



CHAPTER 1

Parks and Recreation Resources

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CHAPTER 1

PARKS AND RECREATION RESOURCES

A. Introduction to the Parks and Recreation Master Plan

Providing for well-planned leisure opportunities for socio-economically and culturally changing populations is one of the greatest challenges in the 21st century according to the National Recreation and Park Association and the American Academy for Parks and Recreation Administration. The challenge for public agencies is to commit to park planning practices that provide responsive, equitable, and high-quality parks and recreation services. This Master Plan represents the City's commitment to comprehensively respond to the park and recreation facility demands of current and future residents. It is the guiding document for the City's parks and recreation system; acknowledges past park planning efforts through the identification of existing park and recreation facilities; serves as the blueprint for future park development; and identifies the locations of future park sites as well as the locations of specific types of recreational facilities.



This Master Plan represents a thorough park planning effort that recognizes the fact that a park system is more than simply a collection of individual recreational elements. It represents a comprehensive and interrelated package of Regional, Community, Neighborhood, Mini, Special Purpose, and Urban Parks that give residents the opportunity to have a complete recreational experience and provide a desirable addition to the environment and health of the community. Each park must be viewed within the context of the whole parks and recreation system to ensure that it functions properly in providing a balance of recreational opportunities.

A systematic approach has been utilized in this update of the Master Plan. This update was created using the 2002 Parks and Recreation Master Plan as a template and incorporates the General Plan Update, the Otay Ranch Development Plan Amendments, the Otay Valley Regional Park (OVRP) Concept Plan the Urban Core Specific Plan, and the Bayfront Master Plan documents' park and recreation policies. An updated citywide parks and recreation needs assessment, which was prepared in response to the 2030 development forecast identified in the General Plan Update, is also incorporated into this Parks and Recreation Master Plan Update.

This chapter provides a factual context for the overall Parks and Recreation Master Plan:

- A description of the overall goals of the Parks and Recreation Master Plan document.
- A brief history of Chula Vista including the identification of historic park planning milestones.
- A brief description of the existing regulatory programs that have influenced and will continue to influence park-planning activities in Chula Vista.
- Definitions and terms that apply to parks and recreation planning and development activities.

- An inventory of existing parks and recreation resources by planning area, accompanied by a detailed map.

B. Goals of the Document

The overall goals of the document are to:

- Prepare a comprehensive, detailed document to assist in the development of parks and recreation resources in the City.
- Describe the assessment of the community's desires for recreation services, the translation of these desires into physical and spatial parks and recreation facilities, and their application to locations within the comprehensive parks and recreation system.
- Outline a process that is planning-driven, that relies on sound data and information generated through community needs assessments.
- Create a rational planning guideline that will provide a procedure for addressing the City's concerns regarding the development of the City's parks and recreation resources.
- Outline the preferred vision, character, and direction of the comprehensive parks and recreation system for the City.
- Create parameters and guidelines that will allow for the incremental and orderly development of parks and recreation resources within the context of a comprehensive system.
- Assess the needs of the community (identify and involve the customer in the planning process).
- Establish goals and policies for the delivery of parks and recreation resources and periodic review of park and recreation needs.

C. Methodology

The following represents a description of the methodology employed to create this Master Plan. Although the process of developing this Master Plan has at times been very complex, the methodology is described simply below:

Step One: Prepare an inventory of current park sites, recreation facilities, and related regulatory programs and policies.

Step Two: Prepare an update to the 2002 Parks and Recreation Needs Assessment.

Step Three: Identify current and future park and recreation needs based on the conclusions and findings identified from Step Two.

Step Four: Review and edit as necessary goals, policies, and action items to address the current and future park and recreation needs.

Step Five: Develop an inventory of park sites and recreation facilities within each park site utilizing the directives identified in Step Four.

D. Historical Context

The commitment to deliver a quality parks and recreation system in Chula Vista is not a new commitment; in fact, park planning has continuously been pursued in the context of land use planning efforts within the City since incorporation in 1911. In the early years, as land opportunities became available, parks were developed for residents. The first park built in the

City of Chula Vista following incorporation was Eucalyptus Park, in 1927. As the City continued to grow, additional parklands were acquired and developed.

Prompted by rapid increases in population in the late 1960's, the City Council accepted the recommendation of the Parks and Recreation Commission to commence a Parks and Recreation Master Plan. The development of this Master Plan occurred on the heels of California's State Legislature enactment of the Quimby Act in 1965. The Quimby Act essentially responded to the rapid increase in urbanization and the need to preserve open space in California's growing communities by allowing local communities to establish ordinances requiring the dedication and improvement of parkland, or payment of in-lieu fees, in conjunction with the creation of new residential subdivisions.

The City Council adopted a Parks and Recreation Master Plan on July 20, 1971. This was followed on October 24, 1971 by the adoption of an ordinance requiring subdividers to provide park and recreation facilities that would directly benefit the residents of the subdivision.



The 1971 Master Plan included the identification of a twenty-year plan for addressing future City parks and recreation needs based on anticipated population forecasts. Between 1971 and 1986 the park acreage requirement was two acres of parkland per 1,000 residents.

