

Bella Lago

Precise Plan



Adopted by:
City of Chula Vista City Council
Resolution 2003-143

Prepared for:
Bella Lago, LLC
February 21, 2003

Prepared by:
Estrada Land Planning
755 Broadway Circle, Suite 300
San Diego, CA 92101
(619)236-0143

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I Introduction

A. Purpose and Scope

Bella Lago is located at the northeast corner of the City of Chula Vista, along the northerly and easterly boundaries of the Rolling Hills Ranch Planned Community (a.k.a. Salt Creek Ranch). Based on the project's geographical location and relationship with the Rolling Hills Ranch Planned Community, Bella Lago is viewed as an extension of this master-planned community, both in urban design and planning policy regulations. To insure a cohesive integration of the project with the westerly adjacent urban plan, this Precise Plan is based on the RE, Residential Estates Zone District (Chapter 19.22 of the Chula Vista Municipal Code) and established Rolling Hills Ranch policies, programs and development regulations.

The Precise Plan is intended to develop parameters for Bella Lago, including: specific property development standards, design guidelines, internal circulation pattern, public facilities, Multiple Species Conservation Plan (MSCP) requirements and mandates and other development parameters. Overall, the Precise Plan is intended to assure a high quality residential estate development, consistent with the City's Community Planning goals and objectives, and preserve open space and natural amenities within the property.

B. Regional Location and Context

Bella Lago contains approximately 180 acres of gently rolling terrain, broad vistas and attractive natural areas. Rolling Hills Ranch is adjacent to the project to the west and preserve lands surround the project to the north, east and south. The site is situated northwest of the upper Otay Reservoir and south of San Miguel Mountain (see Figure 1-1: Regional Location Map, Figure 1-2: Location Map).

Access to the site will be provided through Rolling Hills Ranch in two locations: Neighborhood 10B will provide primary access and Neighborhood 11 will provide secondary access (see Figure 2-2: On-site Circulation Plan). From Bella Lago these roads will traverse south and southwest through Rolling Hills Ranch and link up to Proctor Valley Road, which provides access from the west. Access to the site from the south will be provided by Hunte Parkway or from Lane Avenue at the Eastlake Technology Park. Telegraph Canyon Road and Otay Lakes Road, located south of the project, are connected to the site via Lane Avenue and "H" St (see Figure 2-3: Off-site Circulation Plan).

The regional context for Bella Lago is the approximate 23,700-acre Eastern Territories Planning area of the City of Chula Vista, which is bounded by Interstate 805 on the west, San Miguel Mountain and State Route 54 on the north, the Jamul foothills on the east, and the Otay River Valley on the south. The Eastern Territories region is the largest planning area currently covered by the City's General Plan and Bella Lago is located in the extreme northeastern portion of the region, where the project adjoins Rolling Hills Ranch.

C. Project History

The ancestors of the McCoy family homesteaded Bella Lago in 1893; with Grover Cleveland as President of the United States signing the original grant deed. The property has been farmed and grazed for many years and when Frank McCoy inherited the land from his mother in the early 1980's, he placed it into a living trust.

In 1988 the McCoy Trust entered into a land development joint venture and the property became part of a limited partnership known as Watson McCoy Ltd, with Watson Land Company as general partner. Two years later, Frank McCoy died and his interest in the land passed in trust to his two young sons. At that point, Whitehawk Land Corporation was named the new general partner of Watson McCoy Ltd. and continued the planning and development of the property.

In 1997 the land was annexed into the City of Chula Vista and in 1998 Bella Lago LLC, with Bellagio Capital, Inc. as Managing Member, bought the interest of the McCoy Trust in the property. Whitehawk Land Corporation maintained its interest in the project by becoming a member of the new limited liability company that continues to develop the property to this day.

D. Multiple Species Conservation Plan

The City of San Diego, the County of San Diego, and ten other local jurisdictions, including the City of Chula Vista, have prepared the MSCP/NCCP Sub-regional Plan for an approximately 900 square mile area in southwestern San Diego. To implement the MSCP/NCCP Program, the City of Chula Vista has prepared a Subarea Plan that was developed by the City's Planning and Building Department in cooperation with the USFWS, the California Department of Fish and Game (CDFG), property owners and other interested persons. The City's MSCP Subarea Plan is intended to implement conservation planning within the City's jurisdiction through the establishment of specified preserve areas.

The primary goals of the City of Chula Vista's MSCP Subarea Plan will be:

- To conserve Covered Species and their habitats through the conservation of interconnected significant habitat cores and linkages.
- To reduce or eliminate redundant local, state and federal natural resource regulatory and environmental review of individual projects by obtaining state and federal Take Authorizations for 86 species.
- To delineate and assemble a Preserve using a variety of techniques including on-site and off-site conservation, public acquisition and land use regulations.
- To provide a Preserve management program that, together with state and federal management activities, will be carried out over the long-term, further ensuring the conservation of Covered Species.

-
- To provide necessary funding for a Preserve management program and biological monitoring of the Preserve.

The Chula Vista MSCP Subarea Plan is an implementing Plan of the MSCP Sub-regional Plan. Approval of the Chula Vista MSCP Subarea Plan will, for the benefit of the City and itself and of the public and private landowners and other MSCP land development proponents within its boundaries, allow "take" of certain covered species incidental to land development and other lawful land uses which are authorized by the City. The USFWS and the CDFG must approve the City's MSCP Subarea Plan as a condition to granting any requested Take Authorizations.

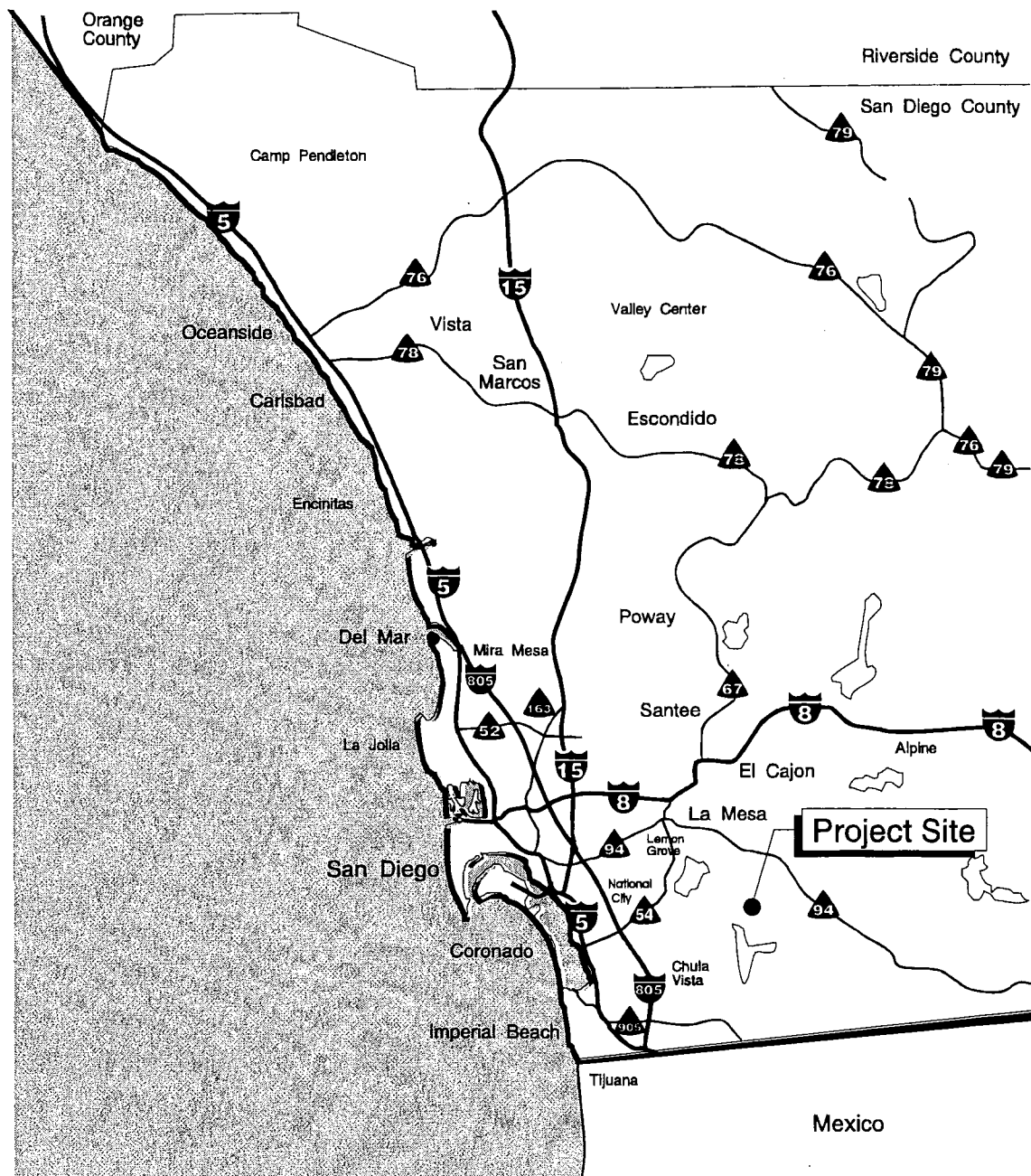
After extensive negotiations with the U.S. Fish & Wildlife Service, California Department of Fish & Game, and the City, Bella Lago was determined to be a Covered Project, as described further in the Chula Vista MSCP Subarea Plan. All project impacts of protected or sensitive species found on the property have been mitigated through a combination of avoidance, preserve design, and off-site mitigation.

Bella Lago will result in approximately 89 acres of open space (86.5 acres on-site and 2.5 acres off-site) that will be preserved as more fully discussed in Chapter 4 – Development Regulations. Conserved areas on-site will include coastal sage scrub, non-native grasslands, native grasslands and riparian communities as well as preservation of federally-listed plant species such as the Otay tarplant. In addition, the project has been designed to avoid any direct or indirect impacts to a Golden Eagle nest in the project vicinity. Area-Specific Management Directives for the 86.5 acre Preserve on-site have been prepared as part of the Bella Lago Precise Plan. Upon conveyance of the open space area within the MSCP Preserve, long-term management will be provided by an appropriate management entity. Funding for the long-term management will be provided as a condition of the Precise Plan and will be accomplished via a non-wasting endowment fund or other appropriate financing mechanism.

E. Consistency with the General Plan

Bella Lago falls within the boundaries of the City's General Plan. Development within the project will follow the land use designation of a Residential Low category (0.5-3 dwelling units/acre.) This density is consistent with the City's General Development Plan and the development in Rolling Hills Ranch to the west of the site. Bella Lago is also located within the City's Eastern Territories Planning Area.

Bella Lago shall contain 140 single-family residential lots averaging more than ½ acre in size and is in substantial conformance with the City's General Plan land use designation of Residential Low.



CWAMAP.CDR

Figure 1-1: Regional Location Map

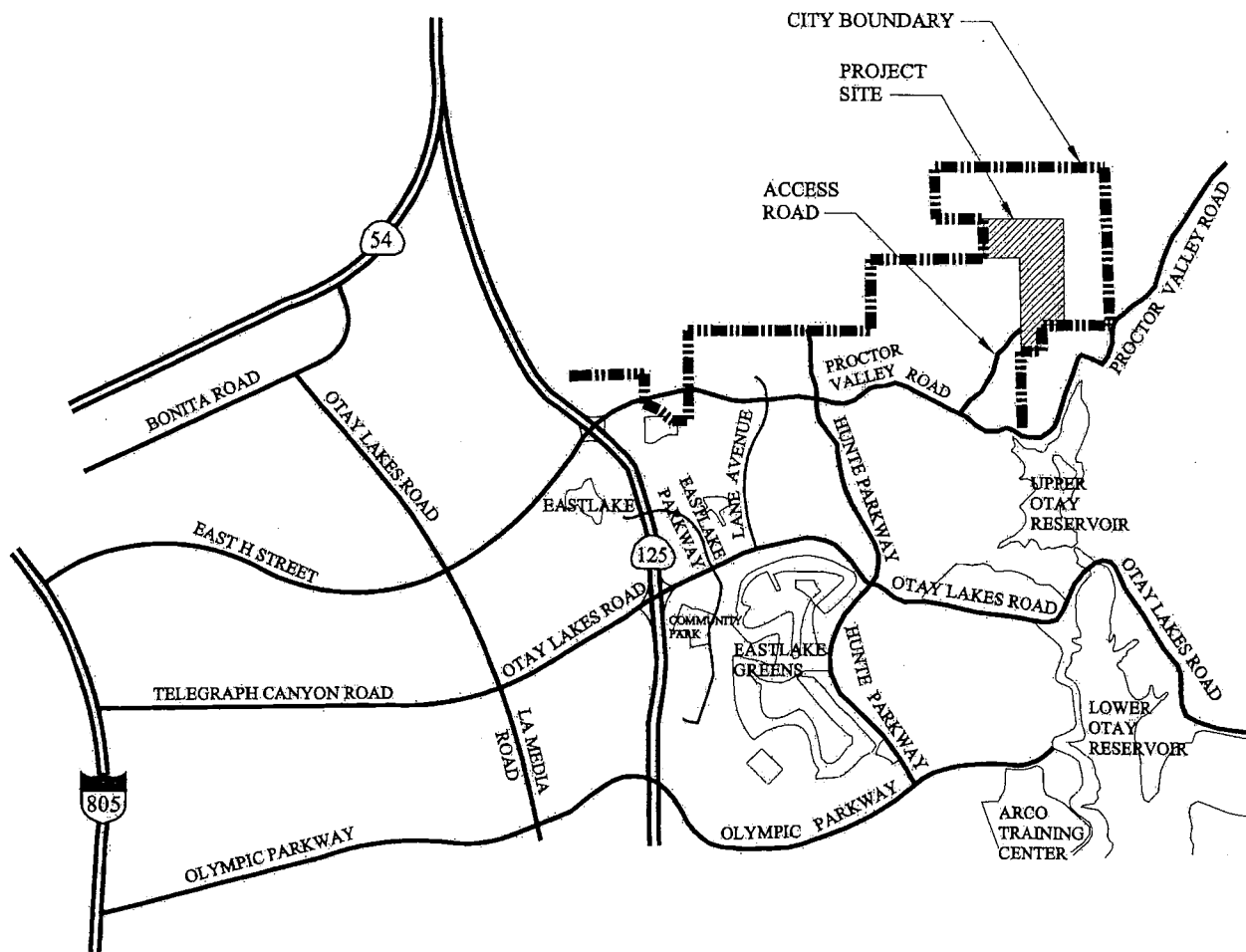


Figure 1-2: Location Map

II Development Plan

A. Development Plan

1. Design Influences

The design for Bella Lago has been influenced by many of the local and regional elements, which include the surrounding natural features as well as the regional and local communities that encompass the Eastern Territories. Specifically, these elements are Rolling Hills Ranch to the west, preserve open space requirements and views of the mountains to the east and north and the Otay Lakes to the south.

The primary design influences were determined by an analysis of on-site conditions and characteristics. These conditions include landforms, view potential, drainage patterns, biological resources, utility corridors, public facility requirements, regional and local transportation needs and surrounding land use relationships.

2. Development Concept

The development concept for Bella Lago is to preserve the biologically sensitive areas, which are generally located in the northern portion of the site. Residential development will occur on the middle and lower portions of the property. The development concept will maintain the integrity of the existing landform by minimizing grading and placing the majority of roads parallel to the existing contours.

3. Land Use Patterns

A high-quality single-family residential development is proposed for Bella Lago. The Precise Plan (Figure 2-1) illustrates the land use components proposed for Bella Lago, which provides for logical and efficient land use patterns. Significant weight was given to the location of land uses relative to each other and their surroundings. The land use pattern on Bella Lago features large estate lots and the preservation of a significant amount of land for open space. A summary of the land use pattern is as follows:

a. Residential (SFE)

This Precise Plan proposes single-family estate detached residential dwelling units. The housing products will consist of one and two-story floor plans ranging from 3000 to 5500 square feet of living space, and will incorporate 2 to 4 car garages. These estate homes will be constructed on spacious pads to accommodate luxurious indoor and outdoor living environments for residents of Bella Lago. The eastern portion of the development will incorporate a linear paseo system for recreational opportunities and enjoyment of the spectacular views toward the eastern hillsides and land preserves.

Lots will average 23,413 square feet and pads will average 16,143 square feet. Build-out is planned to occur over seven separate financial phases within the 93.07 acres of development area.

b. Open Space (OSE)

A total of 86.5 acres on-site and 2.5 acres off-site (including the SDGE power line easement on-site) will be included as a part of the permanent open space system for the City's MSCP Preserve. If the City has not received "take" authorization prior to dedication, then the permanent open space easements will be granted, as the City, USFWS and CDFG require in order for the developer to receive "take" authorization from all three agencies.

The northern portion of the site contains approximately 76.7 acres of open space. The lower portion of the site contains approximately 9.8 acres of open space, including the 6.2 acres of open space within the SDG&E easement, for a total of 86.5 acres of open space on-site. An additional 2.5 acres of open space will be provided off-site. No recreational facilities will be proposed outside of the existing dirt trails.

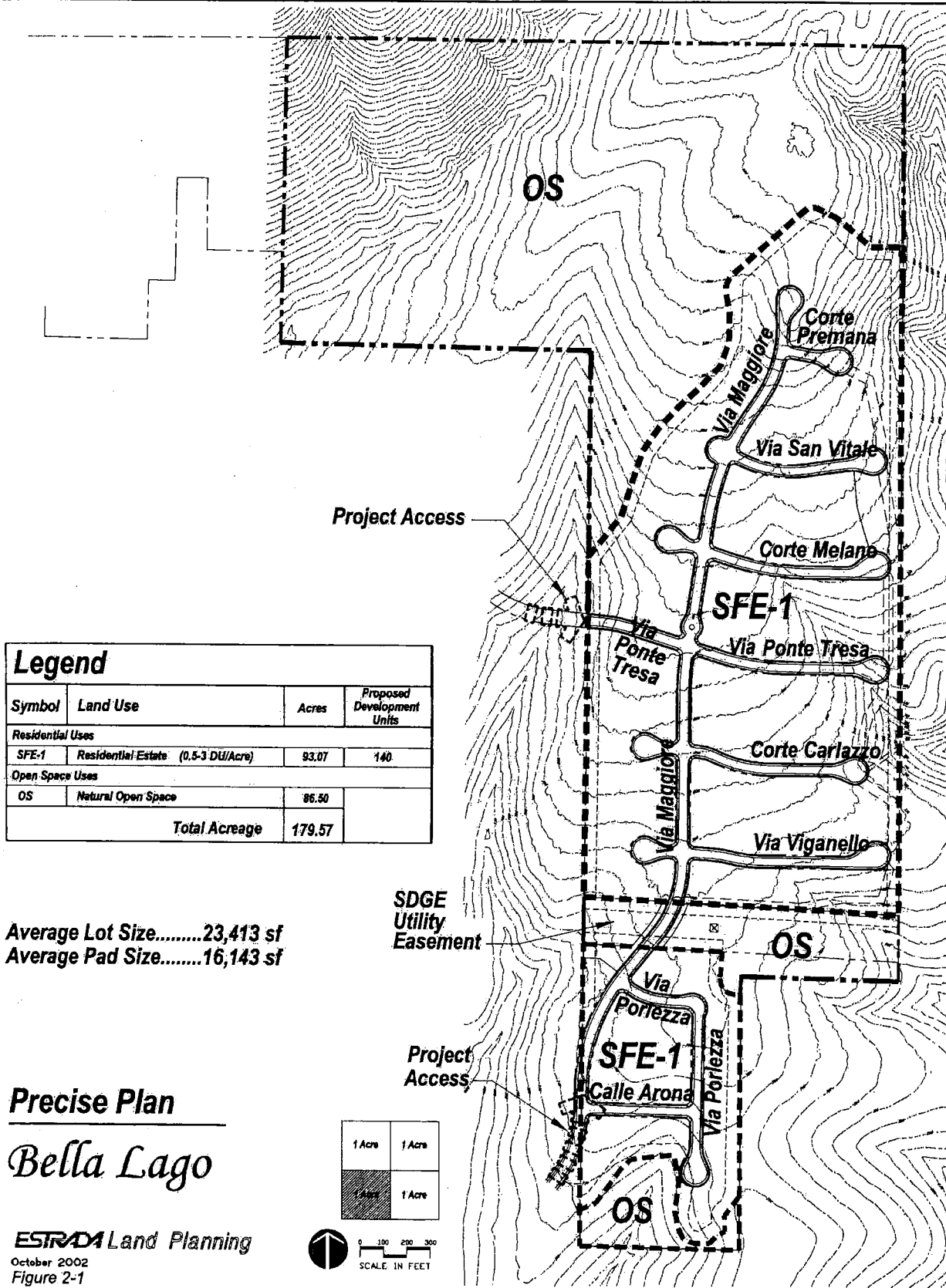
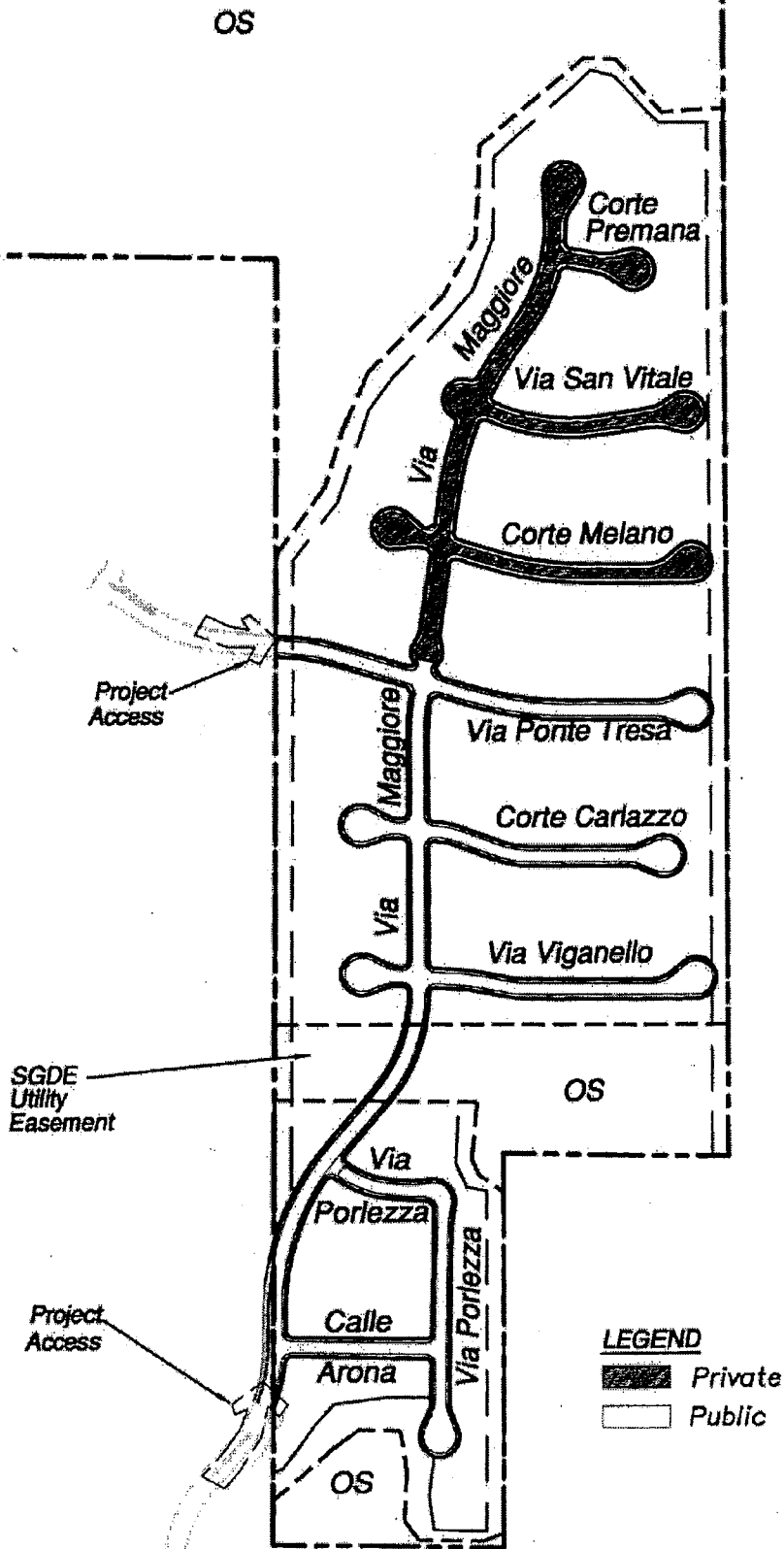


Figure 2-1: Precise Plan



Precise Plan
Bella Lago

MAY
GROUP, INC
SAN DIEGO, CA

Figure 2-1b: Precise Plan

B. Circulation

1. Introduction

This section of the Precise Plan addresses both existing and proposed circulation system conditions and also details the necessary improvements and outlines the incremental circulation improvements based upon the proposed project phasing.

2. Off-site Project Circulation Network

Existing Conditions

Regional access will be provided by I-805, located to the west of the project. The future construction of SR 125 will play a role in providing additional regional access for the traffic generated by this project and other projects planned for the Eastern Territories. There are no existing roads through the site, and the nearest road is Proctor Valley Road, a County-maintained dirt road, located south of the project site.

The off-site street system is comprised of East H Street, Proctor Valley Road, Otay Lakes Road, Lane Avenue and Hunte Parkway. Each of these streets located near the project are briefly described below. Figure 1-2 in Chapter 1, page 1-5 shows the existing street system in the project area.

East H Street

East H Street has six lanes of divided travel between I-805 and Otay Lakes Road. East of Otay Lakes Road, it has four lanes of divided travel until Eastlake Drive, where it widens to six-lanes up to Mount Miguel Road / Proctor Valley Road. Bike lanes and bus stops are found on both sides of the road, and on-street parking is prohibited. The speed limit is 50 miles per hour (mph), but drops to 40 mph near I-805 and to 35 mph east of Otay Lakes Road until Eastlake Drive. East H Street becomes Proctor Valley Road east of Mount Miguel Road.

Proctor Valley Road

Proctor Valley Road has six lanes of divided travel between Mount Miguel Road and Hunte Parkway, and has four lanes of divided travel east of Hunte Parkway. There are bike lanes on both sides of the road and on-street parking is prohibited. The posted speed limit is 50 mph. Currently, the paved section of Proctor Valley Road ends 0.5 miles east of Hunte Parkway and continues as a dirt road to the east.

Otay Lakes Road

Otay Lakes Road currently has four lanes of divided travel and provides north-south access between Bonita Road and Telegraph Canyon Road. At Telegraph Canyon Road, Otay Lakes Road turns to the east.

Lane Avenue

Lane Avenue is a four-lane collector road that connects Proctor Valley Road to Otay Lakes Road.

Hunte Parkway

Hunte Parkway is a two-lane road north of Proctor Valley Road and a four-lane road south of Proctor Valley road until Olympic Parkway.

Local access to Bella Lago will be from Proctor Valley Road through Rolling Hills Ranch, as shown in the Off-site Circulation Plan (Figure 2-3). Two (2) access points are provided for Bella Lago, both of which will occur on the west side of the project through areas 10b and area 11 of Rolling Hills Ranch.

3. On-site Project Circulation Network

Bella Lago will consist of two-lane roads throughout the development. The primary road, Via Maggiore, will run north to south with secondary access provided along Via Ponte Tresa from Neighborhood 11 of Rolling Hills Ranch (see Figure 2-2). All streets north of Via Ponte Tresa will be private, all streets south of Via Ponte Tresa will be public (See Figure 2-1b). Via Maggiore and the portion of Via Ponte Tresa west of Via Maggiore will have a right-of-way width of 62'-0" (See Figures 2-4a and 2-4b).

The remaining local residential streets will have a right of way of 58'-0". The residential public streets will have a paved travel way of 36'-0" (See Figure 2-4a) and the private streets will have a paved travel way of 32'-0" (See Figure 2-4b). Parking will be provided on one side of the street and bike travel will be permitted in the roadway without specially designated lanes. The streets will establish a residential streetscape. The public streets will have 5'-6" wide sidewalk adjacent to a 5'-6" parkway planting. The private streets will have an 8'-0" parkway planting adjacent to a 5'-0" wide sidewalk (See Figures 2-4a and 2-4b).

