



City of Chula Vista

Staff Report

File#: 14-0211, Item#: 1.

REVIEW AND CONSIDERATION OF THE GROWTH MANAGEMENT OVERSIGHT COMMISSION'S (GMOC) 2014 ANNUAL REPORT

- A. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA ACCEPTING THE 2014 GMOC ANNUAL REPORT, AND RECOMMENDING ACCEPTANCE BY THE CITY COUNCIL

- B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ACCEPTING THE 2014 GMOC ANNUAL REPORT, AND DIRECTING THE CITY MANAGER TO UNDERTAKE ACTIONS NECESSARY TO IMPLEMENT REPORT RECOMMENDATIONS AS PRESENTED IN THE STAFF RESPONSES AND PROPOSED IMPLEMENTING ACTIONS SUMMARY

RECOMMENDED ACTION

Council conduct the public hearing, Planning Commission adopt Resolution A, and Council adopt Resolution B.

SUMMARY

Each year, the GMOC submits its Annual Report to the Planning Commission and City Council regarding compliance with threshold standards for the Growth Management Program's eleven quality-of-life indicators. The 2014 Annual Report covers the period from July 1, 2012 through June 30, 2013; identifies current issues in the second half of 2013 and early 2014; and assesses threshold compliance concerns looking forward over the next five years. The report discusses each threshold in terms of current compliance, issues, and corresponding recommendations. A summary table of the GMOC's recommendations and staff's proposed implementing actions is included as Attachment 1.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that there is no possibility that the activity may have a significant effect on the environment because it involves only acceptance of the GMOC Annual Report and does not involve approvals of any specific projects; therefore, pursuant to Section 15061(b) (3) of the State CEQA Guidelines no environmental review is necessary. Although environmental review is not necessary at this time, specific projects defined in the future as a result of the recommendations in the 2014 GMOC Annual Report will be reviewed in accordance with CEQA, prior to the commencement of any project.

BOARD/COMMISSION RECOMMENDATION

The Planning Commission will provide comments and any recommendations at the workshop.

DISCUSSION

The 2014 GMOC Annual Report addresses compliance with threshold standards for eleven quality-of-life indicators covered in the City’s Growth Management Program. The rate, and therefore, the effects of growth in Chula Vista have slowed considerably since 2005 when nearly 3,300 units were issued building permits. The annual number of issued permits steadily declined until 2009, when 275 units were permitted. The number of annual permitted units has been on a gradual upward trend with 630 units being issued building permits in 2012.

Presented below is a summary of findings and key issues in regards to threshold compliance. The GMOC Annual Report (Attachment 2) provides additional background information and more detailed explanations of findings and discussion/ recommendations.

1. Summary of Findings

The following table summarizes the GMOC’s threshold compliance findings for the 2014 GMOC Annual Review, including the current review period (July 1, 2012 - June 30, 2013) and looking forward at any potential for non-compliance between 2014 and 2018.

Current and Anticipated Threshold Compliance

Not In Compliance	In Compliance	Potential Future Non-Compliance
Libraries	Air Quality	Fire/EMS
Police - Priority 2	Drainage	Libraries
Traffic	Fiscal	Parks and Recreation
Fire/EMS	Parks and Recreation	Police - Priority 2
	Police - Priority 1	Traffic
	Schools	
	Sewer	
	Water	

2. Summary of Key Issues

Below are threshold compliance summaries from the GMOC report, along with staff responses (as indicated in Attachment 1).

Thresholds Not in Compliance or With Potential for Future Non-Compliance

LIBRARIES

3.1.1 Non-Compliant Threshold Standard - The Libraries threshold standard states that library facilities shall not fall below the citywide ratio of 500 gross square feet (GSF) per 1,000 population;

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however, for the tenth consecutive year the threshold standard has not been met. By the end of 2014, a deficit of 123 square feet per 1,000 population is projected (approximately 32,000 square feet total).

Construction of additional library square footage is dependent upon funding from Public Facilities Development Impact Fees (PFDIF), which are expected to be insufficient for several more years. Therefore, the 2014 Annual Report makes the following two recommendations:

- **“That City Council direct the City Manager to work with the developers of Millenia to establish a phasing plan that accelerates delivery of the Millenia library using creative financing.”**

Staff Response: The Library and City Manager will work with the developers of Millenia to explore opportunities for accelerating delivery of a new library.

