



AGENDA

REGULAR MEETINGS OF THE PARKS, RECREATION AND ARTS COMMISSION

April 12, 2017

TIME: 6:00 PM

PLACE: City of Rocklin Council Chamber

www.rocklin.ca.us

MANNER OF ADDRESSING THE COMMISSION

Citizens may address the Commission on any item on the agenda at the time the item is considered. Citizens wishing to speak may request recognition from the Chairperson by raising their hand and stepping to the lectern when requested to do so. Speakers will usually be allowed five (5) minutes; however, the Chairperson may set shorter time limits. Speakers are asked to identify themselves by stating their name and the city they reside in for the official record.

STANDARDS OF DECORUM

Any person who disrupts the meeting of the Commission, may be barred by the presiding commissioner from further audience before the Commission during that meeting, unless permission to continue be granted by majority vote of the Commission.

All remarks shall be addressed to the Commission as a body and not to any member thereof, or to staff, or to the public. No person, other than a member of the Commission, and the person having the floor, shall be permitted to enter into any discussion without the permission of the presiding commissioner.

For items not on the agenda, and for non-hearing items on the agenda the person addressing the Commission shall be limited to five minutes, unless the time is adjusted by the presiding commissioner.

Whenever any group of persons wishes to address the Commission on the same subject matter, it shall be proper for the presiding commissioner to request that a spokesman be chosen by the group to address the Commission and, in case additional matters are to be presented at the time by any member of the group, to limit the number of persons so addressing the Commission, so as to avoid unnecessary repetition.

As a courtesy to all, please turn off cell phones and other electronic devices during the meeting.

WRITINGS RECEIVED AFTER AGENDA POSTING

Any writing related to an agenda item for the open session of this meeting distributed to the Parks, Recreation and Arts Commission less than 72 hours before this meeting is available for inspection at City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the Parks and Recreation Department Building located at 5460 5th Street, Rocklin. If you have questions related to this agenda, please call 916-625-5200.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public meeting and public hearing processes, including receiving notices, agendas, and other writings in appropriate alternative formats, please contact our office at (916) 625-5200 well in advance of the public meeting or public hearing you wish to attend so that we may make every reasonable effort to accommodate you.

ELECTRONIC PRESENTATIONS

All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

POSTING OF AGENDA

In accordance with Government Code Section 54954.2(a) this agenda was posted on the City's bulletin board at City Hall, 3970 Rocklin Road, Rocklin, and City of Rocklin website at www.rocklin.ca.us.

AGENDA

INTRODUCTION

1. **Meeting called to order at:**
2. **Pledge of Allegiance:**
3. **Roll Call:**
 - A. Commissioners:
 - B. City Personnel:

AGENDA REVIEW

4. **Agenda Modifications**

CONSENT CALENDAR

The following routine matters can be acted upon by one motion. Individual items may be removed by Commission for separate discussion. The title is deemed to be read and further reading waived of any ordinance listed on the Consent Calendar for introduction or adoption.

5. Minutes

CITIZENS ADDRESSING THE COMMISSION

Members of the public may address the Commission at this time on any item of business of interest to the public that is not on the agenda. Speakers are limited to five minutes unless the time is extended by the presiding commissioner. Commissioners may briefly respond to statements made or questions asked by the speaker, but may not make any decisions or take action on any item not on the agenda.

6. NAME AND CITY

REPORTS FROM CITY OFFICIALS/DICUSSION AND POTENTIAL ACTION ITEMS

- 7. Art Donation & Art Project**
- 8. 2017 Commission Strategic Planning**
- 9. Art Task Force Update**
- 10. City Surplus Parcel - West Oaks Blvd.**
- 11. Director's Report**
- 12. Venue Rentals Revenue Report February/March 2017**

COMMISSION REPORTS

- 13. Reports from Committees**
- 14. Commission Comments**

FUTURE AGENDA ITEMS

ADJOURNMENT

- 15. Meeting Adjourned at**



Parks, Recreation, and Arts Commission Report

Subject: Art Donation and Art Project

Submitted by: Karen Garner, Director

Date: April 12, 2017

Department: Parks & Recreation

- **Staff Recommendation:**

- Direct the Art Task Force to review donated art and recommend installation of art per the Public Art Master Plan guidelines
 - Direct the Art Task Force to prepare a Request for Proposals (RFP) to artists for artwork related to the Big Gun Shed per the Public Art Master Plan guidelines
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BACKGROUND:

Art Donation

Mr. Gene Johnson, a lifetime Rocklin resident and member of the Rocklin Historical Society has donated a seven-panel mural depicting a historic scene in Rocklin. According to Mr. Johnson, this mural once hung on the walls inside a savings and loan building in Rocklin. Mr. Johnson obtained the artwork after the savings and loan closed down and has had it in storage at his residence. Mr. Johnson would like to donate the artwork to the City.