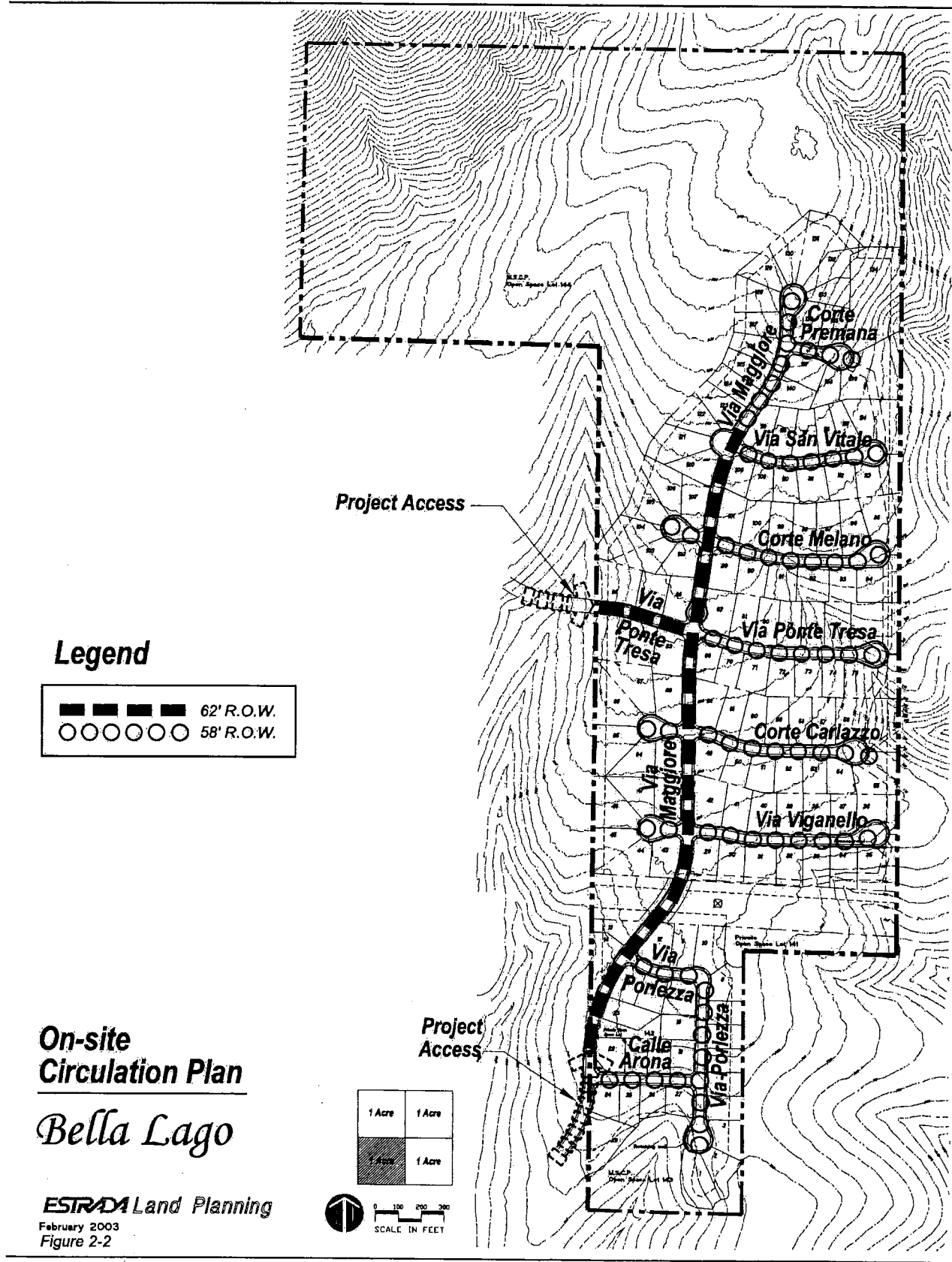


Figure 2-2: On-site Circulation Plan

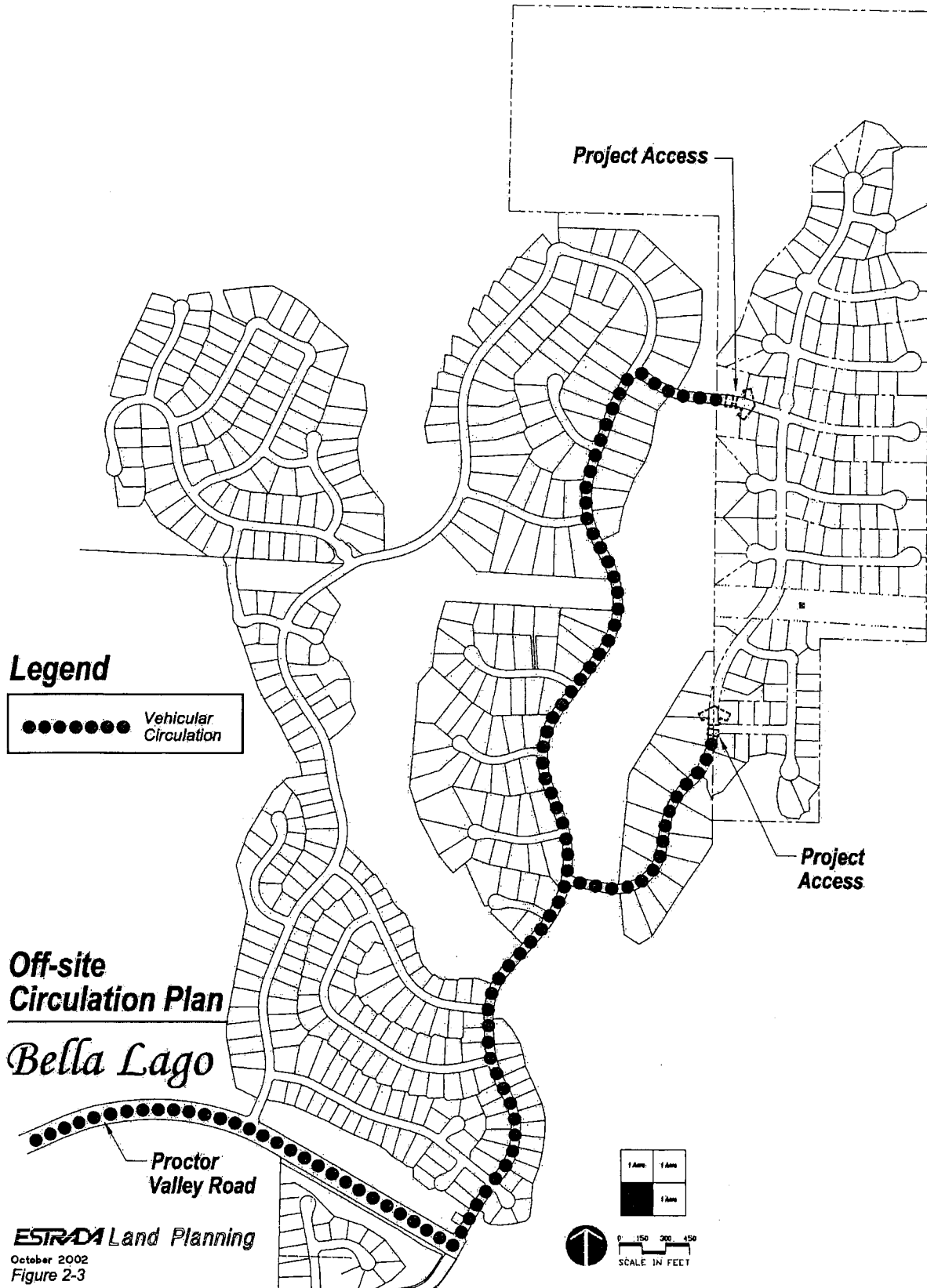
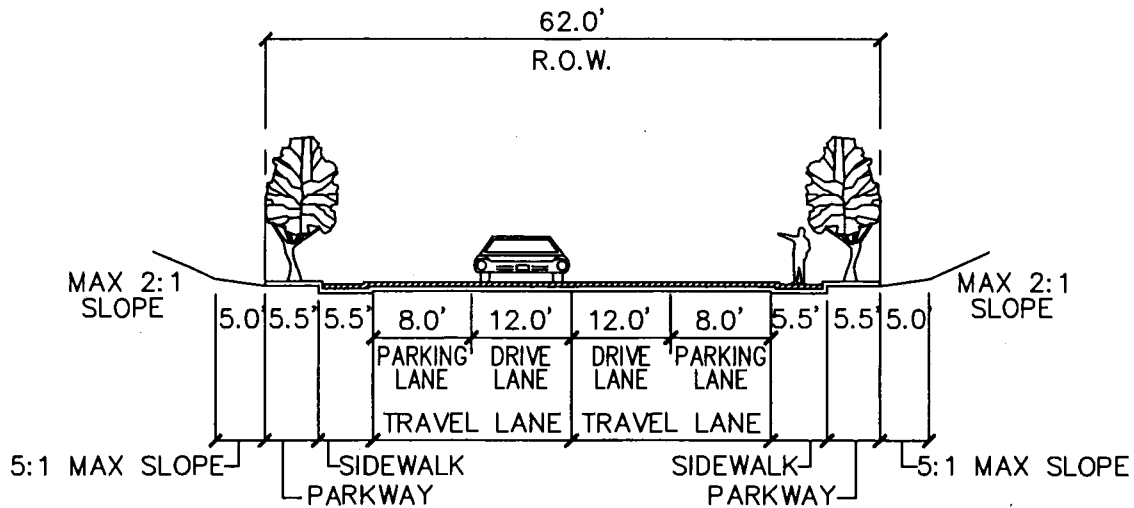
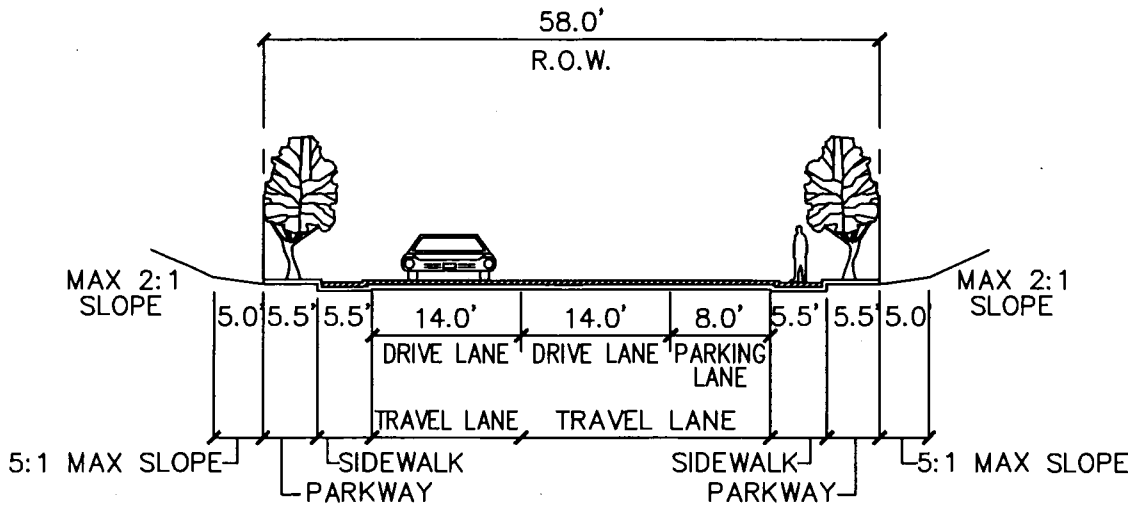


Figure 2-3: Off-site Circulation Plan



**Primary Road Section - Via Maggiore, South of Via Ponte Tresa
and Via Ponte Tresa, West of Via Maggiore**

N.T.S.



**Residential Road Section - South of Via Ponte Tresa
and Via Ponte Tresa, East of Via Maggiore**

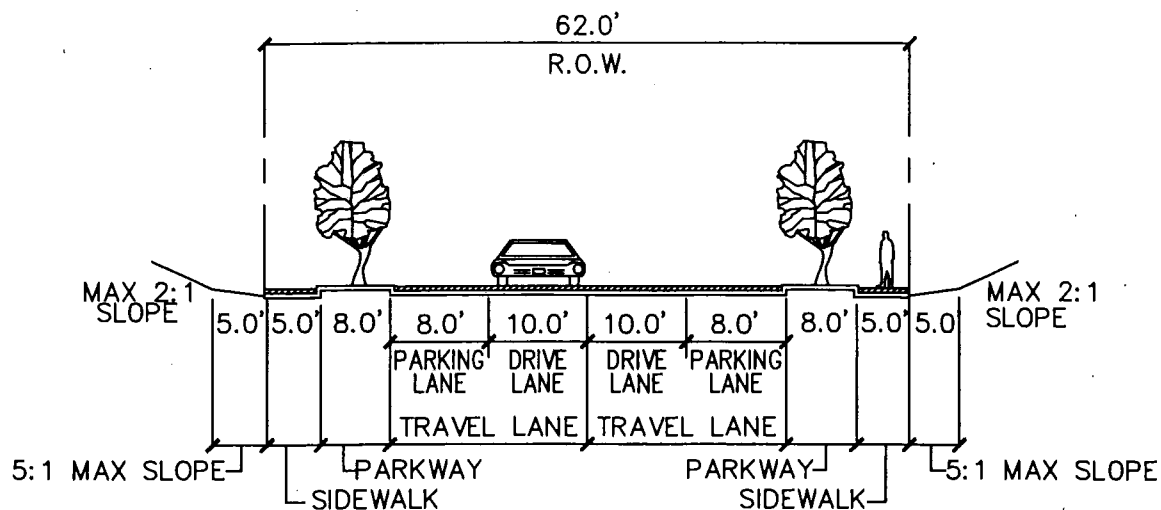
N.T.S.

Typical Street Sections - Public

Bella Lago

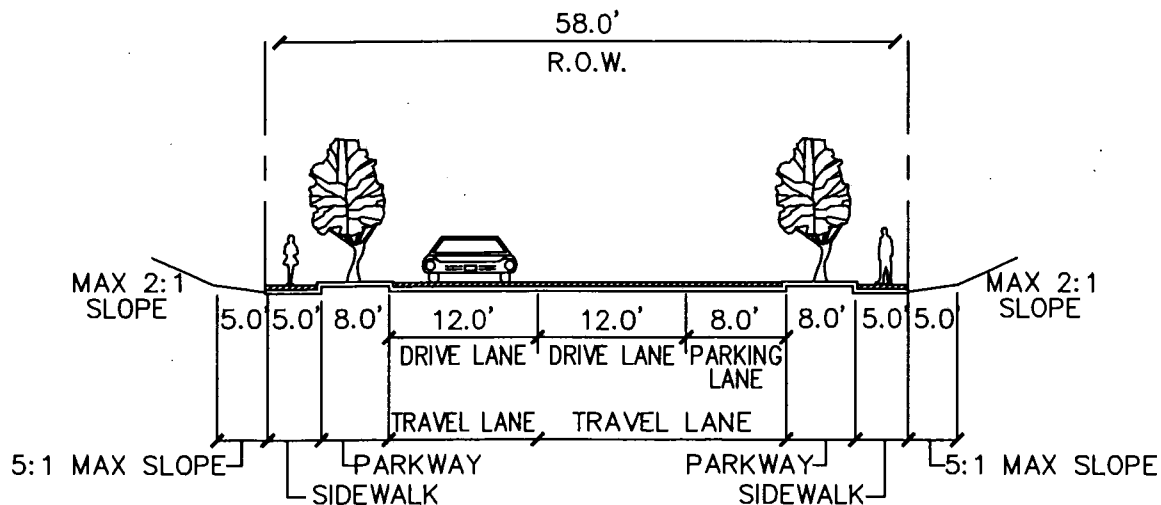


Figure 2-4a: Typical Street Sections (Public)



Primary Road Section - Via Maggiore, North of Via Ponte Tresa

N.T.S.



Residential Road Section - North of Via Ponte Tresa

N.T.S.

Typical Street Sections - Private

Bella Lago



Figure 2-4b: Typical Street Sections (Private)

C. Grading

1. Introduction

The Chula Vista General Plan Land Use Element states that the mesas, hilltops and gently rolling topography offer the best opportunities for development. The general plan also states that development should follow these guidelines:

- Preservation of existing landforms
- Substantial preservation of canyons with limited fill
- Building sites adapted and shaped to landform
- Varied slope ratios

The majority of the Bella Lago development area is within the existing terrain that is made up of gently sloping topography that does not exceed 15 percent. The areas with designated sensitive biological habitat will be retained and preserved in open space. All grading concepts will be implemented in the project tentative map, which will require conformance to the grading concepts contained in the Precise Plan.

2. Grading Concept

The grading concept (Figure 2-5) for Bella Lago will preserve most steep slope and natural drainage areas within the project boundary. The project home sites will be terraced up the hillside following the existing contours and will take advantage of the views to the south and east.

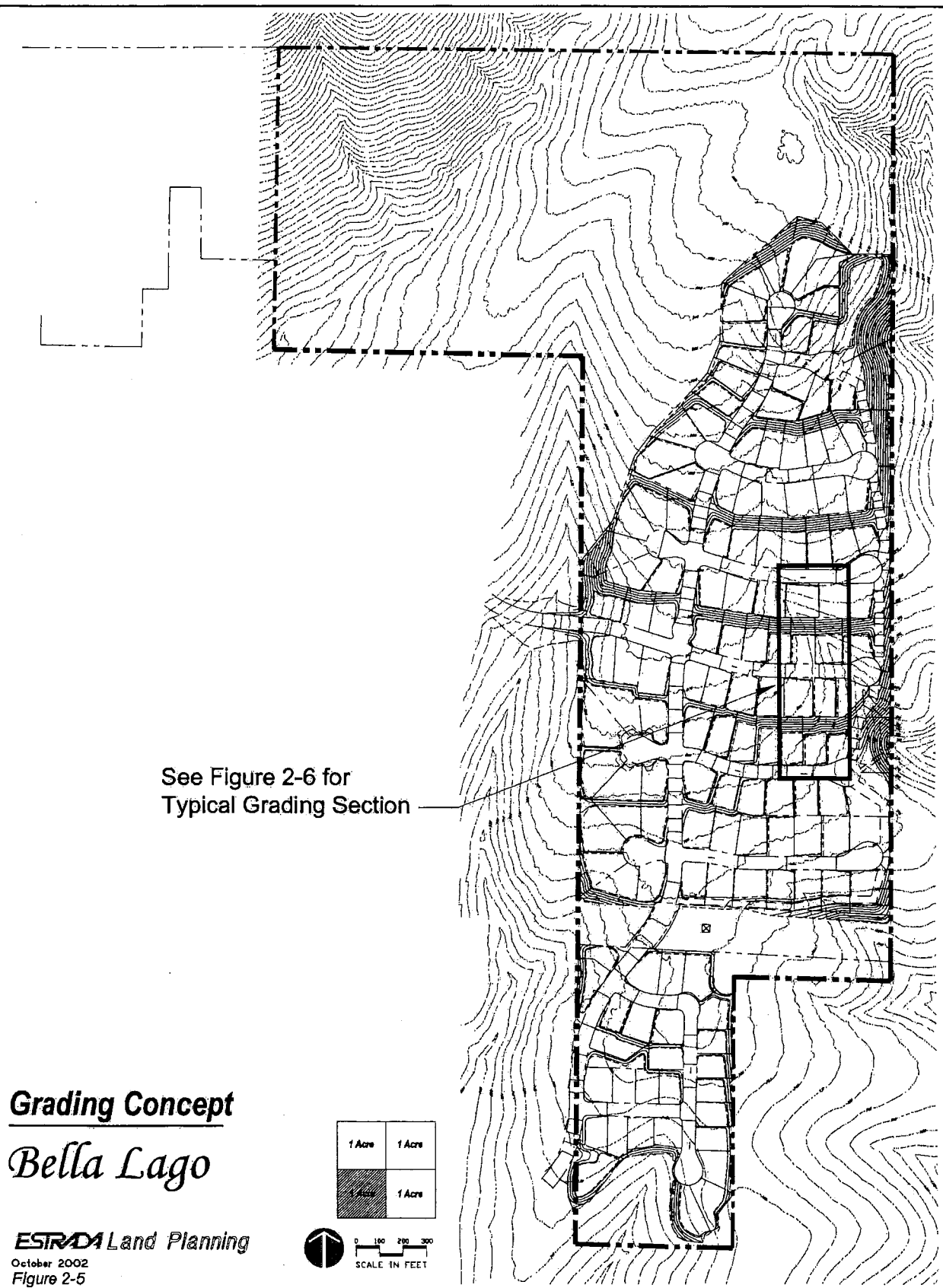


Figure 2-5: Grading Concept

Typical Grading Section

Bella Lago

ESTRADA Land Planning

October 2002
Figure 2-6



0 25 50 75
SCALE IN FEET

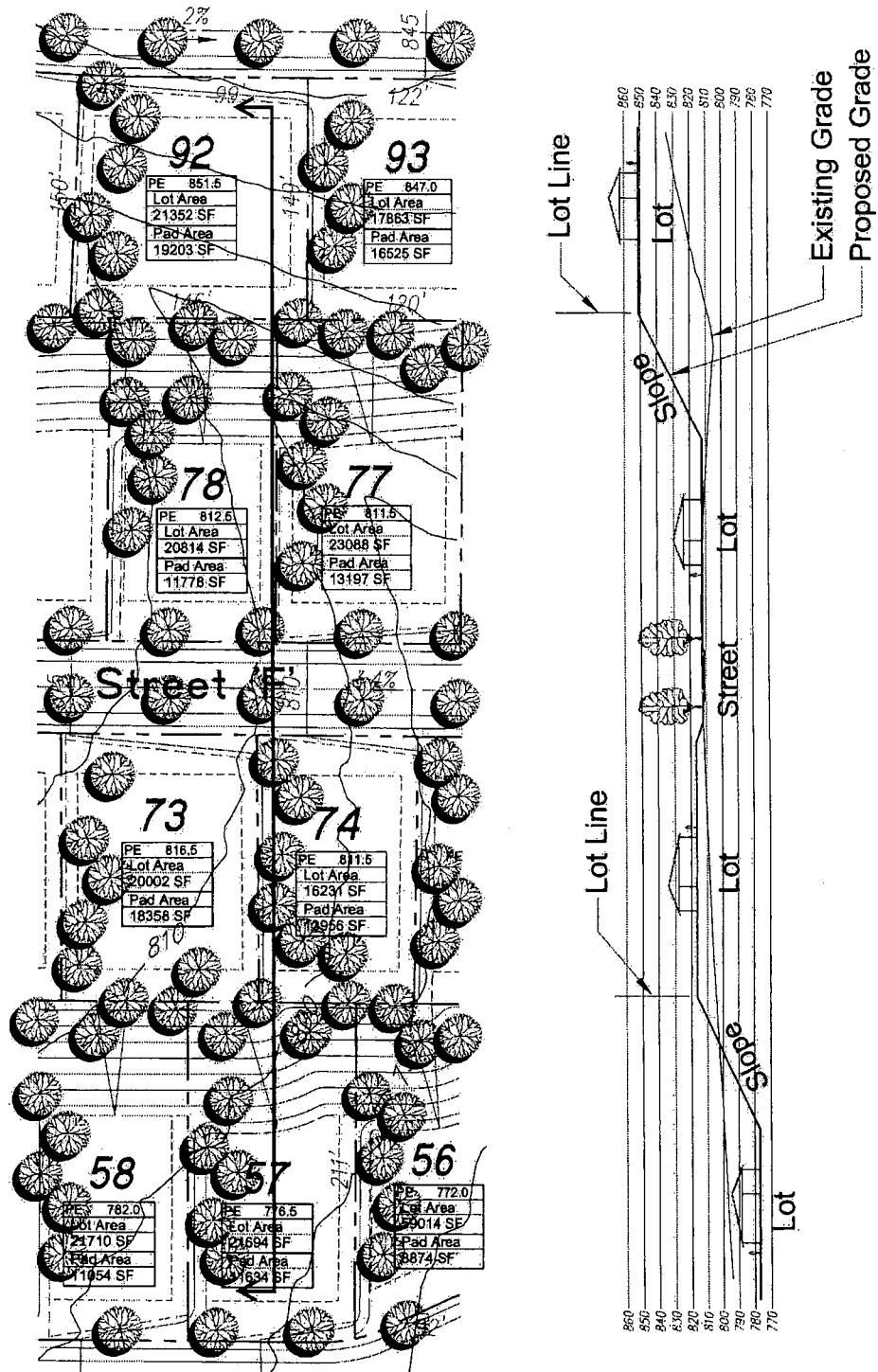


Figure 2-6: Typical Grading Section

III Development Requirements

A. Affordable Housing

The City of Chula Vista ("City"), along with all other cities in California, is required by state law to have a Housing Element as a component of its General Plan. The Housing Element describes the housing needs of the community and the responses necessary to fulfill them.

The City of Chula Vista Housing Element of 1991 contains numerous objectives, policies and related action programs to accomplish these objectives. Key among these policies is the affordable housing policy which requires that residential development with fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for low and moderate income households, one-half of these units (5% of the total project) being designated to low income and the remaining five percent (5%) to moderate income households.

In order to comply with this policy, the city will require that the developer of Bella Lago enter into a special affordable housing agreement with the city prior to recordation of the first final map or approval of grading plans, whichever occurs first. The agreement shall include and require compliance with one of the following alternatives for the city's affordable housing program: 1) the developer shall purchase off-site affordable housing credits within a surrounding development located within the City of Chula Vista's eastern territories limits; or 2) The developer shall pay in-lieu fees to an amount determined by the City of Chula Vista.

The City's Affordable Housing Program Implementation Guidelines provide that an in-lieu contribution to the City's Affordable Fund is appropriate where construction of housing units or provision of land set asides within a project has been proven to be economically infeasible. Thus, one of the affordable housing program mitigation options listed above, as determined by the City, are required to be paid prior to approval of the initial final map or grading plans.

B. Parkland Acquisition and Development

The current Park and Recreation Element of the City of Chula Vista General Plan envisions a City-wide park system with a hierarchy of the Chula Vista Greenbelt, regional parks, community parks and neighborhood parks. The City of Chula Vista Municipal Code requires that three (3) acres of local parks (to include neighborhood and community parks) per 1,000 projected new subdivision residents be dedicated through an irrevocable offer of dedication (IOD) at that time of filing of each final subdivision map, except where the contribution of in-lieu fees would be more appropriate as determined by the City. In addition, the developer will be responsible to pay parkland improvement fees prior to approval of the first subdivision map.

Based on a projection of 140 dwelling units in Bella Lago, the project would generate 493 residents and a corresponding dedication requirement of 1.48 acres of land. Due to the restricted size of Bella Lago, its relatively isolated location at the eastern edge of the City, and its siting among dedicated open space preserve lands which depend upon protection from the fringe effects of developed properties to ensure the preservation of

habitat values, it is more appropriate for the project to contribute in-lieu fees for the parkland acreage acquisition obligation. The developer will be required to contribute fees consistent with City policies and regulations (See Table 3-A, below).

Parkland Acquisition Fees and Parkland Development Fees for Neighborhood and Community Park Requirements

		Parkland Acreage Acquisition Obligation created by Dwelling Units				
	Dwelling Units	Person/Du	SF/Unit	Acre/Units	Fee in Lieu of Dedication	Parkland Development Obligation
Single Family	140	1.48	1.48	1.47	\$608,440.00	\$493,220.00
Total Obligation		1.48	1.48	1.47	\$608,440.00	\$493,220.00
TOTAL						\$1,101,660.00

Table 3-A.

Note:

The PAD fees noted in Table 3-A are based on currently approved fees. PAD fees to be paid will be based on current and approved fees when the Final Map is approved.

C. Public Facilities (on-site and off-site)

1. Introduction

This section identifies the public facilities required for Bella Lago to comply with the City's goals for new development providing all necessary support services. In addition, this section describes the major infrastructure improvements needed for the project.

The public facilities outlined in this section will be sized in accordance to the projected demands and necessary distribution for the land uses shown in Figure 2.1 Precise Plan.

2. Potable Water Supply and Master Plan (prepared by Dexter Wilson Engineering, dated May 16, 2002).

The project is within the boundaries of the Otay Water District but will require annexation into Improvement Districts 22 and 27 prior to receiving water services. The majority of the project acreage, including the entire portion located north of Rolling Hills Ranch, is proposed to remain as natural open space.

Existing topography on Bella Lago ranges from approximately 670 feet to 1,170 feet above sea level. Due to the topography of the project, Bella Lago will require water service from two pressure zones: the 980 Zone and the 1296 Zone.

Based on the development of 140 residential units in an area of the project that encompasses approximately 100 gross acres, the projected average annual water demand is 133,900 gpd. This results in projected maximum daily and peak hour demand of 0.39 mgd and 0.71 mgd, respectively.

There are no existing water facilities in close proximity to Bella Lago. The nearest facilities are the 980 Zone Reservoirs located in the Otay Water District Use Area Property and 980 Zone transmission pipelines that have been extended by the Rolling Hills Ranch project in Proctor Valley Road.

Based on the April 1997 Subarea Master Plan of Potable and Recycled Water for Salt Creek Ranch (now Rolling Hills Ranch), 8-inch through 16-inch 980 Zone pipelines will be extended to serve future development within Rolling Hills Ranch adjacent to Bella Lago. A 1296 Zone hydro-pneumatic pump station and distribution piping are also proposed within the northernmost portion of the Rolling Hills Ranch, adjacent to Bella Lago. Bella Lago can receive water service by extending these facilities as shown on Figure 3-1.

