



Agenda

MEETING OF THE CITY COUNCIL

Stephen C. Padilla, Mayor
Patricia E. Chavez, Councilmember
John McCann, Councilmember
Jerry R. Rindone, Councilmember
Steve Castaneda, Councilmember
David D. Rowlands, Jr., City Manager
Ann Moore, City Attorney
Susan Bigelow, City Clerk

WORKSHOP

April 6, 2006
6:00 P.M.

I declare under penalty of perjury that I am employed by the City of Chula Vista in the Office of the City Clerk and that I posted this document on the bulletin board according to Brown Act requirements.

Council Chambers
City Hall
276 Fourth Avenue

CALL TO ORDER Dated 4/3/06 Signed [Signature]

ROLL CALL: Councilmembers Castaneda, Chavez, McCann, Rindone, and Mayor Padilla

PLEDGE OF ALLEGIANCE TO THE FLAG, MOMENT OF SILENCE

WORKSHOP

1. THE MONTGOMERY ANNEXATION: AN OVERVIEW OF MUNICIPAL SERVICES, INFRASTRUCTURE AND GOVERNANCE (1986-PRESENT)

In response to a Council referral, this workshop addresses past, present, and future changes in municipal service levels, infrastructure improvements, and governance structures within the Montgomery area since its annexation to the City in 1985.

PUBLIC COMMENTS

Persons speaking during Public Comments may address the Council on any subject matter within the Council's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the Council from taking action on any issue not included on the agenda, but, if appropriate, the Council may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.

ADJOURNMENT to the Regular Meeting on April 11, 2006 at 6:00 p.m. in the Council Chambers.

**In compliance with the
AMERICANS WITH DISABILITIES ACT**

The City of Chula Vista requests individuals who require special accommodations to access, attend, and/or participate in a City meeting, activity, or service request such accommodation at least forty-eight hours in advance for meetings and five days for scheduled services and activities. Please contact the City Clerk for specific information at (619) 691-5041 or Telecommunications Devices for the Deaf (TDD) at (619) 585-5655. California Relay Service is also available for the hearing impaired.

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MEMORANDUM

'06 MAY 31 12:58

CITY OF CHULA VISTA
CITY CLERK'S OFFICE

TO

sent to mayor & council
City Clerk

FROM

Rabbia Phillip - Secretary, Planning & Building *RP*

DATE

Tuesday, May 30, 2006

As secretary to the Growth Management Oversight Commission, I was asked by one of my commissioners, Mr. Steve Palma, to forward the attached for you to distribute to Mayor Padilla and the City Council members.

This memo was originally distributed to the GMOC at their meeting on May 18, 2006. It responds to issues in the "Montgomery Annexation Report" prepared by Community Development Dept. for Ms. Chavez at the 04/06/06 Council meeting.

Please note that this is from Mr. Palma outside of his role as a Growth Management Oversight Commissioner.

6/5/06 C: Ken Lee/Com. Dev.

Memorandum

RECEIVED
Clerk's copy
06 MAY 31 12:58
CITY OF CHULA VISTA
CITY CLERK'S OFFICE

To Growth Management Oversight Commission
From Commissioner Steve Palma
Date Wednesday, May 17, 2006
Subject South Western Chula Vista

My observations during and after annexation of the former Montgomery Fire Protection District, and my experiences with the different programs tested in the April 6th, 2006 Montgomery Annexation Report to the City Council are outlined here for information of the GMOC.

On page 6 under Transfer of Revenues... it states "The reorganization resulted in a negative financial impact to the City."
Prior to the annexation, the City of Chula Vista "strip mined" revenue producing areas of the County's Montgomery region.

On page 4 under The 1985 Montgomery Reorganization it states "the City of Chula Vista proposed annexation of only 23 acres of commercial/industrial territory in Montgomery. The annexation would have transferred a significant sales tax base from the County to the City.

Observation

If you are wondering why would the County allowed the City of Chula Vista to have "it's" revenue, remember that all three of the District 1 County Supervisors were formerly City Mayors. Two of them former City of Chula Vista mayors, which includes the current supervisor, who was originally appointed to the Board by his fellow supervisors.

I point this out because the "report" states that there was poor planning by the County, poor and confusing service levels, etc. We, the residents of this area, were well aware of the behind-the-scenes politics.

As an elected LAFCO advisory member I fought to give the public more say in its ability to decide its future through a vote.

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APR 31 1986

Back to the financial impact to the City, as I have requested more balanced figures on Montgomery revenues, keeping in mind commercial/industrial areas that were "annexed prior to December 1985, what are the revenues generated in this physical area. I'm asking for the combined figures today in the year 2006 and 1985 December and January 1986.

On Page 9 under Community Programs – "Vehicle abatement is another program that has been embraced by the Montgomery community..." This 'program' caught my attention in a hurry. I had residents complaining to me that a code enforcement officer was pressuring them to remove their old vehicles; even if the vehicles were covered and stored out of view in their back yards.

What I found troubling, a female Code Enforcement Officer was threatening the residents with citations that would result in expensive legal bills and court appearances unless vehicles were removed.

The officer would purchase selected old vehicles for up to \$100.00. These vehicles are from the 1930's, 1940's and 1950's. A member of the South Bay Cruisers, a car club which I founded, said to me that the former president of The Car Club, whom incidentally was a High School classmate of the Code Enforcement officer, said that her actions were legal because she purchased the vehicles.

I expressed my concerns to the Chula Vista Councilman, and he was disgusted with me for making such an allegation, bottom line - the Code Enforcement officer told me she received a medical retirement. The former councilman had a skate park named after him.

Yes, my community gave up many vehicles. However, we still have many vehicles being returned to their former glory.

Again on revenues, how much, prior to the annexation, did the City of Chula Vista pay annually to the sanitation district to use its system or sewer system?

Summary – Improvements – twenty years is unacceptable when promised infrastructure, sidewalks, street lights, street repairs are still lacking in the Montgomery area. The City has too many poorly written ordinances that make code enforcement a joke, re: illegal canopy carport. These are illegal in the front yard but not illegal in the side or back yard. This is a case that was pointed out to me by the Senior Code Enforcement Officer as causing them to drop this matter until further study.

MEMO 4/6/06 **Chula Vista Mayor Stephen Padilla and Members of City Council**
To: **Steve Castaneda, Patty Chavez, John McCann, and Jerry Rindone**
From: **Prof. Terry Thomas, [REDACTED] Chula Vista, CA 91911-4404**
Testimony - Homeowner and also *Board Member of Palomar
Palace Estates Homeowners Association.

Appreciate your focusing on the need to enhance the infrastructure, lighting, sidewalks, gutters, pavement, parks, recreation, amenities, and environmental health and safety of the Southwest Chula Vista in general and Montgomery Area in fulfillment of the promises to the children, residents, visitors and business people of this community.

I would like to point out to the Council and Staff that there are certain changes or needs that must be considered, addressed in this workshop and upcoming actions

- Item 1:** * The need to put in **sidewalks, gutters, lights, and safe walkways** in the area of Second Avenue between Oxford Street and Palomaa Street. The need to do same between Broadway and 4th Avenue, on the Southside walkway of Palomar Street. The need to do same on certain parts (west side) of Fourth Avenue (north of Palomar and adjacent to Queen Ann St
- Item 2:** * Need to restore service to what was the former 702 whereby a person may be able to go from Palomar and 2nd to Norman Park Center via streets adjacent to Hilltop and/or do the same from Palomar Trolley to H Street Trolley. The current Metropolitan Transit Plan (just revised in March 2006, shows 702 as going from Palomar via Orange and few stops. Please be open for need for service and changes for 701 +old 703
- Item 3:** The need to go through whole area of Montgomery, and Palomar, as well as Orange to adjust the **timing of the Stoplights**. Specifically, the light at 2nd and Palomar, going North permits one, perhaps 2 cars to make the turn before changing back. The one at 2nd and Orange going South and making a turn either west or east is much too long (more than 3-4 min.)
- Item 4:** The need to **repave the streets**, such as 2nd Avenue **SOUTH of Naples** to Palomar and deal with the awful Potholes throughout the area. Public Works is to be commended for doing a great job in certain areas but the pot hole and cracked pavements (esp. at intersections) is quite dangerous, especially when during or following rain). **Street lights** are either too low or non-existent on Quintard and many parts of Montgomery area including the parks.
- Item 5:** The need to **preserve historical buildings and monuments**, such as **Otay Church** (on Third, south of Orange); the **Japanese American school monument** on the Southwest corner of Broadway at its junction with Palomar; the historic industrial site and wildlife reserve of the **Salt Works** at the end and south of Palomar, and the **Swiss Park** area that would be desirable and must be included as both endangered habitat, MSCP and also the Park's historical significance. Certain **TREES** on Palomar and all of Chula Vista need to be protected and preserved.
- Item 6:** Reminder: Need to put **APCD Air Resources Board monitor** in the **Southwest Chula Vista**. Possible site, the elementary school on Albany south of Orange or other spot **North of Palm or Main Street (between 805 and 5)**

~~SECRET~~



Report to the City Council

THE MONTGOMERY ANNEXATION AN OVERVIEW OF MUNICIPAL SERVICES, INFRASTRUCTURE AND GOVERNANCE (1986-PRESENT)

Prepared:
March 31, 2006

Submitted by:
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Assistant City Manager/Community Development Director

Prepared by:
Ken Lee, Principal Community Development Specialist
Lynnette Tessitore-Lopez, Associate Planner

Via:
David D. Rowlands, Jr., City Manager

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ATTACHMENTS

- Attachment 1: Vicinity Map
- Attachment 2: 1985 Council Position Paper
- Attachment 3: Code Enforcement Data
- Attachment 4: Southwest PAC Dissolution; Council Agenda Statement and Resolution 4/15/1997
- Attachment 5: Montgomery Planning Committee Dissolution; Ordinance 2576
- Attachment 6: Comparison of Library Services within the Montgomery Area (annexation - present)
- Attachment 7: Capital Improvement Expenditures
- Attachment 8: Public Works Operations Information
- Attachment 9: Sewer Management Chart
- Attachment 10: Citywide vs. Montgomery Area Revenue Data

I. EXECUTIVE SUMMARY

The intent of this report is to provide an introspective analysis of municipal service activity in the Montgomery area since its annexation. Specifically it is intended to provide an overview of:

1. The historical issues and challenges in the Montgomery area
2. What was proposed to change as a result of annexation
3. What initiatives and activities the City has been actively engaged in within the area since annexation, including an account of municipal services, infrastructure, and governance from 1986 to present.
4. Existing efforts and future opportunities within the Montgomery Area.

To provide an accurate accounting of City activities within the Montgomery area over the past 20 years, a team of City Departments contributed a significant amount of time and resources to complete a detailed survey of services in the area since the 1985 annexation. This report is the culmination of those coordinated efforts and is a collaborative document prepared by a team that includes the following Departments: Library, General Services, Recreation, Engineering, Public Works Operations, Planning and Building, Finance, Office of Budget and Analysis, Police, Fire, and Community Development.

This report is intended to be an informational document for workshop discussion purposes and does not require any formal action.

The Montgomery Reorganization

The 3.9-square mile area (approximately 2,500 acres) known as the Montgomery Area was annexed to Chula Vista in December 1985. (Please refer to Attachment 1 for a vicinity map of the area.) The annexation was the result of many years of discussion and compromise among numerous community and governmental stakeholders, dating as far back as 1948, and was ultimately approved by local voters at the ballot in November 1985. The Montgomery reorganization consisted of: (1) annexation of the unincorporated Montgomery area to the City, (2) dissolution of the Montgomery Fire Protection District, and (3) dissolution of the Montgomery Sanitation District. The reorganization of these jurisdictional boundaries resulted in the transfer of numerous service responsibilities and public facilities from the affected agencies to the City, including the County of San Diego (e.g., roads, street lighting, parks and recreation, police, land use planning, animal control, library, flood control, etc.), the Fire District, and the Sanitation District (wastewater services). The reorganization of these agencies and their service responsibilities into a single service provider, the City of Chula Vista, reduced confusion among local residents about services, increased service delivery efficiency and cost-effectiveness, increased local governmental accountability, and improved levels of core municipal services to area residents, most visibly police protection and traffic enforcement. In all, the Montgomery Reorganization represented a "good government" collaborative effort by local agencies and area residents to improve the quality of life for the Montgomery community.

Today, the primary outstanding concerns among City leaders and Montgomery residents are the remaining deficiencies in the area's physical infrastructure and public facilities. More specifically, the Council has asked staff to research and prepare a historical report on municipal services,

infrastructure, and governance in the Montgomery area based on the proposed changes highlighted in the 1985 *City Council Position Paper on the Proposed Montgomery Annexation* (Attachment 2).

1985 City Council Position Paper

Prior to the 1985 election, the City Council adopted a formal "Position Paper" on September 24, 1985 that proposed specific changes to municipal services, infrastructure, and governance in the Montgomery area upon annexation. The intent of the Position Paper was to provide clear and accurate information about the effects of annexation to the public. The Position Paper also established a baseline for the proposed transfer of services and facilities to the City and a framework for transitioning the community into City jurisdiction.

This report uses the 1985 Position Paper as a baseline reference and provides a detailed account of the broad range of municipal service, infrastructure, and fiscal enhancement efforts that took place in the Montgomery area in the years following annexation. While this report recognizes that there are still infrastructure deficiencies in Montgomery, it also emphasizes and reinforces the advancements that have been made, including public improvements successfully completed over the past 20 years, and the significantly increased levels of services to residents and business. The report contains detailed information on each of the service and infrastructure areas of the Position Paper and exhibits that virtually all of the proposed changes in the Position Paper have been met or exceeded. Important highlights of City efforts in the area include:

- ⇒ More than \$83 million in Capital Improvement Project expenditures
- ⇒ More than \$6.3 million in utility undergrounding projects
- ⇒ More than 100 individual street improvement projects
- ⇒ A community Recreation Facility
- ⇒ A state of the art Animal Care Facility
- ⇒ An award winning Library Facility
- ⇒ The development and adoption of the Montgomery Specific Plan
- ⇒ Telegraph Canyon Flood Control Channel improvement effort
- ⇒ Community Outreach Programs
- ⇒ Pending applications for approximately \$9.5 million of CDBG Section 108 Loans to pay for a portion of the improvements within the Montgomery area

II. BACKGROUND

A. Profile and History of the Montgomery Area

The territory known as the Montgomery area has gradually evolved over time from a farming and cattle raising area to a uniquely urbanized community and light-industrial sector. As a historically unincorporated area in the County, there was limited coordination or long-range planning of land uses in the area. Over time, the predominately agricultural area was steadily replaced in piecemeal fashion with a broad mix of commercial, industrial, and residential uses that were not always compatible or complementary to one another. Some light agricultural uses also remained resulting in a unique land use pattern and host of land use conflicts between rural and urban areas. These land use conflicts also created challenges for the logical planning and extension of public services and facilities to the area.



County General Plan

The San Diego County Regional General Plan of 1967 was the first real comprehensive land use plan that affected Montgomery. Though this comprehensive plan provided broad land use guidelines, the regional scope of the goals, policies, and objectives in the plan did not address the specific local issues and concerns of Montgomery residents and property owners within the core neighborhoods. As the Montgomery area continued to develop and evolve, a more localized and grassroots approach to addressing community issues and concerns was needed, including: urban decline, infrastructure, traffic, rehabilitation, and urban design.

Regional vs. Local

It is important to recognize that county governments, in general, are **regional** agencies structured and intended to provide core regional services to County residents, such as jails, courts, social services, public health, regional parks, and airports. As regional agencies, county governments are not ideally set up to provide core municipal-level services, such as local roads and infrastructure (e.g., curbs, gutters, sidewalks), street lighting, police and fire protection, traffic enforcement, and local parks. As a local government created to respond to local needs and issues, cities are the logical service provider for these types of municipal-level services. As rural unincorporated areas begin to develop and urbanize, annexation of these areas to adjacent cities facilitates the extension and governance of higher levels of services and infrastructure improvements to accommodate the higher-intensity uses.

At the time of annexation to Chula Vista, the Montgomery area was almost completely developed and was comprised of five identifiable neighborhoods: Castle Park, Harborside, Otay, Broderick Acres, and Woodlawn Park. In addition to the array of service and infrastructure issues in the area, the City also faced the social and emotional challenges of how to retain the local identity of the individual neighborhoods while planning for the annexation of the entire Montgomery as a new segment of the Chula Vista community.

B. Annexation to the City of Chula Vista

Prior Annexation Efforts

Discussions about annexation of the Montgomery area to the City of Chula Vista date as far back as 1948. In that span, the question of annexation was brought before the voters and failed on two separate occasions, once in 1979 and once in 1982. These annexation efforts and discussions resulted in multiple studies and analyses by policymakers and community members of the fiscal and socio-economic pros and cons of annexation, and even incorporation. It also drew significant community interest and involvement, including the active participation of the community in studying and formulating recommendations on annexation through local and County advisory committees and commissions, including the Montgomery Municipal Advisory Council (MAC). The annexation also involved affected agencies such as the County, special districts (Montgomery Fire Protection District, Montgomery Sanitation District), and LAFCO (Local Agency Formation Commission), the countywide, state-created entity that reviews and approves local government reorganizations, including annexations and incorporations.

The first time LAFCO reviewed and approved the annexation of the Montgomery area to Chula Vista was in 1978 but, as mentioned above, that reorganization effort failed to receive voter approval. In 1981, LAFCO considered two competing proposals, one for the incorporation of Montgomery as its own city, and the other for annexation of Montgomery to Chula Vista. Incorporation would have kept the Montgomery Fire Protection District ("MFPD") and Montgomery Sanitation District ("MSD") intact, and created a new city comprised of the Montgomery area. The Commission determined that incorporation was not in the best interests of local residents from both a financial and governance perspective. LAFCO approved the annexation proposal and adopted a partial sphere of influence for Chula Vista that encompassed the Montgomery area. The inclusion of territory to a city's sphere of influence is a prerequisite, or concurrent requirement, to annexation and represents the determination by LAFCO that the area should ultimately be annexed and served by that city. Although the annexation failed at the ballot, the Montgomery area remained in Chula Vista's sphere.

The 1985 Montgomery Reorganization

The 1985 annexation was the third and final annexation attempt. Initially, the City of Chula Vista proposed annexation of only 23 acres of commercial/industrial territory in Montgomery. The annexation would have transferred a significant sales tax base from the County to the City. In response, the County initiated annexation of the entire Montgomery area (3.9 square miles or 2,500 acres) to the City, which launched a series of inter-agency discussions, studies, and public outreach efforts. On July 1, 1985, LAFCO reviewed and approved the "Montgomery Reorganization," including annexation to the City and dissolution of the Fire Protection and Sanitation Districts. In preparation for the election, the City of Chula Vista adopted the *City Council Position Paper on the Proposed Montgomery Annexation* on September 24, 1985, communicating to residents the City's policies related to the potential annexation and to help residents understand the effects that annexation would have on them. Voters approved the Montgomery Reorganization at the November 5, 1985 general election with an effective date of December 31, 1985 for the annexation.

The Montgomery Planning Committee

To help facilitate the transition of the local Montgomery community into the City fold, the City Council, as part of the 1985 annexation, formed the Montgomery Planning Committee (MPC). The initial members of the MPC were formally elected by local voters on the same November 5, 1985 ballot as the annexation. The MPC served as an advisory committee to the Planning Commission and City Council on an array of issues affecting the Montgomery Area, including land use applications, budget appropriations, CIP proposals, formulation of long range goals for the area, and the development of an area plan. The MPC played an integral part in the annexation transition process and a critical role in the later 1988 adoption of the Montgomery Specific Plan. From 1986 to 1993, the MPC regularly convened once a month in public meetings and made recommendations to the City on all projects within the Montgomery area and faithfully fulfilled its roles and responsibilities to the City. In 1993, the Montgomery Planning Committee was dissolved and folded into the Southwest Project Area Committee (PAC) shortly after the adoption of the Southwest Redevelopment Project Area by the Chula Vista Redevelopment Agency. In accordance with state law, the statutory life span of a PAC is three years. In 1997, the Southwest PAC was dissolved, as well.

III. DISCUSSION

A. Historical Issues and Challenges within the Montgomery Area

As a result of county governance, indiscriminate public service distribution, and piecemeal development, the issues associated with annexation of the Montgomery area were numerous and complex. Before annexation, development of the area for many years was subject to minimal planning and zoning controls. While several residential areas developed in an organized manner, many other areas developed with conflicting land uses located adjacent to one another. The area never fully completed the transition from rural to urban land use. Many residential streets were narrow and not adequately paved. At the time of annexation it was estimated that a half of the area's streets did not have curbs, gutters, and sidewalks, some at the preference of residents. The "urban vs. rural" tradition within the Montgomery area became one of the many contentious issues of annexation. There were many residents that wanted to retain the rural character of the old unincorporated area while many others wanted to fully urbanize. The task of the City was to integrate the Montgomery area into the City while retaining the individual character of the community.

Transfer of Revenues and Service Responsibilities

The Montgomery Reorganization resulted in the transfer to the City of Chula Vista of service responsibilities and costs, and revenues to fund those services and facilities. City standards for service levels and infrastructure, however, were higher than those of the County of San Diego. The transfer of revenues to the City from the County and special districts (MFPD and MSD), therefore, did not adequately fund the costs borne by the City to extend police protection, fire protection, wastewater, street lighting, library, and other municipal-level services to Montgomery. The reorganization resulted in a negative financial impact to the City. The Council, however, held its position firmly and took a leadership role in seeking to address the growing municipal service, infrastructure, and governance needs of Montgomery area residents. The financial details for the Montgomery area are described in greater detail in later sections of this report.