Per the guidelines of the Public Art Master Plan, the following applies;

Approval Process: Gifts or Bequests of Work Already Completed

- Art Task Force reviews for artistic merit, community and site appropriateness, liability, maintenance, and installation issues, hidden costs and all documentation
- Consultations with all affected city departments and commissions
- Present recommendation of acceptance to Parks, Recreation, and Arts Commission for review and to provide a recommendation to the City Council

Staff recommends that the Commission assign review of the donated art to the Art Task Force based on the criteria above. The Parks and Recreation Department has identified a location for the artwork in the Parkview Activity Room in the Parks and Recreation building at Johnson-Springview Park. This location is appropriate for the artwork for the following reasons;

- Sufficient wall space – the room currently has large expanses of wall with no artwork or other decoration
- Public Access – this room is publicly accessible. Access during weekday business hours and many weekends. The room is available to rent and would also be seen by rental groups.
- Relationship to location – The Johnson family has long-standing roots in Rocklin and donated a large parcel of land to the city for what is now Johnson-Springview Park. Thus, locating the artwork in the park further connects the artwork to the city's history.

Big Gun Shed Art

At the March 28th City Council meeting, one of the items on the agenda was a request to begin the deconstruction of the Big Gun Shed located behind City Hall off Pacific Street. Recent evaluation of the shed by a structural engineer and the city's Chief Building Official determined that the structure had deteriorated to a point that it was deemed unsafe and may be considered an imminent threat to the public should they gain access to the site. In addition, the engineer noted that a strong wind could cause a crane located in the shed to fall which could damage it reducing its historical value. In addition the City's liability coverage provider, the Northern California Self Insurance Fund (NCCSIF) recommended that efforts should be made as soon as practical to safely remove the structures so as to remove the risk of harm they pose. Although the shed is fenced off and posted with no trespassing signs, because of the remote location, illegal entry by people bending or cutting holes in the fence or crawling over the fence occurs on a regular basis. The shed was subject to graffiti, vandalism and theft.

Deconstruction was approved rather than demolition so that as much of the lumber, equipment, hardware and any other original historic pieces of the shed can be retained and stored. A significant amount of equipment had already been removed and placed in storage by the City several years ago. The intent is to reuse and repurpose as much of the shed material as possible, particularly within the area of Quarry Park and the Quarry District. This may include but is not limited to; reuse of materials in new structures, within landscape areas and as part of interpretive displays.

Council approved deconstruction of the shed on a 5-0 vote. As part of their discussion, council suggested creating an art piece that utilized materials and hardware from the shed as a way to honor and memorialize the history of Big Gun Shed.

As previously discussed, the Parks and Recreation budget will provide \$10,000 for an art related project as determined by the Parks, Recreation and Arts Commission. Given council's strong interest in an art piece related to the Big Gun Shed, staff recommends that the Commission utilize the \$10,000 for this purpose. Staff also recommends directing the Art Task Force to assist in the selection of an artist per the Public Art Master Plan guidelines. Specific guidelines that apply;

Art Commissions

The art selection panel will be the Art Task Force with final approval from the Parks, Recreation, and Arts Commission. The role of the Selection Panel is to assist in selecting qualified artists to be considered for a project. Decisions by the Parks, Recreation, and Arts Commission related to municipal public art shall be reported to the City Council at the next scheduled council meeting or as soon as practical. The report shall include a brief description of the artwork selected and a photo or rendering. The City Council may request additional information and/or choose to have final review and approval for any municipal public art project.

In determining the appropriate procedure to use, all projects should be examined and evaluated for the potential for the addition of public art. The most important criterion for choosing one procedure over another is to decide which one will result in the best possible work of art for that particular project.

