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1.0 | INTRODUCTION

1.1 Purpose and Scope

If the City's vision is to become reality, the goals, objectives, and policies stated in this General Plan must be effectively served by implementation measures that are carefully chosen and carried out. Such implementation measures should be reviewed periodically, and amended as necessary, according to State guidelines.

Implementation takes many forms, from adopting zoning regulations to establishing environmental guidelines or a facility or service master plan. Considering this, the chapter is divided into the following parts:

Section 2.0 - General Plan Implementation Tools

This section presents and explains the various regulatory, legal and funding mechanisms necessary to guide development within the City in order to successfully carry out the broad vision and intents presented in the General Plan. These include the Chula Vista Municipal Code, subdivision ordinances, zoning regulations, and subsequent plans such as Specific Plans, as well as facility master plans, capital improvement programs, and related funding tools such as bonds, assessment districts, fee programs and development exactions.

Section 3.0 - General Plan Maintenance

As the long-range vision and policy master plan for future growth and development of the City, other plans, programs and regulations must be consistent with the General Plan. As a long range guide, the General Plan is also intended to be a "living" document subject to some interpretation, and the need for amendment in response to changing circumstances. This section discusses General Plan consistency, General Plan amendments and use of the Program Environmental Impact Report (EIR), along with related objectives and policies.

Section 4.0 - Implementing Plans and Programs by General Plan Element

Some implementation measures -- or major actions, plans and programs -- are identified that directly correspond to the various General Plan Elements. These are the critical link between the General Plan's provisions and tangible actions.

Section 5.0 - Periodic Review and Reporting

This section outlines how the City will periodically assess the progress made in implementing the General Plan, and as necessary, make according adjustments to implementation efforts and/or amend the Plan.

Section 6.0 - City Boundary Reorganizations

Because the General Plan Area includes land beyond the City's current (2004) corporate boundaries, changes in boundaries may be necessary in order to implement the General Plan. In this section, the following topics are discussed: City and Sphere of Influence Boundaries; Potential City Boundary Reorganizations; Annexation Procedures; and Objectives and Policies are all addressed.



1.2 Implementing the Vision and Themes

By establishing the land use, circulation, public facilities, economic development, growth management, and environmental policies stated in this General Plan, the City of Chula Vista has expressed its commitment to maintain existing high-quality standards in the community, to keep improving, and to successfully meet the opportunities and challenges that lie ahead. Achieving the City's vision requires that the City be vigilant in enacting programs that implement the policies stated in earlier elements. This chapter, General Plan Implementation, provides the framework within which the City can review and monitor the effectiveness of the General Plan as it works toward achieving the vision of a vibrant community with opportunities for comfortable and safe living, recreation, and economic development that enrich the lives of its citizens.

A full discussion of our Vision and eight Themes is found in Chapter 4 of this General Plan. This Implementation Chapter focuses on aspects of Theme 7, Effective Growth Management and Plan Implementation.

2.0 GENERAL PLAN IMPLEMENTATION TOOLS

This section presents the tools to guide development in the City by implementing the policies within this General Plan.

2.1 Chula Vista Municipal Code

The Chula Vista Municipal Code (CVMC) consists of all the regulatory ordinances and certain administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The CVMC includes the City's Subdivision Ordinance and Zoning Ordinance.

2.1.1 Subdivision Ordinance

In California, proposed subdivisions that would result in the sale, lease or financing of land must first obtain local government approval. The Subdivision Map Act establishes statewide uniformity in local subdivision procedures while giving cities and counties the authority to regulate the design and improvement of subdivisions, require dedications of public improvements or related impact fees, and require compliance with the objectives and policies of the General plan. Through the Chula Vista Subdivision Ordinance, the City has the authority to approve and design street alignments, street grades and widths; drainage and sewer facilities; lot sizes and lot configuration; traffic access; and other items. The ability to require these standards and improvements enables the City to promote the goals and objectives of the General Plan, particularly those in the Land Use and Transportation Element, the Public Facilities and Services Element, and the Environmental Element. No subdivision map can be approved unless the City finds that the subdivision, together with design and improvement provisions, is consistent with all aspects of the General Plan.

2.1.2 Zoning Ordinance

Zoning classifies the immediate, permissible uses of land and is one of the primary means of implementing the General Plan. The Chula Vista Zoning Ordinance divides the City into districts or zones specifying what uses are permitted, conditionally permitted, or prohibited within each zone. The Zoning Ordinance also establishes procedures for considering projects; standards for minimum lot size; building height and setback limits; fence heights; parking; open space; and other development requirements. To successfully implement the General Plan, the zoning must be consistent with land use designations, goals, and objectives established in the general plan, in particular, in the Land Use and Transportation Element. Zoning can also be used to further the

goals and objectives of the General Plan by requiring design review, allowing floating zones and mixed use zones, and establishing overlay zones requiring additional reviews for specified reasons.



2.2 Local Coastal Program

Local Coastal Programs (LCP) are planning tools used to carry out the shared partnership between the California Coastal Commission's (CCC) mandate to protect coastal resources and local governments' regulation of land use. The LCP includes a land use plan with land use classifications, types and densities of allowable development, plus goals, objectives, and policies concerning development and use of coastal resources. After the CCC approves an LCP, their permitting authority is delegated to the local government.

Chula Vista's LCP consists of the General Plan Land Use Diagram and the associated goals, objectives and policies that relate to coastal areas within the City.



2.3 Land Use Plans and Permits

Several plans and permits are used to further define and develop land uses throughout the City. These plans and permits are described below.

2.3.1 Redevelopment Plans

The State Legislature, under the California's Community Redevelopment Law, allows the adoption of redevelopment plans by cities. Redevelopment plans are intended to reverse deteriorating economic and physical conditions; redevelop blighted, underutilized, and vacant properties; improve infrastructure and public facilities; and produce revenues through the development of job-generating properties. Where the private sector alone is unable or unwilling to assemble land and invest resources, the City can help by providing planning and financing incentives. Redevelopment plans must be in conformance with the General Plan. As such, redevelopment is a powerful tool for Chula Vista to implement the goals and policies of its General Plan, particularly the Land Use and Transportation Element, Housing Element and the Public Facilities and Services Element. Any redevelopment plan must include plans for streets; buildings; open space; a statement of the effect of the plan on existing residents in the area; a description of proposed financing methods; and a plan for participation of affected property owners. (See Section 1.4.2, Redevelopment Plans, in Chapter 5, the Land Use and Transportation Element of this General Plan.)

2.3.2 General Development Plans

A General Development Plan (GDP) is a smaller scale version of a general plan that typically has addressed large, previously undeveloped areas of a City, such as those in eastern Chula Vista. GDPs are further discussed in Section 1.4.4 and Section 10.0, Eastern Area Plan, of the Land Use and Transportation Element. GDPs must be in conformance with the General Plan.