B. The City's Response to the Annexation

Before annexation, many of the residents of the Montgomery area were unclear as to whether the County, the City of Chula Vista, or a special district was responsible for providing particular governmental functions such as road maintenance, law enforcement, and fire protection. Many residents considered the boundary between the City of Chula Vista and Montgomery as an artificial line in the sand and identified with Chula Vista as a single, cohesive community. Many felt that annexation to the City of Chula Vista would allow for improved public service delivery, increased local representation and interest in civic affairs, greater local control of land use, and the ability to capture a greater share of area revenues to meet community specific needs. In an effort to assist in understanding the implications of annexation, the Council adopted a Position Paper on the proposed annexation. The "Position Paper" as adopted on September 24, 1985 summarized the City's policies regarding specific service and fiscal questions related to annexation and service level changes that would result.

1. What was Proposed to Change & What Actually Happened

A REVIEW OF MUNICIPAL SERVICES, INFRASTRUCTURE, AND GOVERNANCE (1986 - PRESENT)

The 1985 Council Position Paper categorized the major service, infrastructure, and governance issues into the following key topics:

- ⇒ Zoning and Development Issues
- ⇒ Public Safety
- ⇒ Social and Leisure Services
- ⇒ Public Facilities
- ⇒ Fiscal Issues
- ⇒ Miscellaneous Issues
- ⇒ Special Transition Processes

The following sections of this report provide a detailed description of many of the City's various activities to date in the Montgomery area for each of the key service categories that were originally proposed in the 1985 Position Paper. Please refer to Attachment 2 for a copy of the complete Position Paper.

ZONING AND DEVELOPMENT ISSUES

a. Land Use -

Position Paper: County zoning regulations within the Montgomery area were to remain unchanged until new regulations and/or a specific plan were put into place. Existing legal land uses would not be discontinued or phased out as a result of annexation.

Activity To Date: In a coordinated effort with planning staff the Montgomery Planning Commission formulated the Montgomery Specific Plan. Council adopted the Montgomery Specific Plan on September 13, 1988. The Montgomery Specific Plan was to be a planning guide that was both consistent with the General Plan of the City of Chula Vista and addressed the numerous complex issues that affected the Montgomery area. The plan was to be used to help foster imaginative and orderly growth within the Montgomery area and became more of a General Plan sub-policy document rather than an implementing tool of the General Plan. As part of the Montgomery Specific Plan effort a Table of Translation was adopted that identified County to City Zone Changes. This Table identified zone classifications that could be changed. These zone changes were predicated on General Plan consistency. In light of the recent General Plan Update, these suggested County to City Zone changes can begin to be re-examined and appropriate zone changes can be implemented as part of the zoning code update. In addition, the recent update of the General Plan and the subsequent preparation of subarea plans will provide a blueprint for future development within the Southwest area. These planning efforts,

coupled with a healthy real estate market have helped renew developer interest in the Southwest portion of Chula Vista and will continue to be a catalyst for both new development and redevelopment within this same area.

b. Code Enforcement -

Position Paper: Enforcement efforts would be primarily reactive and would utilize the regulations and standards of the Zoning Ordinance of the County of San Diego. Once City zoning became effective, the City would then enforce the City standards in the area, with existing legal land uses allowed to continue.

Activity To Date: The City's overall code enforcement effort includes coordination of several different City departments and staff. In coordination with Planning, Community Development, Police and several other departments, Code Enforcement has been working diligently on establishing a program that will protect the health and safety of all residents and the value of property through the enforcement of particular codes and regulations. In addition to city departmental cooperation, Code Enforcement has elicited the opinion of business owners within the community. Code enforcement met with local representatives of the business community and together identified designated "focus" areas for enforcement efforts and a business friendly means of conducting inspections of businesses within those same areas. From field interviews with business owners, staff has been able to customize their inspection programs in order to focus attention on those types of code violations that were of highest priority for business owners within the area.

Code Enforcement Beat Program

The City's Beat Program approach to enforcement has also been very effective in the Montgomery area. The "Beat Program" assigns a code enforcement officer to a designated geographic area or "beat". This community-oriented approach has helped Code Enforcement to develop and maintain cooperative relationships within the Montgomery neighborhoods. This approach has been invaluable with respect to the Montgomery area. For effective enforcement, staff spends considerable time researching the County Zoning Code requirements that were applicable prior to the annexation. That information is a major factor in determining whether a particular use was authorized prior to the annexation. The difficulty has been that County records that were forwarded to the City often are not complete. However, in many instances the code enforcement officer is able to work with the property owner to encourage voluntary compliance.

Since the completion of the annexation, most of the code enforcement activity in the Montgomery area has been reactive or in response to specific complaints from residents and local businesses. A review of our records from 1993 through 2005 indicates that our Code Enforcement staff has investigated 4,362 code enforcement cases in the Montgomery annexation area. The annual number of cases has averaged about 440 over the last five years. This number represents approximately 25% of the total number of code enforcement cases processed throughout the City. (Attachment 3)

Community Programs

The Code Enforcement Section has also engaged in a number of proactive community based programs that have enhanced the quality of life in the Montgomery area. Since annexation, several *Community Appearance Programs* have been conducted in the area. Code Enforcement staff worked with the neighborhoods to establish neighborhood improvement committees and helped to fix up and clean up their neighborhoods. Hundreds of tons of trash and debris were removed during these "neighbor helping neighbor" programs. These efforts not only resulted in improved physical appearance of these neighborhoods but the number of code enforcement complaints also dropped dramatically as code enforcement established a positive presence within the community and neighbors developed a greater understanding of City Code requirements. Vehicle abatement is another program that has been embraced by the Montgomery community and has contributed to the improved physical appearance of the Montgomery area.

Vehicle Abatement

Code Enforcement has had an ongoing vehicle abatement program that has averaged over 1,000 vehicles removed per year Citywide. An estimated 40% of these abandoned or inoperable vehicles were removed from locations in the Montgomery area. Approximately 95% of these vehicles are removed voluntarily as a result of our notification process.

c. Housing Rehabilitation Program (CHIP) -

Position Paper: The City's CHIP program would be extended to include the Montgomery area.

Activity To Date: The City of Chula Vista Housing Improvement Program has provided home improvement funds to qualifying low-income families throughout Chula Vista since 1977. The CHIP program is comprised of two separate programs, the grant program and the loan program. Both funding programs assist low-income homeowners in health and safety related repairs. The purpose and objectives of CHIP is to: eliminate health and safety hazards, remove blight, enhance the quality of the affordable housing stock, enhance overall neighborhood quality, and provide low-income residents with a funding source to implement needed repairs to their homes.

d. Establishment of a Redevelopment Project Area -

Position Paper: It was mutually agreed upon between the County and the City that a Redevelopment Project Area would not be established within the Montgomery area for at least four years after annexation. Redevelopment efforts would require broad community support and a joint public/private sector effort.

Activity To Date: The Southwest Redevelopment Project Area, which is contained within the 3.5 mile boundary of the Montgomery community, was established in 1990, more than four (4) years after annexation. That same year, pursuant to California Redevelopment Law, the Southwest Project Area Committee (SWPAC) was formed by Council resolution. The responsibility of the

SWPAC was to review all discretionary land use projects, excluding variances, pursuant to the Southwest Redevelopment Plan and the Montgomery Specific Plan. The primary role of the SWPAC was to evaluate projects brought before them in terms of overall land use appropriateness, general economic impact, and related planning and zoning issues.

Dissolution of the Southwest PAC

In 1993, in response to permit streamlining recommendations by the Economic Development Commission (EDC), the Redevelopment Agency adopted revised "roles and functions" for the Southwest Project Area Committee. This revised roles and functions included consolidation considerations for the SWPAC and the Montgomery Planning Committee.

The number and variety of complex issues, concerns and interests in the Southwest made it difficult to attain centralized and focused goals and objectives that are typical in community planning efforts. In addition, participation of the Committee members had greatly diminished which often times resulted in an inability to establish a quorum and longer development processing timeframes. Therefore, in 1997 in an effort to better serve both the business and residential community, the City Council and the Redevelopment Agency, by joint Resolution 18624 (Agency Resolution 1536), dissolved the Southwest Project Area Committee and established the Planning Commission as the recommending body for projects located in the Southwest Redevelopment Project Area. (Attachment 4)

e. The Montgomery Planning Committee -

Position Paper: The MPC would be established to function as an advisory body to the Planning Commission and City Council on land use issues within the area and would be an integral part of developing a community plan for the area.

Activity to Date: The Montgomery Planning Committee (MPC) was established and the initial members were elected as part of the municipal election that was held November 5, 1985. The first meeting of the MPC was held on Thursday November, 21, 1985. The MPC was an integral part in the transition of the Montgomery area to Chula Vista. The MPC reviewed and made recommendations to the Planning Commission and City Council on all projects within the Montgomery area. The Committee met once per month and was the first step of public review in most discretionary projects within the Montgomery area. In addition, the MPC was an instrumental part of the development of the Montgomery Specific Plan.

As part of a City-wide initiative, the Economic Development Commission (EDC) established a subcommittee to develop recommendations on how to streamline the City's development review process. One of the many recommendations of the subcommittee was to limit the review authority of the Montgomery Planning Committee to legislative changes to the Montgomery Specific Plan and to eventually phase the Committee into the Southwest Redevelopment Committee. The recommendation was made in order to alleviate unnecessary review and duplication of efforts in the project review process, which translated into unnecessary staff time and costs, as well as unnecessary time and costs to the public.

On November 9, 1993 the Redevelopment Agency approved Ordinance 2576, which dissolved the Montgomery Planning Committee and directed the Southwest PAC to consider to seat the

remaining MPC members. As mentioned above the Southwest PAC was dissolved in 1997. As a result, all land use matters that were once under the authority of the Montgomery Planning Committee are now under the authority of the Planning Commission. (Attachment 5)

PUBLIC SAFETY

a. Police Protection -

Position Paper: the area's police service would be brought up to a level commensurate with that provided in the rest of the City. It was anticipated that there would be at least 25 additional City positions as a result of annexation.

Activity To Date: Review of the 1986/87 Police Department Budget shows that **27** positions were added in direct response to the annexation of Montgomery. The positions related to the annexation in 1987 alone were:

- 14 Peace Officers - Patrol
- 4 Police Agents – Investigations
- 2 Community Service Officers - Patrol
- 2 Communications Officers - Patrol
- 1 Evidence Technician – Admin Services
- 1 Animal Control Officer – Animal Control
- 1 Police Information Systems Specialist - Records
- 1 Secretary I - Investigations
- 1 Clerk II

Since 1987, 150 Peace Officers and 87 other additional positions have been added to the department. Subsequent to the FY 1987 budget, staffing for the Montgomery area has been based upon the City wide staffing model. This model examines the total calls for service throughout the entire City and determines appropriate staffing levels on a city-wide basis. Specific crime data is then analyzed to determine the ultimate placements of patrol personnel.

However, it should be noted that there are up to 4 officers on patrol in the Montgomery area during each shift. Support personnel such as Community Service Officers and Parking Enforcement Officers also provide support to the area, but are not necessarily allocated specifically to the Montgomery area. Previous to the annexation, the San Diego County Sheriff only provided a maximum of two units to patrol the same area.

Community Outreach

As is the case with the community at large, the Chula Vista Police Department maintains strong bonds with the residents in the Montgomery area. Community level programs, such as "Street Team", whose focus is on street level narcotics and gang enforcement, has helped strengthen police presence within Chula Vista neighborhoods including the Montgomery area. Annexation has provided Montgomery residents a full service municipal police

department only a couple of miles from their homes. Whereas, prior to annexation the sheriff's department provided police service on more of an "as needed" basis. For example, prior to annexation the Sheriff's Office did not have a motor unit dedicated to traffic and accident investigation. The City has a traffic unit dedicated to respond to all significant traffic accidents and provides traffic enforcement on a regular basis. Based upon data of last year, 25% of all traffic citations in the City were written in the Montgomery area and about 33% of all accidents were within the Montgomery area. Based upon the City's traffic unit data, staff estimates that traffic enforcement and accident investigation has most likely increased in the Montgomery area since annexation.

Special Enforcement Programs

Another significant special enforcement program that has had positive implications for the Montgomery area is Operation Safe Neighborhood. Over the last year alone, City Council has appropriated \$500,000 in overtime to support the special enforcement operation focuses enforcement on western Chula Vista.

To obtain specific crime data for the Montgomery area today would require extensive analytical work and because records for the Montgomery area are incomplete it would be difficult to compare with data prior to the annexation. However, generally speaking crime rates for the City of Chula Vista have decreased significantly since 1985, from 61 crimes per 1000 population to 39 crimes per 1000 population. Therefore, one could surmise from this that crime levels in the Montgomery area have fallen as well.

As discussed above, increased staffing levels and specialized enforcement programs within the City has provided a positive impact on levels of police service within the Montgomery area. Though direct comparisons to the level of service provided by the Sheriff's Department can not be quantified, municipal level police service usually exceeds that provided on a county wide level. The City of Chula Vista Police department is committed to providing the highest level of customer service to all citizens of Chula Vista. This is reflected in the most recent Police Department Resident Opinion Survey, which showed residents in the sector which includes the Montgomery annexation, rated the department very high in their satisfaction rate (87% overall satisfaction).

b. Fire Protection -

Position Paper: the City will assume responsibility for fire protection in the area and will continue to operate the existing fire station on Oxford Street.

Activity To Date: The 1985 reorganization of the Montgomery Area involved the dissolution of the Montgomery Fire Protection District ("MFPD") Upon annexation, the City assumed all fire protection responsibilities in the Montgomery Area previously held by MFPD. The Oxford Fire Station still operates and is currently staffed with the three-person configuration that was the standard for engine companies at the time.

16 additional city positions were added as part of the Montgomery Annexation. These positions are as follows:

- 1 Battalion Chief
- 5 Fire Captains
- 5 Fire Engineers
- 4 Firefighters
- 1 Secretary

Additionally, since the Montgomery Annexation the Fire Department has added **70.5** new positions in the following areas:

- 43 additional positions in the Calls for Service Line of Business including (3) Battalion Chiefs, (15) Captains, (13) Engineers and (12) Firefighters to staff the opening of 3 additional stations and to staff an additional truck company and a heavy rescue truck.
- 6 additional positions in the Fire Prevention Bureau including (1) Fire Prevention Engineer, (1) Public Education Specialist, and (4) Fire Inspectors.
- 11 additional positions, (1) Fire Communications Manager, (2) Fire Dispatcher Supervisors, and (8) Fire Dispatchers for the opening of the Fire Communications Dispatch Center.
- 2 (net) positions in order to formalize the department's training program (2) Fire Engineers and (1) Fire Captain less (1) Battalion Chief.
- 8.5 positions in Administration in order to establish a command and an administrative support structure.

The Montgomery community has benefited from the enhanced staffing and resources that have been added to the fire prevention bureau overall. These resource enhancements allow the direct provision of services to the residential and business community including: investigation, community development, code enforcement and education.

c. Animal Control -

Position Paper: The City will provide the same level of animal control service provided to all Chula Vista residents, including patrol service and use of the animal shelter located on Otay Valley Road.

Activity To Date: The City provides several services with respect to animal control, dog licensing, enforcement of animal ordinances, animal adoptions, intake and care of stray and owner relinquished animals, public safety and other community resources such as responsible pet ownership programs, on-site low cost rabies and microchip services, community outreach services with school programs, and programs for boy and girl scouts, and visits to local senior centers with pets, and a joint effort with SNAP (spay and neuter action project), a San Diego based 501 c 3 organization dedicated to providing low-cost spay/neuter services to area residents.

The Chula Vista Animal Care Facility

The Chula Vista Animal Care Facility (CVACF) is located within the "Montgomery area", at 130 Beyer Blvd. The current CVACF site was completed and occupied on 10/22/02. It is located on 1.7 acres, and currently houses an average of 340 stray and owner-relinquished animals daily. The CVACF consists of a state of the art veterinary medical suite with a full-time

veterinarian on staff, heated kennels and a modern, low-stress cattery. The facility has approximately 50 volunteers, largely from the Chula Vista area.

Patrol Service

On any given day, 1 to 2 officers are on duty in the 91911 Montgomery area to respond to calls and patrol the neighborhood, including the 6 parks located in the area. Currently, the Montgomery area accounts for over 50% of our licensed dog population (4,105 currently licensed dogs).

Future Plans

Future plans may include the creation of the first dog-park in the Montgomery area, proposed to be located adjacent to the CVACF. The recent creation of a 501 c fundraising organization to help promote CVACF programs H.E.A.R.T. (Help and Education for Animal Responsibility Team) will help raise funds to create this park and other projects to help the pets of Chula Vista.

SOCIAL AND LEISURE SERVICES

a. Library Service -

Position Paper: No change was expected in the near term after annexation. The Montgomery area would be included in the City's comprehensive facilities study, which will examine on-going community needs regarding library services.

Activity To Date: After the Montgomery Annexation the City of Chula Vista contracted with the San Diego County Library to continue to provide library services until an appropriate long-term plan for library services was prepared. The City contracted with the County for library service from January 1, 1986 to June 30, 1989 at a cost of approximately \$59,800 a year. During that time period, the County operated the two small branches libraries – Castle Park and Woodlawn Park.

In 1986, the Library conducted a City-wide Master Plan for library services, which identified the need for a larger facility to serve the population in the Montgomery Area. The plan said, "that the branch libraries now operated by the San Diego County Public Library are not of adequate size and poorly located to serve a broad population".

On July 1, 1989, the City of Chula Vista took over operations of these two small branch libraries. During this budget cycle, the city appropriated \$225,000 for the purchase of new library materials for the two branches since the County had removed their collection at the end of the contract. However, both the Castle Park and Woodlawn Park branches continued to have small staff and were open limited hours. (Attachment 6)

South Chula Vista Library Branch

Based on the Master Plan, in 1990 the Chula Vista Public Library applied for a grant from the California Library Construction and Renovation Bond Act (Proposition 85) for the construction of a new library facility for the Montgomery Area.

In 1991, the Library received a \$6.7 million grant from the California Library Construction and Renovation Bond Act to begin construction of the South Chula Vista Library. On April 8, 1995, the 37,000 square foot South Chula Vista Library was opened to the public. The branch holds a collection of 175,000 volumes, which includes, an extensive Spanish language collection, a state of the art computer lab, a full service Literacy Center, two community meeting rooms and study rooms. In addition, the branch offers ESL classes, computer classes, research databases in English and Spanish, extensive children's programming, story times, adult and family cultural programs, teen programs, summer reading programs and year round reading programs for children and teens. Both the Castle Park and Woodlawn Park branches were closed as a result of the opening of the full service South Chula Vista Branch.

In 2005, \$450,000.00 was spent on renovating the South Chula Vista Branch Library. The renovation included conversion to the marketplace model, lighting improvements, signage improvements, exterior painting, fountain repairs, floor repairs and roof repairs. The award winning library is a great asset to the Montgomery area and the community at large.

After School Programs

In addition, in FY 98/99 the Library, in partnership with the Chula Vista Elementary School District, assumed responsibility for the creation and supervision of after school programs for Chula Vista elementary school students. That year, the Library's Educational Services Division launched "STRETCH" (Safe Time for Recreation, Enrichment and Tutoring for Children) and "DASH" (Dynamic After School Hours). The South Chula Vista Branch Library serves as the administrative headquarters for both the STRETCH and DASH programs.

STRETCH

STRETCH, an award winning literacy and arts enrichment program, began serving 60 children per day and has since grown to serve 100 children per day. STRETCH is currently offered at seven Title I schools all in the Montgomery Area (Harborside, Lauderbach, Loma Verde, Montgomery, Mueller, Otay and Rice). Each site is staffed by a Site Coordinator (.5 FTE), and five hourly Youth Leaders. STRETCH targets children who have been identified by their teachers as at risk of academic failure, (often due to limited English language and/or literacy skills), and is designed to provide them with the academic and social "boost" they need to succeed. Each year the evaluation data received from teachers, parents and students indicate that the program is highly successful in improving English language and reading skills, boosting students' confidence and social skills, and improving their academic performance overall. Parents rave about the academic and social support that STRETCH provides their children, and express their gratitude that the program is free. The program runs every school day for 3.25 hours from school dismissal.

DASH

DASH, consists of a structured activities for approximately 50 children and two DASH Leaders at each site. The program offers sports clinics, arts and crafts and cooperative games. DASH is offered at two Montgomery Area schools (Kellogg and Palomar).

The cost to operate STRETCH and DASH programs in FY 05/06 serving the Montgomery Area is approximately \$839,506. It is funded by a combination of City general funds, Chula Vista Elementary School District general funds, and State of California after school grant funds.

b. Recreation Services -

Position Paper: Expansion of existing programs provided at the Laurerbach Community were anticipated as well as the City's afterschool playground programs would extended to included the Laurerbach and Montgomery elementary schools.

Activity To Date: Recreation Services provided within the Montgomery area have significantly increased since annexation. Upon annexation, previously existing programs were expanded and both new services and facilities have been established. Prior to annexation the primary recreation resource for the community was the Laurerbach Community Center. Upon annexation 2.91 FTE staff were added to operate the facility. Hours were expanded, more classes were offered, a game room was added, and community use and facility rentals increased. In addition, the City recognized that there was a need for more community youth activity facilities in the area and western Chula Vista at large. Therefore, the City began efforts to establish a youth center. In 1988 the City and Sweetwater Union High School District entered into a 40 year ground lease agreement and the Chula Vista Community Youth Center was built in March 1992. The facility is used, operated and maintained jointly by the City and the Sweetwater Union High School District. Residents of the Castle Park and Harborside neighborhoods benefit substantially from this Youth Center.

Community Partnerships

The City of Chula Vista Recreation Department works in partnership and collaboration with community, non-profits, schools, and human service organizations to assess and provide programs and services that reflect community needs and are jointly funded. For example, the Otay Elementary School is a Healthy Start school and partners with the Otay Community Center in providing community-wide programs and services. The Otay Community Center, located at Main Street and Albany, is also a direct result of community and city efforts.

