IX. Infrastructure and Public Facilities

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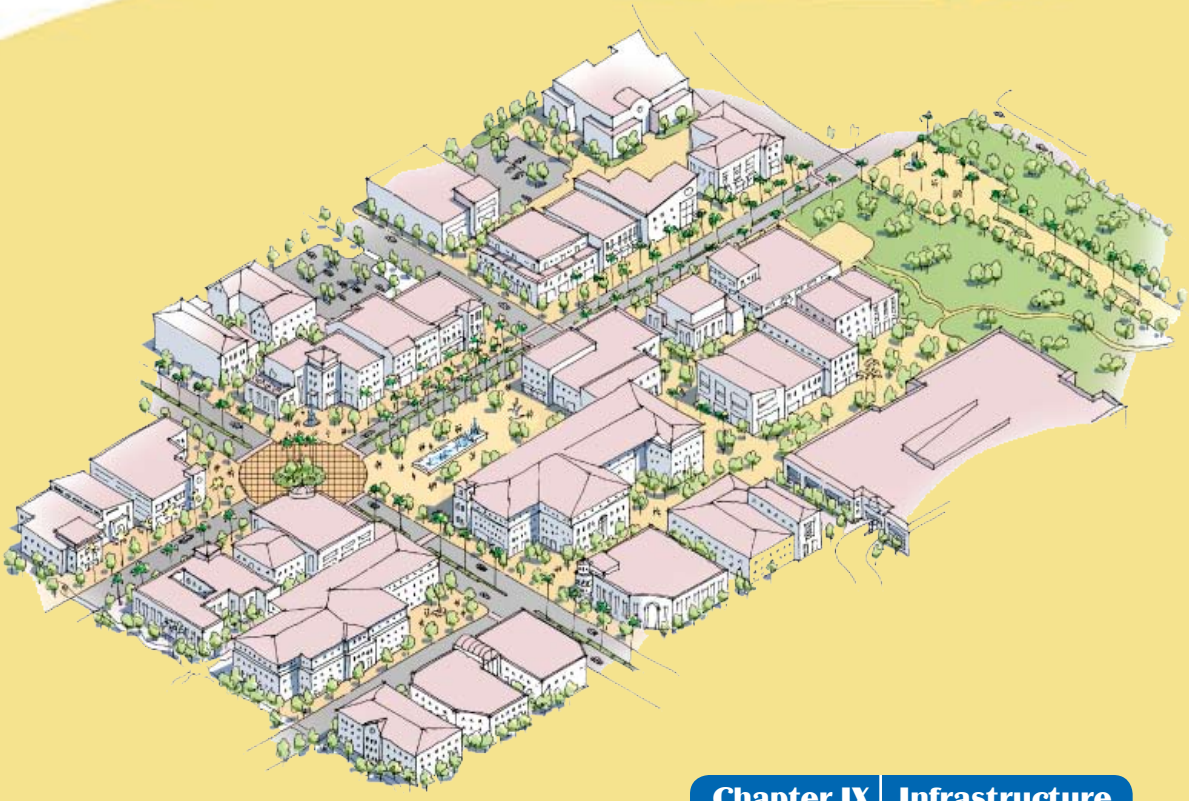


IX. Infrastructure and Public Facilities

A. Introduction

The purpose of this chapter is to describe the infrastructure and public facilities applicable to the Specific Plan, including water supply, sewer, drainage, solid waste disposal, law enforcement and emergency services, schools, parks and recreation facilities, and energy and telecommunications. As part of its overall facilities planning and maintenance activities, the infrastructure related to the Specific Plan area has been studied during the City's General Plan effort. Since the Specific Plan implements the General Plan, these studies provide the basis of utilities and services needed for the Urban Core. Information from these studies and the corresponding city-wide implementation strategies are relied upon in large part for this chapter and have been brought forward into the Specific Plan for reference.

The Public Facilities and Services Element of the City's General Plan establishes a comprehensive strategy to provide and maintain infrastructure and public services for future growth without diminishing services to existing development. Public facilities collectively refer to utilities such as water, sewer, drainage, power and telecommunications services. Public services collectively refer to schools, library, law enforcement and fire protection. The City of Chula Vista includes public facilities and services in the General Plan that support and enrich the community including parks and recreation centers, art and cultural facilities and programs, childcare opportunities and health and human services. This chapter of the Specific Plan focuses on the General Plan proposals and criteria that have particular relevance to the Urban Core area.

B. Growth Forecasts

Based on the City of Chula Vista's General Plan, the City's population is projected to reach approximately 300,000 by the year 2030. The General Plan (2005) includes intensification of retail, office and residential uses with relatively lower emphasis on industrial uses in western Chula Vista, as compared to the previous version. The General Plan also proposes the replacement of a significant amount of existing lower density commercial and residential development in western Chula Vista with mixed use and higher density residential types.

Within the Specific Plan area, the implementation of the General Plan will result in a net increase of 7,100 dwelling units, an increase of commercial retail development by 1,000,000 square feet, increase of commercial office development by 1,300,000 square feet and the introduction of 1,300,000 square feet of visitor serving commercial use. The net increase in dwelling units would result in a population increase for the plan area of 18,318 persons (using a factor of 2.58 persons per household).

The foregoing calculation of population relies largely on historic family size information. The changing form of western Chula Vista may alter these forecasts significantly. The population projection will be affected by any change in national and regional demographics brought about by rates of immigration, aging in the population and alterations in birth rates. Moreover, the kind and intensity of development proposed for the focus areas of the Specific Plan and the pace of development within the Specific Plan area may result in changes to the historically observed family size and makeup.

Historically, smaller attached dwellings in multi-family developments have historically had lower family sizes than single family housing. Recent infill and urban core neighborhood developments in the San Diego region reflect even lower household populations and fewer minors per dwelling, with many developments predominantly occupied by childless couples of all ages. Calculating and tracking trends in the occupancy of the planned multi-family dwellings of the Urban Core will be critically important to correctly plan and program for facilities such as parks and schools.

C. Water, Sewer, Drainage and Solid Waste

1. Water Supply

Chula Vista has historically received the majority of its water supply from the San Diego County Water Authority (CWA). The CWA generally imports from 75 to 95 percent of this water from the Metropolitan Water District (MWD) of Southern California. The Sweetwater Authority provides water service to western Chula Vista, including the Specific Plan area. The Sweetwater Authority assures conformance to the same quality and service standards established by the State Department of Health Services (DHS) and the federal Clean Water Act. In addition to providing water supplies, the Sweetwater Authority provides emergency storage systems and implements conservation efforts.

Sweetwater Authority indicates approximately $5 million in incremental capital costs for system improvements to serve western Chula Vista per General Plan projections. Approximately $3 million of this amount will be for pipeline needs and the remaining $2 million will go toward increasing treatment capacity at the Perdue Treatment Plant. These amounts reflects capital costs in excess of what is currently planned to accommodate growth under the 1989 General Plan. These capital improvements are addressed by the Sweetwater Authority through its development impact fee structure, which is subject to ongoing review during the 30-year plan development period.

2. Sewer

Sewer services are essential for public health, safety and welfare. The City maintains and operates sewer facilities in the form of wastewater/sewer pipelines. These facilities feed into the larger regional system for treatment and disposal.

The City is already engaged in planning and upgrading improvement projects and will continue to do so in a phased manner under an adopted wastewater master plan. Connection fees are the primary funding source for capital improvement costs.

