



DEPARTMENT OF  
PARKS AND RECREATION

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET, #400  
SACRAMENTO, CA  
95814-2997

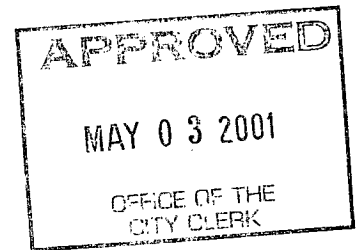
PARKS DIVISION

(916) 264-5200  
FAX 264-7643

April 19, 2001

City Council  
Sacramento, California

*Ag 2001-071*



Honorable Members in Session:

**SUBJECT: Approval of the Reimbursement/Credit Agreement and Park Fee  
Reimbursement/Credit Amount For Phase 1 of North Natomas Park 3-C**

**LOCATION AND COUNCIL DISTRICT:**

In the River View #2 subdivision located at El Centro and San Juan Roads in North Natomas;  
Council District 1

**RECOMMENDATION:**

This report recommends that the City Council, by resolution, approve the Reimbursement/Credit Agreement related to the design and construction of Phase 1 of Park 3-C, and approve the park fee reimbursement/credit amount for Phase 1.

**CONTACT PERSON:** Patrick Sanger, Park Services Manager, 264-8234

**FOR COUNCIL MEETING OF:** May 3, 2001

**SUMMARY:**

Park 3-C is a 5.0 acre neighborhood park site located in the River View #2 subdivision in North Natomas. This report addresses the financing of Phase I improvements.



*Optimize the Experience of Living!*

**COMMITTEE/COMMISSION ACTION:**

The Parks and Recreation Citizen's Advisory Committee reviewed and approved the Park 3-C masterplan and the Phase 1 construction plan on January 4, 2001, and the Natomas Parks and Recreation Advisory Committee approved them on December 20, 2000.

**BACKGROUND INFORMATION:**

In accordance with the Reimbursement/Credit Agreement, Gateway South, LLC (Developer) will receive a Park Impact Fee Credit reflective of the amount of the project costs actually incurred for improvements designated for funding by the Park Impact Fee and not to exceed 82 percent of the total project budget of \$467,485. The agreement is consistent with the boilerplate agreement previously approved by City Council for such park development in North Natomas.

Phase 1 construction will consist of 4.7 acres of turf, trees, irrigation; a booster pump; a water meter; electrical services; pathways and flatwork; park furnishings and recreation amenities. Phase I should be complete in Fall 2001 and open for the public's enjoyment. Staff will return to Council prior to that time to approve the park master plan, award the construction contract, name the park and address necessary environmental approvals.

**FINANCIAL CONSIDERATIONS:**

The budget for Phase I design and construction is \$467,485. Per the Reimbursement/Credit agreement, the developer can seek reimbursement/credit for the full value of Phase I park improvements (\$467,485) as established in the City's Park Development Impact Fee ordinance (99-044) adopted by City Council on August 15, 1999.

Maintenance of the park will be the responsibility of Gateway South, LLC until the development has reached 50 percent occupancy. After this is attained, the City will be responsible for maintenance.

**ENVIRONMENTAL CONSIDERATIONS:**

In November, 1998 City Council adopted a Negative Declaration for the River View Subdivision (P98-079, P98-080) which included a 5-acre park site. The current request is not for actual construction of the park site. Environmental review and evaluation for the construction and development of Park 3-C will be brought forward to Council for approval at the time action is taken on the park master plan and construction contract award.

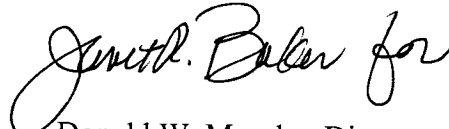
**POLICY CONSIDERATIONS:**

The recommended actions are consistent with the terms of the Reimbursement/Credit Agreement between the City and Gateway South, LLC.

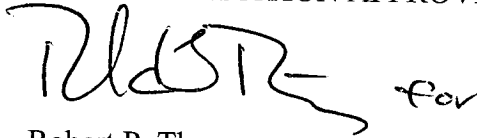
**ESBD CONSIDERATIONS:**

The Developer is required to follow City established guidelines for inclusion of ESBD firms when the construction contract is awarded.

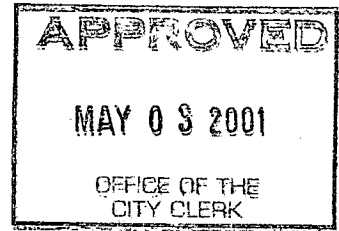
Respectfully Submitted,

  
Donald W. Murphy, Director

**RECOMMENDATION APPROVED:**

 for  
Robert P. Thomas,  
City Manager

Attachment: Map (Exh. A)



RESOLUTION NO. 2001-852

ADOPTED BY THE SACRAMENTO CITY COUNCIL  
ON DATE OF \_\_\_\_\_

**REIMBURSEMENT/CREDIT AGREEMENT AND PARK FEE  
REIMBURSEMENT/CREDIT AMOUNT  
FOR PHASE 1 OF NORTH NATOMAS PARK 3-C**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

The Reimbursement/Credit Agreement relating to design and construction of for Phase 1 park improvements for Park 3-C in North Natomas is approved. Furthermore, the park fee reimbursement/credit amount for Phase I, which is \$467,485, is approved.

