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1.0 INTRODUCTION

1.1 Purpose and Scope

The Public Facilities and Services Element establishes the City's plan 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; libraries; law enforcement; and fire protection. This element also includes public facilities and services that support and enrich the community, such as: parks and recreation centers; art and cultural facilities and programs; childcare opportunities; and health and human services.

While state planning law requires cities to adopt specific elements in their general plans, the California Government Code does not require a public facilities and services element. However, the Code permits a general plan to include other elements and subjects that relate to the physical development of a city, such as public facilities (Section 65030). It also permits the inclusion of subjects that relate to quality of life, such as: parks and recreation; art and culture; childcare; and human services. Once an optional element has been adopted, it carries the same legal force and effect as a mandatory element. The Chula Vista Public Facilities and Services Element has been prepared under the provisions for optional elements and addresses those facilities and services needed by existing and future development.

1.2 Implementing the Vision and Themes

The Vision for Chula Vista reflects the desire of the City to improve the community and meet the opportunities and challenges that lie ahead. Achieving this Vision requires that the City recognize that our businesses, neighborhoods, and communities depend on efficient and accessible public facilities and infrastructure. The Vision calls for ways to improve life in the City of Chula Vista, from strong communities, to enhanced resources, to exemplary facilities. The Public Facilities and Services Element helps implement the Vision by providing policies for development that ensure that public facilities keep our city running smoothly, and public services that protect and enrich the lives of our citizens.

1.3 Relation to Other General Plan Elements and Policies

The Public Facilities and Services Element is directly related to the Land Use and Transportation Element through the distribution of land uses and circulation routes. Public utility infrastructure must support the varied land uses and often shares the same rights-of-way with circulation roads. The Public Facilities and Services Element is related to the Economic Development Element, the Growth Management Element and the Implementation Chapter with regards to providing appropriately timed facilities and achieving overall fiscal health. Finally, the Environmental Element addresses water conservation and recycling, which relate to overall water demand addressed in the Public Facilities and Services Element.

1.4 Related Plans and Programs

As described below, several plans and programs influence public facilities and services in Chula Vista.

Growth Forecasts

While new construction in eastern Chula Vista has dominated the production of additional housing in the City in recent years, (and this is expected to continue over at least the near term) an increasing proportion of new housing stock in western Chula Vista is forecast over the longer term. This growth in new, as well as in older areas of the City, will impact the provision of public services and facilities. The City maintains short-term and mid-term population projections as planning tools. As discussed in the Chula Vista in Perspective chapter, the City's population estimate as of January 1, 2004 is 209,100, representing a 20 percent increase since the year 2000 census. Based on this General Plan, the City's population would reach approximately 300,000 by the year 2030.

Regional Comprehensive Plan

The San Diego Association of Governments, or SANDAG, serves as the forum for decision-making on regional issues, such as housing and transportation in San Diego County. The Regional Comprehensive Plan (RCP) was prepared under SANDAG's umbrella to provide a long-term planning framework in the San Diego Region. The RCP addresses how and where projected growth should occur, while providing a high quality of life for existing and future residents. The plan balances the need to accommodate regional population, housing, and employment growth with habitat and open space preservation and public facility and service needs.

The RCP prioritizes public investment in areas that support the preferred direction for regional growth. It relies, to a large extent, on other agencies, such as local governments and other providers of public facilities and services, to carry out the Plan in a collaborative manner. The City's General Plan supports relevant RCP policy objectives and actions.

Long Range Plans

Most of the service providers identified in this element maintain long-range service plans that identify the infrastructure improvements needed to serve new development. These long-range service plans, often called Facility Master Plans, have been used to prepare this element . While not a part of the adopted General Plan, the various long-range service plans implement its goals, objectives, and policies.

2.0 GOAL

The overall goal of the Public Facilities and Services Element is to:

Provide and maintain public facilities and services within Chula Vista through abundant public infrastructure and community services that support and enhance the well-being of the city and its residents.

3.0 PLANNING FACTORS, OBJECTIVES, AND POLICIES

There are several planning factors involved in achieving the goal of the Public Facilities and Services Element. Such factors are described in Sections 3.1 - 3.10.1 of this element. Each factor has at least one objective, or focused goal, and each objective has at least one policy, which describes how the City will meet the objectives.

3.1 Water, Sewer and Drainage

Water Infrastructure

San Diego County is a semi-arid landscape with a Mediterranean climate. The majority of the region's water supply must be imported in order to provide for demands from agriculture; population; commercial/industrial development; and public entities. Water availability has long been a point of consideration for development in Chula Vista.

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. Water imported to the region comes from two primary sources: the Colorado River, through the 240-mile Colorado River Aqueduct; and the State Water Project from Northern California, through the Sacramento-San Joaquin River Delta and the 444-mile California Aqueduct. These sources deliver water to the MWD, which then distributes water supplies to districts throughout the Southern California region, including the CWA. The CWA is comprised of 23 member water agencies and water districts, including two that serve Chula Vista: Otay Water District and Sweetwater Authority. A third water agency, the California American Water Company, also provides water to a small portion of the Chula Vista planning area, but is not a member of the CWA (see Figure 8-1, Water Service Areas).

The three districts vary in size and age of infrastructure but are all expected to conform 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, these agencies provide emergency storage systems and implement conservation efforts.

Sewer Infrastructure

Sewer services are essential for public health, safety, and welfare. The City maintains and operates sewer facilities that feed into a larger regional system for treatment and disposal. Chula Vista relies on the City of San Diego Metropolitan (Metro) Sewage System for treatment and disposal of the wastewater generated within the General Plan area.

Water Service Areas

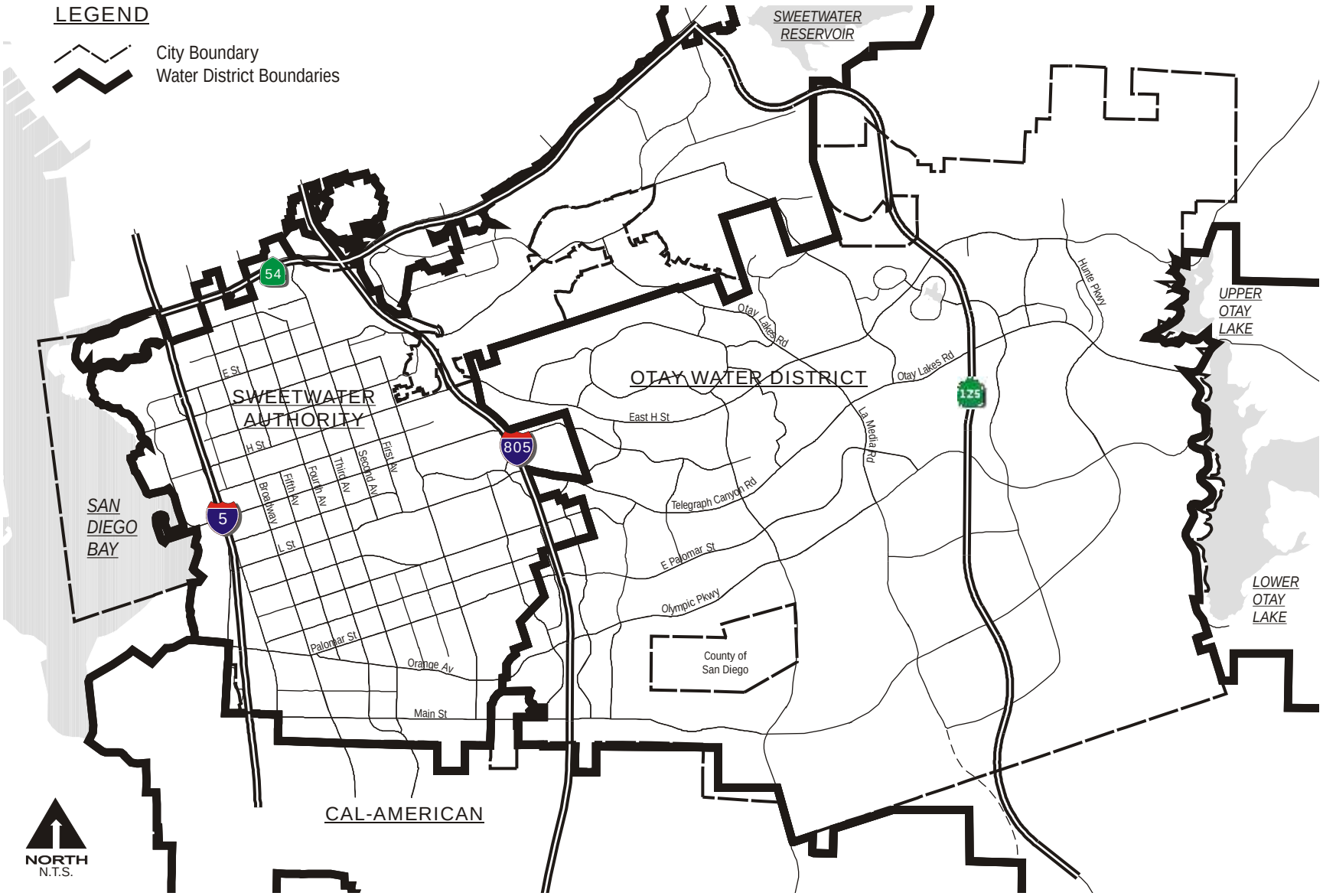

Figure 8-1

CITY OF CHULA VISTA

Chula Vista's current wastewater collection system consists of seven major sewer basins, including: Sweetwater and G Street Basins in the northern part of the City; Telegraph Canyon and the Main Street- Date-Faivre Basins in the southern part of the City; Bayfront Basin in the west; and Salt Creek and Poggi Canyon Basins in the east.

The City of Chula Vista currently operates and maintains approximately 400 miles of sewer pipelines, ranging in size from 6 inches to 48 inches in diameter, and an extensive network of manholes; metering stations; pump lifts; and lift stations (see Figure 8-2, Backbone Infrastructure for Wastewater Collection). In addition to maintaining the existing systems and replacing outdated or damaged components, the City must also address system upgrades and expansions to accommodate new sewer connections, especially in the eastern portion of the City.

Completion of the Salt Creek Gravity Sewer Interceptor will provide additional capacity in eastern Chula Vista. Preliminary design plans for construction of the Wolf Canyon Trunk Sewer, a tributary to the Salt Creek Basin, are also being prepared. This improvement will serve development projects in the Wolf Canyon Basin.

The City 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 26.2 mgd of sewage. The City is working with Metro to acquire additional treatment capacity to meet this demand.

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. 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.

Drainage facilities are public improvements to control stormwater runoff so that peak runoff does not threaten public health and safety in the form of flooding and erosion.

In Chula Vista, several drainage basins and improvements accommodate drainage through an extensive system containing miles of storm water pipelines; box culverts; lined and natural channels; and water detention facilities. The condition of the overall drainage system is continually monitored for any major deficiencies or problems. In addition to maintaining the existing system and replacing outdated or damaged components, the City must also address upgrades and expansions to accommodate new collection areas and increased drainage flows from new development, especially in the east.

