

# City of Sacramento

## Legislation Text

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**File #:** 2018-01462, **Version:** 1

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**Title:**

**Capital Improvement Program, Revenue Budget and Expenditure Budget for the Crocker Village Park Development Project (L19112400)**

File ID: 2018-01462

**Location:** District 5

**Recommendation:**

Adopt a Resolution authorizing the City Manager or City Manager's designee to: 1) establish the Crocker Village Park Development Project (L19112400); 2) establish the revenue budget in the Youth, Parks, & Community Enrichment Department's FY2018/19 operating budget of \$20,000 (Park Development Impact Fee Fund, Fund 3204); and 3) establish the expenditure budget in L19112400 in the amount of \$20,000 (Fund 3204)

**Contact:** Dana Mahaffey, Senior Planner, (916) 808-2762; Raymond Costantino, Division Manager, (916) 808-1941, Park Planning and Development Services, Department of Youth, Parks, & Community Enrichment

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Location Map
- 3-Joint Use Detention Basin/Neighborhood Park
- 4-Resolution

**Description/Analysis**

**Issue Detail:** Petrovich Development Company Construction Company (PDC) is the developer of the Crocker Village development project, previously known as the Curtis Park Village Planned Unit Development, located at the northwest corner of Sutter Road & Crocker Drive. The original Curtis Park Village development project was approved by City Council (P04-109) on April 1, 2010. The development is a master planned mixed-use project on a 72-acre site. PDC has requested that the

City start the process of developing the preparation of a park master plan for the 6.5-acre joint use detention basin/neighborhood park. After the master plan is approved by the City Council, PDC intends to build the park under a Turnkey Agreement for design and construction of park improvements. PDC is required to reimburse the City for its park master planning costs and prepare the park construction plans and specifications. The City is requiring PDC to build the entire Joint Use Detention Basin/ Neighborhood Park since this is a more complicated park site. The park site will be dedicated to the City with a subsequent phase of the map.

Staff is proposing to establish a capital improvement project (L19112400) for the Crocker Village Park development project at this time to account for the acceptance of the developer funds. The funds will be used for staff review and approval of the park master plan under a Park Master Plan Services Agreement.

The Crocker Village development was approved for 259,000 square feet of commercial space, 189 single family dwelling units, 131 multi-family units, a senior facility, and a 6.8-acre park site. The 6.8-acre neighborhood park was redesigned into a 6.5 (net) acre joint-use detention/basin neighborhood park to serve the new residents. PDC desires to prepare the Park Master Plan for the neighborhood park at this time, so that construction of Joint Use Detention Basin/ Neighborhood Park can occur expeditiously and concurrently with completion of the residential project's housing models and so that the park will be in place once the new residents begin to occupy the subdivision at Village 1.

There are two sites that comprise the neighborhood park. Prior to development of the park, , a master plan must be prepared and reviewed by the Parks and Recreation Commission and approved by the City Council. The master plan programs the types of recreational amenities and facilities to be developed. The City's costs for the Park Master Plan review and approval are covered through the Park Services Agreement. The estimated staff cost is \$20,000. The costs to review the park construction plans and specifications and inspection costs are paid for through the Turnkey Agreement.

**Policy Considerations:** The Curtis Park Village Planned Unit Development (P04-109) project was approved by City Council on April 1, 2010 and found to be consistent with the City's General Plan and the goals, policies, standards, and objectives. Providing parks and recreation facilities is also consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods through the provision of parks, recreation, and trail facilities throughout the City.

**Economic Impacts:** Not Applicable

**Environmental Considerations:** The City Council certified the environmental impact report (EIR) for the Curtis Park Village project (project) on April 1, 2010 (Resolution No. 2010-174) and adopted CEQA findings of fact and approved the project on September 28, 2010 (Resolution No. 2010-572). The proposed action would establish a capital improvement project account to facilitate development

of the park and detention facility that were included in the project as approved. The City has completed review of the park and detention facility as required by the California Environmental Quality Act (CEQA). None of the circumstances identified in CEQA Guidelines section 15162 (e.g., change in circumstances or new information that identifies a new significant effect) are present. No further CEQA review is required.

**Sustainability:** Not Applicable

**Commission/Committee Action:** Not Applicable

**Rationale for Recommendation:** PDC desires to prepare the Park Master Plan for the neighborhood park so that construction of the park can occur concurrently with development of the housing units. This will ensure the park construction be completed by the time the new residents begin to occupy the units.

**Financial Considerations:** Staff recommends establishing the Crocker Village Park Development Project (L19112400) to account for the activities relative to the project.

The \$20,000 payment from PDC will be recorded as revenue in the Youth, Parks, & Community Enrichment Department's FY2018/19 operating budget in the Park Development Impact Fee Fund (Fund 3204) and establish the expenditure budget in L19112400 in the amount of \$20,000 (Fund 3204) to cover staff costs associated with overseeing the preparation of the park master plan, holding the public meetings, Park and Recreation Commission review, CEQA analysis, and City Council approval. Any remaining funds will be used for staff costs to review the design plans and oversee construction of the park.

**Local Business Enterprise (LBE):** Not Applicable