The City of Chula Vista purchases wastewater treatment capacity from the City of San Diego's Metropolitan Wastewater System (METRO). This allows the City to treat and dispose of wastewater flows at METRO facilities. The City's future wastewater flows will exceed the current treatment capacity necessitating the need to purchase additional capacity (in a phased manner). The City of Chula Vista has purchased 19.8 million gallons per day (MGD) of capacity rights in the METRO Sewage System. Based on existing conditions in 2004, the City discharges approximately 16.6 MGD into the METRO Interceptor. Based on flow analyses, it is estimated that by the year 2030, the City will generate

approximately 6.4 MGD of additional sewage. The General Plan (2005) projects an additional treatment capacity need of 1.57 MGD at buildout in western Chula Vista, which includes the projected demand of approximately 0.88 MGD for the Specific Plan area. These needed improvements equate to a cost of approximately $20.4 million.

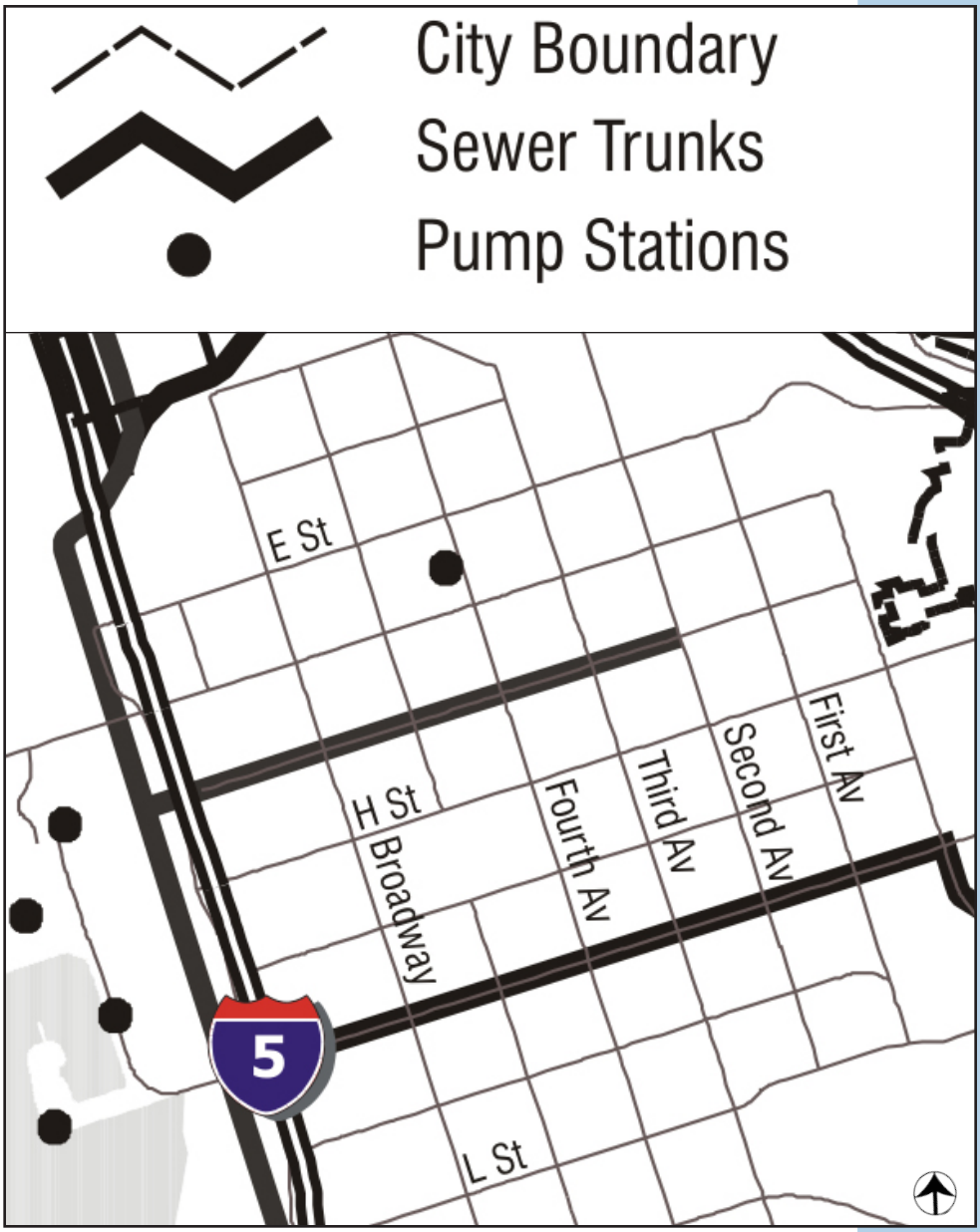
It is important to note that these are broad and preliminary estimates and are based largely on the wastewater generation rates stated in the Wastewater Master Plan, which will be subject to periodic update and review throughout the life of the Specific Plan. The City currently operates and maintains approximately 400 miles of sewer pipelines, ranging in size from 6 inches to 48 inches in diameter, as well as an extensive network of manholes, metering stations, pump lifts and lift stations (See Figure 9.1 Backbone Infrastructure for Wastewater Collection.)

The system is the subject of ongoing review and wastewater master plans. An update of the plan has been prepared in support of the General Plan Update (2005). In addition to maintaining the existing systems and replacing outdated components, the City must also address system upgrades and expansions to accommodate new sewer connections, especially in the eastern portion of the City. The costs of system upgrades, capacity and infrastructure management and planning is reflected in connection fees and sewer rates.

3. Drainage Infrastructure

Drainage facilities are public improvements to control storm water runoff so that peak runoff does not threaten public health or safety in the form of flooding and erosion. The City maintains strict requirements for sediment control from water runoff, which are reviewed and applied to new development on a project-by-project basis. These requirements are found in various programs and policies, including the City of Chula Vista Grading Ordinance, Subdivision Manual, Storm Water Management Standards Requirements Manual, development and redevelopment projects and "best management practices" (BMP) requirements for construction sites.

The condition of the overall drainage system is the subject of a Drainage Master Plan, which is undertaken and continually monitored for any major deficiencies or problems. (See Figure 9.2 Drainage Channels.) Within already urbanized areas such as the Urban Core, most needed drainage facilities are already in place, and since runoff is largely not changed by the redevelopment of one land use into another, the system of facilities for storm water runoff are equally largely in place. With the monitoring and review of construction and water quality practices conducted for each development project, the City, working through its Drainage Master Plan has a program in place to control runoff and meet applicable water quality standards.



Backbone Infrastructure for Wastewater Collection (Source: City of Chula Vista)

Fg. 9.1

Drainage Channels (Source: City of Chula Vista)

Fg. 9.2

Chula Vista is part of the San Diego watershed area. The San Diego watershed area's National Pollutant Discharge Elimination System (NPDES) permit requires that all runoff be treated so that pollutant levels at the storm water outfalls are minimized to the maximum extent practicable. Subsequently, drainage infrastructure may need to be constructed or modified to insure that "first flush" pollutants are captured through the Chula Vista Storm Water Management Unit. Typically, NPDES on-site detention/desiltation facilities will be required on development projects. The City will maintain its ability to enforce adequate maintenance of these facilities. The Environmental Element of the General Plan (2005) also addresses drainage issues throughout the City as they relate to water quality.

4. Solid Waste Infrastructure and Operations

The City of Chula Vista has established an exclusive franchise collection agreement with Pacific Waste Services for the removal, conveyance, and disposal of any non-recyclable waste. The agreement is in effect through June 2028 with extension clauses for both City and Pacific Waste Services. The agreement includes a number of programs and incentives for the franchise and the public to maximize recycling and other forms of landfill diversion. Pacific Waste's parent company, Allied, owns and operates both the Otay Landfill and the Sycamore Canyon Landfill located further north in San Diego County. Most of the solid waste generated in the City is disposed at the Otay Landfill.

