



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
January 23, 2007

Honorable Mayor and
Members of the City Council

Title: Meadows Park Capital Improvement Program and Reimbursement/Credit Agreement

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

Recommendation: Adopt a **Resolution:** 1) approving the Reimbursement/ Credit Agreement for Meadows Park, CIP LW58; 2) establishing a new Capital Improvement Program project, CIP LW58, for associated City costs for the development of Meadows Park; 3) accepting payment of \$515,368 pursuant to Reimbursement/Credit Agreement from Pardee Homes Corporation to be deposited into Fund 791 (Park Development Impact Fees), and 4) appropriating \$515,368 from Fund 791 to CIP LW58.

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

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Description/Analysis

Issue: Staff is recommending that Council approve entering into a Reimbursement/Credit Agreement similar to other turnkey park agreements that have been approved by Council in North Natomas.

Meadows Park will be an 11.2-acre park located at the end of Terracina Drive and south of Del Paso Road in North Natomas. The master plan's theme for the park is the history of the Natomas area. 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 will be a turn-key agreement using the Unconditional, Irrevocable Stand-By Letter of Credit. Staff is asking Council to approve the Reimbursement/Credit Agreement Relating to the Design and Construction of Park Improvements in North Natomas for Meadows Park, the acceptance of cash, and the transfer of funds. On September 2, 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. The City Council approved the Meadows Park name and master plan in Resolution 2006-646.

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

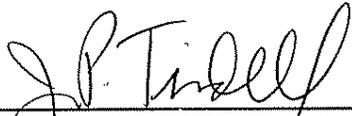
Financial Considerations: The developer will provide a total of \$3,346,540 to design and develop the park which includes a payment of \$515,368 to the City to cover city administrative and project management costs. The payment of \$515,368 will be used to establish a new Capital Improvement Program project (CIP LW58) for the associated City costs for the development of Meadows Park.

The Neighborhood Park Maintenance Community Facilities District (CFD) was established to reduce reliance on the general fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system. The CFD pays for a portion of the maintenance costs for neighborhood parks. The amount of funding in the CFD depends upon the year the homes in that neighborhood were built and annexed to the CFD; maintenance of parks built before 2002 and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD.

Development of parks creates an on-going cost for park maintenance and utilities of approximately \$6,200-\$10,200 per acre based on size of the park and park amenities. The following range was provided by Park Maintenance staff: 0-3 acres: \$8,000/acre for maintenance + \$2,200/acre water and utilities = \$10,200/acre; 4-7 acres: \$6,000/acre + \$2,200 utilities = \$8,200/acre; 7-10 acres: \$5,000/acre + \$2,200 utilities = \$7,200/acre; 10+ acres: \$4,000/acre + \$2,200 utilities = \$6,200/acre. Based on this range, the maintenance cost for this 11.2-acre park is approximately \$6,200 per acre or \$69,440 per year. There has been no augmentation to the Department of Parks and Recreation's operating budget for maintenance or water and utility costs. Developer shall maintain the Park Improvements at Developer's expense during the on (1)-year warranty period. Thereafter, City shall be responsible for all Park maintenance.

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:


for CASSANDRA H. B. JENNINGS
Assistant City Manager

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.