Backbone Infrastructure for Wastewater Collection

Proposed G.P. Amendment

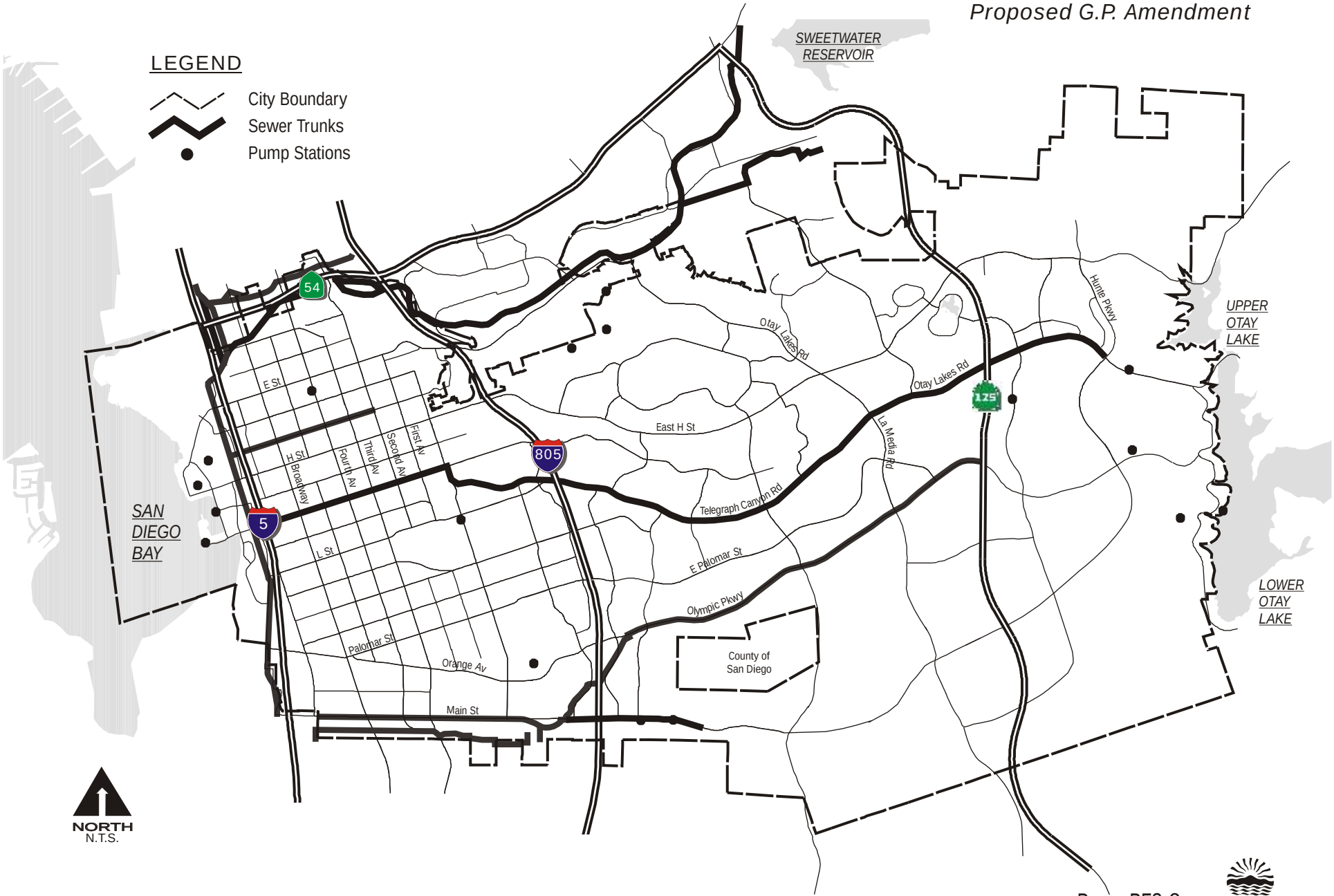

Figure 8-2

CITY OF CHULA VISTA

The City of Chula Vista includes 16 major drainage basins. Figure 8-3 shows major drainage improvements that handle storm water runoff in the City. Based on existing conditions in 2004, current facilities have adequate capacity for short-and mid-term development, defined as projected growth, within the 18-month and 5-year time frames. Long-term build-out includes major development in the eastern sections of the City that will add significant amounts of storm water to the existing system.

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 and treated during significant rainfall events. It is the City's intent to establish a priority program 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 also addresses drainage issues throughout the City as they relate to water quality.

3.1.1 Keeping Pace with Growth and Maintenance Needs

(Water, Sewer, Drainage)

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 eastern sections of the City are being developed as master planned communities according to General Development Plans that greatly increase the ability to predict and accommodate growth. Knowledge of future zoning and population density increases in established areas allow the City and service districts to schedule and construct needed improvements. The challenge posed by new development is to extend service to unserved areas, keep pace with construction, and adjust for changes in the designated zoning or density. 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.

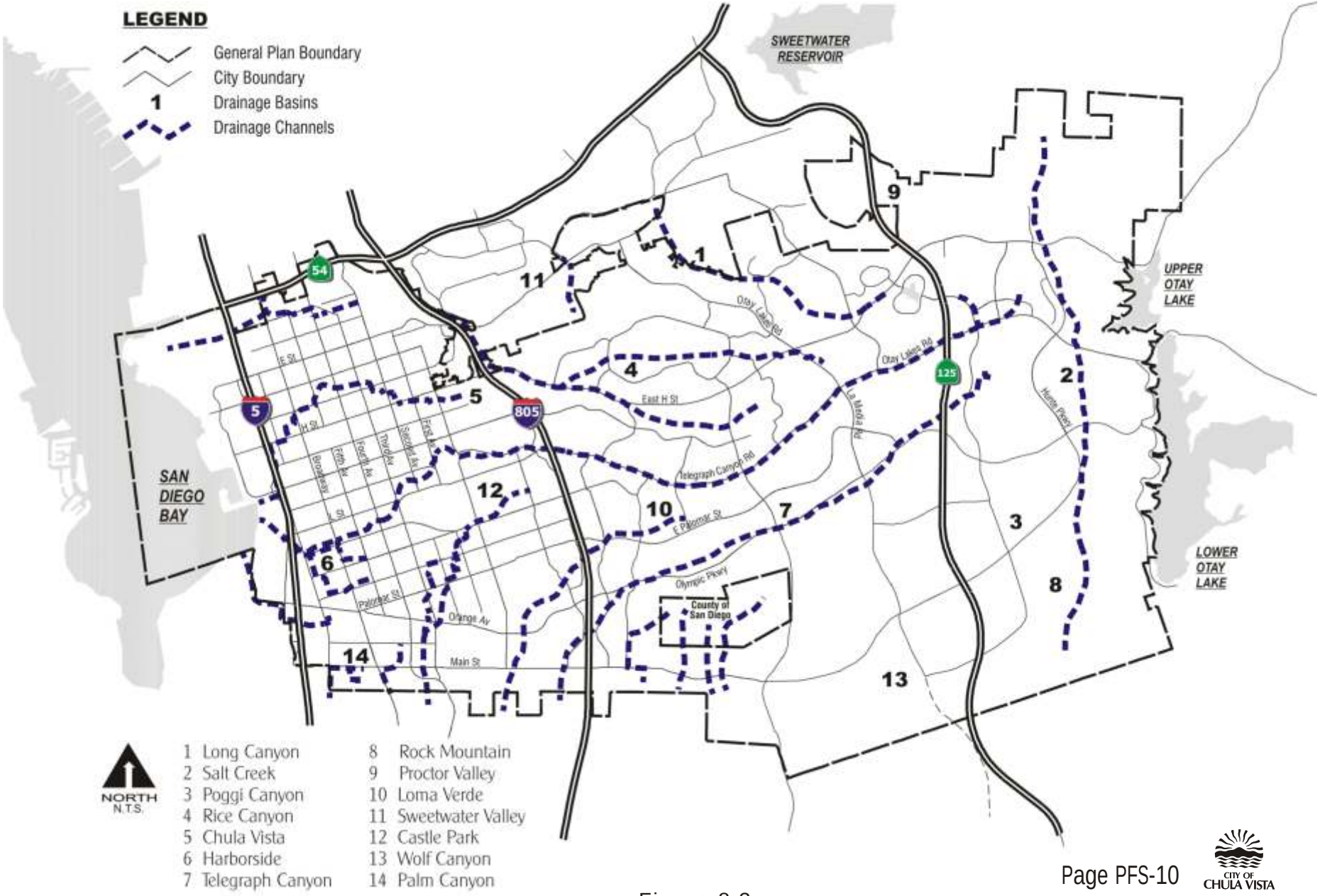

Figure 8-3

CITY OF CHULA VISTA

Objective - PFS 1

Ensure adequate and reliable water, sewer, and drainage service and facilities.

Policies

PFS 1.1 Coordinate with water districts by providing growth forecast information to allow the districts to plan and design water facilities and ensure adequate supply needed to accommodate anticipated growth.

PFS 1.2 Plan for adequate systems and facilities to manage the City's wastewater generation, treatment, and disposal.

PFS 1.3 Plan and design drainage facilities, and upgrade existing facilities, as necessary, to meet current needs, accommodate growth, and satisfy state and federal requirements.

PFS 1.4 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 1.5 Accelerate infrastructure upgrades throughout the City, especially in older portions of western Chula Vista as growth places additional demands on existing, potentially sub-standard facilities.

PFS 1.6 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 1.7 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.

3.1.2 Meeting Demand Through Alternative Technologies

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. An important and related topic, reducing demand through conservation measures, is discussed in more detail in the conservation portion of the Environmental Element, Chapter 9 of this General Plan.

Objective - PFS 2

Increase efficiencies in water use, wastewater generation and its re-use, and handling of storm water runoff throughout the City through use of alternative technologies.

Policies

PFS 2.1 Promote and encourage local water resource development and explore all opportunities for viable water supplies, including desalination. If appropriate, reserve suitable land areas to accommodate such potentially viable facilities and to protect groundwater sources and water storage aquifers.

PFS 2.2 As part of project construction and design, assure that drainage facilities in new development incorporate stormwater runoff and sediment control, including state-of-the-art technologies, where appropriate.

PFS 2.3 In designing water, wastewater, and drainage facilities, limit the disruption of natural landforms and water bodies. Encourage the use of natural channels that simulate natural drainage ways while protecting property.

3.1.3 Long-Term Water Supplies

Based on water rates used by the Otay Water District and the Sweetwater Authority, projected water demand for the City at buildout of update areas under this General Plan is 23.92 million gallons per day (mgd). 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 state law, the County Water Authority (CWA) adopted an Urban Water Management Plan in 2000 and updated it in 2005. The 2000 Plan forecasts total projected water demand for the entire area served by the CWA as 813,000 acre-feet 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. Sweetwater Authority's remaining supply has been from two large local surface water reservoirs, Sweetwater and Loveland, that store surface runoff from the Sweetwater River. Sweetwater Authority also adheres to development of additional local resources, such as groundwater pumping and groundwater desalination. As our City grows, the need to identify the long-term supply of water continues.

Objective - PFS 3

Ensure a long-term water supply to meet the needs of existing and future uses in Chula Vista.

Policies

PFS 3.1 Assist Chula Vista's water agencies in preparing and maintaining Urban Water Management Plans that identify water demand anticipated by existing and new development.

PFS 3.2 Coordinate with water providers on long-range planning programs.

PFS 3.3 Participate in existing and future regional planning programs for water treatment, reclamation, and distribution.

PFS 3.4 Encourage the development of new technologies and the use of new sources to meet the long-term water demands in Chula Vista.

3.1.4 Long-Term Sewer Capacities

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.

Objective - PFS 4

Provide long-term wastewater treatment capacity to meet the needs of existing and new development in Chula Vista.

