



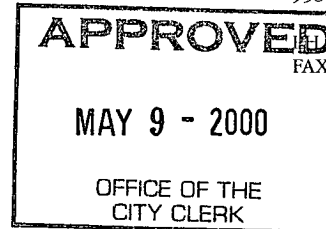
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NEIGHBORHOOD SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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April 26, 2000



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A62000-057

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: NATOMAS COMMUNITY PARK (13-A) PHASE I – DEVELOPER
REIMBURSEMENT AGREEMENT**

LOCATION AND COUNCIL DISTRICT:

Northeast of Northbend Drive and Baines Drive in North Natomas, District 1,
Neighborhood Services Area 4.

RECOMMENDATION:

This report recommends that Council approve the reimbursement agreement between the City of Sacramento and Lennar Communities related to the construction of Natomas Community Park Phase I and authorize the City Manager to execute the agreement.

CONTACT PERSON: Michele Rudek, (916) 264-7634

FOR COUNCIL MEETING OF: May 9, 2000

SUMMARY:

Lennar Communities (Landowner), a major landowner in North Natomas, north of Del Paso Road and east of Interstate 5, has begun development of single-family home sites. As part of the development, Lennar Communities expressed a desire to build Phase I (7.7 acres) of Natomas Community Park as a “turn-key” park to ensure its completion as quickly as possible. The Landowner will front all construction costs associated with Natomas Community Park. Upon review of cost documents and budget, the Landowner will be eligible for credit reimbursement from Park Impact fees, the Public Facilities Fee, and Community Financing District #4.

COMMITTEE/COMMISSION ACTION:

The Citizens’ Advisory Committee for Parks and Recreation for North Natomas has reviewed this agreement and recommended it to the Citizens Advisory Committee for Parks and Recreation. It will be heard by the citywide CAC on May 4, 2000.

BACKGROUND INFORMATION:

The City's Landscape Architecture Section (LAS) has been charged with timely provision of developed parkland to serve the new residents of North Natomas neighborhoods. The North Natomas Community Plan states:

“Neighborhood and community parks must be provided when a minimum of 50 percent of the residential land development in the park service area is completed.”

Developers active in North Natomas have requested that the City allow them to build specific park sites before the point of 50 percent build out is achieved. In response to those requests, City staff and Lennar Communities representatives developed the attached document so that Lennar could develop a specific park site in conformance with City design and construction standards. Also, this document outlines a specific means for crediting the value of those improvements to Lennar's homebuilders when the park's service area has reached the 50 percent build out status. The builders will realize the credits through a standard method of applying reimbursements at the building permit stage. This document may be used as a standard agreement to satisfy future requests for construction of other park sites early in a neighborhood's development process. Staff anticipates the following results from this proposed agreement:

- Lennar will begin construction of Natomas Community Park Phase I (7.7 acres) this spring with completion anticipated in the summer of 2000.
- The City will benefit by being more responsive to developers' requests, therefore helping to stimulate the economic environment.
- The new residents will benefit by the availability of a developed park site months before it would be built as per the North Natomas Community Plan.
- Other jurisdictions have found turnkey parks to be more cost effective, and staff expects this to be the case in North Natomas.
- Lennar will benefit through the early provision of a green, landscaped, and fully developed Phase I park site to future residents.

FINANCIAL CONSIDERATIONS:

There will be no impact to the General Fund as a result of this project. The sources of funding for this project are Lennar Communities and the Park Impact Fee. The sources of reimbursement to the landowner will be the North Natomas Public Facilities Fee, the Park Impact Fee and the Community Financing District #4.

ENVIRONMENTAL CONSIDERATIONS:

The North Natomas EIR was approved by City Council on May 3, 1995. The City Council's action in approving this agreement is solely for the purpose of providing funding and reimbursement mechanisms for Natomas Community Park Phase I and is itself, therefore, not a project for the purpose of the California Environmental Quality Act (CEQA).

POLICY CONSIDERATIONS:

None.

ESBD CONSIDERATIONS:

None. No goods and services are being purchased.

Respectfully submitted,



for
VICTOR L. EDMISTEN
Parks Manager

Approved:



for
GARY L. LITTLE
Area 4 Director, NPDS

Recommendation Approved:



ROBERT P. THOMAS
City Manager