



Parks and Recreation Commission AGENDA STATEMENT

DATE: NOVEMBER 07, 2024

ITEM TITLE: **RECOMMENDATION TO APPROVE THE PARK MASTER PLAN FOR THE HALF-ACRE PARK LOCATED AT THE NORTHEAST CORNER OF I STREET AND 5TH AVENUE AND THE NAME "CITRUS BAY PARK".**

SUBMITTED BY: Nikki Rummel, Landscape Planner
Development Services Department

REVIEWED BY: Patricia Ferman, Principal Landscape Architect
Laura C. Black, AICP, Director of Development Services
Frank Carson, Director of Parks and Recreation

SUMMARY:

This report presents the Park Master Plan for the half-acre neighborhood park at the northeast corner of I Street and 5th Avenue, including the park's name, "Citrus Bay Park", and requests the Parks and Recreation Commission's recommendation to the City Council.

ENVIRONMENTAL REVIEW:

The Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act ("CEQA") and determined that the Project was adequately covered in the previously certified Final Environmental Impact Report for the Urban Core Specific Plan (FEIR0601; SCH#2005081121) and all addenda and amendments. Thus, no further environmental review or documentation is required.

RECOMMENDATION:

That the Parks and Recreation Commission provide a recommendation to the City Council for the proposed Park Master Plan for the half-acre park at the northeast corner of the intersection of 5th Avenue and I Street, including the park's name, "Citrus Bay Park".

DISCUSSION:Background

On January 25, 2023, the City of Chula Vista Planning Commission approved a project consisting of 244 market-rate, for sale, two and three story townhomes, a future commercial parcel and a 0.5-acre parcel for a future public park on an existing 15.54-acre site within the UC-6 and UC-7 subdistricts of the Urban Core Specific Plan (“Project”). The project is commonly referred to as the Sears site, as this location is where the former Sears building was located in the Chula Vista Center. The marketing name for the residential project currently under construction is Citrus Bay. The Developer for the Project is CalWest Communities. The park site is located within the southwest corner of the development parcel (Attachment 1).

Citrus Bay Park Agreement

Park obligations for development projects are located in Chapter 17.10 of the Chula Vista Municipal Code (“CVMC”). This chapter is also known as the Parkland Dedication Ordinance (“PLDO”). The “Agreement for the Construction of a Public Park for the Chula Vista Center Residential Development Project” (the “Park Agreement”) adopted by City Council Resolution 2024-024 on February 13, 2024, details the Developer’s requirements to meet the parkland obligations associated with the residential project.

The PLDO requires a 2.61 person household factor per attached multifamily dwelling unit and the City’s General Plan requires 3.0 acres of parkland per 1,000 residents. The Project is required to provide 1.91 acres of developed parkland. As stated in the Park Agreement, due to the unique, urban, high-density nature of the project and its proximity to the Chula Vista Center, the developer cannot provide suitable land to satisfy the entire parkland requirement solely through the dedication of parkland.

The developer will satisfy the 1.91 acre park requirements by providing a) the half-acre park site, b) the equivalent of 1.0 acre of Parkland Acquisition Fees and Parkland Development Fees through enhanced amenities for the Project Park and c) the remaining .41-acre obligation will be met with payment of the in-lieu Parkland Acquisition Fees and Parkland Development Fees (Attachment 2).

Park Master Plan

The park’s theme revolves around the proposed historical reference to Citrus groves. The proposed park name “Citrus Bay Park” pays homage to Chula Vista’s rich port history and agricultural citrus groves. The park is designed to provide the following features and flexible, non-programmed recreational amenities (Attachment 3):

- An active recreation area with fitness equipment
- A tot lot with separate play structures for both 2-5 and 5-12 age groups
- Meandering paths
- Seat walls and benches
- Lawn Area
- Picnic tables for general and small group picnicking
- Bicycle racks
- Park Entry monument wall sign
- Plaza with specimen tree
- Shade Structures

- On-site 3-bin trash receptacle

Next Steps

The proposed Park Master Plan for the half-acre public park and the park's name, "Citrus Bay Park" process includes the following next steps:

1. City Council consideration of this plan and park's name to be scheduled for the next available City Council meeting after the Park and Recreation Commission meeting
2. The Developer will construct the Park. Construction is anticipated to start by June 2025.
3. The City will perpetually maintain the park after construction is completed.

CURRENT YEAR FISCAL IMPACT:

There are no current fiscal year impacts to the City as a result of this action.

ONGOING FISCAL IMPACT:

A one-time maintenance fee of \$309,167 has been negotiated and will be paid by the developer to the City and deposited to a Special Revenue Fund at the time that the City accepts the turnkey public park. This fee will support ongoing maintenance of the park for the first twenty years of the park's operations. Upon exhaustion of these funds, operation and maintenance of the park will be absorbed by the City.

Parkland in-lieu fees paid by the developer will be deposited to the City's Parkland Acquisition and Development ("PAD") Fee fund and available to construct other park projects in the western portion of the City.

ATTACHMENTS

1. Location Map
2. Park Agreement
3. Park Master Plan

Prepared by: Nikki Rimmel, Landscape Planner, Development Services Department