2.3.3 Specific Plans

Specific Plans are customized regulatory documents that provide more focused guidance and regulation for particular areas. They generally include: a land use plan; circulation plan; infrastructure plan; zoning designations; development standards; design guidelines; phasing plan; financing plan; and implementation plan. (See Section 1.4.3 of the Land Use and Transportation Element.)

2.3.4 Sectional Planning Area Plans

A Sectional Planning Area (SPA) Plan is a comprehensive master plan that addresses a portion of a planned community area. The SPA illustrates the overall urban design, and includes building, site and landscape guidelines. It is created for the purpose of having an integrated pattern of land uses and circulation, a strong internal identity, and identified common services. Chula Vista has numerous SPA plans.

2.3.5 Precise Plans

The Precise Plan is a cross between a Planned Unit Development (PUD) and a larger specific plan. It allows for flexibility, innovation, and public involvement. Chula Vista has “P” (Precise Plan) modifying districts to allow diversification in the spatial relationship of land uses, density, buildings, structures, landscaping and open spaces. The “P” designator requires design review of architecture and signs through the adoption of specific conditions of approval for development of property in the City. Within the boundaries of the “P” district, the location, height, size and setbacks of buildings or structures; open spaces; signs; and densities indicated on the Precise Plan take precedence over the otherwise applicable regulations of the underlying zone.

2.3.6 Miscellaneous Land Use Permits

The City processes a variety of permits, that facilitate development, including, but not limited to, conditional use permits, variances and building permits. Since all approvals must show consistency with zoning and General Plan policies, these permits further the goals and objectives of the General Plan.

2.4 Facility Master Plans and Capital Improvement Plans

Facility Master Plans and Capital Improvement Plans guide the funding and construction of public improvements developed to serve the City. Such improvements include roads, sewers, water facilities and parks. Since Facility Master Plans and Capital Improvement Plans must be consistent with the adopted General Plan, they further the goals and objectives of the General Plan.



2.5 Development Agreements, Memoranda of Understanding, and Memoranda of Agreement

A Development Agreement is a contractual agreement between the City and a developer that identifies rights that apply to a specific development project, in return for appropriate benefits to the City. It provides that, for a specified time period, the rules, regulations and policies applicable to a particular development will not change. Memoranda of Understanding (MOU) and Memoranda of Agreement (MOA) are agreements between the City and a developer, or the City and another jurisdiction. Typically, MOUs and MOAs state the benefits and opportunities to be gained from a certain plan or project and the anticipated actions or tasks to be carried out by the parties involved. By their nature, development agreements, MOUs and MOAs offer opportunities to ensure that general plan objectives and policies will be implemented as development occurs in an area.



2.6 Funding Mechanisms

2.6.1 Benefit Assessments

Benefit assessments, also known as special assessments, are historically popular techniques for financing construction and maintenance of such physical improvements as sidewalks; sewers; schools; streets; storm drains; lighting; and flood control that benefit distinct areas. Most assessment acts authorize the use of bonds, paid for by an assessment. A benefit assessment cannot be levied on a piece of property that does not receive a direct benefit from the improvements or service being financed.

2.6.2 Bonds

Cities, counties, school districts, and other districts may issue General Obligation (G O) Bonds for the acquisition or improvement of property such as buildings; streets; sewers; water systems; and other infrastructure. G O Bonds must be approved by two-thirds of the voters casting ballots. They are secured by the local government's ability to levy property taxes, but may also be repaid from other revenue sources.

2.6.3 Exactions and Impact Fees

Exactions are dedications of land, improvements, or impact fees imposed on new development to fund the construction of capital facilities. They cannot be used for operations or maintenance. Exactions may only be imposed where they will further a legitimate interest (that is, health, safety, and welfare issues, such as traffic flow, availability of recreational facilities, sewer and water service, etc.) and mitigate an adverse impact that would result from the project. Exactions and impact fees can only be levied once, at the time of project approval.

2.6.4 Privatization

Privatization is the use of private contractors or private ownership to provide local services, such as garbage collection, emergency medical service, and street or landscape maintenance. Although not strictly a financing method, privatization is a funding strategy that, together with other methods, can help stretch limited public funds and further the goals and objectives of the General Plan.

3.0 | **GENERAL PLAN MAINTENANCE**

3.1 Consistency with the General Plan

Projects and plans within the City of Chula Vista must be consistent with the adopted General Plan. The City must determine that they further, and do not obstruct, the attainment of the General Plan vision, goals, and objectives. Consistency determinations must be made for zoning, subdivisions; land uses; densities; and circulation element roads. Determinations must also be made that the proposed project or plan is consistent with the various objectives and policies within the General Plan. By requiring consistency, the City ensures that future development implements the vision and themes established by the community through the General Plan process.



3.2 General Plan Amendments

Generally, local governments limit amendments of the mandatory elements of their general plans to no more than four per calendar year. The most common type of general plan amendment is one associated with a privately initiated development project. Other amendments may originate from requests to accommodate affordable housing, to comply with a court decision, and to implement the local coastal program. Since each amendment may include more than one change to the land use plan and/or the general plan elements, the City may group together several requests. The proposed amendments are reviewed individually and analyzed for cumulative effects. Any one proposal in the grouped package may be altered or deleted up until the time of adoption. If the City finds that frequent, project-specific requests are resulting in piecemeal amendments, internal inconsistencies may result. At such time, the city may consider a comprehensive update to address certain issues.



3.3 Reliance on the General Plan Program EIR

The City of Chula Vista General Plan is subject to the California Environmental Quality Act (CEQA). As such, a Program Environmental Impact Report (PEIR) was prepared and certified in conjunction with General Plan adoption. The PEIR identifies environmental impacts that could result from implementing the development goals established in the General Plan. For significant impacts, the PEIR requires appropriate mitigation measures to reduce or avoid the impacts, where available and feasible.

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State law permits subsequent projects to rely on the environmental analyses within the General Plan PEIR as a base for project-level environmental review. Environmental review of project specific impacts must still be performed for subsequent projects and plans. Required mitigation measures must also be identified, pursuant to such project level review.

4.0 | PLANNING FACTORS, OBJECTIVES, AND POLICIES

There are several planning factors involved in implementing this General Plan. Such factors are discussed in Sections 4.1 - 7.4 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.

4.1 Developing Plans and Programs to Carry Out the General Plan

To make the long-range comprehensive nature of the General Plan more meaningful, a link between the General Plan and day-to-day actions of local government is required. Achieving Chula Vista's vision for the future relies on land use proposals and development that successfully implement the goals, objectives, and policies of the General Plan. Coordination with other jurisdictions and with regional plans and policies ensures that Chula Vista's implementing programs also address regional goals. Funding for needed infrastructure and improvements is also critical to successfully create the city envisioned by this General Plan.

