



CITY COUNCIL AGENDA STATEMENT



March 2, 2021

File ID: 21-0028

TITLE

- A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR THE STATEWIDE PARK PROGRAM GRANT FROM THE STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION OFFICE OF GRANTS AND LOCAL SERVICES FOR THE CONSTRUCTION OF PATTY DAVIS PARK
- B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR THE STATEWIDE PARK PROGRAM GRANT FROM THE STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION OFFICE OF GRANTS AND LOCAL SERVICES FOR THE IMPROVEMENTS TO AND ADDITION OF RECREATION FEATURES AT EUCALYPTUS PARK

RECOMMENDED ACTION

Council adopt the resolutions.

SUMMARY

The State of California Department of Parks and Recreation Office of Grants and Local Services released a notice of funding availability for the Statewide Park Program (SPP) grant opportunity. The SPP competitive grants will create new parks and new recreation opportunities in critically underserved communities across California. The City is proposing to submit two applications for grant funding: one application for the construction of Patty Davis Park, a new park at the western end of D Street; and one application for improvements of and new recreation features at Eucalyptus Park.

ENVIRONMENTAL REVIEW

The Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Categorical Exemption pursuant to State CEQA Guidelines Section 15301 Class 1 (Existing Facilities), Section 15302 Class 2 (Replacement or Reconstruction), Section 15303 class 3 (New Construction or Conversion of Small Structures), and Section 15304 Class 4 (Minor Alterations to Land) because the proposed actions would not result in a significant effect on the environment, create a cumulative impact, damage a scenic highway, or cause a substantial adverse change in the significance of a historical resource. Thus, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Staff presented the projects to the Parks and Recreation Commission on November 19, 2020. The Commission engaged in the design process and unanimously supports the projects as presented. The Master Plan for Patty Davis Park was previously approved by the Parks and Recreation Commission on October 10, 2019 and by City Council on January 14, 2020.

DISCUSSION

The State of California Department of Parks and Recreation Office of Grants and Local Services released a notice of funding availability for the SPP grant opportunity. This is the Fourth and Final round for the Statewide Park Program. There is over \$395 million remaining in the program budget and the City is requesting \$10.3 million for the two project sites.

Based on community input, staff recommendations, and demographic data, the two project sites we are proposing are Patty Davis Park and Eucalyptus Park. Listed in Table I is the demographic data of a ½ mile radius surrounding Patty Davis Park using the State of California's Community Fact Finder tool. Listed in Table II is the demographic data of a ½ mile radius surrounding Eucalyptus Park. The minimum requirements for a project site to be eligible for a SPP grant is less than 3 park acres per 1,000 people OR less than \$56,982 median household income.

Table I (Patty Davis Park)

| | |
|--------------------------------|----------|
| Fact Finder ID Number | 13104 |
| Population (total) | 5,483 |
| Median Household Income | \$41,445 |
| Park Acres per 1,000 Residents | 7.5 |

Table II (Eucalyptus Park)

| | |
|--------------------------------|----------|
| Fact Finder ID Number | 13105 |
| Population (total) | 8,204 |
| Median Household Income | \$46,854 |
| Park Acres per 1,000 Residents | 2.4 |

Based on the grant criteria, the City may be eligible to receive up to \$8,500,000 in grant funds per application.

COMMUNITY OUTREACH

To ensure these projects are serving the community appropriately, the City engaged in extensive Community Outreach efforts, as shown in Table III below, to provide input into the improvements and design criteria of the amenities proposed.

Table III

COMMUNITY OUTREACH EFFORTS

| Patty Davis Park | | | Eucalyptus Park | | |
|------------------|--|---|-----------------|--|--|
| Date | Meeting | Discussion Summary | Date | Meeting | Discussion Summary |
| 10/10/19 | Parks & Recreation Commission | Provide input on and Recommend Master Plan | 11/9/20 | SBCS Promotoras / Resident Leadership Academy | Virtual Design Workshop |
| 1/14/20 | City Council | Approve Master Plan | 11/12/20 | Healthy Chula Vista Commission / Commission on Aging | Virtual Design Workshop |
| 11/4/20 | Feaster Elementary Principal Chat | Discuss Approved Park Master Plan | 11/19/20 | Parks & Recreation Commission | Virtual Design Workshop |
| 11/9/20 | SBCS Promotoras / Resident Leadership Academy | Virtual Design Workshop and Discuss Approved Park Master Plan | 2/4/21 | Community Through Hope Food Distribution | In-Person Design Workshop |
| 11/12/20 | Healthy Chula Vista Commission / Commission on Aging | Virtual Design Workshop and Discuss Approved Park Master Plan | 2/6/21 | Eucalyptus Park Design Workshop | In-Person and Virtual Hybrid Design Workshop |
| 11/19/20 | Parks & Recreation Commission | Virtual Design Workshop and Discuss Approved Park Master Plan | | | |

