



# City of Chula Vista

## Staff Report

---

**File#: 17-0532, Item#: 3.**

RESOLUTION NO. 2018-027 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A PARK MASTER PLAN FOR THE 3.6-ACRE P-6 PUBLIC NEIGHBORHOOD PARK, LOCATED IN MILLENIA, AND APPROVING THE PARK NAME "MILLENNIA PARK"

### **RECOMMENDED ACTION**

Council adopt the resolution.

### **SUMMARY**

This report presents the draft Park Master Plan for the fourth Millenia Park P-6 and seeks approval of the plan and the park's name, "Millenia Park."

### **ENVIRONMENTAL REVIEW**

#### **Environmental Notice**

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 adopted Final Second Tier Environmental Impact Report (EIR 07-01) for the Otay Ranch Eastern Urban Center (EUC) Sectional Planning Area (SPA) Plan. Thus, no additional environmental review is required.

#### **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 adopted Final Second Tier Environmental Impact Report (EIR 07-01) for the Otay Ranch Eastern Urban Center (EUC) Sectional Planning Area (SPA) Plan. Thus, no additional environmental review is required.

### **BOARD/COMMISSION RECOMMENDATION**

On January 18, 2018 the Parks and Recreation Commission recommended approval of the draft Park Master Plan for the 3.6-acre turn-key public neighborhood park located in the Southwest part of Millenia and recommended approval of the park's name, "Millenia Park." The Parks and Recreation Commissioners would like the design team to consider the following items during the design development of the park: Selecting restroom materials that do not harbor bacteria, consider the optimum locations of hand washing facilities, consider the feasibility of solar panels, and consider a hard standing area off the field for goals storage (Attachment 1, Parks and Recreation Commission minutes).

### **DISCUSSION**

#### Background

The SPA plan for Millenia, formerly known as the Eastern Urban Center, was adopted by City Council on October 6, 2009, Resolution No.2009-224 and Ordinance No. 3142. The SPA plan for Millenia includes an Urban Parks, Recreation, Open Space and Trails Plan that describes a system of parks, plazas and trails within the development, as well as an overall master plan for six parks within the development, describing their locations, how the park obligations will be met, overall design concepts, and program elements to be included within each park. This 3.6-acre park site is located on Millenia Avenue, and it was offered for dedication to the City on Final Subdivision Map No. 16081 recorded at the County Recorder's Office on December 28, 2015. There was an adjustment to the lot line in January 2017 to provide a better interface with the proposed residential development site to the south.

### Millenia Parks Agreement

The Millenia project meets its park obligations, as stated in Chapter 17.10 of the Chula Vista Municipal Code ("Municipal Code" or "CVMC"), through a combination of parkland dedication, parkland development improvements and in-lieu fees. The ways in which these provisions are to be made are documented in detail in the "Agreement Regarding Construction of Parks in a Portion of Otay Ranch Eastern Urban Center" (Park Agreement) Resolution No.2009-226 approved on September 15, 2009 by City Council. The Millenia parks are to be provided through the "turn-key" 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 amenities 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. In addition, the developer will provide recreation facilities along the jogging trails through the business district for which they may receive credit, as well as meeting the remaining portion of their obligation with in-lieu fees. The Park Agreement allows for the City to approve special event programming in Millenia parks to help encourage the sense of community.

The Millenia master developer and the landscape consultants, Kimley Horn, have entered into a two-party agreement for the design of the Southwest Park.

### Southwest Park (P-6)

The overall theme for the park is "Motion." The draft master plan for the park (Attachment 2) includes the following elements:

- Restroom Building (with storage)
- Versatile Use Plaza
- Picnic/BBQ areas (rentable)
- Tot lot with safety surfacing
- Nature play area
- Multipurpose field with bermed seat wall
- Movable tables and chairs
- Drinking fountain
- 2 Tennis courts with fencing and adaptive striping
- 1 Basketball court and adaptive striping

- Perimeter jogging trail and walks
- Walkway lighting
- Trash enclosure
- Accessible parking space on adjacent private driveway

The park serves 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 the adjacent private driveway.

### Special Maintenance Provisions

The Park Agreement makes provision for a more enhanced level of park maintenance than the Chula Vista General Fund typically allows for. Fifty percent of the maintenance cost will be the City's average annual cost per acre for park maintenance. To match this amount, 50%, will be contributed to the City by a Community Facilities District (discussed below) that assesses future development in Millenia. This enables the City to maintain the parks with more maintenance intensive features at no additional cost to the General Fund.

Community Facilities District (CFD) 14M (a "Mello-Roos District") administers funds for Millenia's public infrastructure maintenance. The resident's special tax contribution represents the cost of 50% of the park maintenance costs. The City's General Fund allocates an equivalent to 50% of the parks maintenance costs annually to this same CFD thereby covering 100% of the parks maintenance costs. This mechanism has been established to ensure that the funds for the maintenance of Millenia's parks are used exclusively for maintaining the Millenia Parks.

### **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 members, 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 P6 park addresses 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**

This is a turn-key park meaning that the developer builds the park on behalf of the City to meet their park obligations. There will be no capital cost to the City for the creation of this park. The ongoing fiscal impact to the General Fund will be 50% of the cost per acre for the maintenance of the park as described in the discussion section of this report.

The budget for the development of the park is \$ 4.22 million (\$ 3.38 million construction costs and \$ 0.84 million soft costs.)

## **ATTACHMENTS**

1. Minutes from the Parks and Recreation Commission meeting dated Jan 18th, 2018.
2. Draft Park Master Plan

*Staff Contact: Mary Radley, Landscape Architect, Development Services Department*