The Otay Landfill is estimated to reach capacity in the year 2028. In south San Diego County, an area in East Otay Mesa was previously identified by the County as a tentative site. However, the County is no longer pursuing landfill siting at this location and there are no private siting efforts currently proposed. Once the Otay Landfill is closed, it is anticipated that a portion of the site could be used for a trash transfer facility and/or a Material Recovery Facility (MRF) where recyclables are prepared for secondary markets. The City has also acquired rights to approximately 30 acres of space at the Otay Landfill for a composting facility when the landfill closes. Therefore, continued efforts to expand recycling and to accommodate compostable materials will reduce future waste transfer costs.

The City has the ability to control waste production within its general plan area, including the Urban Core. Current solid waste management strategies include source reduction, recycling and composting to decrease the waste stream impacting landfills.

5. Objectives and Policies

Objectives and policies directing water, sewer and drainage facilities are arranged around specific topics or issues. The following pages describe an issue or topic and how the City has planned for adequate service for the Specific Plan through the General Plan policies. Supporting objectives and policies follow the discussion.

a. General Plan Discussion: Keeping Pace with Growth and Maintenance Needs (Water, Sewer, Drainage) (PFS 1)

The City and its servicing districts strive to maintain existing water, sewer and drainage facilities to meet current and future demand and to comply with federal, state, and local requirements. The challenge posed by density increases in older parts of the City system is to repair existing deficiencies and maintain and possibly upsize older infrastructure. Over time, as the City continues to expand and additional water, sewer and drainage facilities are added, the demand for maintenance, along with associated fiscal impacts, will also grow.

Recent assessments have been completed to address water supply, wastewater and drainage facilities. The Water Supply Assessment prepared by the Sweetwater Authority dated June 8, 2005 evaluates existing conditions and future water needs for the Specific Plan. Existing average water demand for the Specific Plan area is cited as 1.96 MGD with a projected average water demand of 3.54 MGD at 2030 buildout. The Sweetwater Authority, Metropolitan Water District of Southern California and San Diego County Water Authority are implementing plans that include projects and programs to help ensure that the existing and planned water users within Sweetwater Authority's service area have an adequate supply. By using a variety of water supply sources, including importation, the Sweetwater Reservoir, National City Wells, and Reynolds Desalination, and by implementing conservation programs, sufficient water supply will be available for anticipated development under the Specific Plan.

The Wastewater Master Plan, prepared by PBS&J for the City of Chula Vista and dated May 2005, provides a comprehensive review and evaluation of the City's wastewater collection, conveyance, and treatment capacity requirements under existing and ultimate buildout conditions. Specific recommendations are made for the repair, upgrading, and buildout of wastewater collection and pumping facilities. The City currently has capacity rights in the METRO system (comprised of conveyance, treatment, and disposal facilities) equal to 19.8 MGD and will soon be allocated additional capacity through a re-rating process currently underway.

Wastewater facility improvements recommended for the Specific Plan area include:

- *Colorado Street Sewer Main (replace 1,314 feet of pipe between K Street and J Street)*
- *Center Street Main (replace 630 feet of pipe between Fourth Avenue and Garrett Avenue)*
- *Police Station Department (SPS-01) New Pump Station*
- *G Street (SPS-02) New Pump Station*

The Wastewater Master Plan also provides sewer system design standards and capital improvements program recommendation,s as well as a capacity fee update and facilities financing plan for both METRO facilities and Chula Vista pipelines, to ensure adequate wastewater facilities are provided for the Specific Plan area.

The 2004 Drainage Master Plan prepared by PBS&J for the City of Chula Vista consists of a city-wide hydrologic analysis and an updated version of the City's storm water conveyance system GIS database. The Drainage Master Plan includes 21 stand-alone technical appendices, each one with hydraulic calculations and accompanying 200-scale work maps. The hydraulic analyses were prepared for the 50-year and, where required, 100-year storm events for existing and projected conditions. Recommendations are provided for replacement of corrugated metal pipe (CMP) storm drain facilities as well as other capital improvement strategies. Additional updates and recommendations will be available upon the County of San Diego's completion of a calibration study to supplement the existing Hydrology Manual.

General Plan Policies Related to the Urban Core

1) *"For new development, require on-site detention of storm water flows such that, where practical, existing downstream structures will not be overloaded. Slow runoff and maximize on-site infiltration of runoff." (PFS 1.4)*

   Development within the Urban Core will be reviewed within the context of the drainage master plan and water quality rules applicable to the development, on a project-by-project basis.

2) *"To avoid recently improved streets from being torn up repeatedly, maintain a comprehensive facility phasing and capital improvement program. The program should be based on anticipated land development and be conducted in coordination with all utilities." (PFS 1.6)*

   The Urban Core facilities program, summarized in the following chapter, sets out timeframes for the improvement of streets, sidewalks

and other improvements. These timeframes will be coordinated with the master plans for sewer and drainage to minimize disruption of public streets.

3) *"Identify ways to obtain timely funding for public facility and service needs. Upon request by community representatives, facilitate the possible formation of assessment districts to finance public infrastructure, upgrades and maintenance." (PFS 1.7)*

The criteria are largely applicable to eastern territories, where master planned communities can facilitate the implementation of such districts. The implementation program for the Urban Core will act in a similar fashion to program and time facilities with need.

The above-described Water Supply Assessment, Wastewater Master Plan and Drainage Master Plan analyze the existing and future facilities needs for Chula Vista, including the Specific Plan area. With implementation of recommended improvements and programs, adequate facilities will be provided to serve the Urban Core as relates to water, wastewater and storm water drainage.

b. General Plan Discussion: Meeting Demand Through Alternative Technologies (PFS 2)

Growth will generate increased demand for water delivery and for sewer and drainage systems throughout the City. Water will continue to be a limited resource in semi-arid southern California. The ability to treat wastewater will be affected by the limitations of the San Diego Metro system. Drainage facilities will need to handle increased storm water runoff and potential pollutants in the face of increased growth and diminishing supplies of land. Building more infrastructure and acquiring more capacity can and should be offset by using alternative technologies to handle demand both in the older established parts of the City and in the newly developing areas. The following objective and policies address meeting resource and service demands through use of alternative technologies.

General Plan Policies Related to the Urban Core

1) *"As part of project construction and design, assure that drainage facilities in new development incorporate storm water runoff and sediment control, including state-of-the-art technologies where appropriate." (PFS 2.2)*

The City conducts and maintains a Storm Water Master Plan. It also reviews new development in a manner consistent with the applicable water quality standards.

c. General Plan Discussion: Long-Term Water Supplies (PFS 3)

The California Water Code requires all urban water suppliers within the state to prepare urban water management plan(s) and update them every five years, in years ending in five or zero. The plans are to identify supply and demand, infrastructure and funding. In accordance with the Act, the County Water Authority (CWA) adopted an Urban Water Management Plan in 2000 and will be updating it in 2005. The 2000 Plan forecasts total projected water demand for the entire area served by the CWA as 813,000 acre-feel of water in the year 2020. This figure includes municipal, industrial and agricultural demand and is adjusted for conservation savings. The report estimates total projected local water supplies in the year 2020 as 223,500 acre-feet. Local water supplies include surface water, water recycling, groundwater and seawater desalination. Through a shortage contingency analysis, the report also concludes that the CWA and its member agencies, through Emergency Response Plans (ERP) and Emergency Storage Projects (ESP), are taking actions to prepare for and appropriately handle a catastrophic interruption of water supplies.

While the CWA relies almost entirely on water imported from outside the region, the Sweetwater Authority has historically imported less than half of its water to meet demand. The Authority's remaining supply has been from two large local surface water reservoirs, Sweetwater and Loveland, which store surface runoff from the Sweetwater River. The Authority also adheres to development of additional local resources such as groundwater pumping and groundwater desalination. As the City grows, the need to identify the long-term supply of water continues.