Objective - GPI 1

Efficiently implement the vision established by the Chula Vista General Plan

Policies

GPI 1.1 Upon adoption of the General Plan, embark on a General Plan Implementation Strategy to identify the timing and responsible parties for preparation of a Comprehensive Zoning Code Update, appropriate timing for creation of specific plans for key areas of the city such as transit oriented development (TOD) areas, and other implementation measures.

GPI 1.2 Ensure that the implementing tools available to the City, including the zoning, subdivision review, redevelopment planning, capital facilities programs, and land use permits, reflect the vision, goals, objectives and policies established in this General Plan.

GPI 1.3 Identify project and infrastructure funding at the earliest possible point in the land use review and development process.

GPI 1.4 Collaborate with other jurisdictions on regional plans and policies affecting land use decisions to ensure that Chula Vista's General Plan and implementing plans and projects remain responsive to regional issues.



4.2 Achieving Consistency with the Chula Vista General Plan

A general plan is broad in nature and must address a wide range of aspects relative to a city's future development. In California, the general plan has been institutionalized through the enactment of statutes requiring consistency of certain local actions with the general plan. Additional statutes, while not mandating consistency, require findings or a report on whether proposed actions conform to the general plan. The state's general rule for consistency determination is stated as:

"An action, program or project is consistent with the general plan if it, considering all aspects, will further the objectives of the general plan and not obstruct their attainment."

Objective - GPI 2

Provide consistency between the Chula Vista General Plan and subsequent documents, plans, projects, and development.

Policies

GPI 2.1 Pursue zoning in the City that is consistent with the land use designations of the adopted Chula Vista General Plan.

GPI 2.2 Require findings of consistency with the General Plan for all subdivisions, planning approvals and building permits.



4.3 Amending the General Plan

To remain effective, a general plan must maintain flexibility and be able to respond to changing economic, social and other factors impacting land use decisions. The Chula Vista General Plan reflects substantial participation by residents, City departments and public agencies. In addition, significant regional and local planning studies that have had a major impact on the General Plan have been completed or are under way. Key ongoing regional planning studies, including those related to public transit, conservation and open space; waste management; and housing, will continue to impact land use planning in Chula Vista. As such, a process for amending the General Plan is important.

Objective - GPI 3

Maintain a current and effective General Plan.

Policies

- GPI 3.1** When appropriate, group general plan amendment proposals in any calendar year to accommodate efficiency of review, analysis and evaluation of cumulative land use, fiscal, environmental, and other impacts.
- GPI 3.2** Establish general plan amendment application guidelines and requirements to ensure that general plan amendments further the vision and themes established by the community in this General Plan.
- GPI 3.3** Place approval authority for general plan amendments with the City Council, after review by the City Planning and Building Department staff and Planning Commission recommendations.
- GPI 3.4** When appropriate, require fiscal analyses for General Plan Amendments involving changes in land use designations to identify net fiscal impact to the City.

4.4 Using the General Plan Program EIR

The Chula Vista General Plan provides the broad framework for achieving the City envisioned by the community. The General Plan relies on subsequent programs, actions and projects to develop and realize the goals and objectives within the various elements. Such programs, actions, and projects may be subject to environmental review under CEQA. The State CEQA Guidelines permit the Program Environmental Impact Report (PEIR) prepared for the General Plan to be used as the foundation for analyzing the environmental effects of ensuing projects. Specific guidelines for the proper use of the PEIR for subsequent projects are found in the California Public Resources Code and the State CEQA Guidelines.

Objective - GPI 4

Use and rely upon the General Plan PEIR for subsequent program and project proposals where appropriate.

Policies

- GPI 4.1** Permit subsequent program and project proposals to incorporate the studies and findings found in the Chula Vista General Plan PEIR as part of the base, background analysis for review of the project under CEQA.
- GPI 4.2** Require project-specific review and analysis, as well as project-specific mitigation measures, for subsequent projects that rely in part upon the Chula Vista General Plan PEIR.

5.0 | **IMPLEMENTING PLANS AND PROGRAMS BY GENERAL PLAN ELEMENT**

This section of the General Plan identifies key implementation measures - actions, plans and programs - associated with carrying out the direction of each of the General Plan Elements. These measures are designed to achieve and accomplish the goals and objectives and policies that will bring about the vision established for Chula Vista's future. In effect, the implementation measures serve as the critical link between the General Plan and tangible actions. A more detailed implementation and monitoring program, including schedules; funding sources; companion agencies; and related General Plan policies will be prepared and maintained separately from the Chula Vista General Plan text.

5.1 Land Use and Transportation Element

The primary actions, plans and programs that will implement the goal, objectives and policies within the Land Use and Transportation Element include the following:

- Zoning Code (updated as needed to reflect current General Plan)
- Urban Core Specific Plan
- Other specific plans and related focused plans and programs
- Bayfront Master Plan
- Comprehensive survey and inventory of historic properties
- New or revised regulations and incentives to facilitate mixed use and other smart growth principles
- Plans and programs to implement transit enhancements, including new regional express and corridor routes, and local shuttle route
- Introduction of urban mobility concepts and new roadway classifications and approaches in the Urban Core
- An Urban Core Improvement Program
- Preparing a Framework Strategy for the University Study Area
- Expanded regional coordination programs, including participation in subregional plans, and implementing focused plans in smart growth concept areas



5.2 Economic Development Element

The major actions, plans and programs that will implement the goal, objectives and policies within the Economic Development Element include the following:

- Zoning to accommodate a regional technology park and a multi-institutional university center
- Zoning to accommodate employment lands and increased densities near transit facilities
- Zoning provisions for mixed use projects, home-based businesses and ancillary commercial development in business parks
- A Marketing Program, to include an image enhancement component, promotion of international trade opportunities and Chula Vista's tourism, and recreational opportunities
- Maintenance and implementation of the Chula Vista Economic Development Strategy



5.3 Housing Element

The major actions, plans and programs that will implement the goal, objectives and policies contained in the Housing Element include the following:

- Comprehensive Housing Plan, including components for the following:
 - Affordable Housing Program
 - Neighborhood Revitalization Program
 - Housing Rehabilitation Program
 - Condominium and Mobile Home Conversions
 - Transitional Housing Programs
- Annual Fair Housing Assessments
- Zoning provisions for mixed use residential projects and flexible development standards



