



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

CONSENT
March 4, 2008

**Honorable Mayor and
 Members of the City Council**

Title: Meadows Park Reimbursement/Credit Agreement - Release of Letter of Credit, Time Extension for Park Completion and Retain Cash Payment

Location/Council District: End of Terracina Drive and south of Del Paso Road/
 Council District 1

Recommendation: Adopt a **Resolution:** 1) releasing the Irrevocable Standby Letter of Credit (No. NZS903481) in the amount of \$2,831,172.00 for Meadows Park, CIP LW58 (L19138000); 2) extending the time to complete the park to September 30, 2010; and 3) retaining the payment of \$515,368 pursuant to Reimbursement/Credit Agreement No. 2007-0065 from Pardee Homes Corporation that is deposited into Fund 791 (Park Development Impact Fees) for any City related costs until the park is completed.

Contact: J.P. Tindell, Park Planning & Development Services Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 4727

Description/Analysis

Issue: Staff is recommending that Council approve the release of the Irrevocable Standby Letter of Credit, extend the time to complete the park to September 30, 2010 due to the unfavorable market conditions in the housing industry, and retain the payment of \$515,368 to cover City costs until the park is completed.

The Reimbursement/Credit Agreement No. 2007-0065 was approved by City Council on January 30, 2007. Meadows Park will be an 11.2-acre community park located at the end of Terracina Drive and south of Del Paso Road in North Natomas. The park will be built as a turn-key project by Pardee Homes.

A summary of the Meadows Park project history is included as Attachment 1 (page 4) and an area map as Attachment 2 (page 5).

Policy Considerations: Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

Committee/Commission Action: The Meadows Park name and master plan (Attachment 3, page 6) were reviewed by the Parks and Recreation Commission (PRC) on July 6, 2006. The PRC requested the shade structure be moved, a second basketball court be added and both courts be lit, the restroom be lit and relocated closer to the ball fields and the center of the park, and the tot lot be further away from the baseball field and closer to the adventure play area. With these modifications, the PRC supported the Meadows Park Master Plan and name.

Environmental Considerations: On July 18, 2006, the City Council approved a Negative Declaration and adopted the Mitigation Monitoring Plan for the development of The Pardee at Natomas Project (P05-129), Resolution 2006-534. The current request is approving the Master Plan for Meadows Park. Meadows Park project components were evaluated within the Negative Declaration for the Pardee at Natomas Project. Therefore, the proposed Master Plan will not result in impacts over and above what was previously evaluated.

Section 15162 of the California Environmental Quality Act (CEQA) Guidelines provides that an additional Negative Declaration need not be prepared unless substantial changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed above relating to Section 15162 exist, additional environmental review is not required.

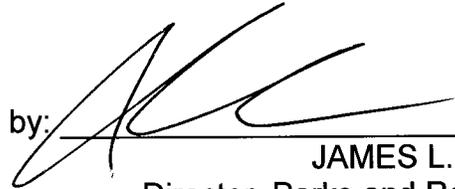
Rationale for Recommendation: The park development agreement is a turn-key agreement using the Unconditional, Irrevocable Stand-By Letter of Credit (LOC). Staff is asking Council to approve releasing the Letter of Credit, extending the time to complete the park to September 30, 2010, and retaining the \$515,368 in LW58 (L19138000) as requested by Pardee Homes due to the unfavorable market conditions in the housing industry. Pardee Homes will replace the LOC when they initiate the bid process again to commence park improvements.

Sacramento City Code 18.44.110 states the City Council may establish guidelines and procedures regarding credits and reimbursements of Park Development Impact Fees.

Financial Considerations: The developer has already provided a payment of \$515,368 to the City to cover city administrative and project management costs. This payment has been used to establish a new Capital Improvement Program project, LW58 (L19138000), for the associated City costs for development of Meadows Park.

Emerging Small Business Development (ESBD): The selection of Landscape Architect consultants and contractors for this project will follow City of Sacramento established guidelines for inclusion on ESBD firms.