Policies

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

PFS 4.2 Participate in regional decision-making to expand existing regional sewage systems and control growth in wastewater treatment demand.

PFS 4.3 Actively participate in the San Diego Metropolitan Sewage System (Metro) wastewater expansion planning process, and, where appropriate, evaluate reasonable alternatives in order to reduce Chula Vista's dependence on Metro.

3.2 Law Enforcement, Fire Protection, and Emergency Medical Services

In the City of Chula Vista, fire protection and emergency medical services are provided by the Chula Vista Fire Department, and 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 (Figure 8-4 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 respond to a revised set of performance criteria proposed in the Fire Department Strategic Plan. Therefore, the number and location of future fire stations, along with how they are equipped, may change.

To maintain the high level of dependable, competent fire protection and emergency medical services our City enjoys, several strategies will continue to be employed. The City will continue to use a growth related service standard 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 our 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 and emergency medical and law enforcement services require two-way relationships with the community. Staff must understand the unique needs and conditions in the community 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.

Disaster and Emergency Response Program

State regulations establish the Standardized Emergency Management System, (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 execution of plans for the protection of persons and property within the City in the event of an emergency (Chula Vista Municipal Code, Chapter 2.14,

Police and Fire Station Locations

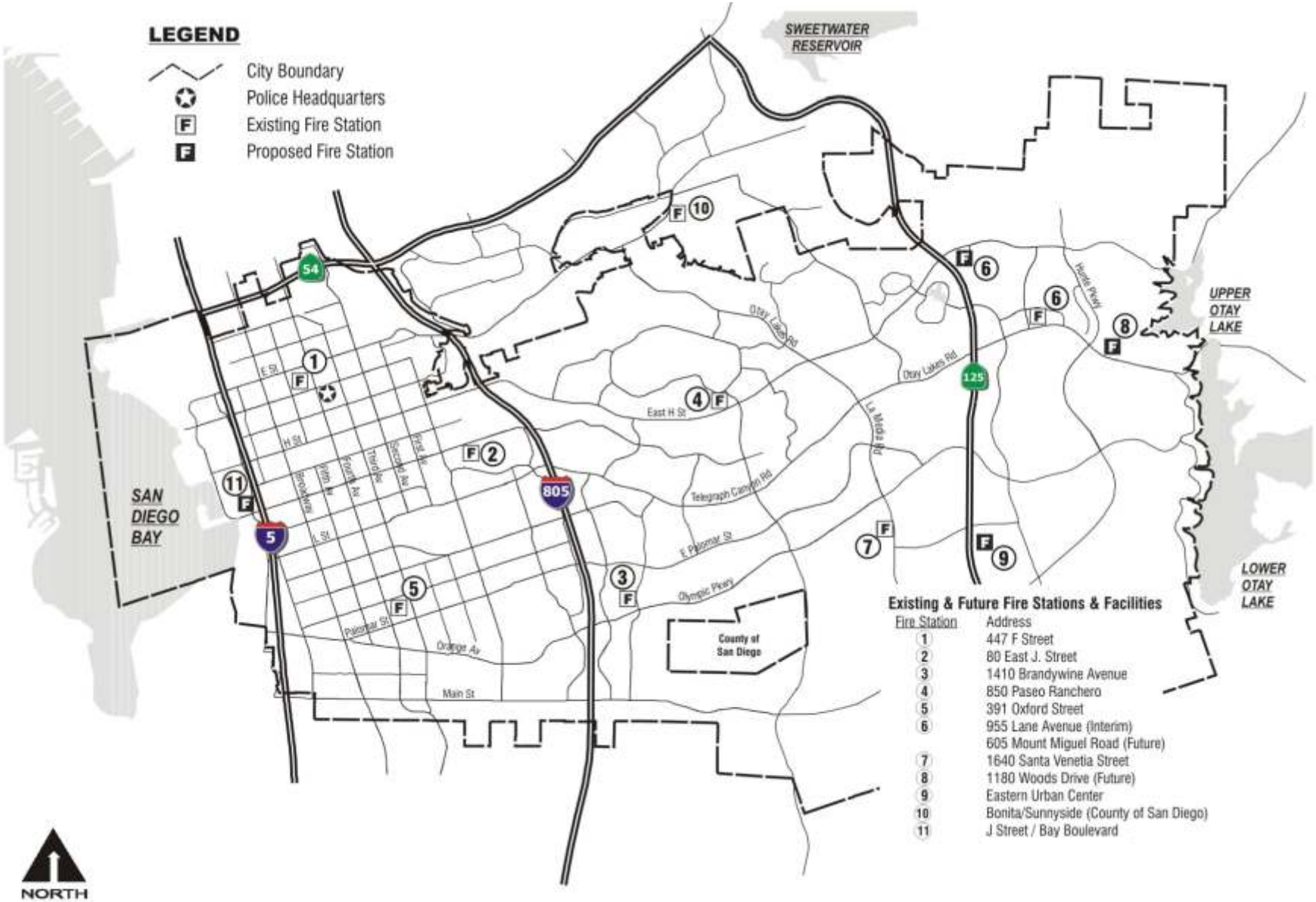

Figure 8-4

Emergency Organization Department). The Code requires coordination of the emergency functions of the City with other public agencies, corporations, and organizations.

Chula Vista adopted a HAZMIT Plan in May 2004 to help mitigate impacts to the City in the event of a natural or man-made disaster.

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 following circulation routes, as shown in Figure 8-5, may be used:

- Interstate 5; Interstate 805; State Route 54; and State Route 125
- E, H, J and L Streets; Bonita Road; Telegraph Canyon Road; Olympic Parkway
- Naples, Palomar and Main Streets; Orange Avenue
- Broadway; Fourth Avenue; Hilltop Drive; Oleander Avenue; Third Avenue; Melrose Avenue; Otay Lakes Road; and Heritage Road.

Federal law (Disaster Management Act 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 those funds. The City of Chula Vista adopted a HAZMIT Plan in May 2004 to help mitigate impacts 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.

3.2.1 Keeping Pace with Growth

(Police, Fire Protection, and Emergency Medical Services)

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.

Emergency Evacuation Routes

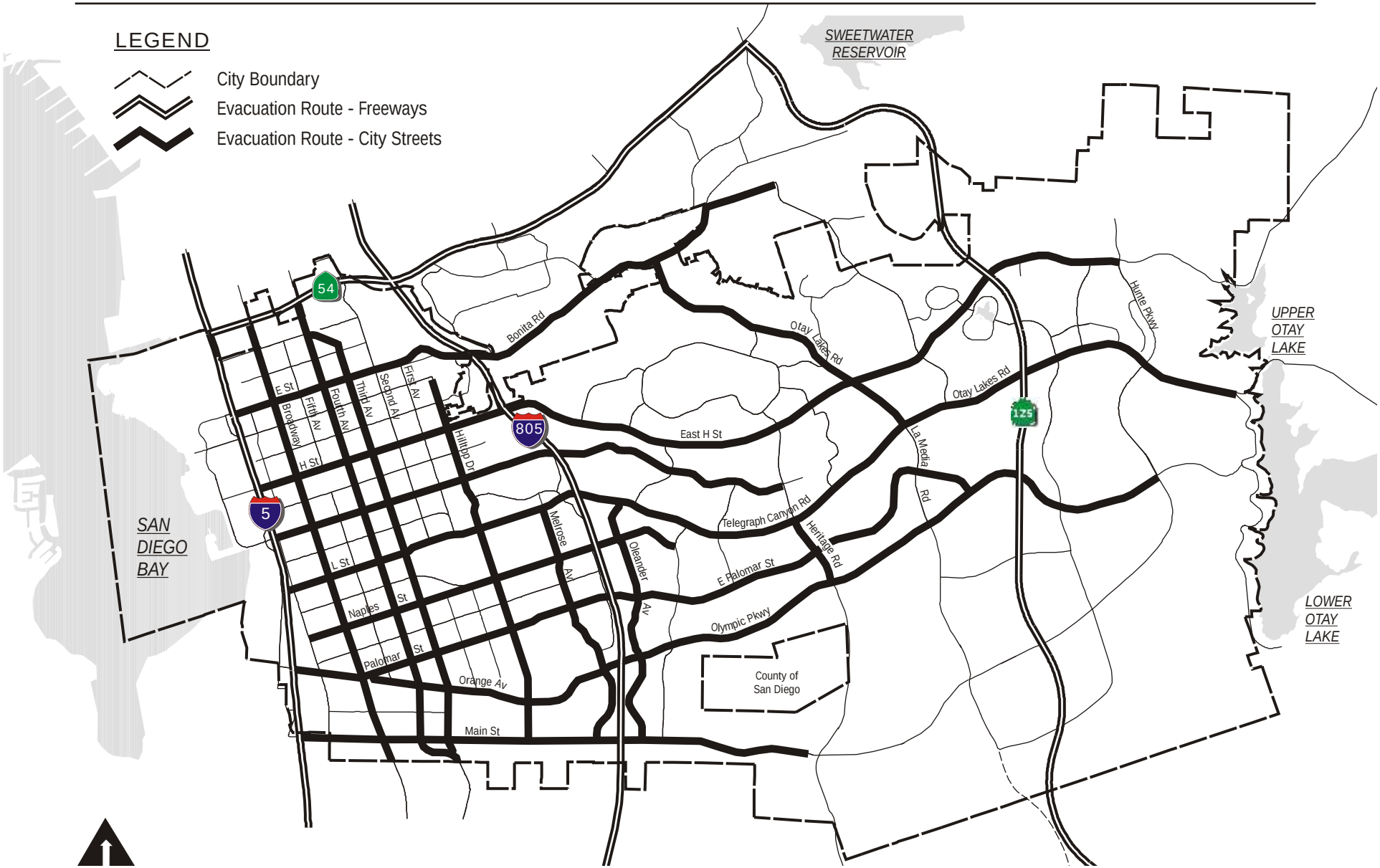

Figure 8-5

CITY OF CHULA VISTA

While fire stations are located throughout the City, the Police Department maintains one police headquarters, located in the western portion of the City. If appropriate, the department could establish satellite storefront offices to provide a presence in other neighborhoods.

Objective - PFS 5

Maintain sufficient levels of fire protection, emergency medical service and police services to protect public safety and property.

Policies

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

PFS 5.2 Upgrade fire and emergency medical equipment, as required, to protect the public from hazards and to ensure the safety of firefighters.

PFS 5.3 Support the provision of new fire stations, as deemed necessary through the existing or updated Fire Station Master Plan.

PFS 5.4 Provide adequate law enforcement staff and equipment pursuant to Police Department strategic plans to meet established service standards.

PFS 5.5 Explore the need to establish local, community-based satellite or storefront police offices to enhance community well-being.

PFS 5.6 Encourage crime watch programs in all neighborhoods.

PFS 5.7 Prior to approval of any discretionary projects, ensure that construction is phased with provision of police and fire protection services such that services are provided prior to or concurrent with need.

PFS 5.8 Require that the Police and Fire Departments maintain active participatory roles in the community.

3.2.2 Emergency Response and Development

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. Due to rolling terrain and varied topography, some new developments have winding streets and irregular layouts instead of the grid pattern found in older, traditional neighborhoods. 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.

Objective - PFS 6

Provide adequate fire and police protection services to newly developing and redeveloping areas of the City.

Policies

PFS 6.1 Continue to require new development and redevelopment projects to demonstrate adequate access for fire and police vehicles.

PFS 6.2 Require new development and redevelopment projects to demonstrate adequate water pressure to new buildings.