Site-Specific Commissions

Work designed for a particular site with a specific theme or concept

Artist Selection Process:

1. Invitational - Artists invited to submit proposals, not open to public

- Appointment of Selection Panel

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- Creation of Request for Proposals
 - Determination of list of artists to receive RFP
 - Selection of finalists from submitted proposals
 - Selection of artist and work
 - Final approval of artist and artwork by Parks, Recreation, and Arts Commission
 - Schedule for completion and payment
 - Approval process and signing of contract
 - Fabrication and installation of work

2. Open Competition - Open to all artists, public notice sent

- Appointment of Selection Panel
- Creation of Request for Qualifications or Request for Proposals
- Public notification and mailing of RFP to professional visual artists
- Selection of finalists from submitted slides
- Public display of maquettes for comments
- Selection of artist and work
- Final approval of artist and artwork by Parks, Recreation, and Arts Commission
- Schedule for completion and payment
- Approval process and signing of contract
- Fabrication and installation of work

3. Limited Competition – Number of Artists is Limited in Response to a Specific Need

- Appointment of Selection Panel
- Creation of Request for Qualifications or Request for Proposals
- Public notification and mailing of RFP to professional visual artists
- Selection of finalists from submitted slides
- Public display of maquettes for comments
- Selection of artist and work
- Final approval of artist and artwork by Parks, Recreation, and Arts Commission
- Schedule for completion and payment
- Fabrication and installation of work

The goal for inclusion of the work of professional artists, however, should not preclude special situations in which competitions are held, or in which public artworks created as part of an educational process, including students or youth working with practicing artist/teachers in a municipal setting, are suggested.

FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The Public Art Master Plan adopted by the City Council on January 26, 2016 outlines many different ways to achieve the overall goal of growing and enhancing the public art opportunities.
- The Parks, Recreation and Arts Commission has been tasked with implementing many of the goals and objectives with the Public Art Master Plan.
- Mr. and Mrs. Gene and Marg Johnson have offered to donate artwork depicting a scene in Rocklin's history.
- In previous discussions, staff has informed the commission that there is \$10,000 in the current fiscal year budget to use towards public art project(s).

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- At the March 28th City Council meeting, the City Council expressed strong interest in having a public art piece created that utilized materials and hardware from the Big Gun Shed that would serve as public attraction and historical reminder of the Big Gun Shed and quarry.

Conclusions:

- The Parks, Recreation and Arts Commission has an opportunity to work with the newly formed Art Task Force to provide two public art pieces.
- Appropriate space exists within the Parks and Recreation building located in Johnson-Springview Park for display of art donated by Mr. and Mrs. Gene and Marg Johnson.
- The Parks, Recreation and Arts Commission has an opportunity to assist the City Council fulfil their goal of incorporating materials from the Big Gun Shed into a public art piece.

Recommendations:

- Staff recommends that the Parks, Recreation and Arts Commission direct the Art Task Force to review the art donation from Mr. and Mrs. Gene and Marg Johnson against the criteria established by the Public Art Master Plan and make a recommendation to the Commission at the May meeting. The recommendation should also include;
 - Review of the location in the Parkview Activity Room with specific location and installation recommendations
 - Outreach to Mr. Gene Johnson to obtain additional information on the art piece history
 - Prepare a brief summary of the art, including its history and the artist as information that will be displayed with the artwork.
- Staff recommends that the Parks, Recreation and Arts Commission direct the Art Task Force to select an appropriate Artist Selection Process using the guidelines in the Public Art Master Plan and prepare a Request for Proposals (RFP) accordingly as well as a timeline and other pertinent information. Given the timing with available funds, staff suggests that the Commission direct the Art Task Force to move forward as quickly as possible.

