



Otay Ranch Village 8 East

Sectional Planning Area (SPA) Plan

ADOPTED DECEMBER 2, 2014
BY RESOLUTION NO. 2014-235

PROPOSED AMENDMENT

DECEMBER 2, 2014



Neighborhood	Acres	Units	Target Density
Single Family Residential			
R-1	8.4	76	9
R-2	3.9	34	8.7
R-3	9.8	80	8.2
R-4	7.6	52	6.8
R-5	2.7	23	8.5
R-6	2.6	25	9.6
R-7a ¹	1.2	14	11.7
R-7b	0.9	11	12.2
R-8 ¹	3.8	33	8.7
R-9 ¹	17.1	159	9.2
R-10 ¹	13.5	111	8.5
R-11a ²	9.3	74	8
R-11b	1.3	10	7.7
R-12a ²	3.9	29	7.4
R-12b	10.6	72	6.8
R-13	20.5	140	6.8
Single Family Total	117.1	943	8.1
Multi-Family Residential			
R-14 (a & b)	7.1	329 210	46.3
R-15 (a & b)	9.6	452 287	47.1
R-16	6.2	287	46.3
R-17	12.0	562	46.8
R-18 (a, b, c, d)	11.3	547	48.4
Multi-Family Total	46.2	2,177 1,893	47.1
Mixed Use			
MU-1 (a, b, c) ³	9.2	440	46.3
Mixed Use Total	9.2	440	46.3
Residential Total	172.5	3,560 3,276	20.6
Future Development			
Lot A	0.9		
Lot B	7.3		

Neighborhood	Acres	Units	Target Density
Total Future Development	8.1		
Other			
Community Purpose Facility			
CPF-1 ⁴	2.9		
CPF-2 ⁵	0.5		
CPF-3 ⁵	0.5		
CPF-4	0.6		
Total CPF	4.5		
Parks			
P-1 (NP)	7.3		
P-2 (CP)	51.5		
Total Parks	58.8		
Active Recreation			
AR-11	22.6		
Total Active Rec.	22.6		
School			
S-1	10.8		
Total School	10.8		
Open Space			
Preserve	253.6		
Circulation			
External	9.9		
Internal	19.7		
Total Circulation	29.6		
SR-125			
Lots 1-3	3.6		
SR-125 Circulation Total	3.6		
TOTAL	575.3	3,560 3,276	20.6

¹ POS-1 acreage is included in Neighborhoods R-7a, R-8, R-9, and R-10.

² Land Use Alternative may be implemented in Neighborhoods R-11a and R12a.

³ 20,000 sf Minimum Commercial Square Footage

⁴ The CPF-1 Site may be located on any portion of the MU Site.

⁵ A Total of 0.2 acres within the CPF-2 and/or CPF-3 site may be used to satisfy all or a portion of the Common Useable Open Space requirement for neighborhoods within ¼ mile of the CPF-2 or CPF-3 site.

Table 1
Village 8 East Site Utilization Table



3. Park Requirements

Chula Vista Municipal Code

The City of Chula Vista Municipal Code, Chapter 17.10, Parklands and Public Facilities (12/94), 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 Final Map level. The City's 2002 Park Acquisition and Development Fee Update determined that each single family detached dwelling unit generates a need for 460 square feet of developed parkland and each attached multi-family unit generates a need for 341 square feet of developed parkland. Based on 943 single family detached homes and 2,6172,333 multi-family attached homes, the parkland obligation for Village 8 East is approximately 30.529.3 acres.

Table 4 - Estimated Required Park Land Dedication

DWELLING UNIT TYPE	TARGET NUMBER OF UNITS	PARK AREA/DU	TOTAL AC ²
Single Family Detached	943	460 SF	10.0 AC
Multiple Family Attached	<u>2,6172,333</u>	341 SF	<u>20.518.3</u> AC
Total	<u>3,5603,276</u>		<u>30.529.3</u> AC

City of Chula Vista Landscape Manual

Part Three of the Chula Vista 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 Landscape Manual provides the requirements for submittals, graphics and standards, design standards and criteria, landscaping, irrigation and trails.

SPA Plan

The GDP requires SPA-level planning to define the location, acreage and boundaries of neighborhood and Community Parks and open space. The PFFP further analyzes and determines park requirements and phasing.

The SPA Land Use Plan provides a 6.8 (net) Neighborhood Park (P-1) within the village core and a 40.0 (net) Community Park (P-2). The eastern portion (22.6 gross acres) of Active Recreation (AR-11 per OVRP Concept Plan) is within the boundaries of this SPA Plan but is not proposed for development at this time. The total parkland in the SPA Plan Area is 46.8 acres (net). The actual park acreage requirements will be based on the number of residential

² If the Land Use Alternative is implemented in Neighborhoods R-11a and R-12a, the Park Land Dedication calculation must be updated to reflect the change.



Community gardens in Village 8 East are envisioned primarily as ornamental gardens, funded and maintained by a village garden club or the Home Owners Association (HOA). Potential site locations include the Private Recreation Facilities, open space areas and cul-de-sac openings.