5.4 Public Facilities and Services Element

- Facility Master Plans (updates and revisions, as necessary)
- Public Facilities Financing Plans (project-specific and City-or area-wide)
- Capital Improvements Programs
- Development Impact Fees
- Urban Water Management Plans
- City Emergency Response Plan
- Hazard Mitigation Plan
- Zoning provisions for post-disaster development

- Zoning to accommodate an institution of higher education
- Park Dedication Ordinance
- Development guidelines and standards for new development within and adjacent to the Otay Valley Regional Park
- Feasibility study for the location and design of a landmark park in Chula Vista
- Zoning provisions to accommodate childcare facilities and other health and human services near homes, schools, work places, activity centers, and major transit facilities and routes
- Cultural Arts Master Plan and a feasibility study for the location and development of a cultural arts center in the City of Chula Vista
- Chula Vista Energy Strategy
- Zoning provisions to address proper design and placement of public facilities and services, including telecommunication facilities and solid waste disposal facilities



5.5 Environmental Element

- City of Chula Vista Multiple Species Conservation Program Subarea Plan (MSCP)
- Jurisdictional Urban Runoff Management Plan
- San Diego Bay Watershed Urban Runoff Management Program
- Chula Vista Carbon Dioxide (Co2) Reduction Plan
- Chula Vista Energy Strategy Action Plan
- Otay Ranch Resource Management Plan
- Greenbelt Master Plan
- Trails Master Plan
- Otay Valley Regional Park Concept Plan
- Parks and Recreation Master Plan
- Project-Specific Environmental Analysis pursuant to CEQA
 - Project-Specific Plans, including;
 - Water Conservation Plan
 - Water Quality Study
 - Air Quality Improvement Plan
 - Solid Waste Management Plan
- Zoning provisions to permit mixed use developments, encourage efficient use of water and energy, reduce risk associated with natural hazards
 - Various development codes and ordinances, including but not limited to:
 - Urban-Wildland Interface Code
 - Noise Control Ordinance
 - California Building Code
 - Zoning Code Hazardous Waste Facilities Regulations (Municipal Code Section

- 19.58.178)
- Development and Redevelopment Projects Storm Water Management Standards Requirements Manual
 - Surface Mining Operations Ordinance
 - Various city programs and policies, including but not limited to:
 - Pollution Prevention Policy
 - Household Hazardous Waste Program
 - Zoning Provisions to address the proper siting and design of hazardous waste facilities
 - An evaluation of Historic Preservation in Chula Vista, including a comprehensive survey and inventory of historic properties
-



5.6 Growth Management Element

The major actions, plans and programs that will implement the goal, objectives, and policies within the Growth Management Element include the following:

- Growth Management Program
 - Public Facilities Financing Plans (project specific and City-or area-wide)
 - Development Agreements for major development projects
 - Fiscal Impact Analysis for major development projects
 - Annual City-wide Economic Assessment
-



5.7 Using the General Plan Implementation Measures Tables

At the end of this section, there is an implementation table for each General Plan element. The tables, designed to be a reader's guide for those putting together work programs, cover all the policies of a particular element and the implementation measure(s) action, plan or program -- that needs to be accomplished. They are set up with various implementation measures in the left-hand column, and corresponding policy numbers in the right-hand column. Each implementation measure may apply to several policies; therefore, several policy numbers may be listed beside it. Additionally, particular policy numbers may appear beside more than one implementation measure if multiple measures apply to a policy. The State's Office of Planning and Research General Plan Guidelines state that "Each policy must have a least one corresponding implementation measure."

Objective - GPI 5

Establish an implementation program to achieve the General Plan policies

Policies

- GPI 5.1** Within 120 days of General Plan adoption, the City will adopt a detailed implementation and monitoring program, identifying activities that must be undertaken to implement the General Plan, and consistent with items identified in Tables 11-1 through 11-5, including proposed schedules.
- GPI 5.2** The City will adopt necessary interim measures to manage projects, prior to adoption of the Implementation Program, and prior to updating the Zoning Ordinance or other regulations necessary to implement the General Plan.

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Table 11-1 Implementation Measures Land Use and Transportation Element	
IMPLEMENTATION MEASURE	POLICIES
Administer the Chula Vista Parks and Recreation Master Plan	LUT 34.1- 34.2, LUT 39.1, LUT 39.3, PFS 14.1 - 14.10
Administer the Economic Development Element (Also see ED Element Table 11-2)	LUT 35.2, LUT 61.2, LUT 64.1, LUT 74.1 - 74.3
Administer existing GDP's and SPA's	LUT 61.1, LUT 69.2, LUT 80.2
Administer the Growth Management Program (Also see GM Element Table 11-6)	LUT 1.7, LUT 35.3, LUT 68.1 – 68.2, LUT 76.1
Administer the Otay Ranch Resource Management Plan	LUT 67.1 – LUT 67.2
Administer the Otay Valley Regional Park Concept Plan	LUT 39.2, LUT 40.2 – LUT 40.4, LUT 82.1 – LUT 82.3
Complete a Bayfront Master Plan	LUT 9.5, LUT 13.3
Implement the Bayfront Master Plan	LUT 98 - LUT 106.8
Create Cultural Arts Master Plan (Also see PF&S Element Table 11-4)	LUT 1.17, LUT 8.6, LUT 51.1 – 51.5
Comply with the Design Review Manual	LUT 10.7, LUT 11.1 – 11.5, LUT 13.4
Conduct comprehensive survey and inventory of historic properties (Also see Environmental Element Table 11-5)	LUT 4.1 – 4.2, LUT 12.1 – 12.13, LUT 35.4, LUT 44.11
Conduct Open Space Inventory	LUT 13.1, LUT 39.1 - 39.3, LUT 67.2, LUT 75.1 – 75.2, LUT 77.5
Establish Community Identification Policies	LUT 9.1 – 9.5, LUT 61.3
Establish expanded regional coordination programs, including participation in sub-regional plans and implementing focused plans in smart growth concept areas	LUT 8.7, LUT 28.1 – 28.2, LUT 29.1 – 29.3, LUT 52.1 – 52.8, LUT 60.1 – 60.4, LUT 66.1 – 66.2
Create Main Street Corridor Specific Plan(s)	LUT 45.1 – 45.15, LUT 70.1 – 70.5
Implement the MSCP (Also see Environmental Element Table 11-5))	LUT 80.1, LUT 82.2
Create new or revise existing regulations and incentives to facilitate mixed use and other smart growth principles (Also see ED Element Table 11-2)	LUT 2.1 – 2.6, LUT 3.1 – 3.2, LUT 5.4, LUT 15.1, LUT 36.1, LUT 41.1 – 41.16, LUT 42.1 – 42.17, LUT 43.1 – 43.14, LUT 44.7 – 44.8, LUT 50.1 – 50.18, LUT 52.1 – 52.8, LUT 53.1 – 53.4, LUT 54.1 – 54.7, LUT 55.1 – 55.15, LUT 56.1 – 56.8, LUT 57.1 – 57.11, LUT 58.1 – 58.12, LUT 59.1 – 59.9, LUT 72.1 – 72.2, LUT 72.4
Establish plans and programs to implement transit enhancements, including new regional express and corridor routes, and local shuttle routes	LUT 14.1 – 14.11, LUT 15.2 – 15.4, LUT 16.1 – 16.4, LUT 17.1 – 17.4, LUT 18.2, LUT 18.5 - 18.7, LUT 19.1 – 19.5, LUT 20.1 – 20.2, LUT 21.1 – 21.5, LUT 22.1 – 22.2, LUT 23.1 – 23.14, LUT 38.1 – 38.5, LUT 44.4 – 44.5, LUT 44.9 – 44.10, LUT 44.12, LUT 46.1 – 46.3
Preparation a comprehensive Zoning Code Update, and other regulations or specific plans necessary to implement the General Plan in the noted areas.	LUT 1.8, LUT 5.5 – 5.6, LUT 6.7 – 6.8, LUT 7.1 – 7.4, LUT 28.2, LUT 29.1 – 29.3, LUT 31.1 – 31.3, LUT 32.1 – 32.4, LUT 33.1 – 33.2
Ensure that the implementing tools available to the City reflect the vision, goals, objectives and policies established in the General Plan.	LUT 1.1