Respectfully Submitted by:



JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:


for RAY KERRIDGE
City Manager

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Attachment 1

Background Information

The proposed Meadows Park is an 11.2-acre community park located at the end of Terracina Drive, south of Del Paso Road, and east of Gateway Park Boulevard in the Natomas Place Community of North Natomas. Phase I of the park will be built as a turn-key park developed by Pardee Homes.

The preliminary Meadows Park Master Plan was presented to the North Natomas Alliance on June 8, 2006, and was approved with minor revisions, which are included.

The Meadows Park Master Plan, approved by Council in Resolution 2006-646, includes a demonstration garden, a stone landscape wall, a shade shelter with group picnic area, a tot age play area, an adventure play area, concrete walkways, two basketball courts, two lighted tennis courts, a lighted softball field, a lighted baseball field, a restroom building, a garden arbor, a concrete seat wall with public art, a fountain wall, decomposed granite jogging paths, and shade trees with additional landscaping.

The park was planned to include the Maintainable Park Standards water saving techniques. At least 20% of the site is designed with urban forest, non-irrigated native grasses and mulch.

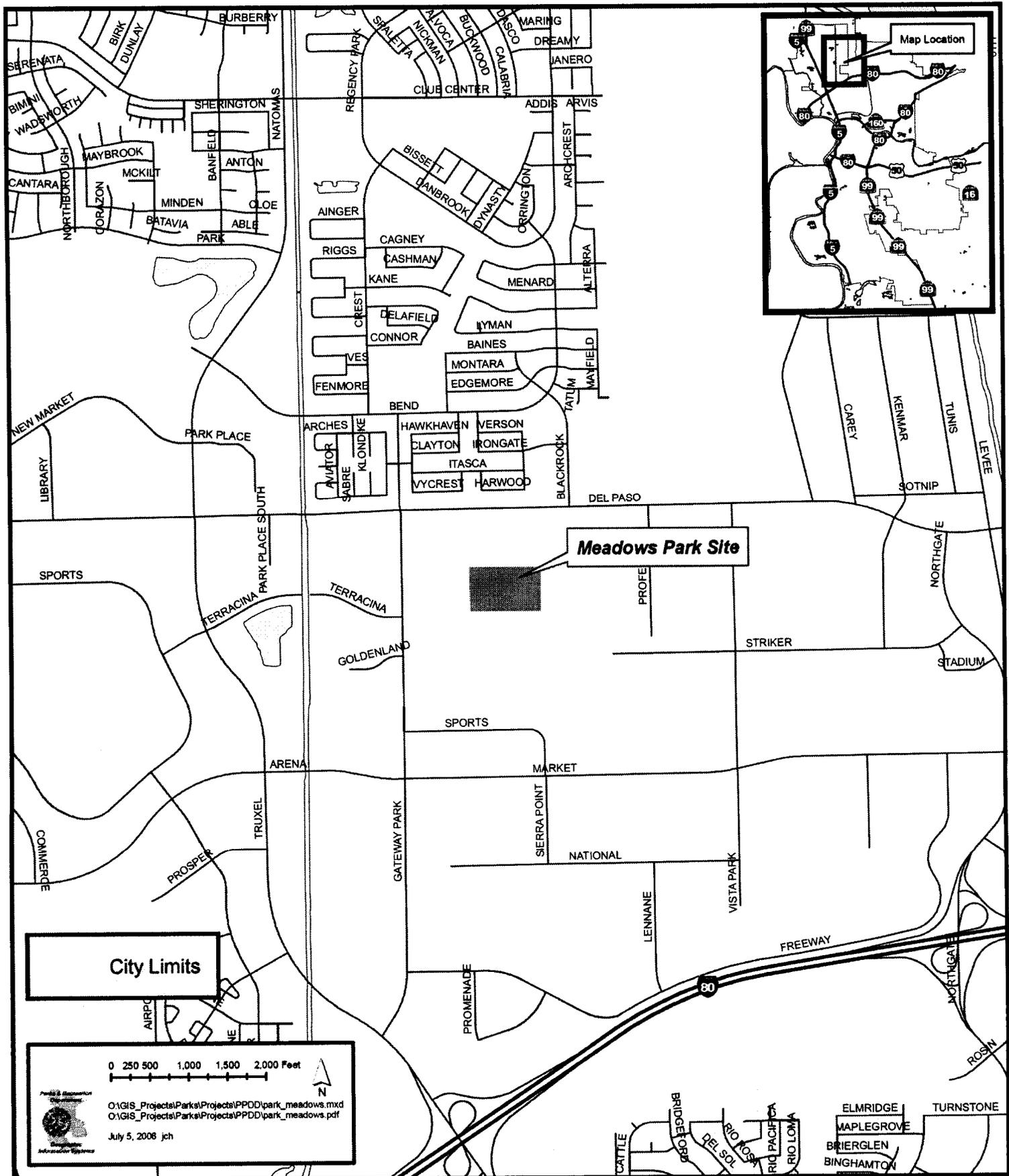
The park was expected to open in 2008, but will now be delayed until 2010. The developer will be required to maintain this park for one year after the completion of the park.



