



# REPORT TO COUNCIL

## City of Sacramento

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

CONSENT  
August 21, 2007

Honorable Mayor and  
Members of the City Council

**Title: Professional Services Agreement: Sutter's Landing Regional Park (LS13)**

**Location/Council District:** 28<sup>th</sup> Street Adjacent to the American River /  
Council District 3

**Recommendation:** Adopt a **Resolution:** 1) authorizing the City Manager to execute a Professional Services Agreement with Callander Associates, Inc., for the preparation of the Sutter's Landing Regional Park Phase II (LS13) construction documents in an amount not to exceed \$161,600.

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

**Presenters:** Not applicable

**Department:** Parks and Recreation

**Division:** Park Planning & Development Services

**Organization No:** 4727

### **Description/Analysis**

**Issue:** Callander Associates was selected from the City's On-Call Master Services List for Public Facilities (Resolution #2006-784), which was compiled through a competitive, qualifications-based selection process; however, this agreement exceeds the City Manager's approval authority, and, therefore, authorization to proceed with the agreement is needed. Callander Associates has been selected based on qualifications set forth by the City and its past history on this project including the completion of a "Feasibility Report for Sutter's Landing Regional Park" for the City in 2005.

Phase II development at Sutter's Landing Regional Park includes a two acre dog park, a restroom with a fish cleaning station, river access, and recreation areas that will include a giant chessboard, basketball, and bocce courts. A summary of the project history is included as Attachment 1 (page 4) and a location map is included as Attachment 2 (page 5).

**Policy Considerations:** Sacramento City Code section 3.64.020 provides that the City Council shall authorize the execution of agreements for professional services including the services of architects and engineers, where the amount to be expended under each such agreement equals or exceeds \$100,000.

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.

This is part of the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

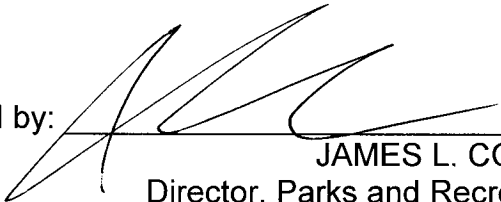
**Committee/Commission Action:** The Sutter's Landing Regional Park Master Plan (Attachment 3, page 6) was reviewed and supported by the Citizen's Advisory Committee for Parks and Recreation on November 6, 2003. The expanded vision for the park (to include regional amenities) was supported by the Parks and Recreation Commission at the May 15, 2006 meeting.

**Environmental Considerations:** The Development Services Department, Environmental Planning Services Division has reviewed this report and determined that this not a project based on Section 15061(b)(3) of the CEQA Guidelines, which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA only applies to projects which have a the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**Rationale for Recommendation:** Though the Department is authorized to select consultants from the City's On-Call Master Services List for Public Facilities, it is recommended that each department using the list obtain all necessary approvals and enter into separate professional service agreements with each consultant. This agreement exceeds the City Manager's approval authority; therefore, staff is requesting authorization to proceed with the agreement. Callander Associates is the most qualified to prepare the construction documents for Sutter's Landing Regional Park due to their previous experience, including the preparation of the 2005 Feasibility Report for Sutter's Landing and their extensive background in developing parks on closed landfill sites.

**Financial Considerations:** There are sufficient funds in LS13 to authorize, execute and award the Professional Services Agreement with Callander Associates in an amount not to exceed \$161,600. Funding for this project (\$1,666,667) comes from the Community Reinvestment Capital Improvement Program (CRCIP) bond issuance.

**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:

  
RAY KERRIDGE  
City Manager

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## Attachment 1

### Background Information

Sutter's Landing Regional Park is a 172.6-acre regional park on the closed 28<sup>th</sup> Street City Landfill adjacent to the American River in the Central City Community Planning Area.

