

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN 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 BETWEEN THE CITY AND HOMEFED VILLAGE III MASTER, LLC

WHEREAS, Otay Ranch is a master planned community within the City of Chula Vista that consists of various “Villages.” A portion of Otay Ranch, called Otay Ranch Village 3 North and a Portion of Village 4 (Village 3), will consist of a mixture of residential, retail, industrial, employment, civic, and parkland uses; and

WHEREAS, HOMEFED VILLAGE III MASTER, LLC (Master Developer) owns 100 percent of the Village 3 residential units. The legal description of the approximately 436-acre Village 3 (Master Developer Property) owned by Master Developer, which is the subject of the subject agreement, is shown on Exhibit A; and

WHEREAS, the City's Parklands and Public Facilities Ordinance [Chula Vista Municipal Code Chapter 17.10 *et seq.*] (CVMC 17.10), as amended, requires that development projects provide land and improvements for neighborhood and community parks and recreational facilities, allows for an in-lieu fee for parkland dedication and for park and recreational improvements, and permits the City to require a combination of dedication and payment of in-lieu fees if the City determines that the combination would better serve the public; and

WHEREAS, approximately 12.2 acres of Parkland is required of Master Developer. This figure is based upon the persons per household factors established in CVMC 17.10.040 of 3.52 persons per single family dwelling unit and 2.61 persons per multifamily dwelling unit, the CMVC requirement to provide 3.0 acres per 1,000 residents, and the planned 813 detached units and 457 attached units to be constructed in Village 3; and

WHEREAS, the Village 3 Sectional Planning Area (SPA) allows for off-site dedication of park sites within the Village 4 (P-2) Community Park; and

WHEREAS, Master Developer will satisfy a portion of its park requirements by providing a Neighborhood Park in Village 3, as shown conceptually on Exhibit B, attached hereto, in “Turnkey” condition, pursuant to the terms and conditions of the subject agreement; and

WHEREAS, additionally, Master Developer will satisfy the remaining portion of its park requirements, beyond those requirements met by providing a Neighborhood Park in Village 3 in “Turnkey” condition, by providing a portion of a Community Park P-2 in Village 4, conceptually shown on Exhibit C, attached hereto, pursuant to the terms and conditions of the subject agreement; and

WHEREAS, the subject agreement does not increase or decrease any park obligations but instead clarifies responsibility for the delivery of completed parks by addressing the park design, park construction, bonding, reimbursements, and the level of amenities to be provided; and

WHEREAS, City desires to allow Master Developer to manage the process, including paying consultants, with City reviewing and approving plans and participating in the design process to the extent that the City considers appropriate to ensure that City design principles, standards and approach to the long term success of the parks are met; and

WHEREAS, the Director of Development Services has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity was adequately covered in previously adopted/certified Final Environmental Impact Report for the Otay Ranch University Villages Project - (FEIR 13-01).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it hereby approves 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, between the City and HOMEFED VILLAGE III MASTER, LLC, in the form presented, with such minor modifications as may be required or approved by the City Attorney, a copy of which shall be kept on file in the Office of the City Clerk, and authorizes and directs the City Manager to execute same.

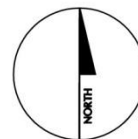
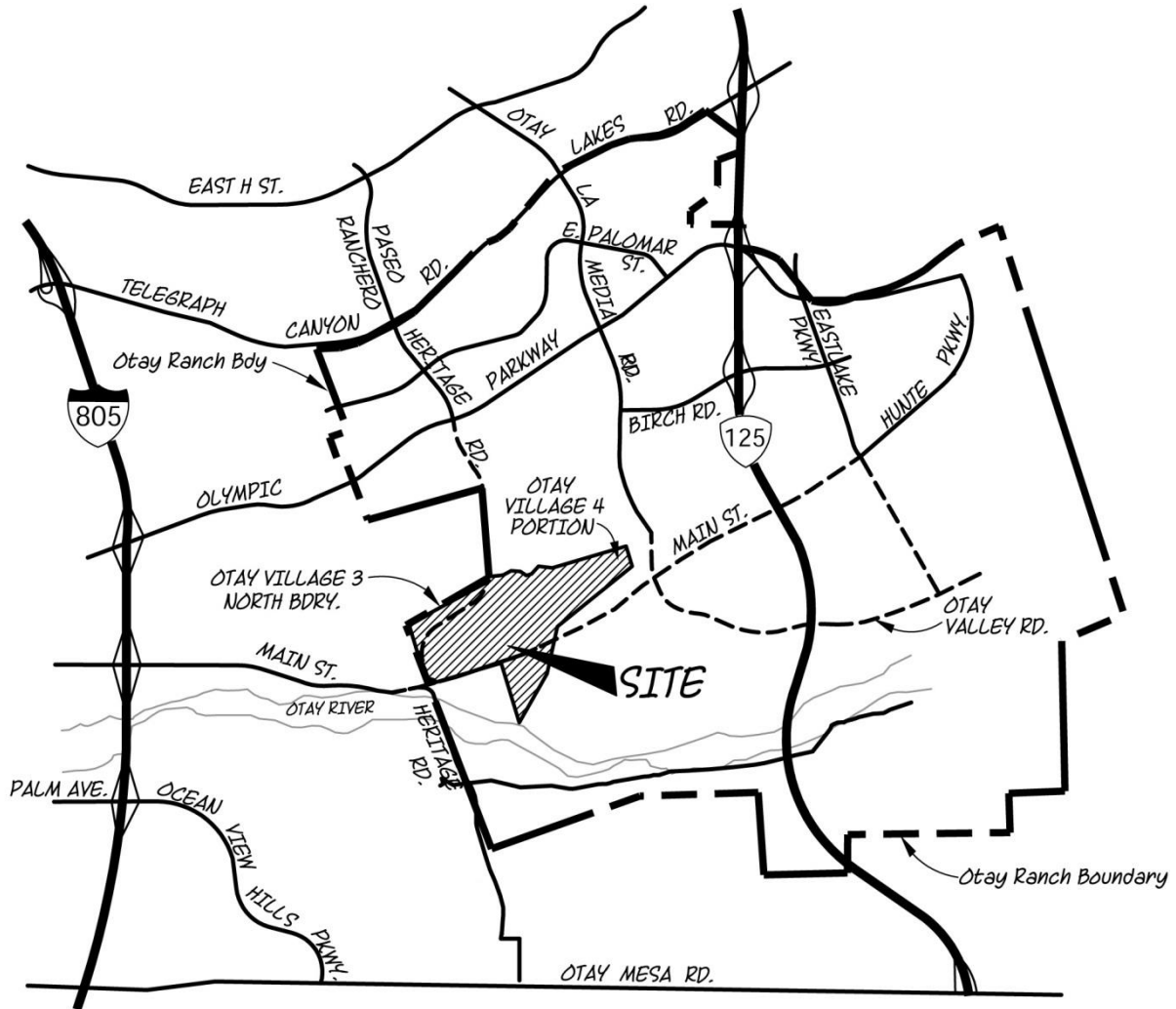
Presented by:

Approved as to form by:

Kelly G. Broughton
Director of Development Services

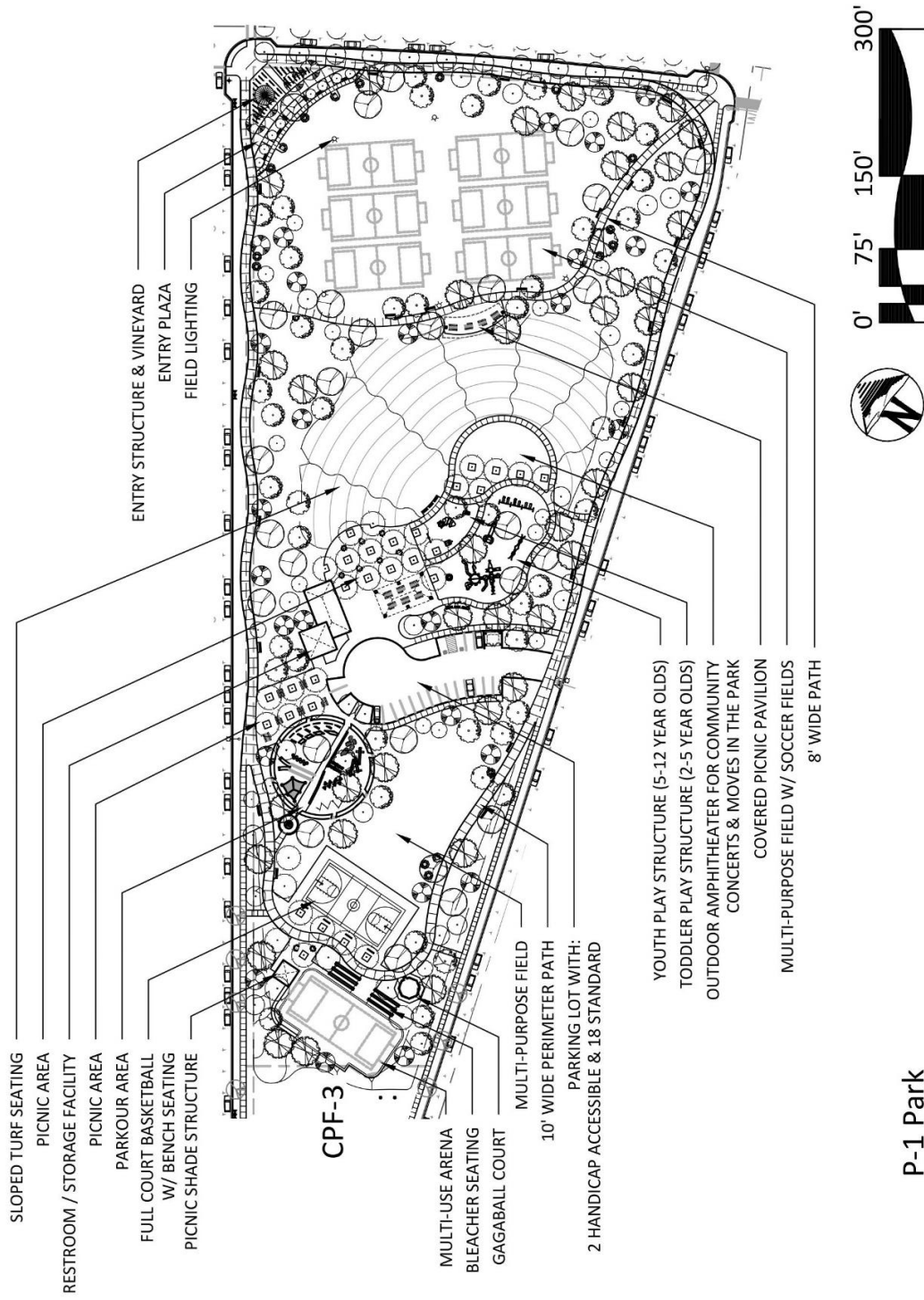
Glen R. Googins
City Attorney

EXHIBIT A – SITE LOCATION MAP



NOT TO SCALE

EXHIBIT B – NEIGHBORHOOD PARK CONCEPT PLAN



P-1 Park

EXHIBIT C – COMMUNITY PARK CONCEPT PLAN