In 1974, utilizing the 1971 Master Plan as a basis, the Parks and Recreation element of the General Plan was prepared and incorporated the recommendations of this Master Plan pertaining to the locations of future parks within the context of developing areas in the City. The 1974 Parks and Recreation Element identified the need to periodically review the Master Plan to keep the plan up-to-date with current needs.

The Parklands and Public Facilities Ordinance, Chapter 17.10 of the Chula Vista Municipal Code (CVMC 17.10), was updated in 1987, requiring new subdivisions to provide three acres of developed parkland for every 1,000 residents. The standard of three acres of parkland per 1,000 residents is the adopted standard for the entire City and is consistent with the NRPA standard.

In the early and mid-90's, the Parks and Recreation Department and Planning and Building Department began drafting the Master Plan scope of work and soon afterwards began preparation of the Master Plan. With the assistance of park planning consultants, staff embarked on one of the initial tasks associated with the preparing the document, namely the preparing the East and West Chula Vista Recreation Needs Assessment. In November 2002, the City Council approved the Chula Vista Parks and Recreation Master Plan.

The adoption of the City's comprehensive General Plan Update document in December 2005 necessitated corresponding updates to the Master Plan. Policy changes reflected in the General Plan Update, pertaining to an expanded development vision for both the eastern and western portions of the city, have resulted in the need to introduce additional park and recreational facilities within the planning area to meet future demand.

In anticipation of the adoption of the General Plan Update, the City enlisted the help of a consultant to prepare an update to the needs assessment work previously prepared to create the 2002 Master Plan. The 2006 Needs Assessment is based on a citywide telephone survey conducted in early summer 2005. A subsequent survey was completed in February 2016 that confirmed the 2006 Needs Assessment. The findings and conclusions of the needs assessment and subsequent survey serve as the basis for the 2030 forecast of needs. Chapter 2 describes the conclusions and findings contained in the assessment report.

The City completed a draft Master Plan Update in December 2011 with a workshop presentation to the City Council. Direction received from the City Council necessitated further revisions to the draft document, particularly regarding the University Villages re-planning efforts within a portion of Otay Ranch. With City Council approval of land entitlements within Otay Ranch in 2013 and 2014, the future park sites are now known, thus permitting this update of the Master Plan to be completed.

E. Regulatory and Policy Plan Context

The existing regulatory programs and policy plans that were considered in the development of this Master Plan are summarized below, including their significant characteristics.

1. The Chula Vista General Plan identifies and describes goals for the future physical, social, and economic development of the City, as well as, public policies to attain those goals. The General Plan provides the framework for planning and development of the City's park system. Four of the six General Plan elements pertain to issues and policies impacting parks and recreation issues in the City. The Land Use and Transportation Element contains a broad issues, goals, and objectives statement with respect to open space and recreation, whereas the Environmental Element identifies existing and future park sites. The Public Facilities and Services Element provides policy direction for the continued maintenance and updating of the Parks and Recreation Master Plan. The Growth Management Element provides minimum "quality of life" threshold standards that must be adhered to by new residential development projects. This Master Plan is part of the General Plan and provides guidelines pertaining to the City's parks and recreation system as set forth in the General Plan policies.

Consistent with the vision identified in the General Plan, this Master Plan includes narrative policies and action items in Chapter 3 that have been developed to address the evaluation, design, and development of (a) "landmark park(s)" within the citywide park system. Many communities across the country have developed iconic public gathering spaces that rise to the level of being show places, truly unique in character. Chula Vista landmark parks would be designed to provide a strong sense of place where people could meet and greet and where they would feel a strong attachment to the community. As conceptually imagined, the landmark parks would be iconic City places of unique design and may possibly include museums, a cultural arts center, gardens, significant gathering spaces and performance areas along with traditional recreational features.

2. The California Legislature established the Quimby Act, California Government Code Section 66477, in 1965 in response to California's increased rate of urbanization and the need to preserve open space and provide parks for California's growing communities. SB 1785, Chapter 1467, and Statutes of 1982 substantially amended the act, allowing local agencies to establish ordinances requiring residential subdivision developers to

provide land or in-lieu fees for park and recreation purposes and specifying acceptable uses or restrictions on the expenditure of such funds. In October 2013, Governor Jerry Brown signed Assembly Bill 1359 (AB 1359) into law, allowing cities and counties to use developer-paid Quimby Act fees to provide parks in neighborhoods other than the one in which the developer's subdivision is located, if certain conditions are met. Previously, a city or county could only use these fees to provide neighborhood or community parks that served the developer's proposed subdivision. Overall, AB 1359 provides cities and counties with opportunities to improve parks and create new parks in areas outside of the neighborhood for which subdivision fees are paid, if the statutorily-mandated criteria are met.