The Developer will be required to secure and reach agreement with the Otay Water District regarding construction of all potable water facilities to serve the Project. The 980 Zone facilities located along the eastern property line of Rolling Hills Ranch Neighborhood 10b will be extended northerly up Via Maggiore to Via Ponte Tresa. This system will be looped and connected to Rolling Hills Ranch's Neighborhood 11 at Via Ponte Tresa. The 980 Zone system will serve approximately 82 of the project's southerly lots. These lots have been identified for construction in the first phase of development. The 1296 Zone covers the remaining northerly lots, approximately 58 lots. The 1296 system relies on a hydro-pneumatic pump station and piping system located in Neighborhood 12 of Rolling Hills Ranch. The developer will be required to extend the 12-inch line from the pump station up through Via Ponte Tresa for servicing of the northerly lots. All Bella Lago on-site piping is anticipated to be 8-inch. Bella Lago is dependant upon Rolling Hills Ranch's water system to provide this infrastructure to serve the project.

If the 980 Zone and 1296 Zone facilities within Rolling Hills Ranch are not constructed prior to when Bella Lago is ready to develop, these facilities will become off-site improvements required by Bella Lago. Figure 3-1 shows the facilities that would be required to serve Bella Lago only.

3. Recycled Water

There are no recycled water facilities recommended for Bella Lago. The project is entirely within the Otay Lakes drainage basin and irrigation with recycled water on lands tributary to a potable water drinking source is not currently permitted by the State of California Department of Health Services. The Rolling Hills Ranch project has not installed any recycled water facilities in the portion of their project that is within the Otay Lakes drainage basin.

Reclaimed water service and facilities are addressed in the Otay Water District Subarea Master Plan (SAMP).

4. Sewer Service (prepared by Dexter Wilson Engineering, dated May 16, 2002).

The City of Chula Vista provides wastewater services in the project vicinity. Chula Vista operates and maintains its own sanitary sewer collection system, which connects to the City of San Diego's Metropolitan Sewer System. The Master Plan of

Sewerage was prepared by Nasland Engineering and Wilson Engineering to document the feasibility of providing sewer service to the project.

The sewer study prepared for the project estimated that the project would generate approximately 37,100 gallons of wastewater per day. The Developer will be required to install the on-site sewer system, consisting of an 8-inch line which is a gravity-fed system traveling through Rolling Hills Ranch Neighborhood 10b and connecting to a proposed pump station located along Proctor Valley Road. The pump station is connected to dual 6-inch force mains conveying the effluent into either the Otay Lakes Lift Station or the proposed Salt Creek Inceptor available for service some time in 2003. Bella Lago is dependant upon Rolling Hills Ranch's sewer system to provide this infrastructure to serve the project. The developer will be required to enter into a three party agreement with the City and Rolling Hills Ranch for assuring capacity in the Rolling Hills Ranch pump station, force main and gravity facilities, as well as enter into a three party agreement with the City and Eastlake Company regarding capacity at the Otay Lakes Road Pump Station and Olympic Parkway Pump Station.

If the sewer service facilities within Rolling Hills Ranch are not constructed prior to when Bella Lago is ready to develop, these facilities will become off-site improvements required by Bella Lago. Figure 3-2 shows the facilities that would be required to serve Bella Lago only.

5. Storm and Drainage System (prepared by Nasland Engineering, dated July 25, 2002).

The existing site gradients generally slope downward from the north to the southeast and southwest with a north-south ridgeline that divides the site. Elevations range from a high of 1170 Mean Sea Level (MSL) at the northwest corner of the site to approximately 670 MSL at the south end of the site. The average slope of the area to be graded is approximately 10%. The steeper areas in the north end of the site will remain in their natural condition. The entire Bella Lago development area drains either directly or indirectly to the Upper Otay Reservoir.

The City of San Diego has established a non-degradation policy for the Otay Basin. This policy does not permit an increase in total dissolved solids (TDS) resulting from project developments in the Upper Otay Basin. TDS cannot be treated or removed in the conventional storm water treatment systems presently available. Therefore, a drainage system has been designed for Bella Lago that will capture and treat the first-flush and low flow runoff (dirty water) from developed areas of the site.

The site storm drain system has two components, the "first flush" low flow system, and the primary system. All runoff will be collected in drainage structures that allow only the first flush and low flow runoff to be diverted into the low-flow system. Channels or weirs will divert the "first flush" and low flow water to the low flow system. Dry weather flows from irrigation runoff will likewise be collected and disposed of in the low flow system.

Excess storm water will be conveyed in the primary drainage system to points of discharge at natural drainage course locations. On-site subsurface detention

facilities have been incorporated into the site drainage system to assure that peak discharge rates do not exceed peak flows that would occur at the same concentration point in the undeveloped condition. Energy dissipaters will be used at all storm drain outlets to reduce discharge velocities and to disperse the flows at the storm drain outlets.

The impacts of Bella Lago to peak runoff and to water quality will be mitigated by the use of devices and procedures described above. Low flows will first be treated to remove trash, debris and oily residue through the use of fossil filters and/or CDS treatment devices. The low flows will then be collected and pumped to the Salt Creek wetland treatment area. By diverting the first flush and nuisance waters from the Upper Otay Basin, no degradation in water quality in the Upper Otay Reservoir will occur as a result of the Bella Lago development.

The developer will comply with the requirements of the new Municipal Storm Water Permit (Order No. 2001-01) issued by the San Diego Regional water Quality Control Board. The storm drain design shall conform to the requirements of the City's Subdivision Manual and the Grading Ordinance.

If the storm and drainage system facilities within Rolling Hills Ranch are not constructed prior to when Bella Lago is ready to develop, these facilities will become off-site improvements required by Bella Lago. Figure 3-3 shows the facilities that would be required to serve Bella Lago only.

Legend

	Proposed 980 Zone Line
	Proposed 1296 Zone Line

Potable Water Supply Plan

Bella Lago

ESTRADA Land Planning

February 2003
Figure 3-1

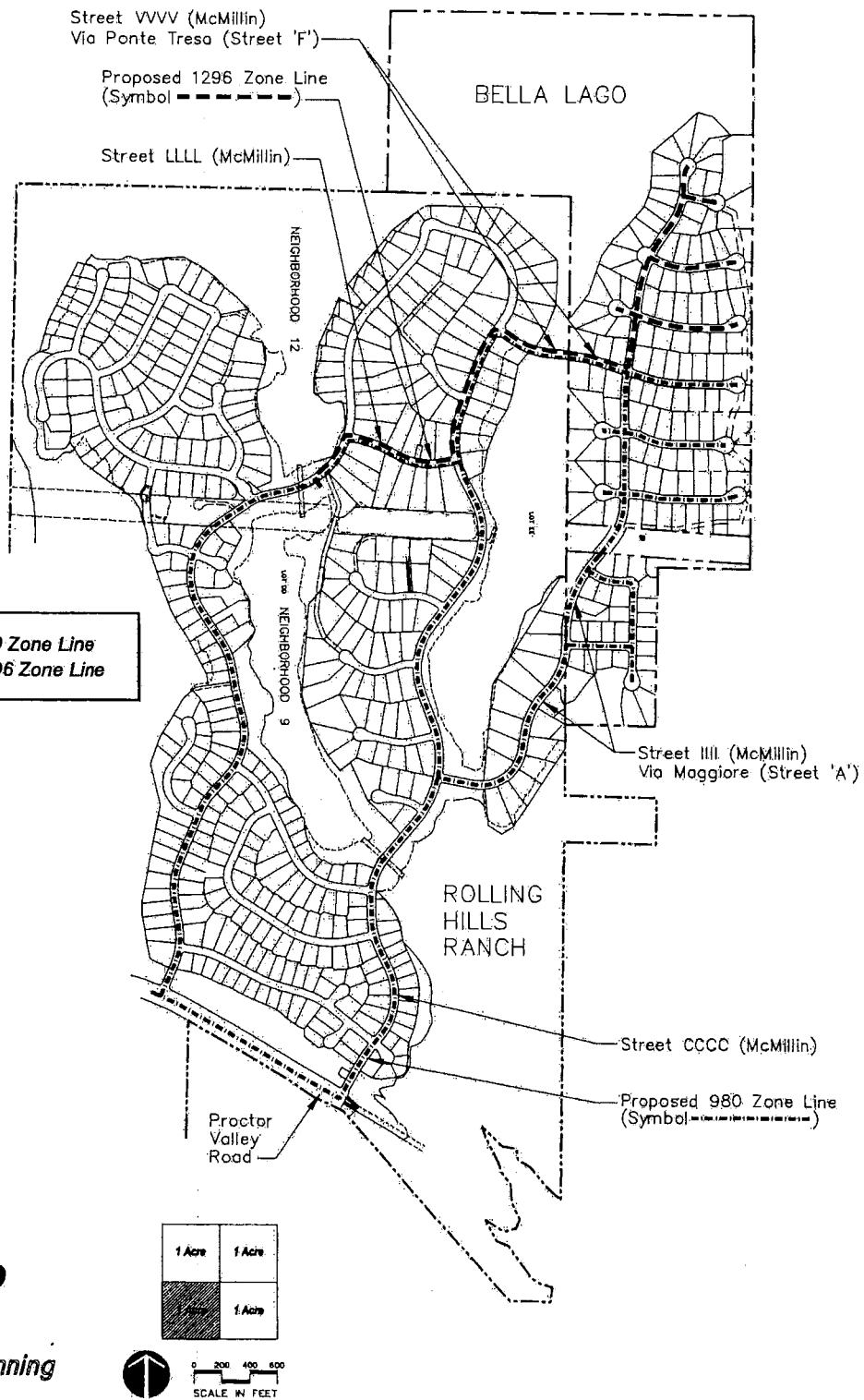


Figure 3-1: Potable Water Supply Plan

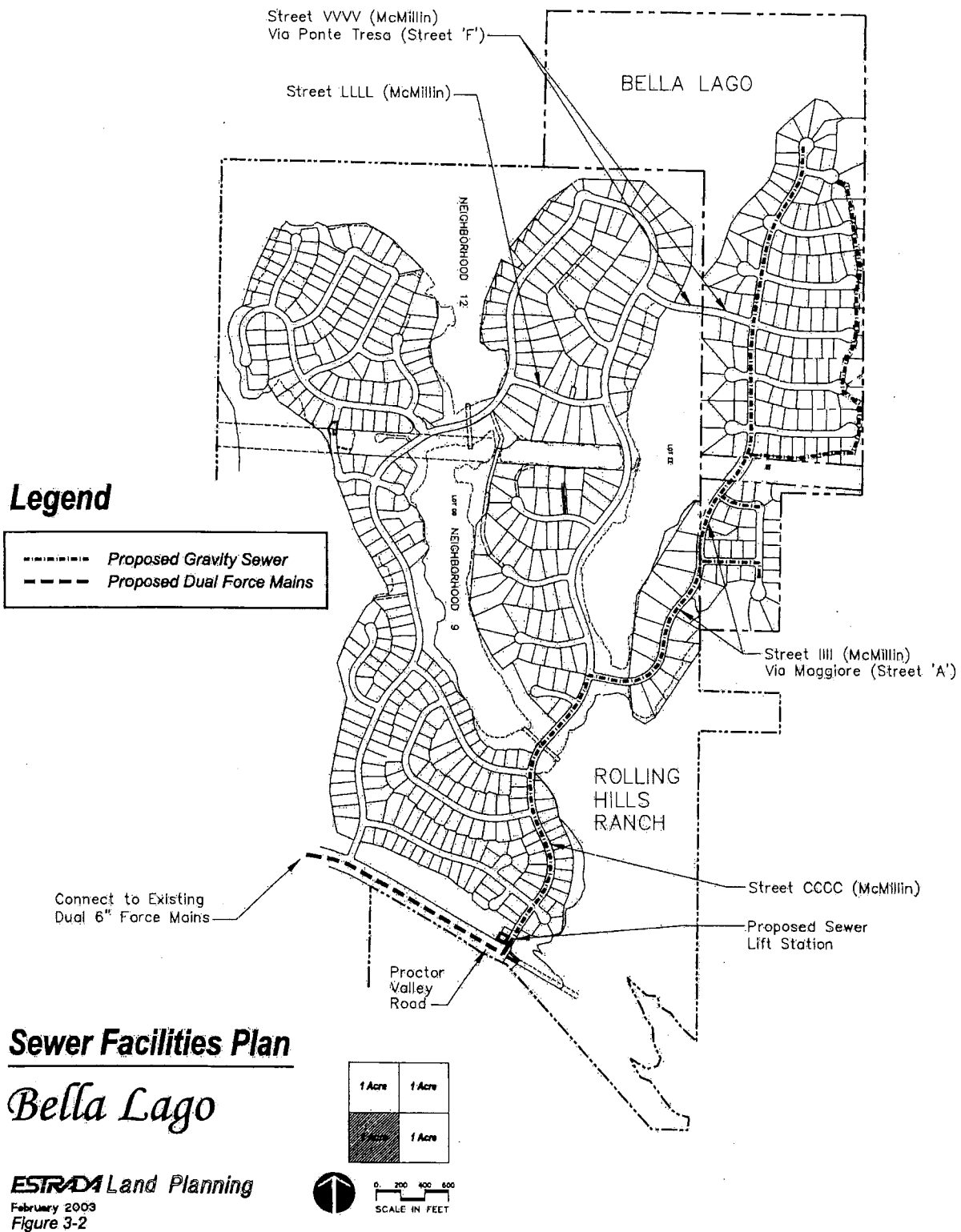


Figure 3-2: Sewer Facilities Plan

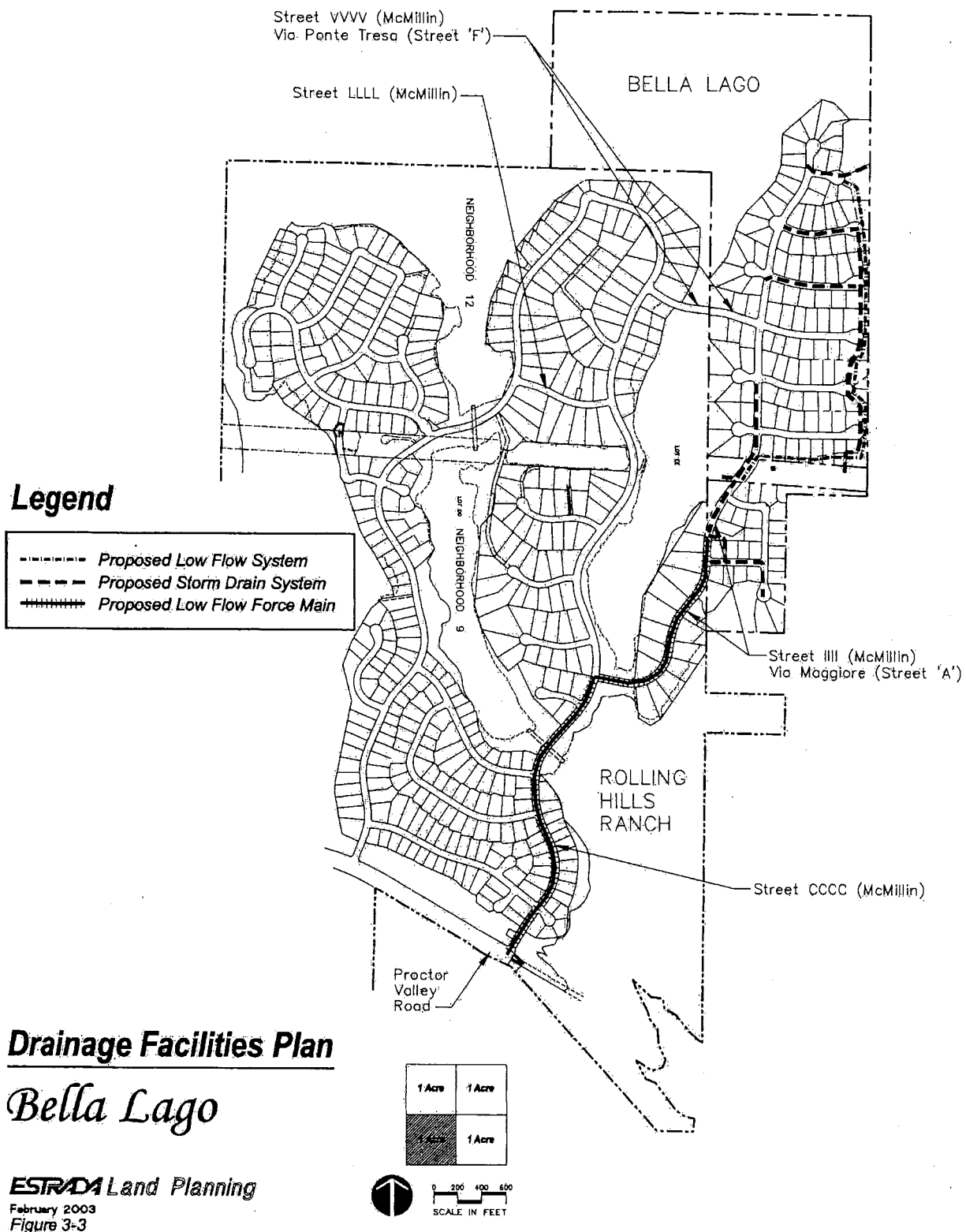


Figure 3-3: Drainage Facilities Plan

6. Urban Run-off (prepared by Dexter Wilson Engineering, dated September 5, 2002).

Bella Lago and a portion of the adjacent Rolling Hills Ranch are tributary to the Upper Otay Reservoir, a potable drinking water facility. Due to the sensitivity of this facility, significant mitigation measures are required to insure that storm water pollution does not contaminate the reservoir.

Bella Lago will collect first flush and nuisance water flows in a series of small drainage basins at the eastern ends of the cul-de-sacs and in a larger detention basin in the southern portion of the development area. Collected flows will be treated on-site to Regional Water Quality Control Board standards.

Flows collected and treated in the smaller basins will then be allowed to discharge into the natural drainage courses that have historically carried such flows. Flows collected in the larger, southern basin will be treated and carried by gravity in underground pipes to the western project boundary. At the project boundary they will join flows collected within Rolling Hills Ranch where they will then be pumped through an underground force main through Rolling Hills Ranch and ultimately into an underground force main within Proctor Valley Road.

7. Schools

Bella Lago lies within the boundaries of the Chula Vista Elementary School District and the Sweetwater Union High School District.

Bella Lago will consist of 140 dwelling units at final build-out. At completion, the proposed project could generate approximately 42 elementary students, 14 middle school students and 27 high school students for a combined total of 83 students.

Student Generation Factors

Elementary (K-6)	=	.30 students/dwelling unit
Middle School (7-8)	=	.10 students/dwelling unit
High School (9-12)	=	.19 students/dwelling unit

California Government Code section 65995 and Education Code Section 53080 authorize school districts to impose facility mitigation exactions on new development as a way to address increasing enrollment caused by the development.

The current developer fees for the Sweetwater District are \$1.08 and \$.0.17 per square foot for residential and non-residential, respectively. The current (1998-2000) developer fees for the Chula Vista District are \$0.85 and \$0.14 per square foot for residential and non-residential, respectively.

Although the collection of school fees is one method available to defray the cost of new development, it is not an acceptable solution since the maximum amount which could be collected by law represents less than one-fourth the cost to construct schools.

In recognition of this funding deficiency, it is the policy of each district to fully mitigate the facility impacts caused by a master planned community via the creation or participation in a Mello-Roos Community Facilities District. Prior to recordation of a final map, Bella Lago will be required to create or participate in a Mello-Roos CFD.

8. Police and Fire Services

The San Diego County Sheriff's Department currently provides law enforcement services to the unincorporated areas surrounding Eastlake III while the Chula Vista Police Department (CVPD) provides services within the incorporated limits of Chula Vista, including Eastlake.

In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for various public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809A and 2810 on May 23, 2000. The current fee is \$2,618 per equivalent dwelling unit.

The portion of the fee attributable to police services is \$735/EDU.

Bella Lago will be conditioned to pay Public Facilities Fees at the rate in effect at the time building permits are issued.

9. Library Services

The City currently provides library services through the Chula Vista Public Library at Fourth and "F" Street (Civic Center), the South Chula Vista Library in the Montgomery/Otay planning area and the library at the Eastlake High School, which is cooperatively operated by the City and the School District.

A new Library Master Plan Update was adopted by the City Council on December 8, 1998. The Update addresses such topics as library siting and phasing, the impacts of new technologies on library usage and floor space needs. The plan calls for the construction of a full service regional library of approximately 30,000 square feet in Rancho Del Rey by the year 2005. However, with construction of this facility, the 10,000 square foot Eastlake Library is recommended to be closed. Therefore, the net gain in library space is 20,000 square feet for a total of 122,000 square feet by the year 2005.

The estimated \$12 million in library construction and book collection will be funded with Public Facility Development Impact Fees. In January 1991, the Chula Vista City Council adopted Ordinance No. 2320 establishing a Development Impact Fee to pay for nine categories of public facilities within the City of Chula Vista. The facilities are required to support future development within the City and the fee schedule has been adopted in accordance with Government Code Section 66000. The fees were updated by adoption of Ordinance No. 2809A and 2810 on May 23, 2000. The current fee is \$2,618 per equivalent dwelling unit. The portion of the fee attributable to libraries is \$638/EDU.

Payment of Public Facilities DIF for library facilities at the rate in effect at the time building permits are issued will be required.

D. *Development Phasing*

The conceptual phasing plan assumes that build-out of Bella Lago will occur over a period of approximately 3 to 4 years. It is anticipated that development within Bella Lago will begin at the southern portion of the property and extend to the north. All open space lots will be dedicated with recordation of the initial final map. Figure 3-2 shows the Conceptual Phasing Plan and Units for Bella Lago.

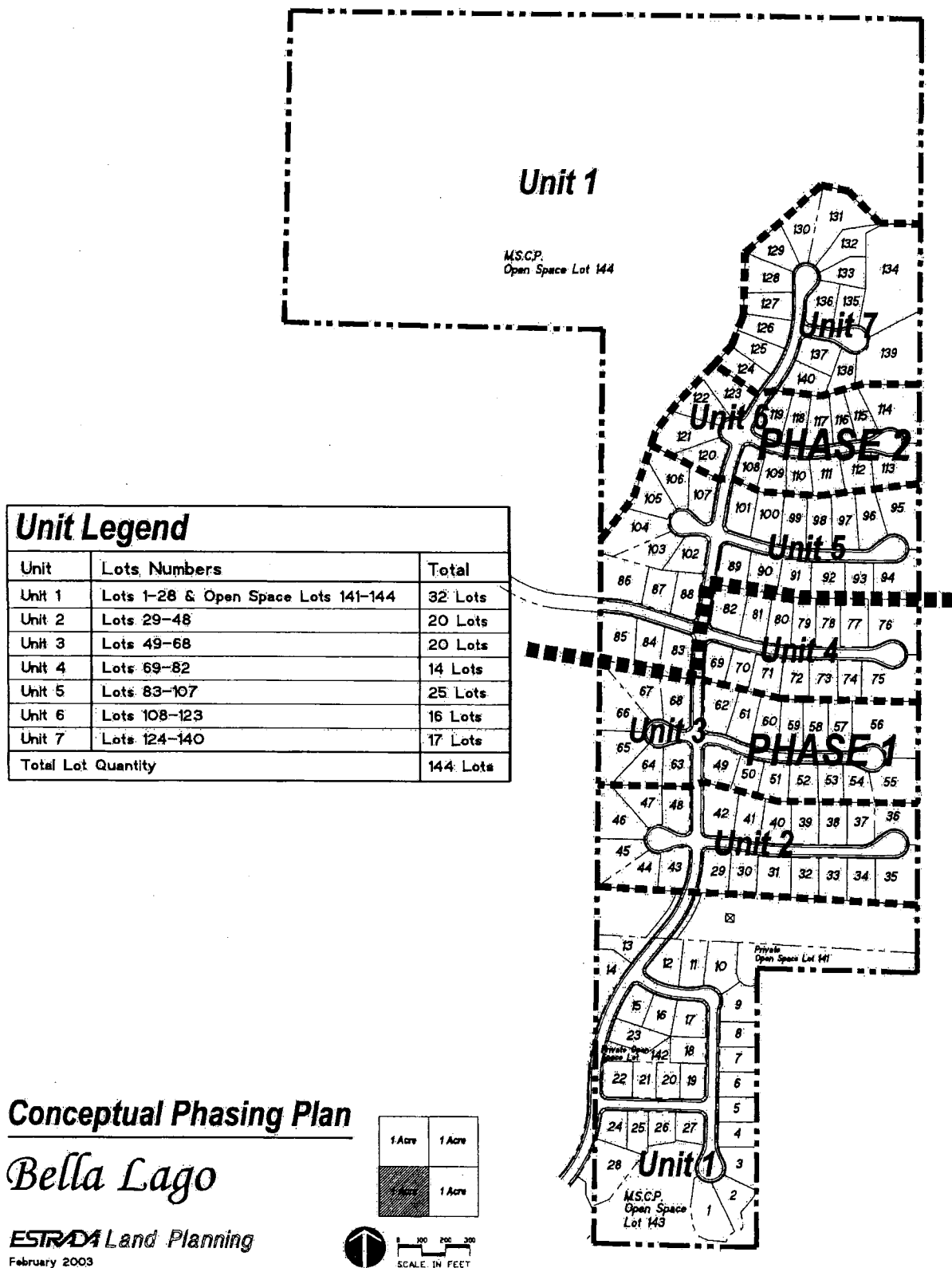


Figure 3-4: Conceptual Phasing Plan

IV Development Regulations

A. Residential Estate

The following chapter details the specific standards and regulations pertaining to development and lot improvements within Bella Lago. This Precise Plan is intended to work in conjunction with the City of Chula Vista's established guidelines, therefore any information not shown within the Precise Plan should be referenced in the City of Chula Vista Municipal Code – Chapter 19.22 RE - Residential Estates Zone District.

1. Permitted uses

Permitted uses are those established in the RE, Residential Estates Zone District.

2. Development Standards

The following development standards shall apply to all land and buildings within the SFE land use district. Dimensions and standards shown below are minimums. Where in conflict with the RE, Zone District Development Regulations, the standards outlined in this precise plan take precedence, where a particular item is not addressed in the precise plan, the RE, Zone District Development Standards shall be used. Where setback requirements are in conflict, the lot specific setback maps (Figures 4-1 through 4-27) shall supercede the setback standards shown in Table 4-A.

DEVELOPMENT STANDARD	LAND USE DISTRICT - SFE
Lot Criteria	
Lot area (minimum)	15,000 s.f.
Lot coverage (maximum)	40%
Lot depth (minimum)	100 feet
Lot width (minimum)	
measured at property line	100 feet
knuckle or cul-de-sac street frontage	35 feet
Maximum FAR	0.5
Main Building Setbacks	
Front yard setback from PL (minimum)	25 feet
Side yard setback from PL (minimum)	10 feet
Adjacent residential street (corner lot setback - minimum)	15 feet
Rear yard setback from PL (minimum)	20 feet
Setback from top-of-slope	
*Rear yard setback from top-of-slope (Lots 13 and 14 have 10' rear yard slope setback)	20 feet
Side yard setback from top-of-slope	10 feet
Fuel Modification Zone Setback *	50 feet
Main Building Height (stories/feet)	2 1/2 /28'
Accessory Building Height (stories/feet)	
Building stories / height in feet (maximum)	1 /15'
Building area (maximum)	1200 s.f.
Parking	
Minimum on-site spaces (minimum in garage)	2
Minimum on-street spaces	1

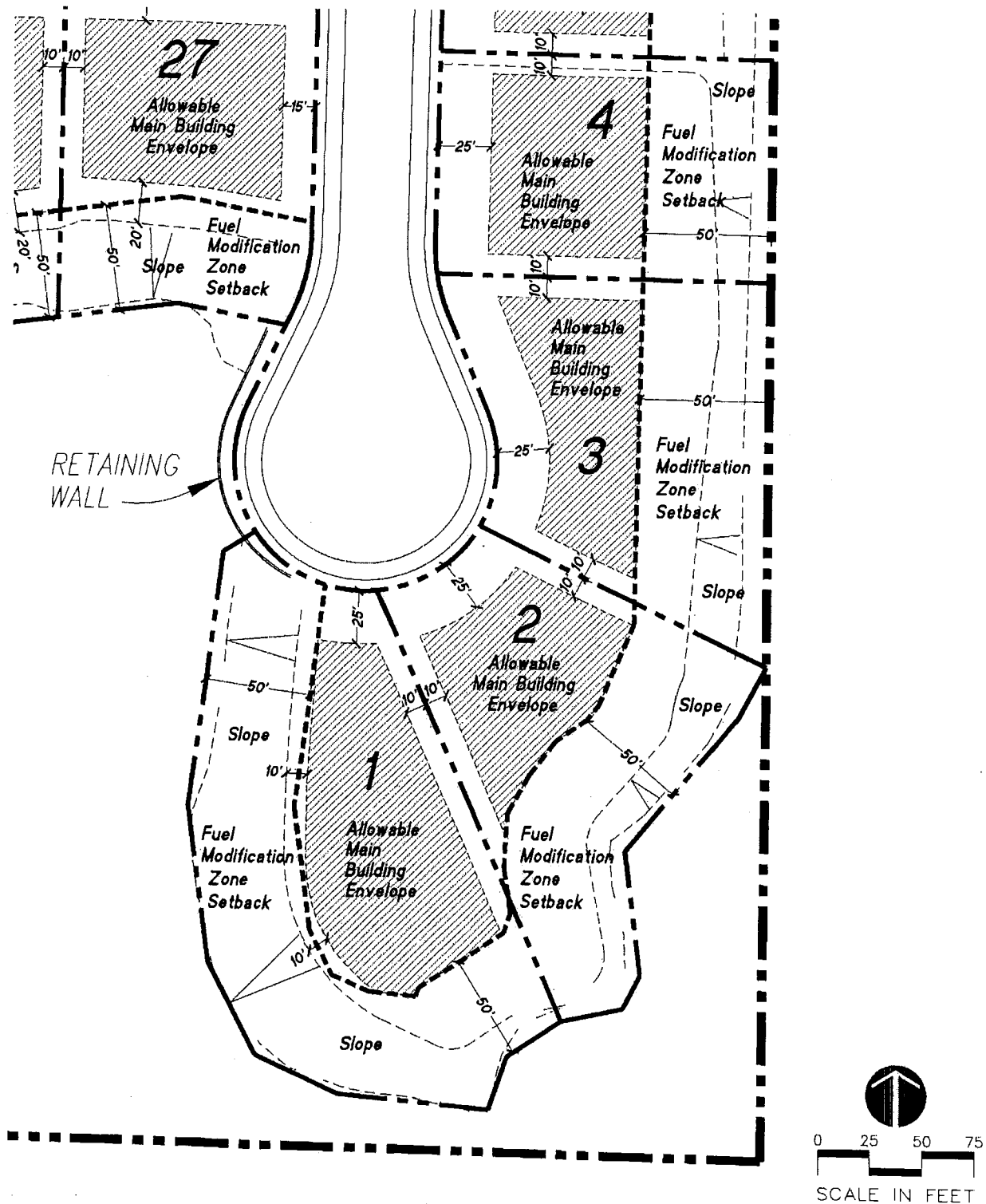
* See Chapter 5 for development and landscaping restrictions.