\_\_\_\_\_  
MAYOR

ATTEST:


\_\_\_\_\_  
CITY CLERK

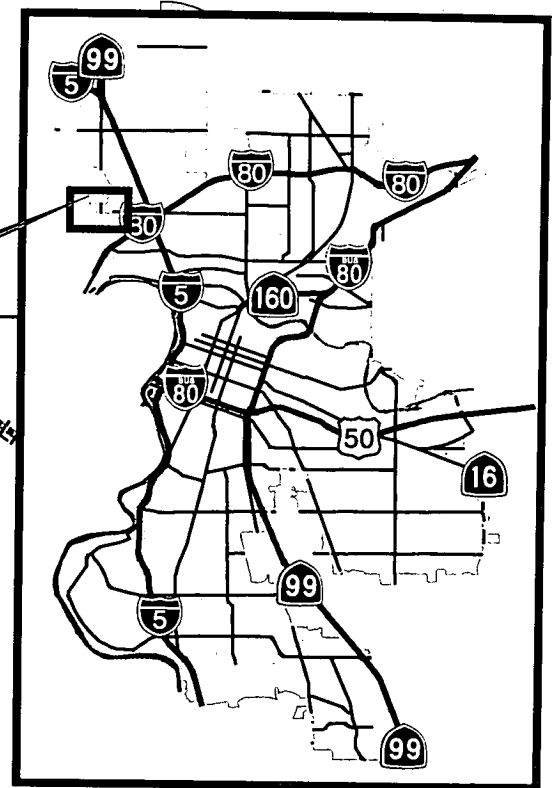
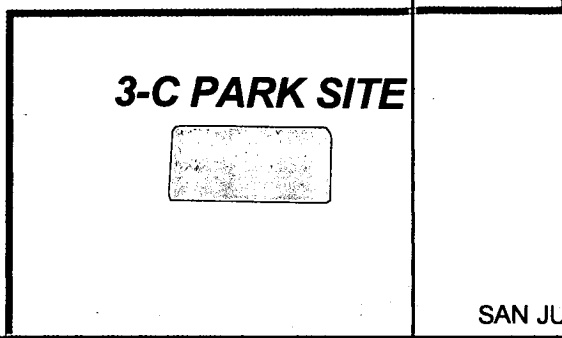
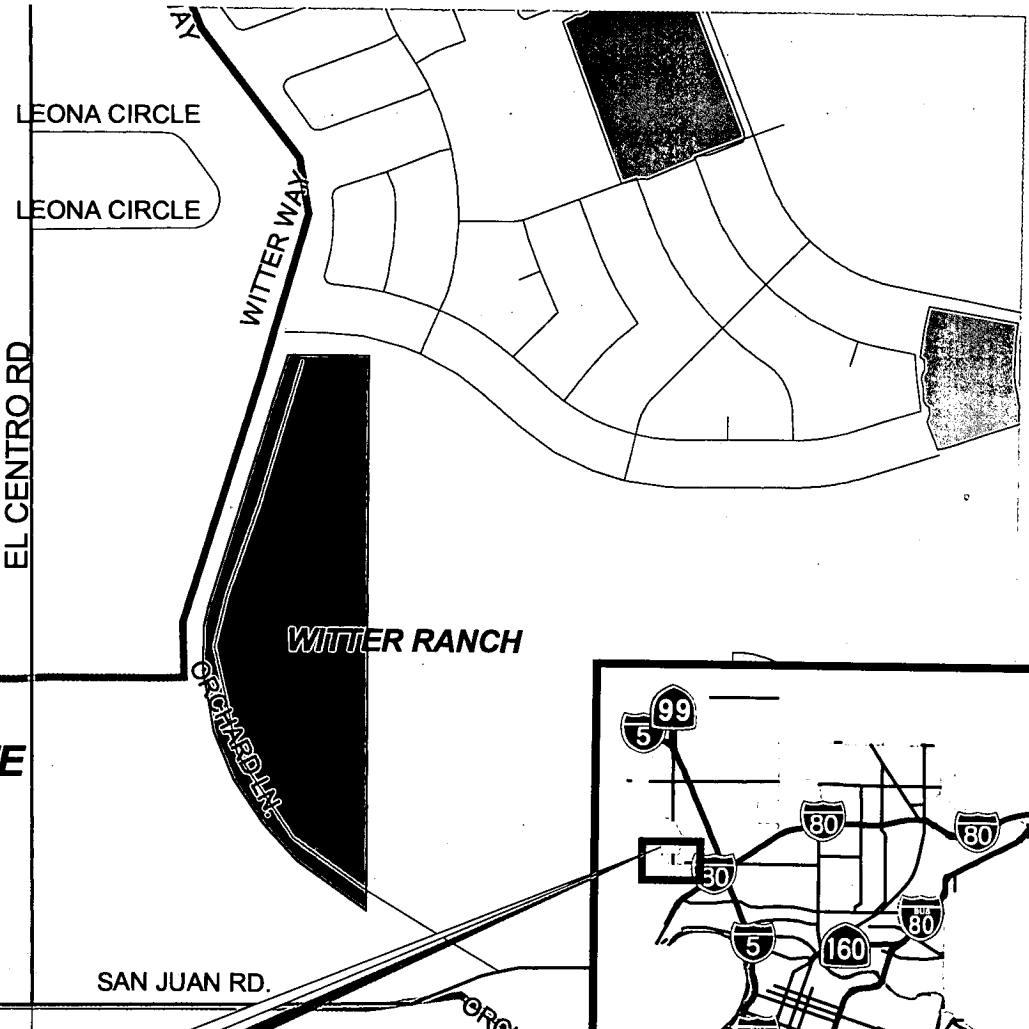
**FOR CITY CLERK USE ONLY**

Resolution No.: \_\_\_\_\_

Date Adopted: \_\_\_\_\_

**City of Sacramento  
Parks and Recreation  
3-C Park Site**

 = City Limits



Red box indicates portion of city displayed on map.