3. Parklands and Public Facilities Ordinance (CVMC 17.10) – This ordinance provides for the dedication of developed parkland and establishes the number of recreation facilities that a residential development will be required to provide. The CVMC 17.10 also identifies the standard for the amount of parkland (three acres per 1,000 residents) to be dedicated for new residential development. The Quimby Act is the enabling legislation for the establishment of this standard. The referenced standard, as described in CVMC 17.10, includes the concept of the City permitting acceptance of a combination of dedication of parkland and the payment of in lieu fees when the City Council can make a determination that such a combination would better serve the public and the park and recreation needs of future residents of the project.
4. Growth Management Program (GMP) – The GMP provides minimum “quality of life” threshold standards for new residential development projects. These threshold standards include the provision of a minimum level of developed park acres within new developments (three acres of parkland per 1,000 residents). The City Council appoints a Growth Management Oversight Commission (GMOC) to monitor the City's compliance with the threshold standards on an annual basis.
5. Capital Improvement Program (CIP) – Through the City's CIP process, on a five-year plan, a series of continuing and planned improvements to parks and recreation facilities are identified. Funding sources for these improvements are typically a part of the CIP, and are reviewed and adopted annually by the City Council.
6. Multiple Species Conservation Program (MSCP) – The MSCP is a comprehensive habitat conservation program for the preservation of more than 85 sensitive plant and animal species. This program includes lands from the City of Del Mar south to the Mexico border. Of the total 172,000 acres of planned preserve, over 10,000 acres of land and wetlands are contained in Chula Vista. Lands set aside as part of the MSCP will include both local and regional trail linkages. The *City of Chula Vista MSCP Subarea Plan* identifies the development of 246 acres for active recreation uses within the Chula Vista MSCP Subarea portion of Otay Valley Regional Park.
7. Greenbelt Master Plan – The Greenbelt Master Plan defines a 28-mile open space trails system that encircles the City, linking many of the City's park sites. This system will allow easy access to all the parks and recreation programs provided by the City. The Greenbelt Master Plan was adopted in September 2003 and includes standards for future trails, as well as general trail and open space delineation. The Greenbelt Master Plan incorporates the Otay Valley Regional Park along its southern boundary.

8. Chula Vista Landscape Manual – The City’s Landscape Manual provides standards for site development, landscaping, and irrigation for both private development and public projects. The Landscape Manual includes development standards for parks, open space, and landscape areas within public rights-of-way and a description of the park planning process. The manual serves an important role in the physical planning of park sites and functions as an implementation tool for the Parks and Recreation Master Plan.
9. Americans with Disabilities Act (ADA) – The ADA adopted in 1990 and subsequent ADA Amendments, including the 2010 standards, require that reasonable access to public facilities be provided.
10. Gender Equity Legislation – The California Legislature declared the need to expand athletic opportunities for female youths in the context of community parks and recreation through passage of Assembly Bill (AB) 2404 in August, 2004. AB 2404 supports equal female participation in youth athletics programs to provide female youth sports programs equal access to facilities administered by cities, special districts, and counties. The Governor approved AB 2404 in September 2004.
11. Joint Use Agreements / Memoranda of Understanding – In the past, the City had utilized Joint Use Agreements pertaining to recreational activities with school districts, non-profit organizations, and public and quasi-public agencies, to help achieve the City’s goals in meeting the community’s needs. Currently, there are no active Joint Use Agreements in place however, Memoranda of Understanding have been established or are in discussion with individual schools to serve the same purpose.
12. Redevelopment Project Areas – Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26; therefore, the City’s former redevelopment areas that include the merged Bayfront/Town Centre I and the merged Town Centre II/ Otay Valley Road/Southwest Project areas no longer exist.
13. Bikeway Master Plan – The Chula Vista Bikeway Master Plan, originally adopted in 1996 with updates in 2005 and 2011, identifies existing and proposed bikeway facilities throughout the City. Bicycle systems adjacent to the City are also identified to evaluate opportunities for connections to the regional network. The plan supports the integration of land use planning with transportation planning to consider future land use and population projections and to provide bicycle facilities to help decrease auto dependence. The plan also supports integrated planning efforts to promote opportunities for exercise and recreation, highlighting the interconnection of bikeways with area parks.
14. Urban Core Specific Plan – The Urban Core Specific Plan (UCSP) follows the direction provided in the City’s General Plan and establishes a vision, guidelines, and regulations for the future development in the traditional downtown area. The UCSP area is generally located east of I-5, west of Del Mar Avenue, north of L Street, and south of C Street and encompasses approximately 690 gross acres. The UCSP creates a framework that will attract investment and be a catalyst for revitalization. The overall goal is to create pedestrian-friendly environments, gathering places, parks, and public amenities through community development and reinvestment. This Master Plan honors the UCSP’s concept of urban park amenities, particularly within infill development areas.