Lot Specific Setbacks

Table 4-A.

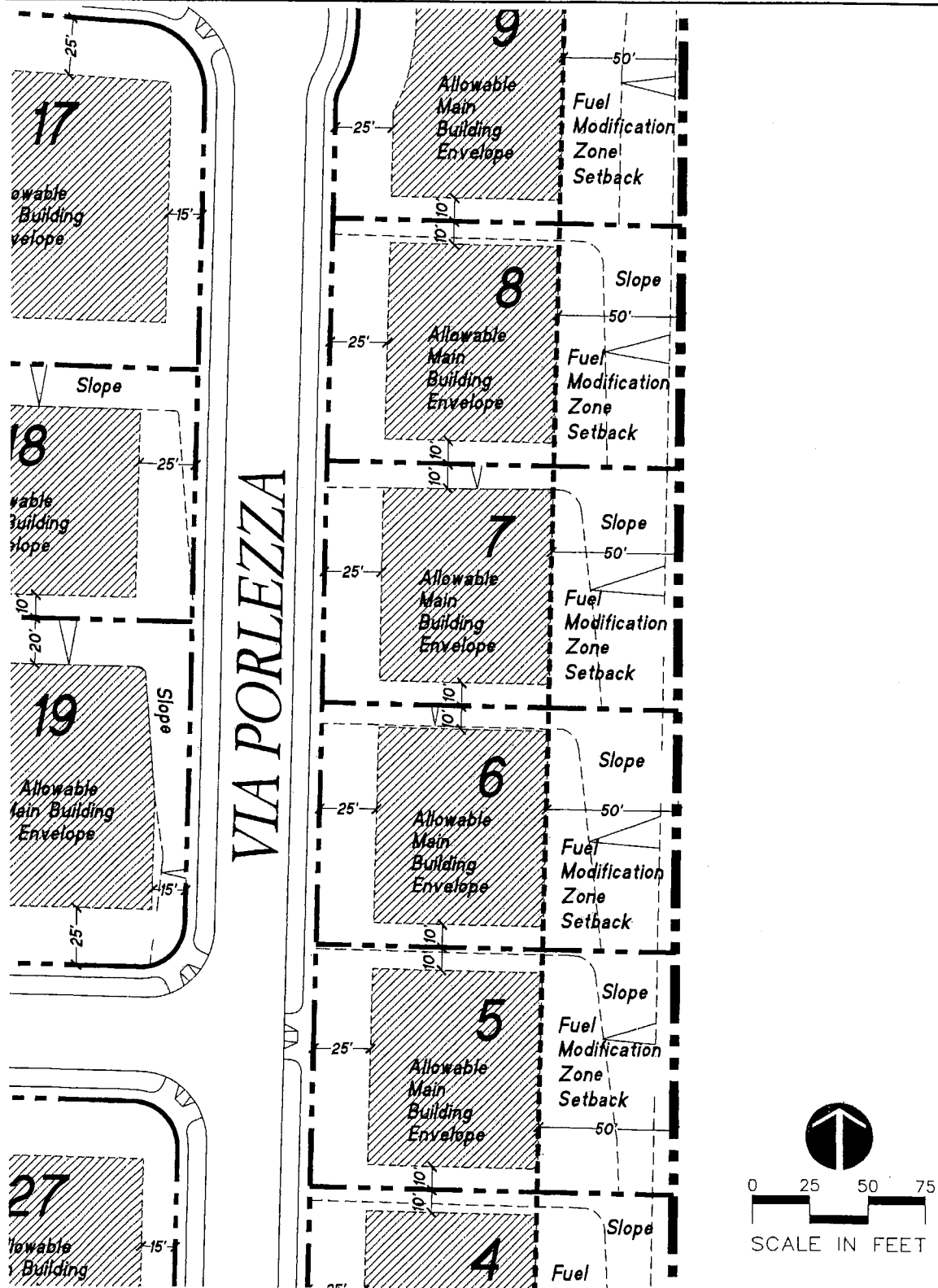
Note:

The Lot Specific Setback Maps (Figures 4-1 through 4-27) shall supercede the setback requirements contained in Table 4-A in the event of conflicting or overlapping information. The following Lot Specific Setback Maps indicate the respective setbacks, comments and special requirements for each lot.



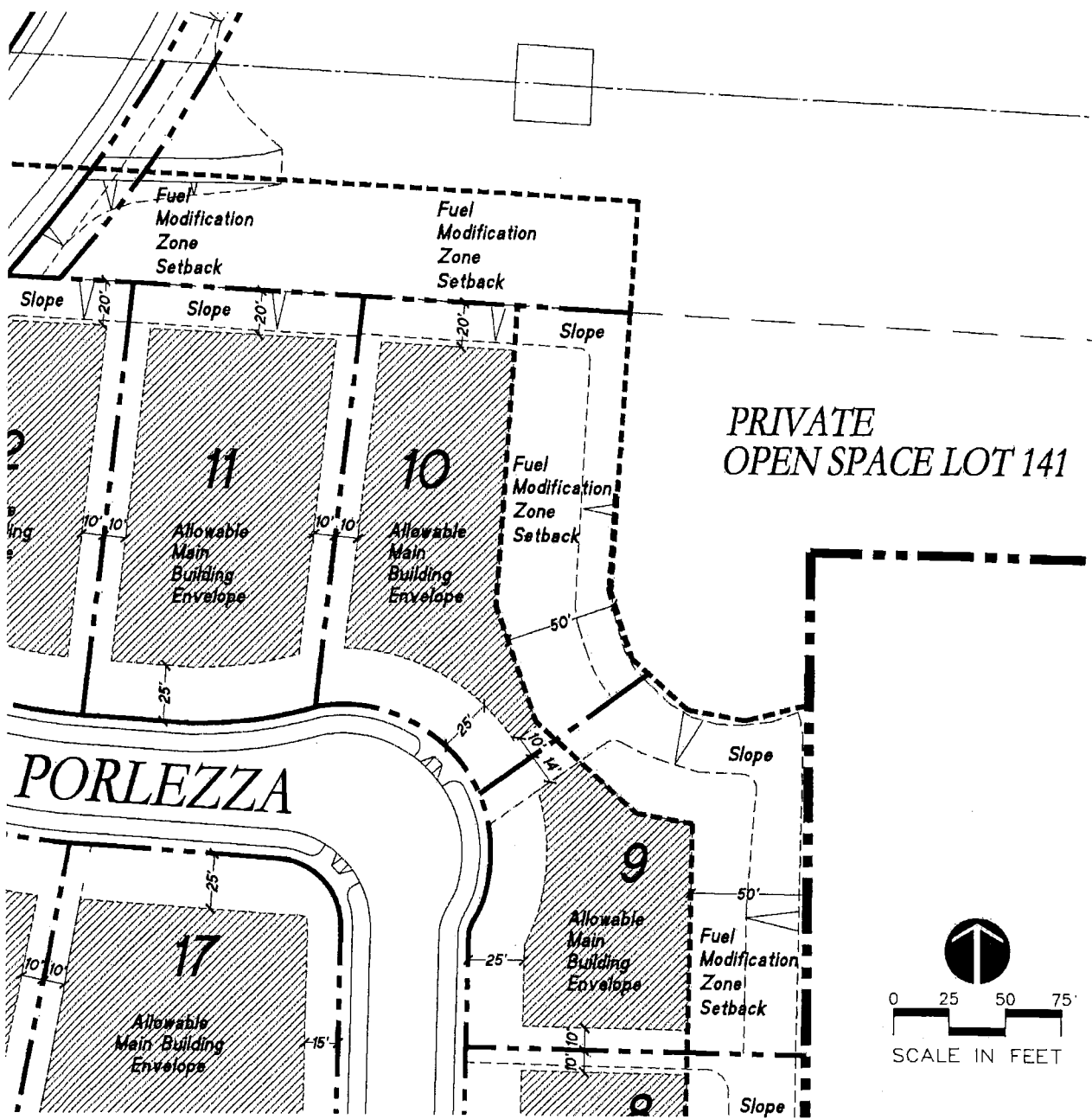
Note:
Grading is pursuant to Tentative Map

Figure 4-1: Lot Specific Setback Maps for Lots 1-4



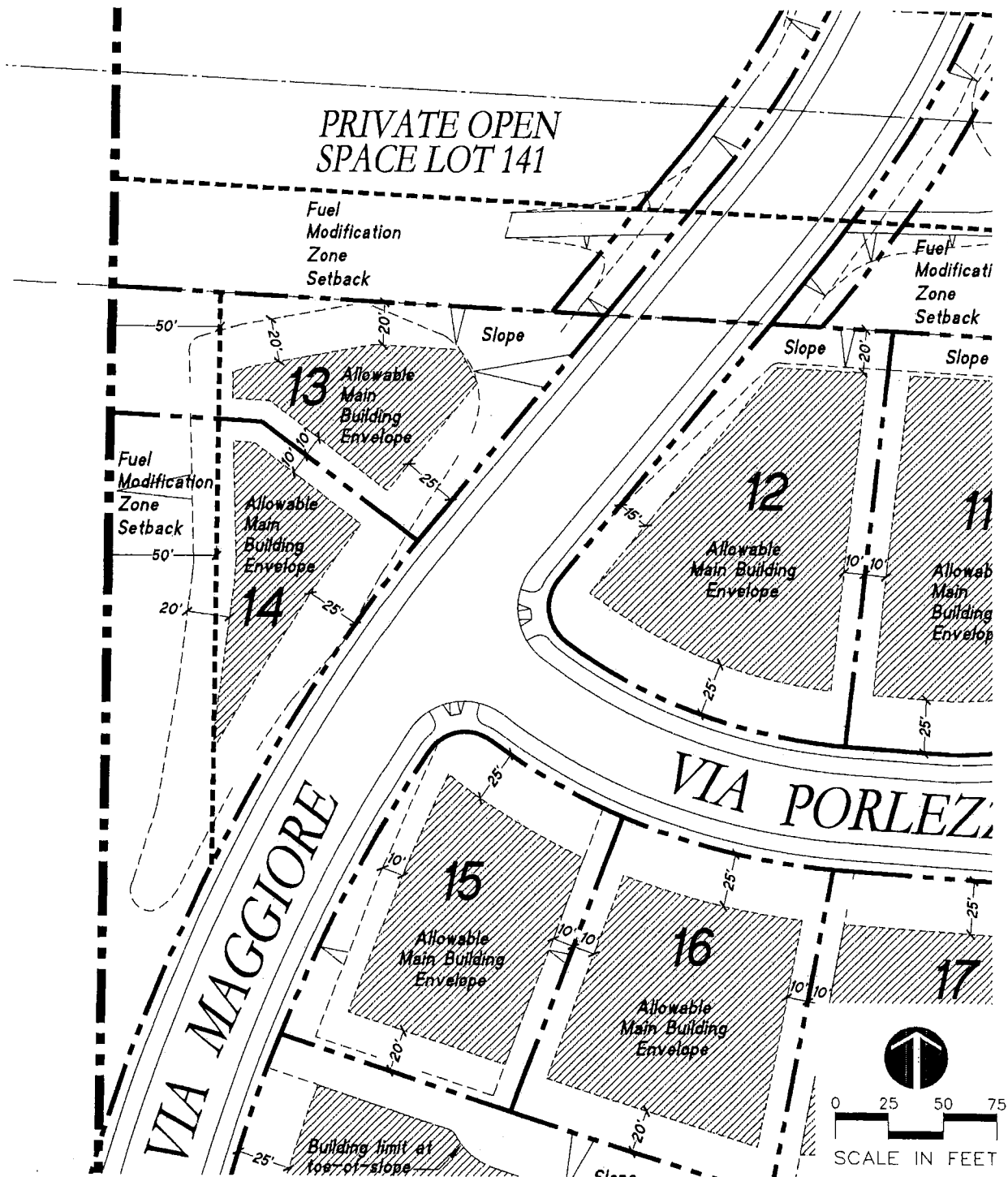
Note:
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Figure 4-2: Lot Specific Setback Maps for Lots 5-8



Note:
Grading is pursuant to Tentative Map

Figure 4-3: Lot Specific Setback Maps for Lots 9-11



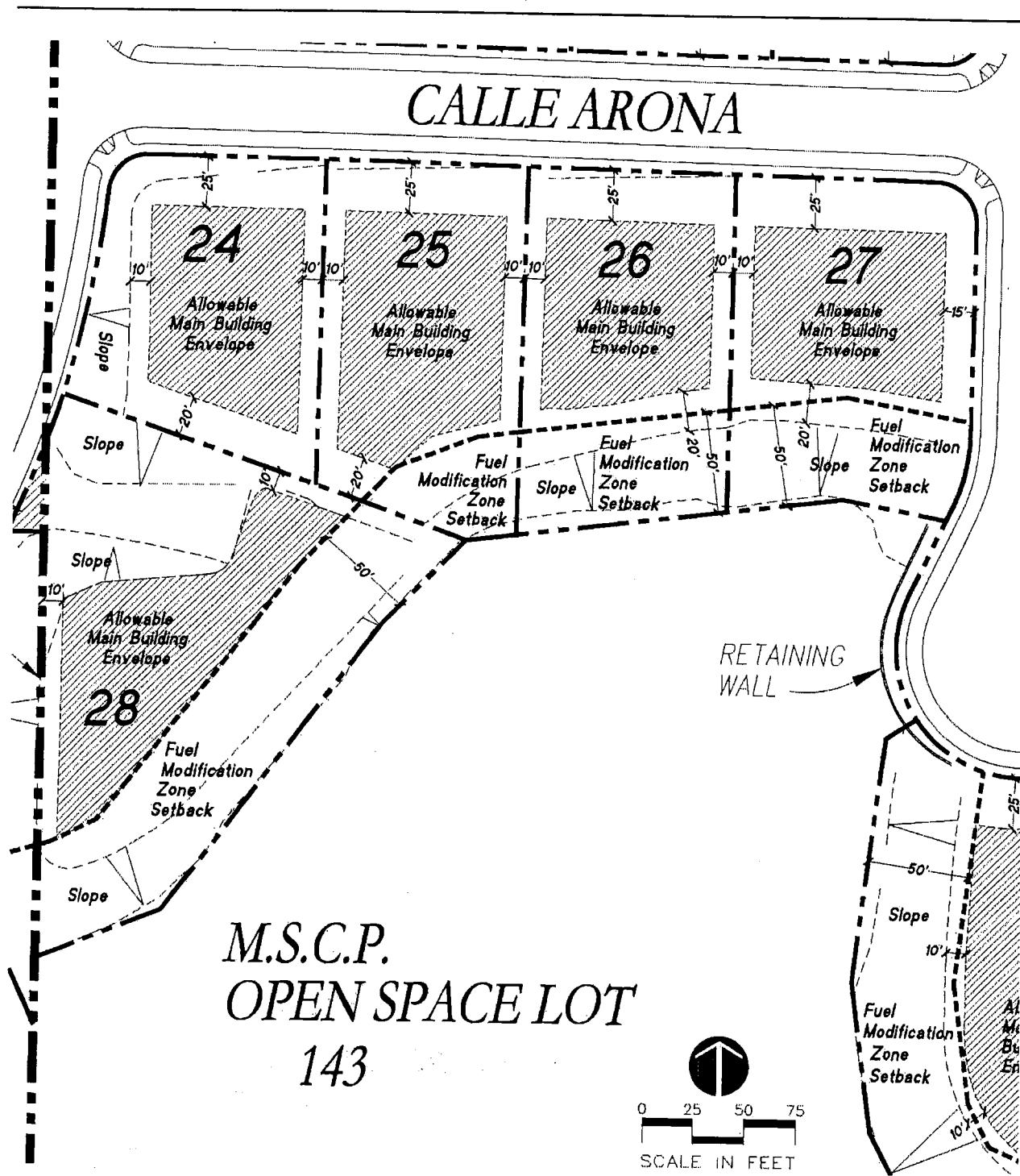
Note:
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Figure 4-4: Lot Specific Setback Maps for Lots 12-14



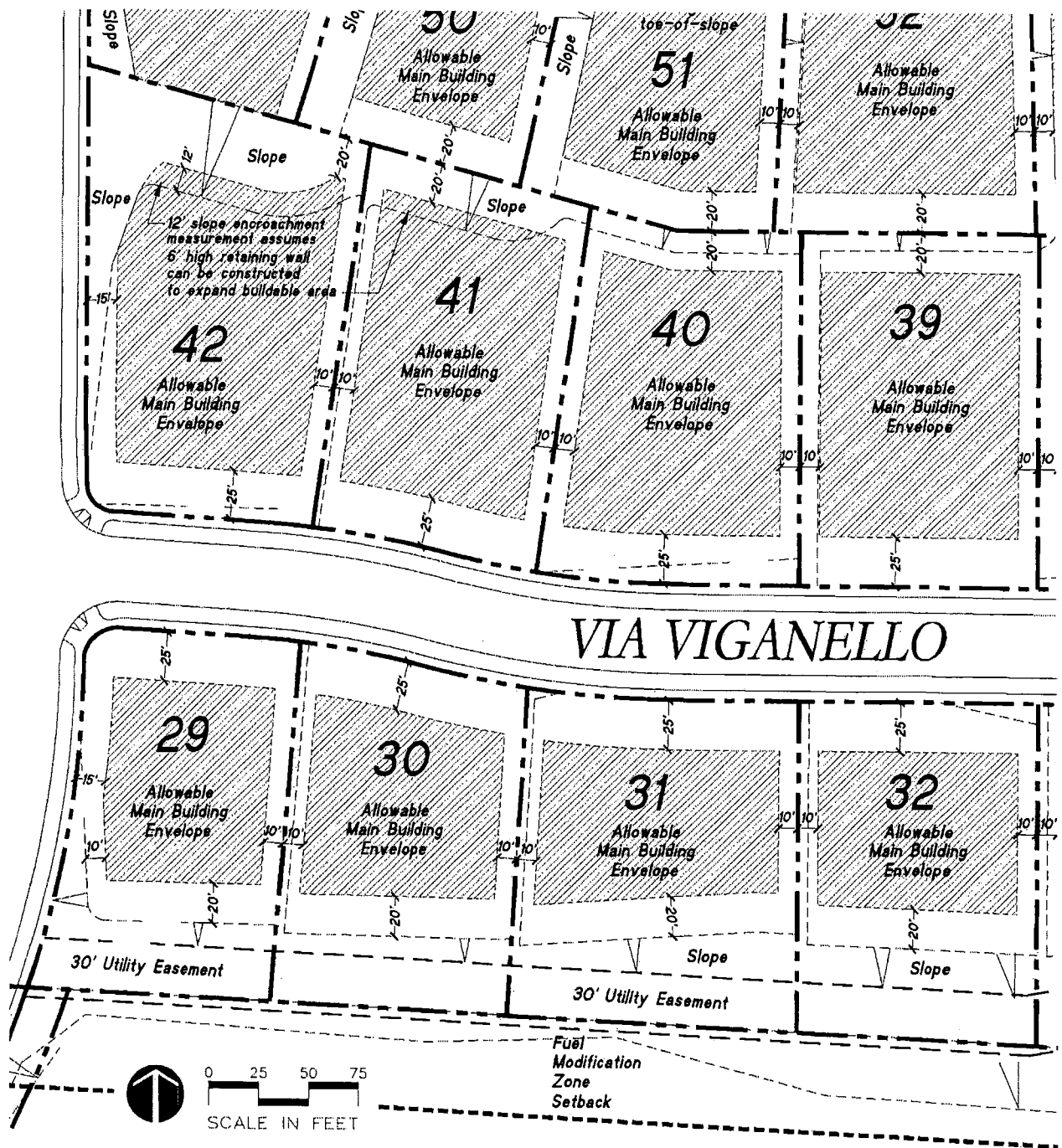
Note:
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Figure 4-5: Lot Specific Setback Maps for Lots 15-23



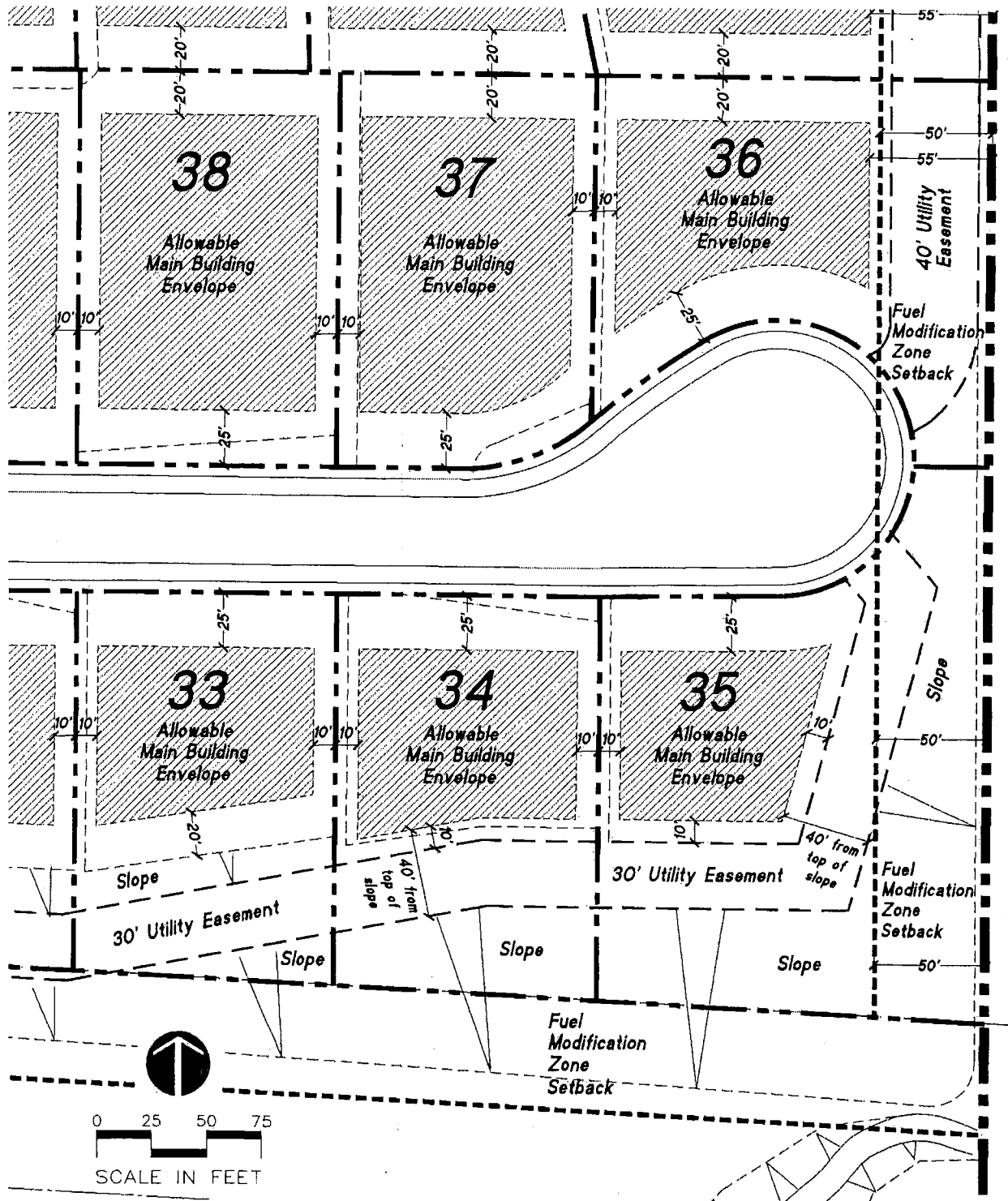
Note:
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Figure 4-6: Lot Specific Setback Maps for Lots 24-28



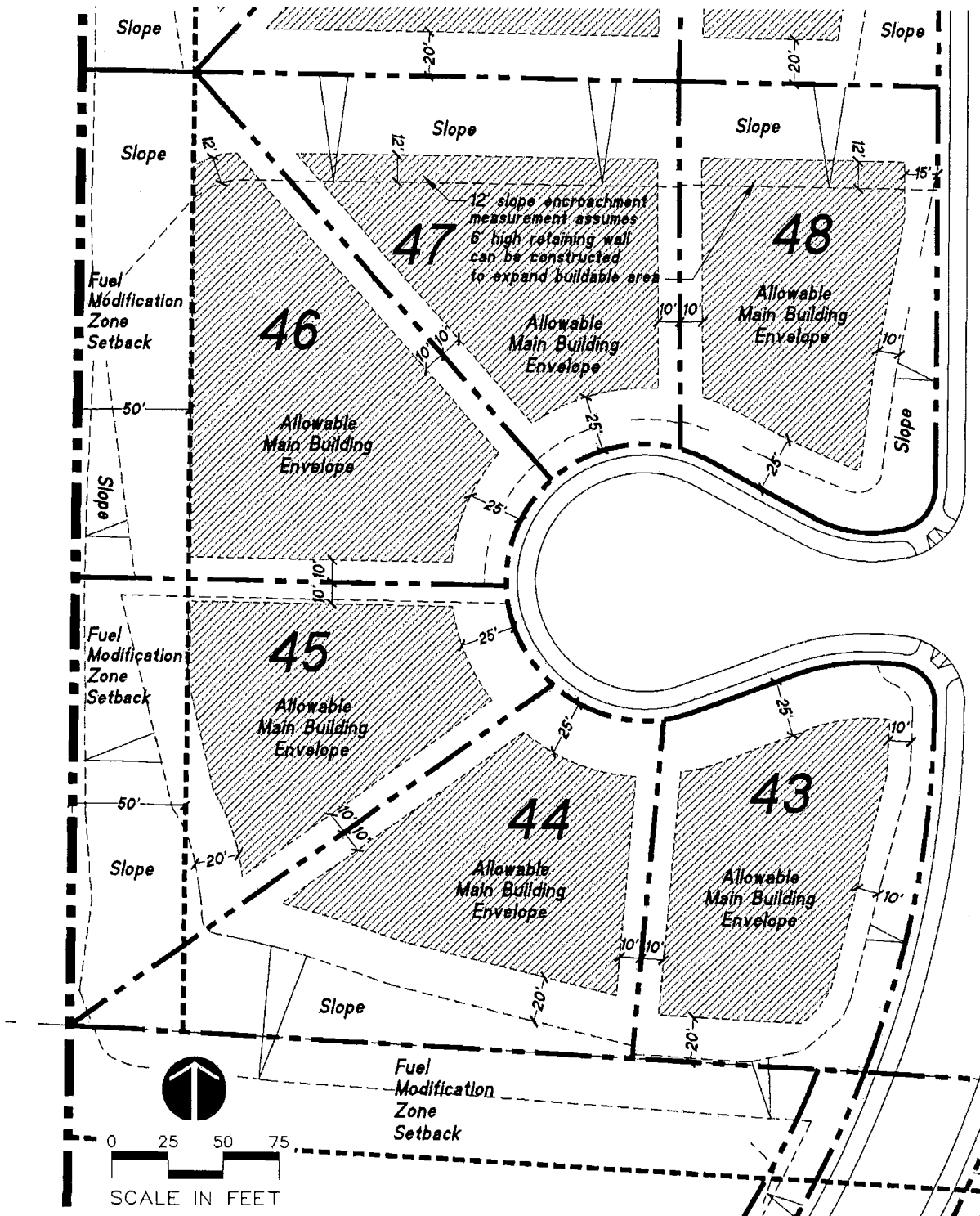
Note:
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Figure 4-7: Lot Specific Setback Maps for Lots 29-32 and 39-42



