

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING THE DRAFT PARK MASTER
PLAN FOR THE 1.51 ACRE SOUTH EAST PARK, A
TURNKEY PUBLIC NEIGHBORHOOD PARK, AT MILLENIA,
CHULA VISTA AND APPROVING THE PARK NAME,
“ORION PARK”

WHEREAS, the Parks and Recreation Commission approved the Master Plan at their meeting on June 21, 2016. Commission Chair Buddingh recommended changing the proposed park name from “Strata Park” to “Orion Park” which is the name of the other street that the park is adjacent to. There were no objections to the name change so the Commission voted unanimously to the name change to “Orion Park.” Therefore, staff recommends the name of the park to be “Orion Park”. There were also details of the design that the Commission requires to be taken into consideration during design development of this park which are noted in the June 21, 2016 Parks and Recreation meeting minutes; and

WHEREAS, this 1.51 park site is located in Millenia, formerly known as the Eastern Urban Center, in eastern Chula Vista; and

WHEREAS, the Sectional Planning Area (SPA) plan for the development of Millenia was adopted by City Council on October 6, 2009 via Resolution No.2009-224 and Ordinance No. 3142 and the subject park 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; and

WHEREAS, the SPA includes an overall master plan for the system of six parks within Millenia, describing their locations; how the park obligations per Chapter 17.10 of the Chula Vista Municipal Code will be met; and 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 Chula Vista Municipal Code, through a combination of parkland dedication, parkland development improvements and in-lieu fees, documented in detail in the “Agreement Regarding Construction of Parks in a portion of Otay Ranch Eastern Urban Center” (Park Agreement) approved by City Council on September 15, 2009 via Resolution No. 2009-226 and subsequently amended on May 21, 2015 via Resolution No. 2015-089 and on May 10, 2016 via Resolution No. 2016-067; and

WHEREAS, the Millenia Parks are to be provided through the “turnkey” method where the developer constructs the park on behalf of the City in lieu of paying park development fees. The Park Agreement makes provision for an increased level of park facilities than are typically included in a Chula Vista park. The associated level of park credit given by the City for the parks is increased to reflect the increased level of amenities; and

WHEREAS, the City has entered into a three party agreement with McMillin Otay Ranch LLC and the landscape architects, MIG Inc., for the design of the south east park; and

WHEREAS, the overall theme for the park is “cycles” and the draft master plan for the park includes the following elements:

- Water feature.
- Restroom building including storage.
- Children’s play area for age groups 2-5 and 5-12.
- Enclosed dog run areas for large and small dogs.
- Shade structures with picnic table and seating.
- Planted shade arbors.
- Seating and play terraces.
- Flexible use spaces both paved and turf.
- Integral art elements in wall and paving.
- Direct pedestrian connections to the adjacent neighborhood.
- Inclusion of the regional trail segment with interpretive signage.
- Planted bio-swales for water quality and aesthetic purposes.
- Decorative, low water use shrub and ground cover planting.
- A variety of shade trees and flowering trees.
- Lighting for walkways using a variety of low energy use light fixtures.
- Designated on street parking for parks maintenance vehicles.
- 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; and

WHEREAS, the name, Orion Park reflects the adjacent street name, Orion Street; and

WHEREAS, the Park Agreement provides for enhanced park maintenance beyond the levels typically funded by the City’s General Fund; and

WHEREAS, each fiscal year, the City’s maintenance contribution for the park will be set equal to the City’s average cost per acre for park maintenance, with an equivalent amount to be contributed via the Millenia Community Facilities District (CFD 14M), facilitating enhanced maintenance at no additional cost to the General Fund; and

WHEREAS, the Director of Development Services has determined that the project was adequately covered in previously adopted Final Second Tier Environmental Impact Report, EIR 07-01. Therefore, no additional environmental review is required.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it hereby approves of the draft park master plan for the 1.51 acre south east park, a turnkey public neighborhood park, at Millenia, Chula Vista and the park name, “Orion Park.”

Presented by:

Approved as to form by:

Kelly G. Broughton, FASLA
Director of Development Services

Glen R. Googins
City Attorney