



Parks and Recreation Commission AGENDA STATEMENT

DATE: SEPTEMBER 21, 2023

ITEM TITLE: **RECOMMENDATION TO APPROVE THE PARK MASTER PLAN FOR THE 1.414-ACRE PARK P-1 IN OTAY RANCH VILLAGE TWO.**

SUBMITTED BY: Kevin Jeffery, Landscape Planner
Patricia Ferman, Principal Landscape Architect
Development Services Department

REVIEWED BY: Laura C. Black, AICP, Director of Development Services
Tracy Lamb, Community Services Director
Gilbert Contreras, Principal Recreation Manager

SUMMARY

This report presents the Master Plan for Park P-1 in Otay Ranch Village Two, Village of Montecito Core Area. The public park is to be privately maintained and owned by the Village of Montecito Homeowner Association (HOA) with a public access easement over it.

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 (SPA) 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.

RECOMMENDATION:

That the Park and Recreation Commission recommend approval of the Park Master Plan for the 1.414-acre, Park P-1 public neighborhood park located in Otay Ranch Village Two.

DISCUSSION:**Background**

Park P-1 is located at the corner of Santa Carolina Road and Santa Victoria Road at the NE edge of the roundabout in the heart of the Village. The SPA plan for the development was originally adopted by City Council on May 23, 2006. This park site came into being because of the Village Two Comprehensive SPA Plan Amendment approved by City Council in November 2014. The SPA amendment includes a conceptual park layout listing the proposed park program.

Otay Ranch Village 2 Parks System

The Village concept of development creates a pedestrian friendly community that provides recreational spaces located within “walkable” distances from residences. Since 2015, the Developer has constructed four private HOA recreational facilities, an HOA Clubhouse and Pool facility which also provides a gym for residents and HOA Summerland Pool. Public park areas have also been built and turned over to the City of Chula Vista. They include the following parks:

- 1) *Montecito Park opened in April 2018* - This public park provides a large multi-use field, tot lot for 2-5 years old, playground for 5-12 years old, picnic shelter, tennis court, basketball court, seat walls and a restroom. This 4.4-acre park is the first phase of a park that when fully built will be slightly larger than 7 acres. Phase 2 will add 2.4 acres and it is planned to open in late 2025/2026 and Phase 3 will follow a City of San Diego waterline relocation.
- 2) *Meadow Park opened in August 2022* and has areas for small and large dogs, play areas for children, a large walking path around the perimeter of the park with work-out stations, picnic areas, a ping pong pavilion, half basketball court for 5-12 year-olds and a half court for all ages, and an outdoor teaching area and a restroom. This park is 5.1 acres.
- 3) *Grove Park opened on September 13, 2023*, featuring a multi-purpose turf field, walking path around the perimeter of the park, basketball courts, tennis courts striped for pickle ball, playgrounds for children, an activity plaza, passive lawn area, picnic areas, game tables, benches with shade canopies and Corn Hole game area. This park is 7.1 acres.

An additional 2.7-acre neighborhood park P-6 is planned to be built in the western portion of the Village which could be expanded to account for any parkland shortage if necessary.

Park P-1**Public Access Easement**

The Master Developer, Baldwin & Sons, granted and the City accepted a public access easement over all of lot 15 (park P-1) for park use and other public uses on the Final “A” Map 15350 for

Otay Village 2 and Portions of Village 4 recorded on November 21, 2014. The Village of Montecito HOA will be responsible for the maintenance of this public park in perpetuity.

Community Meeting

A public meeting was held on August 10, 2023 at 6 p.m. at the Montecito Swim Club at which residents were presented a preliminary park design and informed about the timeline for park design and construction. Several comments were made by residents in favor of the design, particularly related to the park's layout which guides users away from the vehicular roundabout at the south west corner of the park. There were also comments made on the need to have adequate pet waste stations in the area.

Park Master Plan

The Master Developer has entered into an agreement with consultants Schmidt Design Group (SDG) for the design of Park P-1. 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 Victoria. The park layout creates a symmetrical wedge open space for residents to use and balances the neighboring adjacent housing development nearby.

The landscape strategy for the park provides an inviting central plaza and a diverse range of gathering areas, a central green natural turf area, game areas, and a garden walk. Throughout the park, a combination of accent trees, shade trees, and decorative plants create an inviting, gardenesque atmosphere, and drought tolerant plant material based on Water Use Classification of Landscape Species (WUCOLS). Decorative paving at each end of the central lawn defines pedestrian gathering space within the park. The central open space includes a flexible lawn area with adjacent bench seating which will provide a space for gatherings and group activities. The proposed site will be graded with gentle grades throughout, with the maximum slope gradient of 3:1 in just a few small areas.

The irrigation system will be designed for reclaimed water and will include state-of-the-art water-saving components such as a weather-based controller, rain shutoff device, master valve, flow sensor and efficient spray and drip irrigation.

The master plan for the park includes the following elements:

- Additional picnic tables/benches
- Bean bag toss area
- (2) Bocce ball courts
- (2) Community rocker benches
- (2) Group picnic area under shade structures (rentable)
- Foosball table
- Ping pong tables
- Group gathering plaza with overhead festival lights
- Compass rose accent paving as the landmark features
- Large open lawn area
- Seating areas within gardenesque planting areas
- New additional ADA parking stall along Santa Victoria Road
- Park monument sign in the Montecito Community theme
- Pedestrian orientated paved walkways & meandering DG pathways with lighting

If recommended by Parks and Recreation Commission, the Master Plan for park P1 is scheduled to be presented to City Council in October. After design approval, the team will develop construction documents to be approved by the City. Construction of the park is expected to start in Spring of 2024.

Park's Development Budget

Based on current Parkland and Development (PAD) fees updated Oct 1, 2022, the park's estimated budget for the development would be \$1,256,205, including soft costs. The budget will be adjusted based on the upcoming PAD fee increase scheduled for October 1, 2023. The Master Developer, in its sole discretion, may contribute up to one million dollars as needed to help fund planned improvements. Any money contributed above the established park budget would not receive PAD credit.

DECISION MAKER CONFLICT

Staff has reviewed the property holdings of the Parks and Recreation Commission 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 Parks and Recreation Commission member, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

RELATIONSHIP TO THE CITY'S STRATEGIC PLAN

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 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 with this recommended action.

ONGOING FISCAL IMPACT

This park will be a privately owned and maintained by the Village of Montecito Homeowners' Association in perpetuity. 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.

ATTACHMENTS

1. P-1 Park Master Plan

*Prepared by Kevin Jeffery, Landscape Planner, and Patricia Ferman, Principal Landscape Architect,
Development Services Department*