The Water Supply Assessment prepared by the Sweetwater Authority dated June 8, 2005 evaluates existing conditions and future water needs for the Specific Plan. Existing average water demand for the Specific Plan area is cited as 1.96 million gallons per day (MGD) with a projected average water demand of 3.54 MGD at 2030 buildout. The Sweetwater Authority, Metropolitan Water District of Southern California and San Diego County Water Authority are implementing plans that include projects and programs to help ensure that the existing and planned water users within Sweetwater Authority's service area have an adequate supply. By using a variety of water supply sources, including importation, the Sweetwater Reservoir, National City Wells, and Reynolds Desalination, and by implementing conservation programs, sufficient water supply will be available for anticipated development under the Specific Plan.

<u>General Plan Policies Related to the Urban Core</u>

1) *Assist the water agencies (Sweetwater Authority) in preparing and maintaining Urban Water Management Plans that identify water demand anticipated by existing and new development. (PFS 3.1)*

    This activity will largely occur through city-wide development monitoring and reporting.

d. General Plan Discussion: Long-Term Sewer Capacities (PFS 4)

The City maintains and regularly updates a Wastewater Management Plan to evaluate the adequacy of the existing wastewater collection system to sustain the long-term growth of the City. The Wastewater Management Plan helps the City budget for Capital Improvement Projects (CIP), allocate resources for the acquisition of additional sewage capacity, and determine the short and long-term sewer capacity needs of the City.

General Plan Policies Related to the Urban Core

1) *"Continually monitor wastewater flows and anticipate future wastewater increases that may result from changes in adopted land use patterns." (PFS 4.1)*

    As cited above, the City's Wastewater Master Plan is undertaken to identify needed expansions, which are paid for by connection and service fees.

e. General Plan Discussion: Providing for Solid Waste Disposal (PFS 24)

The following objective and policies address the efficient handling of solid waste throughout the City. The important and related topics of reducing overall solid waste and of handling hazardous wastes are addressed in the Environment Element, Chapter 9 of the City of Chula Vista's General Plan. The Otay Landfill is estimated to reach capacity within the next 23 years, requiring closure of the facility. Meeting future needs of the planning area may require the creation of a regional transfer station, where solid waste collected from individual collection routes is transferred into large trucks for disposal. The transportation of solid waste to an alternate site must occur in an efficient manner that restricts adverse circulation, visual, and noise impacts.

General Plan Policies Related to the Urban Core

1) *"Plan for adequate systems and facilities to manage the City's solid waste generation, treatment and disposal." (PFS 24.1)*

    Solid waste programs and recycling are addressed through city-wide programs. Design Guidelines are provided in the Specific Plan for future development which reflect the ability to service for trash and recycling collection.

D. Law Enforcement, Fire Protection and Emergency Services

1. Facilities and Services

In the City of Chula Vista, fire protection and emergency medical services are provided by the Chula Vista Fire Department. Law enforcement services are provided by the Chula Vista Police Department. Fire stations are dispersed throughout the City, while police facilities are centered in headquarters located in downtown Chula Vista (See Figure 9.4 Police and Fire Station Locations.) The current Fire Station Master Plan calls for nine fire stations, eight of which have been constructed. The Master Plan is being updated to reflect changes to General Plan and to respond to a revised set of performance criteria as proposed in the Fire Department Strategic Plan. Therefore, the number and location of future fire stations, along with how the stations are equipped, is subject to change.

To maintain the high level of dependable, competent fire protection and emergency medical services the City enjoys, several strategies will continue to be employed. The City will continue to use a growth-related service standard, through its Growth Management Ordinance and program, to help determine if public safety is adequately protected. Fire Department staffing and equipment will continue to be expanded as needed to meet the service standard and to minimize hazards to the firefighters and public, in conformance with changes to the updated Fire Department Master Plan. The Fire Department will continue to enhance its capabilities and staffing through mutual aid agreements with fire departments in the surrounding communities.

Similar strategies also facilitate the provision of law enforcement services that meet the City's needs. The Department will continue to monitor calls for service, analyze crime statistics and resident survey data, and make changes in staffing and patrols to reflect the growing community's needs.

Effective fire protection, emergency medical, and law enforcement services require two-way relationships with the community. The unique needs and conditions in the community must be understood and the community must lend support to the various programs and efforts of the Police Department and Fire Department. The City encourages active participation by the Fire and Police Departments in all facets of community life, including involvement in area business, senior, and youth activities.

2. Disaster and Emergency Response Program

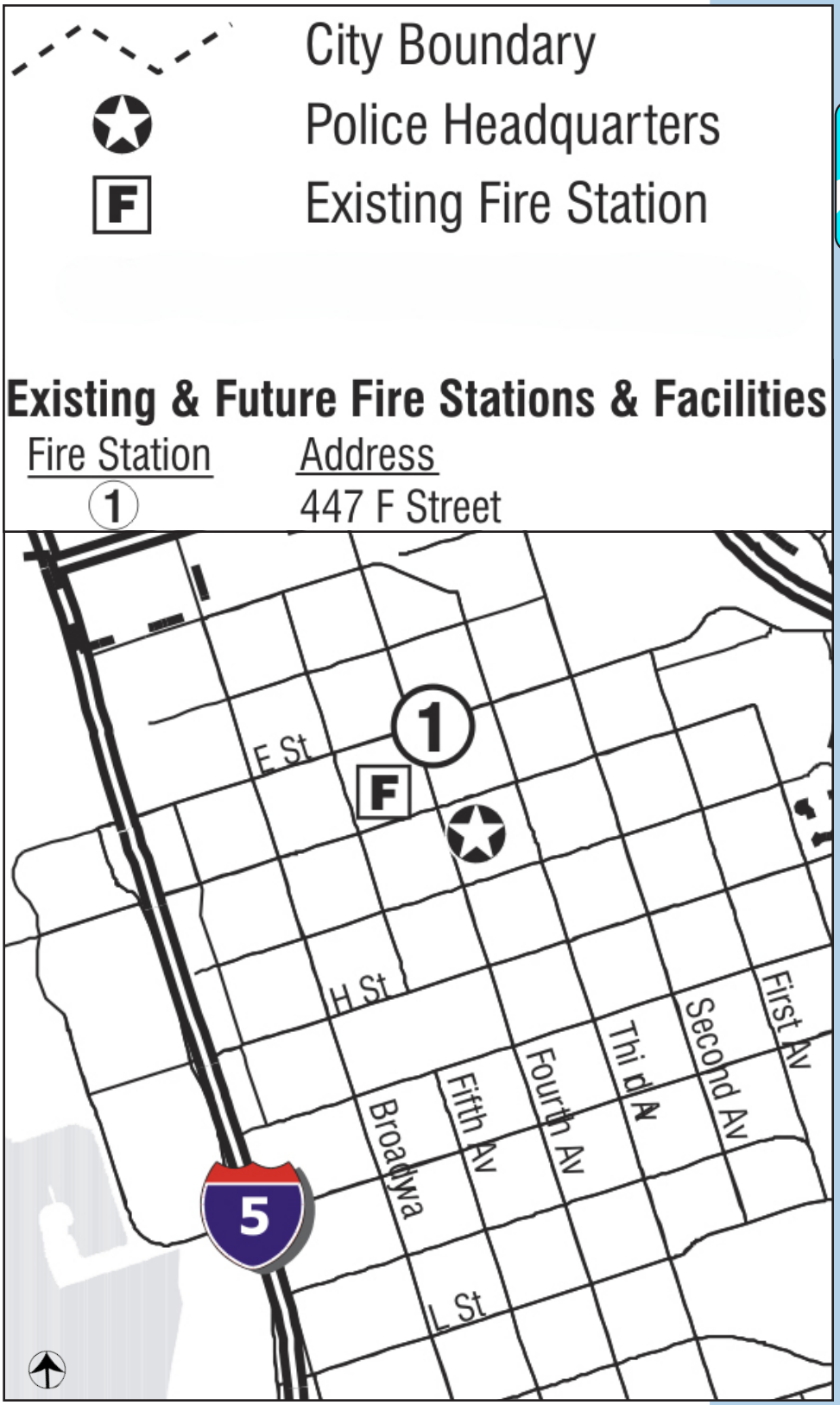
State regulations establish the Standardized Emergency Management System, or SEMS. The system includes requirements for incident command systems, multi-agency coordination systems, mutual aid agreements and the "operational area" concept. As an agency (municipality) with emergency response capability within the state, Chula Vista is required to use the SEMS system.