City of Sacramento

Department of Parks and Recreation

Meadows Park Site



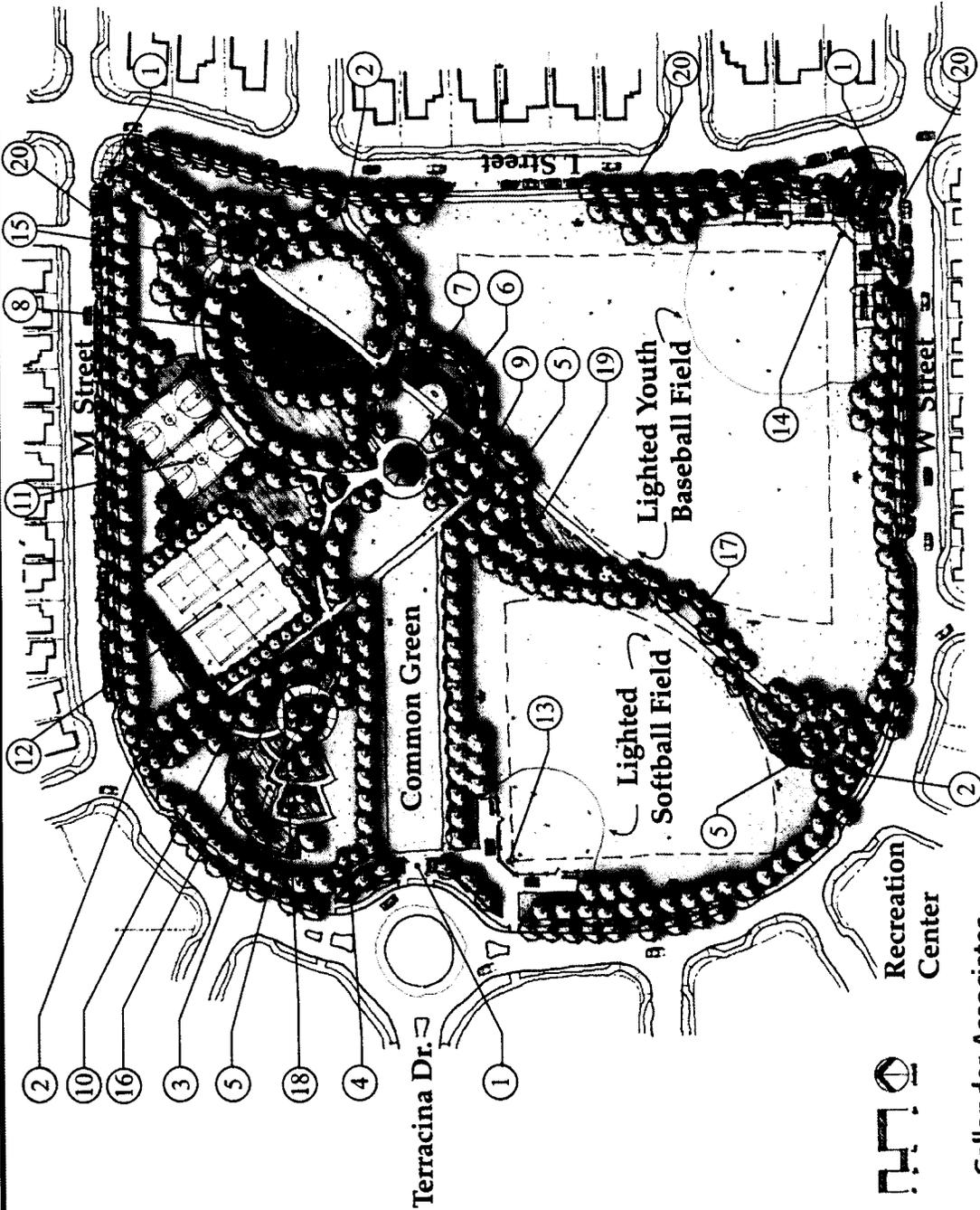
City Limits

0 250 500 1,000 1,500 2,000 Feet

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 July 5, 2006 jch

Meadows Park Master Plan

June 28, 2006



Key

- ① Primary Park Entry
- ② Secondary Park Entry
- ③ Demonstration Garden
- ④ Park Sign
- ⑤ Stone Landscape Wall
- ⑥ Shade Shelter / Group Picnic Area
- ⑦ Tot Age Play (2-5 years)
- ⑧ Adventure Play (5-12 years)
- ⑨ 10' Wide Concrete Walk, typ.
- ⑩ 5' Wide Concrete Walk, typ.
- ⑪ Basketball Court
- ⑫ Lighted Tennis Court
- ⑬ Softball Backstop
- ⑭ Baseball Backstop
- ⑮ Restroom Building
- ⑯ Garden Arbor
- ⑰ Concrete Seatwall w/ Public Art
- ⑱ Fountain Wall
- ⑲ Bark Mulch Area, typ.
- ⑳ Street Parking (70 Spaces)
- ㉑ DG Jogging Path

Total Park Acreage: 11.23

Natomas Place

Callander Associates

Landscape Architecture
Park and Recreation Design
Community Design

©2015 Natomax Park Conceptual Design. All rights reserved 2006. Callander Associates Landscape Architecture, Inc.



RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

March 4, 2008

**RELEASING THE LETTER OF CREDIT,
EXTENDING THE TIME TO BUILD THE PARK, AND RETAINING THE CASH
PAYMENT FOR MEADOWS COMMUNITY PARK DEVELOPMENT**

BACKGROUND

- A. Meadows Park is an 11.2-acre community park located at the end of Terracina Drive south of Del Paso Road in North Natomas.
- B. Phase I of the park will be built as a turn-key park and developed by Pardee Homes.
- C. On September 3, 2002, Council approved Resolution No. 2002-591 authorizing the City Manager to issue park development fee credits upon the provision of unconditional, irrevocable stand-by letters of credit.
- D. The City Council approved the Meadows Park name and master plan in Resolution 2006-646.
- E. The City Council approved the Reimbursement/Credit Agreement, established LW58 for associated City costs for the development of the park, accepted a payment of \$515,368 that was deposited into the Park Development Impact Fee (PIF) Fund 791, and appropriated \$515,368 from PIF, Fund 791, to LW58 on January 30, 2007, in Resolution No. 2007-051.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. The Irrevocable Standby Letter of Credit (No. NZS903481) in the amount of \$2,831,172 is released.
- Section 2. The time of park completion is extended to September 30, 2010.
- Section 3. The payment of \$515,368 is retained pursuant to Reimbursement/Credit Agreement from Pardee Homes that was accepted for Park Development Impact Fee (PIF), Fund 791, to cover City related costs to develop the park.