15. Chula Vista Bayfront Master Plan (CVBMP) - The approved Bayfront Master Plan refers to the area generally located west of Interstate 5, south of the Sweetwater Marsh National Wildlife Refuge, and north of Palomar Street. The planning area encompasses approximately 550 acres, including approximately 490 acres of land area and 60 acres of water area. The San Diego Unified Port District controls the majority of the area. The Port and the City entered into a partnership to jointly plan Chula Vista's waterfront and, with significant input from the community, created a master plan with the goal of creating a world-class waterfront. The master plan includes over 200 acres of parks and open space. The CVBMP includes an environmental analysis in accordance with the California Environmental Quality Act.
16. Otay Ranch General Development Plan (GDP) – The Otay Ranch GDP (adopted in 1993) is the planning-based document that identifies the land use, facility, environmental, economic and social goals, objectives and policies for the development of the Otay Ranch area of Chula Vista. It sets forth guiding principles for development of a series of villages in the context of the region at large while addressing open space and environmental protection, public facility needs, and the conservation of resources. Chapter 4 of the GDP pertains to Parks, Recreation, and Open Space in Otay Ranch. The document provides measures to address a variety of parks and recreation and open space amenities, allowing for a full range of passive and active recreational opportunities.
17. Chula Vista Pedestrian Master Plan – The Chula Vista Pedestrian Master Plan was approved by City Council June 22, 2010. The Pedestrian Master Plan includes an assessment of pedestrian generators, attractions, and barriers along existing and proposed pedestrian networks within the City. Existing and future parks and recreation facilities are considered pedestrian attractions. The Pedestrian Master Plan documents an inventory of pedestrian-related infrastructure types (sidewalks, crosswalks, curb ramps, signage and traffic calming features). The Pedestrian Master Plan supports safe, convenient, and attractive pedestrian pathways, which in turn provides connectivity of the City's system of parks. The final Chula Vista Pedestrian Master Plan and the Chula Vista Parks and Recreation Master Plan, although separate documents, are complementary master plans.
18. Recreation Department Program Summary – The Recreation Department's Program Summary is designed to focus on the priorities and current services of the department on a yearly basis. Four key functions in the Recreation Department that provide a management assessment of the current levels of service are Recreation Programs and Services, Operations, Customer Service, and Resource Management. These key functions establish what constitutes a quality experience; operational and cost recovery goals; and marketing and communications standards for users to access programs and services. The Recreation Department Program Summary is aligned with the City of Chula Vista Strategic Plan that collectively constitutes the Quality of Life in Chula Vista.
19. Chula Vista Climate Adaptation Strategies – Since 2000, Chula Vista has been implementing a "Climate Action Plan" to address the threat of climate change impacts to the local community. The most recent plan is the 2017 Climate Action Plan (CAP) which was adopted by City Council on September 26, 2017. It includes ambitious new goals and policies to strengthen the City's climate action efforts. Implementing the CAP facilitates achieving numerous community co-benefits such as utility savings, better air

quality, reduced traffic congestion, local economic development, and improved quality of life. It brings together past City of Chula Vista climate plan efforts including the original Carbon Dioxide Reduction Plan (2000), the mitigation plan (2008) and the adaptation plan (2011). The City regularly conducts greenhouse gas (GHG) emission inventories to help guiding the execution of the Climate Action Plan as well as to monitor and evaluate the progress.

20. Asset Management Program – The City of Chula Vista has developed an Asset Management Program that will provide the foundation for developing a fiscally sustainable infrastructure system/management strategy. Through community engagement, the City educated stakeholders regarding needs and built broad consensus around priorities. An Asset Management Program Advisory Committee was created; a public opinion survey was conducted; and, an engineering, architecture and environmental consulting firm hired to conduct an inventory and assessment of the City's infrastructure assets. The Asset Management Program includes an assessment of the current quality of vital infrastructure systems. A number of asset management reports related to parks and recreation were developed and include Parks, Buildings, Courts, Fields, and Urban Forestry. These reports provide the budgetary needs to safely sustain operations of the facilities.
21. The Mitigation Fee Act – The State of California's enabling legislation for development impact fees is referred to as the Mitigation Fee Act. The authority for jurisdictions to establish and collect development impact fees for residential and non-residential development projects is found in the Mitigation Fee Act, also known as AB 1600, as codified in the California Government Code beginning with Section 66000. The Mitigation Fee Act permits local agencies to establish and collect a fee as a condition of approval of a development project to defray the cost of public facilities. Public facilities are defined in the statute as public improvements, public services and community amenities. The fee may include costs attributable to increased demand for public facilities by future development. The public facilities must be identified in a capital improvement plan, the General Plan, an applicable specific plan or other public documents.
22. City of Chula Vista Strategic Plan – A comprehensive framework that ensures priorities set by the City Council are clear to all employees, goals are laid out that respond to priorities, objectives are achieved that meet the goals, and that city government is accountable to meeting community needs. The Strategic Plan centers on five core goals: Operational Excellence, Economic Vitality, Healthy Community, Strong and Secure Neighborhoods, and Connected Community. The goals are broad statements of what the City is striving for in delivering services to the community; they are both quantitative and qualitative in nature. The Plan identifies strategies and initiatives to support the core goals. Implementation of these strategies and initiatives is how the City achieves its shared vision of a vibrant and sustainable quality of life for Chula Vista residents and businesses.
23. Otay Valley Regional Park (OVRP) Concept Plan – The OVRP Concept Plan a multi-jurisdictional park planning document for a regional park located within the Otay River Valley. The City of Chula Vista, City of San Diego, and County of San Diego forms the Joint Exercise Powers Agreement (JEPA) to coordinate planning, acquisition, and design for the OVRP, a 13 mile linear park that extends west to east from the South Bay

Wildlife Refuge to the Otay Lakes Reservoir and includes approximately 6,500 acres of public ownership. The Concept Plan provides trail and design policies and guidelines for future park land acquisition and trail and park facilities development within and adjacent to the OVRP.