As early as 1992, staff began to hold meetings with residents of the Otay area, including Montgomery, to determine what recreation programs would benefit them as a community. There was overwhelming support for a gymnasium and community center and in March 2000, the Otay Community Center was opened. The center is approximately 14,000 square feet in overall size with a 9,000 square foot gymnasium, fitness center, lobby with game room, and associated office space. An additional 1,300 square foot classroom will be constructed in the next year to provide for additional programming opportunities.

After-School Playground Programs

As anticipated, upon annexation, two after-school playground programs were established at Montgomery and Lauderbach elementary schools. Each after-school program was staffed by a .33 FTE Recreation Leader and .10 FTE Recreation Aide. Administration and oversight of the elementary after-school program transferred to the Educational Services Division of the Library Department in 1998. In addition, the Recreation Department provides after school programs for middle school children at the City's six middle schools. One of the middle schools, Castle Park, is in the Montgomery area. The program provides a safe haven for our youth and provides an atmosphere where learning, teamwork, fitness, and fun are emphasized and encouraged. Activities include homework assistance, arts and crafts, special events such as dance programs, sports, and an exercise fitness program.

The Recreation Department is committed to providing community services with activities that promote community health and well being for the citizens of Chula Vista. These activities are diverse recreational, social, educational and cultural programs provided in community facilities and school campuses. The Department will continue to work in partnership and collaboration with community, non-profits, schools, and human service organizations to assess and provide programs and services that reflect community needs and are jointly funded.

Mobile Recreation Program

In addition, the Department will start a new citywide Mobile Recreation Program in the near future. This Mobile unit will bring free recreation programs to the community community, into neighborhood parks and other locations that are not close to recreation centers, to provide safe and fun activities, and to establish a more visible City presence. The focus will be in Western Chula Vista where large segments of the population, especially in older parts of Chula Vista, are underserved, as they are not able to easily access recreational facilities or afford the cost of recreational classes. Activities are planned that will include, arts and crafts, traditional games, recreational team sports, special events and activities that will foster creativity, emphasize fair play and sharing, learning the value of teamwork and fitness. This program will provide safe opportunities for children to have fun and interact with other neighborhood children their age. Harborside Park, Los Ninos Park, Valle Lindo Park, and Hilltop Park are all potential locations. Two of these parks – Harborside and Los Ninos – serve Montgomery area residents.

c. Park Service -

Position Paper: Existing parks would be maintained. The City would also strive to increase the park acreage ratio to the City standard of 2.0 acres per thousand population.

Activity To Date: Since annexation park service has increased within the Montgomery area. The City Of Chula Vista has a vision to provide much needed parkland on the west side of the City, and has adopted the Western Chula Vista Infrastructure Financing Program, a multi-million dollar effort to improve and increase the amount of parkland in the older communities west of Interstate 805. Such efforts include Harborside Park, the first park to be built on the west side of the City since 1979. Although Harborside Park is located just outside of the Montgomery area boundary,

this park will serve many residents of the Montgomery area. The 5.21 acre park is designed to serve members of the community residing within at least a ½ - ¾ mile radius and was designed to create a park that would welcome the community by making a visitor feel welcome and embraced by the park, while at the same time maximizing the recreational use opportunities for community residents.

Otay Valley Regional Park

Another park effort that has had a positive impact on the Montgomery area is the Otay Valley Regional Park. The tri-jurisdictional Otay Valley Regional Park planning effort began in 1990 through the establishment of a joint exercise of powers agreement. This agreement established an organizational structure aimed at maximizing citizen input while planning for a regional park. The first decade of planning included securing grant funds for the acquisition of open space, resulting in the public ownership of over 800 acres of regional parkland. Aside from the acquisition of land, several important planning documents have been adopted or completed. A Concept Plan for the park was prepared and adopted in 2001 by the City of Chula Vista, the City of San Diego, and the County of San Diego. Other accomplishments include on-going clean-up efforts within the park, including the removal of 1,100 tons of debris, preparation of park design standards and guidelines, a natural resource management plan, a habitat restoration plan, trail guidelines and construction drawings for the development of a system of trails and staging areas within the I-5 to I-805 segment of the Otay River Valley. Through the trail system, this regional park has helped provide connectivity between western Chula Vista and eastern Chula Vista, as well as the region as a whole.

PUBLIC FACILITIES

a. Revenue Appropriation -

Position Paper: The City would work with the Montgomery Planning Committee to establish a multi-year phased capital improvement program aimed at upgrading public facilities such as curbs, gutters, sidewalks, roads, drainage systems, and parks. The City anticipated spending three to five times as much as the County did on annual capital improvements, with the program anticipated to exceed \$12 million in capital improvements. For at least ten (10) years after annexation the City Council would not form an assessment district in the Montgomery area for street improvements such as curbs, gutters, sidewalks or pavement unless property owners representing at least two-thirds of the area supported such a formation.

Activity To Date: As was proposed in the Council Position paper the City worked with the Montgomery Planning Committee to identify public facilities and services needs within the Montgomery area. To date, most of those recommendations have been provided. Since annexation the City has spent approximately \$83.1 million on capital improvement projects in the Montgomery area. Adjusting for inflation of 3% per year since 1986, the amount spent on CIP's in the Montgomery area is more than triple the \$12 million anticipated in the Council Position Paper. Although the City has undertaken many capital improvement projects, it is recognized that there are still many areas with deficiencies. Through a combination of CIP and annual rehabilitation programs, the City will continue to address the deficiencies.

Street Improvements and Rehabilitation Projects

Like most areas of the City, the majority of the projects within the Montgomery area were related to street improvements. The number of individual/site specific projects total well over one hundred (100). In addition to these projects, the Montgomery area has also seen a substantial share of the City's varied annual rehabilitation projects. These projects include pavement rehabilitation, sidewalk rehabilitation, installation of ADA accessible curb ramps, sewer rehabilitation and corrugated metal pipe (CMP) rehabilitation. No assessment districts were formed in the Montgomery area in the ten years following annexation to fund such improvements.

Major Projects

In addition to the street related capital projects, the City has also undertaken significant other efforts that have directly benefited the residents of the Montgomery area. These efforts include the construction of the South Chula Vista Library (\$14+ million), the Otay Recreation Center (\$2.5+ million), the Animal Care Facility (\$3.5+ million), Harborside Park (\$4+ million) and the Telegraph Canyon Flood Control Channel (\$5+ million). Though Otay Recreation Center and Harborside Park are not technically located within the annexed area, in both cases, they are surrounded by and directly serve properties within the annexed area. The detailed breakdown by Project type and total expenditure of funds on capital projects in the Montgomery area is provided in Attachment 7.

Please note on Attachment 7 that annual expenditures for capital projects by fiscal year since 2000 and combined the years from **the annexation** through 1999 have been provided as a single column. The reason for this is that the City's current fiscal management/accounting system dates back to 2000. Information prior to 2000 is only available in archived storage files that were not readily available for this report.

b. Street Maintenance -

Position Paper: The Montgomery area would be included in the City's existing surface treatment program as well as in the synchronized traffic signal system.

Activity To Date: Street maintenance services were extended to the Montgomery area after annexation. The current Street Maintenance Program provides asphalt and concrete structure (streets, sidewalks, curbs and gutters) maintenance, and litter removal and trash abatement services to the public so they can have a safe, clean, and functional right-of-ways. From calendar years 2000-2005, Public Works Operations spent a total of \$440,403 (includes labor, materials & equipment) for street related tasks such as potholes, street reconstructions, etc. General Services provides most of the major street repairs, such as slurry seals and resurfacing or pavement overlays, through construction contracts. (Attachment 8)

Street Costs for the Montgomery Area By Year	
2000	\$35,024
2001	\$67,443
2002	\$100,801
2003	\$53,231
2004	\$75,569
2005	\$108,335
Total:	\$440,403

Chip Seal Program

Though the previous "Chip Seal" program is no longer in effect, the Montgomery area is included in the City's annual pavement rehabilitation program. That program typically involves a number of surface treatments including chip seal. The amounts of streets done every year are a function of that year's funding levels. The streets included in each year's program are developed from lists based on visual inspection, complaint records and maintenance records. Most of the major streets (Main Street, Fourth Avenue, Broadway, Palomar Street) have received far more than chip seals. In some cases, those streets have been completely reconstructed. The current street surface maintenance program provides a more complete and regular review of street maintenance than the "Chip Seal" program that was in effect at the time of annexation.

c. Street Sweeping -

Position Paper: The same level of service would be applied to the Montgomery area as is provided to the rest of the City of Chula Vista.

Activity To Date: Prior to annexation, the County did not provide any regularly scheduled street sweeping services for the Montgomery Area. The City currently has a contract with Cannon Pacific Services to provide street sweeping services at a cost of \$201,968 per year (citywide). The agreement covers the sweeping of all City public streets (that have been accepted by the City), center islands/medians, centerlines, and designated parking lots. Residential streets are swept once per month. Business streets, such as Fourth Avenue and H Street, are swept once per week. Center islands, medians and centerlines, located on major streets, are swept twice per month. Non-curbed streets are swept once per month. Parking lots are swept once per month. Special sweeping is done on an as-needed basis, such as sweeping after a special event, paid at an hourly rate as indicated in the agreement. (Attachment 8)

b. Tree Program -

Position Paper: The city would trim all street and park trees on a regular basis.

Activity To Date: Prior to annexation, the County did not provide any regularly scheduled tree trimming services for the Montgomery Area. The City's street tree program provides tree trimming, reforestation, and preservation services to the community so they can enjoy the benefits of trees that are healthy, safe and growing in public areas. From calendar years 2000-2005, Public Works Operations spent a total of \$111,615 (includes labor, materials & equipment) for City staff plus \$10,295 for contract services for tree trimming services for the Montgomery area alone. Note that most of the Montgomery Area is not heavily forested, with the exception of the quadrant between Fifth and Industrial, from L Street to Naples.

In addition, the City has participated in the People for Trees Program. This program provides free trees to residents in an effort to save energy and money, improve air quality, improve neighborhood appearance, and reduced storm run-off. Through this program, over 100 trees have been provided to residents in the Montgomery area alone.

c. Storm Drain Construction -

Position Paper: Storm drain construction would be accelerated, drainage maintenance improved, and flooding potential decreased. A comprehensive drainage plan would be developed for the area. The City anticipated that the City would contribute approximately \$4 million to the Telegraph Canyon Channel improvement effort.

Activity To Date: City efforts have been committed to improving storm drain construction, drainage maintenance and decreasing flooding potential within the Montgomery area, as well as the City overall. Approximately 10% of the Drainage Master Plan total expenditures have been spent within the Montgomery area. To date there have been 29 drainage improvement projects within the Montgomery area and approximately \$5.7 million has been spent on the Telegraph Canyon Channel improvement effort. (Refer back to Attachment 7)

d. Montgomery Sewer District and Sewer Fees -

Position Paper: the Montgomery Sewer District would be dissolved and there would be no change in regular sewer service charges immediately after annexation. The sewer connection fee would be reduced from \$1,000 to \$300 per SFD. Once Montgomery Sewer District reserves were depleted, the City could review sewer service in the Montgomery area, including sewer connection charges and could establish new charges that reflected the maintenance costs and charges for the City-wide system.

Activity to Date: The City assumed responsibility for providing sewer service to the Montgomery area on July 1, 1986. As anticipated in the 1985 Council Position report, there was "no change in regular sewer service charges for the near future," with Montgomery area residents experiencing no change in sewer rates until FY 1989 and then continuing to pay a reduced rate as compared to the rest of the City until FY 1993.

Following annexation, Montgomery Sewer District reserves were placed in a separate account and used to maintain and benefit the existing Montgomery sewer system. For a period of time, the City of Chula Vista maintained a distinction between the Montgomery Area and the Pre-Annexation Chula Vista Area. Each area had distinct funds from which revenues were accrued and expenditures were made. (Attachment 9 shows the adjustments in greater detail).

Sewer Management

In 1993, the City of Chula Vista resolved to eliminate the distinction between Montgomery Annexation Area and pre-annexation City of Chula Vista areas and treat both areas of the City the same way. Council adopted Resolution 1993-17143 approving the adoption of the final budget for the City of Chula Vista for FY 93/94. The resolution further authorized the Finance Director to merge the Montgomery Sewer Service Revenue Fund into the Sewer Service Revenue Fund and merge the Montgomery Sewer Replacement Fund into the Sewer Facilities Replacement Fund. Since the bulk of the City's Sewer Service Revenue expenditure is primarily used to pay the City of San Diego for wastewater treatment, and since the City of San Diego makes no distinction between the flows generated in the Montgomery Area and the rest of the City, merging of these funds increased administrative efficiency.

e. Street Lighting District -

Position Paper: The area will be removed from the Special Street Light District and residents and businesses would no longer be required to pay a special street lighting fee.

Activity to Date: Upon annexation, the area was removed from the Special Street Light District and by FY 1987 residents and businesses were relieved of the \$185,000 paid through a special street lighting fee. The City of Chula Vista has assumed full responsibility for street lighting. Beginning in 1991, there has been \$6,374,000 spent in utility undergrounding projects. This total does not include associated street improvements. (Attachment 9)

On the capital side, there have been 24 traffic related projects within the Montgomery area. These projects are made up principally of traffic signal installations, modifications, upgrades or street light installation.

FISCAL ISSUES

a. Taxes and Fees -

Position Paper: Neither taxes nor fees would significantly change for Montgomery Residents in the City compared to the County.

Activity To Date: The City Council Position paper provided a chart that compared taxes and fees in the County and in the City. This chart showed that with respect to taxes and fees the County and City were very similar overall. The City's very small bonded indebtedness listed in the Council Position paper was paid off in 1990.

b. Area Revenues -

Position Paper: Revenues generated in the Montgomery area would be spent to provide the same level of municipal services as the rest of the city, and to provide for an extensive capital improvement program to upgrade public facilities in the area.

Activity To Date: Although it is very difficult to accurately quantify the City's actual operating costs in the Montgomery area, staff believes that the City spends more in operating cost per capita in the Montgomery area than in the overall City. As indicated in Attachment 10, per capita City revenues from the Montgomery area are lower than for the overall City. Thus staff believes that the City spends more in the Montgomery area than it receives in revenue from the area. Prior to annexation, the County is thought to have spent less in the Montgomery area than it received in revenue from the area.

As discussed within the public facilities section a significant amount of capital improvement funds have been used within the Montgomery area to upgrade public facilities and infrastructure.

MISCELLANEOUS

a. Trash Service -

Position Paper: Trash service would remain at the existing level. At such time feasible, the City would try to renegotiate the existing trash collection fee to the same rate paid by Chula Vista residents.

Activity To Date: The City provides a full service Recycling and Conservation Program. Services include: trash (solid waste) hauling & recycling services, and household hazardous waste disposal. The City has worked to accomplish franchise agreements for these services that maximize service quality and reduce cost, provide printed and/or electronic public information on services available and respond efficiently and effectively to consumer inquiries no later than the next business day.

The Recycling and Conservation Program staff also promote and implement environmentally sustainable practices for City facilities, programs and the community. Staff works to identify the resources and provide the technical assistance needed to develop and maintain sustainable practices throughout the city.

b. Mobilehome Rent Mediation -

Position Paper: The City's Mobilehome Space Rent Mediation Ordinance and Mobilehome Issues Committee would extend to include Montgomery.

Activity To Date: The City of Chula Vista Mobilehome Space Rent Review Code sets up procedures which must be followed with respect to space rent increases as well as establishes the responsibilities of the Chula Vista Mobilehome Rent Review Commission. The Chula Vista Mobilehome Rent Review Commission works with both park owners and tenants to resolve disputes, provide guidance in changes of ownership and space rent matters. A large number of the City's mobilehome parks are contained within the Montgomery area. These residents directly benefit from the City's Mobilehome Space Rent Review.

c. County Flood Control District -

Position Paper: The City would assume responsibility for County flood control districts.

Activity To Date: The City has assumed responsibility for County flood service areas.

SPECIAL TRANSITION PROCESSES

a. Transition -

Position Paper: The City estimated that it would provide virtually all municipal services to the area by July 1, 1986 and anticipated that additional staff and equipment would be required. In addition one qualified member from the Montgomery area would be appointed to each of the City's twelve non-charter established advisory boards and commissions.

Activity To Date: The City took responsibility of virtually all municipal services to the Montgomery area by July 1, 1986 unless it was determined that a greater benefit to the residents would be achieved by contracting necessary services. In addition, July 1, 1986 was the effective date of the dissolution of the Montgomery Sanitation District and the transfer of wastewater services to the City. To date, all municipal level services are provided to the Montgomery area by the City of Chula Vista. As proposed in the paper, one member of the Montgomery area was initially appointed to each of the twelve advisory boards and commissions.

C. Future Plans

The recent General Plan Update utilized the policy framework of the Montgomery Specific Plan to develop the Southwest Area Plan, which comprises the subareas of Montgomery and Castle Park. With the update of the General Plan, the stage is set to proceed with a zoning code update and the development of specific plans and/or zoning that will carry out the objectives outlined within the Southwest Area of the General Plan.

The Five Planning Districts

The Southwest Planning area delineates five Planning Districts (South Third Avenue, South Broadway, Palomar Gateway, West Fairfield, and Main Street), all within the Montgomery Subarea. These five planning districts are the primary focus of the objectives and policies found in the Southwest area of the General Plan and a vision for each was developed. In addition, the Montgomery Subarea plan identifies proposals for change and improvement and provides the appropriate policies that will guide implementation of the vision for each district.

The recent update of the General Plan, subsequent preparation of specific plans, and/or rezonings and continued City service efforts are important to sustaining the Montgomery area as a community.

These efforts coupled with developer interest in that portion of the City will be the catalyst for both new development and redevelopment within the area. In addition, there are several CIP projects planned for the area that will further enhance the community as a whole.

Recently Approved Capital Improvement Projects

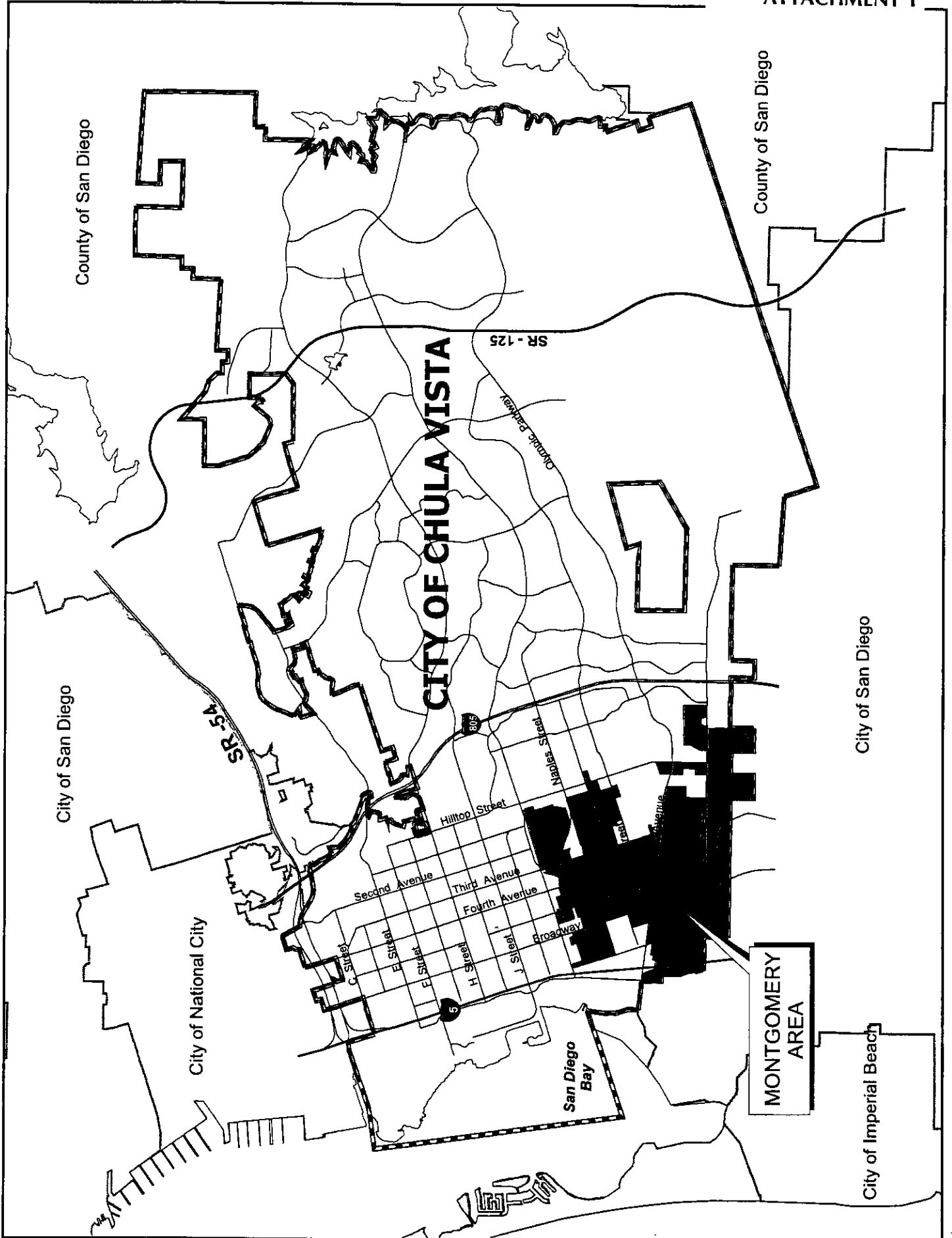
Some of the recently approved CIP projects include: a \$2.2 million drainage project on Emerson Street, \$ 703,470 for Castle Park Elementary sidewalks and partial street re-construction, an \$ 1,011,100 street improvement project on Tobias Dr. (Naples – Oxford), and an \$ 890,256 Dixon Dr. (Naples – Oxford) Both of these projects included the constructing of sidewalks,

pedestrian ramps, and associated driveways and driveway aprons. In addition, City Council recently authorized staff to prepare and submit an application to the United States Department of Housing and Urban Development (HUD) for a \$9.5 Million Section 108 loan to pay for a portion of the improvements within the Montgomery area.