Foster coordination and cooperation between city departments, outside agencies, service providers and adjacent jurisdictions.	LUT 24.1 – 24.3, LUT 25.1 – 25.2, LUT 44.2 – 44.3, LUT 62.1
Provide sufficient land for industrial and commercial (non-retail) uses; preserve and expand existing industrial uses.	LUT 1.6, ED 3.4
Plan and facilitate development that generates regional serving retail and service jobs, increased employment densities near transit stations and routes, and a diverse supply of housing types and costs. (Also see ED Element Table 11-2)	LUT 1.4, 1.5, LUT 34.3
Improve traffic flow and transportation linkages between the bayfront, southwestern and eastern areas of the City; link activity centers through strong public transportation and combined land uses; and develop activities and institutions that will attract residents citywide.	LUT 6.9 – 6.10, LUT 38.1 – 38.5, LUT 63.1, LUT 66.1 – 66.2
Promote the establishment of a multi-institutional university center; facilitate partnerships with school districts and industry; collaborate with industries and trades regarding curriculum needs; work with job training programs; and work to facilitate employment by improving transportation, childcare, job training opportunities and other employment readiness factors. (Also see ED Element Table 11-2)	LUT 44.6
Develop an overall transportation system plan and standards, as well as a convenient destination-oriented shuttle system within the City that links activity centers and other appropriate important destinations.	LUT 63.1, LUT 73.1 – 73.6
Foster the development of a system of inter-connecting bicycle routes throughout the City and region.	LUT 34.1 – 34.2, LUT 63.1, LUT 73.1 – 73.6
Prepare a Framework Strategy for the University Study Area	LUT 65.1 – 65.2, LUT 87.1 – 87.3, LUT 88.1 – 88.4, LUT 89.1 – 89.4, LUT 90.1 – 90.14, LUT 91.1 – 91.3
Prepare Sectional Planning Area Plans	LUT 64.1 – 64.6
Self-Implementing	LUT 13.2, LUT 35.5, LUT 37.1, LUT 39.1, LUT 67.1, LUT 69.1, LUT 71.1, LUT 82.3, LUT 83.1 – 83.2
Create Specific Plans and related focused plans and programs	LUT 10.1 – 10.7, LUT 11.1 – 11.5, LUT 43.1, LUT 44.1 – 44.12, LUT 45.1 – 45.15, LUT 52.1 – 52.8, LUT 77.1 – 77.4, LUT 78.1 – 78.6, LUT 79.1 – 79.5, LUT 81.1 – 81.9, LUT 84.1 – 84.3, LUT 85.1 – 85.6, LUT 86.1, LUT 92.1 – 92.6, LUT 93.1 – 93.3, LUT 94.1 – 94.9, LUT 95.1 – 95.6, LUT 96.1 – 96.2, LUT 97.1 – 97.4
Update the Housing Element	LUT 1.9, LUT 27.1 – 27.3, LUT 27.5, LUT 35.1, LUT 36.1, LUT 64.2, LUT 72.3, LUT 77.1

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Prepare an Urban Core Improvements Program	LUT 26.1 – 26.3
Complete an Urban Core Specific Plan	LUT 1.11, LUT 1.13, LUT 1.16 – 1.18, LUT 4.3 – 4.7, LUT 5.1 – 5.3, LUT 5.5 – 5.13, LUT 6.1 – 6.6, LUT 7.3, LUT 8.1 – 8.6, LUT 8.8, LUT 9.1 – 9.5, LUT 10.1 – 10.6, LUT 11.1 – 11.5, LUT 13.1, LUT 13.3 – 13.4, LUT 15.3, LUT 15.5, LUT 16.1 – 16.3, LUT 17.1, LUT 17.1, LUT 18.3 – 18.4, LUT 18.8, LUT 19.4 – 19.5, LUT 20.1 – 20.2, LUT 22.1, 23.1- 23.14, LUT 26.1 – 26.3, LUT 27.2, LUT 27.4 - 27.5, LUT 30.1, LUT 30.1 – 30.3, LUT 31.4 – 31.6, LUT 33.1 – 33.4, LUT 33.1 – 33.2, LUT 46.1, LUT 46.3, LUT 47.1 – 47.2, LUT 48.1 – 48.6, LUT 49.1 – 49.26, 50.1 – 50.18, 51.1 – 51.5, 52.1 – 52.8, LUT 53.1 - 53.4
Prepare entryway/gateway master plans for each of the identified entryways/gateways	LUT 54.1 – 54.7, LUT 55.1 – 55.15, LUT 56.1 – 56.8
As applicable, establish interim provisions and guidelines regarding the processing of projects prior to the completion of rezonings, and/or other regulations, plans and guidelines to implement the General Plan.	LUT 57.1 – 57.11, LUT 58.1 – 58.12, LUT 59.1 – 59.9, LUT 60.1 – 60.4