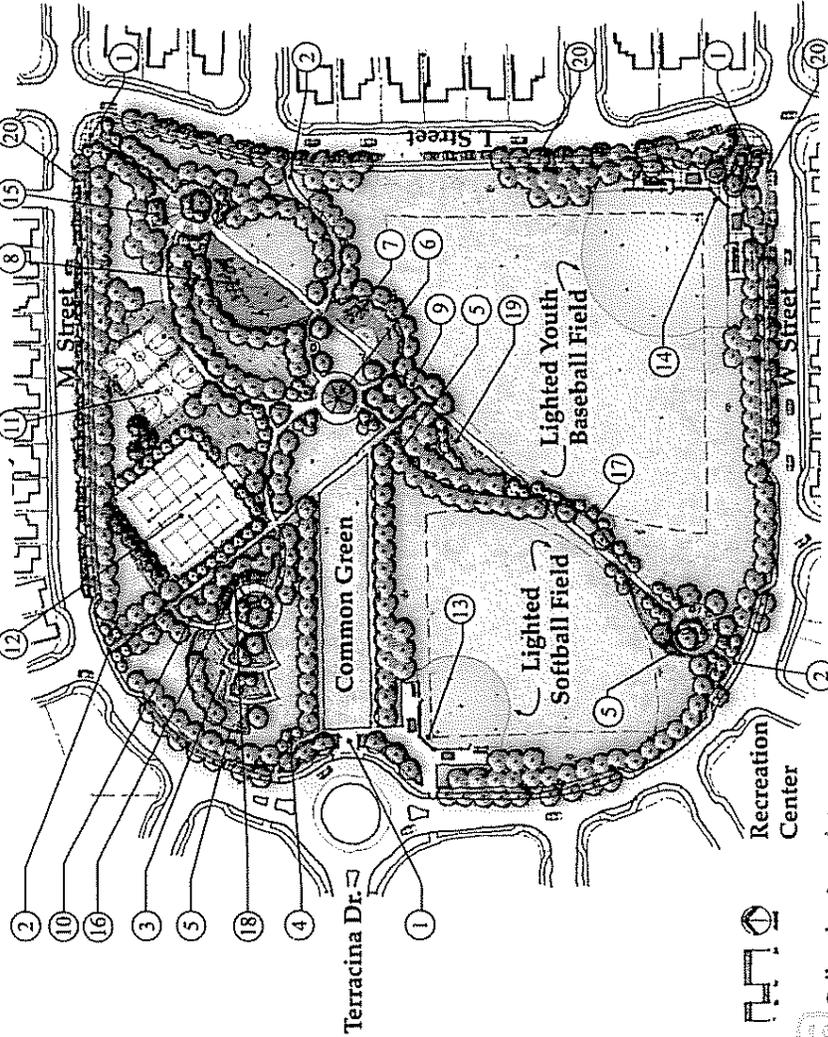
The Meadows Park master plan, approved by Council in Resolution 2006-646, includes a demonstration garden, a stone landscape wall, a shade shelter with group picnic area, a tot age play area, an adventure play area, concrete walkways, two basketball courts, two lighted tennis courts, a lighted softball 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 saving techniques. At least 20% of the site is designed with urban forest, non-irrigated native grasses and mulch.

The park is expected to open in 2008. The developer will be required to maintain this park for one year after the completion of the park.

Meadows Park Master Plan

June 28, 2006

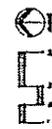


Key

- 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

Natamas Place



Callander Associates

Landscape Architecture
Park and Recreation Design
Community Design
102 S. Main Street, Suite 200, Charlottesville, VA 22902-3000
434-977-1111

RESOLUTION NO. 2007-XXX

Adopted by the Sacramento City Council

January 23, 2007

**ESTABLISHING MEADOWS PARK CAPITAL IMPROVEMENT PROGRAM
AND APPROVING THE REIMBURSEMENT/CREDIT AGREEMENT**

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. Pardee Homes desires to receive fee credits for constructing Meadows Park, and has provided the City with an unconditional, irrevocable stand-by letter of credit.
- E. The City Council approved the Meadows Park name and master plan in Resolution 2006-646.

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

- Section 1. The Reimbursement/Credit Agreement is approved for Meadows Park, CIP LW58.
- Section 2. A new Capital Improvement Program project, CIP LW58, is established for associated City costs for the development of Meadows Park.
- Section 3. Payment of \$515,368 pursuant to Reimbursement/Credit Agreement from Pardee Homes is accepted to be deposited into Park Impact Fee (PIF) Fund 791.
- Section 4. \$515,368 is appropriated from PIF Fund 791 to CIP LW58.