F. Parks and Recreation General Plan Definitions

The Public Facilities and Services Element of the City of Chula Vista General Plan, approved in December 2005, describes park and recreation resources as follows:

1. Regional Parks - Regional parks are large open space and recreational facilities, and include uses such as public golf courses, beaches, lakes, trails, campgrounds and wildlife refuges. The OVRP crosses three agency jurisdictions including the City of Chula Vista, City of San Diego and County of San Diego. Located along the southern city boundary, the OVRP provides significant open space and recreational opportunities for the region. Portions of regional parks developed with active recreation components consistent with community park standards may be eligible for public park credit.
2. Community Parks - Community parks are designed to serve more than one neighborhood, are ideally 30 or more acres, and provide a wide variety of facilities, including swimming pools, playing fields, recreation centers, cultural centers, and picnic areas. These parks, when developed in accordance with city standards, are eligible for public park credit.
3. Neighborhood Parks - Neighborhood parks are intended to serve local residents, range in size from 5 to 15 acres and include open play space, playing fields, play equipment and picnic areas. Neighborhood parks typically do not include community centers. These parks, when developed in accordance with city standards, are eligible for public park credit.
4. Mini-parks – Mini-parks consist of both public and private facilities, are typically less than four acres in size, serve a smaller number of homes, and contain very limited facilities such as a tot lot or play structure and some grass play area. Public mini-parks are typically located in the western portion of the city, but could be located in master planned communities in the east if listed within the development’s parks agreement. Some mini-parks in the Eastlake community were given partial park credit and therefore are considered “public” but are privately owned and maintained. There are approximately seven acres of “public” mini-parks counted towards the City’s park inventory. Private mini-parks (including common useable open space areas) unlike public mini-parks, are usually not considered for public park credit but may be provided to meet private open space and/or community purpose facility requirements. Private mini-parks are typically located east of Interstate 805, in master planned communities.
5. Urban Parks – Urban parks are generally located in urban downtown areas, are typically 20,000 square feet to two acres in size, and may contain facilities such as public plazas, tot lots, play structures, public art features, sports courts (such as basketball or tennis), walking/jogging trails, dog walk areas, picnic or seating areas, some grass play area, trees, and other plant materials. Demands for parks within urban areas are different in



that the urban environment contains more residential density. Urban parks will occur west of Interstate 805 where infill and redevelopment activity is anticipated and where available and affordable land is scarce. Urban park locations are generally listed as shown in the UCSP. These parks may be considered for public park credit as a necessary component of an overall park service solution or, as with mini-parks, urban parks may meet private open space or CPF obligations. Similar to mini parks, urban parks generally may serve a smaller number of homes than neighborhood parks, depending on the ultimate housing density within their service areas.

6. Special Purpose Parks – Special purpose parks may vary largely in size from just a few acres to over 100, contain specialized facilities or themes, and serve the entire city. The 3.3-acre Living Coast Discovery Center, and the 133.5-acre Chula Vista Municipal Golf Course are examples of special purpose parks. A portion of the 150-acre Chula Vista Elite Athlete Training Center has the potential of becoming a special purpose park, pending an identification of uses available to Chula Vista residents.

G. Definitions Pertinent to the City’s Parks and Recreation System

The following list of definitions will assist the reader to recognize the terms when they are used throughout the Master Plan. As set forth below, action items call for amendment to City plans and ordinances to conform all definitions.

1. Active Recreation – Moderate to high intensity-level activities usually including the use of playgrounds, ball fields, sport courts, and recreation centers. Activities may be programmed when involving cooperative or team activity such as sports leagues.
2. Community Centers – Multi-purpose facilities measuring not less than 16,000 square feet. These centers serve as the heart of the community and offer a wide range of recreation programs, learning opportunities, health and fitness classes, meeting rooms, recreation staff office space, and annex.
3. Greenbelt – Connected open space ringing the city that includes the Sweetwater Valley and Otay Valley, connected by the Otay Lakes on the east and the San Diego Bay on the west. A primary trail system within the Greenbelt will consist of multi-use, rural and formal paths (depending upon the location) that, when connected will total approximately 28-miles in circumference surrounding the city. The Greenbelt Master Plan implements the open space and trails concept introduced in the City’s adopted General Plan.
4. Major Recreation Facility – Refers to recreation facilities such as buildings and pools/aquatics complex that are typically funded through the City’s Public Facilities Development Impact Fee (PFDIF) Program.
5. Landmark Park – Iconic city places of unique design and may possibly include museums, a cultural arts center, gardens, significant gathering spaces and performance areas along with traditional recreational features. Landmark parks would be designed to provide a strong sense of place where people could meet and greet and where they would feel a strong sense of attachment to the community.
6. Park – For the purpose of calculating the ratio of park acreage to population, a “park” includes: a) Public recreation lands owned and operated by the City and open to the public free of charge or with a fee (e.g., municipal golf course); b) Public recreation

areas owned and operated by a public agency other than the City, but within city jurisdiction (e.g. Port District operated parks); c) Some privately owned and operated recreation areas that have been given park “credit” because they are accessible to the public (e.g. Eastlake Community Lake).

