



CITY COUNCIL AGENDA STATEMENT



November 19, 2019

File ID: 19-0440

TITLE

CONSIDERATION OF DESIGNATING AND SETTING ASIDE CERTAIN CITY-OWNED REAL PROPERTY CURRENTLY KNOWN AS MOSS STREET, ALPINE AVENUE, AND NAPLES STREET FOR FIRE STATION PURPOSES

A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA DESIGNATING AND SETTING ASIDE CERTAIN CITY-OWNED REAL PROPERTY CURRENTLY KNOWN AS MOSS STREET FOR FIRE STATION PURPOSES

B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA DESIGNATING AND SETTING ASIDE CERTAIN CITY-OWNED REAL PROPERTY CURRENTLY KNOWN AS ALPINE AVENUE FOR FIRE STATION PURPOSES

C. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA DESIGNATING AND SETTING ASIDE CERTAIN CITY-OWNED REAL PROPERTY CURRENTLY KNOWN AS NAPLES STREET FOR FIRE STATION PURPOSES

D. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING REAL PROPERTY AGREEMENTS WITH MR. ALDO MORENO, MR. PAUL ARREDONDO, AND SAN DIEGO COUNTRY CLUB, INC.

E. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE REMOVAL OF STOP CONTROL ON THE NAPLES STREET APPROACHES AT THE INTERSECTION OF NAPLES STREET AND FIRST AVENUE AND TO ACCORDINGLY AMEND SCHEDULE II OF THE REGISTER MAINTAINED IN THE OFFICE OF THE CITY ENGINEER

RECOMMENDED ACTION

Council conduct the public hearing and adopt the resolutions.

SUMMARY

The City is currently preparing construction plans for the replacement of Fire Station 9. The new fire station requires the closure of portions of Moss Street and Alpine Avenue, and a new traffic signal at the intersection of Naples Street and Alpine Avenue. These Council actions would close portions of Moss Street and Alpine Avenue and designate them for fire station purposes, as well as remove stop sign control on the Naples Street approaches at the intersection of Naples Street and First Avenue.

ENVIRONMENTAL REVIEW

The proposed Project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the Project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act State Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures) and Section 15332 Class 32 (In-Fill Development Projects) because the proposed project would not result in a significant effect on the environment, create a cumulative impact, damage a scenic highway, be located on a site pursuant to Section 65962.5, or cause a substantial adverse change in the significance of a historical resource. Thus, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

On September 18, 2019, the Safety Commission considered staff's recommendation for the closure of Moss Street between Alpine Avenue and Naples Street, and Alpine Avenue between Moss Street and Naples Street, and the removal of stop sign control on the Naples Street approaches at the intersection of Naples Street and First Avenue. After an opportunity for public testimony and discussion of the proposal, the Safety Commission approved, by a four to zero vote with two absentee abstentions, Resolution Item No. 2 recommending that the City Council approve said street closures and stop control revision (See Attachment 1).

DISCUSSION

The City is currently preparing construction plans for the replacement of Fire Station 9. The fire station site plans incorporate the parcel at 1095 Alpine Avenue (APN 6191002300), which was previously acquired by the City, as well as portions of City owned land, or to be owned land, currently used as public streets known as Moss Street, Naples Street and Alpine Avenue. The relevant portions of Moss Street, Naples Street, and Alpine Avenue are shown on the attached plat (see attachments 2, 3, and 4).

On August 14, 2018, Council adopted Resolution 2018-182 accepting the FIRE FACILITY, EQUIPMENT, AND DEPLOYMENT MASTER PLAN ADDENDUM DOCUMENT. The master plan addendum included new service levels and response standards. Four new implementation strategies to achieve the new standards were set forth in the master plan addendum:

1. Implementation of Squads as a way to improve distribution of resources thereby enabling arrival of the first unit on scene to a fire or medical emergency within seven minutes 90% of the time.
2. Implementation of 4.0 staffing as a way to improve concentration of resources thereby enabling arrival of the Effective Response Force, consisting of 14 firefighters on scene within ten minutes, 90% of the time.
3. Retention and relocation of Fire Station 9 and relocation of Fire Station 5, as a result of analysis for operational necessity.
4. Policy for the retention of fire apparatus and purchase of equipment.

The new Fire Station 9 furthers strategy number 3 by relocating and replacing Fire Station 9. According to the master plan addendum, Fire Station 9 is the third busiest station in the City and is in the poorest

condition. According to the Fire Department's research and analysis, relocating and replacing Fire Station 9 will improve response times. The location of the proposed new station was extensively researched, and computer software technology called ADAM (Apparatus Deployment Analysis Module) was utilized to determine the optimum site that provided the greatest reduction in response times.

The scope, size, and features of the proposed Fire Station 9 were analyzed by City staff from the Fire Department, the Department of Engineering & Capital Projects, and the City Manager's office. The Department's present and future functional needs, technical constraints and feasibility, and budget were considered in developing the project parameters.

