

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE DRAFT PARK MASTER PLAN FOR THE 1.97 ACRE NORTH EAST PARK, A TURNKEY PUBLIC NEIGHBORHOOD PARK, AT MILLENIA, CHULA VISTA WITH THE RECOMMENDATION THAT SOLAR ENERGY IS CONSIDERED FOR USE ON THE COMFORT STATION, AND APPROVING THE PARK NAME, “STYLUS PARK”

WHEREAS, the Parks and Recreation Commission approved the draft Park Master Plan for the 1.97 acre turnkey public neighborhood park located in the north eastern part of Millenia, Chula Vista at the intersection of Orion Avenue and Stylus Street recommending to the City Council that solar energy be considered for the comfort station; and

WHEREAS, the Parks and Recreation Commission also approved the use of the recommended park name, “Stylus Park”; and

WHEREAS, this 1.97 park site is located in Millenia, formerly known as the Eastern Urban Center, in eastern Chula Vista. The Sectional Planning Area (SPA) plan for the development was adopted by City Council on October 6, 2009, resolution No.2009-224 and Ordinance No. 3142. The site was offered for dedication to the City on Final Subdivision Map No. 15942 recorded at the County Recorder’s Office on September 23, 2013. The SPA includes an overall master plan for the system of six parks within the development, describing their locations, how the park obligations, per chapter 17.10 of the municipal code, will be met, overall design concepts and program elements to be included within each park; and

WHEREAS, the Millenia 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. The ways in which these provisions are to be made are documented in detail in the “Agreement Regarding Construction of Parks in a Portion of Otay Ranch Eastern Urban Center” (Park Agreement) Resolution No. 2009-226 approved on September 15, 2009 by City Council; and

WHEREAS, the City has entered into a Three Party Agreement with McMillin Otay Ranch LLC and the Landscape Architects, Schmidt Design Group Inc., for the design of the North East Park; and

WHEREAS, the SPA plan for Millenia, adopted October 6, 2009 by Resolution No. 2009-224, includes an Urban Parks, Recreation, Open Space and Trails Plan which describes a system of parks, plazas and trails within the development that will reinforce the character and function of the development as the premiere urban-mixed use center of South San Diego County. It includes a concept diagram of each park including the 1.97 acre North East Park, P-1. Each

concept diagram lists the elements recommended to be included and the overall theme for the park; and

WHEREAS, the overall theme for the park is “Interaction”; and

WHEREAS, the draft Park Master Plan for the park includes the following elements:

- Interactive water feature.
- Restroom building including storage and water feature pump equipment.
- Children’s play area.
- Enclosed dog run areas for large and small dogs.
- Shade structures with picnic table and seating.
- Seating nodes and seat walls.
- Bocce courts.
- Open lawn areas for flexible use.
- Interactive art feature.
- Planted bio-swales for water quality and aesthetic purposes.
- Low bridge over bio-swale.
- Decorative, low water use shrub and ground cover planting.
- Palm trees, shade trees and flowering trees.
- Lighting for walkways using a variety of low energy use light fixtures.
- On street parking only - the concept for Millenia’s parks & plazas is that they are within a walkable distance of homes and businesses. Therefore no onsite parking is proposed. There is on street parking on adjacent streets. The ‘urban parks’ and some ‘neighborhood park’ categories in the Chula Vista City-wide Parks and Recreation Master Plan have the same approach to parking; and

WHEREAS, the subject park is a turnkey park meaning that the developer builds the park on behalf of the City to meet their park obligations. There will be no capital cost to the City for the creation of this park. The only cost will be the additional cost per acre to the general fund each year for the maintenance of the park, described in the discussion section of the council agenda statement; and

WHEREAS The Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the proposed project was adequately covered in the previously adopted Final Second Tier Environmental Impact Report, No. 07-01. Thus, no further environmental review or documentation is required.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it hereby approves the draft Park Master Plan for the 1.97 acre north east park, a turnkey public neighborhood park, at Millenia, Chula Vista with the recommendation that solar energy is considered for use on the comfort station and approves the park name, “stylus park.”

Presented by

Approved as to form by

Kelly G. Broughton, FASLA Development
Services Department Director

Glen R. Googins
City Attorney