VI. CONCLUSION

Cities commonly seek to annex territory for purposes of future development plans and/or financial gain. In the case of Montgomery, revenues transferred to the City of Chula Vista upon annexation were not, and are not, sufficient to fully fund the City's costs for increased service levels and public improvements. Annexation of the fully developed area, however, was a "good government" policy decision by all parties involved to facilitate the enhancement of municipal services, infrastructure, governance, and the overall quality of life in Montgomery.

To serve the Montgomery area after annexation, this City increased staffing in its core service departments, increased budgeting and expenditures for key services and facilities in the area, and initiated a host of capital improvement projects to begin a long-term effort to improve the area's ailing infrastructure. The previous sections of this report provide a detail account of these various activities and clearly exhibit the public benefits that annexation provided to Montgomery residents. This report also clearly recognizes that significant infrastructure deficiencies continue to exist today, and that future plans and the City Council's ongoing commitment to serving the Southwest will be the key to successfully addressing those deficiencies.



CITY COUNCIL POSITION PAPER ON THE
PROPOSED MONTGOMERY ANNEXATION

September 24, 1985

12177

On November 5, 1985, the citizens of the San Diego County area currently within the Montgomery Fire Protection District will be voting on the issue of annexation to the City of Chula Vista. The Chula Vista City Council has adopted this "position paper" in order to:

- Establish the City's policies related to the potential annexation of the area;
- Help the residents of the area understand what effects annexation would have on them;
- Assist City officials in answering questions concerning the proposed annexation;
- Provide early planning that would help assure a smooth transition of the area into the City if its residents vote to annex to Chula Vista.

The City's underlying policies regarding the potential annexation of the area currently served by the Montgomery Fire Protection District are:

1. Revenues generated in Montgomery will be spent in Montgomery to provide the area with the same level of municipal services as the rest of the City and to provide for an extensive capital improvement program to upgrade public facilities in the area such as curbs, gutters, sidewalks, roads, drainage systems, and parks.
2. Recognizing the uniqueness and size of this potential annexation, the City will provide special processes to insure a smooth transition of the area into the City.

The remainder of this document summarizes the City's policies regarding specific service and fiscal questions related to the proposed annexation. The issues will be discussed in the following categories:

- Zoning and Development Issues
- Public Safety
- Social and Leisure Services
- Public Facilities
- Fiscal Issues
- Miscellaneous Issues
- Special Transition Processes

A. ZONING AND DEVELOPMENT ISSUES

1. HOW WILL LAND USES IN THE AREA CURRENTLY WITHIN THE MONTGOMERY FIRE PROTECTION DISTRICT BE CHANGED UPON ANNEXATION TO THE CITY OF CHULA VISTA?

County zoning regulations will continue to prevail while a study is conducted to determine the relationship of existing development, County zoning regulations and proposed City zoning for the area. The Montgomery Planning Committee will review these issues and make recommendations to the Planning Commission and City Council on a proposed zoning plan. Public hearings will be conducted to help develop the zoning plan.

Existing legal land uses in the area will not be changed. Those legal land uses that do not conform to the governing zoning regulations will be allowed to remain as nonconforming land uses as long as the use remains in operation.

2. HOW WILL ZONING ENFORCEMENT IN THE AREA BE CARRIED OUT UPON ANNEXATION TO THE CITY?

While County zoning continues to apply, the City will enforce the County zoning standards. This will probably be done by responding to complaints in regard to zoning violations. When the City zoning takes effect, the City will then enforce the City standards in the area, with existing legal land uses allowed to continue, as described in Question 1.

3. WILL THE HOUSING REHABILITATION PROGRAM (CHIP) IN THE AREA BE CHANGED UPON ANNEXATION?

It appears that the present Housing Rehabilitation Program being administered by the County will be extended for at least one more year. After that the City will expand its program, which is equal to or better than the County program, into the area.

4. WILL ALL OR PART OF THE AREA BE ESTABLISHED AS A REDEVELOPMENT PROJECT AFTER ANNEXATION?

As part of an agreement with the County, the City has agreed not to form a Redevelopment Project that would include any area currently served by the Montgomery Fire Protection District for at least four years after the effective date of the annexation. Redevelopment would require broad community support in a joint public/private sector effort. The City would work with the community to determine the desirability and feasibility of redevelopment.

12177

5. HOW WILL THE MONTGOMERY PLANNING COMMITTEE BE INTEGRATED INTO THE CITY'S PLANNING PROCESS AFTER ANNEXATION?

The Montgomery Planning Committee will function as an advisory body to the Planning Commission and City Council for issues affecting the area. The Committee will formulate recommendations on all types of land use applications filed within the area. In addition, the Committee will be charged with the responsibility of recommending a Community Plan for the area.

Primary staffing for the Montgomery Planning Committee will come from the City's Planning and Engineering Departments. In addition, Community Development and other City departments would support this effort as needed.

B. PUBLIC SAFETY

6. WHAT LEVEL OF POLICE PROTECTION WILL BE PROVIDED IN THE AREA UPON ANNEXATION?

The City will provide police protection equivalent to that provided in the City. At least 25 positions will be added to the City's Police Department in order to bring the area's police service up to a level equivalent to that provided in the City. The additional Police Department positions would include at least the following:

- 15 Patrol Staff
- 4 Investigative Staff
- 1 Evidence Technician
- 1 Communication Operator
- 1 Animal Control Officer
- 3 Clerical Staff
- 25 Additional Police Positions

7. WHAT LEVEL OF FIRE PROTECTION WILL BE PROVIDED IN THE AREA UPON ANNEXATION?

There will be no change in the area's level of fire prevention and suppression service. Both the Chula Vista and Montgomery Fire Protection District firefighters receive the same type of training and all are trained as Emergency Medical Technicians (EMT).

The Fire Protection District will be dissolved on the effective date of the annexation, when the City will assume responsibility for fire protection in the area. The City will continue to operate the existing Fire Protection District station on Oxford Street.

8. WHAT LEVEL OF ANIMAL CONTROL SERVICE WILL BE PROVIDED IN THE AREA UPON ANNEXATION?

The City will provide the same level of animal control service provided to Chula Vista residents including patrol services from 6:30 a.m. to 6:30 p.m. most weekdays and on Saturday afternoons. The animal shelter is located at 690 Otay Valley Road and is normally open 9:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to noon on Saturday.

C. SOCIAL AND LEISURE SERVICES

9. HOW WILL LIBRARY SERVICE BE PROVIDED IN THE AREA UPON ANNEXATION?

No change is expected in the foreseeable future in the level of library service provided in the area. Residents of the area currently borrow almost as many books from the Chula Vista Public Library (59,000 per year) as from the two County branch libraries (63,000) in Castle Park and Woodlawn. The City and County have agreed to keep the two County branch libraries open for the foreseeable future after annexation by keeping the area within the existing County Library District. Under this agreement, the City will pay the County the difference between the operating cost of the two branch libraries and the District's revenue generated in the area.

The City is already planning to conduct a comprehensive facilities study which will include library facilities and will examine ongoing community needs regarding library services. Upon annexation the area will be included in this City-wide study to establish a plan for appropriate long-term library services and facilities.

10. WHAT LEVEL OF RECREATION SERVICES WILL BE PROVIDED UPON ANNEXATION?

The City will enter into negotiations with MAAC, the County's current contractor, to continue providing programs at the Lauderbach Community Center. To complement those programs, the City will offer more general recreation services at the Center and will start providing weekend classes and recreational opportunities. In addition, the City will provide after school playground programs at both the Lauderbach and Montgomery elementary schools. The after school playground programs already being provided by the City at the Harborside, Rice, Castle Park, and Otay elementary schools will continue to be available to area residents.

11. WHAT LEVEL OF PARK SERVICE WILL BE PROVIDED UPON ANNEXATION?

The City will maintain the existing parks adjacent to the Lauderbach and Woodlawn Community Centers, either by contract or by City staff. The City would also strive to increase the amount of park acreage from the area's current ratio of 0.2 acres per thousand population to the City's standard of 2.0 acres per thousand population.

D. PUBLIC FACILITIES

12122

12. HOW WILL THE CITY UPGRADE THE MONTGOMERY AREA WITH THE REVENUES GENERATED IN THE AREA AFTER ANNEXATION?

The City will work with the Montgomery Planning Committee to establish a multi-year phased capital improvement program aimed at upgrading public facilities in the area such as curbs, gutters, sidewalks, roads, drainage systems, and parks. The total cost of the program is expected to exceed \$12 million with the City using Gas Tax Funds, Community Development Block Grant funds, general funds, and other sources to finance the capital improvements. The City intends to spend three to five times as much as the County currently does on annual capital improvements.

The County has agreed that any Community Development Block Grant projects funded prior to annexation and under construction will be completed by the County.

Assessment districts can also be formed for street improvements if desired by the community. However, for at least ten years after the effective date of the annexation, the City Council will not form an assessment district in the Montgomery area for street improvements (curbs, gutters, sidewalks, or pavement) unless property owners representing at least 2/3 of the area in the proposed district support its formation.

13. WHAT LEVEL OF STREET MAINTENANCE WILL BE PROVIDED IN THE AREA UPON ANNEXATION?

Overall street maintenance will improve upon annexation, since the City's maintenance standards are considerably higher than the County's. Potholes will be repaired more frequently, streets will be resurfaced more frequently, and shoulders on unimproved streets will be bladed (leveled) more frequently.

The City will extend its "chip seal" program, which has received nationwide acclaim, to roads in the area. Major streets will be chip sealed every 8 to 10 years and local streets every 15 to 20 years.

In addition, the City will upgrade and expand its existing synchronized (computerized) traffic signal system into the area, which currently does not have synchronized traffic signals.

14. WHAT LEVEL OF STREET SWEEPING WILL BE PROVIDED IN THE AREA UPON ANNEXATION?

The City will provide the same level of street sweeping services provided to the rest of the City. Streets in residential areas will be swept twice a month and streets in commercial areas three times a week. Street sweeping is currently not provided in the area on any regular schedule.

15. WILL THE CITY'S STREET TREE PROGRAM BE EXTENDED INTO THE AREA UPON ANNEXATION?

The City, which has been designated a "Tree City USA" each of the last five years, will extend its street tree program into the area. The City will trim all street and park trees on a regular basis. Street trees in the area are currently trimmed only when hazardous conditions require it.

16. HOW WILL STORM DRAIN CONSTRUCTION AND MAINTENANCE IN THE AREA BE AFFECTED BY ANNEXATION?

Storm drain construction will be accelerated, drainage maintenance improved, and flooding potential decreased. A comprehensive drainage plan and capital improvement program will be developed for the area as has been done for the rest of the City.

The City will expend approximately \$4 million following annexation as its share of the Telegraph Canyon Channel improvement to be constructed with the U. S. Corps of Engineers.

17. WHAT WILL HAPPEN TO THE MONTGOMERY SEWER DISTRICT AND TO SEWER FEES UPON ANNEXATION?

There will be no change in regular sewer service charges for the near future. On July 1, 1986, the Montgomery Sanitation (Sewer) District will be dissolved and the City will take over sewer maintenance. Montgomery Sewer District reserves will be placed in a separate account and used to maintain and benefit the existing Montgomery sewer system. The sewer connection fee will be reduced from \$1,000 to \$300 per single family dwelling. As Montgomery Sewer District reserves are depleted, the City will review existing Montgomery sewer service and sewer connection charges and may establish new charges that reflect the maintenance costs and charges for the City-wide system.

18. WHAT WILL HAPPEN TO THE STREET LIGHTING DISTRICT AND RELATED FEES UPON ANNEXATION?

The City will assume responsibility for street lighting in the area within a year of annexation, and the area will be removed from the County's Street Light District. At that time, the City will pay for street lighting, and residents and businesses in the area will no longer be required to pay a special street lighting fee.

E. FISCAL ISSUES

19. HOW WILL TAXES AND FEES CHANGE FOR AREA RESIDENTS UPON ANNEXATION?

To show how annexation to Chula Vista might affect the taxes and fees Montgomery residents are currently paying, the following list has been developed as representative of the most common relevant costs to area residents:

<u>ITEM</u>	<u>CHULA VISTA</u>	<u>COUNTY</u>
Property Taxes	1% of assessed value	1% of assessed value
Bonded Indebtedness(a)	\$3.41 per year until 1990 (based on \$75,000 house)	-0-
Street Lighting Fee	-0-	\$15 per year
Sewer Service Charge(b)	\$64.80 per year (would not apply to Montgomery)	\$39 per year
Sewer Connection Fee	\$300 per dwelling unit	\$1,000 per dwelling unit
Utility Users Tax(c)	Approx. \$30 per year (certain exemptions are available)	-0-
Trash Service(d)	\$73.20 per year (would not automatically apply to Montgomery)	\$89.40 per year
Dog Licenses		
1 Year	\$ 9	\$14
2 Years	\$16.50	\$23
Development Fees	Generally the same or higher in the County than in the City	

- (a) Chula Vista's Police Building bonds would cost \$3.41 per year for a homeowner with a house assessed at \$75,000. When these bonds are paid off in 1990, this charge will be eliminated.
- (b) The Montgomery sewer service charge would not be increased in the near future after annexation, as explained in Question 18.
- (c) The City offers senior citizens (age 62 or older) with incomes of \$7500 or less an exemption from this tax, which is based on gas, electric, and phone usage. If qualified senior citizens are on a master meter for gas and electric, they can receive a \$12 rebate and the regular exemption for the tax on phone usage.
- (d) The cost of trash service in the area would not automatically be reduced by annexation, but the City would attempt to negotiate a lower rate for the area, as explained in Question 22.

20. IF THE AREA DECIDES TO ANNEX, HOW WILL THE CITY USE REVENUES FROM THE AREA?

Revenues generated in Montgomery will be spent in Montgomery to provide the area with the same level of municipal services as the rest of the City and to provide for an extensive capital improvement program to upgrade public facilities in the area such as curbs, gutters, sidewalks, roads, drainage systems, and parks.

The area currently is paying significantly more in taxes and fees than it is receiving in services and capital improvements. The County uses its surplus revenues from the area to provide services and programs in other parts of the County.

F. MISCELLANEOUS

21. HOW WILL ANNEXATION AFFECT EXISTING TRASH SERVICE TO THE AREA?

Area residents will receive the level of trash service currently provided by the Sanitary Service. This level of service is guaranteed to be delivered by the State Government Code for a minimum of five years after annexation or until such time as the existing franchise holder sells his franchise. The City will attempt to renegotiate the existing trash collection fees in the area to the same, lower rate currently paid by Chula Vista residents.

22. HOW WILL THE CITY'S MOBILEHOME RENT MEDIATION PROCESS APPLY TO THE AREA UPON ANNEXATION?

The City's Mobilehome Space Rent Mediation Ordinance will become effective in the area upon annexation. The County has no similar procedures for negotiating disputed rent increases in mobilehome parks.

The City's ordinance provides that when a cumulative rent increase in a calendar year exceeds the previous 12 months' residential rent component of the Consumer Price Index, a negotiation/mediation process may be initiated if a majority of a park's residents sign a petition disputing the rent increase. The process requires participation by both parties in the negotiation and mediation process. The results of the process are not binding.

In addition, the City has established a Mobilehome Issues Committee, which is composed of park owners and park residents. The Committee meets monthly to discuss issues related to mobilehome life and to advise the City Council on such issues.

- 12477
23. WHAT EFFECT WILL ANNEXATION OF THE AREA HAVE UPON THE EXISTING COUNTY FLOOD CONTROL DISTRICT - ZONES 3 & 4 AND THE COUNTY SERVICE AREAS: NO. 42 (ZONES A & B)-WOODLAWN PARK; NO. 62-MONTGOMERY PARKS; NO. 66-VALLEY AVENUE; AND NO. 98-DATE COURT?

County Service Areas No. 42, 62, 66 and 98 will be dissolved upon annexation and the City will assume responsibility. Similarly, the area will be removed from the County Flood Control District and the City will assume responsibility.

G. SPECIAL TRANSITION PROCESSES

24. WHEN WILL THE ANNEXATION BECOME EFFECTIVE AND HOW WILL THE TRANSITION FROM THE COUNTY TO THE CITY BE HANDLED?

If the citizens of the area currently within the Montgomery Fire Protection District vote on November 5, 1985 to annex to Chula Vista, the annexation will become effective by the end of December 1985.

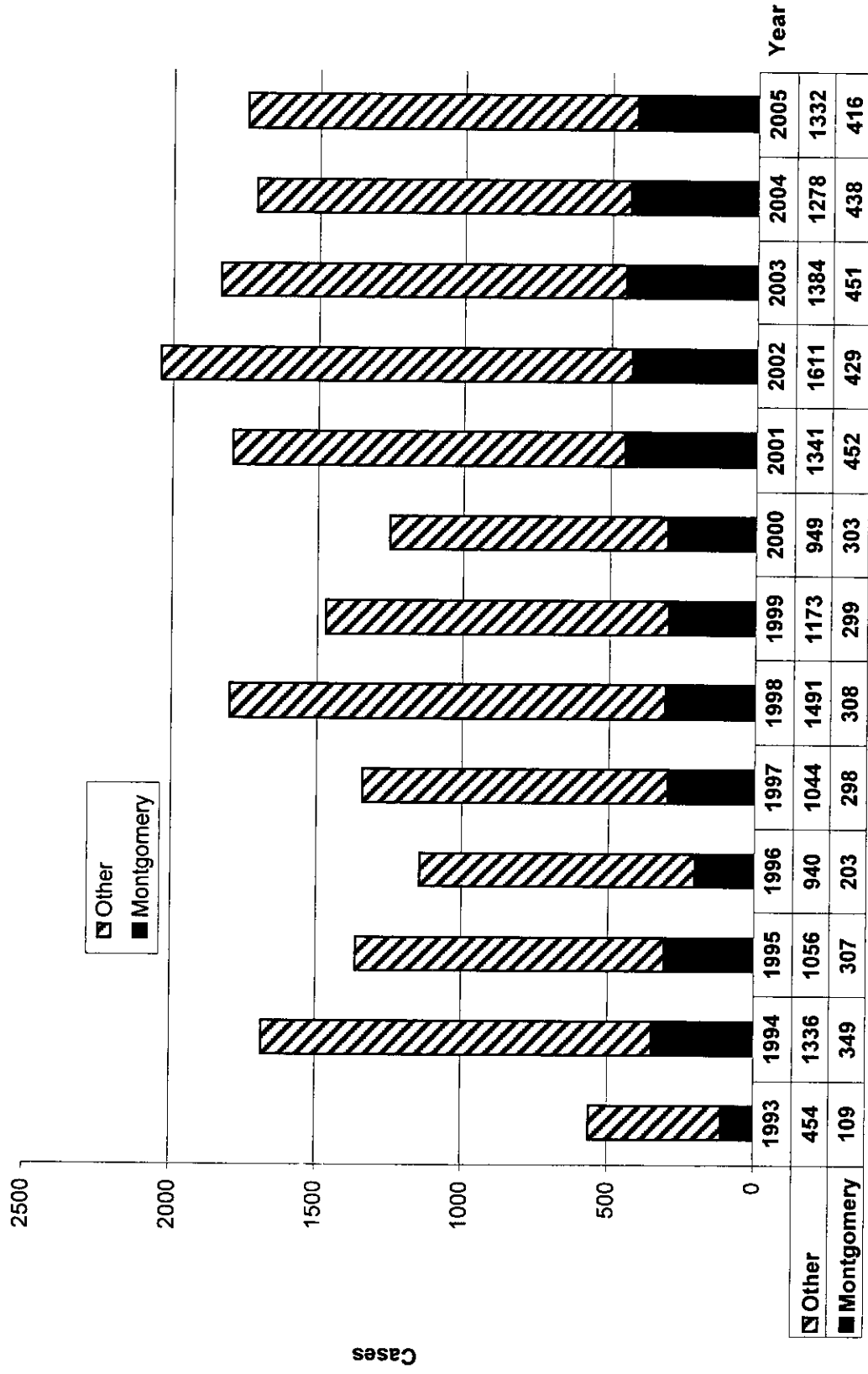
In order to provide the area with the same level of municipal services as the rest of Chula Vista, the City will hire many additional staff and purchase a significant amount of equipment. To provide adequate time to obtain this staff and equipment, the City may contract with the County to continue providing some services for a few months. By July 1, 1986, however, the City intends to provide virtually all municipal services to the area, as described previously in this document.

To help insure a smooth transition of the area into Chula Vista, the City will also provide several other special processes. The Montgomery Planning Committee will be established as an advisory committee to the Planning Commission and City Council for the area. The Committee will formulate a recommended Community Plan, provide recommendations for all types of land use applications filed in the area, and help develop a multi-year capital improvement program to upgrade public facilities in the area.

The City also will temporarily add one qualified member, to be appointed from the Montgomery area, to each of the City's twelve non-Charter established advisory boards and commissions. The number of members on these advisory boards and commissions would revert to the previous number when the member appointed from the Montgomery area could be assimilated within the regular number of members.

The City Council holds meetings in Chula Vista's Civic Center on the first four Tuesdays of every month. The meeting on the first Tuesday of each month is held at 4:00 p.m. and the other regular meetings are at 7:00 p.m. One portion of each meeting is devoted to Oral Communications, when members of the audience are invited to address the Council on items of concern to them. This forum will provide an additional opportunity to help insure that the City meets the needs of new as well as current Chula Vista residents.