In August 1990, a "Feasibility Study for Sutter's Landing Regional Park Development" was prepared for the City. A preliminary master plan for the development of the regional park was then prepared, incorporating the study's findings and input from area residents and interest groups. The preliminary master plan proposed active recreation uses on the westerly most 48 acres of the site, including such uses as a court complex (tennis, basketball, volleyball, horseshoes), a children's play area, skateboard park, a concession building (sports pro-shop, café/snack bar and restrooms), a public parking lot, an interpretive center building, a bicycle trail, river access, and a park maintenance facility. The master plan further proposed informal, passive recreation use of the more recently filled and capped area east of 28<sup>th</sup> Street, including informal open space/grasslands with trails and viewing points. Of the remaining area, the non-filled acreage immediately adjacent to the river was proposed to be maintained as a riparian habitat.

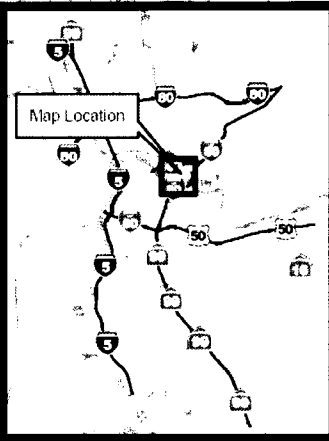
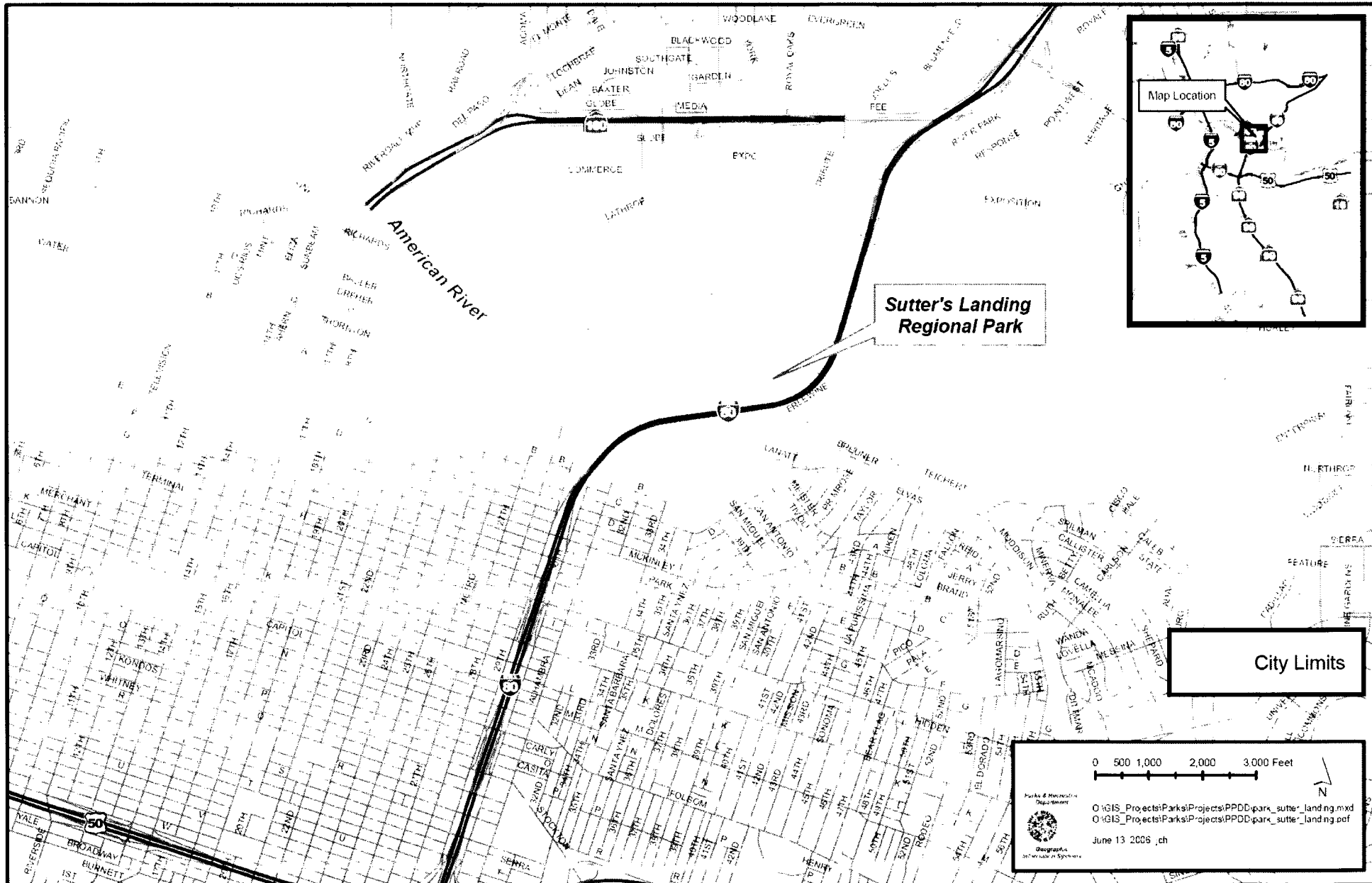
Community outreach meetings began in 2002 with a series of public meetings conducted by the Department as a first step to update the 1995 Sutter's Landing Regional Park Master Plan. From these meetings, staff compiled a list of recreational elements requested by the public. Phase I of the park development was completed in August 2002; it included trees planted in containers along the entrance roadway to the park, a bicycle trail to the river, a trail head "entrance" to the park, a small stage area, and a portable skateboard park facility. A final community meeting for the master plan was held on October 8, 2003 at Coloma Community Center. On December 9, 2003, the City Council approved the revision of the 1995 Sutter's Landing Regional Park Master Plan.