**Table 11-2
Implementation Measures
Economic Development Element**

<i>IMPLEMENTATION MEASURE</i>	<i>POLICIES</i>
Establish zoning to accommodate a regional technology park and a multi-institutional university center (Also see LUT Element Table 11-1)	ED 1.4, ED 2.1, ED 4.1 – ED 4.4, ED 11.1 – ED 11.6
Establish zoning to accommodate employment lands and increased densities near transit facilities (Also see LUT Element Table 11-1)	ED 1.2, ED 1.3, ED 1.4, ED 2.2, ED 7.2
Establish zoning provisions for mixed use projects, home based businesses and ancillary commercial development in business parks (Also see LUT Element Table 11-1)	ED 1.3, ED 1.4, ED 2.4, ED 2.5, ED 3.6, ED 7.1 – ED 7.5, ED 9.1 – ED 9.7
Establish a Marketing Program, to include an image enhancement component, promotion of international trade opportunities and Chula Vista's tourism and recreational opportunities	ED 1.1, ED 3.1 – ED 3.3, ED 3.5, ED 4.1, ED 5.1 – ED 5.7, ED 6.1 – ED 6.6, ED 8.1 – ED 8.3
Maintain and implement the Chula Vista Economic Development Strategy (Also see LUT Element Table 11-1)	ED 1.5 – ED 1.6, ED 2.3, ED 2.6, 3.1, ED 3.2, ED 10.1 – ED 10.5, ED 12.1 – ED 12.4

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Table 11-3 Implementation Measures Housing Element	
IMPLEMENTATION MEASURE	OBJECTIVES
<p>A. The Affordable housing Program (AHO) requires a minimum of ten percent of each housing development of 50 or more units to be affordable to low- and moderate-income households, with at least one half of those units (five percent of project total units) being designated for low-income households.</p>	<p>Objective 1: Achievement of a balanced residential community through integration of low- and moderate-income housing throughout the City, and the adequate dispersal of such housing to preclude establishment of specific low-income enclaves.</p>
<p>A. Facilitate the Use of Federal Funding as Available B. Facilitate the Use of State Funding as Available C. Assist Non-profit Community Development Corporations D. Encourage and Support Federally Assisted Housing Projects E. Support a Shared Housing Program F. Assist the County Housing Authority to Produce a Minimum of 80 Public Housing Units G. Encourage Use of the Density Bonus Program H. Investigate Need for Single-Room Occupancy Hotels</p>	<p>Objective 2: The provision of adequate rental housing opportunities and assistance to households with low and very low incomes, including those with special needs such as the elderly, handicapped, single-parent households, and large families.</p>
<p>A. Expand Home Ownership Opportunities through the Affordable Housing Program B. Distribute General Marketing and Home-Loan Information to the Public C. Institute First-Time Home Buyer Loan Programs D. Implement Community Reinvestment Home Loan Programs E. Explore Equity Share or Deferred Loan Programs F. Explore Participation in Sweat-Equity Projects G. Inform Seniors of the Reverse Annuity Mortgage Program H. Investigate Feasibility of Applying for Mortgage Credit Certificates I. Pursue Additional Tax-Exempt Single Family Mortgage Revenue Bonds J. Encourage Educational Programs for Homeowners</p>	<p>Objective 3: The broadening of available housing types and the increase of home ownership opportunities for low- and moderate-income households.</p>
<p>A. Continue to provide grants to low-income families to rehabilitate their mobile homes through the Mobile Home Rehabilitation Grant Program (Trailer/Mobile Home CHIP Program).</p>	<p>Objective 4: Preservation of mobile home park living as a source of affordable housing.</p>

<ul style="list-style-type: none"> A. Continue to provide grants to low-income families to rehabilitate their mobile homes through the Mobile Home Rehabilitation Grant Program (Trailer/Mobile Home CHIP Program). B. Explore upgrading trailer parks to allow conversion to exclusive mobile home park zones. C. Monitor and enforce the City’s Rent Arbitration Ordinance to protect the rights of mobile home residents in preserving this affordable housing alternative. To provide financial assistance to low-income residents requesting arbitration through the Rent Arbitration Assistance Fund. D. Monitor and enforce the City’s Mobile Home/Trailer Park Conversion Ordinance to protect the rights of mobile home residents. E. Assist mobile home park residents to purchase their parks and convert to resident ownership by operating the City’s Mobile Home Assistance Program and assisting with the application for other funding sources, such as the State Mobile Home Assistance Program. F. Promote participation by referring eligible residents to the San Diego County Mobile Home Rent Assistance Program. G. Identify new programs in cooperation with the Western Mobile Home Park Owners Association to preserve the affordability of mobile home park residency. 	<p>Objective 4: Preservation of mobile home park living as a source of affordable housing.</p>
<ul style="list-style-type: none"> A. Preserve At-Risk Affordable Housing Units B. Implement a Proactive Neighborhood Improvement Program C. Implement the Multi-Family Housing Inspection Program D. Removal of Dilapidated Structures E. Implement Rehabilitation Programs F. Implement the Neighborhood Revitalization Program (NRP) G. Continue to Regulate Condominium and Stock Cooperative Conversions to Prevent Existing Residents H. Encourage Educational Programs for Homeowners 	<p>Objective 5: The systematic renewal, rehabilitation, conservation, and improvement of the residential neighborhoods of the Chula Vista Planning Area.</p>
<ul style="list-style-type: none"> A. Participate in a Regional Approach to Address Homelessness B. Facilitate Transitional Housing Programs 	<p>Objective 6: To provide housing assistance to individuals and families who are homeless and enable them to move back into permanent housing.</p>

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<ul style="list-style-type: none"> A. Continue to provide grants to low-income families to rehabilitate their mobile homes through the Mobile Home Rehabilitation Grant Program (Trailer/Mobile Home CHIP Program). B. Explore upgrading trailer parks to allow conversion to exclusive mobile home park zones. C. Monitor and enforce the City’s Rent Arbitration Ordinance to protect the rights of mobile home residents in preserving this affordable housing alternative. To provide financial assistance to low-income residents requesting arbitration through the Rent Arbitration Assistance Fund. D. Monitor and enforce the City’s Mobile Home/Trailer Park Conversion Ordinance to protect the rights of mobile home residents. E. Assist mobile home park residents to purchase their parks and convert to resident ownership by operating the City’s Mobile Home Assistance Program and assisting with the application for other funding sources, such as the State Mobile Home Assistance Program. F. Promote participation by referring eligible residents to the San Diego County Mobile Home Rent Assistance Program. G. Identify new programs in cooperation with the Western Mobile Home Park Owners Association to preserve the affordability of mobile home park residency. 	<p>Objective 4: Preservation of mobile home park living as a source of affordable housing.</p>
<ul style="list-style-type: none"> A. Preserve At-Risk Affordable Housing Units B. Implement a Proactive Neighborhood Improvement Program C. Implement the Multi-Family Housing Inspection Program D. Removal of Dilapidated Structures E. Implement Rehabilitation Programs F. Implement the Neighborhood Revitalization Program (NRP) G. Continue to Regulate Condominium and Stock Cooperative Conversions to Prevent Existing Residents H. Encourage Educational Programs for Homeowners 	<p>Objective 5: The systematic renewal, rehabilitation, conservation, and improvement of the residential neighborhoods of the Chula Vista Planning Area.</p>
<ul style="list-style-type: none"> A. Participate in a Regional Approach to Address Homelessness B. Facilitate Transitional Housing Programs 	<p>Objective 6: To provide housing assistance to individuals and families who are homeless and enable them to move back into permanent housing.</p>

