



# CITY COUNCIL AGENDA STATEMENT



October 16, 2018

File ID: 18-0369

## **TITLE**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE DRAFT PARK MASTER PLANS FOR THE 5.057 ACRE PARK P-5 AND THE 7.1 ACRE PARK P-2 IN OTAY RANCH AND THE NAMES OF THE PARKS RESPECTIVELY "MEADOW PARK" AND "ORCHARD PARK".**

## **RECOMMENDED ACTION**

Council adopt the resolution.

## **SUMMARY**

This report presents the draft Park Master Plans for two of the five public neighborhood parks in Village 2.

## **ENVIRONMENTAL REVIEW**

### **Environmental Notice**

The project was adequately covered in previously certified Final Second Tier Environmental Impact Report, EIR 02-02 and Final Supplemental Environmental Impact Report, SEIR 12-01 for the Otay Ranch Village Two Sectional Planning Area Plan.

### **Environmental Determination**

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 was adequately covered in previously certified Final Second Tier Environmental Impact Report, EIR 02-02 and Final Supplemental Environmental Impact Report, SEIR 12-01 for the Otay Ranch Village Two Sectional Planning Area (SPA) Plan. Thus, no further environmental review or documentation is required.

## **BOARD/COMMISSION/COMMITTEE RECOMMENDATION**

At their meeting on September 20, 2018, the Parks and Recreation Commission approved the P-5 and P-2 Park Master Plans and the respective park names, Meadow Park and Orchard Park. They commented that Park P-2 is likely to be more heavily used than Park P-5 due to the fact that it contains more programmed sports facilities. To accommodate this they recommended that the consultant explore the possibility of adding an additional pair of toilet stalls to the restroom without increasing the overall building footprint.

## **DISCUSSION**

### Background

The park site for Park P-5 is located in the south part of the Village between Santa Carolina Road and Santa Christina Avenue. The site is immediately north of the S-2 school site. This park site came into being as a result of the Village 2 Comprehensive SPA Plan Amendment approved at City Council on November 4, 2014 in which 1,562 additional dwelling units were approved for the Village generating the need for additional parkland. The site was offered for dedication to the City on Final Subdivision Map No. 16112. The SPA amendment included a conceptual park layout listing the proposed park program.

The park site for Park P-2 is located in the core of Village 2 between Santa Diana Road and Santa Victoria Road. The SPA plan for the development was adopted by City Council on May 23, 2006. The site was offered for dedication to the City in 2006 on Final Subdivision Map No. 15350. The SPA included a conceptual park layout listing the proposed park program.

A public meeting was held on June 4, 2018 at the Montecito Swim Club at which residents were presented preliminary park designs and informed about the time line for park design and construction. Several comments were made by residents expressing a need for a recreation center and the types of activities that a recreation center can provide in Village 2. Staff explained that a recreation center is the type of facility that is usually part of a community park program where as Park P-5 and Park P-2 have been planned as neighborhood parks in accordance with the SPA plan.

The proposed park names reflect the agricultural history of Chula Vista, both the lemon growing and the ranching aspects of that agriculture.

### Parks Agreement

The Village 2 Parks Agreement, approved on November 17, 2014, states that the neighborhood parks shall be provided as turnkey parks developed by the master developer on behalf of the City.

The Village 2 master developer, Baldwin & Sons, have entered into an agreement with consultants, Michael Peltz & Associates for the design of Park P-5 and KTUA for the design of Park P-2.

### Park (P-5)

The park layout is an informal design. The draft Park Master Plan for the park includes the following elements:

- Restroom Building (with storage for park maintenance equipment)
- Group Gathering Plaza
- Group Picnic/BBQ area with shelter (rentable)
- Additional picnic tables/benches
- Tot lot with play equipment for 2-5 year olds and 5-12 year olds and safety surfacing
- Multipurpose field area
- Teaching area for use in conjunction with the adjacent school
- Drinking fountain
- 2 Half Basketball courts for practice purposes (expand to 4 if budget permits)

- Ping pong tables ( 2 minimum, more if budget permits)
- Space is available to add exercise stations and play nodes if the budget permits
- Perimeter walk
- Dog park divided between small and large dogs
- Walkway lighting
- Accessible parking space on adjacent street

The park is a pedestrian park serving the immediate community therefore no on-site parking will be provided; however, there will be an ADA accessible parking space with access to the park on Santa Carolina.

### Park (P-2)

The park design is more formal with an emphasis on sports activities. The draft Park Master Plan for the park includes the following elements:

- Restroom building (with storage for park maintenance equipment)
- 2 Basketball courts
- 2 Tennis courts
- Large multipurpose field area
- Play ground with play equipment for 2-5 year olds and 5-12 year olds and safety surfacing
- Group Picnic/BBQ area with shelter (rentable)
- Perimeter walk/jogging trail
- Passive lawn area
- Walkway lighting
- Trash enclosure
- Accessible parking space on adjacent street
- Tree shaded entry plaza with activities

The park is a pedestrian park serving the immediate community therefore no on-site parking will be provided; however, there will be an ADA accessible parking space with access to the park on Santa Ivy Avenue.

### **DECISION-MAKER CONFLICT**

Staff has reviewed the property holdings of the City Council members and has found no property holdings within 500 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)(11), 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 City Council member, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

### **LINK TO STRATEGIC GOALS**

The City's Strategic Plan has five major goals: Operational Excellence, Economic Vitality, Healthy Community, Strong and Secure Neighborhoods and a Connected Community. The proposed P-5 and P-2 parks address the Healthy Community and Connected Community goals as it seeks to provide recreational opportunities for residents.

### **CURRENT-YEAR FISCAL IMPACT**

There is no current fiscal year impact to the City.

### **ONGOING FISCAL IMPACT**

These parks are turnkey parks meaning that the developer builds the parks on behalf of the City to meet their park obligations. There will be no capital cost to the City for the creation of these parks. The only cost will be the standard cost per acre to the general fund each year for the maintenance of a prototypical park, at an average cost of \$14,050 per acre per year to maintain a prototypical park. The estimated annual cost to maintain Park P-5 is \$71,051 and Park P-2 is \$99,755.

The budget for the development of Park P-5 is \$3.79 million (\$3.16 million construction costs and \$ 0.63 million soft costs.)

The budget for the development of Park P-2 is \$5.32 million (\$4.31 million construction costs and \$1.01 million soft costs.)

(Figures are based on the park development fee increase that comes into effect on Oct 7, 2018)

### **ATTACHMENTS**

1. Parks and Recreation Commission 9/20/18 minutes
2. P-5 Park Master Plan 9-11-18
3. P-2 Park Master Plan 9-10-18

*Staff Contact: Mary Radley*