

RESOLUTION NO. 2025-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA APPROVING THE PARK MASTER PLAN FOR  
THE HALF-ACRE PARK AT THE NORTHEAST CORNER OF I  
STREET AND 5TH AVENUE AND THE NAME CITRUS BAY  
PARK

WHEREAS, the Tentative Subdivision Map TM22-0001 for the Citrus Bay development (“Project”) was approved by Planning Commission on January 25, 2023 by Resolution No. 2023-03; and

WHEREAS, park obligations for development projects are in accordance with Chula Vista Municipal Code Chapter 17.10 which requires 3.0 acres of parkland per 1,000 residents. Thus, the Project is required to provide 1.91 acres of developed parkland based on 244 attached townhomes; and

WHEREAS, the City of Chula Vista and CWC Broadway CV 256, LLC entered into the Agreement for the Construction of a Public Park for the Chula Vista Center Residential Development Project (the “Park Agreement”) adopted by City Council on February 13, 2024 by Resolution No. 2024-024; and

WHEREAS, CalWest Communities (the “Developer”) shall 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 (per CVMC Chapter 17.10) through park amenities and c) the remaining 0.41-acre obligation will be met through payment of the in-lieu Parkland Acquisition and Development Fees; and

WHEREAS, the Public Park is provided through the “turnkey” method where the Developer constructs the park on behalf of the City; and

WHEREAS, CalWest Communities and the landscape consultants, GMP Landscape Architecture, have entered into a two-party agreement for the design of the park; and

WHEREAS, following a community engagement process, GMP developed a Park Master Plan; and

WHEREAS, the Parks and Recreation Commission approved the Park Master Plan and the park name “Citrus Bay Park” at its meeting on December 12, 2024; and

WHEREAS, the Park Agreement acknowledges that the Citrus Bay Park shall be owned and maintained by the City; and

WHEREAS, a one-time maintenance fee of \$309,167 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; and

WHEREAS, 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 Environmental Impact Report (FEIR 0601; SCH#2005081121) for the Urban Core Specific Plan. Thus, no further environmental review or documentation is required.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it hereby approves the Park Master Plan for the half acre Park located at the northeast corner of I Street and 5<sup>th</sup> Avenue and the name "Citrus Bay Park".

Presented by

Approved as to Form by

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Robert A. Vacchi  
Interim Director of Development Services

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Marco A. Verdugo  
City Attorney