PFS 6.3 Encourage Crime Prevention Through Environmental Design (CPTED) techniques in new development and redevelopment projects.

3.2.3 Emergency Response Program

A Citywide 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.

Objective - PFS 7

Develop pre-disaster programs to ensure swift and efficient response to emergencies and disasters.

Policies

PFS 7.1 Implement a Citywide Emergency Response Plan to respond to local and regional emergencies, maintain and update it as needed to respond to changes in emergency response systems and threats to public safety. Identify minimum widths for the roads and for vegeation-clear areas for the identified evacuation routes.

PFS 7.3 Educate the community about emergency preparedness and evacuation routes.

PFS 7.4 Prepare, maintain, and implement a current Hazard Mitigation Plan, in compliance with Federal law.

PFS 7.5 When applicable and available, apply for Hazard Mitigation Grant Program funding from FEMA, with reference to the HAZMIT Plan

3.2.4 Post Emergency Response

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 our City improve safety plans and responses.

Objective - PFS 8

Provide for the efficient and effective delivery of public health, safety, and welfare services in post-disaster situations.

Policies

PFS 8.1 Cooperate with local, state, and federal agencies, and with emergency response organizations such as the Red Cross, to ensure temporary housing for displaced residents following an emergency or disaster situation.

PFS 8.2 Within six months of any area-wide disaster, analyze the response, the Citywide Emergency Response Plan, and the HAZMIT Plan, and propose revisions as needed..

PFS 8.3 Develop post-disaster development regulations to assist displaced residents to rebuild damaged and destroyed structures as expeditiously as possible.

PFS 8.4 In the event of a disaster in Chula Vista, apply for and obtain Federal funding From FEMA, as applicable, to augment recovery efforts in the community.

3.3 Schools

Excellent schools are assets to any community. Two school districts serve the City: Chula Vista Elementary School District (CVESD) operates kindergarten through sixth grade and; Sweetwater Union High School District (SUHSD) operates junior and senior high schools, and ancillary programs. Higher education is available through Southwestern Community College. The City is also pursuing development of a four-year college or university.

Two school districts serve the City: Chula Vista Elementary School District (CVESD) and Sweetwater Union High School District (SUHSD).

As of 2004, the CVESD operate 42 schools and the SUHSD operated 26 schools, both within and outside the boundaries of the City of Chula Vista (Figure 8-6). Both districts actively plan for modernization and expansion of campuses to accommodate anticipated increases in enrollments. The CVESD, in particular, has completed improvements to almost all its schools in the older, western portion of the City through modernization programs and bond issues. The SUHSD, likewise, prepared modernization plans in preparation for construction in 2005.

Both districts serve a diverse population beyond Chula Vista's City limits, including the San Diego County communities of Bonita and Sunnyside, and the southern portion of the City of San Diego. Enrollments in 2004 were 26,195 for CVESD and over 41,000 for SUHSD (Growth Management Questionnaire). Approximately 45 languages are spoken in the districts, and more than one-third of the student population consists of English language learners. Efforts to accommodate high enrollments include the use of modular/relocatable classrooms. Schools are designed to accommodate these modular units during temporary spikes in student enrollment.

The school districts provide many educational programs and facilities. In addition to traditional instruction, Family Resource Centers are located on the sites of four elementary schools (as of 2004). These Centers offer various community services, including: case management; counseling; emergency food; assistance with health insurance and other applications or forms; job search help; and employment internships. Also in place through the school districts are programs for

Existing Primary and Secondary Schools Serving Chula Vista

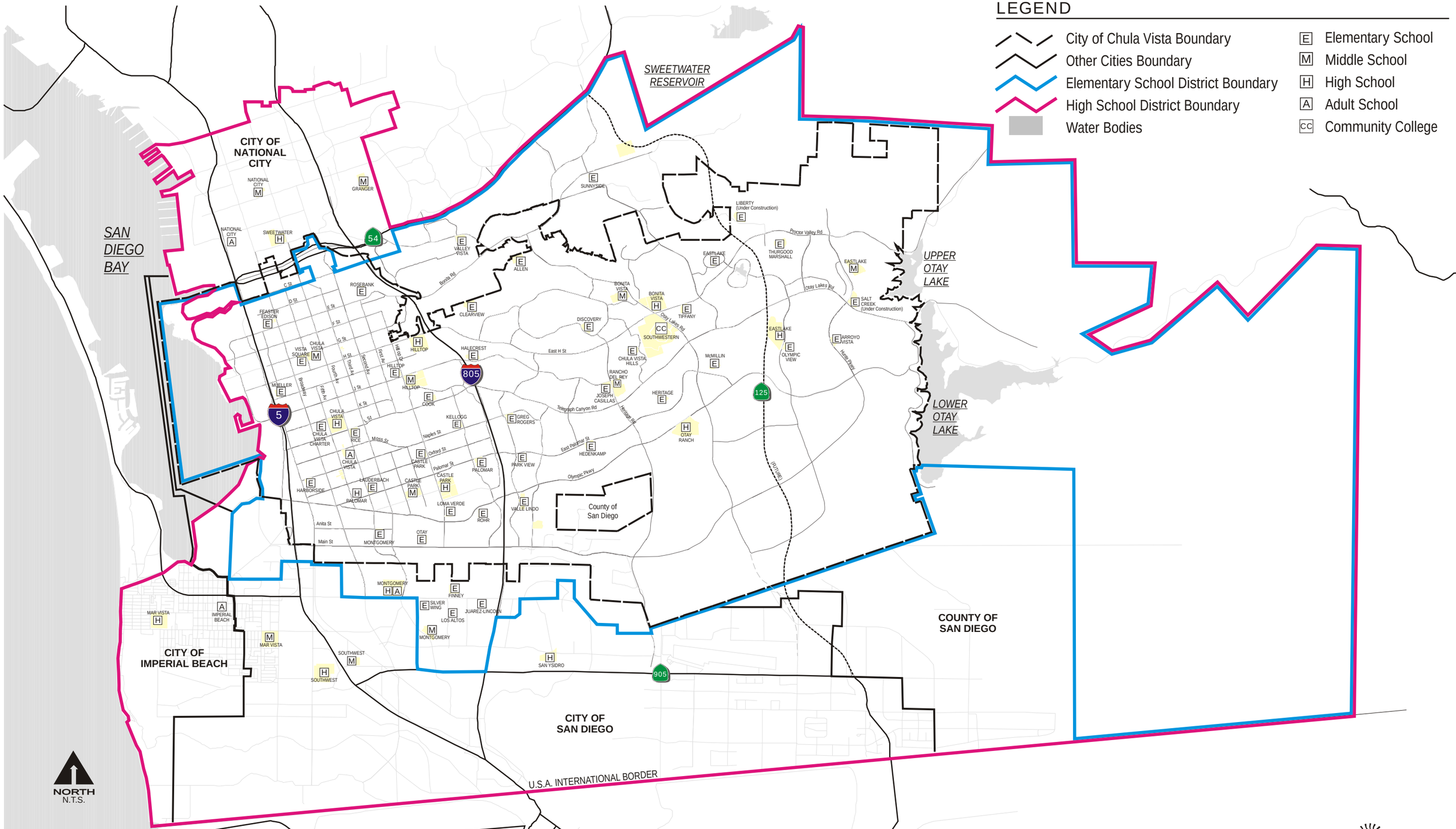

Figure 8-6

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professional development, model technology; pre-service bilingual teacher training; dual language acquisition; state-funded preschool programs; and extended day childcare.

Chula Vista has actively pursued the possibility of locating a university within its boundaries, as a University of California campus or another public or private institution. As of 2004, the City identified approximately 1,250 acres in the Otay Ranch/Salt Creek area of the City as a site for a potential institution of higher education.

3.3.1 Keeping Pace with Growth and Technology
(School Facilities)

Demand for school facilities will continue to increase as our City's population grows. Eastern Chula Vista's residential growth between 2000 and 2003, was high, with continued high growth expected. In addition, 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 the needs of a changing workforce and technological world. While the development and 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.

Objective - PFS 9

Develop schools that cultivate and educate people of all ages, that meet the needs of the workforce, and that serve as community centers.

Policies

PFS 9.1 Coordinate with local school districts during review of applicable discretionary approval to provide adequate school facilities, to meet needs generated by development, and to avoid overcrowding, in accordance with the guidelines and limitations of Government Code 65996(b).

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

PFS 9.3 Assist school districts in identifying and acquiring school sites for new construction in needed timeframes.

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

PFS 9.5 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

3.3.2 Site Location and Design
(School Facilities)

This General Plan identifies only generalized locations for future school facilities. Specific parcels are not identified or zoned for these public uses. This allows flexibility in the development process to ensure adequate acreage, proper access, and appropriate design.

School districts control site selection and school design. In all instances, safe pickup and dropoff 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 open space and have no room to expand their campuses in their current land locked locations.

Objective - PFS 10

Efficiently locate and design school facilities.

Policies

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

PFS 10.2 Coordinate with the school districts to maximize student safety at school campuses and public library facilities.

PFS 10.3 Require that proposed land uses adjacent to a school site be planned in such a manner as to minimize noise impacts and maximize compatibility between the uses.

PFS 10.4 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 10.5 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 10.6 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.

3.4 Libraries

Successful library systems serve to increase knowledge and enrich lives within the community by equitably connecting people to programs, services, and resources. The Chula Vista Public Library, created in 1891, twenty years before the City of Chula Vista was formally chartered, is an integral part of the City. Three library facilities serve our community: Civic Center Branch, Eastlake Branch, and South Chula Vista Branch. As of 2004, these facilities comprised a total of 102,000 square feet of library space, including support and administrative space. A fourth facility, located in Bonita and operated by the County of San Diego, also serves Chula Vista residents (Figure 8-7).

Planning is underway to develop a facility to serve the northern and eastern portion of the City, including the Rancho Del Rey, Eastlake, and Otay Ranch neighborhoods.

The Civic Center Branch Library is the system's largest facility, and has many unique resources, including city and local history information, environmental impact reports, and genealogy resources. The South Chula Vista Branch Library is one of the most attractive, dramatic, and functional libraries constructed in the last ten years. It includes the latest in technology and a strong collection of popular media. This branch serves as a model library and hosts regular tours of officials from other jurisdictions. The Eastlake Branch Library is a joint-use facility between the Chula Vista Public Library and the Sweetwater Union High School District. Housed in a building in the rear area of the Eastlake High School campus, the facility serves as the High School Library during the school day, and as a public library during non-school hours.

In 2001, the Chula Vista Public Library developed a strategic plan to provide a blueprint for library service over the next five years, and to focus priorities and resources to ensure that Chula Vista residents receive the highest quality library service possible. Planning is underway to develop a facility to serve the northern and eastern portion of the City, including the Rancho Del Rey, Eastlake, and Otay Ranch neighborhoods. A new branch of the Chula Vista Public Library is expected to open to the public in late 2007 or early 2008.

Although not formally counted as part of the library, the Civic Center Branch also oversees the operation of the approximately 500-square-foot Chula Vista Heritage Museum on the edge of Memorial Park. The mission of the Heritage Museum is to locate; collect; display; preserve; and record materials of local historic interest to the South San Diego Bay communities. The museum collection has expanded beyond its available square footage and, therefore, uses the Civic Center Branch basement to store and process photos and memorabilia.

The Educational Services Division, formed in 1998, oversees the literacy programs and the STRETCH and DASH after school-programs. The Office of Cultural Arts Division is responsible for fostering a community-wide appreciation of the arts, producing arts events, and providing administrative and technical support to local arts groups.