City of Chula Vista Code Enforcement Cases



COUNCIL RESOLUTION NO. 18624
(AGENCY RESOLUTION NO. 1536)

JOINT RESOLUTION OF THE CITY COUNCIL AND THE
REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA
DISSOLVING THE SOUTHWEST PROJECT AREA COMMITTEE
AND ESTABLISHING THE PLANNING COMMISSION AS THE
RECOMMENDING BODY FOR PROJECTS LOCATED IN THE
SOUTHWEST REDEVELOPMENT PROJECT AREA

WHEREAS, the Southwest Project Area Committee was established pursuant to California Redevelopment Law (Health and Safety Code Section 33385, et seq.) by City Council resolution on July 17, 1990; and

WHEREAS, the Southwest Project Area was adopted in December 1990; and

WHEREAS, the California Redevelopment Law allows for established Project Area Committees to be dissolved by local jurisdictions three years after adoption of the project area; and

WHEREAS, the Southwest Project Area Committee expired by its own terms in December 1993, and the "Rules and By-Laws" were replaced with revised "Roles and Functions" by Redevelopment Agency resolution in March 1993; and

WHEREAS, by Council Ordinance in November 1993, the Council dissolved the Montgomery Planning Committee and seated the remaining members on the Southwest Project Area Committee; and

WHEREAS, the Southwest Project Area Committee has only four (4) current members on a nine (9) seat committee and is, therefore, not able to conduct business due to a lack of quorum; and


WHEREAS, staff has not been successful in recruiting members to serve on the Southwest Project Area Committee pursuant to the established rules and procedures for filling such vacancies; and

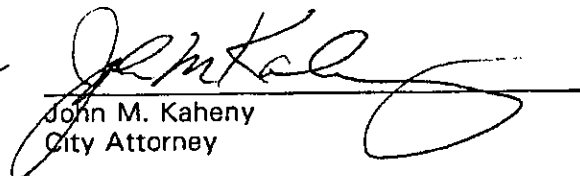
WHEREAS, staff has been processing development projects located in the Southwest Project Area through the Planning Commission for recommendations prior to the projects being presented to the City Council and/or Redevelopment Agency for consideration pursuant to the authority granted in the Zoning Ordinance of the Chula Vista Municipal Code and the Southwest Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Chula Vista and the Chula Vista Redevelopment Agency do hereby dissolve the Southwest Project Area Committee and establishes the Planning Commission as the recommending body for projects located in the Southwest Redevelopment Project Area.

Presented by

Approved as to form by


Chris Salomone
Director of Community Development


John M. Kaheny
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 15th day of April, 1997, by the following vote:

AYES:	Councilmembers:	Moot, Padilla, Rindone, Salas, and Horton
NAYES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None


Shirley Horton, Mayor

ATTEST:


Beverly A. Authalet, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Beverly A. Authalet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Resolution No. 18624 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 15th day of April, 1997.

Executed this 15th day of April, 1997.


Beverly A. Authalet, City Clerk

JOINT REDEVELOPMENT AGENCY/COUNCIL AGENDA STATEMENT

Item 3

Meeting Date 04/15/97

ITEM TITLE: Resolution ¹⁸⁶²⁴₁₅₃₆ Authorizing the dissolution of the Southwest Project Area Committee and establishing the Planning Commission as the recommending body to the City Council and Redevelopment Agency for projects located within the Southwest Redevelopment Project Area

SUBMITTED BY: Community Development Director
Planning Director *K. I. for Council C.S.*

REVIEWED BY: Executive Director *JG by [signature]* (4/5ths Vote: Yes__ No X)

BACKGROUND:

The Southwest Project Area Committee (SWPAC) was formed pursuant to California Redevelopment Law (Health and Safety Code Section 33385, et seq.) by Council resolution on July 17, 1990. The Southwest Project Area was subsequently adopted in December 1990. Project Area Committees were established to provide local residents direct representation and certain rights of review on redevelopment matters which could affect their neighborhood. Of particular concern, are project areas that could potentially experience significant residential relocation activity and loss of low and moderate income housing units. State law provides for these committees to have a limited term of three years after adoption of the redevelopment plan unless the local jurisdiction allows for their continuance, which has been the practice in Chula Vista.

In response to permit streamlining recommendations by the Economic Development Commission (EDC), the Redevelopment Agency modified the original EDC recommendation to dissolve all of the redevelopment project area committees, and instead, adopted revised "roles and functions" for the Town Centre, Otay Valley Road, and Southwest Project Area Committees in March 1993 (included as Attachments 1 and 1A). The revised roles and functions were adopted by Agency resolution in order to facilitate a more "business friendly" environment while also retaining the public input benefits of a community planning committee. The Council/Agency took subsequent action in August 1993 to dissolve the Montgomery Planning Committee and seat the remaining members on the SWPAC. This action was formalized by ordinance, after a Public Hearing, on November 9, 1993. It was the expectation that the consolidation of the two committees would galvanize the group into a more cohesive and effective review body.

Unfortunately, this has not been the case. The SWPAC has suffered from a general lack of interest which has resulted in various resignations and the inability to fill vacancies. Currently, there are only four of nine seats filled, and thus a quorum is not possible. (Roster included as Attachment 2.) As part of Council/Agency discussion of the "Mace Street Trash Transfer Station" project on January 21, 1997, (which was a project proposed in Southwest) staff was directed to come back with a report on the possibility of dissolving the SWPAC (minutes included as Attachment 3).

RECOMMENDATION: It is recommended that the City Council and Redevelopment Agency adopt the resolution which dissolves the Southwest Project Area Committee and formally establishes the Planning Commission as the recommending body to the City Council and Redevelopment Agency for projects located within the Southwest Redevelopment Project Area.

Existing Protections in Redevelopment Law and Southwest Redevelopment Plan

As discussed previously, the SWPAC is unable to conduct business due to the inability to establish a quorum. Therefore, over the last several months, the Community Development and Planning departments have been processing Southwest projects through the Planning Commission pursuant to authority granted in the Southwest Redevelopment Plan and the City's Zoning Ordinance. This was implemented in order to ensure that Southwest projects received some level of review and public input prior to being presented to the Agency for consideration. To date, this review process has worked well in that the community has responded and participated in the process. Some of the most recent projects include Texaco, KFC, Mace Street Trash Transfer Station and Pacific Bay Auto Brokers.

As indicated previously, a primary objective for project area committees is to provide protection for residents in redevelopment areas that anticipate significant residential relocation activities. Redevelopment Law expressly provides protections to all parties that may be subject to eminent domain and relocation action, including compensation at fair market value as well as relocation benefits and technical assistance. More specifically, the Southwest Redevelopment Plan also directly precludes the Redevelopment Agency from exercising eminent domain authority on parcels residentially zoned and improved with residential uses.

The vast majority of land uses in the project area are commercial and industrial with only a few pockets of residential in the "West Fairfield" (mixed use), "Woodlawn Park", and "Broderick's Otay Acres" areas. The protections included in the redevelopment plan would preclude any residential eminent domain activity in Woodlawn Park and Otay Acres since those areas are zoned for residential uses. The only significant area where such residential relocation could emerge, is the West Fairfield area which is located west of I-5, just south of Palomar. West Fairfield is improved by marginal mixed commercial-industrial-residential uses, and as such, permanent City zoning designations have not been established. Currently, the City is using the old County zoning designation of M-54 (Light Industrial) which was included in the Montgomery Specific Plan. West Fairfield has been contemplated for a "Special Study" to determine the appropriate permanent City zoning and General Plan designations but has not been initiated due to other projects and priorities.

Given the aforementioned factors, staff is confident that the elimination of the committee will have positive benefits for the community. The business community will be better served by an efficient "business friendly" straight-forward entitlement process that is consistent with the City's permit streamlining efforts. **Both the business and residential community will be better served by having projects reviewed and evaluated by a review body that is more experienced and adept at resolving the complex issues to be faced in the future.**

FISCAL IMPACT: There is not a fiscal impact directly associated with the recommended action. Impacts on staff are mixed with Community Development being provided some minor relief by not having to staff the SWPAC, whereas Planning will experience an increased workload by having Southwest projects permanently processed through the Planning Commission. It needs to be noted that Community Development staff will still be the lead department on all Southwest projects. However, when the project is ready for presentation to the Planning Commission, the Planning Department will assume a greater role and responsibility which would have some level of impact on their staff.

III. BOARDS, COMMISSIONS AND COMMITTEES

- 14. RESTRICT THE ROLE OF THE PROJECT AREA COMMITTEES (PACs) TO THE SPECIFIC DUTIES REQUIRED BY CALIFORNIA REDEVELOPMENT LAW; DISBAND THE TOWN CENTRE I AND II AND OTAY VALLEY PACs WITHIN ONE YEAR; AND DISBAND THE SOUTHWEST PAC IN THREE YEARS FROM ITS FORMATION**

Discussion: The California Health and Safety Code requires a Project Area Committee (PAC) to be established within a Project Area where "...a substantial number of low and moderate income families are to be displaced by the redevelopment project" and, further states that the PAC should be consulted regarding "...those policy matters which deal with the planning and provision of residential facilities or replacement housing for those to be displaced by project activities," and that, The Agency shall also consult with the committee on other policy matters which affect the residents of the project area." These provisions apply for a three (3) year period after adoption of each redevelopment plan, and may be extended by the Agency by one year renewals.

However, the Rules and By-Laws adopted by each of the three PACs state that the PAC shall review "...all major proposals for the development, platting, conservation, circulation, or public service of the Project Area, and shall report its findings and recommendations to the Redevelopment Agency, Design Review Committee, or referring body." And, under current practices, the PACs review virtually all discretionary applications, creating additional layers of review and time delays for redevelopment projects, actually acting as a disincentive to development. Staff support demands are extensive and are not reimbursed by cost recovery fees.

The three year periods have expired for TCI and II and Otay; Southwest will expire in July, 1993. This recommendation will require Council to adopt resolutions, PACs to amend their Rules and By-Laws and the Redevelopment Project Area Procedures Manuals/Implementation Plans to be amended.

- October 6, 1992 City Council Meeting, Item #17

SOUTHWEST PROJECT AREA COMMITTEE

MEMBER	TERM EXPIRES	CATEGORY
Clay Platt*	06/30/96	Public at Large (MPC)
VACANT ¹	08/31/94	Resident/Occupant
VACANT ²	08/31/94	Resident/Tenant
Allen Jones	06/30/98 (2nd Term)	Property Owner
Ed LaGuardia	06/30/98 (2nd Term)	Business Owner/Operator
Andy Campbell* Tom Silva (Alternate)	08/31/94	School
VACANT ³	08/31/94	Resident (MPC)
VACANT ⁴		Business Tenant
VACANT ⁵		Community Organization

*Although their terms have expired, these members regularly attend the SWPAC meetings when they are held.

c:\commdev\swpac\terms

¹Vacated by Linda Brown.

²For all intents and purposes, this position is vacant. Mr. Olalde has not attended any meetings or responded to any correspondence. The City Clerk's office confirms that he still fills out a Statement of Economic Interest every year.

³Vacated by Ann McFarlin.

⁴Vacated by Hector Tamayo.

⁵Vacated by Carlos Sanchez.

recyclable, and transport the remaining nonrecyclable material to a landfill. This work will be done in an enclosed approximately 36,000 square foot structure. Approximately 1,000 tons of municipal solid waste is expected to pass through the facility on a daily basis when operating at maximum capacity. The operation will initially begin with 500 tons per day, and all waste brought into the facility is proposed to be shipped out the same day. The trash transfer station will generate approximately 300 trips per day by traffic arriving at and departing the facility. Some of the vehicles will be the neighborhood-type trash trucks with 8 to 10-ton pay loads, while others will be the larger semi-tractor-trailer-type trucks with 25-ton pay loads. Staff recommends denial of the permit because the project is not consistent with the provisions of the various applicable plans, the type of traffic attracted to the proposed facility will degrade the community, and the project is not compatible with nearby residential land uses.

Michael Meacham, Conservation Coordinator, concurred with the Planning Department's recommendation. He stated that a number of the concerns raised by residents in the area were more solid waste related than land use related.

This being the time and place, the public hearing was declared open.

- Robert Epler, 9601 Ridgehaven Court, San Diego, CA, Assistant Director of Environmental Services Department for the City of San Diego, spoke in support of staff's recommendation to deny the permit. He stated the site will not meet the needs of Chula Vista and will require new trash to be brought to Chula Vista and will be subsequently exported out of the County. He indicated that trucks from the City of San Diego would not be diverted to this facility even if it is approved and constructed.
- Steve Palma, 176 Montgomery Street, Chula Vista, CA, spoke in support of staff's recommendation to deny the permit. He stated the residents encourage new business, employment, and revenue to the City but do not encourage traffic in this area of the City.
- Mark Kroeger, 3691 Via Mercado, Suite 16, La Mesa, CA, owner of the industrial complex across the street from this project, spoke in favor of staff's recommendation to deny the permit. He felt this project would be better suited at the dump area where there are trash facilities and mitigation issues there to accommodate it. He commented that this site on Mace Street currently has loaded trash trucks which are uncovered, an extensive fly problem, and he has seen barrels of human waste in the dumpsters. He stated the odor from the dumpsters from the residue on the side of the containers even when empty is as much a problem as the trash itself.
- Bud Chase, 3730 Valley Vista Road, Bonita, CA, representing Sexton Sand & Gravel, spoke in favor of staff's recommendation. He stated over three years ago, the City went out for a request for proposal on the trash transfer project and from the 35 initial sites, it was narrowed to 3 final sites at the Bayfront, Energy Way, and Maxwell Road. There were many public forums, and the vast majority of those attending the forum felt the Maxwell Road site was the best location.
- Charles R. Gill, 600 West Broadway, Eighth Floor, San Diego, CA, representing Mace Street Inc., spoke in opposition to staff's recommendation and felt this facility will be an asset to the community. The assessments associated with the property taxes are such that redevelopment of the site will provide significant tax benefits through tax increments to the City that can be used in the City's redevelopment area. The proposed operation will remove all of the existing truck storage and a 36,000 square foot building will be constructed. The trash brought into this facility will be commercial industrial department-type uses, will not be hazardous materials, and all of the operations will be indoors. This type of a facility is extensively regulated by the Integrated Waste Management Board by the State of California. He indicated Mace Street Inc. would agree to any type of a covenant the Agency feels is consistent with the terms of the use permit. A traffic study was conducted, and the proposed use has the same or fewer trips. There may be a difference in the type of trucks that come in, but in general there are no traffic impacts. He suggested that Main Street will probably become an issue with every redevelopment project that comes forward in the limited industrial area because there is a lot of non-conforming uses. He suggested that impact

Minutes

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that gave 250 trips; there are also transfer trucks that will hold 25 tons per trip which would be 80 trips. The total means 330 two-way trips, and there is anticipation there will be an additional 70 passenger vehicle trips for customers, employees, and patrons to the site. From a traffic standpoint in numbers, it just about balances out.

Agency/Councilmember Salas asked if the plot plan changed. The County was concerned the scales were 250 feet from the site's entrance, and with an approximate length of 30 feet for each truck, only six trucks can be stacked before they are lined out in the street.

Mr. Swanson commented that the traffic study only considered the number of trucks on the street; however as they get more into the site plan review process, they could ask for sufficient stacking distance during peak hours.

Mr. Mitchell stated the site plan was originally proposed to be a 63,000 square foot building, and was later revised to reflect a 36,000 square foot building; however, the daily tonnage of a maximum use of 1,000 tons per day did not change. Staff was concerned with traffic and recognizes there would not be a significant change in the number of vehicles coming and going from the facility; however, staff was deeply concerned with the types of vehicles coming and going.

Agency/Councilmember Salas stated there is a substantial amount of public opposition regarding this facility, and she did not hear anything to convince her to approve this project.

Agency/Councilmember Moot commended Mr. Gill on his presentation and the owner of the property for recognizing a need to improve the facility. He stated that locations are important factors in land use decisions, and one of the advantages of the Maxwell site is they are next to the County facility.

Agency/Councilmember Rindone stated that a transfer station if well designed, well placed, and well planned is a project that provides a great deal of public benefit and is essential for our community because of rising tip fees. He commented that in the past six years he has served on the Agency/Council, he has not seen as much opposition for this project from the boards, commissions, committees, and residents. He stated there is a need for economic viability in this redevelopment area that is critical to the growth and development of this City, but this proposal doesn't seem to be the right project or right time for it. He supported staff's recommendation but indicated he would reserve serious consideration for an appropriate transfer station as we proceed with the study towards the Maxwell site.

Agency/Councilmember Padilla commended Mr. Gill on his presentation regarding this project and stated there were legitimate issues pointed out by staff regarding compatibility with the plan.

Chair/Mayor Horton stated she is a member of the Otay Valley Regional Park Policy Committee, and they unanimously opposed this project. She requested staff return to the Agency with a report on the concept of having a developer impact fund for this part of the community to generate new development.

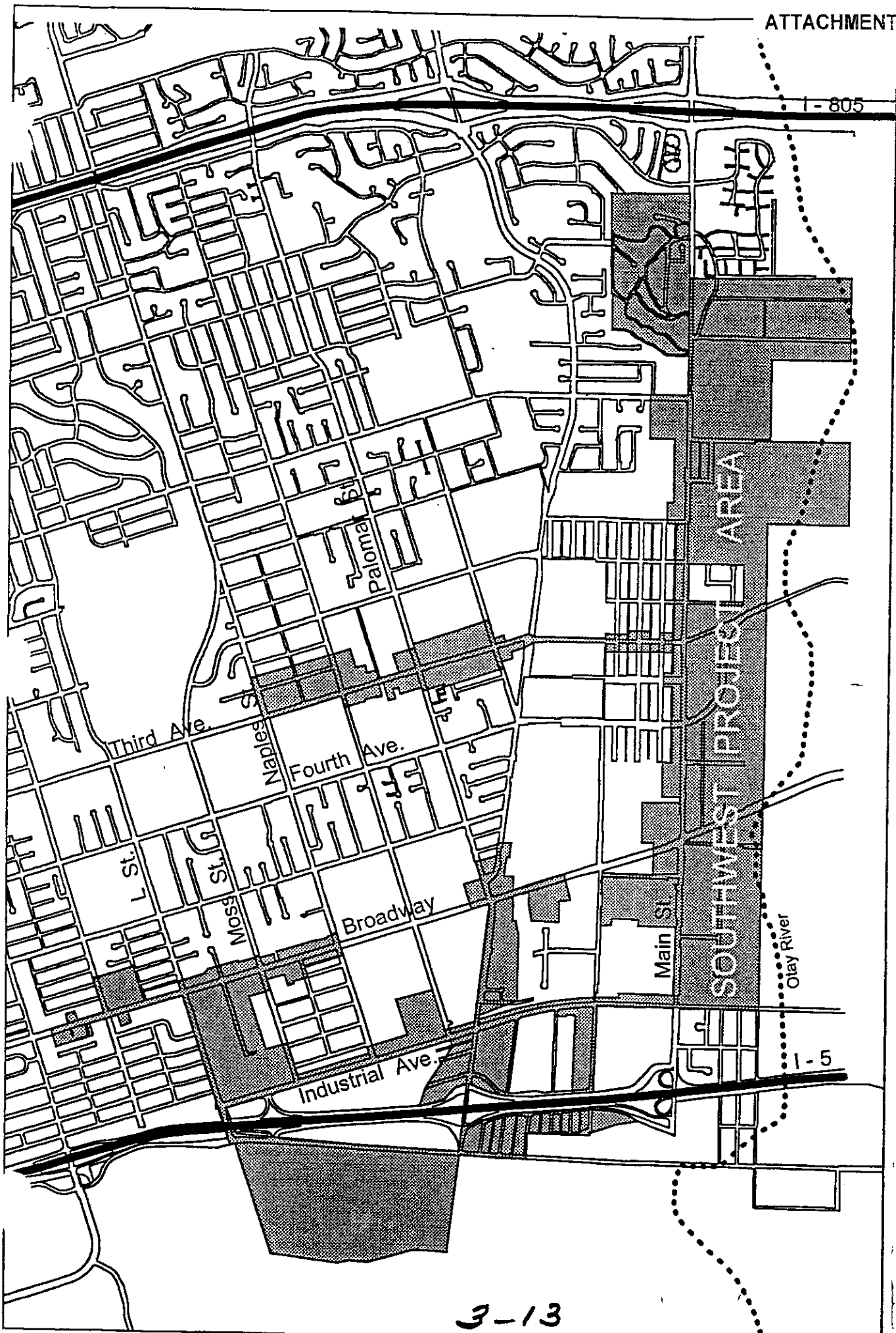
AGENCY RESOLUTION 1529 OFFERED BY COUNCILMEMBER SALAS, reading of the text was waived, title read, passed, and approved unanimously 5-0.

ORAL COMMUNICATIONS

None.

OTHER BUSINESS

4. **DIRECTOR'S/CITY MANAGER'S REPORT(S):** None.



SOUTHWEST PROJECT AREA

COMMUNITY DEVELOPMENT DEPARTMENT

No Scale



SOUTHWEST PROJECT AREA COMMITTEE PRESENTATION

RESOLUTION DISSOLVES THE SWPAC & ESTABLISHES THE PLANNING COMMISSION AS THE REVIEW BODY FOR THE SWPA

RECOMMENDATION IS CONSISTENT WITH STATE LAW, THE CITY'S PERMIT STREAMLINING EFFORTS, WHILE ALSO PROVIDING AREA RESIDENTS, BUSINESS AND PROPERTY OWNERS WITH A HIGHER AND MORE DIRECT LEVEL OF PROJECT REVIEW BETTER ABLE TO ADDRESS THE BROADER RANGE OF ISSUES/CONCERNS THAT COME FROM A LARGE PROJECT AREA

STATE LAW: REQUIRES ONLY A 3 YR LIFE AND ARE ONLY **REQUIRED** TO BE ESTABLISHED WHERE SUBSTANTIAL RESIDENTIAL RELOCATION ACTIVITIES ARE ANTICIPATED

SWPA TERM EXPIRED IN DECEMBER 1993.

ANTICIPATE ONLY LIMITED RESIDENTIAL RELOCATION, IF AT ALL.

