



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: January 18, 2022
ITEM #: H.11
SUBJECT: Approve Updated Rick Gonzales Sr. Park Master Plan

Recommendation for Action: Staff recommends the City Council adopt Resolution No. _____, to approve the attached updated Master Plan for Rick Gonzales Sr. Park.

Staff Contact:

Clara Olmedo, Associate Engineer, clara.olmedo@cityofwoodland.org, (530) 661-5824

Fiscal Impact:

The total estimated cost to complete the three neighborhood parks in Spring Lake, including project management, design, construction and inspection, is estimated to be \$6.0 million.

The approved Capital Budget includes funding for three Spring Lake Parks: Jack Slaven, Rick Gonzales Sr. and Spring Lake Park. The current approved budget totals \$776,417 for the project consisting of \$300,000 SLIF Parks & Recreation funding (Fund 640) in FY2019/20 and \$476,417 in Spring Lake Capital funding (Fund 594) in FY2020/21.

The \$776,417 existing in the project budget is anticipated to be sufficient to fund the cost of design for the three parks. With continued home construction in Spring Lake and homebuilder's payment of Spring Lake Park Impact Fees, the City estimates that there will be sufficient funding to complete the construction of all three parks in the 2023 fiscal year. An appropriation of the available funding will be requested at the time of construction contract award and informed by the actual bid prices received.

Background:

The Spring Lake Specific Plan includes three neighborhood parks and a central park. The first neighborhood park, Jack Slaven Park, was built in 2010 and is located on Mickle Avenue and Ortiz Avenue. The construction of this park developed 6.7 acres of park improvements and left 1.3 acres undeveloped.

The second park, Rick Gonzales Sr. Park, was built in 2018 and is located on Mickle Avenue and Centennial Drive next to Spring Lake Elementary School. This park is 10-acres, of which 7 acres were developed with the first construction phase and 3 acres remain undeveloped.

The third park, Spring Lake Park, is located on Shellhammer Dr. and Osborn Dr. Two acres of this 8-acre park were developed in 2018. At the time this project was under construction, the subdivision surrounding the park was still under construction and no residents were living in the area.

The, currently unnamed, central park is located on Parkland Avenue and Harry Lorenzo Avenue surrounded by the Spring Lake Central subdivisions. It is planned to be up to 5-acres based upon funding available at the time of construction. The master plan for this park has not yet been developed.

Prior to the first construction phase of the parks, the City had master plans drafted to show preferred amenities for Rick Gonzales Sr. and Spring Lake Park. At the time, the City presented the draft master plan for the parks at several public meetings to receive input and feedback. With this current phase, City staff performed a public outreach process to reassess the overall Spring Lake Specific Plan amenities and to determine if the original

master plans met the current needs of the community. The City followed a public outreach and community engagement process as follows:

- June 5 - July 7, 2021: Online Parks Amenities Survey
- August 26, 2021: Public Open House summarizing survey results and feedback on draft master plan updates
- September 21, 2021: Presentation to the Parks Subcommittee
- September 27, 2021: Parks Commission Report on updated master plans
- October 19, 2021: Presentation to the City Council for Approval of master plans
- December 9, 2021: Spring Lake Community Discussion

The online survey ran during the month of June 2021 and results demonstrated the need to modify the original masterplans.

At the October 19th City Council Meeting, staff presented an updated master plan for Rick Gonzales, Sr. Park for approval prior to proceeding with preparation of construction drawings. The Master Plan changed from the original plan as a result of input received during the public outreach process, most notably the elimination of the parking lot. The parking lot did not rank high among the amenities presented in the recent survey. In addition, construction of onsite parking is relatively costly and would divert funding from other higher-ranked amenities. The parks in Spring Lake are designed primarily as neighborhood parks that nearby residents can access easily by bicycle or on foot, reducing the need for parking lots.

Additionally, in response to growing school enrollment needs in the neighborhood, the Woodland Joint Unified School District reached out to the City during the public outreach phase to explore the potential to expand the Spring Lake Elementary School site. The updated Master Plan for the park reserved approximately 2-acres to be part of a potential expansion of the school. At the conclusion of the item on October 19th, the City Council deferred action on the amended Master Plan for Rick Gonzales, Sr. Park and directed staff to seek further public input and return to City Council for reconsideration.

Discussion:

The City Council held a Special Meeting on December 9th to provide additional discussion and opportunity for neighborhood input on the merits of dedicating a portion of the park in support of the school site expansion. The majority of comments received expressed concern for the potential transfer of land from the park to the school site and expressed support to proceed with the full 10-acres of park improvements. Given the feedback received, staff is recommending the City Council proceed with the completion of the 10-acre park and adopt the final Master Plan for the Park as shown in Attachment B of this report.

If approved as proposed, staff will work with the consultant to prepare construction drawings for the remaining ~3.0 acres of improvements to be constructed this year, which will include:

- Tennis court (with Pickle ball markings)
- Full basketball court
- Expansion of multi-use turf field
- Completion of native landscape areas and paths

These improvements will complement the amenities constructed in the initial phase that included:

- 7-acre improvement area
- Multi-use turf area to accommodate youth soccer field and T-Ball size baseball field
- Playground area and equipment for 2-5 aged and 5-12 aged children
- Benches, pathway lighting, drinking fountains
- Paved and decomposed granite paths with connections to adjoining greenbelt network and fitness stations
- Group and small picnic shelters

- Restroom and maintenance building
- Low water use landscaping

Staff anticipates having the construction plans ready for City Council approval and bid award in March, concurrently with the plans for Spring Lake and Jack Slaven Parks. This timeline will allow construction to begin in Summer 2022, with expanded park areas opening by Spring 2023.

Staff recommends the City remain willing to partner with the School District to explore options to increase enrollment capacity at Spring Lake Elementary and accommodate the existing and future school facility needs of the Spring Lake neighborhood. This may include the option of considering a shared use agreement for school access to the multi-use turf and/or court areas of the park for their outdoor programming needs.

Conclusion:

Staff recommends the City Council adopt Resolution No. _____, to approve the updated Master Plan for Rick Gonzales Sr. Park.

Prepared by: Clara Olmedo, Associate Engineer

Reviewed by: Brent Meyer, Community Development Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. Attachment A – Resolution
2. Resolution Exhibit A: Rick Gonzales Master Plan