Chula Vista provides for the preparation and carrying out of plans for the protection of persons and property within the City in the event of an emergency (Municipal Code, Chapter 2.1.4 Emergency Organization Department). The Code requires coordination of the emergency functions of the City with other public agencies, corporations, and organizations.

There may be occasions when a limited scale evacuation is the appropriate response to an emergency situation. Under these circumstances, people should be evacuated to neighborhood and community schools, hospitals and public facilities, where they could receive adequate care and treatment. In the event of a major disaster, where a large part of the City may require evacuation, the circulation routes serving the Specific Plan area are:

- *I-5, I-805, and SR-54*
- *E Street, H Street, J Street, and L Street*
- *Broadway, Fourth Avenue, Hilltop Drive, and Third Avenue*

The Disaster Management Act of 2000 requires that, in order to remain eligible for post-disaster Federal Emergency Management Agency (FEMA) funding after November 2004, every jurisdiction in the United States must have an approved Hazard Mitigation Plan (HAZMIT Plan) to address the management of and response to emergency situations. In addition, to be eligible for pre-disaster FEMA funding for use in hazard mitigation, each jurisdiction's approved HAZMIT Plan must include the planned uses of these funds. The City of Chula Vista adopted a HAZMIT Plan in May 2004 to help mitigate impact to the City in the event of a natural or man-made disaster. The City's HAZMIT Plan was included in the San Diego County Multi-Jurisdictional HAZMIT Plan submitted to FEMA for approval in compliance with Federal Law.



Police and Fire Station Locations (Source: City of Chula Vista) **Fg. 9.3**

3. Objectives and Policies

Objectives and policies directing law enforcement, fire protection and emergency responses are arranged around specific topics or issues. The following pages describe an issue or topic and how the City has planned for adequate service for the Specific Plan through the General Plan. Supporting objectives and policies follow the discussion.

a. General Plan Discussion: Keeping Pace with Growth (Police, Fire Protection & Emergency Medical Service) (PFS 5)

The City of Chula Vista has experienced significant residential growth over the last decade. The majority of new growth has occurred in the east, where continued relatively high growth is expected in the coming years, along with density increases in the west. Fire protection, emergency medical service and police services will need to expand to match the demand brought on by this anticipated growth.

While fire stations are located throughout the City, the Police Department maintains one police headquarters, located in the western portion of the City. The police headquarters is sufficient to accommodate the growth projected in the Specific Plan.

General Plan Policies Related to the Urban Core

1) *"Continue to adequately equip and staff the Fire Department to ensure that established service standards for emergency calls are met." (PFS 5.1)*

2) *"Upgrade fire and emergency medical equipment as required to protect the public from hazards and to ensure the safety of the fire fighters." (PFS 5.2)*

b. General Plan Discussion: Emergency Response and Development (PFS 6)

General Plan policies and Growth Management standards tie new development and redevelopment to the provision of adequate public facilities and services, including police and fire protection. Some design characteristics, such as narrow street widths, aim to create walkable communities, serve to establish an overall neighborly atmosphere, and tend to reduce traffic speeds. In mixed use neighborhoods, density increases may result in taller buildings. The evolving urban form and the cumulative increase in development will affect emergency service response times as well as the equipment, facilities and personnel needed for fire and police services.

"Crime Prevention Through Environmental Design" (CPTED) is a method of incorporating design techniques into projects to help reduce the potential for

crime. CPTED is used in the development of parks, residential and commercial projects, schools, transit stations and parking lots to reduce the number of calls for service. The reduced call volume may favorably impact response times. CPTED includes the use of four primary strategies:

- *Providing natural access control into areas,*
- *Improving natural surveillance (i.e., increasing "eyes on the street"),*
- *Maintaining and managing a property to reduce crime and disorder, and*
- *Using territorial reinforcement to distinguish private space from public space.*

General Plan Policies Related to the Urban Core

1) *"Continue to require new development and redevelopment projects to demonstrate adequate access for fire and police vehicles." (PFS 6.1)*
2) *"Require new development and redevelopment projects to demonstrate adequate water pressure to new buildings." (PFS 6.2)*
3) *"Encourage Crime Prevention Through Environmental Design (CPTED) techniques in new development and redevelopment projects." (PFS 6.3)*

   Project review within the Specific Plan shall include the above-listed criteria. Design requirements and recommendations found in Chapter VII - Design Guidelines require future projects within the Specific Plan area to incorporate CPTED principles.

c. General Plan Discussion: Emergency Response Program (PFS 7)

A city-wide emergency response program provides the framework for responding to any type of emergency or disaster that might occur in Chula Vista. Accomplishing efficient emergency response involves coordination with other agencies regarding disaster preparedness, preparation and regular update of the emergency response plan, education of residents and businesses about the plan and about evacuation routes, and periodic training of City staff and other emergency response staff to effectively implement the plan.

General Plan Policies Related to the Urban Core

All General Plan policies within this criterion are implemented city-wide.

d. General Plan Discussion: Post Emergency Response (PFS 8)

In the event of disasters and emergencies, a swift and efficient response minimizes injuries, casualties and property damage. Planning post-disaster operations ensures the safety, health and welfare of our residents by allowing critical operations to continue as expeditiously and efficiently as possible following a catastrophic event. Post-disaster analysis will help the City improve safety plans and responses.

General Plan Policies Related to the Urban Core

All General Plan policies within this criterion are implemented city-wide.

E. Schools

1. School Facilities

Excellent schools are assets to any community. Two school districts serve the City. Chula Vista Elementary School District (CVESD) operates kindergarten through sixth grade; Sweetwater Union High School District (SUHSD) operates junior and senior high schools and ancillary programs. Higher education is available through Southwestern Community College.

As of 2004, the CVESD operates 42 schools and the SUHSD operates 26 schools, both within and outside the boundaries of the City of Chula Vista. (See Figure 9.4 Existing Primary and Secondary Schools Serving Chula Vista.) Both districts actively plan for modernization and expansion of campuses to accommodate anticipated increases in enrollments. The districts have completed improvements through modernization programs and bond issues or prepared modernization plans in preparation for construction.

