

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING THE AGREEMENT
REGARDING CONSTRUCTION OF PARKS P-1, P-2, P-3, P-5
AND P-6 IN A PORTION OF OTAY RANCH VILLAGE 2.
BETWEEN THE CITY AND OTAY RANCH VILLAGE 2
MASTER DEVELOPER.

WHEREAS, the Otay Ranch General Development Plan/Sub Regional Area Plan was originally adopted by City Council and the San Diego Regional Board of Supervisors on October 28, 1993; and

WHEREAS, on May 23, 2006, City Council approved the Village of Montecito & Otay Ranch Business Park Sectional Planning Area Plan (SPA) for Villages Two, Three and a portion of Village 4. In January 2012, amendments were approved to the SPA to accommodate an additional 197 dwelling units. A further amendment to the SPA plan to increase the number of dwelling units by 1,562 units was recently approved; and

WHEREAS, park obligations in the current SPA plan, as stated in Chapter 17.10 of the Municipal Code, are being met through the dedication of parkland by developers and the payment of park development fees. The 2014 supplemental PFFP requires compliance with Chapter 17.10 of the Municipal code by the payment of PAD Fees; and

WHEREAS, in 2014, the City met its growth management threshold of 3 acres of park per 1000 persons in Eastern Chula Vista. However, staff has determined that the typical method of constructing parks (payment of PAD Fees with subsequent construction by the City) would likely delay the construction in Village Two, so an alternative method, permitted by the Chula Vista Municipal Code, is being considered such that Neighborhood Parks are provided in line with population growth projections; and

WHEREAS, Baldwin and Sons believe that they can expedite the delivery of Village Two neighborhood parks if they deliver completed Neighborhood Parks in a “Turnkey” manner in lieu of paying PAD fees. This will allow more efficient use of staff while still ensuring delivery of quality parks; and

WHEREAS, the Park Agreement formalizes the manner in which Baldwin and Sons will provide “Turnkey” Neighborhood Parks and addresses the reimbursement of park development fees that have already been paid to the City; 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 and Final Environmental Impact Report No. 12-01. Thus, no further environmental review or documentation is require; and

WHEREAS, there is no current fiscal year impact to the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it approves the Agreement Regarding Construction of Parks P-1, P-2, P-3, P-5 and P-6 in a portion of Otay Ranch Village 2 between the City and Otay Ranch Village 2 Master Developer, 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 Mayor to execute same.

Presented by

Approved as to form by

KELLY BROUGHTON
Development Services Department Director

Glen R. Googins
City Attorney