Attachments

1. Photos of donated art mural and Parkview Activity Room
2. Photos of a portion of Big Gun Shed materials, equipment and hardware

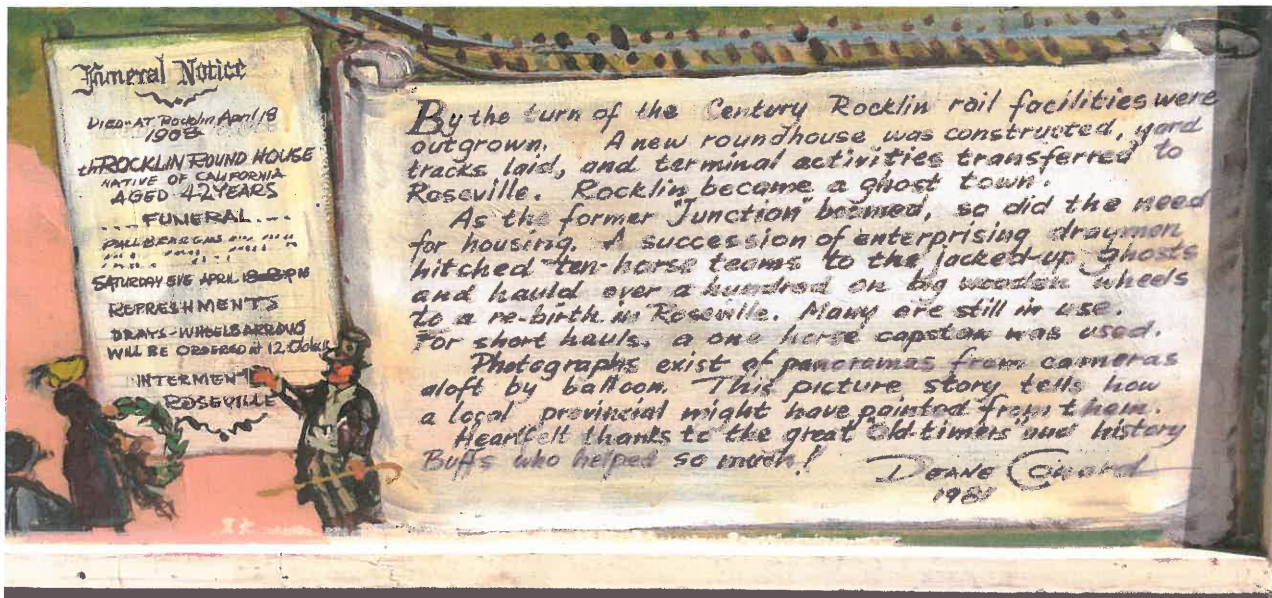
Attachment 1



Parks and Recreation Report – Art Donation and Art Project

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Parkview Activity Room



Attachment 2







Parks, Recreation, and Arts Commission Report

Subject: Parks, Recreation and Arts Commission Strategic Planning for 2017

Submitted by: Karen Garner, Director

Date: April 12, 2017

Department: Parks & Recreation

- **Staff Recommendation:**

- Approve a prioritized list of projects and tasks for the Parks, Recreation and Arts Commission to address in the next 12-18 months.
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BACKGROUND:

With the recent approvals of the Parks and Trails Master Plan, the Trails Strategy and Action Plan, and the appointment of the Arts Task Force, now is a good time to look ahead to plan and prioritize projects and tasks for the next 12-18 months.

Although the Commission's list of roles and responsibilities is long, staff recommends selecting 2-3 key projects to focus on for the next year. Once projects are successfully completed, commission can revisit and revise the list as needed.

Projects that have been discussed previously Commission may consider include;

- Master Planning for Johnson-Springview Park
- Master Planning for other parks "Phase 2" or undeveloped land
- Park Funding & Park Tax (set to expire in 2019)
- Identifying potential public art locations & complementing adopted architectural design guidelines for districts.
- Inventory of existing public art (can utilize city's GIS system to map).

Projects already underway include;

- Establishing a 501(c)3 to support the arts.
- Establishment of the Arts Task Force. Further refinement of roles & responsibilities recommended including appointment terms and regular meeting dates.

Several items should be considered as the commission determines projects and priorities;

- Commission's roles & tasks
- Staff's roles & tasks
- Partner or other outside agency roles
- Short-term and long-term costs
- Timing of projects (key dates, timing with other projects, length of project)

Parks, Recreation, and Arts Commission Report – Commission Strategic Planning for 2017/18

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- Desired community input

Based on the input received from commissioners and the commission's agreement on priorities, staff will prepare a work plan for the Commission for the next 12-18 months.



Parks and Recreation Report

Subject: City Surplus Parcel – West Oaks Blvd.