Existing and Proposed Libraries

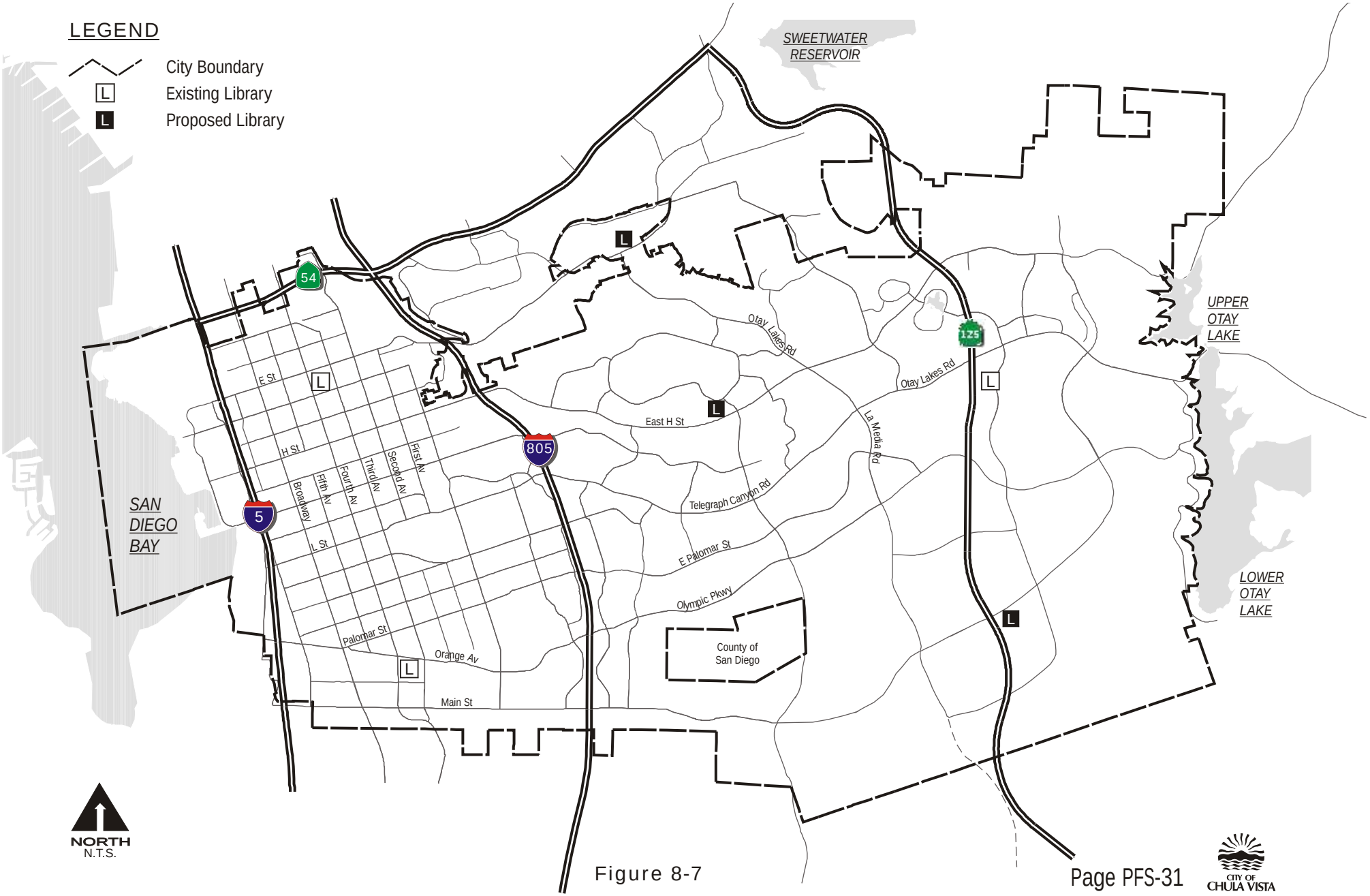

Figure 8-7

CITY OF CHULA VISTA

3.4.1 Keeping Pace with Growth and Technology
(Library Facilities)

Demand for library facilities will continue to increase as the City's population grows in both the eastern areas of the City, through new development, and in the older western areas, through redevelopment and density increases. The library system must remain relevant as technology continues to change our work, social, and cultural environments. The timely development and equipping of Chula Vista libraries will continue to be an important goal of the City.

Objective - PFS 11

Provide a library system of facilities and programs that meets the needs of Chula Vista residents of all ages.

Policies

PFS 11.1 During review of land use issues requiring discretionary approval, coordinate with the City of Chula Vista Public Library to provide adequate library facilities that meet the needs generated by development.

PFS 11.2 Within five to eight years encourage an update to the Chula Vista Public Library Facilities Master Plan.

PFS 11.3 In needed timeframes assist the Chula Vista Public Library in identifying and acquiring library sites for new construction.

PFS 11.4 Assist the Chula Vista Public Library in identifying sources of funding for the expansion of facilities in western Chula Vista as needed, based on growth.

PFS 11.5 Work closely with the Chula Vista Public Library to identify needs for public outreach programs, including developing and expanding extra-curricular recreation and educational programs, and providing state-of-the-art information services.

3.4.2 Site Location and Design
(Library Facilities)

Community surveys show that location is the single most important reason that residents choose to use a particular public library. Criteria for siting new library facilities include proximity to community activity centers, high visibility from the street, and adequate vehicular or transit access to the site.

This General Plan identifies only generalized locations for future library facilities. Specific parcels are not identified or zoned, thereby allowing flexibility in the development process to ensure adequate acreage, proper access, and appropriate design.

Objective - PFS 12

Efficiently locate and design library facilities.

Policies

PFS 12.1 Coordinate and make recommendations to the Chula Vista Public Library and property owners/developers on the location, size and design of library facilities relative to their location in the community.

PFS 12.2 Maximize customer safety at public library facilities.

PFS 12.3 Require that proposed land uses adjacent to a library site be planned in such a manner as to minimize noise impacts and maximize compatibility between the uses.

3.4.3 Joint Use of School and Library Facilities

Increased residential densities and intensity of development in western Chula Vista, as well as continued development in eastern Chula Vista, will result in an increased demand on school and library facilities. Creative methods to meet this increased demand will be pursued by the City. One opportunity would be joint-use facilities where school and library resources mutually benefit. A public library facility associated with any four-year university or college that ultimately locates in the City could be a positive joint-use venture. Future joint use facilities will be designed to ensure proper accessibility.

Objective - PFS 13

Use alternative site location and design methods, including joint use of facilities, to meet the school and public library needs of the City.

Policies

PFS 13.1 Consider and suggest joint-use of school and public library facilities, where feasible, especially at high schools and institutions of higher learning.

PFS 13.2 Ensure that operation of joint-use facilities provides adequate and safe child supervision consistent with school district policies.

PFS 13.3 Encourage the maintenance of safe access, clear signage, and sufficient parking for joint-use school and public library facilities.

3.5 Parks and Recreation

Parks and recreation facilities and programming are essential to the health and welfare of those living and working in the City of Chula Vista. Parks can provide a relief from the stress of daily life and contribute to neighborhood engagement, economic development and community revitalization. Figure 8-9 shows existing and future approved parks and recreation facilities. The different types of parks and recreation facilities found in Chula Vista are described below.

Community parks, designed to serve more than one neighborhood, are ideally 30 or more acres and provide a wide variety of facilities.

Regional parks are large open space and recreational facilities, and include uses such as public golf courses; beaches; lakes; trails; campgrounds; and wildlife refuges. As of 2004, Chula Vista had over 9,433 undeveloped acres of regional parks, including significant portions of the Sweetwater and Otay River Valleys and the Otay Reservoirs. These make up a significant portion of the Chula Vista Greenbelt, a concept first introduced in the 1989 General Plan.

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. The City's six community parks range in size from 15 to 60 acres. The 59.9-acre Rohr Park could be considered a regional park for the South Bay, given its location and amenities. As of 2004, the City had over 177 acres of community parks.

Neighborhood parks, 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. As of 2004, the City had approximately 195 acres of neighborhood parks within walking distance of the residents they serve.

Mini-parks consist of both public and private facilities, are typically less than four acres in size, serve a smaller 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. Private mini-parks, including common useable open space areas, are typically located east of Interstate 805 in new master planned communities and are not considered for public park credit. Approximately 20 acres of public mini-parks are in existence as of 2004.

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 only occur west of Interstate 805, where infill and redevelopment activity is likely to occur, may be considered for public park credit as a necessary component of

Proposed G.P. Amendment

1 Bayside/Marina Park
2 Unnamed Park-Bayfront Harbor Subarea
3 Bay Boulevard Park
4 Eucalyptus Park
5 Unnamed Park-Lower Sweetwater
6 Unnamed Park-Harbor View
7 Unnamed Park-Downtown
8 Will T. Hyde/Friendship Park
9 Norman Park
10 Norman Park Center
11 Chula Vista Memorial Park
12 Chula Vista Memorial Park Community Center
13 Hilltop Park
14 Lancerlot Park
15 Haborside Park
16 Unnamed Park-Palomar Gateway
17 Unnamed Park-Oxford Town Focus
18 Lauderbach Park
19 Community Youth Center
20 Palomar Park
21 Sherwood Park
22 SDG&E Park
23 Loma Verde & Orange Avenue Fields
24 Reinstra Ball Fields
25 Los Ninos Park
26 Connoley Park
27 Holiday Estates I Park
28 Holiday Estates II Park
29 Otay Park
30 Otay Recreation Center
31 Unnamed Park-Beyer Way
32 Unnamed-OVRP Recreation Area 6
33 Unnamed Park-Rios Avenue
34 Unnamed-OVRP Recreation Area 7
35 Rohr Park
36 Terra Nova Park
37 Explorer Park
38 Bonita Long Canyon Park
39 Marisol Park
40 Discovery Park
41 Gayle McCandliss Park
42 Paseo Del Rey Park
43 Sunridge Park
44 Independence Park
45 Rancho Del Rey Park
46 Tiffany Park
47 Voyager Park
48 Sunbow Park
49 Greg Rogers Park
50 Veteran's Park
51 Veteran's Park Community Center
52 Horizon Park
53 Heritage Park
54 Heritage Park Community Center
55 Harvest Park
56 Santa Cora Park
57 Cottonwood Park
58 Breezewood Park
59 Valle Lindo Park
60 Unnamed Park-West Landfill
61 Unnamed Park-Otay Ranch Village 2
62 Unnamed Park-Otay Ranch Village 2
63 Santa Venetia Park
64 Unnamed Park-Otay Ranch Village 4
65 Unnamed Community Center-Otay Ranch Village 4
66 Unnamed Park-Otay Ranch Village 7
67 Unnamed Park-Otay Ranch Village 4
68 Unnamed Park-Otay Ranch Village 8
69 Unnamed-OVRP Recreation Area 10
70 Unnamed-OVRP Recreation Area 11 East
71 Unnamed Park-San Miguel Ranch
72 MacKenzie Creek Park
73 Montevalle Park
74 Montevalle Park Community Center
75 Chula Vista Community Park
76 Salt Creek Community Park
77 Salt Creek Community Center
78 Mountain Hawk Park
79 Sunset View Park
80 Windingwalk Park
81 Unnamed Park-Eastern Urban Center
82 Unnamed Community Center-Eastern Urban Center
83 Unnamed Park-Otay Ranch Village 9
84 Unnamed Park-Otay Ranch Village 9
85 Unnamed Park-Otay Ranch Village 9
86 Unnamed Park-Otay Ranch Village13
87 Unnamed Park-Otay Ranch Village 13
88 Chula Vista Nature Center
89 Unnamed Park - Bayfront Sweetwater Subarea
90 Unnamed Park - Bayfront Otay Subarea