In February 2005, Callander Associates completed a "Feasibility Report for Sutter's Landing Regional Park" for the City that concluded that any park improvement is feasible on this site at this time as long as added, more-costly design features can be constructed.

On November 3, 2005, the Parks and Recreation Commission recommended supporting the expanded vision for Sutter's Landing Regional Park with the addition of "Retain, or replace with equal size, an onsite covered skatepark as a regional destination." On March 7, 2006, City Council approved the Sutter's Landing Regional Park Master Plan update to include regional destination attractions.



**City of Sacramento**  
**Department of Parks and Recreation**  
**Sutter's Landing Regional Park**

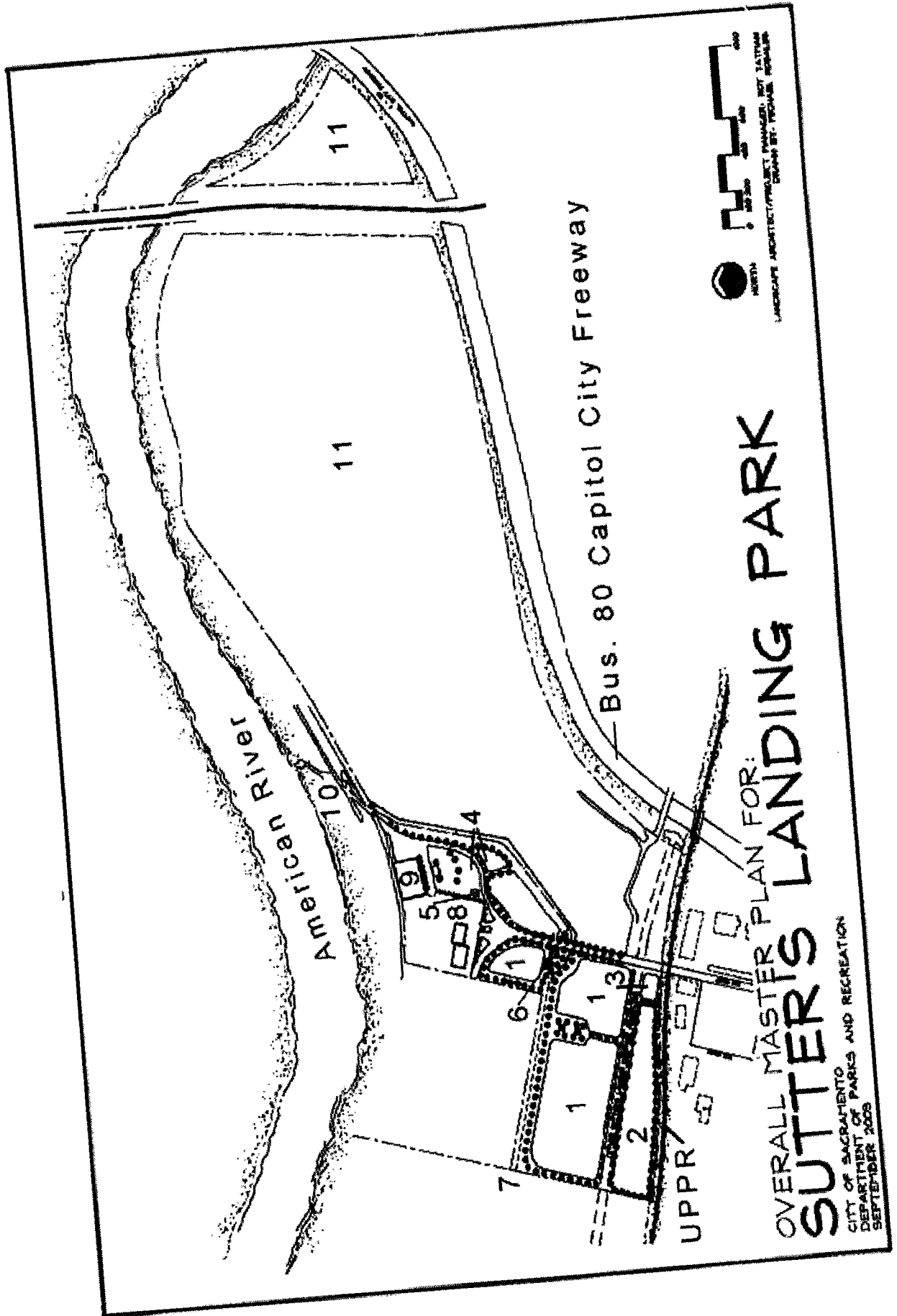


**Sutter's Landing Regional Park**

**City Limits**

0 500 1,000 2,000 3,000 Feet

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# **Adopted Master Plan Park Elements**

- 1. Active recreation court and field areas**
- 2. Dog Park**
- 3. Additional parking**
- 4. Passive recreation and court areas**
- 5, 6. Concession and restrooms**
- 7. Connection to Two Rivers Trail**
- 8. Park Operations and Recreation Offices**
- 9. Skatepark in existing baler building**
- 10, 11. River access and natural areas**





**RESOLUTION NO. 2007-**

Adopted by the Sacramento City Council

**August 21, 2007**

**APPROVING A PROFESSIONAL SERVICES AGREEMENT:  
SUTTER'S LANDING REGIONAL PARK (LS13)**

**Background:**

- A. Sutter's Landing Regional Park is a 172.6-acre regional park located on 28<sup>th</sup> Street, adjacent to the American River.
- B. The Sutter's Landing Regional Park Master Plan was reviewed and supported by the community and the Citizen's Advisory Committee for Parks and Recreation; it was approved by City Council in Resolution 2003-858.
- C. On November 3, 2005, the Parks and Recreation Commission recommended supporting the expanded vision for Sutter's Landing Regional Park. On March 7, 2006, City Council approved the Sutter's Landing Regional Park Master Plan update to include regional destination attractions.
- D. On October 24, 2006, City Council adopted the On-Call Master Consultant Services List for Public Facilities, which was compiled through a competitive, qualifications-based selection process; Callander Associates Landscape Architecture, Inc. is on that list.
- E. Sacramento City Code section 3.64.020 provides that the City Council shall authorize the execution of agreements for professional services including the services of architects and engineers, where the amount to be expended under each such agreement equals or exceeds \$100,000.
- F. There are sufficient funds in LS13 to award this Professional Services Agreement and the consultant has been selected based on past history on this project and its qualifications as set forth by the City.

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

- Section 1. The City Manager is authorized to execute a Professional Services Agreement with Callander Associates, Inc., for the preparation of the Sutter's Landing Regional Park Phase II (LS13) construction documents for an amount not to exceed \$161,600.