5. Open Space

Open space within the SPA Plan Area is comprised of Otay River Valley open space (part of the Otay Ranch Preserve) to the south, graded slopes within and surrounding the village, a Neighborhood Park, a Community Park, active recreation area and the landscape buffer adjacent to surrounding major streets.

The Otay Ranch GDP requires the provision of open space in addition to local parks at a ratio of 12 acres for every 1,000 residents. Based on an estimated population of ~~11,534~~10,614 residents, approximately ~~138.4~~127.4 acres of open space is required. This requirement is met through the provision of 263.2 acres of open space in the form of preserve open space, manufactured slopes and other interior open spaces within the SPA Plan Area.

Otay Ranch Preserve Conveyance

The largest component of open space in the Otay Ranch is the Otay Ranch Preserve, described in the Resource Management Plan (RMP). As prescribed by the RMP, the development of each Otay Ranch Village requires a contribution to the Otay Ranch preserve. The Otay Ranch Preserve Conveyance requirement will be met through dedication of land within the Preserve to the Preserve Owner / Manager (POM) comprised of the City of Chula Vista and County of San Diego.

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 actual contribution requirement is based on the actual development area determined at the Final Map(s) level. The estimated Preserve conveyance requirement calculation is as follows:



amendment/adoption pursuant to Sections 19.48.080 and 19.48.130 of the CVMC (P-C-Planned Community Zone: .080 = General Development Plan – Modification Requests and Procedures and .130 = Sectional Area Plans – Modification Requests and Procedures)."

The total acreage required within Village 8 East has been reduced to 4.0 acres pursuant to the Land Offer Agreement (LOA) between the City of Chula Vista and the Applicant. Additional details are provided below.

B. COMMUNITY PURPOSE FACILITY REQUIREMENT

The proposed ~~3,560~~3,276 units in Village 8 East generate a population of approximately ~~11,534~~10,614 persons (population is based on 3.24 persons per residential unit), requiring approximately ~~16.0~~14.8 acres of CPF land in the Plan area. However, per the LOA, Village 8 East is obligated to provide a total of 4.0 acres of CPF designated sites. This obligation may be met through the designation of a 2.6-acre CPF site within the MU-1 parcel within the Village Core or pursuant to CVMC Section 19.48.025, Alternative Compliance, and the remaining 1.6 acres is distributed through three private recreation facilities sited within single family neighborhoods.

C. COMMUNITY PURPOSE FACILITY IMPLEMENTATION

The SPA Land Use Plan distributes CPF sites throughout the Plan area as shown in Exhibit 37. Conceptual plans for private recreation facilities are provided in Exhibit 38-40. The following describes the conceptual design for each CPF facility.



E. ROADS

Roads included in this SPA proposal are addressed in Chapter III, Circulation, of this SPA Plan. The PFFP details their phasing and financing.

F. SCHOOLS

The Otay Ranch GDP requires preparation of a School Master Plan for each SPA. This section addresses and satisfies the requirements for such a plan. Additionally, the phasing and funding of school facilities is addressed in the PFFP.

The construction of up to 943 single family dwelling units and ~~2,617~~2,333 multi-family dwelling units is planned for the Village 8 East SPA Plan. Based on Chula Vista Elementary School District and Sweetwater Union High School District student generation factors (students/dwelling unit), there is a need to accommodate approximately ~~1,286~~1,200 elementary students, ~~250~~235 middle school students, and ~~493~~463 high school students, for a total of 2,029 students.

1. Elementary Schools

To meet the elementary school requirements, the Otay Ranch General Development Plan (GDP) provides for the siting of one elementary school in Village 8 East. This SPA Plan reserves a 10.8-acre elementary school site, Parcel S-1, in the village core adjacent to the neighborhood park to facilitate joint use opportunities. The site will be reserved for acquisition by the Chula Vista Elementary School District, as provided in the PFFP. The construction schedule for the school will be determined by the school district. At the discretion of the Chula Vista Elementary School District, students in Village 8 East will be accommodated in neighboring village elementary schools until the Village 8 East school is constructed. Adjacent elementary schools include Camarena Elementary (Village 11) and High Tech Elementary School (University Planning Area).

2. Middle Schools & High Schools

Middle school and high school requirements are met by the existing EastLake Middle School, Otay Ranch High School and Olympian High School. In addition to these public schools, a private school (Mater Dei High School) and a charter school (High Tech High School) are located proximate to Village 8 East.

3. Adult Schools

Demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility can be constructed in the Otay Ranch Eastern Urban Center on a site reserved pursuant to the Otay Ranch GDP.



IX. GDP COMPLIANCE

The adopted Otay Ranch General Development Plan establishes goals and objectives for land use; mobility; housing; parks, recreation, open space; public facilities; safety; phasing; and resource protection, conservation and management. This chapter provides a re-statement of the GDP goals and objectives followed by an explanation of how each is implemented by this SPA Plan.

A. LAND USE

This SPA Plan is designed in conformance with the Otay Ranch GDP Land Use Plan and the GDP Village 8 East SPA Plan, as amended, is illustrated in Exhibit 47. A brief description of the SPA Plan major land use components consistency with the Otay Ranch.

