



# CITY COUNCIL STAFF REPORT



February 25, 2025

## ITEM TITLE

Park Master Plan: Approve the Park Master Plan for a Half Acre Park Located at the Northeast Corner of I Street and 5th Avenue, and the Name "Citrus Bay Park"

**Report Number:** 25-0030

**Location:** Northeast corner of I Street and 5<sup>th</sup> Avenue

**Department:** Development Services

**G.C. § 84308 Regulations Apply:** Yes

**Environmental Notice:** 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.

## Recommended Action

Adopt a resolution approving the Park Master Plan for the construction of the half acre Park at the northeast corner of I Street and 5<sup>th</sup> Avenue and the name "Citrus Bay Park."

## SUMMARY

The park at Citrus Bay is a proposed half acre urban park located on the northeast corner of I Street and 5<sup>th</sup> Avenue which will serve the western area of Chula Vista. This report presents the Master Plan for the park and seeks approval of the Master Plan and the park name, "Citrus Bay Park."

## 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.

## BOARD/COMMISSION/COMMITTEE RECOMMENDATION

On December 12, 2024, the Parks and Recreation Commission voted to recommend approval of the Park Master Plan and the name "Citrus Bay Park" by a vote of 5-0.

## **DISCUSSION**

### Background

On January 25, 2023, the City of Chula Vista Planning Commission approved Tentative Map (TM22-0001) for the Citrus Bay development consisting of 244 market-rate townhomes for sale, a commercial parcel and a 0.5-acre parcel for a public park on an existing 15.54-acre site within 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 in the Chula Vista Center. The Project Developer is Cal West Communities. The park site is located within the southwest corner of the development parcel Lot A (Attachment 1).

### Citrus Bay Park Agreement

Park obligations for development projects are in accordance with Chula Vista Municipal Code Chapter 17.10, also known as the Parkland Dedication Ordinance (“PLDO”). Additionally, the “Agreement for the Construction of a Public Park for the Chula Vista Center Residential Development Project” (the “Park Agreement”, Attachment 2) 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 parkland dedication based on a standard of three acres per 1,000 people. The Project is required to provide 1.91 acres of developed parkland based on 244 attached townhomes. As stated in the Park Agreement, due to the 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, through the “turnkey” method where the developer constructs the park on behalf of the City, 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 and Development Fees through park amenities and c) the remaining 0.41-acre obligation will be met with payment of the in-lieu Parkland Acquisition and Development Fees.

### Design Consultant

Cal West Communities selected and entered into an agreement with GMP Landscape Architecture and Planning (GMP) to provide design, pre-construction, and construction administration for the park at Citrus Bay. Construction of the park renovations will be completed under a separate solicitation and contract.

### Community Engagement

On May 2, 2024, City staff, GMP and Cal West Communities held the first public community meeting at the Chula Vista Civic Library to understand the community’s vision for the park. An overview map of the Project site was presented, as well as the location and history of the park site and potential amenities. City staff also asked the participants to provide what they felt were necessary features to be added to the park. After the presentation, GMP provided an in-person survey, as well as an online survey to generate feedback regarding the proposed park program. The Project survey highlighted the park amenities based on the size of the park and encouraged the public to rate the features and amenities that were most important to them.

On June 13, 2024, City staff, GMP and Cal West Communities hosted a second community workshop at Chula Vista Civic Library to present a preliminary design of the park based on the results of the survey data. Before presenting the design concept, GMP provided a brief overview to the community regarding the results of the survey data which highlighted the community’s top 3 to 5 amenities desired for the park including shade

structures, green space/lawns, tot lots and jogging paths. The proposed park design theme will honor the history of Chula Vista trees as the park location was historically citrus groves. GMP identified the features that garnered the most input and interest and included those within the park design. The community provided overall positive feedback and expressed their excitement for the proposed park renovations.

### Park Master Plan

The Master Plan has been designed to activate the entire park site by creating movement throughout the park while grouping relatable activities near one another. The design of the park site includes the following elements:

- 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
- Bicycle racks
- Entry monument wall sign
- Plaza with specimen tree
- Shade Structures
- On-site 3-bin trash receptacle

GMP estimates the total cost to construct the park at Citrus Bay is approximately \$1,833,005. Construction costs will be further refined during the construction bidding process. Should the Project funds be insufficient to complete the full Master Plan scope, value engineering may be employed by Developer, GMP Landscape Architecture and staff to keep the Project within budget.

### **DECISION-MAKER CONFLICT**

Staff has reviewed the property holdings of the City Council members and has found no property holdings within 1,000 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.

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

There are no current-year fiscal 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 partially 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 fully 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. Project Location Map
2. Parks Master Plan
3. Park Agreement

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