Figure 8-8

CITY OF CHULA VISTA

Existing and Proposed Public Parks and Recreation Facilities

Proposed G.P. Amendment

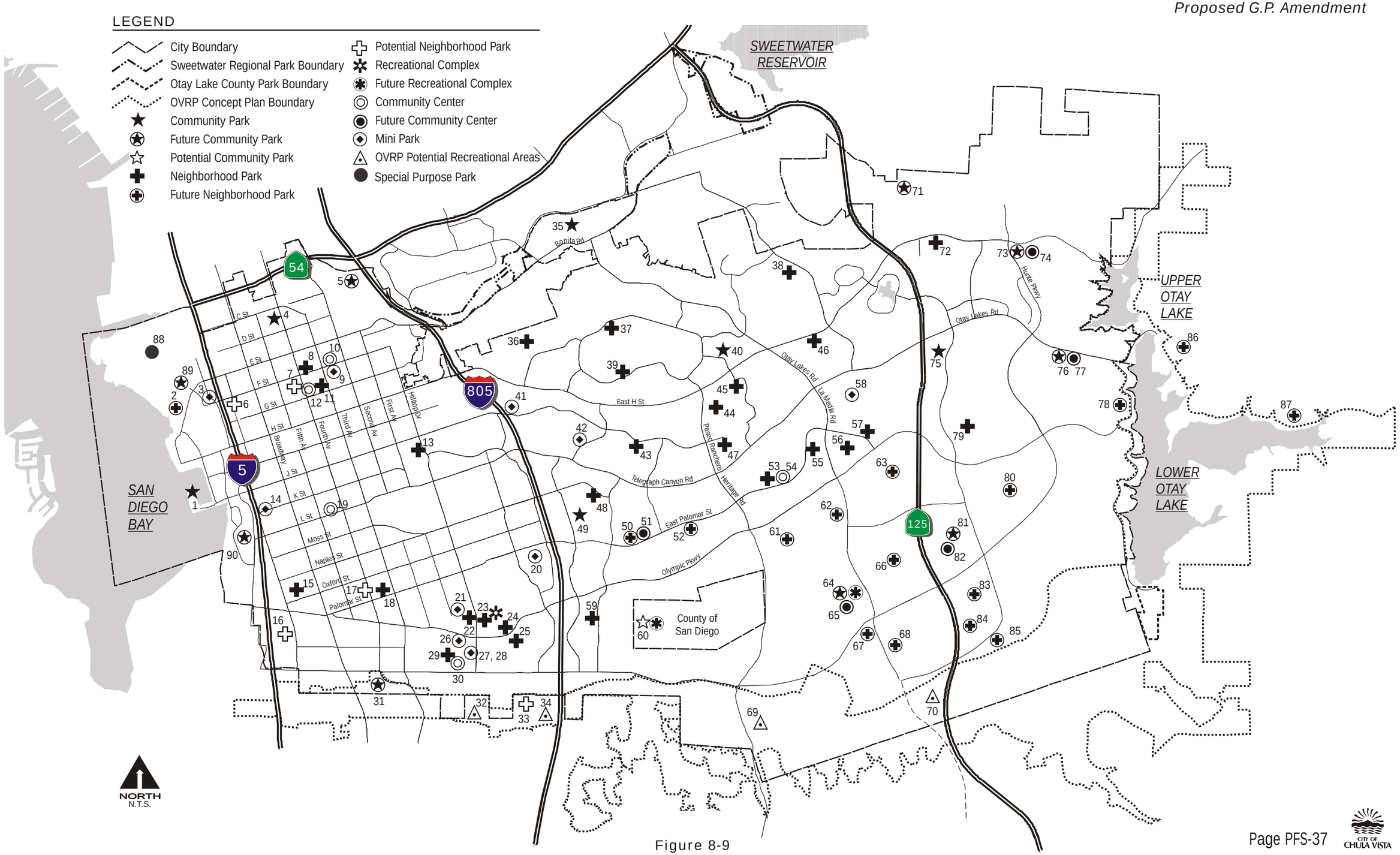

Figure 8-9

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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 their service areas. They will typically be less than four acres in size. As of 2004, no urban parks were located in the City.

Chula Vista offers a full range of classes, sports activities, after-school programs and day camps for all ages.

Special purpose parks may vary in size up to 30 acres or more, contain specialized facilities or themes, and serve the entire City. The 3.4-acre Chula Vista Nature Center is an example of a special purpose park.

Recreation facilities are generally located within community parks, and include: community centers; gymnasiums; swimming pools; youth centers; and senior centers. Recreation facilities are currently provided through development impact fees collected as part of the recreation component of the City's Public Facilities Development Impact Fee (PFDIF). As of 2004, the City had four community centers; one youth center; one senior center; one gymnasium; and two swimming pools.

Chula Vista offers a full range of classes; programs; events; sports activities; after-school programs; and day camps for all ages. In addition, the Chula Vista Public Library, the YMCA and other non-profit organizations; commercial vendors; school districts; churches; and volunteer groups maintain a series of after-school programs and other valuable recreational programs to serve the community. A wide variety of outdoor recreation and leisure opportunities are available to the residents of Chula Vista because of its location in south San Diego County. Public beaches; harbors; local mountains; and deserts are all within short traveling distances. In addition, commercial facilities, such as the Knott's Soak City water park; Coors Amphitheater; the Olympic Training Center; and numerous movie theaters; arcades; bowling alleys; skating rinks; and regulation and miniature golf courses provide further recreational opportunities.

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 recreation 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.

3.5.1 Keeping Pace with Growth
(Parks and Recreation)

The City strives to maintain existing parks and recreation facilities; to offer recreational programs to meet current demand; to plan and construct new parks and facilities; and to 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 staffing and equipment that is responsive to growth and community demands and expectations are important.

Objective - PFS 14

Provide parks and recreation facilities and programs citywide that are well-maintained; safe; accessible to all residents; and that offer opportunities for personal development, health, and fitness, in addition to recreation.

Policies

PFS 14.1 Maximize the use of existing parks and recreation facilities through upgrades and additions/changes to programs to meet the needs of the community.

PFS 14.2 Construct new parks and recreation facilities that reflect the interests and needs to the community.

PFS 14.3 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 (DIF)

PFS 14.4 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 14.5 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 14.6 Design recreation programs to reflect the interests and recreation needs of the children; teens; adults; and seniors living in our ethnically diverse City.

PFS 14.7 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 14.8 Continue to provide adequate park maintenance; park ranger service; recreation services; staffing; and equipment to ensure safe, well-maintained, and well-managed facilities.

PFS 14.9 Consider a broad mix of public park types to meet public park requirements in the Eastern Urban Center (EUC), in response to the densities and development planned.

PFS 14.10 Explore opportunities in the Eastern Urban Center (EUC) for development of a unique, shared, or clustered complex of public facilities, such as a recreation community center; library; cultural arts center; or museum.

3.5.2 Meeting Park Demand

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 and development of three 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 and new development recreation facility requirements. City-wide parkland and recreation development policies to guide future ordinances and master planning are identified below.

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 under-used land, and/or competing demands and uses for land in the west provide challenges to increase park and recreation facility inventory . Maximizing the utility of existing parks and recreation facilities through renovation and expansion and consideration of non-active recreational use within existing utility corridors can assist in addressing existing recreation needs in the west; however, 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 Interstate 5 to create park and open space areas; active and non-active recreational uses on land controlled by the Port of San Diego; 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 or storefront environment.

An overall combination of park and recreation facilities to 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 recreation facility inventory in our City. Details and strategies for meeting park demand will be addressed further through comprehensive revisions to the existing Parks and Recreation Master Plan.

Objective - PFS 15

Provide new park and recreation facilities for residents of new development, City-wide.

Policies

PFS 15.1 Continue to pursue a city-wide standard for the provision of developed parkland for new development projects of three acres per estimated one thousand new residents.

PFS 15.2 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 15.3 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 15.4 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 15.5 Use park dedication, location, 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 15.6 Evaluate financing options, including the possibility of a general obligation bond, for acquiring and developing additional park space and recreation facilities, and for upgrading existing facilities.

PFS 15.7 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 15.8 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, park dedication, and credit criteria.

PFS 15.9 Pursue the funding, design, and development of a special purpose park as a deck, or decks covering portions of Interstate 5 that would provide an enhanced community connection between the Bayfront, and the E Street Trolley Station Transit Focus Area.

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

PFS 15.11 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.

3.5.3 Regional Facilities in Otay Valley Regional Park

The Otay Valley Regional Park is an 8,700-acre, multi-jurisdictional regional open space being planned by the City of Chula Vista, the City of San Diego and the County of San Diego. It will contain a substantial preserve area, as well as active recreation and passive park opportunities. Equestrian, hiking, and biking trails are anticipated. The Otay Valley Regional Park Concept Plan anticipates the park to extend throughout the Otay River Valley from San Diego Bay to Upper and Lower Otay Lakes. While the park is regional in scope, the provision of certain active and passive recreational facilities will effectively serve as local neighborhood and/or community parks for the City of Chula Vista and, thus, will increase the total park land-to-population ratio in the City.

The Multiple Species Conservation Program (MSCP) is a comprehensive program for the preservation of more than 85 sensitive plant and animal species in the region. The City of Chula Vista MSCP Subarea Plan implements the MSCP in the City of Chula Vista. The Subarea Plan anticipates development of up to 246 acres of active recreation uses within the Chula Vista MSCP Subarea Plan preserve in the eastern portion of the Otay Valley Regional Park.

Objective - PFS 16

Develop active and passive recreational uses within portions of the Otay Valley Regional Park located within the City of Chula Vista, in accordance with the MSCP.

Policies

PFS 16.1 Continue to actively participate in the planning and development of the Otay Valley Regional Park through implementation of the Otay Valley Regional Park Concept Plan and coordination with the County of San Diego and City of San Diego.

PFS 16.2 Pursue Federal and State grant funding for the acquisition; development; maintenance; and operation of the Otay Valley Regional Park.

PFS 16.3 Establish development guidelines and standards for new development projects adjacent to the Otay Valley Regional Park that recognize and protect the natural resources and enhance user experiences of the park.

3.5.4 Chula Vista Landmark Park

Chula Vista enjoys an ideal setting on the bay, close to river valleys and mountains. The City's location within San Diego County and the geography of the area provide several advantages for attracting residents, businesses, and visitors. To enhance the attractiveness of Chula Vista, it has been recommended through public input received in the updating of this General Plan that the City strive to increase its local and regional park facilities to serve existing and future residents. Further, the City should create a significant public open space or gathering place that the entire community would embrace and identify with. In other words, create a "landmark park", a park that would provide a strong sense of place where people could see friends, meet and greet their neighbors, and where they would feel a strong sense of attachment to the community. This landmark park would provide activities for different ages, be accessible and easy to move through, and would be well integrated with adjoining land uses. It would be a place where people feel comfortable, safe, and enjoy bringing out-of-town visitors.