2. Objectives and Policies

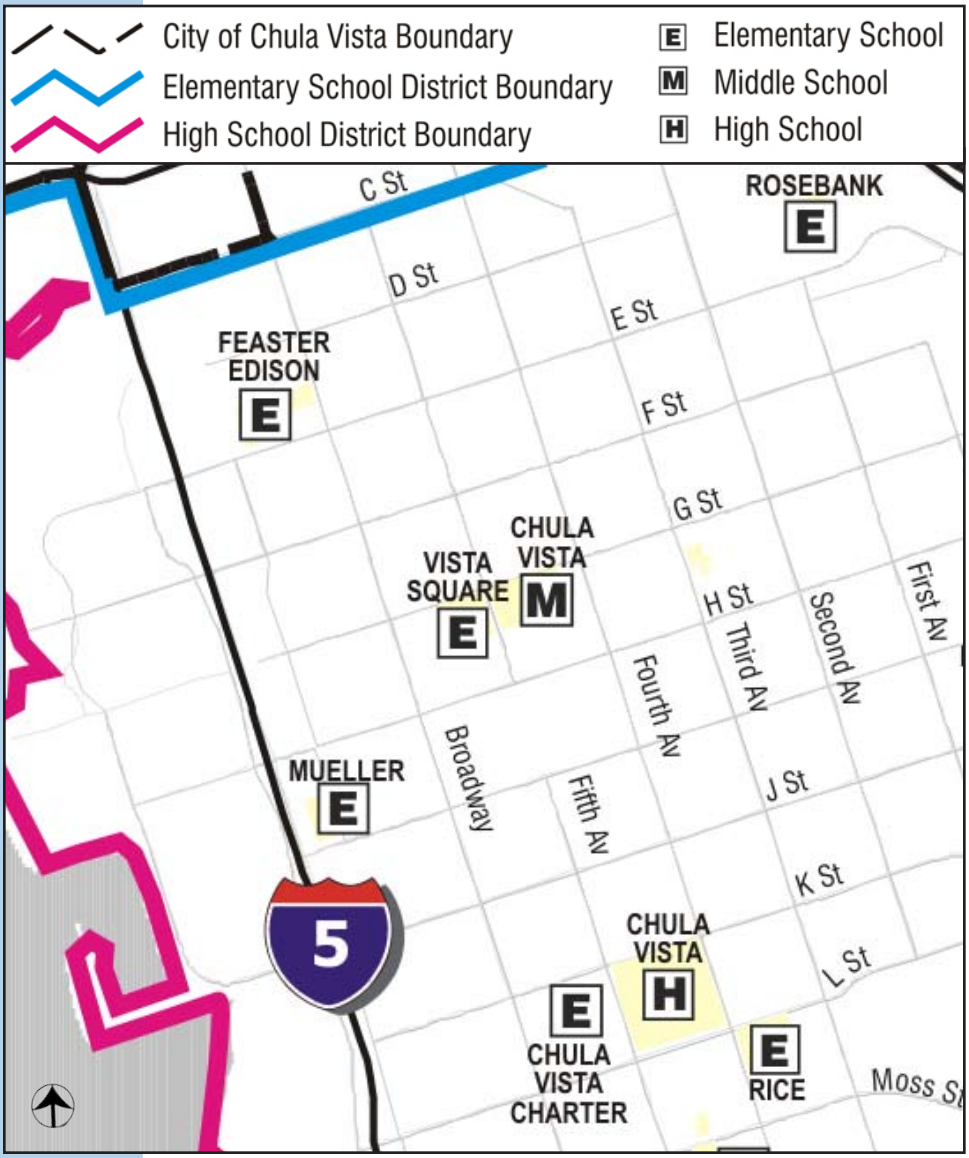
Objectives and policies impacting schools are arranged around specific topics or issues. The following pages describe an issue or topic and how the City has planned for adequate service for the Specific Plan through the General Plan. Supporting objectives and policies follow the discussion.

a. General Plan Discussion: Keeping Pace with Growth and Technology (School Facilities) (PFS 9)

Population growth in western Chula Vista may impact existing, older school facilities. Modernization of school campuses is expected to continue as the school districts plan for facility improvements. Technology continues to change the work place and the social and cultural environments of our community. The school system, which helps shape our children and our future, must keep pace with development. While siting of schools falls under the jurisdiction of the local school districts, not the City, it is the City's intent to facilitate the district's efforts to provide school services.

<u>General Plan Policies Related to the Urban Core</u>

1) *Continue coordinating with local school districts during review of land use issues requiring discretionary approval to provide adequate school facilities, to meet needs generated by development, and to avoid overcrowding in accordance with guidelines of Government Code 65996(b). (PFS 9.1)*



Existing Primary and Secondary Schools Serving Chula Vista (Source: City of Chula Vista)

Fg. 9.4

2) *Encourage the consideration of new approaches to accommodate student enrollments, including alternative campus locations and education programs. (PFS 9.2)*

3) *Assist school districts in identifying and acquiring school sites for new construction in needed time frames. (PFS 9.3)*

4) *Assist school districts in identifying sources of funding for the expansion of facilities in western Chula Vista as needed based on growth. (PFS 9.4)*

5) *Work closely with the school districts to identify needs for public education facilities and programs, including developing and expanding extra-curricular recreation and educational programs for primary, secondary, and adult education, and providing state-of-the-art information services. (PFS 9.5)*

The foregoing policies reflect the need to plan and implement schools over the relatively long period of development implementing the Specific Plan. Cooperation in projecting growth and monitoring new development and the resulting demographics will assure that existing schools are expanded or new schools are built at the time of need.

b. General Plan Discussion: Site Location and Design (School Facilities) (PFS 10)

School districts control site selection and school design. In all instances, safe pickup and drop-off of students is a primary concern. Schools are generally designed with the intent of adding modular units to accommodate temporary spikes in student enrollment. While both Chula Vista school districts use this strategy, drawbacks include the fact that the units displace parking, open space and recreation areas. Some schools in western Chula Vista are already running out of limited buildable space and have no room to expand the campuses horizontally in the current land locked locations.

General Plan Policies Related to the Urban Core

1) *"Continue to coordinate and make recommendations to the school districts and property owners and developers on the location, size and design of school facilities relative to the location in the community. Encourage school districts to consider joint use and alternative structural design such as multi-story buildings where appropriate." (PFS 10.1)*

Alternative structural designs will be especially important within the Urban Core due to land availability.

2) *"Encourage the central location of new schools within the neighborhoods or areas they serve so as to further community development and enhance the quality of life." (PFS 10.4)*

3) *"Coordinate with the school districts on the design of school grounds and fields to provide for use of these facilities by the City's Youth Sports Council leagues." (PFS 10.5)*

Joint use of facilities by the City and the School District can maximize the public use of school and park sites.

F. Parks and Recreation

1. Facilities and Programs

Parks and recreation facilities and programming are essential to the health and welfare of the individuals living and working in the City of Chula Vista. Parks can provide a relief from the stress of daily life and can contribute to neighborhood engagement, economic development and community revitalization. The different types of parks and recreation facilities found in Chula Vista are described below. (See Figure 9.5 Existing and Proposed Public Parks and Recreation Facilities.)

Community parks, designed to serve more than one neighborhood, are ideally 30 or more acres and provide a wide variety of facilities, including swimming pools, playing fields, recreation centers, cultural centers and picnic areas. Neighborhood parks are intended to serve local residents; range in size from 5 to 15 acres; and include open play space, playing fields, play equipment and picnic areas. Mini parks consist of both public and private facilities, are typically less than four acres in size, serve a small number of homes, and contain very limited facilities such as a tot lot or play structure and some grass play area. Public mini parks are typically located in the older western portion of the City.

Urban parks are generally located in urban downtown areas and may contain facilities such as public plazas, tot lots, play structures, public art features, sports courts (such as basketball or tennis), walking/jogging trails, dog walk areas, picnic or seating areas, some grass play area, and trees. Urban parks, which will occur where infill and redevelopment activity is likely to occur, may be considered for public park credit as a necessary component of an overall park service solution where available and affordable land is scarce. Similar to mini parks, urban parks may serve a smaller number of homes than neighborhood parks, depending on the ultimate housing density within the service areas. Urban parks will typically be less than four acres in size. Recreation facilities are generally located within community parks and include community centers, gymnasiums, swimming pools, youth centers, and senior centers.