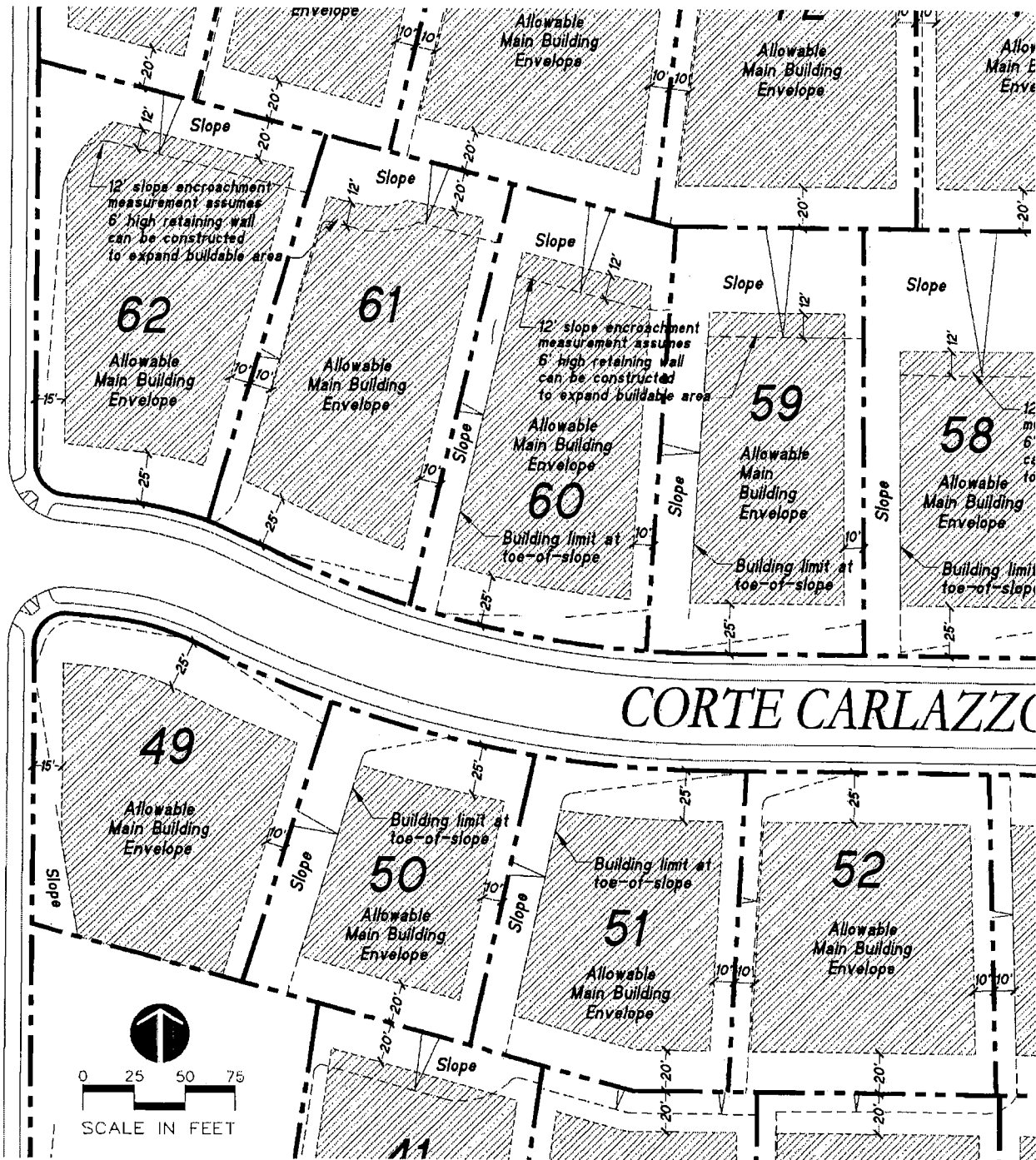
Note:
Grading is pursuant to Tentative Map

Figure 4-8: Lot Specific Setback Maps for Lots 33-38



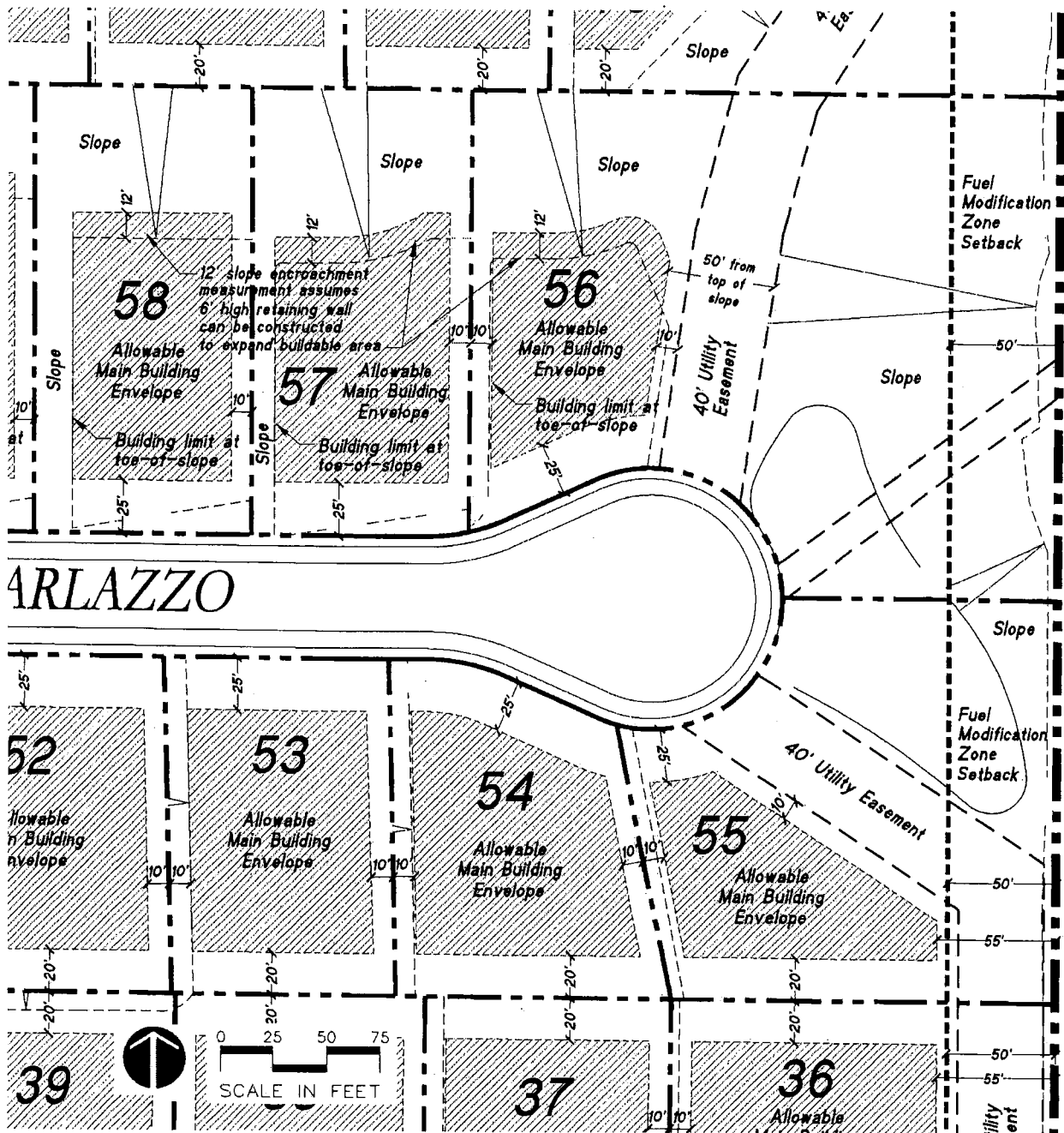
Note:
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Figure 4-9: Lot Specific Setback Maps for Lots 43-48



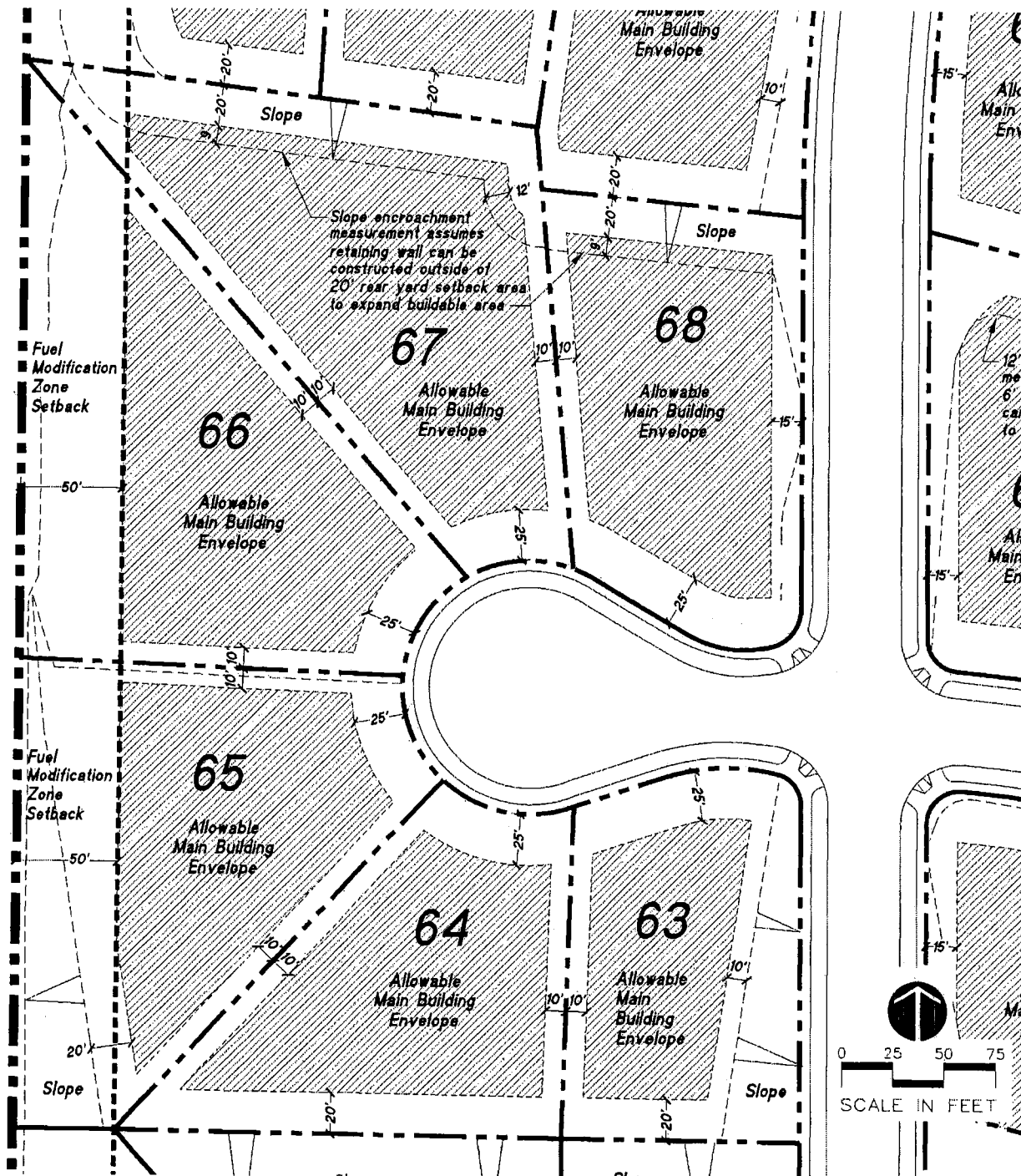
Note:
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Figure 4-10: Lot Specific Setback Maps for Lots 49-52 and 59-62



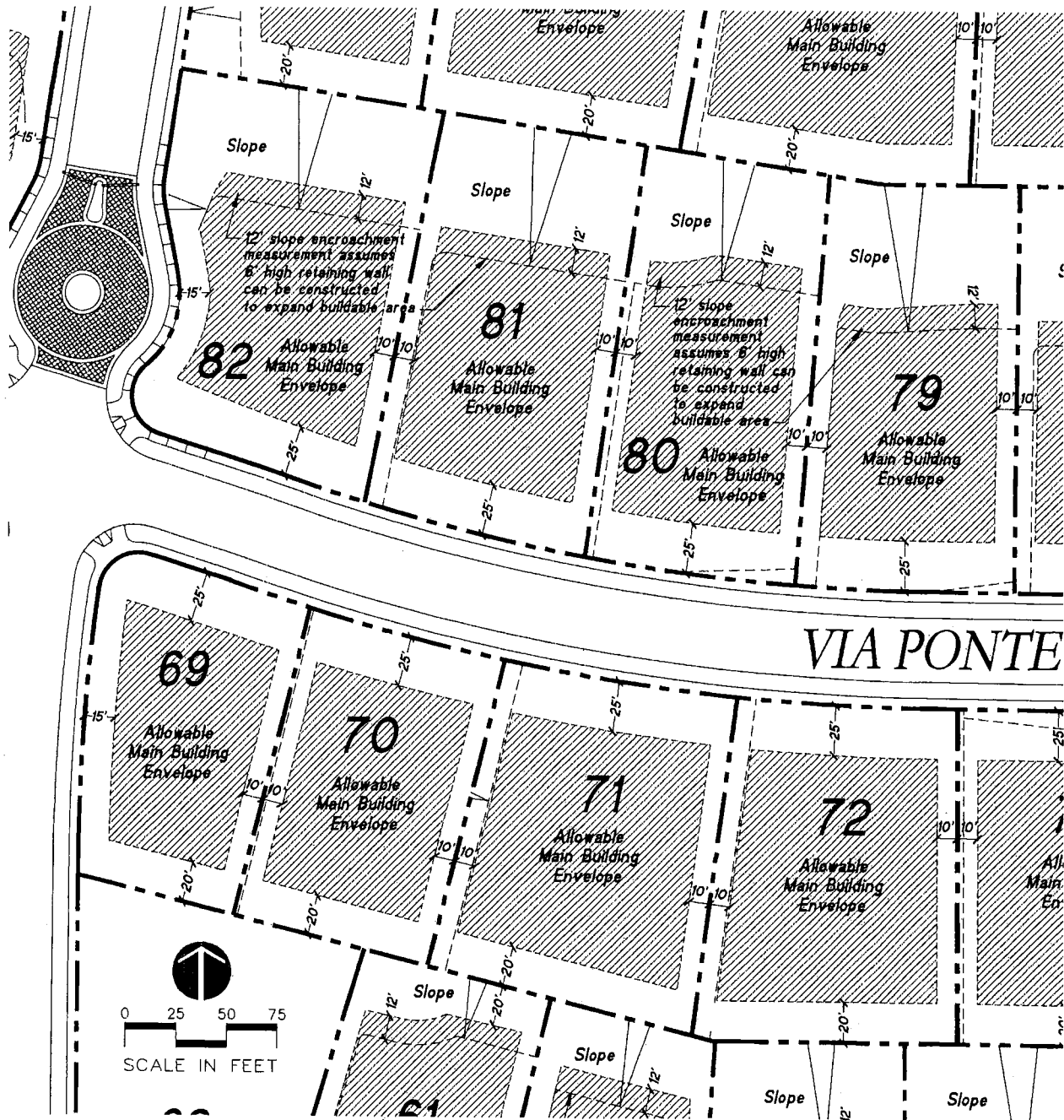
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Figure 4-11: Lot Specific Setback Maps for Lots 53-58



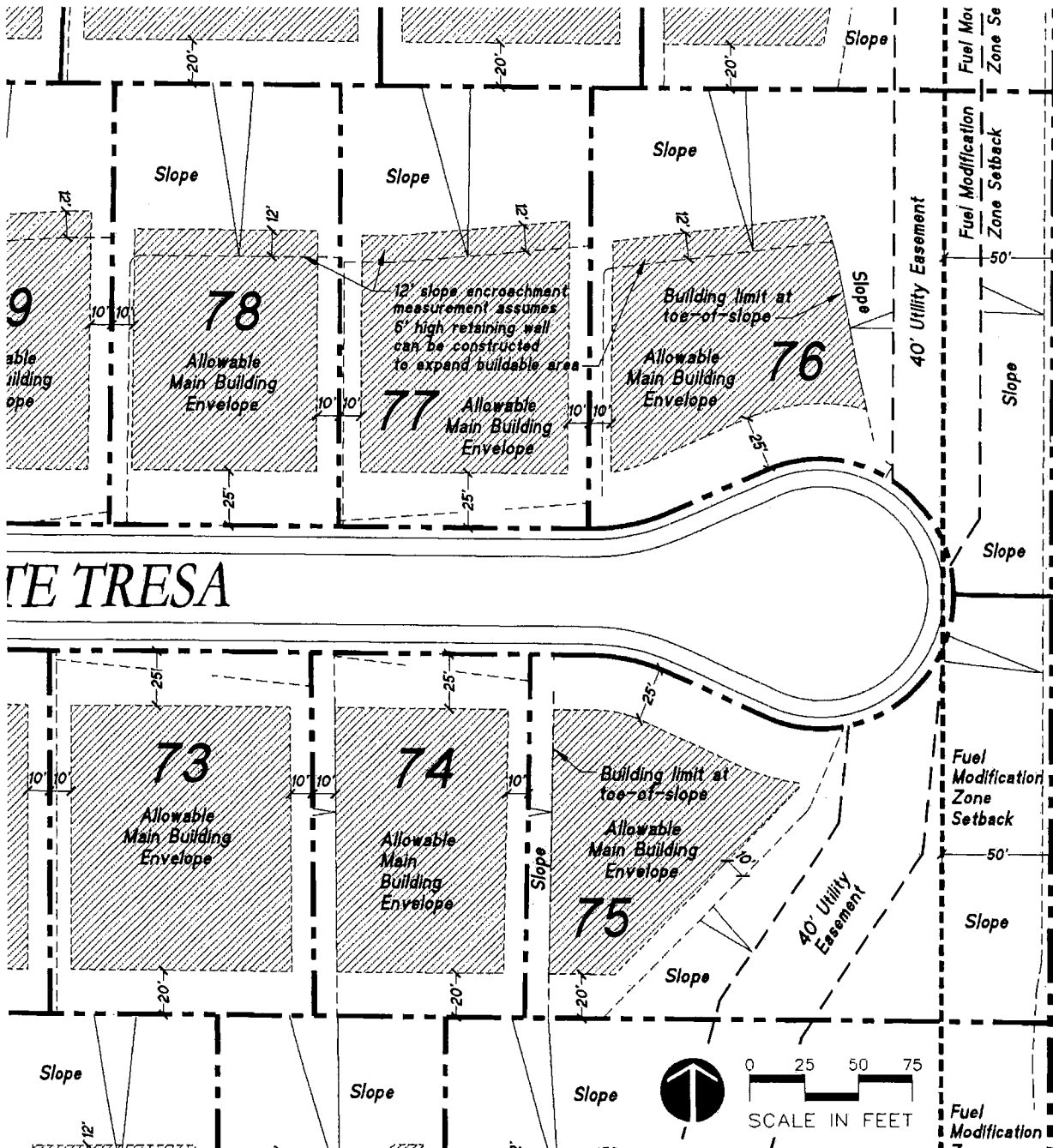
Note:
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Figure 4-12: Lot Specific Setback Maps for Lots 63-68



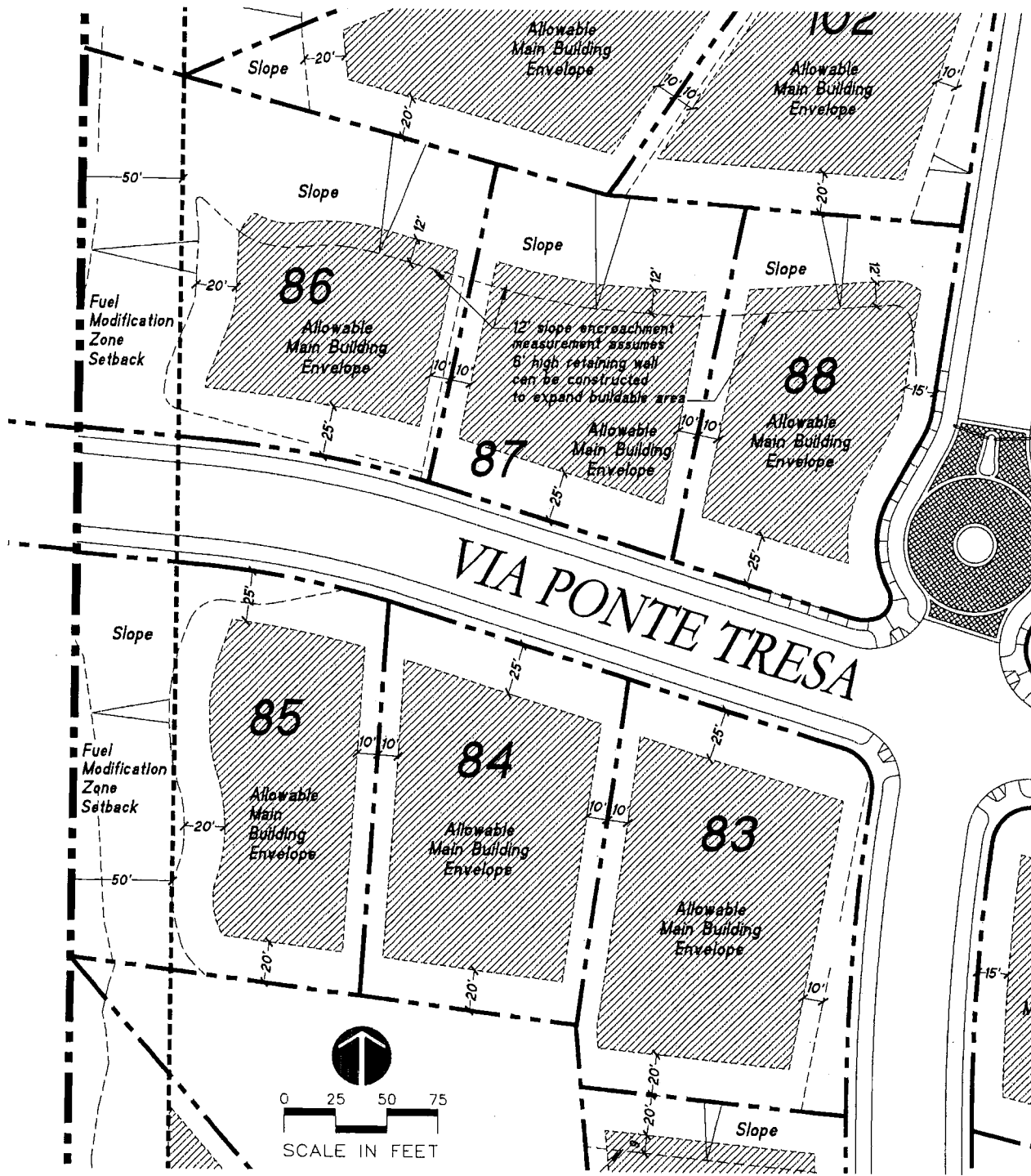
Note:
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Figure 4-13: Lot Specific Setback Maps for Lots 69-72 and 79-82



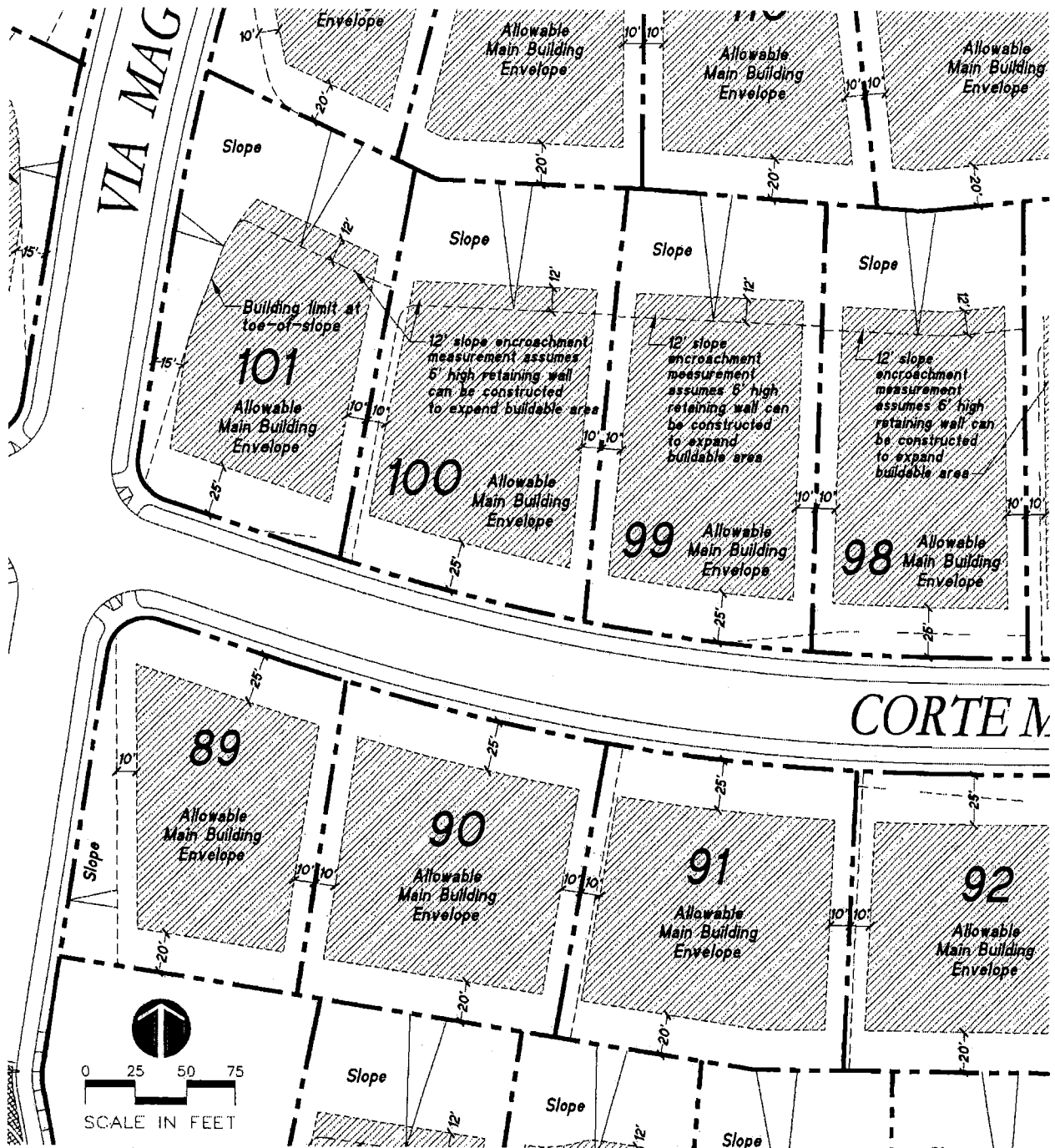
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Figure 4-14: Lot Specific Setback Maps for Lots 73-78



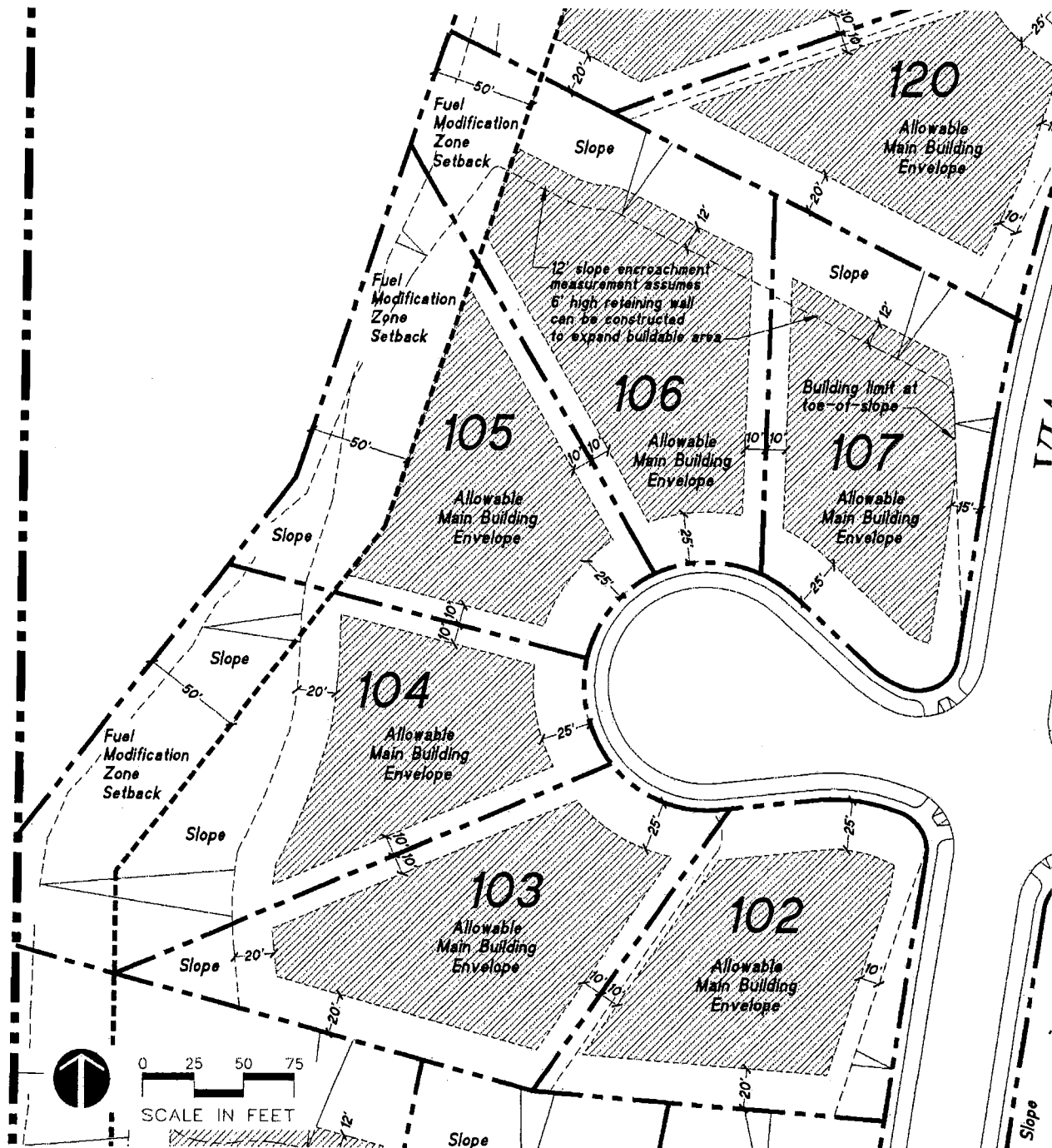
Note:
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Figure 4-15: Lot Specific Setback Maps for Lots 83-88