As conceptually imagined, a landmark park in Chula Vista would be of unique design, and possibly include museums; a cultural arts center; gardens; significant gathering spaces; and performance areas. The park could be new or an enhancement to an existing City park or parks. Another possibility includes the development of a series of linear parks, linked together through an overall master planned theme. The landmark park or combined linear parks could be 20 acres or more in size. Figure 8-10 shows possible landmark park locations.

Objective - PFS 17

Develop a significant landmark park in the City of Chula Vista.

Policies

PFS 17.1 Amend the Parks and Recreation Master Plan, as needed, to address the possibility of a landmark park in the City of Chula Vista.

PFS 17.2 Prepare a feasibility study for the location and development of a landmark park in the City of Chula Vista, including an assessment of potential sites, estimated construction and operational costs of a new park or an enhanced existing park or parks, and the identification of potential funding mechanisms.

PFS 17.3 Use the following general criteria for the siting and design of a landmark park:

- Primary access should be via a four-lane collector road;
- Public transit should be available;
- Good pedestrian access from several directions should be included;
- Good visibility should be incorporated;
- Connectivity to the City's historic features is encouraged;
- Compatibility with adjacent land uses is desired; and
- Views from within the park and from outside the park looking in should be considered and enhanced.

Potential Landmark Park Locations

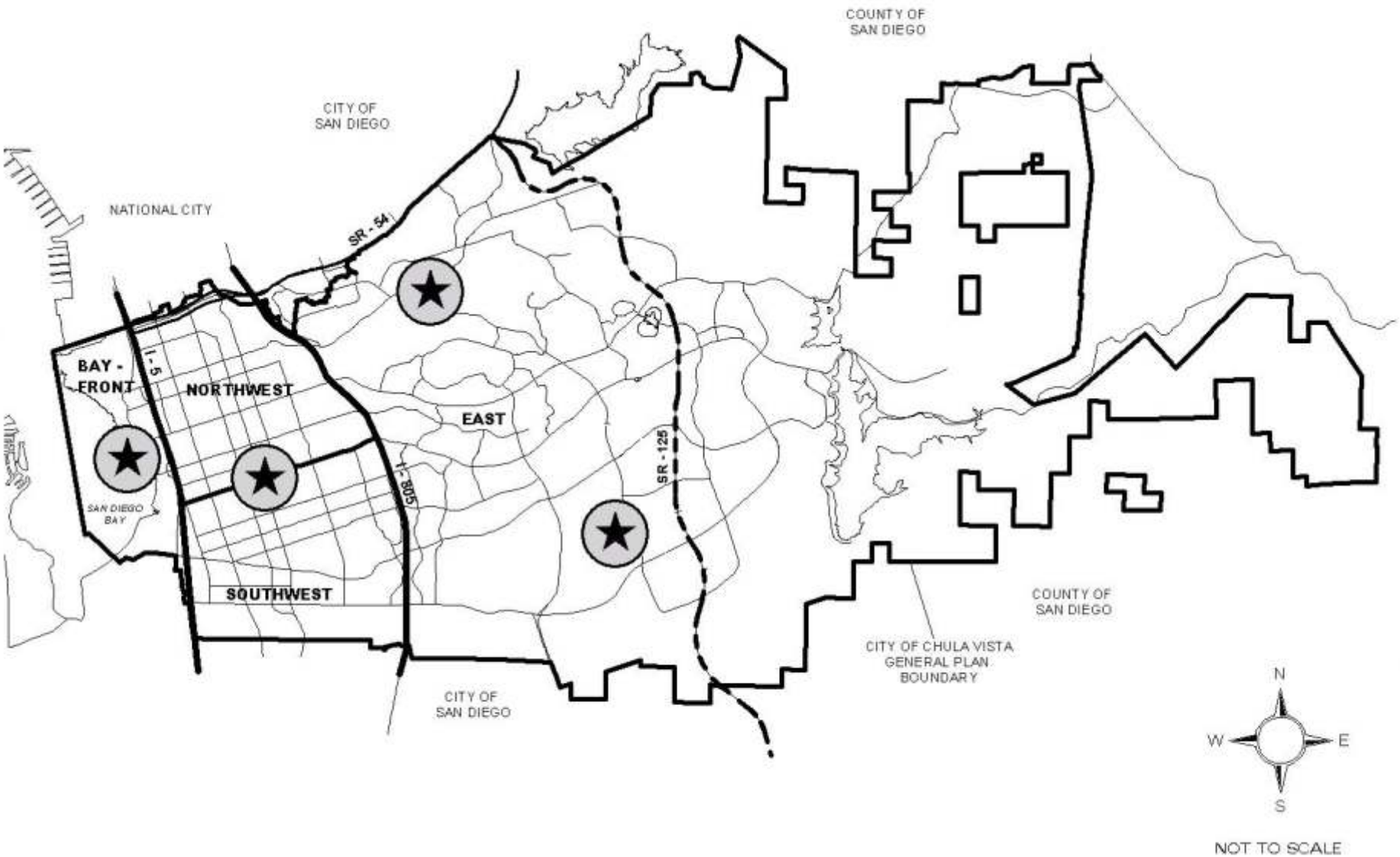

Figure 8-10

3.5.5 Joint-Use of Park and School Facilities

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 facilities and schools. This situation provides an opportunity for joint-use of facilities so that the school children and the general public 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 usage of their fields by Youth Sports Council leagues.

Objective - PFS 18

Allow the appropriate joint-use of school and park facilities.

Policies

PFS 18.1 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 18.2 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 18.3 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.

3.6 Art and Culture, Childcare, Health and Human Services

Art and Culture

Art and culture are important parts of any society, and the City of Chula Vista enjoys an active and growing arts and culture community. Both art (defined as the conscious use of skill and creative imagination), and culture, (defined as the collective body of knowledge, customary beliefs and social forms that define a group of people), are dependent on the human capacity to share and to pass information on from one person, generation, or people to another.

> *Both art and culture are dependent on the human capacity to share and to pass information on from one person, generation,or people to another.*

Chula Vista has a number of venues for the presentation of cultural programs or events. These facilities include large to small private facilities, such as the Coors Amphitheater; the OnStage Playhouse on Third Avenue; and the Ruth Chapman Center for Performing Arts (which is operated by the Sweetwater Union High School District); Mayan Hall at Southwestern College; and other various school and public venues. The City is host to a variety of cultural arts events, exhibits, and programs throughout the year, including the annual Taste of the Arts by the Bay, the Music in the Park series, and the McCandliss Art Awards. Culture and arts programs and classes are offered through the City Recreation Department, and cultural programs are presented at all three City branch libraries.

Childcare

Chula Vista recognizes childcare as an important part of the fabric of the City and that to disregard the need for quality childcare is to endanger the City's long-term social, physical, and economic health. With a growing community, the demand for quality childcare increases.

While the City does not administer them, a variety of profit and non-profit childcare facilities and programs are available to those who work and/or live in the City of Chula Vista. The two principal types of facilities are Family Daycare Homes and Childcare Centers. Other facilities and programs include those provided by school, church, and recreation groups.

Health and Human Services

Health and human services collectively refers to a wide variety of agencies, departments, and providers that help to improve people's quality of life. Sharp HealthCare, Scripps, and Kaiser Permanente provide medical services in Chula Vista. Residents also benefit from Family Resource

Centers (FRCs), one-stop, school-linked community centers that offer a broad array of comprehensive and holistic social services, adult education, and after- school programs. Services are open to anyone and are free of charge. Another Health and Human Service resource is the Norman Park Senior Center, a multi-purpose public community facility where adults over 50 years of age and their families can access services and programs to meet many of their social, physical, and intellectual needs.

3.6.1 City's Role in Art and Culture, Childcare, and Health Services

The City of Chula Vista recognizes that providing art and culture opportunities, quality childcare facilities, and a well-planned health and human services infrastructure is vital to the well-being of its residents and the overall community. The City views its role as one of supporter, rather than provider, of these community services. By acquiring Community Purpose Facility acreage or fees, the City actively requires new development to set aside land or contribute to funding for community facilities that may include those addressing childcare, health and cultural needs.

Objective - PFS 19

Provide art and culture programs, childcare facilities and health and human services that enhance the quality of life in the City of Chula Vista.

Policies

PFS 19.1 Promote land use designations that accommodate location of childcare facilities and other health and human services near homes; schools; work places; activity centers; and major transit facilities and routes.

PFS 19.2 Support and assist efforts to provide a variety of safe, affordable, and consistently good quality childcare facilities and services that are available and accessible to all economic segments of the community.

PFS 19.3 Encourage the development of childcare space within residential and commercial development projects, including new construction, replacement and reuse, to meet the needs of residents and employees.

PFS 19.4 Strive to maintain the City's role as a model employer by actively and comprehensively exploring options to meet the childcare needs of its employees and by demonstrating that employer-sponsored childcare has a positive, beneficial, and cost-effective influence on the work force.

PFS 19.5 Advocate supportive legislation at the state and federal levels regarding the provision of childcare and the provision of arts and culture.

PFS 19.6 Encourage and participate in efforts that increase the quality of childcare, such that all facilities are responsive, interactive, nurturing, and developmentally appropriate.

PFS 19.7 Support and assist in the development of before-and-after school, and holiday and vacation coverage as part of the overall childcare programs.

PFS 19.8 Encourage an integrated, neighborhood-based approach to the delivery of health and human services.

PFS 19.9 Promote the accessibility of art and cultural programs.

PFS 19.10 Continue to require Community Purpose Facility acreage, in accordance with the Municipal Code, for the provision of childcare and other social service facilities.

3.6.2 Future Chula Vista Cultural Arts Center

While several facilities are available for display and presentation of the arts throughout our City, including the City branch libraries and recreation centers, there is limited availability of adequately designed or appropriately located facilities for both performances and exhibits. A main, central cultural arts venue, theater or center is lacking. Benefits of a cultural arts venue include having an identifiable city facility that could serve public and private performances and exhibits throughout the south San Diego County region and

stimulate economic development and redevelopment. As conceptually imagined, a Cultural Arts Center in Chula Vista could include exhibit and performance areas, space for associated education classes and administrative offices, and supporting commercial development, such as cafes, art stores, and restaurants. It could also be a beneficial use within a future landmark park.

Objective - PFS 20

Develop a cultural arts center in the City of Chula Vista.

Policies

PFS 20.1 Prepare a citywide Cultural Arts Master Plan that discusses the development, coordination, and use of arts and culture facilities; identifies partnerships and collaborations; promotes opportunities and coordination; and recommends ongoing financial support for the arts through consideration of a percentage for the arts program and an increased share of Transient Occupancy Tax.

PFS 20.2 Prepare a feasibility study for the location and development of a cultural arts center in the City of Chula Vista, including siting criteria, funding, construction, and operation of the facility.

PFS 20.3 Encourage the installation of art pieces in publicly owned spaces and require developers to pay fees or provide art pieces that serve to enhance an individual project and contribute to the appearance and vitality of the development.

3.7 Civic Facilities

Civic facilities and services are a necessary component of all communities. Included among civic facilities are governmental offices, such as City Hall and other administrative and operation centers. While not provided by the City, post offices are another example of civic facilities necessary to the everyday needs of the community. Friendly, professional, and effective provision of City services affords Chula Vista residents and the larger region a positive impression of the City. As the City continues to grow, the demand on civic facilities and services will continue to grow as well.

Objective - PFS 21

Provide civic services to Chula Vista residents and those doing business in the City in a friendly, efficient and effective manner.