Several related documents address the development of parks and recreation facilities in the City. The Chula Vista Parks and Recreation Master Plan, adopted in November 2002, contains an inventory of existing parks and recreations facilities, a needs assessment, and policies to implement the General Plan. The Master Plan envisions the City's park and recreation facilities as an integrated system of amenities, programs and services interwoven throughout over 700 acres of parkland to meet the expressed needs of the community.

The Greenbelt Master Plan identifies segments of an overall backbone system of 28 linear miles of open space and parks that encircle the City. It discusses unique opportunities for a continuous trail system to link City parks and other resources outside of the City boundary.

2. Objectives and Policies

Objectives and policies directing parks and recreation facilities and programs are arranged around specific topics or issues. The following pages describe an issue or topic and how the City has planned for adequate service for the Specific Plan through the General Plan. Supporting objectives and policies follow the discussion.

a. General Plan Discussion: Keeping Pace with Growth (Parks and Recreation) (PFS 14)

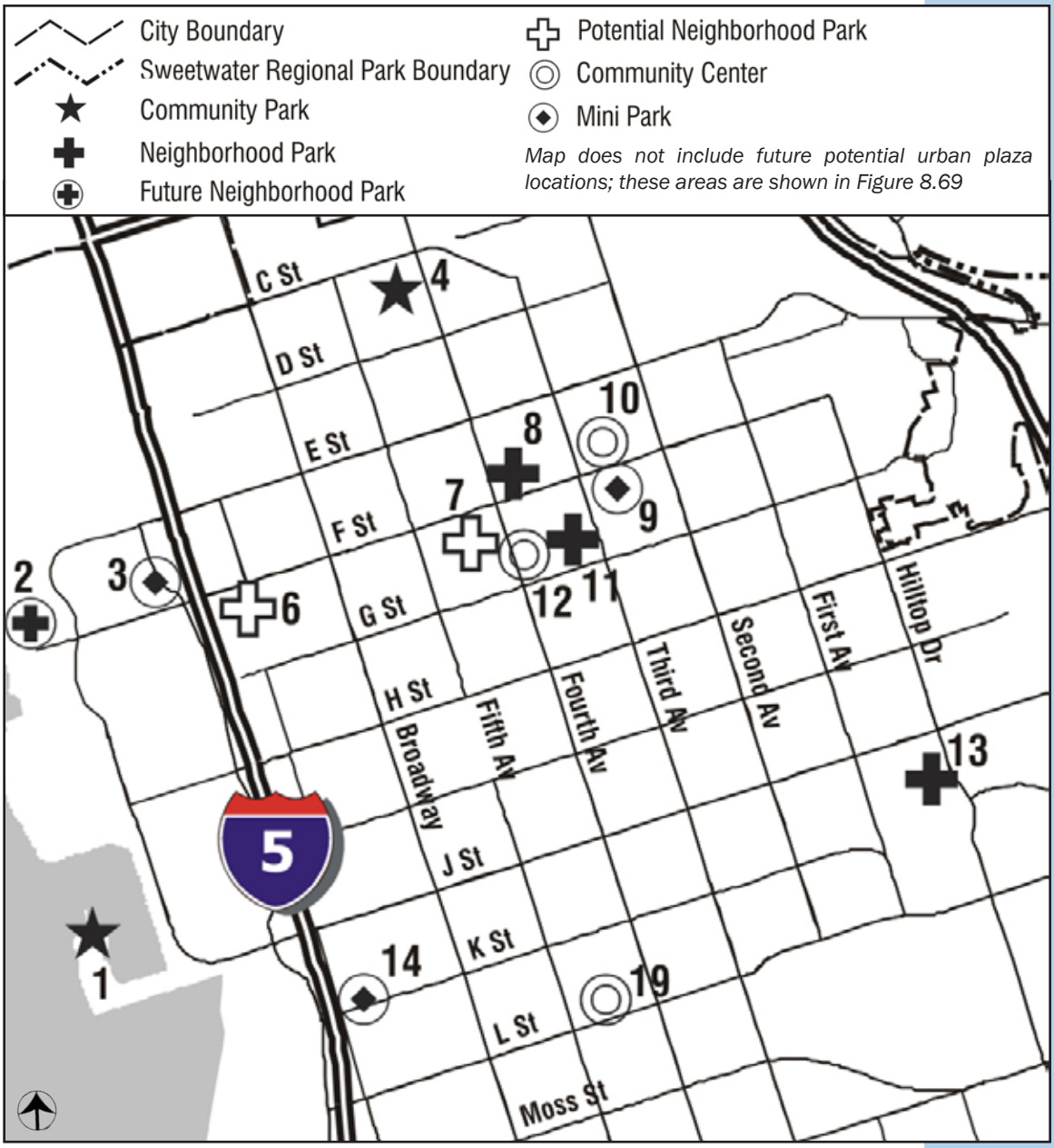
The City strives to maintain existing parks and recreation facilities, to offer recreational programs to meet current demand, and to plan and construct new parks and facilities and develop new programs to meet future demand due to growth. The majority of residential growth in the last decade has occurred in eastern Chula Vista; however, it is anticipated that significant growth will occur in both the east and the west in the future.

The Parks and Recreation Master Plan and Public Facilities Development Impact Fee program provide direction and financing for the size and location of parks and recreation facilities, based on population, density and land use designation.

Timely development and the provision of facilities, staffing, and equipment that is responsive to growth and community demands and expectations are important.

<u>General Plan Policies Related to the Urban Core</u>

1) *"Maximize the use of existing parks and recreation facilities through upgrades and additions/changes to programs to meet the needs of the community." (PFS 14.1)*
2) *"Construct new parks and recreation facilities that reflect the interests and needs of the community." (PFS 14.2)*
3) *"Continue to maintain and update the Chula Vista Parks and Recreation Master Plan, the Greenbelt Master Plan, the Park Dedication Ordinance and the recreation component of the Public Facilities Development Impact Fee, as needed." (PFS 14.3)*



Existing and Proposed Parks and Recreation Facilities (Source: City of Chula Vista)

Fg. 9.5

4) *"Use park dedication, location, site design and acceptance standards as provided in the Chula Vista Parks and Recreation Master Plan, the Park Dedication Ordinance and the Recreation DIF, as may be amended from time to time." (PFS 14.4)*

5) *"Work with proponents of new development projects and redevelopment projects at the earliest stages to ensure that parks, recreation, trails and open space facilities are designed to meet City standards and are built in a timely manner to meet the needs of residents they will serve." (PFS 14.5)*

6) *"Design recreation programs to reflect the interests and recreation needs of the children, teens, adults, and seniors living in our ethnically diverse city." (PFS 14.6)*

7) *"Explore opportunities for collaborations and partnerships with local organizations, expand use of volunteers, and develop commercial recreational facilities that meet public demand and need." (PFS 14.7)*

8) *"Continue to provide adequate park maintenance, park ranger service recreation services, staffing, and equipment to ensure safe, well-maintained facilities." (PFS 14.8)*

The foregoing policies will apply to recreation and park facilities within the Urban Core. The Parks and Recreation Master Plan and development impact fee programs will be monitored during the life of the Specific Plan and updated to meet service and demographic needs of the community.

b. General Plan Discussion: Meeting Park Demand (PFS 15)

Historic park development in western Chula Vista has been impacted by several factors: pre-existing park development standards that differ from current City standards, the Quimby Act - state legislation limiting park dedication requirements for new development, and Proposition 13- state legislation limiting property tax revenues. Increased residential densities and intensity of development will create a corresponding increase in demand for recreation facilities and programs. The current city-wide standard for new development provides for either the dedication or development of 3 acres of parkland for every 1,000 residents or the payment of in-lieu fees. The City's Recreation Development Impact Fee provides a funding mechanism for development of new recreation facility requirements. City-wide parkland and recreation development policies to guide future ordinances and master planning are identified below.