- **“That City Council direct the City Manager to initiate grants, endowments, partnerships and other funding mechanisms to support library needs.”**

Staff Response: The Library continues to aggressively pursue and compete for any suitable grant funding. Partnerships to leverage resources are a priority.

POLICE

3.2.2 Non-Compliant Priority 2 Threshold Standard - The Police Priority 2 - Urgent Response Calls for Service times did not comply with the threshold standard of responding to 57 percent of calls within 7 minutes; 42.7 percent of Priority 2 calls were responded to within 7 minutes, 14.3 percent below the standard. (See table below) The average response time for Priority 2 was 11 minutes 37 seconds, which was 4 minutes 7 seconds above the 7 minutes 30 seconds threshold standard.

Threshold Standard	Percent	Time	Average Time
Emergency Response (Priority 1)	81.0%	7 minutes	5:30 min./sec.
Urgent Response (Priority 2)	57.0%	7 minutes	7:30 min./sec
Actual	Percent	Time	Average Time
Emergency Response (Priority 1)	81.5%	7 minutes	4:57 min./sec.
Urgent Response (Priority 2)	42.7%	7 minutes	11:37 min./sec.

However, during Top-to-Bottom review, the Police Department and city staff concluded that the existing threshold standard is not the correct indicator for reporting P2 response times and should be revised. This change will be part of an amended growth management ordinance staff anticipates bringing to Council by the end of 2014.

In the meantime, the Police Department continues to make procedural, staff and equipment improvements wherever possible to improve efficiency and performance.

The 2014 Annual Report makes the following recommendation: **“That City Council direct the Police Chief to continue to monitor procedures and programs to improve response times and**

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achieve threshold compliance.”

Staff Response: The Police Department will continue to monitor and evaluate the impact of current programs on response times. In addition, the Department will continue to identify strategies to achieve threshold compliance.

TRAFFIC

3.3.1 Non-Compliant Threshold Standard - One signalized arterial segment -- northbound Heritage Road from Olympic Parkway to Telegraph Canyon Road -- was non-compliant with the threshold standard. This segment has been non-compliant off and on over the past several years, and the city's traffic engineers are developing a new signal timing plan to improve service levels on this arterial segment.

The 2014 Annual Report recommends: **“That City Council continue to support City engineers in their efforts to implement improvements that will result in threshold compliance, including funding to monitor corridor timing on a continual basis.”**

Staff Response: The Public Works Department concurs with the recommendation. City staff will continue to implement continual basis corridor monitoring, as long as funding is available.

3.3.2 Construction of Heritage Road to Main Street -Last year's GMOC report noted increasing traffic pressures on portions of Olympic Parkway and, along with supporting interim operational improvements near Brandywine Ave, emphasized completing the extension of Heritage Road between Olympic Parkway and Main Street. The GMOC was encouraged that two lanes between Olympic Parkway and Santa Victoria Road were recently completed, and that the City is working with the owners and developers of Otay Ranch Village 2 to complete the connection to Main St.

The 2014 Annual Report recommends: **“That City Council support city engineers in their efforts to ensure that a minimum of two lanes of Heritage Road be constructed from Santa Victoria Road to Main Street by the end of calendar year 2014.”**

Staff Response: The Public Works Department concurs with the recommendation. City staff will continue to work with developers to expedite construction of Heritage Road from Santa Victoria Road to Main Street with a goal to finish construction as quickly as possible. Recent schedule discussions with the developers, however, have construction of two lanes of the remaining portion of Heritage Road starting in 2014 but not being completed until 2016.

3.3.3 Grade Separation of Palomar St./ LRT Crossing - Grade separation of this crossing has been identified as a top priority, according to an August 2012 Chula Vista/SANDAG combined technical study report; however, full funding has not been identified.

Therefore, the 2014 Annual Report recommends: **“That City Council and staff work with SANDAG on securing complete funding for the Palomar Street/Light Rail Trolley grade separation.”**

Staff Response: The Public Works Department concurs with the recommendation. City staff will continue to work with SANDAG staff to secure construction funding for the Palomar Street/Light Rail

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Trolley grade separation project.

FIRE AND EMERGENCY MEDICAL SERVICES

3.4.1 Non-Compliant Threshold Standard - For the third consecutive year, the Fire/EMS threshold standard of responding to 80 percent of calls within 7 minutes has not been met; 75.7 percent of calls were responded to within 7 minutes, which is 4.3 percent below the standard and 0.7 percent below what was experienced in FY 2012. However, it should be noted that the call volume increased by 1,184 calls during the period under review, a 10.6 percent increase in the call volume of FY 2012.