This SPA Plan contains all the requisite land uses comprising an urban village as described by the GDP. Village 8 East includes variety of small lot single family detached and multi-family residential housing densities, mixed-use development, land designated for community purpose facilities, an elementary school and parks and open space. This SPA Plan reconfigures Village 8 East to facilitate planning and development of the entire village area by individual property owners. Table 6 provides the proposed, amended Otay Ranch GDP for Village 8 East, including allocated acreages for each land use and the number and type of residential units.

Table 7 – GDP Exhibit 47 -- Village Eight (East)

Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park ⁺	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
M	943		943	7.2	130.5		1.6						132.1	3,140
MU		2,617 2,333	2,617 2,333	42.1 37.6	62.1	7.3	2.6	10.8	+				82.8	6,752 6,019
OTHER											11.2	9.9	21.1	
VILLAGE 8 EAST SUBTOTAL	943	2,617 2,333	3,560 3,276	18.5 17.0	192.6	7.3	4.2	10.8	+		11.2	9.9	236.0	9,892 9,159

⁺ 20,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.

⁺⁺ Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.

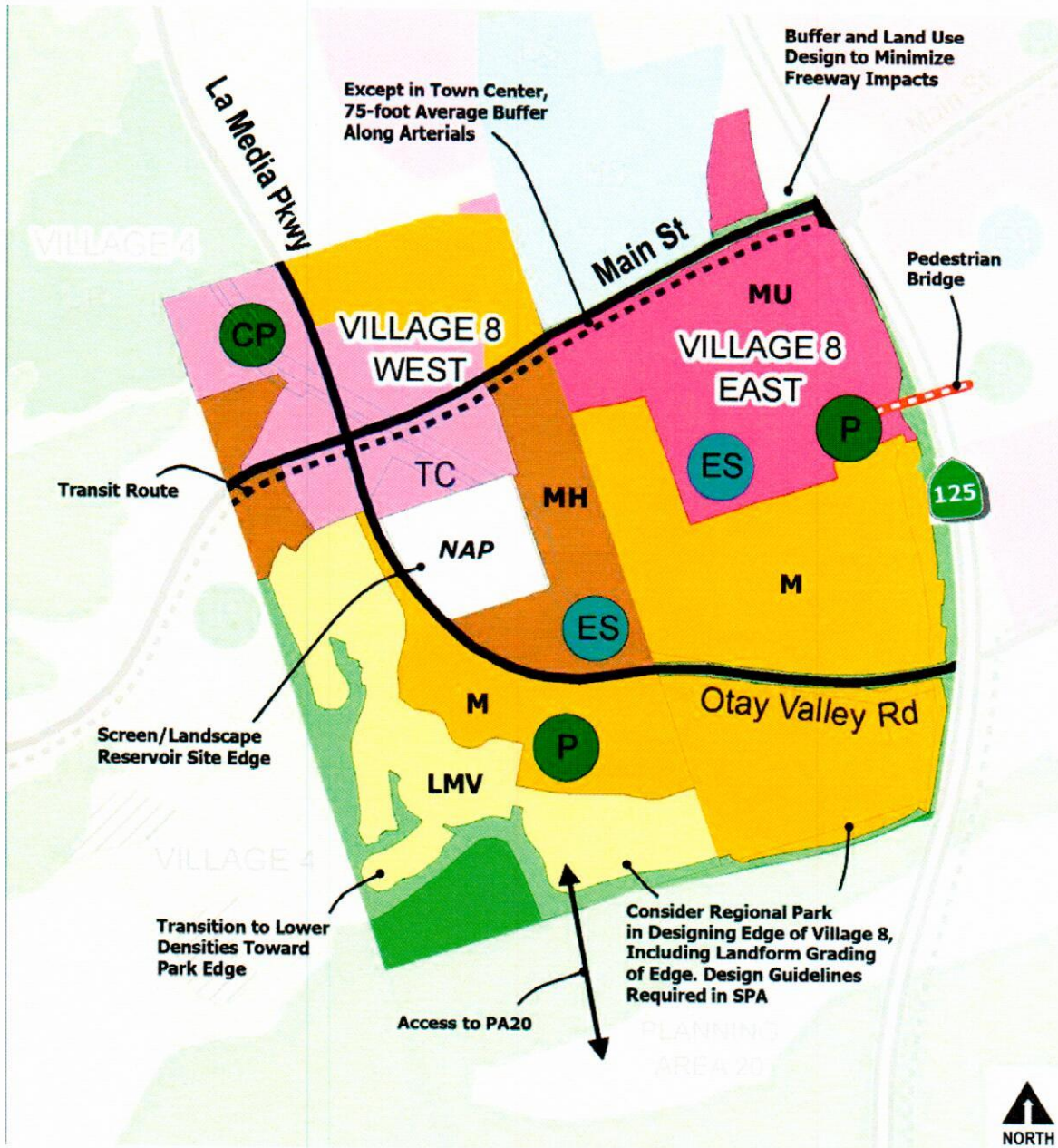


Exhibit 48
Otay Ranch GDP Village 8 East Land Use Plan (Proposed)