Submitted by: Karen Garner, Director

Date: April 12, 2017

Department: Parks & Recreation

- **Staff Recommendation:**

- Prepare a memo to the City Council recommending that the City proceed with the sale of a 1.1 acre parcel on West Oaks Blvd. adjacent to Kathy Lund Park and reinvest sale proceeds into planned park projects.
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BACKGROUND:

At the March 14th City Council meeting, an agenda item recommended that the Council approve a Purchase and Sale Agreement for \$500,000 for a surplus 1.1 acre parcel adjacent to Kathy Lund Park (City Council Staff Report Attachment 1). The intended use for the sale proceeds was to reinvest in projects that benefit the general public, with the specific use of funds anticipated for improvements to Memorial/Veteran's Park and the Finnish Temperance Hall.

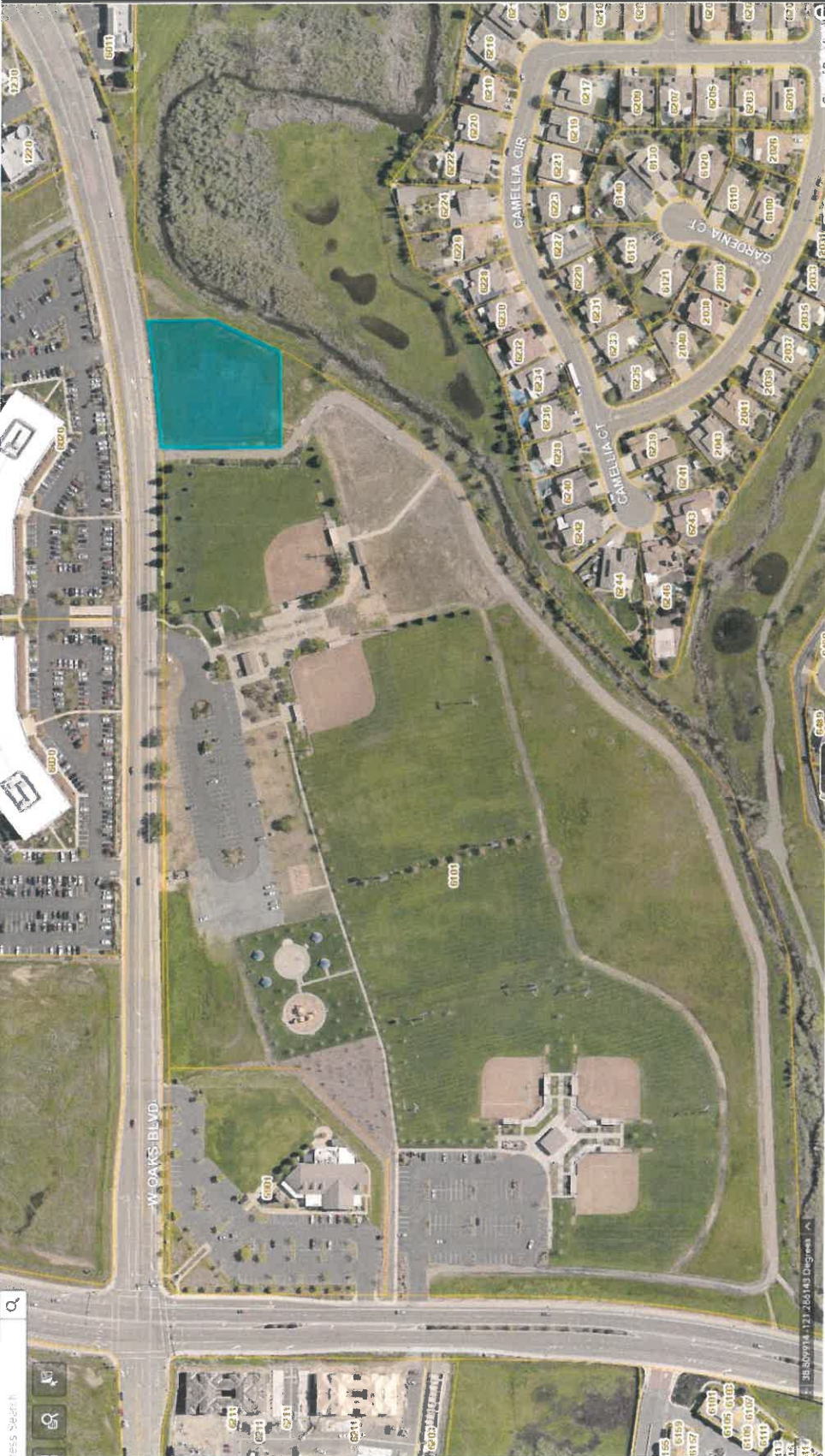
This parcel was originally intended as a site for Fire Station #3 which was later built on Wildcat Blvd. Since that time, the parcel has sat vacant and undeveloped. The Land Use designation is Recreation-Conservation (RC) and the Zoning is Fire Station. The buyer's intent was to seek entitlements for a General Plan Amendment, Rezone and Design Review Permit to build single-family townhomes. These entitlements would be subject to the city's normal review process and includes public hearings with the Planning Commission and the City Council.