FIRE and EMS Response Times						
Review Period	Call Volume	% of All Calls Responded to Minutes	Average Response Time for all Calls ²	Average Travel Time	Average Dispatch Time	Average Turn-out Time
Threshold Standard: 80.0%						
FY 2013	12,316	75.7%	6:02	3:48	1:05	1:08
FY 2012	11,132	76.4%	5:59	3:43		
FY 2011	9,916	78.1%	6:46	3:41		
FY 2010	10,296	85.0%	5:09	3:40		
FY 2009	9,363	84.0%	4:46	3:33		
FY 2008	9,883	86.9%	6:31	3:17		
FY 2007	10,020	88.1%	6:24	3:30		
CY 2006	10,390	85.2%	6:43	3:36		

In December 2013, the Fire Department implemented the 911 FirstWatch real time data and notification dashboard program to help address concerns related to dispatch and turnout. Since this occurred after the close of the current threshold reporting period (June 30, 2013), next year's report will have the benefit of approximately six months of data from FirstWatch.

The 2014 Annual Report recommends: **“That City Council continue to direct the Fire Department to implement effective measures that will ensure that the threshold standard will be met.”**

Staff Response: The Fire Department is continuing to work on our response time thresholds. This process includes working to implement the FirstWatch program which will assist us in monitoring these thresholds with real-time data notifications.

Thresholds Currently In Compliance

Threshold Standards were found to be compliant for **Police Priority 1, Parks and Recreation, Fiscal, Schools, Sewer, Drainage, Air Quality, and Water**. However, the GMOC made recommendations for Parks and Recreation, Drainage, and schools, as outlined below:

PARKS AND RECREATION

3.5.1 Parks and Recreation Facilities Master Plan - City staff had anticipated bringing the draft Parks and Recreation Master Plan (PRMP) update to City Council in 2013. However, park planning

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efforts tied in with processing entitlements for the future University Villages in Otay Ranch has necessitated postponement. The GMOC is concerned that additional delays may arise and postpone approval of the PRMP indefinitely.

The 2014 Annual Report recommends: **“That City Council approve the updated Parks and Recreation Master Plan by the end of 2014 and make additional updates as necessary.”**

Staff Response: Completion of the Citywide Parks & Recreation Master Plan is subject to future park planning efforts within the future University Villages. The University Villages located within the Otay Ranch area are currently being processed for entitlement approvals. Staff continues to work with project applicants in the development of the overall land use plans, including future park sites, for the villages. These Villages anticipate new park acreages and park locations beyond that envisioned in the former Draft Parks and Recreation Master Plan (PRMP) December 2010. Once the conceptual park plans for each of the Villages has solidified, final edits of the PRMP will occur. Thus far only one of the five villages, Village 8 west, has been approved by City Council at SPA level. The Draft PRMP will be updated when a more complete picture of future park locations and sizes is available. Staff anticipates completion of the updated draft in 2014.

Revenue Generating Capital Improvements - The GMOC is pleased that the City generates revenue by leasing gazebos in its parks and renting recreation facilities on Sundays. However, they would like the Recreation Department to continue exploring programs and/or capital improvements that would help generate additional recurring revenue.

The 2014 Annual Report recommends: **“That City Council direct the City Manager to seek opportunities for potential capital improvements that will provide new services and recreation to the community while generating revenue to offset recurring costs for new and existing parks.”**

Staff Response: City Staff will work to review and update the Master Fee Schedule to maximize revenue from the City’s Park Assets and will consider new revenue opportunities in the growing Parks System. In an effort to continually improve and enhance services and overall organizational effectiveness, the Recreation Department solicited competitive proposals from qualified firms to conduct a Cost Recovery, Resource Allocation and Revenue Enhancement Study. The comprehensive review and analysis will assist the Recreation Department in refining its service delivery and financial management philosophy to enhance and/or sustain services over both the short and long term.

DRAINAGE

3.7.1 Maintenance of Existing Drainage Channels - The GMOC recognizes that maintaining existing channels in western Chula Vista is challenging because of shortages in resources, staffing levels and funding.

The 2014 Annual Report makes the following two recommendations:

- A. “That City Council direct the City Manager to support engineering staff to closely monitor the status of the storm water conveyance system to ensure sufficient operation and continued threshold standard compliance.”**

Staff Response: A. The Public Works Department concurs with the recommendation. City staff will continue to monitor the status of the storm water conveyance system to ensure sufficient operation and continued threshold standard compliance.