Policies

PFS 21.1 Assure the convenient location of regional and local government administrative offices and service facilities both in western Chula Vista and as in the Eastern Urban Center.

PFS 21.2 Continue to foster a City organizational structure that values and rewards quality customer service and promotes a high standard of excellence and professionalism.

PFS 21.3 Locate civic facilities where their contribution to local business and the community is maximized, including economic contributions and ease of access.

3.8 Energy

Fossil fuel products such as coal; natural gas; oil; and diesel remained the primary fuel for generating electricity and for heating homes, water, and food in 2004. The global supply of these products is limited and the demand for electricity and fossil fuels continues to increase. Employing efficient energy efforts throughout the City and transitioning to non-fossil fuel alternatives will help to extend limited supplies; reduce the need for expensive new regional power generators and transmission lines, and contribute to Chula Vista's economic sustainability and regional competitiveness. Cleaner energy, more efficient power sources and conservation also contribute to the City's environmental sustainability by decreasing the level of air pollutants produced by fossil fuel based electrical generation and heating, and further the City's long standing commitment to CO_2 reduction and the prevention of global warming.

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. SDG&E estimates that additional infrastructure may be needed to deliver gas and electricity (energy) to 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 both the eastern and western parts of the City. Each substation may require at least two separate and distinct transmission right-of-ways (ROW), which most likely would be accomodated within street ROW. Each ROW could be up to 25 feet in width and could vary in length. Other SDG&E infrastructure improvements or upgrades may include a new 200-foot-wide transmission ROW in the northeast section of the City and a relocation of the South Bay electricity substation to a six-acre site.

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 this General Plan.

3.8.1 Powering Chula Vista

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.

Objective - PFS 22

Ensure adequate energy supplies throughout Chula Vista.

Policies

PFS 22.1 Continue to address energy needs in Chula Vista by periodically reviewing and updating the City of Chula Vista Energy Strategy and Action Plan and by implementing and monitoring the recommendations of the Strategy.

PFS 22.2 Coordinate with regional energy planning programs and efforts.

PFS 22.3 Encourage and support the research, development, and use of alternative sources of energy.

PFS 22.4 Review energy facility requests and encourage siting and design techniques that minimize community impacts. Such techniques may include: undergrounding facilities, where possible; co-locating new facilities with existing utility infrastructure; locating facilities in non-residential areas; and implementing architectural details and landscaping that help facilities that blend with the surrounding area. The development and operation of natural gas-fired plants within the City shall utilize "best available control technology" to the greatest extent practicable.

PFS 22.5 Maximize future sustainable energy options by pursuing distributed generation and planning energy transmission and transportation options that complement the development of local renewable energy options.

Objective - PFS 23

Integrate sensible and efficient electrical and natural gas facilities into the natural and developed environment.

Policies

PFS 23.1 Use existing transmission corridors as effective wildlife corridors.

PFS 23.2 Provide sufficient open space buffering between utility facilities and residential development.

PFS 23.3 Ensure adequate area is reserved early in the development process for critical electrical service facilities.

PFS 23.4 Assure that utility facilities safely integrate into the developed landscape.

PFS 23.5 Appropriate secondary land uses (such as nurseries, RV storage, and useable open space and parks, among others) should be encouraged to locate within overhead transmission facility rights-of-way, when appropriate. Trails can also be included as a secondary land use, pursuant to agreement with SDG&E.

3.9 Telecommunications

The rapidly expanding world of telecommunications allows residents and businesses to interact with the global community from anywhere in our City. Technology and capabilities continue to advance at great rates, creating more efficient communication options. State-of-the-art services facilitate a healthy business climate, making businesses more competitive and providing an edge in accessing and using important information. Furthermore, telecommunication technologies allow residents to establish home offices, which can decrease commutes, enhance neighborhood security and provide flexibility for working parents.

In 2004, telecommunications services in Chula Vista included telephone, cable and wireless communication services 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 use these upgrades.

Objective - PFS 24

Promote state-of-the-art telecommunication services throughout Chula Vista.

Policies

PFS 24.1 Encourage telecommunication service providers to install state-of-the-art infrastructure in Chula Vista.

PFS 24.2 Review new telecommunications facilities and request siting and design techniques that minimize community impacts. Such techniques may include co-locating new facilities with existing utility infrastructure, locating facilities in non-residential areas, and using architectural features or details that blend with the surrounding area.

PFS 24.3 Encourage developers of new office and industrial buildings to incorporate state-of-the-art telecommunications technologies.

3.10 Solid Waste

In general, urbanized areas generate substantial amounts of trash, requiring disposal in nearby landfills. And, often times, materials that could be recycled for other uses are instead thrown out. The City of Chula Vista has established an exclusive franchise agreement with Pacific Waste Services, which extends through 2007, for the removal, conveyance and disposal of any non-recyclable waste. The City has three additional eight-year options on this agreement, taking care of disposal needs through the year 2031. The agreement includes a number of programs and incentives for the franchisee 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 (Figure 8-11). The important discussions of recycling and of the handling and disposal of hazardous waste materials are addressed in Chapter 9, Environmental Element of this General Plan.

In 1989, with a population of approximately 135,0000 people, the city disposed of approximately 189,000 tons of trash at the Otay Landfill in eastern Chula Vista. In 2003, with a population of approximately 200,000 people, the City disposed of approximately 170,000 tons of trash. This 19,000-ton reduction was due to city-wide recycling efforts. Nonetheless, as more development occurs, available capacity at disposal sites used by the City will be reduced. At a minimum, this could result in increased costs for transporting materials greater distances to available disposal sites, and the possibility of increasing the number of waste transfer sites within the City.

The Otay Landfill is estimated to reach capacity in the year 2027. At this time, there is one proposed new landfill site in San Diego County: Gregory Canyon, located in north county, near the communities of Fallbrook, Vista, and Pauma Valley. The 1,770-acre Gregory Canyon site is designed for a 30-year life expectancy. Its opening date is uncertain, due to opposition to the facility. 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. The East Otay Mesa site retains a tentative classification for reservation as a future landfill. One may again be proposed through the County of San Diego's discretionary permit process.
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 estimated the cost of such a facility to be over ten million dollars. The longer the Otay Landfill is capable of accepting waste, the longer this expense is delayed.

The City has also acquired rights to approximately 30 acres of space at the Otay landfill for a composting facility when the landfill closes. Compostable material accounts for approximately 25 percent of the City's total waste stream. Recyclable and compostable materials, together, accounted for approximately 54 percent of the City's waste stream in 2002. Therefore, continued efforts to expand recycling and to accommodate compostable materials will reduce future waste transfer costs.

Chula Vista currently relies on the County of San Diego Local Enforcement Agency (LEA) to permit and regulate solid waste facilities. However, the City may choose to contract directly with the state or establish its own LEA. Nonetheless, the City has the ability to control waste production within its General Plan area. Current solid waste management strategies include source reduction, recycling, and composting to decrease the waste stream impacting landfills.

Solid Waste Facility

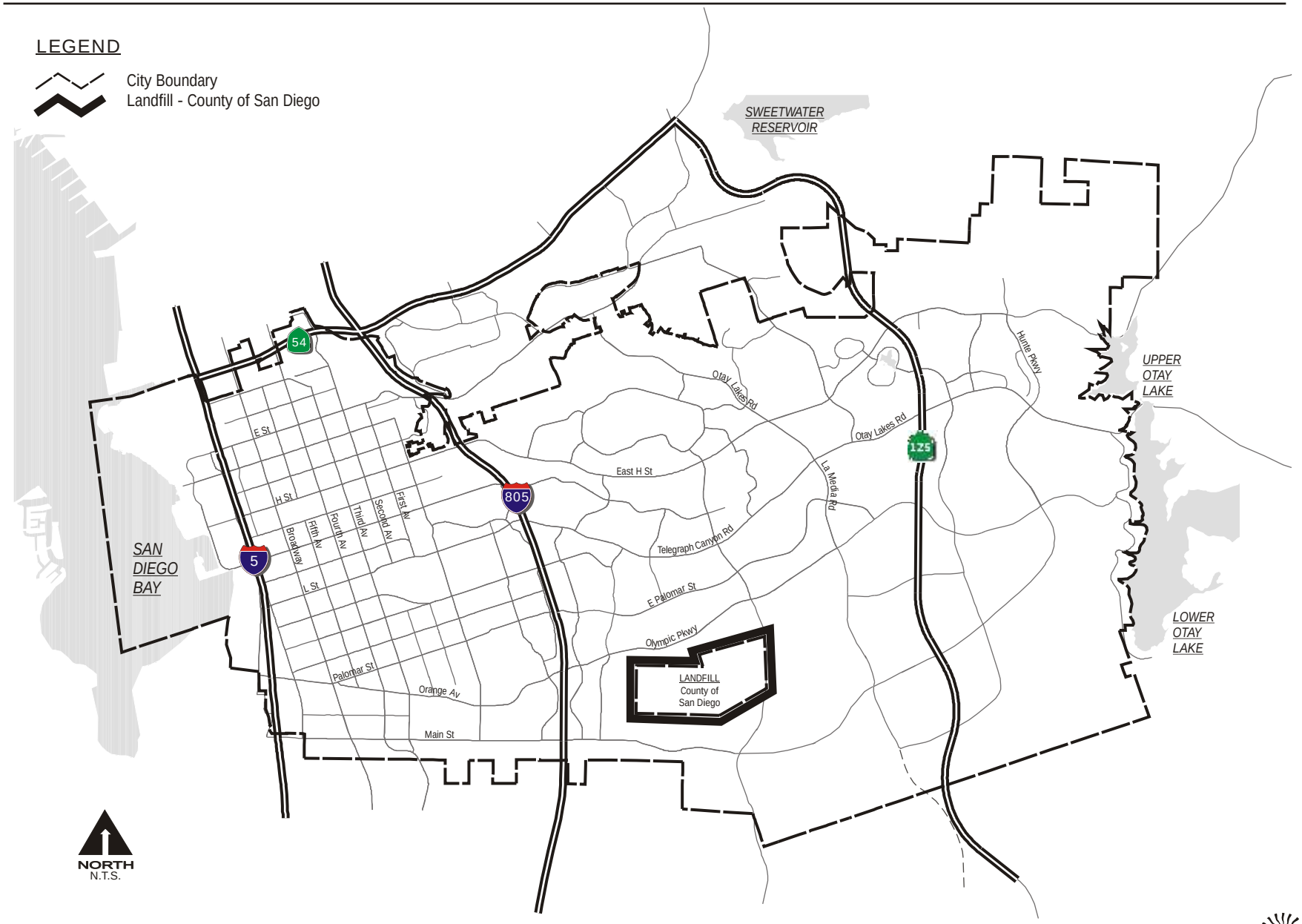

Figure 8-10

CITY OF CHULA VISTA

3.10.1 Providing for Solid Waste Disposal

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 Environmental Element, Chapter 9 of this General Plan. It is estimated that the Otay Landfill will 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.

Objective - PFS 25

Efficiently handle solid waste disposal throughout the City.

Policies

PFS 25.1 Plan for adequate systems and facilities to manage the City's solid waste generation, treatment, and disposal.

PFS 25.2 Permit transfer stations to be sited in areas designated for general industrial uses, provided circulation, visual, and noise impacts do not adversely affect adjacent uses.

PFS 25.3 Participate in interjurisdictional efforts to maintain available landfill capacity in San Diego County.

PFS 25.4 Attract manufacturers that use recycled materials, thus providing jobs and increasing the value of these materials.