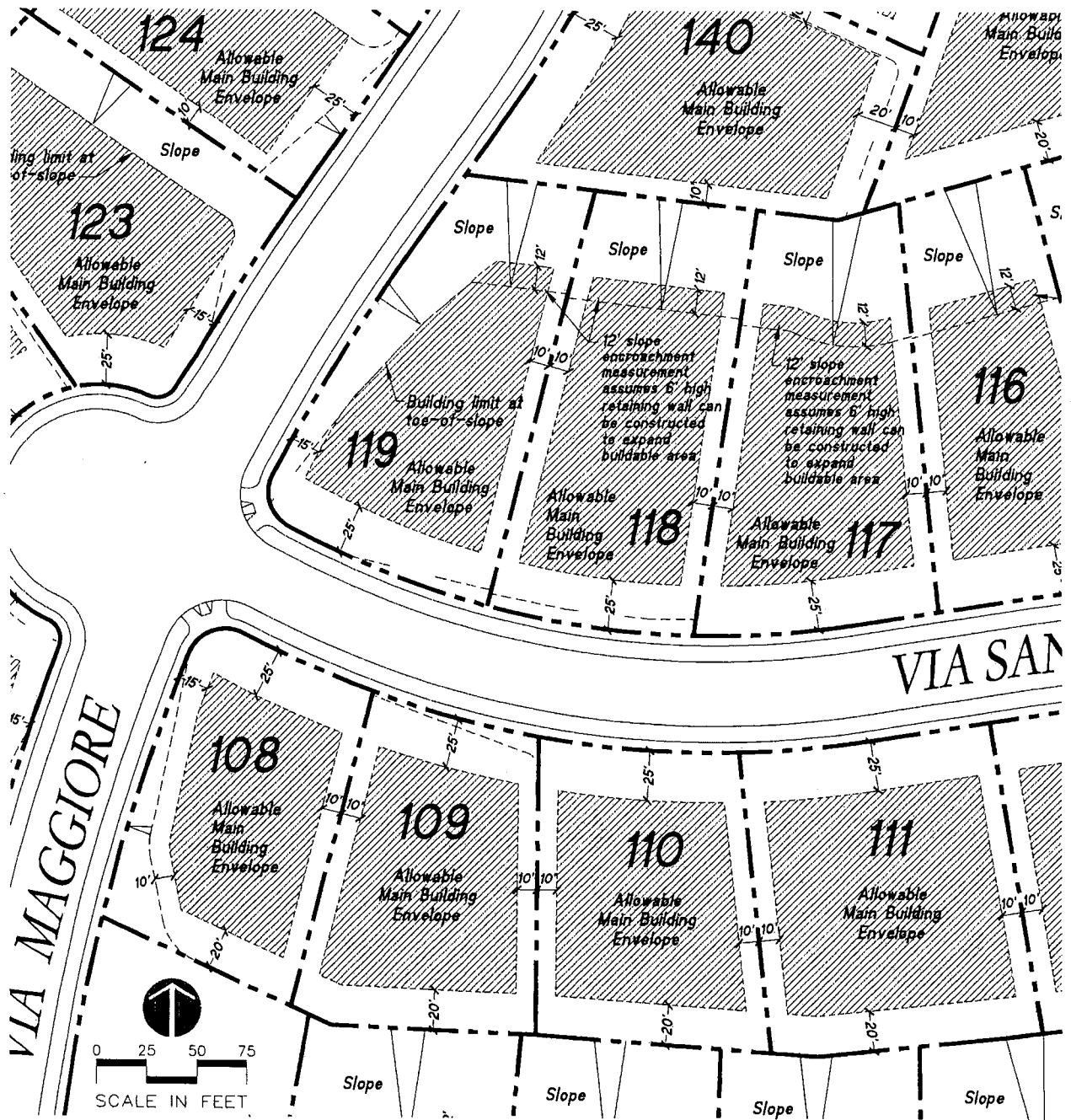
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Figure 4-16: Lot Specific Setback Maps for Lots 89-91 and 98-101



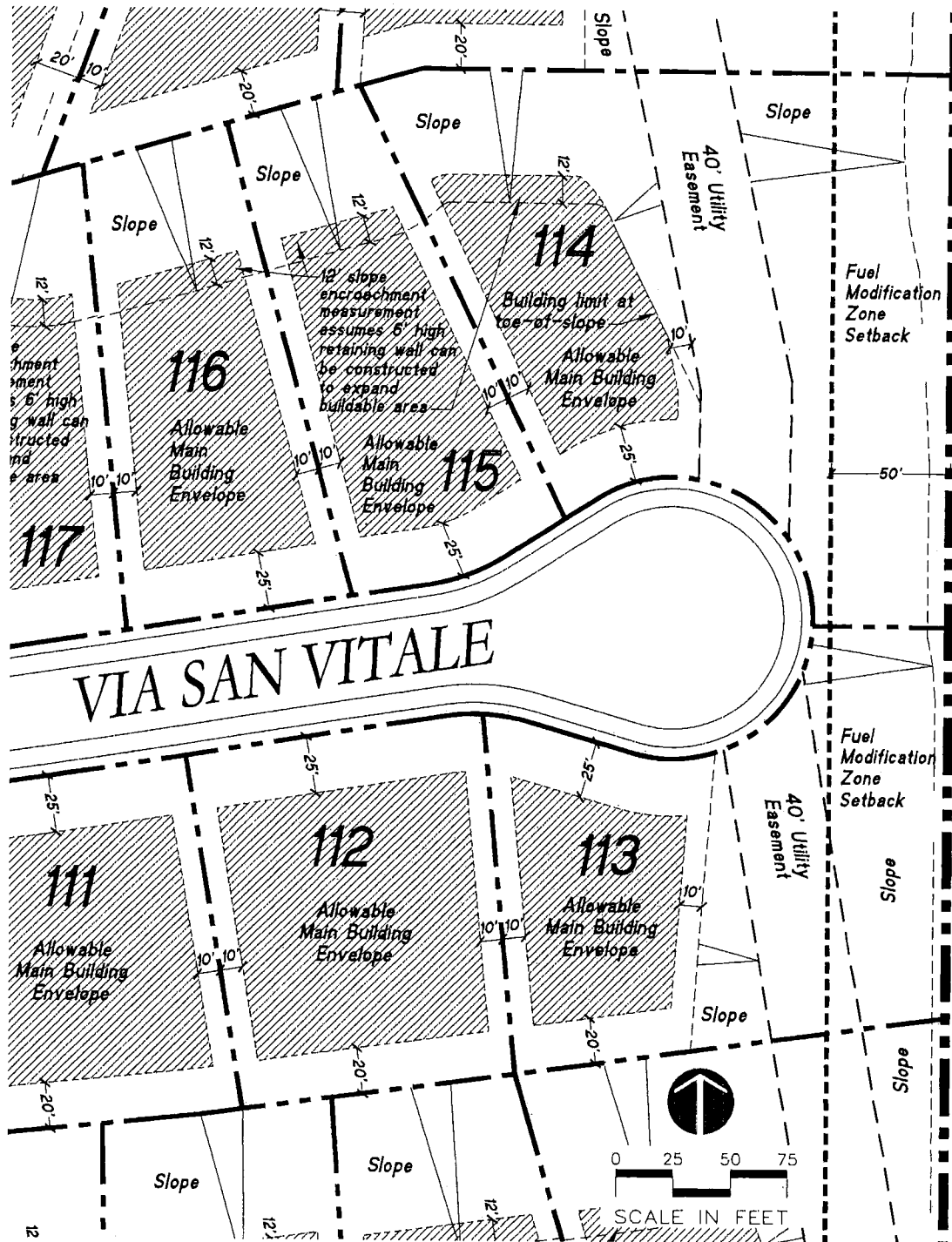
Note:
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Figure 4-18: Lot Specific Setback Maps for Lots 102-107



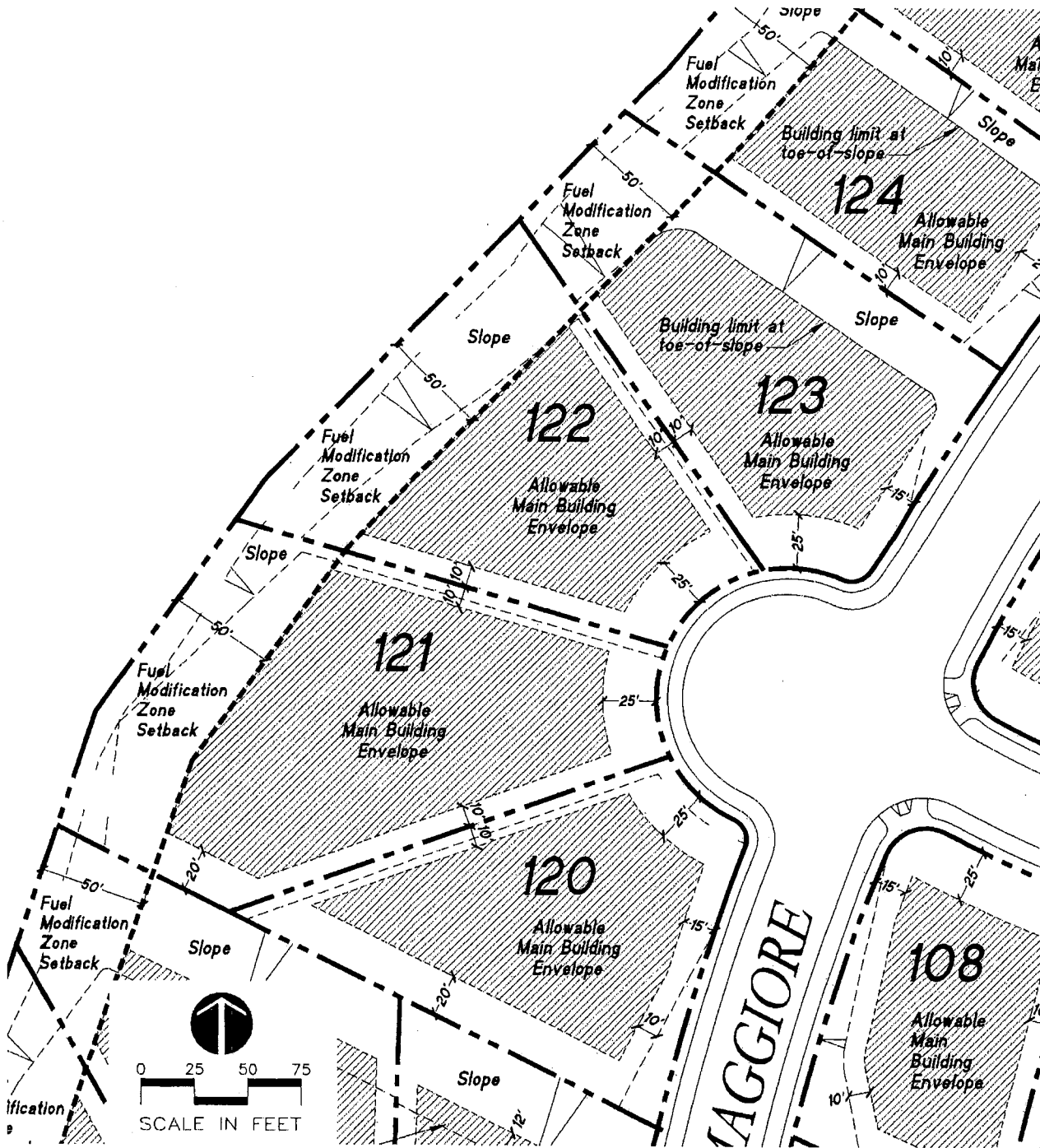
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Figure 4-19: Lot Specific Setback Maps for Lots 108-111 and 117-119



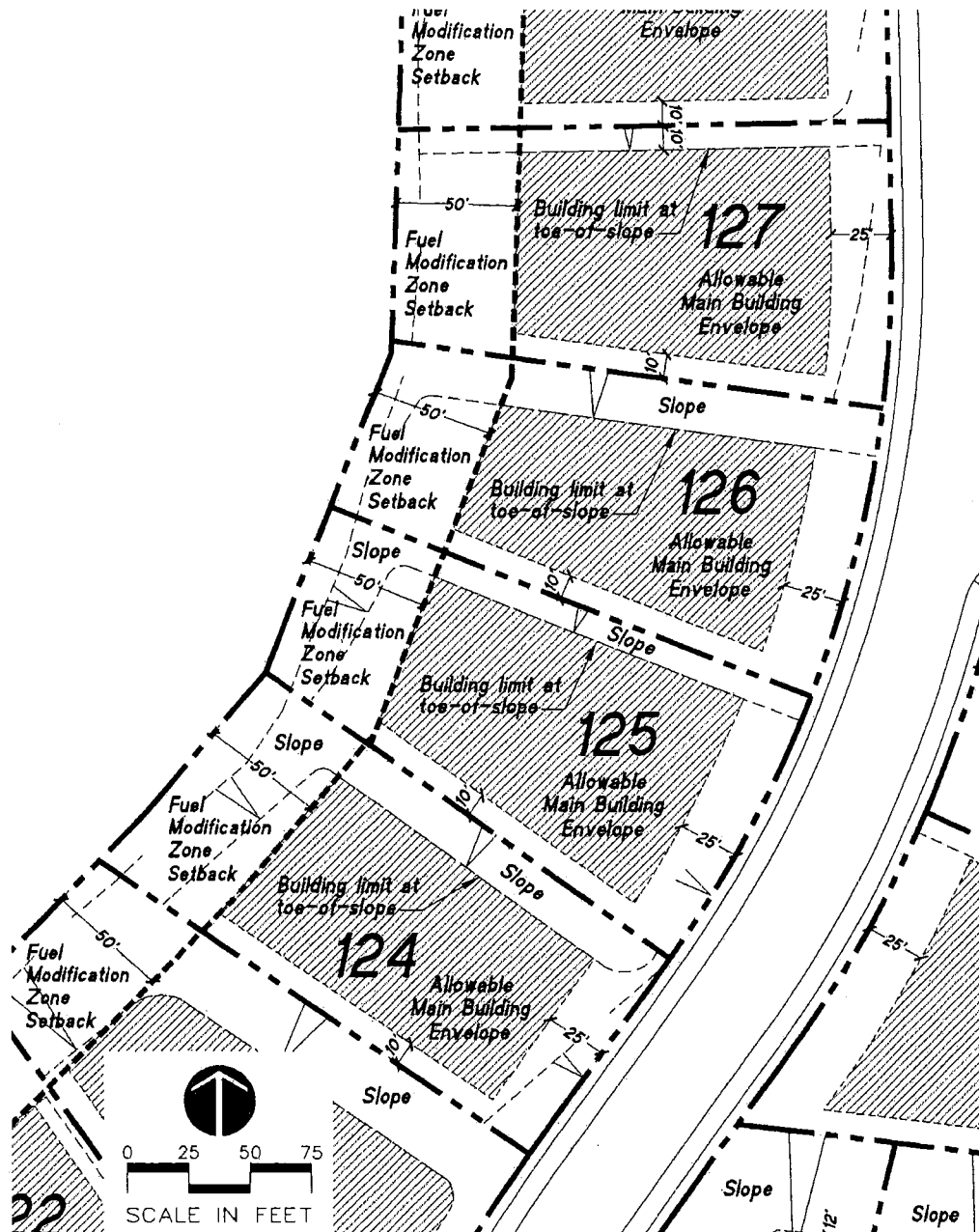
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Figure 4-20: Lot Specific Setback Maps for Lots 112-116



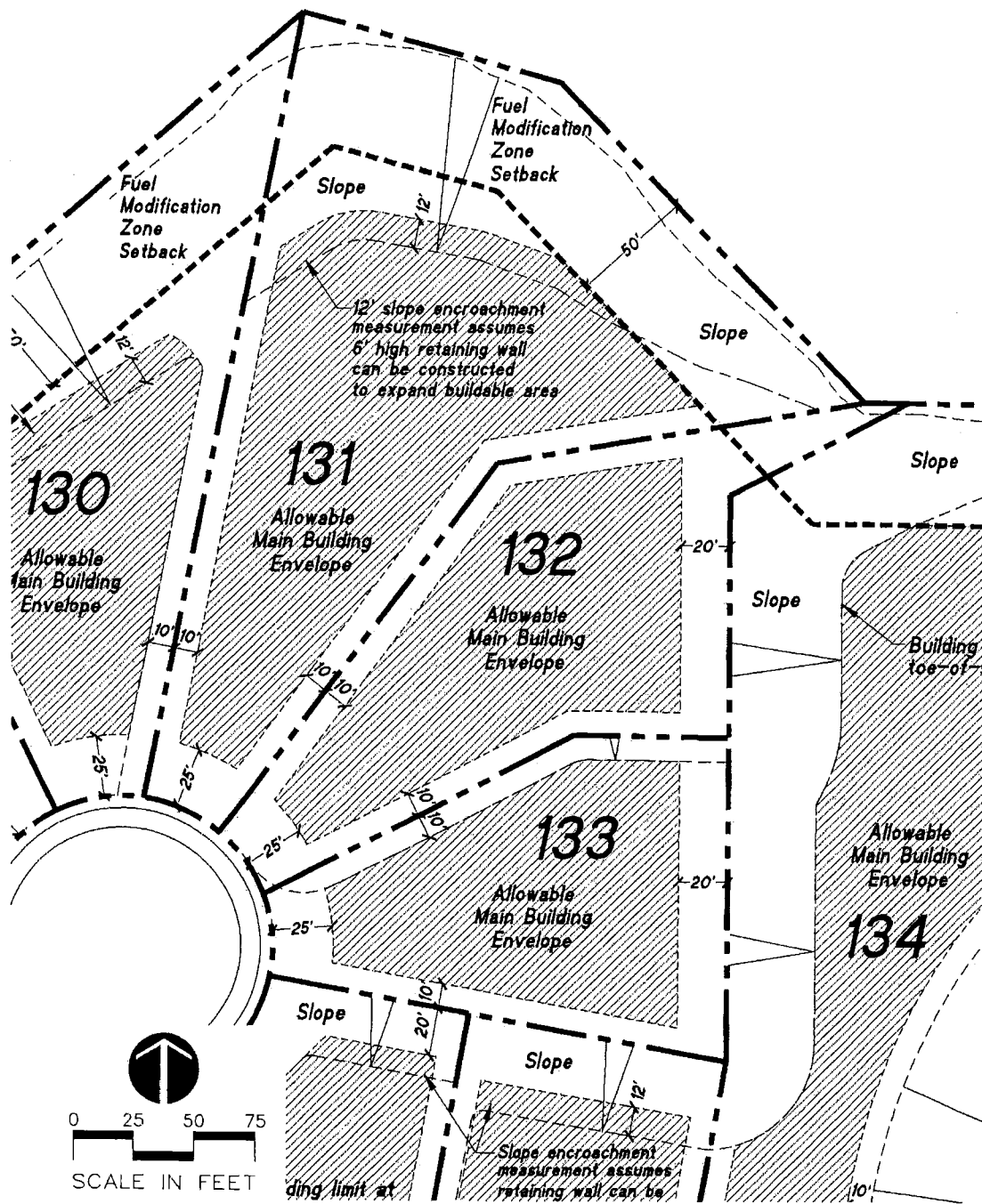
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Figure 4-21: Lot Specific Setback Maps for Lots 120-123



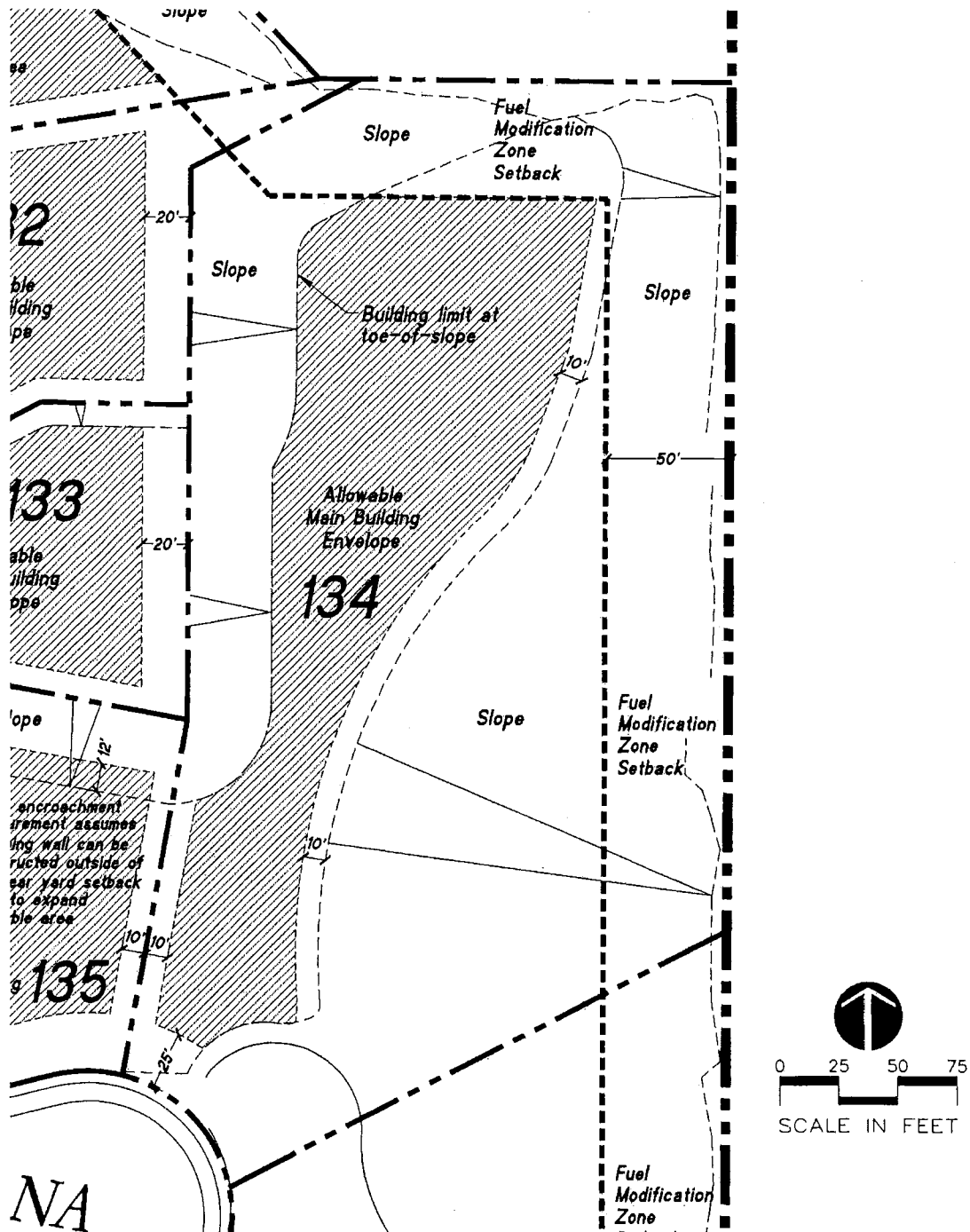
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Figure 4-22: Lot Specific Setback Maps for Lots 124-127



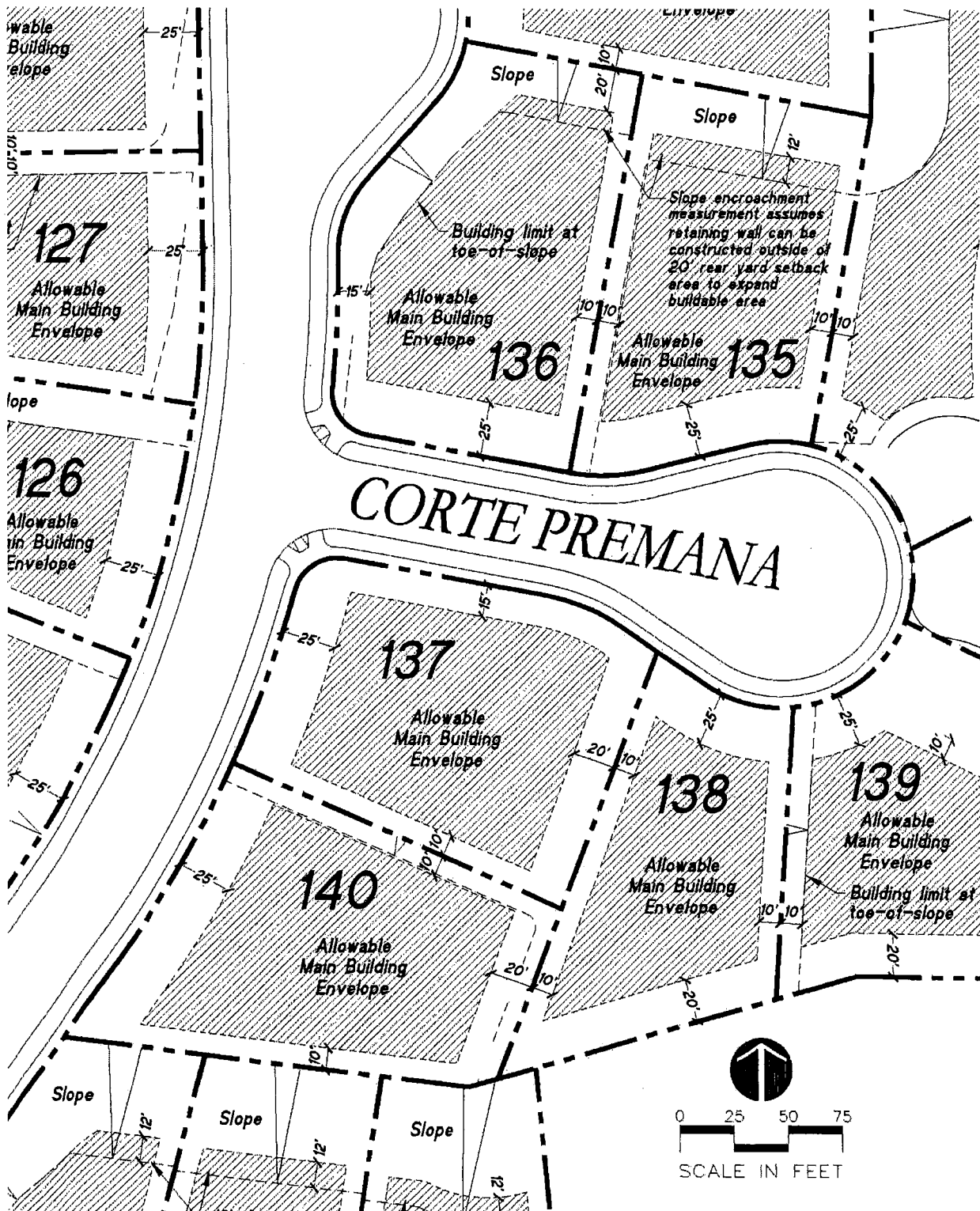
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Figure 4-24: Lot Specific Setback Maps for Lots 131-133



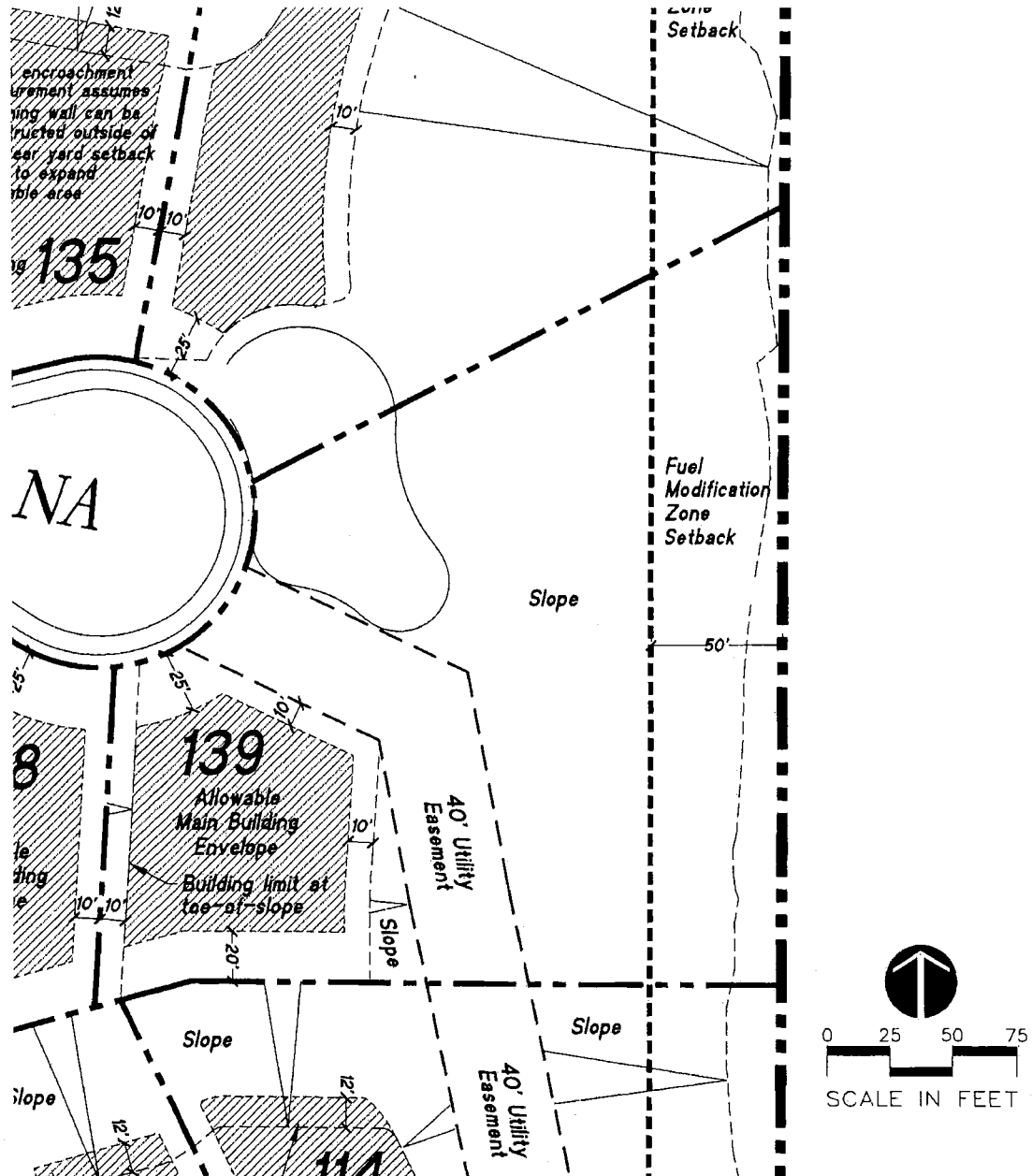
Note:
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Figure 4-25: Lot Specific Setback Maps for Lot 134



Note:
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Figure 4-26: Lot Specific Setback Maps for Lots 135-138 and 140



Note:
Grading is pursuant to Tentative Map

Figure 4-27: Lot Specific Setback Maps for Lot 139

3. Accessory Structures

Accessory Buildings and Structures: Accessory buildings and structures, attached or detached, used either wholly or in part for living purposes, shall meet all of the setback requirements for location of the main building per the setback requirements Table 4-A and lot specific setback maps (Figures 4-1 through 4-27), whichever is less restrictive; except as herein provided.