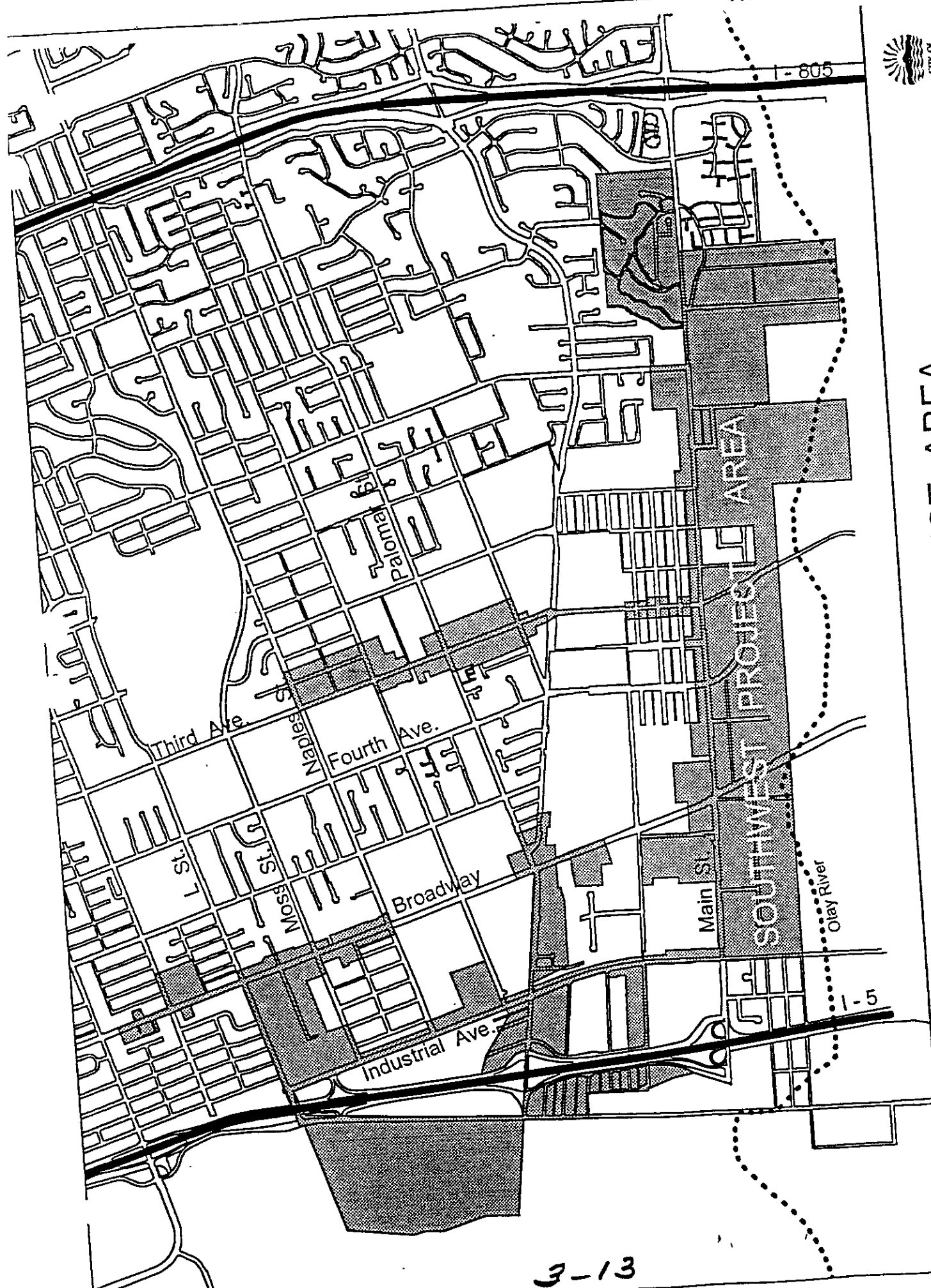
SW RDA PLAN PRECLUDES THE USE OF EMINENT DOMAIN ON RESIDENTIALLY ZONED PROPERTIES —

PERMIT STREAMLINING: EDC PERMIT STREAMLINING RECOMMENDATIONS INCLUDED THE DISSOLUTION OF ALL PACS; PREVIOUS COUNCIL INSTEAD INSTITUTED REVISED "ROLES AND FUNCTIONS"; HAS WORKED WELL WITH TC & OVR.

SW HAS SUFFERED FROM LACK OF ATTENDANCE, ATTRITION AND INABILITY TO FILL VACANCIES. CURRENTLY DEFUNCT WITH NO EXPECTATION FOR REVIVAL.

PLANNING COMMISSION: AS A RESULT, STAFF HAS BEEN PROCESSING SW PROJECTS THROUGH THE PLANNING COMMISSION SINCE APPROX. JULY 96. THE PUBLIC HAS RESPONDED BY PARTICIPATING REGULARLY.

STAFF IS CONFIDENT THAT WITH THIS PROVEN TRACK RECORD, THAT THIS PROCESS WILL CONTINUE TO BE "WIN/WIN" FOR RESIDENTS, PROPERTY OWNERS, BUSINESS OWNERS AND PROJECT APPLICANTS.



SOUTHWEST PROJECT AREA
COMMUNITY DEVELOPMENT DEPARTMENT

**CITY OF CHULA VISTA
ECONOMIC DEVELOPMENT COMMISSION
PERMIT PROCESS STREAMLINING RECOMMENDATIONS AND DISCUSSIONS**

I. DISCRETIONARY LAND USE PERMITS AND APPROVALS

1. CHANGE CERTAIN CONDITIONAL USES TO PERMITTED USES

Discussion: Certain uses which currently require a conditional use permit could be allowed "by right," subject to meeting all other Zoning Ordinance requirements, and/or other specific performance standards which the City could apply administratively.

2. ALLOW CERTAIN CONDITIONAL USE PERMITS TO BE ISSUED ADMINISTRATIVELY

Discussion: Certain uses which currently require a conditional use permit could be reviewed by the Zoning Administrator, and a CUP could be issued administratively, subject to appeal to the Planning Commission and/or City Council. This approach would be most appropriate for such uses where the CUP is used primarily to apply specific conditions to a use to ensure compatibility with surrounding uses, rather than where a use may or may not be acceptable depending on specific circumstances.

In cases where a written or oral protest is registered with the Zoning Administrator regarding a proposed administrative CUP, and the concern cannot be resolved through conditions of approval which are acceptable to both the applicant and the party filing the protest, then the matter shall be referred to the Planning Commission. The costs of referring the matter to the Planning Commission shall be borne by the applicant. However, staff shall attempt to minimize these costs, and shall schedule such matters before the Planning Commission at the earliest possible date.

3. ALLOW CERTAIN CONDITIONAL USE PERMITS TO BE APPROVED BY THE PLANNING COMMISSION, RATHER THAN BEING AUTOMATICALLY REFERRED TO CITY COUNCIL FOR FINAL ACTION

Discussion: Certain uses currently require a conditional use permit to be approved pursuant to a public hearing by the City Council, following a public hearing and recommendation by the Planning Commission. For many of these uses, the Planning Commission could be given authority to approve the CUP, subject to appeal by the City Council or any other party. In accordance with current practice, the Director of Planning would provide written notification to the City Council of action taken by the Planning Commission in the next City Council packet, and the Council would be required to take any action to appeal such matter at its next regular meeting. Unless such appeal action were taken by the City Council at that meeting, the action of the Planning Commission would be final.

4. **ALLOW TENTATIVE MAPS FOR INDIVIDUAL PROJECTS WITHIN PLANNED COMMUNITIES TO BE APPROVED BY THE PLANNING COMMISSION, RATHER THAN AUTOMATICALLY BEING REFERRED TO THE CITY COUNCIL FOR FINAL ACTION**

Discussion: All tentative maps currently require a public hearing by both the Planning Commission and City Council. In cases where a "master tentative map" for a planned community has already been approved by the City Council, there appears to be little benefit for the Council to also hold public hearings on tentative maps for individual projects (e.g., condominiums, small-lot single-family detached projects, etc.) which are normally processed after the master tentative map is approved.

II. DESIGN REVIEW AND SIGN REVIEW SUBCOMMITTEE RECOMMENDATIONS

5. **ADOPT CONCISE AND OBJECTIVE WRITTEN GUIDELINES FOR DESIGN REVIEW**

Discussion: The City's existing Design Review Manual is outdated, and should be replaced by a new set of design guidelines which would clearly state the City's intent regarding building and site design, landscaping, and other design-related issues. The guidelines should include illustrations of acceptable and unacceptable design solutions. These guidelines should be placed in a format which can be easily updated to reflect new conditions or standards. In addition, staff should be able to provide examples of projects which meet the intent of the guidelines, using plans and/or photographs of such projects.

6. **CLARIFY THE ROLE OF THE DESIGN REVIEW COMMITTEE AND DESIGN REVIEW PROCESS AS IT RELATES TO OTHER PLANNING REVIEW PROCESSES**

Discussion: The role of the Design Review Committee should be focussed on building and site design issues. Other planning issues, such as zoning (land use, parking requirements, etc.), circulation, and environmental review should, to the maximum extent possible, be handled by other appropriate reviewing authorities.

7. **ALLOW FOR ADMINISTRATIVE APPROVAL OF A BROADER RANGE OF PROJECTS WHICH ARE SUBJECT TO DESIGN REVIEW**

Discussion: Currently staff has the authority to approve additions to buildings which involve an increase of not more than 25% to the building area, as well as duplexes. In order to reduce the number of cases which need to be reviewed by the Design Review Committee, staff should be given the authority to approve additional classes of projects, provided that they meet the established design review guidelines. In cases where a project which falls into such a class does not meet all of the guidelines, it could be referred by staff to the Design Review Committee.

One example of an additional type of project which could be approved administratively would be new commercial or industrial buildings in planned communities for which comprehensive design guidelines have been approved by the City, and where such project is determined to have met those guidelines. Further evaluation will be necessary to determine what additional types of projects could be approved administratively, what types should be automatically referred to the Design Review Committee, and what types of should be exempt from any design review (note that currently single-family detached houses and other minor projects are exempt from design review).

8. UPDATE THE ZONING ORDINANCE SECTIONS PERTAINING TO SIGNS, AND ADOPT WRITTEN GUIDELINES FOR REVIEW OF SIGNS

Discussion: The sections of the Municipal Code dealing with sign regulations are poorly organized and, in some cases, internally inconsistent. In addition, while the Code establishes "maximum entitlements" which can be allowed for various types of signs in various zones, it does not indicate what types of signs are normally considered acceptable in specific situations. Therefore, the City should:

- 1) revise the Zoning Ordinance to set forth more clearly the standards and procedures for sign review and, where necessary, eliminate redundant or antiquated sections; and
- 2) adopt a set of written guidelines which indicate what types of signs and sign programs are considered acceptable in specific situations. These guidelines should include illustrations, as well as specific examples of approved sign programs which conform to these guidelines. In addition, staff should be able to provide color photographs or drawings which depict actual approved signs which conform to these guidelines.

9. ALLOW FOR A BROADER RANGE OF SIGN PERMITS TO BE APPROVED ADMINISTRATIVELY, AND STREAMLINE THE SIGN PERMIT REVIEW PROCESS

Discussion: Staff should be given the authority to approve a sign permit for any sign proposal which conforms to ordinance requirements and the written guidelines which are proposed above. In cases where staff determines that a sign proposal does not meet ordinance requirements or the sign guidelines, the request should be referred as quickly as possible to the Design Review Committee for review and action, consistent with the recently proposed ordinance revisions which are under consideration by the City Council.

10. STREAMLINE THE APPEAL PROCESS FOR DESIGN REVIEW AND SIGN REVIEW ACTIONS

Discussion: Currently, an appeal of an action of the Design Review Committee is heard by the Planning Commission, and is scheduled for hearing 5-6 weeks after it is filed. An applicant may also appeal the action of the Planning Commission to the City Council, which

requires an additional 3-4 weeks. This appeal process could be streamlined by eliminating the appeal authority of the Planning Commission regarding design review cases.

11. PROVIDE UPDATED APPLICATION FORMS AND "USER GUIDES" FOR DESIGN REVIEW AND SIGN REVIEW

Discussion: In conjunction with updating the guidelines and procedures for design review and sign review, the Planning Department should also update and simplify the application forms, and provide a "user guide" which clearly explains the design review process and the requirements of the applicant for submitting projects to the City for review. In particular, this user guide should encourage applicants to schedule a pre-application conference with City staff prior to filing a final project application, in order to discuss issues regarding the proposed project and ensure that the applicant understands the processing requirements for the project.

12. PROVIDE SENIOR LEVEL STAFF COORDINATION AND ADEQUATE OVERALL STAFF SUPPORT FOR THE DESIGN REVIEW PROCESS

Discussion: Because of the need to coordinate the design review and sign review processes with other City development review processes, and to ensure that overall City objectives are met, it is important that at least one senior staff member from the Planning Department (Senior Planner or Principal Planner) be responsible for coordination of the design review process. This person would be responsible for attendance at all Design Review Committee meetings, review of all staff recommendations to the Design Review Committee, review of all administrative design review and sign permit approvals, and direct contacts with applicants as requested. In addition, this person, along with other assigned staff, would be responsible for implementing the recommendations above regarding development of written guidelines, updated procedures, and new forms and user guides.

The annual operating budget for the Planning Department should specifically include a senior-level planner position, with the appropriate education and experience to perform these duties, as well as other necessary staff to ensure that the Planning Department can meet the objectives outlined herein. In addition, the Planning Department should ensure that staff assigned to the design review process receive adequate technical training, as well as training in "customer service" skills. Furthermore, the Planning Department should establish procedures for receiving feedback from its clients, including questionnaires and periodic surveys of recent applicants. Finally, the City should also ensure that fee schedules are adjusted regularly to allow the costs of providing these services to be fully recovered by the City.

13. PLACE A HIGH PRIORITY ON IMPLEMENTING THE RECOMMENDATIONS OUTLINED ABOVE

Discussion: By implementing the changes outlined above, the City can continue to ensure high quality design in all new development which occurs in Chula Vista, while reducing the

delays and frustrations which are often associated with the design review process. The City Council should assure that adequate staff resources are provided to institute these changes as soon as possible, and should appoint representatives of the Design Review Committee, the business community, design professionals, and other community interests to work with staff in implementing these recommendations.

III. BOARDS, COMMISSIONS AND COMMITTEES

14. RESTRICT THE ROLE OF THE PROJECT AREA COMMITTEES (PACs) TO THE SPECIFIC DUTIES REQUIRED BY CALIFORNIA REDEVELOPMENT LAW; DISBAND THE TOWN CENTRE I & II AND OTAY VALLEY PACs WITHIN ONE YEAR; AND DISBAND THE SOUTHWEST PAC IN THREE YEARS FROM ITS FORMATION.

Discussion: The California Health and Safety Code requires a Project Area Committee (PAC) to be established within a Project Area where "...a substantial number of low- and moderate-income families are to be displaced by the redevelopment project" and, further states that the PAC should be consulted regarding "...those policy matters which deal with the planning and provision of residential facilities or replacement housing for those to be displaced by project activities," and that, "The agency shall also consult with the committee on other policy matters which affect the residents of the project area." These provisions apply for a three (3) year period after adoption of each redevelopment plan, and may be extended by the Agency by one-year intervals.

However, the Rules and By-Laws adopted by each of the three PACs state that the PAC shall review "...all major proposals for the development, platting, conservation, circulation, or public service of the Project Area, and shall report its findings and recommendations to the Redevelopment Agency, Design Review Committee, or referring body." And, under current practices, the PACs review virtually all discretionary applications, creating additional layers of review and time delays for redevelopment projects, actually acting as a disincentive to development. Staff support demands are extensive and are not reimbursed by cost recovery fees.

The three year periods have expired for TCI and II and Otay; Southwest will expire in July, 1993. This recommendation will require Council to adopt resolutions, PACs to amend their Rules and By-laws and the Redevelopment Project Area Procedures Manuals/Implementation Plans to be amended.

15. CREATE A REDEVELOPMENT AGENCY POLICY COMMITTEE

Discussion: In order to insure public participation in broad redevelopment policies and programs, this committee would be charged with general oversight of Agency matters and input regarding conceptual policy direction. It is recommended that the Committee include at least two members from each of the existing PACs and meet bi-annually.

16. AMEND REDEVELOPMENT PLANS, PROCEDURAL MANUALS AND IMPLEMENTATION PLANS TO BRING SPECIAL PERMIT, VARIANCE, CUP, DRC AND OTHER PROCEDURES INTO CONFORMITY.

Discussion: Significant inconsistencies exist between Redevelopment Plans regarding the Agency's authority to process Conditional Use Permits, a.k.a. "Special Permits". In addition, inconsistencies exist between Redevelopment Plans and/or Project Implementation Plans regarding the order of review by the DRC and the PAC.

Redevelopment Plans should be amended to enable staff to take recommendations regarding special permits and variances directly to the Agency. The Procedures Manuals/Implementation Plans should be amended to provide for consistent and expeditious review of variances and Special Permits by: 1) amending the Town Centre I Procedures Manual to conform with the Otay Valley Road Procedures Manual so that projects go to the PAC prior to DRC*, and 2) amending the Town Centre I and Otay Valley Road Procedures Manuals to allow the Zoning Administrator to make routine discretionary review decisions pursuant to City Code and the Southwest Project Area Redevelopment Plan, and in conformance with the Subcommittee's recommendations regarding revised CUP procedures.

* This is only applicable to the extent that the PAC continues to review projects.

17. RESTRICT THE REVIEW AUTHORITY OF THE MONTGOMERY PLANNING COMMITTEE REGARDING LAND USE MATTERS TO LEGISLATIVE CHANGES TO THE MONTGOMERY SPECIFIC PLAN. REVIEW THE MPC'S ROLE IN THREE YEARS TO EVALUATE THE DESIRABILITY OF SUNSETTING THE COMMITTEE.

Discussion: The MPC is a seven-member group that was formed by City ordinance subject to the Montgomery Annexation in 1985. The MPC was initially charged with recommending a community element of the General Plan and reviewing and making recommendations regarding land uses, transportation, open space, variances, CUP's, subdivisions, architectural review and "all other police regulations affecting land use." The MPC's duties were revised by ordinance in November, 1990 to include "analysis of critical planning issues," "mobilizing public agencies to develop resources," "drafting policies," "recommending sources of public funds," and "providing recommendations to City departments, boards and commissions with regard to zoning, health, licensing, building codes and public safety" in the Montgomery area.

The MPC currently reviews all major land use actions affecting the Montgomery Community (e.g., General Plan amendments, Montgomery Specific Plan amendments, rezoning) as well as other discretionary approvals (e.g., tentative maps, CUP's). The recommendation recognizes the short-term need for a community group to provide input into the remaining Special Study Areas land use decisions (e.g., Otay River and West Fairfield) and to continue to act as an advisory body concerning other issues delineated above (e.g., CIP and CDBG review), while considering the overall goal of eliminating duplicative layers

of review, minimizing related costs and delays to business applicants, and maximizing administrative reviews. Another consideration in narrowing this and other advisory bodies' land use-related responsibilities is recent action by Council instigating public forums for new planned community proposals and the extension of public hearing notices from 500' to 1000' from the proposed project site.

The Southwest Project area is located within the Montgomery area. The City Attorney is currently reviewing the potential merger of the MPC and the Southwest PAC. Assuming the PAC's role is immediately limited, and the PAC is sunsetted by July 1993, per the Subcommittee's recommendation, it should be noted that two current PAC members are also members of the MPC.

18. RESTRICT THE RCC'S ROLE IN REVIEWING ENVIRONMENTAL IMPACT REPORTS AND SUBMITTING COMMENTS TO STAFF.

Discussion: The RCC's role is defined in Ordinance No. 1928, (revised November 1980) to provide advice to Council "in the areas of energy conservation, resource recovery, environmental quality, historic and prehistoric site protection and other related fields." The ordinance further calls for a "citizen's assessment" of, among other things, "the effects of individual projects being subjected to environmental review. . ." The Subcommittee's recommendation would allow the RCC to provide comments/questions to the EIR consultant and City Environmental Coordinator, while eliminating the need for applicants (and their costly consultants) to appear before the RCC either in a public meeting or public hearing format. The recommendation reflects the lack of any state legal mandate for a separate City committee to review or conduct environmental analyses. The review by Chula Vista's RCC is being undertaken in addition to that of the City's internal departments and Environmental Review Coordinator; the surrounding property owners routinely receiving the Notice of the EIR; the numerous public and private agencies/organizations routinely receiving Notice of the EIR; and the EIR public hearings before both the PC and the City Council. Again, the recommendation reflects the desire to streamline the process by eliminating unnecessary duplication and resulting costs and delays, while still insuring adequate public review.

19. SCHEDULE PERIODIC REVIEWS OF ALL BOARDS AND COMMISSIONS WHICH HAVE AUTHORITY OVER LAND USE MATTERS, TO EVALUATE THEIR SPECIFIC FUNCTIONS AND PERFORMANCE, AND DETERMINE WHETHER CHANGES ARE WARRANTED

Discussion: There are several boards and commissions which currently have authority to review land use matters within the City of Chula Vista. The roles and duties of many of these boards and commissions have changed over time, both in response to specific direction from the City Council, and as a result of decisions made by the boards and commissions themselves. There should be a periodic review of all boards and commissions at least every three to four years to evaluate the specific functions being performed by each board and commission, the effects of their actions on permit processing schedules, the level of staff support required, and overlapping duties among various boards and commissions.

IV. CUSTOMER SERVICE

20. BULLETIN BOARD

Discussion: In recent years development fees have been adjusted several times. There have been changes in engineering requirements due to adoption of zoning changes and completion of studies. Many of these changes have trapped unwary applicants in the middle of project planning, in some cases causing expensive redesign or refinancing. A bulletin board should be placed inside the hallway near the Planning Department counter. Pending changes in fees, street widening, zoning ordinances, and other items which would be helpful to applicants would be posted. Also, copies of the brochures mentioned below would be displayed, with directions on how to get them. All applications would direct applicants to check the bulletin board for changes which might affect them.