PATTY DAVIS PARK

The City continues to progress toward increasing park acreage inventory in western Chula Vista. While future residential growth will result in the demand for additional parklands and recreational facilities, there will be increased challenges in securing appropriate park and recreation sites in western Chula Vista, where land is primarily built out. The current design and development of Patty Davis Park takes advantage of the opportunity to expand the public realm by transforming the west end of D Street at Woodlawn Avenue into an urban park.

The approximately 0.81-acre site is in western Chula Vista and occurs within the existing 80-foot wide D Street right-of-way between Woodlawn Avenue to the east and the MTS Blue Line Rail corridor to the west. To the north of the site is the Vista Mar development (701 D Street) consisting of 87 town-homes completed

in 2018, and to the south of the site is the existing Bayscene Mobilehome Park community. Staff has identified this portion of D Street to be an underutilized existing right-of-way space suitable for an urban park.

The park master plan has been designed to enhance an existing urban condition by offering a pleasing and communal place for nearby residents. The park is designed as an open and visible park space that takes advantage of its prominent views to the west of the Bayfront and estuary preserve lands. Likewise, the park is designed to facilitate law enforcement monitoring by providing site lighting and by reducing potential hiding spaces. The draft park master plan includes the following elements:

- Picnic/BBQ Area
- Shade Structure
- Game Tables
- Bounce House Set Up Area
- Open Lawn Area
- Decomposed Granite Perimeter Pathway
- Tot lot with swings and 2 play structures
- Community Garden with 12 garden plots
- Fixed Park Benches with Center Arm Rests
- Precast Planter Pots with Accent Planting
- Bike Racks
- Pet Waste Station
- Pedestrian Scale Pole Lights

The City will apply for up to \$1.8 million in grant funds for the construction of Patty Davis Park.

EUCALYPTUS PARK

Eucalyptus Park is Chula Vista's second oldest park, established in 1926. At almost 20 acres in size, and adjacent to the City of National City border, this park serves as a regional asset. Eucalyptus Park has many great amenities, such as lighted ballfields, playground areas, picnic shelters, and restrooms; however, much of the park acreage does not have developed amenities and could serve the public more effectively with additional and improved offerings.

Based on input from the community, staff recommends utilizing this one time grant to develop new recreation opportunities for the community by providing the following new elements:

- Perimeter Walking Path
- Fitness Equipment
- Interactive Water Feature/Splash Pad
- Bike Skills Playground
- Beginner Skate/Scooter Plaza
- Additional Drinking Fountains
- Lighted Soccer Arena

Additionally, staff recommends upgrading these existing amenities at Eucalyptus as follows:

- Improved Lighting Throughout Park
- Accessible Pathway from Lower Eucalyptus to Upper Eucalyptus/Menzel Fields
- Improved Dog Park (surfacing, finishes, accessibility)
- Stormwater Channel Improvements
- Recreation Building Renovation (former YMCA building)
- Perimeter Fencing Improvements
- Playground Equipment