- a. Open attached structures may be allowed to encroach into rear yard setback subject to approval by the Director of Planning.
- b. Detached non-habitable accessory structures may be located within an interior side or rear yard provided that such structures are located no closer than five (5) feet to an interior side lot line, ten (10) feet from a rear yard lot line or ten (10) feet from top-of-slope and is at least six (6) feet from main structure and does not exceed one story in height.
- c. Porches, steps, architectural features such as eaves, awnings, chimneys, balconies, stairways, wing walls or bay windows may project not more than four (4) feet into any required front or rear yard area, and not into any required side yard more than one-half of said required side yard.
- d. Non-habitable detached accessory structures constructed of non-combustible elements such as swimming pools, steel fencing, block walls, concrete patios, etc. may be located within the 50' fuel modification zone setback as found in Figures 4-1 through 4-27 and are subject to approval by the Director of Planning for the City of Chula Vista. However, setbacks for detached structures as stated in 3.b. above must be maintained. Additionally, fuel modification regulations must be maintained as stated in Section 6 on the following page. Refer to Chapter 5 – Design Guidelines for additional restrictions and requirements pertaining to accessory structures located within or near the 50' fuel modification zone.

4. Walls and Fences: Residential Districts

In any required front or side yard adjacent to a street, a wall, fence or hedge shall not exceed forty-two (42) inches in height. Perimeter walls, fences or hedges not more than six (6) feet in height may be maintained along the interior side or rear lot line, provided that such wall, fence or hedge does not extend into a required front or side yard adjacent to a street. Fences and walls located within the 50' Fuel Modification Zone must comply with Section 6 on the following page.

5. Animal Regulations

The keeping of any domesticated animals must comply with the existing guidelines established in the City of Chula Vista Municipal Code Chapters 6.02, 6.04 and 6.08. Additionally, no livestock or larger animals (ie. Horses, cattle, sheep, hogs, goats, etc.) will be allowed within Bella Lago for domesticated or commercial purposes. All commercial applications discussed in Chapter 6.08 are strictly prohibited within Bella Lago, including kennels, catteries and pet shops and the keeping of commercial poultry and rabbits.

6. Bella Lago Fuel Modification Zone Plan Development Regulations

For a description of the fuel modification concepts, see Section 5.0 of the Bella Lago Conceptual Fuel Modification Zone Plan or refer to Appendix B for a condensed version of these concepts. A typical cross-section of the concept is shown below.

a. Fuel Modification Zone Setback Area

(*Shown on Figures 4-1 through 4-27 Lot Specific Setback Maps*). This area starts at the MSCP Open Space Reserve line and/or the project perimeter boundary and moves inward towards the developed area for 50 feet. The following development standards apply to this area:

1. Structures with a residential occupancy, as defined by the UBC, are not permitted within this area.
2. Detached accessory structures with non-residential occupancy as defined by the UBC are permitted if constructed with non-combustible materials (Concrete walkways, swimming pools, fences, trellis, patio covers, decks and pool houses).
3. All fully enclosed structures must be equipped with interior fire sprinklers.

b. Special Fire Protection Features within Bella Lago

1. All residential structures, including attached and detached accessory structures, will be built with a Class A Roof Assembly and attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with ¼-inch mesh corrosion-resistant metal screening or other approved material that offers equivalent protection. Attic ventilation shall also comply with the requirements of the Uniform Building Code (U.B.C.). Ventilation louvers and openings may be incorporated as part of access assemblies.
2. All residential structures, including attached and detached accessory structures located on lots 1-10, 13, 14, 28, 36, 45, 46, 55, 65-67, 75, 76, 85, 86, 94, 95, 104-106, 113, 114, 121-134 and 139 will be required to implement the following fire protection features:
 - a) All exterior walls facing and within 100-feet of highly flammable vegetation will be constructed with fire resistant building materials and protected with 2-inch nominal solid blocking between rafters at all roof overhangs, under the exterior wall covering.
 - b) No attic ventilation openings or ventilation louvers shall be permitted in soffits, in eave overhangs, between rafters at eaves, or in other overhanging areas.
 - c) All eaves of roof overhangs shall be enclosed with non-combustible materials.
 - d) All projections (exterior balconies, carports, decks, patio covers, unenclosed

roofs and floors, and similar architectural appendages and projections) shall be of non-combustible construction, one-hour fire-resistive construction on the underside or heavy timber construction. When such appendages and projections are attached to exterior fire-resistive walls, they shall be constructed to maintain the fire-resistive integrity of the wall.

- e) All glass or other transparent, translucent or opaque glazing materials, including skylights, shall be constructed of tempered glass or multi-layered glazed panels. No skylights will be allowed on the roof assembly facing hazardous vegetation.
- f) Any chimney, flue or stovepipe will have an approved spark arrester. An approved spark arrester is defined as a device constructed of non-flammable materials, 12 gauge minimum thickness, or other material found satisfactory by the City of Chula Vista Fire Department, and having 1/2 inch perforations for arresting burning carbon or sparks and installed to be visible for the purposes of inspection and maintenance.
- g) Any wooden or combustible sideyard fences must be separated from the residence by either a one-foot wide rock or brick anchor post, a non-combustible gate and/or non-combustible fencing.

c. Utility Easement and Access Road

(*Shown on Figures 4-1 through 4-27 Lot Specific Setback Maps*). There will be a 12-foot wide fire access and utility maintenance road constructed within the landscaped 40-foot wide easement along the eastern property boundary starting from lot 139 and continuing south to lot 35 and west to lot 29. No development will be allowed within the easement area.

d. Maintenance and Enforcement

The following conditions are included in the Bella Lago Homeowner Association CC&R's and must be maintained:

- 1. The homeowner is personally responsible for all fuel treatment measures on their lot.
- 2. The Bella Lago HOA Board has the responsibility and authority for enforcing fuel treatment measures on all lots and restrictions on building of combustible structures on all restricted lots. The Chula Vista Fire Department will hold the Bella Lago HOA accountable for enforcement of all wildland fire protection issues discussed in this plan.
- 3. All property owners are members of the Bella Lago HOA and will financially support the annual maintenance of all required Fuel Modification Areas surrounding the Bella Lago development.
- 4. All individual lot landscaping plans, including additional structures, must be approved by the Bella Lago HOA Board and under the guidance of the Chula Vista Fire Department and Landscape Architecture Division.

B. Open Space

A total of 86.5 acres on-site, or 49% of the property, is proposed to be dedicated as open space within the City's MSCP Preserve concurrent with project entitlements (grading permits). These open space areas will be consistent with the City's General Plan and will contribute to establishing the character of Bella Lago as a rural residential community with a focus on open space.

Bella Lago has one open space designation of an OS District. The OS District is intended for natural open space, habitat preservation and limited public uses.

1. Permitted and Conditional Uses

Only those uses as described in the City's MSCP Subarea Plan (Section 6.0) as compatible and conditionally compatible uses are allowed within the OS district. No other permitted or conditional uses are allowed in the OS district except for utilities, access to utility facilities, brush management in the utility easement and rock burial within the utility easement.

2. Area Specific Management Directives

Area Specific Management Directives (ASMD) have been developed pursuant to the City's MSCP Subarea Plan and incorporate the management actions identified in the City Planning Component Framework Management Plan. The ASMD also includes management measures as required for Covered Species within the Open Space area pursuant to Table 3-5 of the MSCP Subregional Plan and Appendix A of the Chula Vista MSCP Subarea Plan. The ASMD identifies both short-term and long-term management measures. Short-term management measures will be implemented during the construction phase of the project and will be the responsibility of the project developer. Long-term management measures will be implemented by the designated preserve manager. Funding for the implementation of the management measures will be provided by the developer prior to issuance of the first grading permit. The complete text of the ASMD is included as Appendix A to this Precise Plan.

Walls and Fences:

The ASMD's include a requirement to provide fencing and/or walls in limited locations adjacent to the MSCP open space in order to control access into the preserve. Any fencing or walls determined to be necessary shall follow the design requirements described in Chapter 5.C. of this Precise Plan.

V Design Guidelines

A. Architectural Guidelines

The architectural concept for Bella Lago is one of diversity. Rather than dictate the exact style of architecture, individual styles will be encouraged. However, certain design characteristics such as mass, form and color will be addressed in order to insure a quality project.

This section contains design concepts and guidelines related to architectural form, massing, aesthetics and materials. To give the builder enough flexibility, the guidelines are conceptual in nature and allow a variety of options. These guidelines, though conceptual, should be followed to insure that the intended urban design quality is implemented.

General Guidelines

- Special attention should be given to roof area treatment and materials. Pitched roofs or other special roof forms may be preferred in some cases to flat roofs.
- Buildings should be designed with materials that complement landscaping materials. Special care should be given to building detailing, particularly at building entrances.
- Structures should be designed to create transitions in form and scale between large buildings and adjacent smaller buildings.
- Building forms should be designed to create visual interest. Changes in form by varying levels and planes can create a visually satisfying structure.
- Buildings should be designed to create comfortable scale relationships with adjacent open space areas.
- Offset building planes and recessed areas of the building facade are recommended to provide relief to long elevations and to create shade and shadow patterns.

Building Form, Mass and Scale

- The apparent mass of each building should be minimized by placing the building away from adjacent streets, thus allowing landscaping to soften the appearance of the heights of the building.
- The design of buildings facing the residential areas should respect the scale and design of neighboring buildings, while those buildings facing onto streets should create a stronger architectural image.
- Walled patios, loggias, and arcades are encouraged as architectural elements to

create places for outdoor activities on the site and to create transitions between indoors and outdoors. They should also be used to link individual buildings together.

Materials and Colors

- It is not the intention of these guidelines to impose a rigid and limited color scheme. Natural materials have inherent color properties that fit appropriately in a rural setting. Color accents should certainly be encouraged with the provision that they remain accents and not assume a visually dominant role. It is further recommended that solid stain and paint blend with the natural colors of the site to further emphasize the harmonious relationship between the natural and manmade environment.
- Materials, colors, and textures within all should follow these basic guidelines:
 - Masonry materials should be used only when compatible with trim and accent material and adjacent structures.
 - Exterior facing materials are one of the major determinants of a building's visual image. That image, which establishes the special identity of the particular building, should be one of harmony tempered by tasteful variation in selected details. A hodgepodge appearance must be avoided, but the need for a unified exterior treatment should not be confused with the need, in some cases, to create distinctive images through the use of more than one major material. Criteria for the selection of materials should include durability, ease of maintenance, waterproofing and insulation qualities, local availability, speed of assembly and erection, and appearance.

Architectural Character and Detailing

- Entries and entry doors are especially important when used as the focal point. Detail treatments at doors and entries can range from the use of tile, color accents, or combinations of architectural features such as pediments, moldings, and small roofs to provide weather protection.

B. Landscape Architectural Guidelines

1. Overall Theme

The landscape concept for Bella Lago establishes the character of the community and ties together the individual residences of the community, creating a cohesive living environment. The overall landscape theme for Bella Lago will define spaces by formal planting arrangements set against a backdrop of naturalized, informal landscape. It will draw upon the prominent natural features of the surrounding area to reinforce the character of the community.

Existing steep slopes and sensitive biological habitat will be preserved through open

space areas. The landscape concept plan will, in addition to grading plan, emphasize scenic vistas to the Otay Reservoir, Mexico and the Pacific Ocean. The site's natural features will serve as both a visual backdrop for the community and as a theme for the landscape concept.

Additional details of the landscape concept have been defined by separate areas, which include entry statements, streetscape, slope and erosion control and fuel modification.

2. Entry Statement

The entry points to the project will provide the first impression of Bella Lago. There are two entry points for the development, both areas accessed through Rolling Hills Ranch. These entries are key elements in establishing the overall landscape concept and character of the community. The scale, form and materials of the monuments will follow the concept of a high quality, estate community. The south entrance will be the first to be constructed.

3. Streetscape

Street tree plantings are an integral portion of the landscape concept. The streets will have non-contiguous sidewalks separated from the street by a parkway and street tree plantings, unifying the community. The main boulevard, Via Maggiore (previously known as Street "A") will be lined with one specific type of tree to be selected from the Bella Lago Street Tree Palette on page 5-4. The secondary streets, Calle Arona (previously Street "B") through Corte Premana (previously Street "I"), will be lined with trees also chosen from the plant list.

4. Slope and Erosion Control

The general intent of the slope erosion control concept is to protect newly created slopes or denuded areas from erosion or unsightly appearance. Erosion control will be required for all graded areas. All graded slope areas will emphasize the use of low water demand plant materials and informal planting masses (see Biologically Acceptable Plant List for Fuel Modification Zones, page 5-11). The selection of this plant material will consider vegetation that is appropriate for use adjacent to biologically sensitive areas. The following guidelines will be incorporated into a future erosion control plan:

- a. Slopes adjacent to the natural open space areas or perimeter slopes will be graded to blend with the adjacent contours. Slope planting will consist of native or low water demand plantings and the use of a permanent irrigation system.
- b. Permanent slope or interior slope areas will be planted with low water demand plant species and will have permanent automatic irrigation systems.

Bella Lago Street Tree Palette

*Adapted from City of Chula Vista Landscape Manual,
Recommended Plant Palette*

<u>Botanical Name</u>	<u>Common Name</u>
Alnus rhombifolia	White Alder
Archontophoenix cunninghamiana	King Palm
Arecastrum romanzoffianum	Queen Palm
Brachychiton populneus	Bottle Tree
Cinnamomum camphora	Camphor Tree
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Geijera parviflora	Australian Willow
Jacaranda acutifolia	Jacaranda
Koelreuteria bipinnata	Chinese Flame Tree
Liquidambar styraciflua	Sweet Gum
Lophostemon confertus	Brisbane Box
Magnolia grandiflora	Magnolia
Melaleuca quinquenervia	Cajeput Tree
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Date palm
Platanus acerifolia	London Plane Tree
Tabebuia chrysotricha	Golden Trumpet Tree
Tipuana tipu	Tipu Tree
Washingtonia filifera	California Fan Palm
Washingtonia robusta	Mexican Fan Palm

Bella Lago Acceptable Plant Palette

*Adapted from City of Chula Vista Landscape Manual,
Recommended Plant Palette*

<u>Botanical Name</u>	<u>Common Name</u>
Trees	
Acacia baileyana	Bailey's Acacia
Albizia julibrissen	Silk Tree
Alnus rhombifolia	White Alder
Arbutus unedo	Strawberry Tree
Bauhinia variegata	Purple Orchid Tree
Brachychiton populneus	Bottle Tree
Callistemon viminalis	Weeping Bottlebrush
Cassia leptophylla	Gold Medallion Tree
Ceratonia siliqua	Carob Tree
Cinnamomum camphora	Camphor Tree
Cupaniopsis anacardioides	Carrotwood

Erythrina coralloides
Feijoa sellowiana
Fraxinus oxycarpa 'Raywood'
Geijera parviflora
Jacaranda acutifolia
Juglans californica
Koelreutaria bipinnata
Ligustrum lucidum
Liquidambar styraciflua
Lophostemon confertus
Magnolia grandiflora
Melaleuca quinquenervia
Metrosideros excelsus
Olea europaea 'Fruitless'
Pinus canariensis
Pinus pinea
Pinus torreyana
Pittosporum rhombifolia
Platanus acerifolia
Prunus cerasifera 'Krauter Vesuvius'
Pyrus calleryana 'Bradford'
Pyrus kawakamii
Quercus agrifolia
Quercus engelmannii
Quercus ilex
Tabebuia chrysotricha
Tipuana tipu

Palms

Archontophoenix cunninghamiana
Arecastrum romanzoffianum
Beaucarnea recurvata
Brahea armata
Chamaerops humilis
Cycas revoluta
Phoenix canariensis
Phoenix dactylifera
Phoenix reclinata
Phoenix roebellenii
Trachycarpus fortunei
Washingtonia filifera
Washingtonia robusta

Shrubs

Abelia grandiflora
Acacia cultriformis
Acacia longifolia
Acacia redolens
Alyogyne huegelii

Naked Coral Tree
 Pineapple Guava
 Raywood Ash
 Australian Willow
 Jacaranda
 California Walnut
 Chinese Flame Tree
 Glossy Privet
 Sweet Gum
 Brisbane Box
 Magnolia
 Cajeput Tree
 New Zealand Christmas Tree
 Olive
 Canary Island Pine
 Italian Stone Pine
 Torrey Pine
 Queensland Pittosporum
 London Plane tree
 Purple Leaf Plum
 Ornamental Pear
 Evergreen Pear
 Coast Live Oak
 Engelman Oak
 Holly Oak
 Golden Trumpet Tree
 Tipu Tree

King Palm
 Queen Palm
 Bottle Palm
 Mexican Blue Palm
 Mediterranean Fan Palm
 Sago Palm
 Canary Island Date Palm
 Date Palm
 Senegal Palm
 Pygmy Date Palm
 Windmill Fan Palm
 California Fan Palm
 Mexican Fan Palm

Glossy Abelia
 Knife Acacia
 Sydney Golden Wattle
 Prostrate Acacia
 Blue Hibiscus

Arbutus unedo 'Compacta'
 Artemisia californica
 Bougainvillea species
 Buxus macrophylla japonica
 Calliandra haematocephala
 Callistemon citrinus
 Carissa grandiflora
 Ceanothus species
 Cistus species
 Convolvulus cneorum
 Coprosma species
 Cotoneaster species
 Dietes vegeta
 Echium fastuosum
 Encelia californica
 Escallonia species
 Euryops pectinatus
 Galvezia speciosa 'Firecracker'
 Grevillea species
 Grewia occidentalis
 Heteromeles arbutifolia
 Lantana species
 Laurus nobilis
 Lavandula species
 Leptospermum species
 Ligustrum species
 Mahonia species
 Melaleuca nesophila
 Nandina domestica
 Photinia species
 Pittosporum species
 Prunus ilicifolia
 Rhamphiolepis species
 Rhus species
 Ribes species
 Rosmarinus species
 Simmondsia chinensis
 Viburnum species
 Xylosma congestum
 Zauschneria species

Succulents

Agave americana
 Agave attenuata
 Aloe species
 Lampranthus species

Dwarf Strawberry Tree
 Coastal Sagebrush
 Bougainvillea
 Japanese Boxwood
 Pink Power Puff
 Lemon-Scented Bottlebrush
 Natal Plum
 Wild Lilac
 Rockrose
 Bush Morning Glory
 Mirror Plant
 Cotoneaster
 Fortnight Lily
 Pride of Madeira
 Coast Sunflower
 Escallonia
 Euryops
 Island Bush Snapdragon
 Grevillea
 Lavender Starflower
 Toyon
 Lantana
 Sweet Bay
 Lavender
 New Zealand Tea Tree
 Privet
 Mahonia
 Pink Melaleuca
 Heavenly Bamboo
 Photinia
 Pittosporum
 Hollyleaf Cherry
 India Hawthorn
 Sumac
 Currant
 Rosemary
 Jojoba
 Viburnum
 Xylosma
 California Fuchsia

Century Plant
 N.C.N.
 Aloe
 Ice Plant

Perennials

Agapanthus africanus
Begonia species
Hemerocallis species
Heuchera species
Kniphofia uvaria
Limonium perezii
Lobelia species
Mimulus species
Pelargonium species
Phormium species
Salvia species
Strelitzia species
Yucca species

Lily-of-the-Nile
Begonia
Daylily
Coral bells
Red-Hot Poker
Sea Lavender
Lobelia
Monkeyflower
Geranium
New Zealand Flax
Sage
Bird-of-Paradise
Yucca

Vines

Bougainvillea species
Cissus species
Clytostoma callistegioides
Distictis species
Gelsemium sempervirens
Hardenbergia violacea
Jasminum species
Lonicera species
Mandevilla 'Alice DuPont'
Parthenocissus tricuspidata
Passiflora species
Thunbergia species
Trachelospermum species
Wisteria species

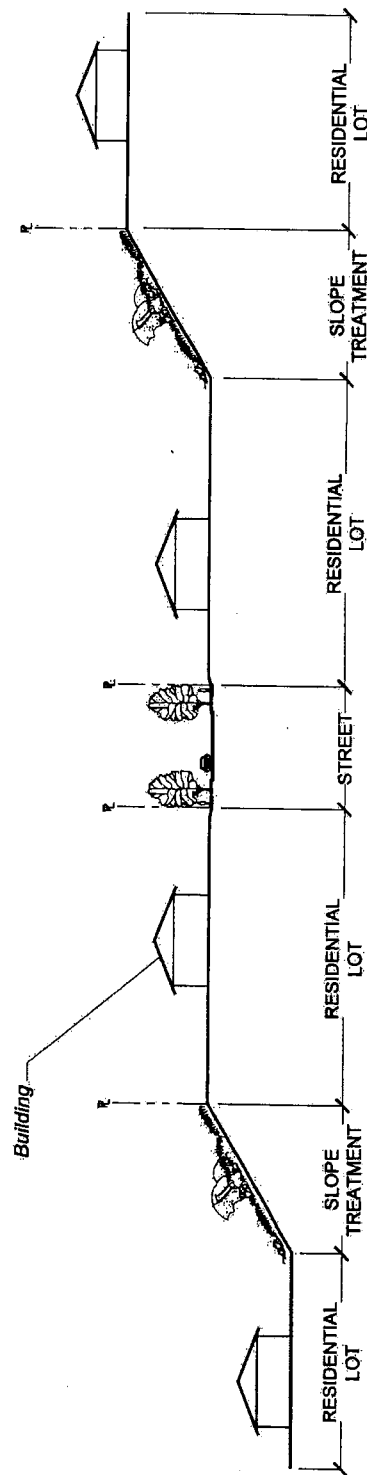
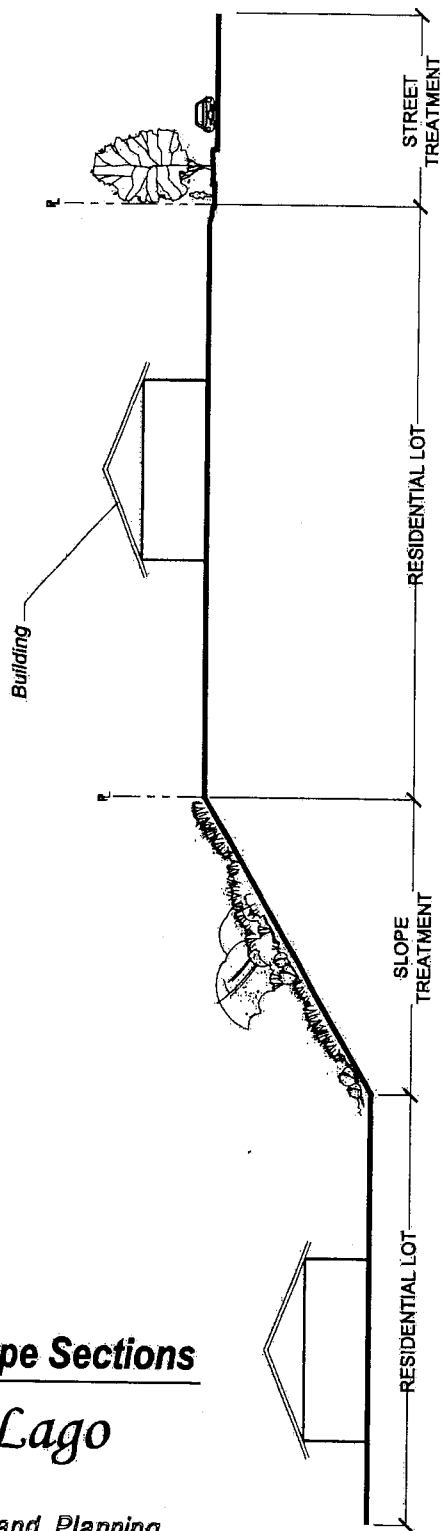
Bougainvillea
Cissus
Violet Trumpet Vine
Trumpet Vine
Carolina Jessamine
Lilac vine
Jasmine
Honeysuckle
Mandevilla
Boston Ivy
Passion Vine
Thunbergia
Jasmine
Wisteria

Note:

The Acceptable Plant Palette List is not all-inclusive. Other non-pyrophyte plant material may be used if approved by the Bella Lago HOA.