21. BROCHURES

Discussion: Although larger developers and those who regularly deal with the planning process understand local procedures, ordinary citizens and professionals unfamiliar with Chula Vista may not. Brochures should be available at development related department counters which highlight the City's commitment to fair and courteous service and provide concise explanations of the application process, step by step, for the various types of permits and processes. The brochures should clarify how applicants can obtain assistance as needed, including registering complaints.

22. COMPUTER TRACKING

Discussion: All applications would be tracked by computer, so that any planning department employee could give an applicant a status report - and properly refer the applicant for an in-depth update.

23. OMBUDSMAN

Discussion: The policy of this city is to encourage responsibility development, especially commercial and light industrial development which adds to the tax base and provide jobs. One key to attracting this type of development is fair treatment by city staff during the planning process. There should be a staff person whose only job would be to assist applicants as they make their ways through the planning process, an "ombudsman." This would be especially valuable to those new to the process and to small businesses which may be less sophisticated in their approach to the process. The availability of an ombudsman would signal the city's commitment to economic development. It would also provide the assistance applicants need when they feel they have been treated unfairly, giving them an advocate.

24. PERSONNEL MANAGEMENT

Discussion: Planning Department personnel should approach their contacts with applicants as sale of a service. Service must be efficient, fair, and courteous. Anything less is unacceptable. The number of complaints about treatment by staff and the Design Review Committee indicate the current level of service is unacceptable. The staff position seems to be that this is due to unhappiness with results, that applicants always ask for more than can be granted and so will never be satisfied. However, discussions with past applicants indicates that their contacts with staff and the Design Review Committee are too often adversarial.

Individual preferences should be removed from evaluation of projects, and staff and the DRC should concentrate on bringing each project quickly and inexpensively into line with City regulations. An acceptable project should escape modification. A project that does not meet standards should not be summarily dismissed. It is possible to say no, yet be helpful. The applicant should be informed of acceptable alternatives and given approval conditional upon submission of conforming plans. The applicant's concerns of time, money, pride of ownership (of design) should be given great weight.

The means to achieve the above are various. It is the responsibility of management, and managers should be made accountable. There should be better training of those who meet with applicants, both staff and commissioners. Senior planners should be available to assist their juniors; there should be an open door policy, with senior planners being available to meet with all applicants. This policy should be explained in all applications. Senior planners should make appointments with a sampling of applicants for candid discussions of their experiences with staff.

25. FOLLOW-UP

Discussion: Applicants should be given "Talk Back" evaluations to give critiques of the service provided.

An independent group, such as the Economic Development Commission or the Chamber of Commerce should periodically contact applicants whose projects are completed to determine if the above objectives are being attained.

Revised: June 3, 1992

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ORDINANCE NO. 2576

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA
REPEALING SECTION 2.48.200 OF THE CHULA VISTA MUNICIPAL
CODE THEREBY DISSOLVING THE MONTGOMERY PLANNING
COMMITTEE

WHEREAS, the City Council of the City of Chula Vista, in response to a permit streamlining recommendation of the Chula Vista Economic Development Commission, appointed a two-member Council Subcommittee on October 6, 1992, for the purpose of reviewing the "forming ordinances" and developing a consensus regarding the future disposition of the Montgomery Planning Committee; and,

WHEREAS, the Council Subcommittee was unable to reach consensus and requested that staff prepare a report outlining the advantages for each of four options described by the Subcommittee; and,

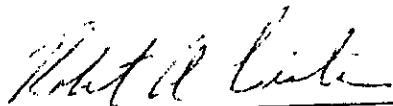
WHEREAS, the City Council voted in favor of Option 2 in the August 17, 1993, staff report thereby directing staff to dissolve the Montgomery Planning Committee and determining the process by which the remaining members of the Montgomery Planning Committee could be seated on the Southwest Project Area Committee; and,

WHEREAS, the City Council set and duly noticed the public hearing on November 2, 1993, for the purpose of repealing Section 2.48.200 of the Chula Vista Municipal Code to effectuate the Council direction of August 17, 1993; and,

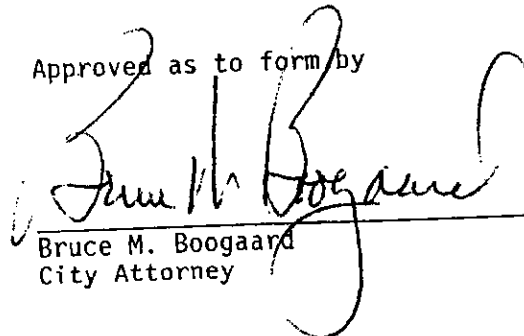
WHEREAS, the hearing was held at the time and place was advertised, namely 4:00 p.m. on November 2, 1993, in the Council Chambers, 276 Fourth Avenue, before the City Council and said hearing was hereafter closed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHULA VISTA does hereby find, order, determine and resolve that Section 2.48.200 of the Chula Vista Municipal Code is repealed thereby dissolving the Montgomery Planning Committee.

Presented by

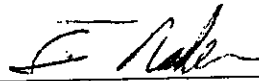

Robert A. Leiter
Director of Planning

Approved as to form by


Bruce M. Boogaard
City Attorney

PASSED, APPROVED and ADOPTED by the City Council of the City of Chula Vista, California, this 9th day of November, 1993, by the following vote:

AYES:	Councilmembers:	Horton, Moore, Rindone
NOES:	Councilmembers:	Fox, Nader
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



Tim Nader, Mayor

ATTEST:

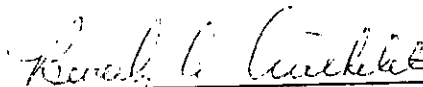


Beverly A. Authalet, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, Beverly A. Authalet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2576 had its first reading on November 2, 1993, and its second reading and adoption at a regular meeting of said City Council held on the 9th day of November, 1993.

Executed this 9th day of November, 1993.



Beverly A. Authalet, City Clerk

**Comparison Data Of Library Services Within
The Montgomery Area (Annexation To Present)**

Comparison Data	<i>Castle Park Branch</i>	<i>WoodlawnPark Branch</i>	<i>South Chula Vista Branch</i>
Staff	2.1 FTE	.56 FTE	20.5 FTE
Collection Size	10,000	5,000	175,000
Facility Sq. Footage	1,720 sq. ft.	609 sq. ft.	37,000 sq. ft
Total # of Hours of Operation	37 hrs/week	17.5 hrs/week	58 hrs/week
Days and Hours of Operation	Monday: 12-8pm Tu Th: 10am-6pm Saturday: 11-4	M-Th: 1:30-5pm Sat. : 10:30-2pm	Mon-Th: 10am- Fri. & Sat: 12 noon- 6pm Sunday: 1 – 5 pm
Budget	\$96,650*		\$2,096,227

*This amount includes the cost to operate both branches (Castle Park and Woodlawn Park Branches)

General Government/Public Safety/Miscellaneous Projects

Corrected Attachment 7
(Projects)

Total General Government Projects

JUNE 1999 AND**Total Redevelopment Projects**EV 1000 and**Total Library Projects**

1000

Total Parks and Recreation Projects

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Local Street Improvements

Project Number	Project Name	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures	FY 1999 and earlier expenditures	Total Expenditures
N/A	Street Overlay, 3rd Ave., L to Oxford								\$93,750	\$93,750
N/A	Street Overlay, Various Locations in 86/87								\$91,740	\$91,740
N/A	Street Overlay, Various Locations in 87/88								\$160,800	\$160,800
N/A	Street Overlay, Various Locations in 88/89								\$170,000	\$170,000
N/A	Street Overlay, Various Locations in 89/90								\$190,000	\$190,000
N/A	Slurry/Chip Seal, Various Locations in 87/88								\$128,288	\$128,288
N/A	Slurry/Chip Seal, Various Locations in 88/89								\$32,133	\$32,133
N/A	Slurry/Chip Seal, Various Locations in 89/90								\$35,422	\$35,422
N/A	Sidewalk Improvements - Wilham Avenue								\$54,000	\$54,000
N/A	Sidewalk Improvements - Orange Ave., 2nd to Albany								\$142,400	\$142,400
N/A	Sidewalk Improvements - General Rehabilitation								\$15,000	\$15,000
N/A	Sidewalk Improvements - Safety Program								\$26,500	\$26,500
N/A	Pavement Sealing								\$43,500	\$43,500
N/A	Los Vinces Park Street Improvements								\$25,000	\$25,000
ST119	Fifth Ave. Oxford to Orange								\$1,151,000	\$1,151,000
ST127	Six Lane, East of Fifth								\$369,900	\$369,900
ST1406	Orange Avenue, 2nd to Albany								\$117,894	\$117,894
ST1407	Curb, Gutter and Sidewalk Emergency Fund								\$15,000	\$15,000
ST1409	Street Imps., Fifth Ave., Naples to Oxford								\$641,000	\$641,000
ST1410	Moist St., 4th Ave sidewalk installation								\$45,000	\$45,000
ST1413	Wheelchair Ramps								\$39,200	\$39,200
ST1420	Fifth Avenue, L to Naples								\$680,000	\$680,000
ST1506	Fourth Ave., Kitiwake to CV Adult School								\$441,100	\$441,100
ST1513E	ADA Curb Ramps, Third and Emerson								\$2,085	\$2,085
ST1525	Misc. City Improvements - Beyer and Fourth								\$25,780	\$25,780
ST1143	Broadway Imps., Naples to Aulita								\$2,659,952	\$2,659,952
ST1201	Block Ad - Districts	\$81,165	\$93,818	\$17	\$13,888	\$3,153	\$271,638	\$46,167	\$2,659,952	\$2,659,952
ST1203	Sidewalk Rehabilitation 9A **								\$4,467	\$4,467
ST1211	Pavement Management Program 95 *								\$22,234	\$22,234
ST1218	Fourth Ave., Aulita to Library Sidewalk								\$36,000	\$36,000
ST1219	Third Ave. Sidewalks, Orange to Main								\$124,198	\$124,198
ST1221	Pavement Overlay Program 95 *	\$10,790	\$110,328	\$51,555	\$13,784	\$270	\$8,764	\$0	\$109,408	\$109,408
ST1222	Orange Avenue Sidewalk, Fourth to Quintard								\$218,000	\$218,000
ST1223	Sea Vale Third to Second								\$65,000	\$65,000
ST1224	Pavement Overlay Program 96								\$41,047	\$41,047
ST1228	Orange Avenue Sidewalk Safety								\$113,639	\$113,639
ST1229	Oxford St. Sidewalk Safety								\$500,000	\$500,000
ST1232	Twin Oaks Ave., Naples to Emerson								\$340,000	\$340,000
ST1233	Pavement Rehabilitation on 98 *								\$47,174	\$47,174
ST1237	ADA Curb Ramps 99								\$5,625	\$5,625
ST1241	Sidewalk Safety - Paomar from Fourth to Fifth								\$37,000	\$37,000
ST1242	Pavement Rehabilitation 99 *								\$55,918	\$55,918
ST1250	ADA Curb Ramps 99/00 **								\$5,838	\$5,838
ST1252	Alley Improvements - Banner/Albany								\$187,898	\$187,898
ST1254	Fourth Ave. Imps., also Orange								\$53,831	\$53,831
ST1257	Dixon St. Imps., Naples to Oxford								\$14,756	\$14,756
ST1259	Sidewalk Rehab - Citywide *								\$18,615	\$18,615
ST1262	Naples S/Industrial Blvd Sidewalks								\$28,678	\$28,678
ST1265	ADA Curb Ramps 99/00 Phase 2 **								\$15,090	\$15,090
ST1268	Sidewalk Rehabilitation **								\$6,037	\$6,037
ST1287	Pavement Rehabilitation 00/01 *								\$115,283	\$115,283
ST1288	ADA Curb Ramps 00/01 **								\$1,759,218	\$1,759,218
ST1273	Pavement Management Program - Test *								\$3,420	\$3,420
ST1274	Local Streets Pavement Resurfacing *								\$49,898	\$49,898
ST1276	ADA Curb Ramps 01/02 **								\$82,499	\$82,499
ST1277	Pavement Rehabilitation 01/02 *								\$4,999	\$4,999
ST1279	Alley Improvements e/o Data								\$462,239	\$462,239
ST1281	Sidewalk Rehabilitation 02/03 **								\$428	\$428
ST1282	ADA Curb Ramps 02/03 ***								\$7,350	\$7,350
ST1283	Pavement Rehabilitation 02/03 *								\$444,581	\$444,581
ST1284	Local Street Pavement Rehabilitation 02/03								\$124,996	\$124,996
ST1285	Quintard Street Imps., 3rd to Orange								\$383,835	\$383,835
ST1287	Castle Park Elem. Sidewalks								\$510,741	\$510,741
ST1288	Sidewalk Rehabilitation 03/04 **								\$60,728	\$60,728
ST1291	Fourth Ave. Sidewalks								\$143,906	\$143,906

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SUMMARY PAGE

	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures	FY 1999 and earlier expenditures	Total Expenditures
Totals	\$4,074,354	\$4,364,422	\$4,097,360	\$5,079,709	\$6,429,110	\$3,469,548	\$2,943,633	\$52,670,974	<u>\$83,129,110</u>
Capital Expenditures 1986-1999									
Capital Expenditures 2000-2006									
Total All Projects	\$52,670,974	63%	\$30,458,136	37%					

Footnotes

Annual Rehabilitation Project Assumptions

- * Depicts 25% of total spent that year
- ** Depicts 50% of total spent that year
- *** Depicts 10% of total spent that year

Montgomery Area Capital Improvement Projects

By Project Type

Project Type	Project Expenditures
General Government/Public Safety/Miscellaneous	\$6,885,400
Redevelopment	\$531,143
Library	\$15,091,322
Parks and Recreation	\$7,205,301
Major Streets	\$22,924,036
Local Streets	\$18,071,644
Sewers	\$1,099,384
Drainage	\$9,379,787
Traffic	\$2,048,314
TOTAL	\$83,236,331

Montgomery Area Capital Improvement Projects

By Fiscal Year

Fiscal Year	Project Expenditures
1986 thru 1999	\$52,778,195
2000	\$2,943,633
2001	\$3,469,548
2002	\$6,429,110
2003	\$5,079,709
2004	\$4,097,360
2005	\$4,364,422
2006 (thru March 10th)	\$4,074,354
TOTAL	\$83,236,331

Montgomery Area Capital Improvement Projects

General Government/Public Safety/Miscellaneous Projects

Project Number	Project Name	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures
GG158	New Animal Shelter		\$7,010	\$371,423	\$250,248	\$285,674	\$1,392,528	\$548,222
GG178	Oxford Street Property Acquisition				\$2,270,000			
GG188	Western CV Infrastructure Program (RCT)	\$122,968	\$325,792					
OP107	Woodlawn Park Boundary Survey							
LD106	MTDB R.O.W. Beautification Palomar to L					\$60,043	\$313,957	\$22,428
PS145	Fire Station No. 5 Programming/Site Analysis			\$1,030				
Total General Government Projects								

Redevelopment Projects

Project Number	Project Name	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures
RD204	Neighborhood Revitalization Program - Study							
RD244	Main Street Widening	\$396,126	\$45,567					
Total Redevelopment Projects								

Library Projects

Project Number	Project Name	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures
LB125	South Chula Vista Library	\$52,952	\$378,468			\$499	\$15,020	\$104,113
N/A	Castle Park/Woodlawn							
Total Library Projects								

Parks and Recreation Projects

Project Number	Project Name	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures
BG162	Lauderbach Kitchen Improvements							
N/A	Harborside /School Park							
PR133	Otay Park Renovation		\$44,214	\$19,720	\$13,618	\$29,663	\$144,326	\$1,288,119
PR140	Woodlawn Community Center Rehabilitation							
PR142A	Lauderbach Center Parking and Security							
PR144	Otay Community Center Parking Lot							
PR149	Lauderbach Restroom							
PR183	Playground Modifications - Lauderbach							
PR185	Park Acquisition - OVRP							
PR210	Lauderbach Improvements							\$5,445
PR214	Otay Park Restroom	\$130,846						
PR215	Connoley Park Renovations			\$49,110	\$201,578	\$16,610	\$11,587	
PR228	Playground Equipment Renovation - Los Ninos				\$91,600			
PR240	Otay Park Renovation		\$61,022	\$167,434	\$2,942			
PR249	Harborside Park	\$1,580,164	\$172,697	\$63,781				
PR273	SDG&E Park Lighting Improvements	\$5,583						
PR277	Otay Rec Center Expansion	\$20,000						
Parks and Recreation Projects								

Major Street Improvements

Project Number	Project Name	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures
ST102	Pavement Recon., Broadway, L to Naples							
ST119	Street Imps., Fifth Ave., Orange to Oxford							
ST137	Main Street Widening, I-5 to Industrial							
ST143	Pavement Rehab., Broadway, Naples to Anita							
ST144	Cross Gutter Removal, Hilltop and Naples							
ST151	Street Widening, Orange Ave., Fourth to Third							
ST153	Main St. @ MTDB Crossing							
ST922	Palomar Imps., I-5 to Industrial	\$14,314	\$91,189	\$1,871,810	\$934,169	\$715,836	\$97,607	\$129,714
ST961	Main Street, Industrial to 4th						\$3,543	\$393,959
STM302	Fourth Ave., CV Adult School to Orange							
STM306	Fifth Avenue, Naples to Orange							
STM332	Main Street Overlay					\$2,664,998	\$161,297	\$2,817
STM333	3554 Main St - Olav Rec Ctr. Imps.						\$289	\$86,068
Total Major Streets Projects								

Sewer Improvements

Project Number	Project Name	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures
N/A	Sewer Project, 2nd to 3rd							
SW202	Parallel Sewer, Industrial, Palomar to Anita							
SW203	Parallel Sewer, w/o 2nd, btwn Palomar & Quintard							
SW215	Sewer Rehabilitation							
SW220	Sewer Rehabilitation 99/00 *					\$5,148	\$18,007	\$21,844
SW222	Sewer Rehabilitation 00/01 *				\$11,358	\$114,949	\$164	
SW223	Wastewater Management Plan (10% of total)	\$1,957	\$4,589	\$31,162	\$16,417	\$1,398	\$550	
SW227	Sewer Rehabilitation 01/02 *			\$555	\$4,058	\$33,264		
SW229	Sewer Rehabilitation 02/03 *	\$186	\$49,403	\$49,070	\$3,273			
SW230	Sewer Rehabilitation 03/04 *		\$2,993	\$3,543				
SW231	Sewer Rehabilitation 04/05 *	\$108,292	\$8,545					
SW235	Main St. Sewer Imp. Hilltop to Fresno	\$9,382						
SW239	Sewer Rehabilitation 05/06 *	\$5,877						
Total Sewer Projects								

Drainage Improvements

Project Number	Project Name	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures
DR101	Telegraph Canyon Flood Control Canyon							
DR104	Storm Drain, Sierra Way Broadway to Colorado							
DR108	Drainage Imp., Oxford St., 2nd to Del Mar							
DR109	Drainage, Tobias Drive between Oxford and Naples							
DR110	Drainage Imp., Crested Butte, Welton to Broadway							
DR121	Rienstra Park Drainage							
DR125	Telegraph Canyon Channel @ Fifth							
DR126	Industrial Blvd., West of Marsat							
DR127	Drainage Imps., Tobias Dr./Glenhaven			\$26,666	\$202,765	\$212,214	\$301,189	\$41,458
DR130	Storm Drain Replacement, Hilltop Dr./SDGE Ease.							\$8,693
DR133	Emerson Street Drainage Improvements	\$7,443	\$28,446	\$56,030	\$19,105	\$31,031	\$29,859	
DR137	Storm Drain Lining, Fifth and Westby			\$194	\$134,696	\$44,510	\$2,259	\$2,899
DR139	Malta Avenue Emergency						\$260	\$1,447
DR140	Storm Drain Repair, south of Orange						\$87	
DR152	CMP Replacement 00/01 *			\$4,267	\$16,230	\$26,506	\$80,785	
DR154	Drainage Master Plan (10% of total Expenditure)	\$911	\$8,552	\$29,755	\$7,390	\$252		
DR155	CMP Rehabilitation - City Streets 00/01 *					\$85,980	\$270	
DR156	CDBG CMP Rehabilitation/Removal - 02/03 **			\$77,819	\$8,854			
DR158	CMP Rehabilitation/Removal - 01/02 *			\$4,269	\$63,853	\$2,949		
DR161	CDBG CMP Rehabilitation/Removal - 03/04 **		\$94,585	\$49,919				
DR163	CMP Rehabilitation/Removal - 03/04 *		\$19,828	\$2,486				
DR164	CMP Rehabilitation/Removal - 04/05 Phase 1 *	\$105,651	\$18,983					
DR165	CMP Rehabilitation/Removal - 04/05 Phase 2 *	\$36,954						
DR909	Judson Basin Drainage		\$3,097	\$57,734				
DR931	Oxford Street Drainage		\$274	\$161,199	\$37,031	\$7,577	\$9,194	
N/A	Alley and Drainage Channel Cleaning							
Total Drainage Projects								