At the March 14 meeting, Council discussion on this item included:

- The current and proposed General Plan Land Use designation and zoning
- Proximity to Kathy Lund Park and open space and viability as park land use
- Leveraging the parcel for public benefit to generate revenue for public purpose

The Council asked if the Parks, Recreation and Arts Commission had discussed this proposal. Staff responded that since the subject parcel was not considered part of the park and planned future entitlements related to private development was subject to Planning Commission and Council review, it did not fall under the scope of the Parks, Recreation and Arts Commission. After further discussion the City Council voted 3-2 to deny the Purchase and Sale Agreement and directed staff to bring back the city surplus property list for further consideration.

Given council's discussion, staff is requesting that the Parks, Recreation and Arts Commission discuss and make a recommendation to Council regarding this parcel. Staff is not seeking a Commission recommendation related to the merits of the specific project proposed, but rather consider the overall value the parcel may serve for parks within the context of the recently approved Parks and Trails Master Plan and other applicable policies.



Subject Parcel 1.1 acres

Parks and Recreation Report – City Surplus Parcel – West Oaks Blvd.

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REVIEW:

Park Priorities

Along with recommending the Council adopt the Parks and Trails Master Plan and Trails Strategy and Action Plan, the Parks, Recreation and Arts Commission recommended the following as priority items;

- Master Plan for Johnson-Springview Park
- Review and recommendations of undeveloped areas of existing parks
- Construction of trails (per the Trails Strategy and Action Plan)
- Park Funding

To successfully implement these priority items, it is important to direct funding and resources to these priority projects or other projects already planned. Diverting funds or resources to unanticipated projects, particularly if they do not meet adopted goals, objectives or policies of the city will hamper the ability to achieve these priority items. As noted, one identified priority is the review of undeveloped areas of existing parks which includes areas within Kathy Lund Park.

Community Park	Undeveloped/Underutilized Acreage
Johnson-Springview	Approx. 45 acres
Whitney	20 acres
Twin Oaks	.5 acres
Margaret Azevedo	Approx. 6.3 acres
Kathy Lund	Approx. 7.5 acres
Neighborhood Parks with Undeveloped/Underutilized Acreage	
Corral-Alva	Gayaldo
Peter Hill Heritage Park	Monument
Quarry Park	Vista Grande

Although there is no cost to the city to leave the parcel vacant, an unused vacant parcel provides no value to the city and does not further any city goal, objective or priority. Furthermore, no significant changes are expected related to parks in the foreseeable future that would cause the parcel to have any more value in the future. Staff believes the greatest value the parcel provides is through the proceeds of the sale that can be applied towards other planned park related projects.

City Policies

The following policies have applicability when considering how this parcel relates to the City's park goals and objectives.

General Plan Policies (Open Space, Conservation & Recreation Element):

OCR-12 Provide for park and other outdoor recreational needs, both active and passive, through methods including but not limited to: collection of park user fees, dedication of parkland, or a combination of both; rehabilitation of existing park and recreation facilities; requiring the installation of park improvements; and requiring that financial mechanisms be created for long-term park and/or open space operation and maintenance.