Scarce land tends to make parkland acquisition costs (in terms of cost of land and displacement) in western Chula Vista significantly higher compared to

the City's eastern territories. While future growth will result in the need and requirement for additional parklands and recreational facilities, there will be increased difficulty in securing appropriate park and recreation sites in western Chula Vista where land is largely built out. Lack of vacant and underutilized land, and/or competing demands and uses for land in the west provide challenges to increasing the park and recreation facility inventory. Maximizing the utility of existing parks and recreation facilities through renovation and expansion and consideration of non-active recreational uses within existing recreation needs is important in the western portion of the City; while this strategy will not provide additional park acreage, it will partially meet the needs of future residents. In addition to parkland acquisition efforts, potential solutions for new park sites include the covering of portions of I-5 to create park and open space areas and joint-use of school classrooms, playing fields and sports courts by the public via joint-use agreements. The provision of a community center within urban development areas should be considered, possibly within a new mixed-use environment.

An overall combination of park and recreation facilities that will serve all Chula Vista residents is planned. While a majority of the future demand for facilities may be met within planned public park sites, there will continue to be a need to rely on quasi-public park sites and joint-use facilities to increase the recreation facility inventory in the City. Details and strategies for meeting park demand will be addressed further through comprehensive revisions to the existing Parks and Recreation Master Plan.

General Plan Policies Polices Related to the Urban Core

1) *Continue to pursue a city-wide standard for the provision of developed parkland for new development projects on a basis equivalent to three acres per estimated one thousand new residents. (PFS 15.1)*
2) *Consider a combination of land dedication, improvements, and/or in-lieu fees for park development improvements in the Northwest and Southwest Planning Areas to better serve the public park and recreation needs of future residents. (PFS 15.2)*
3) *Consider a broad mix of park types and facilities toward meeting park requirements in the Northwest and Southwest planning areas in response to existing development conditions and lack of land availability. Such facilities could include urban parks, plazas, neighborhood parks and community parks to meet the parkland dedication requirements of new development in the west. (PFS 15.3)*
4) *Promote the inclusion of park and recreation facilities in or near redevelopment areas to both serve the new development and to contribute to meeting existing park and recreation needs. (PFS 15.4)*

5) *Use park dedication, location and site design and acceptance of dedication standards as provided in the Chula Vista Parks and Recreation Master Plan, the Park Dedication Ordinance and the Recreation Development Impact Fee (DIF) program, as may be amended from time to time. (PFS 15.5)*

6) *Amend the Parks and Recreation Master Plan to add a new "urban park" definition for parks that may be developed within western Chula Vista, subject to specific siting, design and park dedication and credit criteria. (PFS 15.8)*

7) *Pursue the funding, design and development of a connected park as part of the Civic Center complex which links Will T. Hyde/Friendship Park, the Civic Center and Parkway Memorial Park. (PFS 15.10)*

8) *Consider the design of non-traditional, uniquely themed parks in the Urban Core and Bayfront that are "stand-alone" attractions or destinations, having unique character and features. (PFS 15.11)*

The foregoing polices will guide implementation of parks and facilities within the Urban Core.

The Specific Plan area is expected to have a system of public parks, plazas, promenades, and paseos that will contribute to the parks and recreation facilities that currently exist in the City. The following parks and open spaces exist or are expected to be constructed in the Specific Plan area.

Existing:

- *Eucalyptus Park, approximately 18 acres*
- *Will T. Hyde/Friendship Park, approximately 4 acres*
- *Norman Park & Community Senior Center, approximately 1.5 acres*

Proposed:

- *Lower Sweetwater, approximately 15 to 20 acres*
- *Memorial Park Annex, approximately 3 to 5 acres*
- *Promenade Park west of Broadway, approximately 12 to 15 acres*

In addition, a series of urban plazas are envisioned along Third Avenue, H Street, and Broadway, as well as a pedestrian promenade along F Street connecting downtown Third Avenue with the bayfront, which will also add recreational value to urban life.

c. General Plan Discussion: Joint Use of Park and School Facilities (PFS 18)

Increased intensity of development in western Chula Vista and lack of vacant and underutilized land for park facilities will result in an increased demand on parks and schools for recreational facilities. Joint use of facilities provides an opportunity for the school children and the general public to mutually benefit.

Public demand for field space for youth leagues exceeds the City's supply of sports fields in City parks, due to competing demands with adult athletic leagues and the sheer number of youth sports teams to accommodate. The City currently relies on individual elementary, middle, and high schools to allow use of the schools' fields by Youth Sports Council leagues.

General Plan Policies Related to the Urban Core

1) *Promote the City Council and the Boards of the two School Districts entering into long-term master agreements to allow allocation of school fields to the City's Youth Sports Council leagues via a process administered by the City, and to allow after-school use of classrooms at different schools for recreation classes. (PFS 18.1)*

2) *Coordinate with the School Districts on the design of school grounds and fields to provide for use of these facilities by the City's Youth Sports council leagues. (PFS 18.2)*

3) *Consider siting elementary schools adjacent to neighborhood parks, where feasible, to allow for expanded use of the school grounds and classrooms by the general public and the park area by the school children. (PFS 18.3)*

The foregoing polices will guide the City in discussions with the School Districts on possible joint use of facilities within the Urban Core.

G. Energy and Telecommunications

1. Energy

San Diego Gas and Electric (SDG&E) owns, operates and maintains the pipes, wires and appurtenances needed to transport natural gas and transmit and distribute electricity to Chula Vista residential, commercial, industrial and institutional facilities. These two forms of energy are essential to everyday life in Chula Vista. SDG&E estimates that additional infrastructure may be needed to deliver energy, serve a growing population, maintain local and regional reliability, and move energy through the western regional U.S. system. SDG&E projects that infrastructure may include new electricity distribution substations in the western part of the City. The following objective and policies relate to the provision of energy to the City. A discussion and related policies addressing energy conservation are contained in the Environmental Element, Chapter 9 of the City of Chula Vista's General Plan.

2. Telecommunications

Telecommunications services in Chula Vista include telephone, cable and wireless communication services and are provided by several companies. Future communication technologies may expand into other fields. Infrastructure upgrades are being made by private providers to facilitate high-speed data transmission and interactive video capabilities. The City encourages constructing new office and industrial buildings with state-of-the-art telecommunication circuits to utilize these upgrades.

3. Objectives and Policies

Objectives and policies directing the generation and delivery of energy are arranged around specific topics or issues. The following describes an issue or topic and how the City has planned for adequate service for the Specific Plan through the General Plan. Supporting objectives and policies follow the discussion.

a. General Plan Discussion: Powering Chula Vista (PFS 22)

Population growth in Chula Vista will increase demand for energy and power. In response to energy needs, the City embarked on a mission to identify viable options to control the City's energy future. On May 29, 2001, the City Council adopted the City of Chula Vista Energy Strategy and Action Plan (Energy Strategy) and adopted an ordinance to investigate the possibility of creating a municipal utility.

The Energy Strategy identifies recommended actions, including monitoring the energy market and legal restrictions, being prepared to enter into an Electrical Services Contract with an Energy Services Provider or power generator as allowed by law, partnering with a third party to build and operate power generation facilities, developing an emissions offset program based on mobile sources, becoming a municipal "aggregator" and acquiring electricity at negotiated rates for City facilities and participating residents and business owners, expanding energy conservation projects for City facilities and promoting energy efficient and renewable energy programs for businesses and residents, and developing and implementing a legislative strategy that facilitates the City's overall energy plan.

General Plan Policies Related to the Urban Core

> *All policies regarding energy and telecommunications are implemented on a city-wide basis. The Specific Plan does provide for the review of buildings for greater energy efficiency and promotes standards for sustainability in Section 4. Special Guidelines of Chapter VII - Design Guidelines.*