Typical Landscape Sections *Bella Lago*

ESRAM Land Planning
October 2002
Figure 5-1

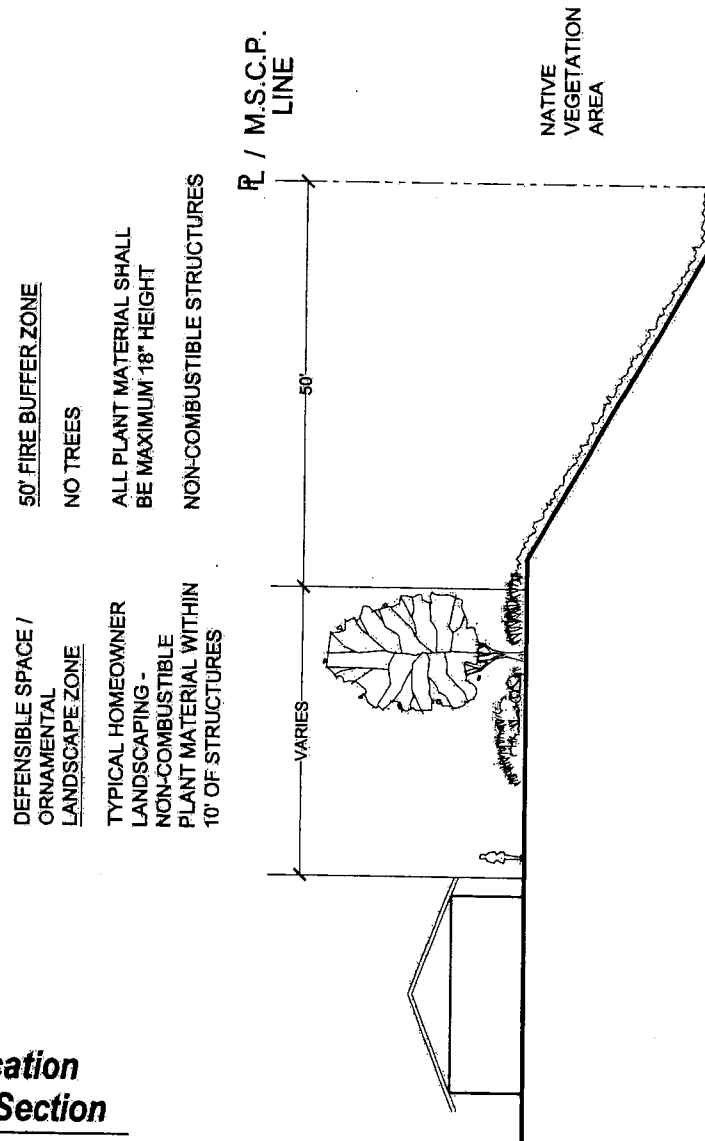


Typical Landscape Sections

Figure 5-1: Typical Landscape Sections

5. Fuel Modification Zone Plan Landscape Regulations

The Fuel Modification Zone Plan applies to the 50' fire buffer zone located within the rear yard of perimeter lots adjacent to natural open space areas. For a description of the fuel modification concepts, see Section 5.0 of the Bella Lago Conceptual Fuel Modification Zone Plan or refer to Appendix B for a condensed version of these concepts. A typical cross-section of the concept is shown below.



Fuel Modification Landscape Section

Bella Lago

ESTRADA Land Planning

October 2002
Figure 5-2

Figure 5-2: Fuel Modification Section

-
- a. Fuel Modification Zone Setback Area – (*Shown on Figures 4-1 through 4-27 Lot Specific Setback Maps*). This area starts at the MSCP Open Space Reserve line and/or the project perimeter boundary and moves inward towards the developed area for 50 feet. The following landscape standards apply to this area:
1. No trees are allowed within this area.
 2. Ornamental shrubs, lawn, and groundcovers less than 18" in height are permitted.
 3. All landscaping must be permanently irrigated.
 4. Landscaping shall be selected from the approved plant palette titled Biologically Acceptable Plant List for Fuel Modification Zones located in this chapter.
- b. Maintenance and Enforcement – The following conditions are included in the Bella Lago Homeowner Association CC&R's and must be maintained:
1. The homeowner is personally responsible for all fuel treatment measures on their lot.
 2. The Bella Lago HOA Board has the responsibility and authority for enforcing fuel treatment measures on all lots and restrictions on building of combustible structures on all restricted lots. The Chula Vista Fire Department will hold the Bella Lago HOA accountable for enforcement of all wildland fire protection issues discussed in this plan.
 3. All Manufactured Slopes located outside a lot boundary and the Low Fuel Volume Buffer Strip fuel treatment will be annually maintained according to the criteria established in this CFMZP by the Bella Lago HOA.
 4. The Bella Lago HOA Board is responsible to the City of Chula Vista Fire Marshall for the annual completion of all Fuel Modification Treatments prior to June 15th.
 5. All property owners are members of the Bella Lago HOA and will financially support the annual maintenance of all required Fuel Modification Areas surrounding the Bella Lago development.
 6. The HOA Board must have authority for enforcing the ban on **NO TRASH DUMPING OR DISPOSAL OF YARD TRIMMINGS IN THE DESIGNATED OPEN SPACE OR IN THE FUEL TREATMENT ZONES.**
 7. All individual lot landscaping plans, including additional structures, must be approved by the Bella Lago HOA Board and under the guidance of the Chula Vista Fire Department and Landscape Architecture Division.
 8. All fuel modification zones shall be clearly marked for purposes of guiding annual fuel management maintenance operations.

c. Fuel Modification Plant List

The following plant list is a modification of the list included in the Bella Lago Conceptual Fuel Modification Zone Plan, a previously submitted technical report. Plants that were not appropriate for use adjacent to biologically sensitive areas were deleted from the original list.

The following plant list shall be used for Fuel Modification Zones adjacent to biologically sensitive areas. The remaining Fuel Modification Zones may utilize any permanently irrigated, non-pyrophyte plant material maintained under 18-inches high.

Biologically Acceptable Plant List For Fuel Modification Zones

	Botanical Name	Common Name	Plant Form
1.	Achillea tomentosa	Wooly Yarrow	Low shrub
2.	Agave victoriae-reginae	Queen Victoria agave	Accent
3.	Aloe aristata	Ncn	Ground cover
4.	Aloe brevifolia	Aloe	Ground cover
5.	Aloe vera	Medicinal Aloe	Succulent
6.	Anigozanthus flavidus	Kangaroo Paw	Perennial accent
7.	Antirrhinum nuttalianum ssp. Nuttalianum	Ncn	Subshrub
8.	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	Ground cover
9.	Arctostaphylos edmundsil	Little Sur Manzanita	Ground cover
10.	Arctostaphylos uva-ursi	Bearberry	Ground cover
11.	Baccharis pilularis ssp. Consanguinea	Chaparral Bloom	Shrub
12.	Baileya multiradiata	Desert Marigold	Ground cover
13.	Bromus carinatus	California Brome	Grass
14.	Camissonia cheiranthifolia	Beach Evening Primrose	Perennial subshrub
15.	Carissa macrocarpa	Green Carpet Natal Plum	Ground cover/Shrub
16.	Ceanothus griseus horizontalis	Yankee Point	Ground Cover
17.	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	Shrub
18.	Ceanothus prostratus	Squaw carpet ceanothus	Shrub
19.	Cerastium tomentosum	Snow-in-summer	Ground cover/shrub
20.	Clarkia bottae	Showy Fairwell to Spring	Annual
21.	Collinsia heterophylla	Chinese Houses	Annual
22.	Coprosma kirkii	Creeping Coprosma	Ground cover/Shrub
23.	Coprosma pumila	Prostrate Coprosma	Low Shrub
24.	Coreopsis californica	California Coreopsis	Annual
25.	Coreopsis lanceolata	Coreopsis	Ground cover
26.	Correa pulchella	Australian Fuchsia	Ground cover
27.	Croton californicus	California Croton	Ground cover
28.	Dichelostemma capitatum	Blue Dicks	Herb
29.	Dudleya lanceolata	Lance-leaved Dudleya	Succulent
30.	Dudleya pulverulenta	Chalk Dudleya	Succulent
40.	Eriastrum sapphirinum	Mojave Wooly Star	Annual
41.	Eschscholzia californica	California Poppy	Flower

42.	Fragaria chiloensis	Wild Strawberry/ Sand Strawberry	Ground cover
43.	Frankenia salina	Alkali Heath	Ground cover
44.	Gilia capitata	Globe Gilia	Perennial
45.	Gilia lephantha	Showy Gilia	Perennial
46.	Gilia tricolor	Bird's Eyes	Perennial
47.	Gnaphalium californicum	California Everlasting	Annual
48.	Grindelia stricta	Gum Plant	Ground cover
49.	Helianthemum mutabile	Sunrose	Ground cover/Shrub
50.	Helianthemum scoparium	Rush Rose	Shrub
51.	Iberis sempervirens	Edging Candytuft	Ground cover
52.	Iberis umbellatum	Globe Candytuft	Ground cover
53.	Isocoma menziesii	Coastal Goldenbush	Small shrub
54.	Iva hayesiana	Poverty Weed	Ground cover
55.	Juncus acutus	Spiny Rush	Perennial
56.	Kniphofia uvaria	Red Hot Poker	Perennial
57.	Lantana montevidensis	Trailing Lantana	Shrub
58.	Lasthenia californica	Dwarf Goldfields	Annual
59.	Lonicera subspicata	Wild Honeysuckle	Vining shrub
60.	Lotus heermannii	Northern Woolly Lotus	Perennial
61.	Lotus scoparius	Deerweed	Shrub
62.	Lupinus arizonicus	Desert Lupine	Annual
63.	Myoporum parvifolium	Ncn	Ground cover
64.	Myoporum 'Pacificum'	Ncn	Shrub
65.	Nassella [stipa] lepida	Foothill needlegrass	Ground cover
66.	Nassella [stipa] pulchra	Purple needlegrass	Ground cover
67.	Nemophila menziesii	Baby Blue Eyes	Annual
68.	Oenothera speciosa	Showy Evening Primrose	Perennial
69.	Pelargonium peltatum	Ivy Geranium	Ground cover
70.	Potentilla glandulosa	Sticky Cinquefoil	Subshrub
71.	Santolina chamaecyparissus	Lavender Cotton	Ground cover
72.	Santolina virens	Green Lavender Cotton	Shrub

Adapted from, *FIREWISE 2000 Recommended Plant List For Fuel Modification Projects in San Diego County* by Richard E. Montague.

6. Landscape and Irrigation Standards

The installation of the project landscape and irrigation shall conform to the City of Chula Vista Landscape Manual. Standard details will be followed to assure uniformity and a high quality of materials and workmanship. Materials and equipment shall be standardized for ease of maintenance and storage.

7. Landscape Maintenance

The developer will be responsible for landscape maintenance during project implementation. Ultimate responsibility for maintenance will be with individual private property owners, Homeowners Association and public agencies. Definition of these responsibilities will occur during the subdivision review process. The following depicts landscape maintenance responsibilities:

a. Individual Private Property Owner Maintenance

The individual property owner will be responsible for maintaining landscaping within privately owned areas under the following guidelines: All front yard areas from back of sidewalk to residence (and side yards adjacent to another homeowner lot) will be the responsibility of the property owner, and all rear yard landscaping including upslopes within rear yards will be the responsibility of each individual property owner.

b. Homeowners Association

The majority of landscape maintenance responsibility will be with the Homeowners Association. These associations will maintain all landscape areas not maintained by the private property owner or a public agency. These areas include all common areas and open space, entry landscaping, parkway streetscapes and designated slopes with maintenance easements.

c. Public Works Department

Public streets, walks and trails which are located within the public R.O.W. and drainage structures, other than those designed as swales or brow ditches, will be the maintenance responsibility of the Public Works Department.

C. Community Fencing and Walls

Project fencing and walls will be an important design feature for unifying and identifying Bella Lago. Fences and walls will be seen from outside and inside the project and one of the first elements that help establish the quality of the project. The material, style, and height of walls will be consistent throughout the community in order to ensure visual consistency and will be of a type that would reflect and enhance the natural character of the area.

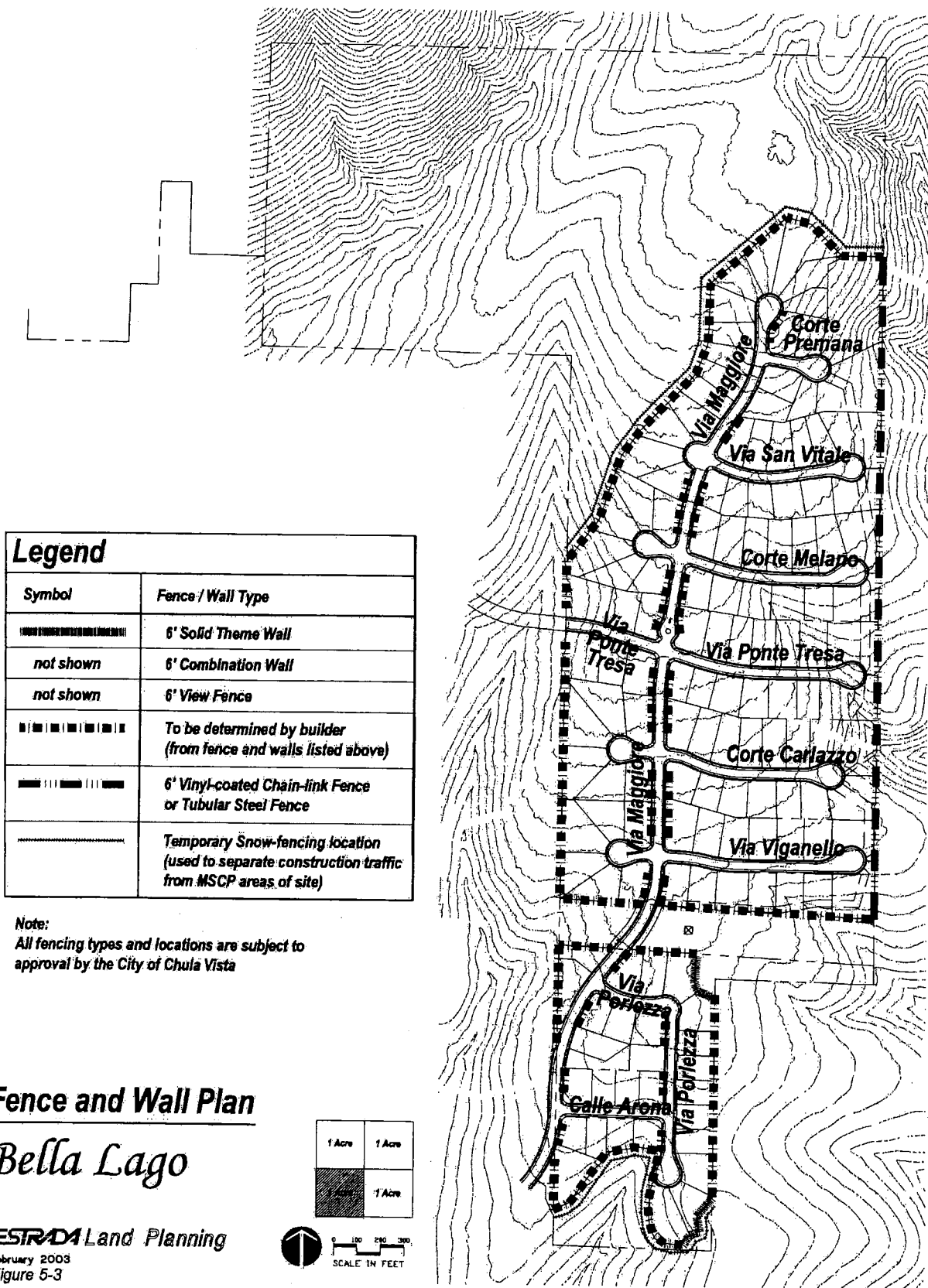


Figure 5-3: Fence and Wall Plan

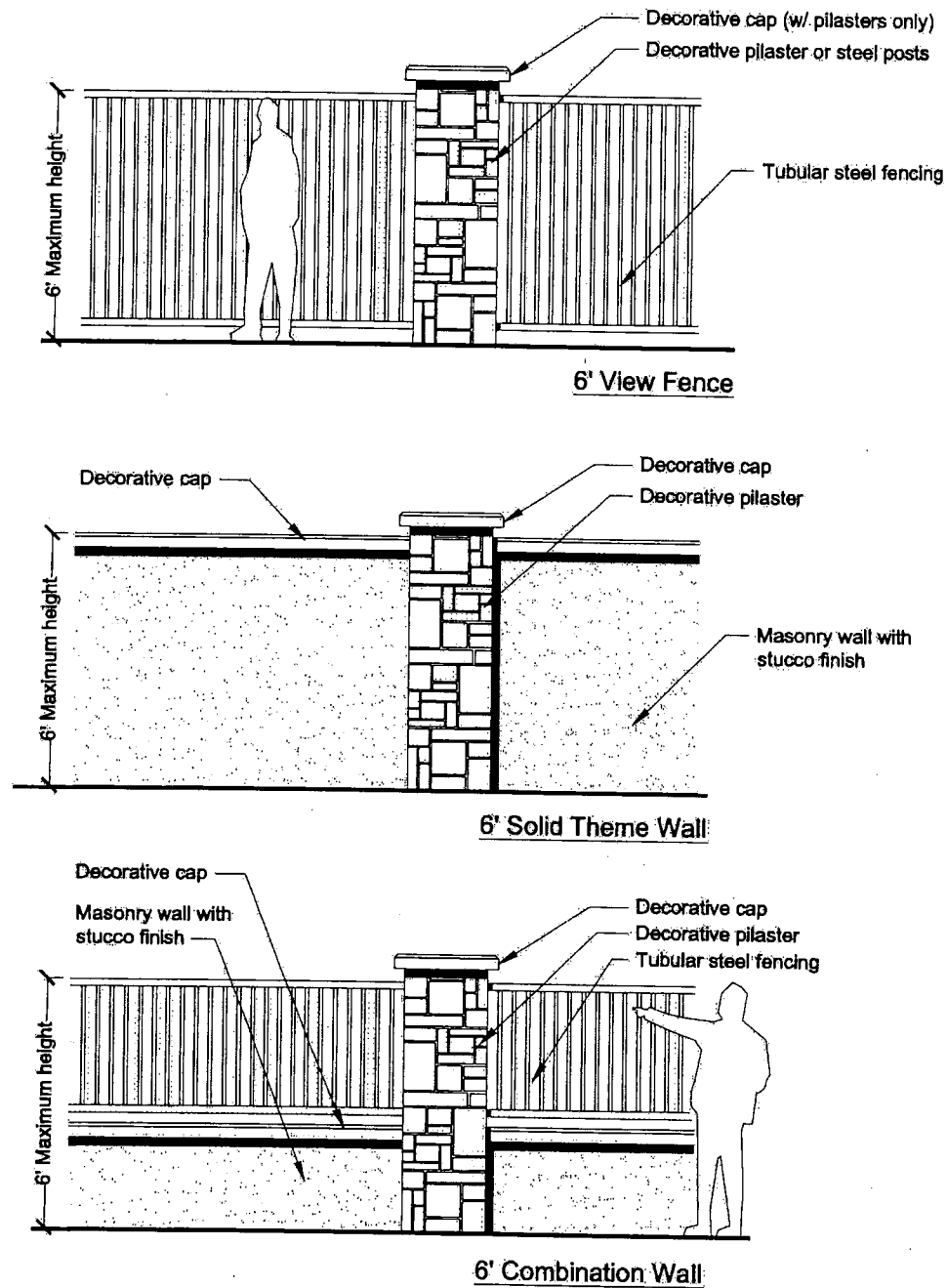
1. Community Fencing Types

Each type of fence serves a particular purpose. The sound wall is a masonry wall intended to provide privacy and aesthetics. The solid theme wall is used where visual privacy is needed, but protection from noise of arterial highways is not important. This wall uses a pilaster similar to the sound wall, but may use fence boards between. An open wall is used where a physical barrier is needed, but views need to be preserved. Within Bella Lago, tubular steel fencing between the theme pilasters is proposed as the open wall. Chain-link fencing will be used in areas adjacent to the U.S. Fish and Wildlife Service preserve land (located to the east of Bella Lago) wherever solid walls are not being proposed to minimize intrusion by domesticated animals. The chain-link fencing shall be black powder-coated to visually blend into the existing natural setting.

The pilaster serves as the unifying design element among the different fence types and will establish the theme for community fencing. They should be set at logical points along the fence line (eg. property lines, intersections, corners, etc.) but no more than 150 feet apart. However, chain-link fencing located adjacent to the U.S. Fish and Wildlife Service preserve land will not use pilasters since the fence is intended to blend into the natural setting. In this situation, structural steel posts will be utilized instead of pilasters.

Exterior fences should be designed and placed according to the following guidelines:

- Walls should be made of a texture surface material that is compatible with the design of the neighborhood area
- The monotony of a long wall should be broken by visual relief through periodically recessing the wall or constructing pilasters.
- Landscaping, such as trees, shrubs or vines, should be used to soften the appearance of the wall.
- Walls which serve as a subdivision exterior boundary should be four to six feet in height depending upon the conditions that exist.
- Combined solid fencing, walls and open fencing may be used to create interest. Masonry walls are required only where necessary for noise attenuation.
- Fencing design should avoid long continuous runs. Jogging the fence line to avoid monotony is encouraged.



Fence and Wall Elevations

Bella Lago

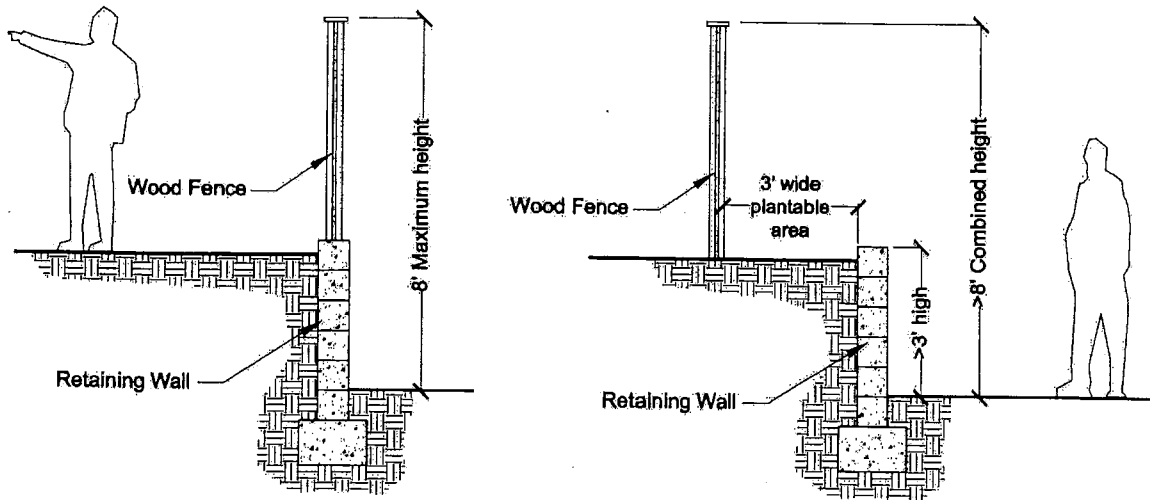
ESTRADA Land Planning

October 2002
Figure 5-4

Figure 5-4: Community Fencing Types

2. Combined Fence and Wall Guidelines

The combining of a conventional fence on top of a retaining wall can result in an overall height that is not desirable. Therefore, the combining of walls is generally discouraged. Where necessary, the design shall be within the combined limits indicated in Figure 5-5.



Fence and Wall Sections

Bella Lago

ESTRADA Land Planning

October 2002

Figure 5-5

Figure 5-5: Combined Fence and Wall Sections

3. Community Gated Entry

The current lotting study proposes a gated entry to be located along the primary north-south road (Via Maggiore) between lots 82 and 88 to serve the northernmost lots of Bella Lago (lots 89-140). As an alternate option, the project anticipates possible gated entries to be located at both points of access to the site from surrounding developments. The southern portion of the site may be gated along Via Maggiore near lot 23, while the northern portion may be gated along Via Ponte Tresa between lots 85 and 86. The alternate gate locations shall be consistent with the existing layout as shown on the following pages, including the possible impacts to the lotting study.

Gated areas will be designed to provide ample turnaround radius and will meet the City of Chula Vista Planning, Police and Fire Department requirements for development regulations and safety issues. Exact locations of gated entries (if developed) will be determined by the location shown on the Final Map.

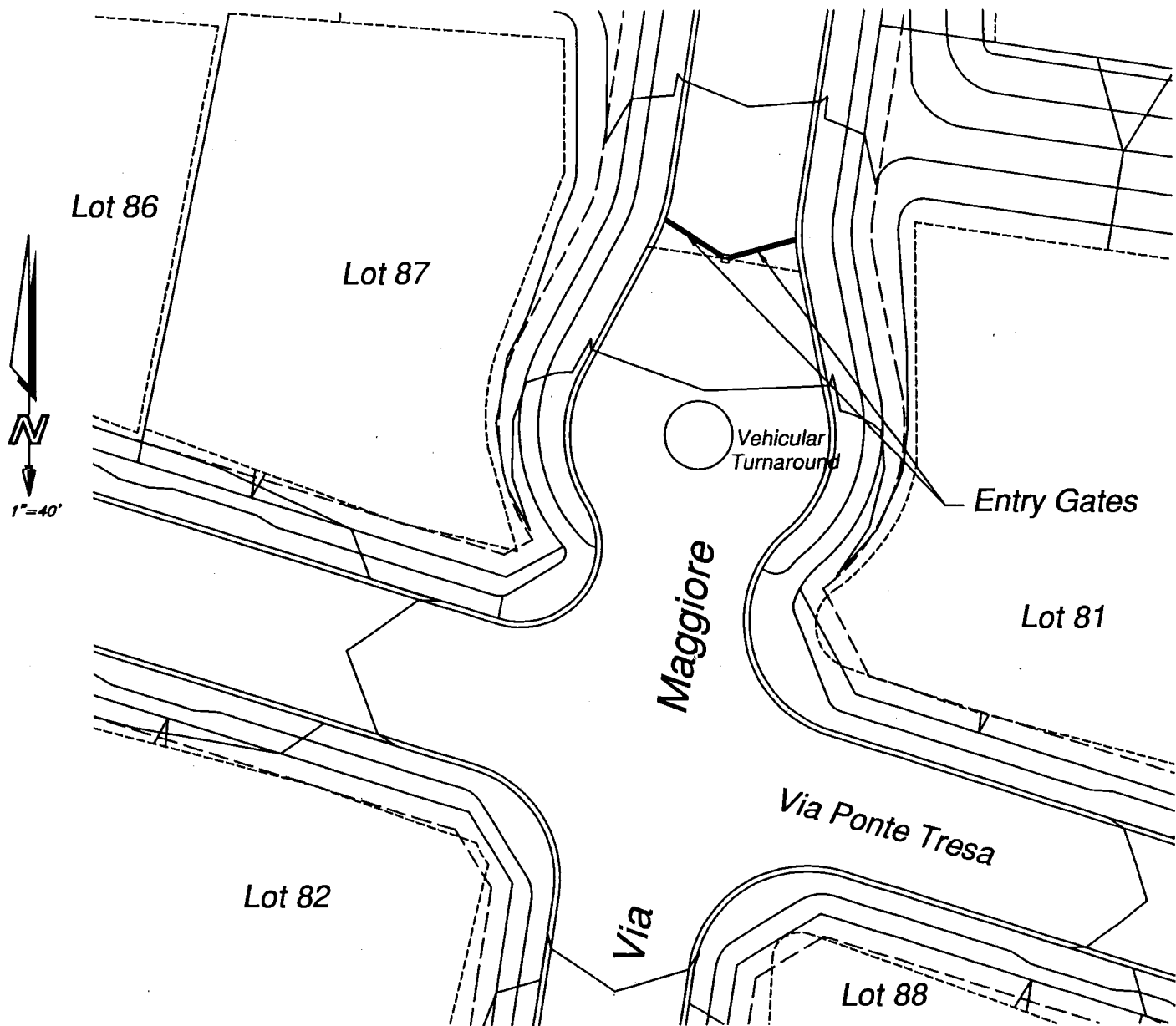


Figure 5-6: Community Entry Location

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Figure 5-7: Community Entry Location

Bella Lago Precise Plan

City of Chula Vista, California 02/21/03, Revised: 01/12/06

Chapter 5 – Design Guidelines

5-20

VI Administrative Procedures

A. Implementation of Precise Plan

Purposes and Intent

The purpose of this chapter is to define the administrative procedures and requirements with which property owners and builders within Bella Lago will need to comply to obtain improvement plan or construction plan approvals or building permits. The provisions of Chapter 19.14 of the Chula Vista Municipal Code apply to the issuance of such approvals and permits except where special procedures are required or defined in this Precise Plan.

For matters relevant to the proper development and use of property within Bella Lago and not addressed herein, the provisions of Title 19CVMC Zoning Ordinance shall apply. In the event of conflicting standards, these Precise Plan Regulations shall apply.

B. Modifications to Precise Plan

The regulations and standards established by this Precise Plan may be modified after initial adoption by the City of Chula Vista provided that the modifications are reviewed and approved under the applicable provisions of the General Plan and approved by the City.

Any application for modification must indicate the specific nature of the changes proposed, along with justification for the changes. The applicant must provide revised text, maps, figures or exhibits, as applicable, in both clean and strike-out/underline formats.

Depending upon the nature of the changes proposed, supplemental environmental analysis may be necessary in order to comply with the California Environmental Quality Act (CEQA). In its application, the applicant must provide an initial study or analysis of the potential impacts of the proposed changes relative to the impacts analyzed in the original Environmental Impact Report.

City staff will receive, critique and analyze the application materials. City staff will then make a determination of whether the proposed changes are in substantial conformance with this Precise Plan and whether additional environmental study or analysis is required under CEQA. If City staff can make a finding of substantial conformance, then City staff shall issue approval, and no further action will be required.

If City staff cannot make a finding of substantial conformance, then City staff shall process the application as an amendment to this Precise Plan and shall prepare and present a recommendation for approval, conditional approval or denial to the Planning Commission. The Planning Commission shall then consider the application and make a recommendation of approval, conditional approval or denial to the City Council. The City Council's decision shall be final and there shall be no further rights of administrative appeal.