Local Street Improvements

Project Number	Project Name	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures
N/A	Street Overlay, 3rd Ave., L to Oxford							
N/A	Street Overlay, Various Locations in 86/87							
N/A	Street Overlay, Various Locations in 87/88							
N/A	Street Overlay, Various Locations in 88/89							
N/A	Street Overlay, Various Locations in 89/90							
N/A	Slurry/Chip Seal, Various Locations in 87/88							
N/A	Slurry/Chip Seal, Various Locations in 88/89							
N/A	Slurry/Chip Seal, Various Locations in 89/90							
N/A	Sidewalk Improvements - William Avenue							
N/A	Sidewalk Improvements - Orange Ave., 2nd to Albany							
N/A	Sidewalk Improvements - General Rehabilitation							
N/A	Sidewalk Improvements - Safety Program							
N/A	Pavement Testing							
N/A	Los Ninos Park Street Improvements							
ST119	Fifth Ave. Oxford to Orange							
ST127	Shy Lane, East of Fifth							
ST406	Orange Avenue, 2nd to Albany							
ST407	Curb, Gutter and Sidewalk Emergency Fund							
ST409	Street Imps., Fifth Ave., Naples to Oxford							
ST410	Moss St., 4th Ave sidewalk installation							
ST413	Wheelchair Ramps							
ST420	Fifth Avenue, L to Naples							
ST506	Fourth Ave., Kittiwake to CV Adult School							
ST513E	ADA Curb Ramps, Third and Emerson							
ST525	Misc. City Improvements - Beyer and Fourth					\$3,153	\$271,638	\$46,157
STL143	Broadway Imps., Naples to Anita							
STL201	Block Act - Districts	\$81,165	\$93,818	\$17	\$13,888	\$15,000	\$55	\$1,056
STL203	Sidewalk Rehabilitation 98 **							\$26,033
STL211	Pavement Management Program 95 *							
STL216	Fourth Ave., Anita to Library Sidewalk							
STL219	Third Ave. Sidealks, Orange to Main	\$10,790	\$110,328	\$51,555	\$13,784	\$270	\$8,764	\$0
STL221	Pavement Overlay Program 95 *							
STL222	Orange Avenue Sidewalk, Fourth to Quintard							
STL223	Sea Vale, Third to Second							
STL224	Pavement Overlay Program 96							
STL228	Orange Avenue Sidewalk Safety					\$48,346	\$145,089	\$1,637
STL229	Oxford St. Sidewalk Safety						\$57	\$427
STL232	Twin Oaks Ave., Naples to Emerson							
STL233	Pavement Rehabilitation 98 *						\$195	\$70,611
STL237	ADA Curb Ramps 99							
STL241	Sidewalk Safety - Palomar from Fourth to Fifth				-\$12,797	\$2,177	\$75,495	\$24,625
STL242	Pavement Rehabilitation 99 *						\$479	\$50,258
STL250	ADA Curb Ramps 99/00 ***						\$1,284	\$4,554
STL252	Pavement Rehabilitation 2000 *				\$1,039	\$93,830	\$84,416	\$8,611
STL254	Alley Improvements - Banner/Albany			\$40,249	\$3,428			\$10,254
STL256	Fourth Ave. Imps., s/o Orange				\$1,484	\$13,000	\$272	
STL257	Dixon St. Imps., Naples to Oxford				\$428	\$9,119	\$10,068	
STL259	Sidewalk Rehab - Citywide *					\$9,769	\$18,742	\$165
STL262	Naples St/Industrial Blvd Sidewalks					\$5,338	\$9,692	
STL265	ADA Curb Ramps 99/00 Phase 2 ***						\$4,975	\$1,062
STL266	Sidewalk Rehabilitation **			\$687		\$44,449	\$70,127	
STL267	Pavement Rehabilitation 00/01 *				\$15,511	\$1,730,354	\$53,353	
STL268	ADA Curb Ramps 00/01 ***					\$805	\$2,615	
STL273	Pavement Management Program - Test *					\$11,644	\$38,355	
STL274	Local Streets Pavement Resurfacing *					\$59,497	\$3,002	
STL276	ADA Curb Ramps 01/02 ***				\$449	\$4,550		
STL277	Pavement Rehabilitation 01/02 *		\$109	\$127,346	\$312,632	\$22,152		
STL279	Alley Improvements e/o Date			\$428				
STL281	Sidewalk Rehabilitation 02/03 **		\$3,508	\$62,964	\$8,527			
STL282	ADA Curb Ramps 02/03 ***			\$7,350				
STL283	Pavement Rehabilitation 02/03 *		\$89	\$219,436	\$225,056			
STL284	Local Street Pavement Rehabilitation 02/03			\$14,054	\$110,945			
STL285	Quintard Street Imps., 3rd to Orange	\$11,797	\$11,197	\$272,041	\$88,800			
STL287	Castle Park Elem. Sidewalks	\$434,610	\$61,015	\$15,116				
STL289	Sidewalk Rehabilitation 03/04 **	\$14,930	\$45,798					
STL291	Fourth Ave. Sidewalks	\$66,132	\$77,774					

Local Street Improvements Continued

Project Number	Project Name	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures
STL292	ADA Curb Ramps 03/04 ***	\$3,775	\$10,666	\$4,426				
STL293	Pavement Rehabilitation 03/04 *	\$59,130	\$618,375	\$81,211				
STL295	Sidewalk Rehabilitation 04/05 **		\$331					
STL297	ADA Curb Ramps 04/05 ***		\$122					
STL300	Local Street Pavement Rehabilitation 03/04 *	\$65	\$42,919	\$1,358				
STL301	Tobias St. Imps., Naples to Oxford (const. Started 3/13)	\$72,745	\$31,579					
STL302	Dixon St. Imps., Naples to Oxford	\$626,091						
STL306	Southwest CV St. Imps.	\$1,635	\$1,600					
STL307	Sidewalk Rehab - Transnet FY05 *		\$11,907					
STL310	Pavement Rehabilitation 04/05 *	\$47,285	\$11,937					
STL311	Castle Park District Info.		\$9,141					
STL313	CDBG Street and Drainage Imps.	\$2,300	\$1,524,366					
STL315	Pavement Rehabilitation 05/06 *	\$5,510						
STL317	ADA Curb Ramps 05/06 ***	\$7,845						
STL319	Sidewalk Rehabilitation 05/06 **	\$9,324						
STL323	Pedestrian Master Plan *	\$1,268						
STL325	Pavement Testing and Management *	\$1,753						

Total Local Streets Projects

Traffic Improvements

Project Number	Project Name	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures
N/A	Traffic Signal, Broadway and Moss							
N/A	Traffic Signal, Second and Orange							
N/A	Traffic Signal, 4th Avenue/Palomar/Second							
TF133	Street Lights Fourth Avenue, Orange to Main							
TF135	Traffic Signal, 2nd and Palomar							
TF145	Traffic Signal, Third and Anita							
TF146	Traffic Signal, Orange Ave. and Loma Lane							
TF211	Traffic Signal Install, Industrial and Anita							
TF221	Traffic Signal Install, I-5 and Palomar							
TF227	Left Turn at 3 Signals							
TF232	Traffic Signal, Main and Date							\$24,617
TF235	Traffic Signal Safety, ADA Push Buttons							
TF240	Traffic Signal Upgrades - Third and Naples							
TF250	Traffic Signal Upgrades - Hilltop and Orange					\$3,680	\$28,412	\$16,340
TF260	Traffic Signal Loop Upgrades, 7 locations							
TF266	Signal Installation, Albany - Main							
TF289	Street Lights Orange Ave., Palomar to Fourth					\$12,876	\$59,685	
TF300	Traffic Signal Install., Hilltop & Oxford							
TF302	Traffic Signal Install., Palomar & 1st		\$147,377	\$12,623				
TF307	St. Light Installation, 4th Ave.		\$328	\$8,706				
TF309	Signal Upgrade, 4th Ave and Orange		\$296	\$74,711				
TF315	Signal Install, Fifth and Moss	\$621	\$168,314	\$11,456				
TF318	Signal Install, Fifth and Naples	\$13,879	\$16,274					
TF319	Signal Modification, Anita/Industrial	\$2,098						
TF330	Traffic Signal Modifications, 4th/Main and 4th/Beyer							
TF331	Traffic Signal Modifications, 3rd and Montgomery							

Total Traffic Projects

SUMMARY PAGE

	FY 2006 YTD Expenditures (thru 3/10)	FY 2005 Expenditures	FY 2004 Expenditures	FY 2003 Expenditures	FY 2002 Expenditures	FY 2001 Expenditures	FY 2000 Expenditures
Totals	\$4,074,354	\$4,364,422	\$4,097,360	\$5,079,709	\$6,429,110	\$3,469,548	\$2,943,633
Capital Expenditures 1986-1999	\$52,778,195	63%					
Capital Expenditures 2000-2006	\$30,458,136	37%					
Total All Projects	\$83,236,331						

Footnotes

Annual Rehabilitation Project Assumptions

- * Depicts 25% of total spent that year
- ** Depicts 50% of total spent that year
- *** Depicts 10% of total spent that year

COST DETAIL PUBLIC WORKS/ OPERATIONS

(w/o leave)

CITYWIDE				MONTGOMERY AREA		
YEAR	DEPT	#of WOs	Total Cost	#of WOs	Cost	% of Total Cost
2000	Pumps & Pools	2321	\$114,731	15	\$621	0.54%
	Signs & Striping	3789	\$426,400	370	\$41,761	9.79%
	Storm Drains	354	\$171,088	45	\$21,277	12.44%
	Streets	1504	\$460,187	126	\$35,024	7.61%
	Urban Forestry	1559	\$318,718	57	\$14,404	4.52%
	Wastewater	3580	\$1,082,761	272	\$107,984	9.97%
2001	Pumps & Pools	1056	\$138,831	15	\$1,191	0.86%
	Signs & Striping	3618	\$556,533	427	\$49,405	8.88%
	Storm Drains	191	\$207,114	40	\$32,800	15.84%
	Streets	1925	\$610,271	249	\$67,443	11.05%
	Urban Forestry	1781	\$399,704	84	\$26,140	6.54%
	Wastewater	1699	\$776,993	162	\$70,750	9.11%
2002	Pumps & Pools	20	\$183,005	5	\$496	0.27%
	Signs & Striping	1617	\$533,579	133	\$19,050	3.57%
	Storm Drains	125	\$262,959	17	\$15,001	5.70%
	Streets	2477	\$710,422	323	\$100,801	14.19%
	Urban Forestry	1360	\$385,611	37	\$18,489	4.79%
	Wastewater	1685	\$1,084,368	149	\$75,417	6.95%
2003	Pumps & Pools	348	\$1,359,238	10	\$2,039	0.15%
	Signs & Striping	1037	\$536,644	88	\$10,966	2.04%
	Storm Drains	170	\$201,778	30	\$29,132	14.44%
	Streets	2384	\$650,789	247	\$53,231	8.18%
	Urban Forestry	1497	\$334,872	70	\$9,633	2.88%
	Wastewater	2029	\$1,042,921	196	\$79,000	7.57%
2004	Pumps & Pools	455	\$177,947	19	\$3,810	2.14%
	Signs & Striping	1218	\$857,876	114	\$13,792	1.61%
	Storm Drains	199	\$316,439	23	\$19,772	6.25%
	Streets	2470	\$769,447	250	\$75,569	9.82%
	Urban Forestry	1349	\$380,968	59	\$14,069	3.69%
	Wastewater	1717	\$1,196,347	135	\$61,655	5.15%
2005	Graffiti	1391	\$145,560	270	\$23,052	15.84%
	Pumps & Pools	1136	\$123,974	1	\$105	0.08%
	Signs & Striping	921	\$408,098	116	\$45,670	11.19%
	Storm Drains	344	\$393,513	28	\$25,029	6.36%
	Streets	2191	\$853,664	251	\$108,335	12.69%
	Urban Forestry	1217	\$537,511	65	\$28,880	5.37%
	Wastewater	1517	\$1,384,089	86	\$83,413	6.03%

COST DETAIL PUBLIC WORKS/ OPERATIONS

CITYWIDE

MONTGOMERY AREA

YEAR	TASK	#of WOs	Total Cost	Prod	#of WOs	Cost	Prod	% of Total Cost
2000	Graffiti at Transit Stop	168	\$8,893	31,117.00 SF	19	\$764	1,762.50 SF	8.59%
	Graffiti Private	479	\$22,739	150,737.00 SF	73	\$3,398	14,743.00 SF	14.94%
	Graffiti Public	1262	\$72,102	664,316.00 SF	145	\$8,202	35,024.75 SF	11.38%
	Potholes 2X2	269	\$44,475	8,133.00 Ea	25	\$3,230	447.00 Ea	7.26%
2001	Graffiti at Transit Stop	223	\$18,840	14,924.00 SF	37	\$2,163	2,761.50 SF	11.48%
	Graffiti Private	229	\$17,138	88,358.00 SF	36	\$1,235	5,150.00 SF	7.21%
	Graffiti Public	903	\$68,672	334,423.00 SF	155	\$7,027	13,368.00 SF	10.23%
	Potholes 2X2	426	\$65,915	12,933.00 Ea	92	\$11,975	2,822.00 Ea	18.17%
2002	Graffiti at Transit Stop	37	\$23,566	95,426.00 SF	3	\$244	277.00 SF	1.04%
	Graffiti Private	49	\$19,995	112,176.00 SF	1	\$16	10.00 SF	0.08%
	Graffiti Public	409	\$73,264	156,277.00 SF	37	\$1,965	8,089.50 SF	2.68%
	Potholes 2X2	427	\$50,720	11,772.00 Ea	63	\$7,977	2,077.00 Ea	15.73%
2003	Graffiti at Transit Stop	31	\$23,358	166,579.00 SF	4	\$346	52.00 SF	1.48%
	Graffiti Private	48	\$14,478	111,090.00 SF	5	\$180	2,665.00 SF	1.24%
	Graffiti Public	469	\$78,045	373,437.00 SF	43	\$3,243	32,100.50 SF	4.16%
	Potholes 2X2	489	\$52,996	12,608.00 Ea	92	\$9,683	2,720.00 Ea	18.27%
2004	Graffiti at Transit Stop	19	\$20,350	199,694.00 SF	1	\$26	100.00 SF	0.13%
	Graffiti Private	74	\$21,299	140,169.00 SF	7	\$577	8,695.00 SF	2.71%
	Graffiti Public	630	\$149,534	453,446.00 SF	75	\$7,853	43,774.50 SF	5.25%
	Potholes 2X2	480	\$56,163	10,653.00 Ea	79	\$8,461	1,961.00 Ea	15.07%
2005	Graffiti _Investigate	3	\$65	3.00 Hrs	1	\$21	1.00 Hrs	32.31%
	Graffiti-Utility Boxes	175	\$9,812	1,088.00 Ea	32	\$2,010	245.00 Ea	20.49%
	Graffiti Transit Stop	8	\$885	46.00 SF	2	\$284	4.00 SF	32.09%
	Graffiti Bus Stops	45	\$7,455	598.00 Ea	3	\$534	65.00 Ea	7.16%
	Graffiti Commercial	116	\$8,166	23,042.00 SF	45	\$3,324	11,127.00 SF	40.71%
	Graffiti Commercial-small	45	\$5,112	15,956.00 SF	17	\$1,457	4,235.00 SF	28.50%
	Graffiti Private	596	\$54,577	196,419.00 SF	115	\$8,306	35,790.00 SF	15.22%
	Graffiti Public	762	\$96,646	276,274.00 SF	103	\$10,647	38,765.00 SF	11.02%
	Potholes 2X2	1	\$30	8.00 Hrs	0	\$0	0.00 Ea	0.00%
	Potholes 2X2	727	\$81,361	15,225.00 Ea	78	\$12,246	2,683.00 Hrs	15.05%

Sewer Rate From Annexation To Present.

	Montgomery Area ¹	Other Chula Vista Area
Year	SFD Sewer Rate /Mo/ Yr	SFD Sewer Rate /Mo/ Yr
1986/87	\$ 39.00	\$ 5.40/64.80
1987/88	\$ 39.00	\$ 8.70/104.40
1988/89	\$ 70.00	\$ 8.70/104.40
1989/90	\$ 70.00	\$ 8.70/104.40
1990/91	\$ 100.20	\$ 10.41/124.92
1991/92	\$ 131.16	\$ 12.21/146.52
1992/93	\$ 16.00/192.00	\$ 16.00/192.00

¹ During the period that the funds were accounted for separately, the City Council adopted annual rates for Montgomery and monthly rates for the rest of the city.

Utility Undergrounding Projects

<u>Location</u>	<u>Est. Cost</u>	<u>Date of Est.</u>
Main St. from I-5 to Industrial Blvd. (border)	\$427,000	11/91
Broadway from L St. to Moss St. (border, partially affects Montgomery)	\$427,000	11/91
Orange Ave. from Third Ave. to Fourth Ave.	\$396,000	11/91
Main St. from Industrial Blvd. to Third Ave.	1,437,000	9/02
Orange Ave. from Palomar St. to Fourth Ave.	\$440,000	9/02
Quintard St. from Third Ave. to Orange Ave.	\$280,000	9/02
Fourth Ave. from L St. to Orange Ave. (currently in design)	\$2,967,000	11/05

Discretionary Revenues

Citywide (Includes Montgomery)		1987	1988	1989 to 1991	1992 to 1994	1995 to 1997	1998 to 2000	2001	2002	2003	2004	2005
¹ Property Taxes		\$5,856,688	\$6,648,899	\$24,493,184	\$26,475,459	\$25,149,538	\$29,061,775	\$11,845,707	\$13,313,070	\$14,892,288	\$16,609,183	\$18,412,350
² Sales Taxes		\$8,367,892	\$9,659,924	\$33,240,639	\$35,325,645	\$38,352,164	\$47,624,944	\$19,413,030	\$19,385,632	\$20,213,087	\$22,076,141	\$24,320,941
³ Franchise Fees		\$816,244	\$783,008	\$2,456,627	\$2,705,088	\$2,965,098	\$6,126,974	\$6,274,495	\$2,370,467	\$3,333,144	\$4,518,657	\$4,795,307
TOT		\$914,084	\$1,093,736	\$3,591,231	\$3,301,470	\$3,957,574	\$5,409,863	\$2,153,060	\$2,051,203	\$2,024,366	\$2,159,478	\$2,268,944
Vehicle License Fees		\$3,540,417	\$3,847,477	\$13,671,530	\$15,124,684	\$16,928,128	\$21,863,841	\$9,213,568	\$10,252,818	\$11,007,909	\$9,137,716	\$13,941,204
Gas Tax Revenues		\$2,382,218	\$1,936,595	\$7,117,636	\$8,040,251	\$8,489,260	\$9,745,000	\$3,400,096	\$3,883,726	\$3,650,278	\$3,732,758	\$4,010,260
⁴ Real Property Transfer Tax		\$246,852	\$208,549	\$931,464	\$747,142	\$814,488	\$1,686,586	\$882,413	\$1,206,059	\$1,359,756	\$1,989,898	\$2,439,190
License/Permits		\$1,065,453	\$1,260,784	\$4,274,145	\$3,804,106	\$5,441,547	\$9,146,543	\$4,394,525	\$3,458,645	\$4,569,294	\$5,067,768	\$3,649,710
Total Revenue		\$23,189,847	\$25,438,973	\$89,776,456	\$96,523,845	\$102,097,797	\$130,665,526	\$57,576,894	\$55,921,620	\$61,050,122	\$65,291,600	\$73,837,906

Population	121,600	126,000	138,300	146,500	156,400	174,300	183,300	190,900	199,700	209,100	217,543
Estimated Revenue Per Capita	\$191	\$202					\$314	\$293	\$306	\$312	\$339

Montgomery Annexation Area

¹ Property Taxes	\$749,942	\$918,056	\$3,423,288	\$3,469,065	\$3,087,188	\$3,196,768	\$1,194,356	\$1,245,453	\$1,290,867	\$1,400,231	\$1,532,610
⁵ Sales Taxes		\$2,048,158	\$7,047,724	\$7,651,031	\$7,761,809	\$9,275,988	\$3,101,015	\$3,052,809	\$3,203,888	\$3,473,342	\$4,196,629
³ Franchise Fees	\$138,203	\$133,959	\$414,977	\$467,335	\$495,284	\$529,786	\$287,955	\$94,819	\$133,326	\$180,746	\$191,812
⁶ TOT		\$17,250	\$71,825	\$66,029	\$79,151	\$108,197	\$43,061	\$41,024	\$52,705	\$60,006	\$43,685
⁷ Vehicle License Fees		\$571,270	\$2,707,152	\$2,875,481	\$3,120,879	\$3,783,397	\$1,490,333	\$1,608,335	\$1,667,199	\$1,334,952	\$1,977,236
⁷ Gas Tax Revenues		\$281,240	\$1,407,942	\$1,529,273	\$1,565,533	\$1,689,742	\$549,980	\$609,231	\$552,852	\$545,328	\$568,762
Real Property Transfer Tax		\$7,880	\$26,530	\$31,649	\$33,767	\$35,003	\$13,110	\$13,783	\$14,814	\$16,008	\$17,442
⁸ License/Permits		\$163,120	\$509,197	\$540,364	\$573,438	\$608,537	\$211,013	\$215,233	\$219,538	\$223,929	\$228,407
Total Revenue		\$4,140,933	\$15,608,634	\$16,630,228	\$16,717,050	\$19,227,419	\$6,890,823	\$6,880,687	\$7,135,187	\$7,234,542	\$8,756,584

¹⁰ Population	25,794	26,052	26,841	27,931	28,778	29,356	29,650	29,946	30,245	30,548	30,853
Estimated Revenue Per Capita		\$159					\$232	\$230	\$236	\$237	\$284

¹ Actuals per County of San Diego (excludes Sales Tax/Public Safety Augment portion). Total is gross amount received.

² Includes Sales Tax/Public Safety Augment portion received from County of San Diego.

³ Totals from 1987 to 2001 are based on actuals. Beginning in 2002, an estimate of 4% for Montgomery is used due to the data no longer being broken out by area.

⁴ Actuals per County of San Diego.

⁵ Source: MBIA Muniservices starting with 1991 data.

⁶ Actual receipts for fiscal year 2003 through 2005. Four motels were in the Montgomery Annexation Area in 2003. Two of those were closed down in fiscal year 2005. 1989 through 2002 figures are calculated at 2% of the citywide TOT revenue.

⁷ Revenue estimates starting in 1989 are based on the estimated population.

⁸ Revenue estimates starting in 1989 are increased by an inflationary rate of 2% each year.

⁹ Revenue estimates for fiscal year 1988 furnished by County of San Diego, May 31, 1985.

¹⁰ Montgomery Annexation Area population estimate from State Board of Equalization, June 5, 1985. This model assumes a 1% growth rate for years 1988 to 2005.

Note: Source for all citywide data without a footnote is the City of Chula Vista's financial statements/microfiche/IFAS.