The location of the proposed new station and the project parameters require that certain segments of the public streets known as Moss Street and Alpine Avenue be closed to public vehicular traffic and the right-of-way lands be designated as Fire Station lands. The area of Moss Street between Alpine Avenue and Naples Street and the area of Alpine Avenue between Moss Street and Naples Street are needed for the fire station's building, critical fire station site features, site circulation, and parking. Additionally, the new traffic signal required at the apparatus bay's exit onto Naples Street would be in close proximity to the portion of Alpine Avenue recommended for closure. For traffic safety reasons, if this portion of Alpine Avenue were to remain open, it would require signal control as well. This would create a signal-controlled area on Naples Street that would be several hundred feet long and signalize several existing residential driveways.

The proposed closures of Moss Street and Alpine Avenue would result in a new cul-de-sac on Moss Street near the current intersection with Alpine Avenue. Naples Street would have access to Moss Street using Second Avenue or Third Avenue. The north side of Naples Street would have continuous curb and gutter in this area. The new arrangement can be seen in Attachment 3. The City Traffic Engineer has reviewed the proposed closures and determined that it will not adversely affect traffic in the City. Naples Street has ample capacity to absorb the nominal increase in volume.

Due to the proposed road closures, City traffic staff analyzed the intersection of Moss and Naples Street with First Avenue using the City's all-way stop intersection control criteria. The analysis modeled the intersection as diverting the traffic that had used Moss Street to Naples Street (Attachment 6). Given the changes in traffic patterns, estimated changes in traffic volumes, and no reported traffic accidents in the past five years, the all-way stop control is no longer warranted at the subject intersection. Therefore, staff is proposing that the stop control only be maintained at the First Avenue approach and the stop controls on Naples Street be removed. An ancillary benefit of the proposed stop sign removal is that there will not be a queue of eastbound vehicles at the First Avenue and Naples Street intersection that eastbound fire apparatus would need to avoid.

On September 18, 2019, the City of Chula Vista's Safety Commission held a regularly scheduled meeting. The meeting was advertised to the public and invited public comment on the proposed road closures. After evaluation of the merits and consideration of the public comments, the Safety Commission approved Resolution Item No. 2 which recommends the closure of Moss Street between Alpine Avenue and Naples Street and Alpine Avenue between Moss Street and Naples Street, and the removal of the stop control on the Naples Street approaches at the intersection of Naples Street and First Avenue.

There are two occupied residences on the portion of Alpine Avenue recommended for closure: 1094 and 1098 Alpine Avenue. When this section of Alpine Avenue is closed, the addresses for 1094 and 1098 Alpine Avenue will need to be changed to a Naples Street and Moss Street address, respectively. Quit claim agreements were reached with the owners of the two affected properties to transfer interest in the right-of-

way associated with their properties to the City and to compensate the homeowners for the required address changes as part of CIP GGV0230 (see attachments 7 and 8).

The north half width of the section of Moss to be closed was dedicated for public use on Map Number 505, on file with the office of the County Recorder. San Diego Country Club, Inc. currently holds the underlying fee title for Moss Street between Alpine Avenue and Naples Street. City staff has negotiated a transfer of fee title to the north half width of Moss Street between Alpine Avenue and Naples Street from the San Diego Country Club, Inc. to the City, which is set to be considered by the San Diego Country Club, Inc.'s Board of Directors at its next regularly scheduled meeting (See attachment 9).

In order to change the public use and ensure continuity and consistency of the right of- way, it is necessary to re-designate and set aside the subject portions of Moss Street, Naples Street, and Alpine Avenue for Fire Station Purposes. The adoption of the resolutions and the filing of a Certified Copy thereof with the County Recorder's Office will establish the intended and physical use of the land.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Council members and has found no property holdings within 1,000 feet of the boundaries of the property which is the subject of this action. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, section 18702.2(a)(7) or (8), for purposes of the Political Reform Act (Cal. Gov't Code §87100, et seq.).

Staff is not independently aware, and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

CURRENT-YEAR FISCAL IMPACT

Adoption of the resolutions will result in no additional impact to the Measure P Fund.

ONGOING FISCAL IMPACT

Upon the completion of the project, routine maintenance of the building will be required.

ATTACHMENTS

1. ACTION SUMMARY OF CHULA VISTA SAFETY COMMISSION SEPTEMBER 18, 2019 – ITEM 2 and staff presentation
2. Resolution A Exhibit "A" - Right-of-Way re-designation Plat
3. Resolution B Exhibit "A" - Right-of-Way re-designation Plat
4. Resolution C Exhibit "A" - Right-of-Way re-designation Plat
5. Fire Station 9 draft site plan and renderings
6. All-Way Stop Warrant Study for the Intersection of Naples Street and First Avenue
7. Quit Claim Agreement for 1094 Alpine Avenue
8. Quit Claim Agreement for 1098 Alpine Avenue
9. Plat for Moss Street area to be transferred to City

Staff Contact: Jonathan Salsman, Senior Civil Engineer