



CITY COUNCIL AGENDA STATEMENT



July 23, 2019

File ID: 19-0362

TITLE

A. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA SUPPORTING THE SUBMITTAL BY RIVER PARTNERS OF THE PROPOSITION 68 - STATEWIDE PARK PROGRAM GRANT APPLICATION, AND OTHER FUTURE FUNDING OPPORTUNITIES TO FUND THE ACQUISITION OF APPROXIMATELY 25 ACRES OF PARKLAND AND OPEN SPACE ADJACENT TO OTAY VALLEY REGIONAL PARK RECREATION AREA 4/BEYER WAY

B. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AUTHORIZING THE CITY MANAGER TO PURCHASE A 25-ACRE SITE LOCATED ADJACENT TO THE OTAY VALLEY REGIONAL PARK FOR PARK PURPOSES FOR THE NEGOTIATED PRICE OF \$300,000, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS TO PURCHASE THE SITE, AND AMENDING THE FISCAL YEAR 2019/20 BUDGET AND APPROPRIATING WESTERN PARKLAND ACQUISITION AND DEVELOPMENT FEE FUNDS THEREFOR (4/5 VOTE REQUIRED)

RECOMMENDED ACTION

Council adopt the resolutions.

SUMMARY

As part of City Council approval of the City's 2018 Parks and Recreation Master Plan (PRMP), strategies for the development of future western Chula Vista parkland were identified. As part of the implementation of these strategies, City staff worked closely with the developer of the Otay River Business Park (approved by City Council March 2018) to include designation of 13.9 acres of land for future park use and 4.1 acres for open space adjacent to the Otay Valley Regional Park (OVRP). This site was identified in the PRMP as a potential future park site. During the Business Park's approval process, the City was contacted by River Partners (a California nonprofit that acquires, restores and protects riparian ecosystems on a large scale) who as part of their activities wanted to assist the City in seeking funds to acquire this parkland. To show local jurisdiction support and commitment to the acquisition effort, the City is being asked to fund up to \$300,000 to acquire 18 acres located in the City of Chula Vista. With the potential acquisition of an additional 6.91 acres located in the City of San Diego, a total of 25 acres of parkland adjacent to the OVRP would be added to the City's western parkland inventory if River Partners is successful in their grant application.

ENVIRONMENTAL REVIEW

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 qualifies for a Class 16 Categorical Exemption pursuant to Section 15316 (Transfer of Ownership of Land in Order to Create Parks) of the State CEQA Guidelines. In addition, notwithstanding the foregoing, the Project also qualifies for an Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act State Guidelines; because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Thus, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

On August 7, 2018, after receiving recommendations from the Healthy Chula Vista Advisory Commission (2/8/18), the Growth Management Oversight Commission (2/15/18), and the Parks and Recreation Commission (6/21/18), City Council unanimously approved the PRMP, identifying the 25 acres as part of future parkland areas for the City of Chula Vista.

On January 24, 2018 the Planning Commission recommended City Council approval of the Otay River Business Park project that included the land use designations and lots identified as future park and open space. On March 13, 2018 the City Council granted final approval of the Business Park.

DISCUSSION

As acknowledged when City Council approved the PRMP last year, finding ways to obtain and develop more park facilities in Western Chula Vista (west of I-805) is a priority. In the 2005 General Plan, the site located south of Main Street along Fourth Avenue was designated as the potential future location of a community park. In addition, the Otay Valley Regional Park Concept Plan (OVRP) shows this site as Recreation Area 4, surrounded by open parkland with adjacent trails to the south.

The properties being considered for acquisition by the River Partners on behalf of the City of Chula Vista include three parcels. Two parcels in the City of Chula Vista (Attachment No.1) were created by the approved Otay River Business Park tentative map. One parcel designated in the project approval for open space is 4.1 acres. The other, designated as Future Park, is 13.9 Acres. The third parcel targeted for acquisition (Attachment No. 2) is located in the City of San Diego. It is anticipated if River Partners is fortunate to secure funding to purchase the properties, that the title to all three would be transferred to the City of Chula Vista. Concurrent with or immediately following acquisition River Partners will seek grant funding to restore the open space lot in Chula Vista (4.1 Acres) and open space lot in San Diego (6.91 Acres) consistent with the OVRP Concept Plan. The City will continue to work collaboratively with River Partners on this restoration effort. Following restoration, the open space designated lots would be available for passive recreation purposes.

If successful, this proposal would acquire important parkland for the City of Chula Vista at a low cost (fair market value of the property is estimated at more than \$5.0 million). The City will continue to collect Parkland Acquisition and Development (PAD) fees as part of new development to fund the future development of this and other parks, consistent with the PRMP. This would include the development of a Park Master Plan for the Parks and Recreation Commission and City Council approval. The plan would be

developed to include the recreation facilities outlined in the PRMP. Recreation facilities could include soccer fields, outdoor basketball/tennis courts, play structures, open green space, picnic facilities, a restroom and parking. Preliminary concepts developed by City staff also show a strong pedestrian connection to the OVRP trail system immediately to the south of the park consistent with the OVRP Concept Plan.

Because the physical development of the park would depend on future funding through collection of PAD fees, the timing for physical development of the property is not certain. Staff will continue to monitor impact fees and look for creative ways combine PAD fees and other funding to fully develop the park or complete park construction in phases. The planning and construction of the Future Park must comply with CEQA once sufficient funding has been identified and committed to the project and prior to the approval of its Park Master Plan.

DECISION-MAKER CONFLICT

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

Staff is not independently aware, and has not been informed by any 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

Approval of Resolution A supports the River Partners grant application and has no current-year fiscal impact. Approval of Resolution B amends the fiscal year 2019-20 budget, appropriating \$300,000 from the Western PAD Fee fund for the purchase of 25-acres of parkland adjacent to the OVRP. If River Partners is unsuccessful in their grant application, the property purchase would not move forward, and the appropriated funds would be returned to the Western PAD Fee's available fund balance.

ONGOING FISCAL IMPACT

Parkland Development

If River Partners is successful in their grant application, funds will be available to acquire a total of 25-acres of parkland. River partners would then fund the restoration of 11-acres of passive recreation open space. Additional funds will be required to fund the development of the remaining 13.9-acre active park site. Possible funding sources for development of the active park site include additional Western PAD fees and grant funds. Upon identification of sufficient funds, development of the park site would be included in a future CIP budget.

Maintenance

Following acquisition and transfer of ownership, the City would take on maintenance responsibility for the site. This section of the river valley, because of its proximity to the OVRP and existing trail system, has ongoing issues with homeless encampments and the continuous enforcement of illegal dumping and maintenance of the area. The OVRP is maintained through a Joint Exercise of Powers Agreement (JEPA)

between the City of Chula Vista, San Diego County, and City of San Diego. All cost associated with maintenance activities are divided equally among the agencies. With the addition of the two additional passive recreation open space lots into the OVRP, ongoing maintenance costs could go up. It is hoped that a future habitat restoration project is funded for these two lots and that will minimize or eliminate ongoing maintenance costs.

With the acquisition of the future active recreation park property, the City would likewise be responsible for ongoing maintenance. Once again, with the known illegal dumping and homeless encampments in the OVRP and on the subject park site, it is anticipated that City maintenance costs could go up. City staff is currently working to develop a strategy to reduce these potential increases in maintenance costs and will bring these forward in the future as part of a budget proposal.

ATTACHMENTS

Attachment No. 1 – Map of City of Chula Vista Parcels

Attachment No. 2 – Map of City of San Diego Parcel

Attachment No. 3 – Resolution A

Attachment No. 4 – Resolution B

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