

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA APPROVING THE PARK MASTER PLAN  
AND THE NAME FOR THE 7.5-ACRE NEIGHBORHOOD  
PARK P-1 LOCATED IN OTAY RANCH VILLAGE 3

WHEREAS, the Sectional Planning Area (SPA) plan for the Village 3 North and a Portion of Village 4 development was adopted by City Council on December 13, 2016 (Resolution No. 16-0591 and Ordinance No. 3396); and

WHEREAS, the SPA plan includes a Village 3 North Neighborhood Park (P-1) Concept Plan for the park, describing how the park obligations, in accordance with Chapter 17.10 of the Chula Vista Municipal Code (Municipal Code), will be met, and the general character of the proposed improvements; and

WHEREAS, the park site was offered for dedication to the City of Chula Vista on Final Subdivision Map No. 16160 recorded at the County Recorder's Office on November 30, 2016; and

WHEREAS, the Village 3 North project meets its park obligations, as stated in Chapter 17.10 of the Municipal Code, through a combination of parkland dedication, parkland development improvements, and in lieu fees; and

WHEREAS, park provisions to be made are stated in the Agreement Regarding Construction of Neighborhood Park P-1 in Otay Ranch Village 3 and a portion of Community Park P-2 in Otay Ranch Village 4 approved by City Council on December 06, 2016 (Resolution No. 2016-257); and

WHEREAS, the public park in Village 3 North is to be provided through the "turnkey" method where the developer designs and constructs the park on behalf of the City in lieu of paying park development fees; and

WHEREAS, the master developer, HomeFed Village III Master, LLC and their landscape architecture consultants, DeLorenzo International, have entered into a two-party agreement for the design of the park; and

WHEREAS, the Director of Development Services has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project was adequately covered in the previously adopted Final Environmental Impact Report (EIR-13-01) for the Village 3 North and a Portion of Village 4 Sectional Planning Area (SPA) plan. Thus, no further environmental review or documentation is required; and

WHEREAS, the Parks and Recreation Commission recommended approval of the Park Master Plan and the park name at its meeting on June 21, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it hereby approves the Park Master Plan and the name “Escaya Park” for the 7.5-acre Neighborhood Park P-1 located in Otay Ranch Village 3.

Presented by:

Approved as to form by:

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Kelly G. Broughton, FASLA  
Director of Development Services

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Glen R. Googins  
City Attorney