7. Parkland Standard or Parkland Threshold – Refers to the City’s parkland standard of three park acres per 1,000 population as defined by the Parkland and Public Facilities Ordinance (CVMC 17.10). The standard includes the park acreage necessary for siting associated recreational facilities.
8. Passive Recreation – Activities that are low-intensity and tranquil in nature such as picnicking, strolling along trails, observing nature; located in less formal and non-programmed sections of a park. Passive recreation emphasizes the open space aspect of a park whereby there is a lower level of development than active recreation areas.
9. Pedestrian Parks – Refers to the Otay Ranch General Development Plan (updated May 2015) definition of a type of park that is necessary due to the small lot nature of the single-family neighborhoods. Since these parks do not meet public park size standards, they typically don’t receive park dedication credit unless it is specified as such in a particular development’s park agreement. However, pedestrian parks satisfy a recreation need in the neighborhoods and therefore are eligible for Community Purpose Facility (CPF) credit. If the development’s park agreement allows park credit for a pedestrian park, the park shall not also receive CPF credit.
10. Private Recreation Resource – A facility owned and operated by a private concern and is accessible to the public only through memberships and/or pay per visit opportunities. Examples of private resources are: some homeowner’s association parks, water parks, roller rinks, and outdoor theaters. There are a number of private parks in the eastern part of the City that provide recreational services. These are used and maintained by members of the homeowners’ associations, some have restricted access, while others are relatively open to the public. Those private resources that have been given public park credit and are open to the public are counted in the overall citywide parks inventory. Private resources have a variety of amenities, including: pool and spa facilities; tennis, volleyball, and basketball courts; play areas and picnic tables; open lawn areas and some may have restroom facilities. Private Recreation Resources with restricted access are not counted towards the public park inventory, nor are they given public park credit.
11. Public Recreation Resource – A facility occupied, operated and maintained by the City and that accommodates recreational activities or programs that are accessible by the general public. A public recreation resource is generally located on City, County, or State owned land. The Chula Vista Woman’s Club building is an example of a public recreation resource.
12. Quasi-Public Resources – A facility that accommodates recreational activities or programs that are generally accessible by the general public through an agreement with the City or through membership and may be operated by an agency or entity other than the City. A quasi-public recreation resource may be located on City, public utility right-of-way (i.e. SDG+E), school district, or non-profit agency-owned land. Examples of quasi-public facilities are schools, non-profit agencies such as the Boys and Girls Club Centers and the YMCA.

13. Recreation Complexes – Multi-purpose facility that incorporates more than one recreation component such as a community center, swimming pool and aquatics facility, gymnasium, and annex. An example of this is Chula Vista Memorial Park since it includes a swimming pool and a gymnasium.
14. Recreation Facility – Refers to both – Building and Non-Building Recreation Facility.
15. Recreation Facility – Building - Refers to major structures built for recreational purposes such as community centers, gymnasiums, aquatics facilities, senior and teen centers, interior assembly space (conference center), and cultural centers.
16. Recreation Facility – Non-Building – These support various park-related recreational activities and include multi-purpose fields; roller blade and skateboard areas; play areas (tot lots, horseshoe pits, etc); courts (tennis, basketball, volleyball, etc); fitness courses; supporting amenities (picnic shelters, concessions, etc.) as well as restrooms and maintenance structures.
17. Recreational Demands - Refers to Park Facility, Recreation Facility and recreational service and program demands derived from the Needs Assessment Report.
18. Recreational Services and Programs – The City provides recreational opportunities to the public as either programmed or non-programmed activities.



Programmed recreation activities represent those recreation activities and programs that involve the formal reservation (by City staff) of a specific area of a public park or building for a specific activity. Examples of programmed recreation activities and programs include organized softball league games, group picnic shelter rental, learn to swim, and room rental within a community building.

Non-programmed recreation activities do not require scheduling or reserving the use of the facility. Examples of non-programmed recreation activities include tot lot play, an informal pick-up game of soccer, or a drop-in visit to a center.

In addition to City-sponsored recreation programs, non-profit organizations, commercial vendors, school districts, faith-based organizations, and/or volunteer groups also offer additional programs and services. Many of these programs are offered in cooperation with the City. There are a number of agencies and non-profit organizations that provide valuable recreation programming to the community and neighborhood areas.

19. School Resources - Joint use agreements or Memorandums of Understanding (MOU) with schools for the purpose of sharing their recreation facilities. Examples of this arrangement would be satellite recreation programs (e.g., ballet, art, martial arts, outreach classes, etc.) at schools that the City could facilitate. In the past, elementary schools have allowed joint use at the discretion of the individual schools' principals, but presently none allow direct allocation of facilities by the City. High schools and middle

schools allow limited direct allocation of available recreation facilities such as athletic fields, courts, classrooms, restrooms, and performing arts facilities by the City.

- 20. Support Facility – Refers to park components such as comfort stations, walkways, parking lots, and buffer zones that occur within park sites to support recreation facilities.
- 21. Town Square – Refers to the Otay Ranch General Development Plan (updated May 2015) definition of a type of private park feature that serves as a focal point and is typically located centrally within some of the Otay Ranch Villages. These features are typically one acre in size. Town Square facilities may include tot lots, playground equipment, turf areas, picnic areas and similar active and passive recreation areas and improvements. While these sites are privately owned and maintained they remain publicly accessible. The Otay Ranch General Development Plan permits park dedication credit for town squares and as such the inventory of town squares contributes to the overall existing and future park inventories.
- 22. Trails - The parks and recreation system is linked by a Citywide system of open space, trails and bikeways accessible to the public. Trails are often used for walking, running, hiking and cycling and provide another opportunity for recreational activity. The Public Works Department currently maintains approximately 69 miles of trails. The General Plan supports a parks system linked by a trail system.