<ul style="list-style-type: none"> A. Participate in a Regional Approach to Address Homelessness B. Facilitate Transitional Housing Programs C. Identify Non-profit Providers to Operate Emergency Shelter Programs D. Support Existing Services for the Homeless 	<p>Objective 6: To provide housing assistance to individuals and families who are homeless and enable them to move back into permanent housing.</p>
<ul style="list-style-type: none"> A. Review and Revise Affordable Housing Standards B. Implement an Ongoing Monitoring and Evaluation Program C. Establish an Affordable Housing Quality of Life Threshold Standard 	<p>Objective 7: Ensure the successful implementation of housing policies and programs through effective coordination, monitoring, and evaluation.</p>
<ul style="list-style-type: none"> A. Continue Fair Housing Counseling Services and Referral Activities B. Conduct the Annual Fair Housing Assessment C. Require Developers of Housing Projects (20 units or more) to Submit Affirmative Fair Marketing Plans 	<p>Objective 8: The elimination of racial, age, religious, sexual, and economic bias and discrimination in the housing provision, and to ensure fair lending practices.</p>
<ul style="list-style-type: none"> A. Expedite the Processing of Affordable Housing Projects B. Designate an Affordable Housing Ombudsman C. Establish specific procedures for evaluating requests for subsidies involving fees, land write downs, and other forms of City assistance. 	<p>Objective 9: Reduction and/or removal to the greatest extent possible of identified constraints to the development, maintenance, and improvement of housing within the planning area.</p>
<ul style="list-style-type: none"> A. Encourage energy and water conservation features and recycling storage areas in new housing in conjunction with the City’s existing policy for the “Conservation of Energy and Water” within the City of Chula Vista. B. Continue to encourage the weatherization programs for low-income households currently sponsored by the MAAC project. C. Continue to require the installation of dual-piping systems in new projects to accommodate the use of reclaimed water for landscaping and other applications as feasible. D. Continue to require the submission of a “water management plan” and “air quality improvement plan” for large development projects at the Sectional Planning Area (SPA) Plan stage or similar level of review. E. Title 24 Compliance Review – The Planning and Building Department will continue to perform residential Title 24 energy analysis as part of building plan to check procedures 	<p>Objective 10: To encourage the development of new housing, and the retrofitting of existing housing, with features to address environmental issues such as energy and water conservation and recycling.</p>

**Table 11-3
Implementation Measures
Housing Element**

<ul style="list-style-type: none"> A. The City will Encourage a Balance of Housing to Jobs B. Investigate the Need or Appropriateness of a Housing Linkage Fee C. Protect Coastal Zone Housing – Implement the Housing Demolition Rules and the Ten Percent Affordable Housing Requirement D. Provide Relocation Assistance as Required by Law 	<p>Objective 11: To fully address specific housing issues as they affect our community and to enforce applicable laws and ordinances.</p>
<ul style="list-style-type: none"> A. Five-Year Capital Improvement Program (CIP) – The City will continue to implement the ongoing CIP program B. Implement the 20-year Neighborhood Revitalization Program C. Continue to Require Facilities Financing Plans for All Master Planned Communities and Other Facility Financing Methods D. Continue Maintenance of Public Improvements and Facilities 	<p>Objective 12: To provide and maintain adequate public improvements, facilities, and services to support residential growth in a manner consistent with the Growth Management Element and Program.</p>

NOTE: The format of this table is different than the other five tables (the right column contains objectives, rather policies) because the Housing Element is on its own state dictated update timetable and uses objectives and implementation measures, rather than objectives and policies.

**Table 11- 4
Implementation Measures
Public Facilities and Services Element**

IMPLEMENTATION MEASURE	POLICIES
Administer Facility Master Plans, and perform updates and revisions as necessary.	GM 1.7
Administer Capital Improvements Programs	PFS 4.1 – PFS 4.3
Collect Development Impact Fees	
Administer Urban Water Management Plans	PFS 1.1 – PFS 1.7, PFS 2.1 – 2.3, PFS 3.1 – PFS 3.4
Administer City Emergency Response Plan	PFS 5.1 – PFS 5.8, PFS 6.1 – PFS 6.3, PFS 7.1 – 7.5
Establish zoning provisions for post-disaster development	PFS 8.1 – PFS 8.4
Develop Park Dedication Ordinance	PFS 14.1 – PFS 14.10, PFS 15.1 – PFS 15.11
Follow development guidelines and standards for new development within and adjacent to the Otay Valley Regional Park	PFS 16.1 – PFS 16.3
Conduct a feasibility study for the location and design of a landmark park in Chula Vista	PFS 17.1 – PFS 17.3
Establish zoning provisions to accommodate childcare facilities and other health and human services near homes, schools, work places, activity centers and major transit facilities and routes	PFS 19.1 – PFS 19.10
Develop a Cultural Arts Master Plan and a feasibility study for the location and development of a cultural arts center in the City of Chula Vista (Also see LUT Element Table 11-1)	PFS 19.1 – PFS 19.10, PFS 20.1 – PFS 20.3
Establish Chula Vista Energy Strategy	PFS 22.1 – PFS 22.5, PFS 23.1- PFS 23.5
Establish zoning provisions to address proper design and placement of public facilities and services, including telecommunication facilities and solid waste disposal facilities	PFS 21.1 – PFS 21.3, PFS 24.1 – PFS 24.3, PFS 25.1 – PFS 25.4, EE 23.2 – EE 23.4
Develop a plan that will assure quality education and recreation for people of all ages	PFS 9.1 – 9.5, PFS 10.1 – 10.6, PFS 11.1 – PFS 11.5, PFS 12.1 – PFS 12.3, PFS 13.1 – PFS 13.3, PFS 18.1 – PFS 18.3, EE 23.4

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**Table 11-5
Implementation Measures
Environment Element**

