintenance District & Community Facilities District

Facilities not maintained by private property owners or directly by a public agency will be maintained through a Maintenance District and/or Community Facilities District (CFD). Such areas may include public common areas, common slope areas, common open space, entry landscaping, walls facing the public right-of-way and trails. Certain public facility areas may also be included, as determined by the Director of Public Works, such as detention basins and enhanced median and parkway landscaping in the public right-of-way.

## B. Public Agency Maintenance

Public agencies will be responsible for maintaining the facilities on publicly owned land. These areas include landscaping within street and highway rights-of-way (unless maintained by a maintenance district or a community facilities district), public parks, schools, any utility easements and other similar public lands.

## C. Chula Vista Public Works Department

Public streets, walks, parkways and trails which are located on public land and drainage structures other than those designed as swales or brow ditches will be the maintenance responsibility of the City of Chula Vista Public Works Department (unless maintained by a homeowners association or a community facilities district).

## TABLE A - OWNERSHIP and MAINTENANCE OPTIONS

★ = Available Ownership and Maintenance Option (more than one option exists for some conditions)

| Land Use or Condition | Ownership | | Maintenance | | | | |
|---|---|---|---|---|---|---|---|
| | Public | Private | General Fund | CFD | Other Public | HOA | Private |
| Parkways in public R.O.W. | ★ | | | ★ | | ★ | ★ |
| Slopes within Open Space lot | ★ | | | ★ | | ★ | |
| Slopes within Resid. lot | | ★ | | | | ★ | ★ |
| Public Park | ★ | | ★ | | | | |
| Private Recreation | | ★ | | | | ★ | |
| Common Useable O.S. (Public) | ★ | | | ★ | | | |
| Common Useable O.S.(private) | | ★ | | | | ★ | |
| Public School | ★ | | | | ★ | | |
| Private School | | ★ | | | | | ★ |
| Utilities | ★ | | ★ | | ★ | | |

# V. Phasing

## A. Neighborhood Park

The neighborhood park is within the first development phase of Village Six. The phasing requirements for the park are described in the Village Six PFFP.

Completion and adoption of the city-wide parks master plan may result in modification or refinement of this proposed park phasing during the tentative map process.

## B. Open Space

Open spaces adjacent to the major surrounding streets will be phased with street construction. All slopes and other open spaces will be implemented in conjunction with adjacent development.

Conveyance of the RMP land or payment of in-lieu fees will comply with the Phase 2 RMP policies requiring conveyance of 1.188 acres of preserve land for every acre of development area. This conveyance or payment will occur on a phased basis concurrent with the phasing of development activity.

## C. Trails

Trails will be phased in conjunction with adjacent development, including regional and village streets, and slope construction.