H. Parks and Recreation Resources Locations

The City of Chula Vista’s existing public park and recreational facility locations are depicted in Figure 1-1. Table 1-1 summarizes the number and size of park and recreation resources while Table 1-2 lists parks alphabetically and provides the acreage and type. The figure and table represent park and recreation sites as of January 2018.

**Table 1-1
Summary of Existing (January 2018) Citywide Public Parks
and Major Recreation Facilities**

Park Type	Public Parks		Recreation Facility Type	Major Recreation Facilities	
	Quantity	Acres		Quantity	Square Feet
Community	9	230.5	Community Centers	10	71,652
Neighborhood	38	275.9	Gymnasiums	5	62,943
Mini	19	22.1	Aquatic Centers	2	58,748
Special Purpose	14	187.3	Senior Center	1	17,804
Urban	1	1.2			
Town Square	1	1.0			
Total	82	717.9	Total		211,147

Table 1-2
Existing Recreation Facilities & Public Parks

No.	Park Name	Park Type	Acres
Public Parks - Publicly Maintained			
1	All Seasons Park	NP	7.6
2	Bay Boulevard Park	MP	1.4
3	Bayfront Park	SP	6.18
4	Bayside Park	SP	11.06
5	Bonita Long Canyon Park	NP	11.95
6	Breezewood Park	MP	2.12
7	Chula Vista Community Park	CP	13.99
8	Chula Vista Memorial Park	NP	8.02
9	Chula Vista Municipal Golf Course	SP	133.54
10	Chula Vista Woman's Club	SP	0.34
11	Circle Park	MP	0.69
12	Connoley Park	MP	0.66
13	Cottonwood Park	NP	6.71
14	Discovery Park	CP	28.92
15	Eucalyptus Park	CP	19.69
16	Explorer Park	NP	5.55
17	Gayle L. MacCandliss Park	MP	1.58
18	Greg Rogers Park	CP	27.21
19	Greg Rogers Skate Park	SP	7.60
20	Harborside Park	NP	5.11
21	Harvest Park	NP	6.71
22	Heritage Park	NP	10.73
23	Hilltop Park	NP	9.30
24	Holiday Estates I	MP	0.25
25	Holiday Estates II	MP	0.21
26	Horizon Park	NP	5.63
27	Independence Park	NP	12.83
28	Lancerlot Park	MP	0.16
29	Lauderbach Park	NP	3.79
30	Living Coast Discovery Center	SP	3.33
31	Loma Verde Park	NP	6.28
32	Los Ninos Park	NP	5.01
33	MacKenzie Creek Park	NP	6.82
34	Marina View Park	SP	5.92
35	Marisol Park	NP	5.01
36	Montevalle Park	CP	27.44
37	Mount San Miguel Park	CP	20.04
38	Mountain Hawk Park	NP	12.86
39	Norman Park	MP	1.41
40	Orange Park	NP	3.72
41	Otay Park	NP	4.25
42	Otay Gym & Recreation Center	NP	1.32
43	Palomar Park	MP	2.81

No.	Park Name	Park Type	Acres
Public Parks - Publicly Maintained			
44	Paseo Del Rey Park	NP	8.88
45	Pedestrian Park	NP	2.45
46	Plaza de Nacion	UP	1.20
47	Rancho Del Rey Park	NP	9.93
48	Reinstra Ball Fields	NP	13.26
49	Rice Canyon Equestrian Staging Area	SP	1.96
50	Rohr Park	CP	59.90
51	Salt Creek Park	CP	23.24
52	Santa Cora Park	NP	5.63
53	Santa Venetia Park	NP	7.67
54	SDG&E Park (East & West)	NP	19.81
55	Sherwood Park	MP	0.30
56	St. Germain Tennis Courts	MP	3.50
57	Stylus Park Park -	NP	2.62
58	Sunbow Park	NP	3.71
59	Sunridge Park	NP	6.58
60	Sunset View Park	NP	11.77
61	Terra Nova Park	NP	8.28
62	Tiffany Park	NP	5.18
63	Arroyo Place Open Space	NP	1.47
64	Valle Lindo Park	NP	4.35
65	Veterans Park	CP	10.03
66	Voyager Park	NP	11.25
67	Will T. Hyde Friendship Park	NP	4.38
68	Windingwalk Park	NP	9.47
Total			692.57

Public Parks - Privately Maintained *			
69	Alcala Park	MP	0.43
70	Ashbrook Park	MP	0.25
71	Augusta Park	MP	1.60
72	Cobblestone park	MP	0.25
73	Country Club Park	MP	1.90
74	Creekside Clubhouse	SP	2.90
75	Dolphin Beach Club	SP	1.50
76	Eastlake Beach Club	SP	1.95
77	Eastlake Community Lake	SP	8.75
78	Eastlake Golf Course Public Trails	SP	1.10
79	Eastlake Hills Swim & Tennis Club*	SP	1.20
80	Scobee Park	MP	2.28
81	Shorebird Park	MP	0.25
82	Windingwalk Town Square	TS	1.00
Total			25.36

Park Type

CP = Community Park
NP = Neighborhood Park
SP = Special Purpose Park
UP = Urban Park
MP = Mini Park
TS = Town Square

Misc Amenities

Bayfront Park: (1) Boat Dock and Ramp, (1) Fishing Pier
Eucalyptus Park: (6) Horseshoe Courts
Norman Park: (3) Horseshoe Courts
Rohr Park: (1) Rohr Manor, (1) Park Ranger Offices, (1) Mini-Railroad, (1) Equestrian Ring and Buildings, (1) Adobe Building
Stylus Park: (2) Bocce Ball Courts
Sunset View Park: (1) Roller Hockey Court

NOTES: Acres were determined by using actual GIS aerial parcel boundaries.