IMPLEMENTATION MEASURE	POLICIES
Administer the City's Multiple Species Conservation Program Subarea Plan (MSCP) (Also see LUT Element Table 11-1)	E 1.1, E 4.1 – E 4.2, E 5.1, E 5.3, E 12.1, E 16.1
Administer the Jurisdictional Urban Runoff Management Plan	E 2.1 – E 2.7
Administer the San Diego Bay Watershed Urban Runoff Management Program	E 2.1 – E 2.7
Administer the Standard Urban Storm Water Mitigation Plan	E 2.1 – E 2.7
Administer the Carbon Dioxide (CO2) Reduction Plan	E 6.1 – E 6.11
Administer the Energy Strategy Action Plan	E 7.1 – E 7.4
Administer the Chula Vista Greenbelt Master Plan	E 4.2 – E 4.3, E 11.1 – E 11.10, E 12.1 – E 12.2
Administer the Chula Vista Trails Master Plan	E 11.1 – E 11.10, E 12.1 – E 12.2
Administer Project-Specific Environmental Analyses pursuant to CEQA	E 3.6, E 10.1 – E 10.2
Administer Project-Specific Plans, including: Water Conservation Plan; Water Quality Study; Air Quality Improvement Plan; Solid Waste Management Plan	E 2.1 – E 2.7, E 3.1 – E 3.6, E 6.1 – E 6.11, E 8.1 – E 8.6
Establish zoning provisions to permit mixed use developments, encourage efficient use of water and energy, reduce risk associated with natural hazards	E 3.1 – E 3.6, E 6.1 – E 6.11, E 7.1 – E 7.4, E 13.1, E 14.1 – E 14.5, E 15.1 – E 15.2, E 16.1, E 22.4
Administer various development codes and ordinances, including but not limited to: Urban-Wildland Interface Code; Noise Control Ordinance; California Building Code; Zoning Code Hazardous Waste Facilities Regulations (Municipal Code Section 19.58.178); Development and Redevelopment Projects Storm Water Management Standards Requirements Manual; Surface Mining Operations Ordinance	E 5.1 – E 5.3, E 21.1 – E 21.4, E 22.1 – E 22.5
Administer various City programs and policies, including but not limited to: Pollution Prevention Policy; Household Hazardous Waste Program	E 2.1 – E 2.7, E 18.1, E 19.1
Establish zoning provisions to address the proper siting and design of hazardous waste facilities	E 17.1 – E 17.2, E 19.1 – E 19.2, E 20.1 – E 20.3
Conduct an evaluation of Historic Preservation in Chula Vista, including a comprehensive survey and inventory of historic properties (Also see LUT Element Table 11-1)	E 4.1, E 9.1 – E 9.3

6.0 | PERIODIC REVIEW AND REPORTING


6.1 Purpose of Periodic Reporting

The goals, objectives and policies found in the Chula Vista General Plan are far-reaching in their scope and purpose. As the City continues to develop and mature, changes in social and economic factors, as well as changes in local and regional transportation, public facilities, and environmental factors will occur. To remain effective, the City will periodically assess the progress made in implementing the General Plan, as required by Section 65400 of the California Government Code.



6.2 Format and Content Reporting

The progress report will be prepared and reviewed with the City Council, and submitted to the State. It may be formatted to focus on individual policies and implementation programs or on development activities and approved projects. It will address progress made in meeting Chula Vista's share of regional housing needs, and will make recommendations for any revisions to the General Plan elements, including the chapter on General Plan Implementation, that will ensure more effective implementation and achievement of the vision established for Chula Vista.



6.3 Assessing General Plan Implementation

Implementation is critical to realizing the vision established by the citizens of Chula Vista through the general plan update process. Monitoring is necessary for the city to evaluate if the various programs and policies are successfully achieving the goals and objectives established by the plan.

Objective - GPI 6

Conduct periodic reviews to assess progress made in General Plan implementation.

Policies

- GPI 6.1** Prepare a periodic implementation progress report that assesses progress made in implementing the plans, programs, and mitigation measures established by the Chula Vista General Plan and associated Program Environmental Impact Report (PEIR).
- GPI 6.2** Use the General Plan Implementation Chapter, the General Plan PEIR and the General Plan Implementation Strategy as the basis for preparing a periodic progress report. Assessing progress made in implementing the plans, programs, and mitigation measures established by the Chula Vista General Plan and associated Program Environmental Impact Report (PEIR).
- GPI 6.3** When appropriate, hold a joint Planning Commission and City Council public meeting where the community can comment on the status of implementing the General Plan and on the priority of implementation programs.
- GPI 6.4** Submit the periodic implementation progress report to OPR and HCD to comply with requirements established by the State of California Public Resources Code.
- GPI 6.5** If indicated by the periodic implementation progress report, allow for general plan amendments that are needed to increase the effectiveness of implementation.

7.0 | CITY BOUNDARY REORGANIZATIONS

7.1 City and Sphere of Influence Boundaries

This General Plan addresses existing and future land uses within the jurisdictional boundaries of the City of Chula Vista, as well as within Chula Vista's "Sphere of Influence." A sphere of influence is an area outside of the City's boundaries that relates to the function and operation of the City. Annexations, technically known as reorganizations, are defined as the "inclusion, attachment or addition of territory to a city or district" (California Government Code). Areas proposed for annexation must first be within the City's sphere of influence and within the City's General Plan area.



7.2 Potential City Boundary Reorganizations

The boundary between the City of Chula Vista and the City of National City, between Interstates 5 and 805, crosses the Sweetwater River Valley and State Route 54 in several locations. This border is, therefore, one that may lend itself to reorganization to use the river valley or State Route 54 as the boundary between the two jurisdictions. Another potential boundary adjustment may be appropriate in the area of Otay Ranch Village 13, currently in unincorporated territory of San Diego County, where future urban development and services may relate to the City of Chula Vista. Reorganizations may be logical along other City boundaries, as well.



7.3 Annexations Procedures

The San Diego Local Agency Formation Commission (LAFCO) is responsible for reviewing and approving annexations and detachments, or changes to the Chula Vista sphere of influence and jurisdictional boundary. An application is made and submitted to LAFCO, along with reports on the effects of the proposed reorganization. Factors considered in the review may include, but not be limited to, the following:

- Population, density, and proximity to other populated areas;
- Land area, land use, and likelihood of significant growth in the area;
- Topography, natural boundaries, and drainage basins;
- Need for organized community services and the ability to provide them;
- Cost of providing services and infrastructure, and the probable effect of providing those services;
- Creation of islands or corridors of unincorporated territory; and
- Comments of any affected local agency.



7.4 Changes to City Boundaries

Objective - GPI 7

Promote logical revisions to the Chula Vista sphere of influence and jurisdictional boundaries.

Policies

- GPI 7.1** Permit, and, in some instances, promote requests for reorganization of jurisdictional or sphere of influence boundaries that further the vision established by the Chula Vista General Plan.

- GPI 7.2** Require analyses to consider and review impacts to services, infrastructure and fiscal health anticipated by proposed changes to sphere of influence or jurisdictional boundaries.