



# City of Chula Vista

## Staff Report

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**File#:** 14-0204, **Item#:** 5.

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RESOLUTION NO. 2014-061 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN AGREEMENT WITH THE COUNTY OF SAN DIEGO TO LEASE A PORTION OF CITY OWNED LAND LOCATED AT ROHR PARK FOR THE CONSTRUCTION AND OPERATION OF A PARKING LOT TO SUPPORT OPERATIONS OF THE COUNTY OWNED PROVENCE HOUSE AS A REGIONAL EVENT CENTER AND APPROPRIATING \$30,000 TO THE NON DEPARTMENTAL BUDGET TO IMPROVE THE CITY'S RANGER STATION IN ROHR PARK (4/5 VOTE REQUIRED)

### **RECOMMENDED ACTION**

Council adopts the resolution.

### **SUMMARY**

The County of San Diego owns Provence House, a small property surrounded by Rohr Park and located at 4370 Sweetwater Road. The County is planning to utilize this site as an event center for community groups and private parties. Currently there is insufficient parking on site to accommodate these uses. The County is requesting to lease a portion of Rohr Park immediately west of their site that will allow them to construct and operate a parking lot.

### **ENVIRONMENTAL REVIEW**

The Development Services Director has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity qualifies for a Class 11(b) categorical exemption pursuant to Section 15311 [Small parking lots and accessory structures] of the State CEQA Guidelines because the activity consists of construction, leasing and operation of a small parking lot, in compliance with applicable city codes on an existing City owned public park facility. Thus no further CEQA environmental review is required.

### **BOARD/COMMISSION RECOMMENDATION**

None

### **DISCUSSION**

The County of San Diego owns Provence House, a small property surrounded by Rohr Park and located at 4370 Sweetwater Road. The County is planning to utilize this site for community groups and functions however there is insufficient parking on site to accommodate these uses. They approached the City about leasing a portion of Rohr Park immediately west of their site so that they could develop a parking lot. The County also proposed enhancements to the adjacent segment of the City trail that circles Rohr Park and a provision that allows the City to utilize this new lot for Rohr Park access at times when it is not being used for County functions. After several months of negotiations a tentative agreement has been reached. Because this agreement needs the approval of the City Council and the Board of Supervisors it is being brought to City Council at this time. The

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proposed key terms for this agreement are summarized below:

The property to be leased is comprised of approximately 30,300 square feet of park land at the northern edge of Rohr Park immediately adjacent to Sweetwater Road and the County's Provence House property. (Note: The Property is part of a parcel originally transferred by the County to the City in 1984. The proposed use is consistent with a restrictive covenant placed on the property by the County when it was transferred to the City)

**Improvements.**

The County is required to improve the Property by June 30, 2015 with a parking lot comprised of approximately 35 spaces and improvements to the existing Rohr Park trail. Final design is subject to reasonable City approval. No other improvements or uses are allowed without prior City approval.

**Term.**

The initial lease term is 20 years, with two extension terms of 15 years and 10 years, respectively. Extensions are subject to City Manager's reasonable approval.

**Consideration.**

In consideration for the lease, County will provide the City (1) nominal "rent" in the amount of \$1 per year; (2) use of the parking lot for Rohr Park access when not being used for Event Center activities; (3) a lump sum payment of \$30,000 to be used by the City within 2 years to rehabilitate and improve a vacant City ranger station (currently contemplated for use as a concession stand serving Rohr Park patrons); and (4) free access to the Event Center each year for up to 4 City-sponsored events.

Staff believes that given the added parking and increased access provided by this project, the loss of a small amount of passive park area is acceptable. Additionally, the City will not be responsible for maintaining this park area or the County constructed parking improvements. The money for the rehabilitation and improvement of the ranger station will also add a park amenity for Rohr Park patrons.

**DECISION-MAKER CONFLICT**

Staff has reviewed the property holdings of the City Council and has found no property holdings within 500 feet of the boundaries of the property which is the subject of this action. Staff is not independently aware, and has not been informed by 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. This lease supports the goal of a Connected Community by increasing resident's quality of life through increased access to facilities and programs.

**CURRENT YEAR FISCAL IMPACT**

With the approval of this Agreement the City will receive one dollar a year (\$20.00) paid in advance. Additionally the City will receive a lump sum payment of \$30,000 to be used to improve the City's ranger station in Rohr Park. These funds will be appropriated to the Non Departmental budget.

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**ONGOING FISCAL IMPACT**

None. Under the lease the County will be responsible for both the construction costs and the ongoing maintenance costs of the parking facility improvements.