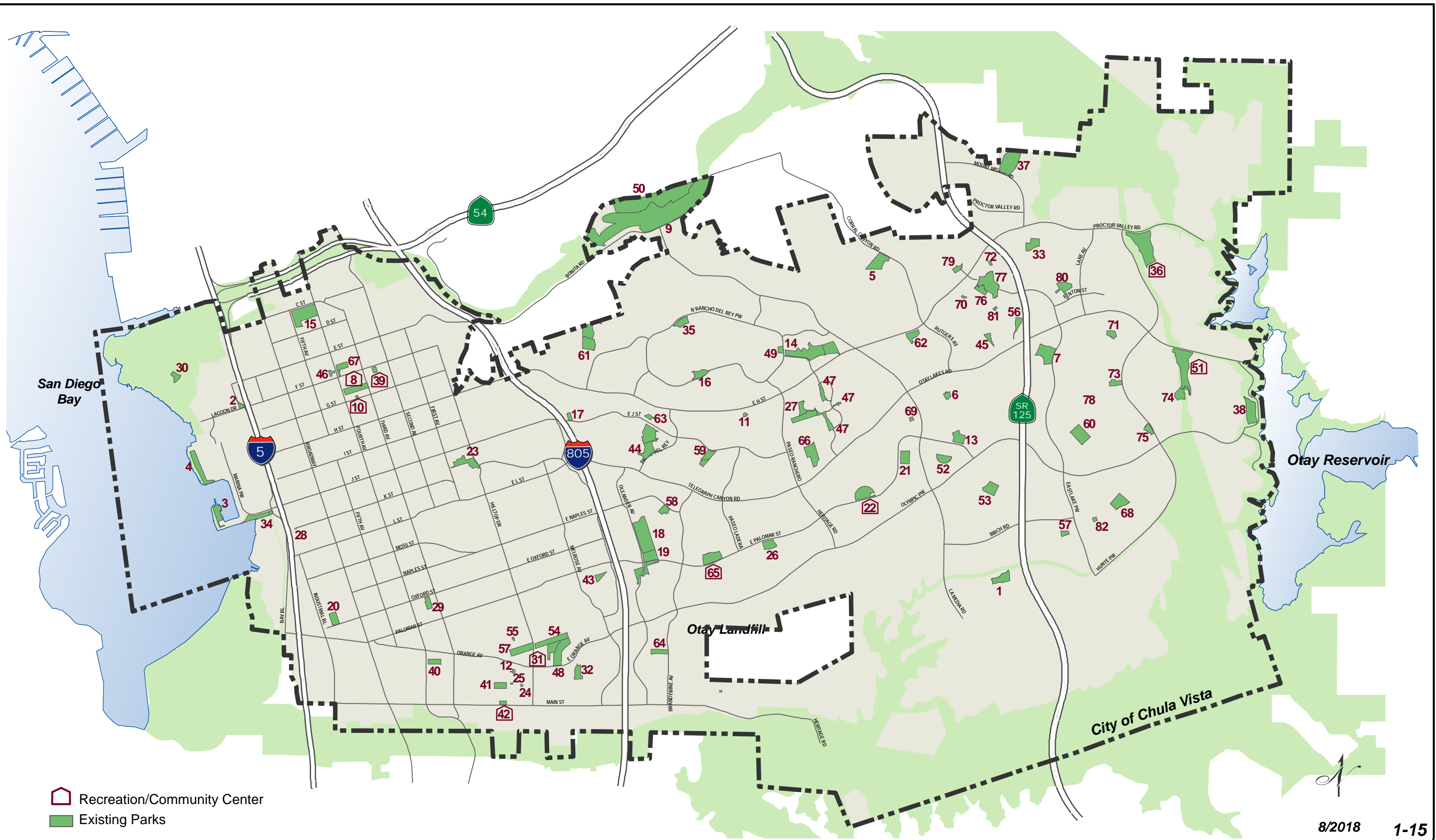
~ Agreement allowed for parkland acreage credit to be given for additional investment in park amenities in the subdivision's dedicated park land. The value of said investment is equivalent to the amount of in-lieu fees that would be paid to the City.

* Public Parks that are privately maintained and received all or a portion of public park credit. The acres listed are the acres that received public park credit.



Existing Public Park & Recreation Facilities

Figure 1-1



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I. Summary

The City of Chula Vista has long provided for the varied recreational interests of the community, and in a continuing effort to do so, the Master Plan will be reviewed periodically and updated as warranted, by staff and the Parks and Recreation Commission.

In order to provide for the changing recreation requirements and needs of the community the City has evaluated and analyzed these needs that are identified in the next chapter.

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