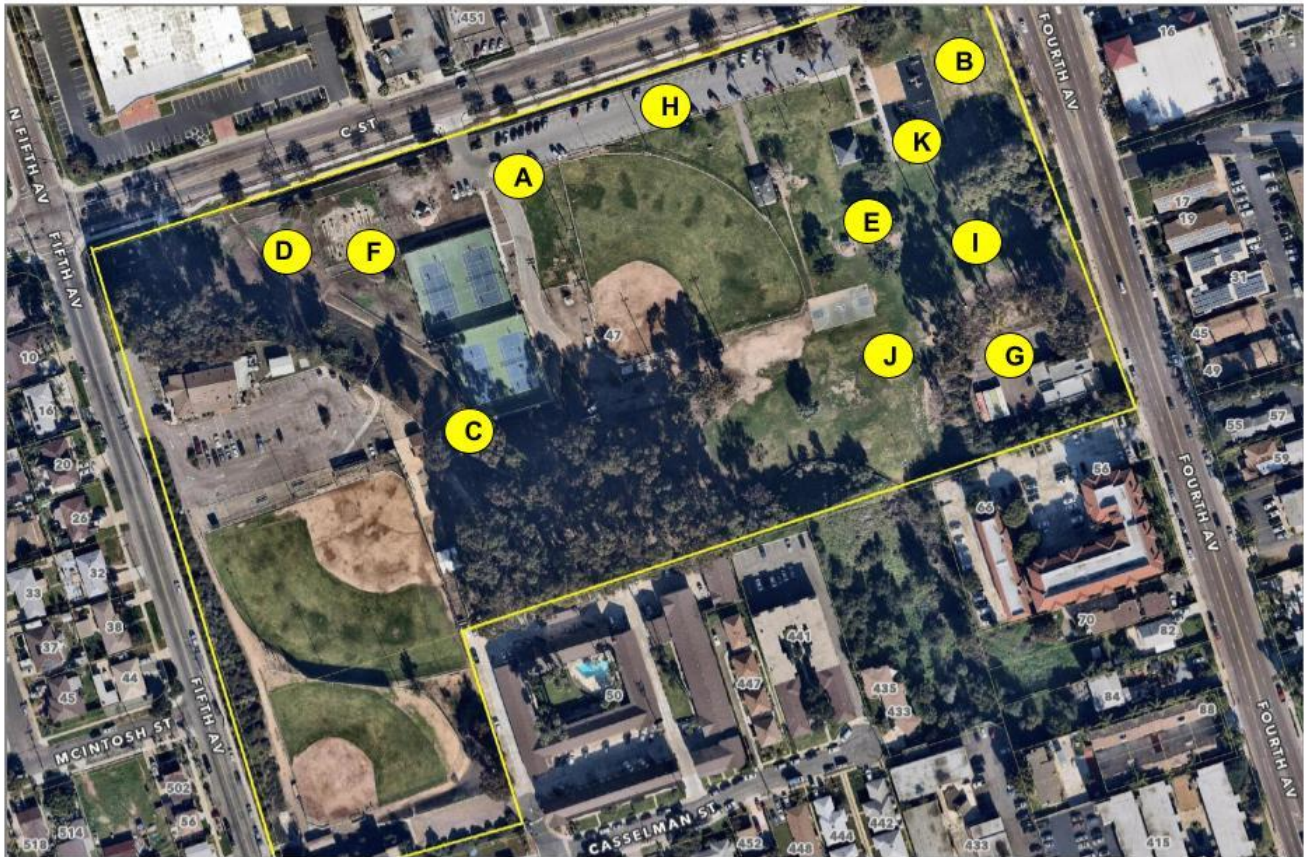
The City will apply for up to \$8.5 million for improvements and renovations for Eucalyptus Park.

The State of California Department of Parks and Recreation Office of Grants and Local Services reserves the right to review the application and adjust the final award. In the event the City receives less than the requested amount, the project priority list in Table IV below, based on the input from the community outreach meetings, will be used. The proposed locations of the new and improved amenities are shown in the graphic below, Photo 1, with labels represented in Table IV.

Table IV – Eucalyptus Park Project Priority List

| Project Listing/Amenity | Priority |
|--|-----------------|
| Perimeter Walking Path (A) | 1 |
| Fitness Equipment (A) | 1 |
| Interactive Water Feature/Splash Pad (B) | 1 |
| Improved Lighting Throughout Park | 1 |
| Accessible Pathway from Lower Eucalyptus to Upper Eucalyptus/Menzel Fields (C) | 1 |
| Stormwater Channel Improvements (inside Dog Park) (D) | 1 |
| Beginning Skate/Scooter Plaza (E) | 2 |
| Additional Drinking Fountains | 2 |
| Improved Dog Park (surfacing, finishings, accessibility) (F) | 2 |
| Playground Equipment (K) | 2 |
| Recreation Building Renovation (former YMCA building) (G) | 2 |
| Perimeter Fencing Improvements (H) | 2 |
| Stormwater Channel Improvements (park perimeter) (H) | 3 |
| Bike Skills Playground (I) | 3 |
| Lighted Soccer Arena (J) | 3 |

Photo 1



DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Council and has found that Councilmember McCann has real property holdings within 500 feet of the boundaries of the property which is the subject of this action. Consequently, pursuant to California Code of Regulations Title 2, sections 18700 and 18702.2(a)(7), this item presents a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100, et seq.) for the above-identified member.

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

CURRENT-YEAR FISCAL IMPACT

If awarded, these grant funds will allow the City to move forward on constructing Patty Davis Park and/or improving and adding to the facilities at Eucalyptus Park. Grant awards are not expected to occur in the current fiscal year.

ONGOING FISCAL IMPACT

If awarded, staff will return to Council to appropriate grant funds and identify any additional ongoing maintenance costs.

ATTACHMENTS

1. Patty Davis Park Master Plan

Staff Contact: Tim Farmer, Parks & Recreation Administrator