B. “That City Council identify funding to 1) implement locally mandated storm water flow regulations designed to avoid potential flooding and/or health issues; and 2) comply with Regional Water Quality Control Board requirements.”

Staff Response: B.1) The Public Works Department concurs with the recommendation. City staff will continue to work with City Council to identify funding to implement locally mandated storm water flow regulations designed to avoid potential flooding and/or health issues

B.2) The proposed FY 14-15 budget will provide sufficient funds for compliance with the Regional Water Quality Control Board requirements until the Water Quality Improvement Plan (WQIP) for the San Diego Bay Watershed is completed in June 2015. In FY 15-16, the City will start implementing activities identified in the WQIP. The implementation phase may require additional funding which cannot be estimated until the WQIP document is completed.

SCHOOLS

3.8.1 School Districts Updates - Both the Chula Vista Elementary School District and the Sweetwater Union High School District indicated they will need new schools in eastern Chula Vista by 2016 or 2017. The Chula Vista Elementary School District is in the process of securing a site for an elementary school in Village 2 of Otay Ranch; the Sweetwater Union High School District has sites and funding for a new joint high school / middle school in Village 11 of Otay Ranch.

The 2014 Annual Report recommends: **“That City Council encourage the school districts to continue being proactive in identifying funding and school sites so that schools will be constructed before the need becomes more critical.”**

Staff Response: CVESD has indicated that they will continue to act as proactively as possible to identify funding to construct schools before the need becomes critical.

SUHSD will continue to identify funding sources and school sites as recommended. State funding is one source that currently does not have enough funding. SUHSD would appreciate support for a state-wide school bond and also recommends that the City Council not approve projects without a funding source in place (such as a Mello-Roos Community Facilities District).

AIR QUALITY

3.10.1 Additional Air Monitoring Desired - The San Diego Air Pollution Control District (APCD) operates nine real-time, ambient air quality monitoring stations throughout the region, including one station in Chula Vista. However, the GMOC would like more monitoring stations in the Chula Vista area to obtain more data.

The 2014 Annual Report makes the following recommendation: **“ That the City advocate for at least one more monitoring station in Chula Vista.”**

Staff Response: The City can send a formal letter to the Air Pollution Control District requesting an additional air monitoring station within Chula Vista. It should be noted that the APCD only has 8 monitoring stations countywide (with 1 in Chula Vista), so the agency may be hesitant to add a redundant station in the City, when other parts of the region are unmonitored.

DECISION-MAKER CONFLICT

Staff has reviewed the decision contemplated by this action and has determined that it is not site specific and consequently, the 500-foot rule found in California Code of Regulations section 18704.2 (a)(1) is not applicable to this decision. Staff is not independently aware, nor has staff been informed by any City Councilmember or Planning Commission Member, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

LINK TO STRATEGIC GOALS

The City's Strategic Plan has five major goals: Operational Excellence, Economic Vitality, Healthy Community, Strong and Secure Neighborhoods and a Connected Community. The Growth Management Program's Fiscal threshold standard supports the Economic Vitality goal, "encouraging policies, planning, infrastructure, and services that are fundamental to an economically strong, vibrant city." The Air Quality, Libraries and Parks and Recreation threshold standards support the Healthy Communities goal, promoting "an environment that fosters health and wellness and providing parks, open spaces, outdoor experiences, libraries and recreational opportunities that residents can enjoy." And the Police, Fire and Emergency Services, Traffic, Sewer and Drainage threshold standards support the Strong and Secure Neighborhoods goal, ensuring "a sustainable and well-maintained infrastructure to provide safe and appealing communities to live, work and play" and maintaining "a responsive Emergency Management Program."

CURRENT YEAR FISCAL IMPACT

None of the staff responses and proposed implementing actions appears to require additional staff or other resources beyond those already included in the currently approved budget and/or in the fiscal year 2014/15 proposed budget. In such instance as any additional resources may be required, these requests will be returned to Council along with fiscal analysis as applicable.

ONGOING FISCAL IMPACT

As any follow-up implementing actions are brought forward to the City Council fiscal analysis of these actions will be provided, as applicable.

ATTACHMENTS

- 1 - 2014 GMOC Staff Responses and Implementing Actions Summary
- 2 - 2014 GMOC Annual Report, including the Chair Cover Memo
- 3 - 2014 GMOC Annual Report Appendices A and B