Surveying done in conjunction with the Parks and Trails Master Plan found that 96% of our residents are very or somewhat satisfied with the park and recreation facilities in Rocklin. The largest area of need identified was expansion of the City's trail system. As noted with the adoption of the Parks and Trails Master Plan and the Trails Strategy and Action Plan, there is no funding identified for specific projects contained in the plans. Funds obtained or collected over time (such as park development funds or grants) should be committed to park and trail projects already identified and those given priority with the adoption of the plans.

OCR-19 Utilize locational and size guidelines that will allow the City to maintain a minimum of 5 acres of parkland per 1,000 residents.

The City currently manages approximately 440 acres of parks and trails, the equivalent of 6.31 acres per 1,000 residents. This figure is higher than most communities in California. In addition to parks, the city has over 600 acres of Open Space Preserves.

OCR-23 Seek outside funding from local, State and Federal agencies, as well as the private sector, for new park development and rehabilitation of existing park facilities.

As noted in the Parks and Trails Master Plan and Trails Strategy and Action Plan, funding will continue to be challenging. As the city nears buildout, developer generated funds will decrease significantly. In addition, a

significant portion of park funding is generated through the park tax. This park tax comes up for renewal in 2018. Loss of this tax would further challenge the city's ability to fund current and proposed park and trail project including the rehabilitation of our existing parks.

OCR-33 Provide active recreation facilities and related infrastructure within community parks, such as lighted athletic fields, soccer fields, softball diamonds and parking areas.

As was intended with Community Parks, Kathy Lund Park has been developed with active recreation facilities and related infrastructure including five softball diamonds and two multi-use/soccer fields. The park also has a play structure and water play area and related infrastructure such as lighting, bathrooms and concession stands. See discussion below for further evaluation of the parcel as sports field use.

Parks and Trails Master Plan Policies

Policy A.2.2 – Continue to utilize the evaluation of location and distribution of existing Rocklin facilities within this Master Plan to meet the needs of those areas identified as experiencing gaps or anticipating growth or changing needs.

As noted, the City currently provides more park space than the General Plan policy of 5 acres per 1,000 residents. In addition, as part of the research and analysis for the Parks and Trails Master Plan, a map was prepared showing park coverage for the city (Attachment 2). This map shows quarter-mile and half-mile radius around each park. Overall the city has very few gaps for park coverage. The addition of the 1 acre parcel as park land will not improve park coverage. Even with planned growth in the area, the area is adequately served by both regional and neighborhood parks. The greatest gap area identified is the neighborhoods located behind the Rocklin Crossings shopping center (Bass Pro/Walmart).

Policy A.4.2 – Periodically review and update existing facility master plans to ensure compliance with changing laws and conditions, and to maintain a balance between upkeep or modification of existing facilities and provision of new ones.

Policy D.2.3 – Approve development of new facilities only when funding for ongoing maintenance and operations is identified and will not result in a reduction of maintenance levels at current facilities.

As discussed during the review of the Parks and Trails Master Plan, Rocklin is near build-out. The only remaining planned park is a neighborhood park in Whitney Ranch. Construction of this park will be funded by the developer. Construction of any facility or amenity of the 1 acre parcel near Kathy Lund Park would need to be funded by the City and there is no funding identified for this project. As our parks age, the focus is shifting from one of growth and development to maintenance and rehabilitation. It is important to maintain the quality of our parks, so funding must be focused on the timely repair and replacement of park facilities.

Policy E.1.2 – Evaluate long-term costs and benefits, including ongoing maintenance, replacement, and operational cost of improvements for new facilities, equipment or new and expanded services.

Evaluation of Potential Uses

Sports Fields

The one acre parcel is too small to be developed with an additional athletic field and is not adjacent to other undeveloped portions of the park that it could be combined with. The parcel is roughly 75 yards in length and width. A standard soccer field is 70 yards by 110 yards. A small softball field needs at least 80 yards from back

edge of the infield (behind homeplate) to the outer edge of centerfield. This does not include dugouts, bleachers or walkways behind the diamond. Other recreational uses with smaller footprints, such as sand volleyball courts, are offered at other parks and are not in heavy demand. The Parks and Trails Master Plan includes a list of recommended park facilities based on a future needs analysis. The list includes;

- (2) softball fields
- (4) baseball fields
- (9) soccer/multi-use fields
- Fitness/exercise course
- Dog park
- Climbing walls
- Zipline/ropes course
- Walking/running paths/trails
- Bicycle trails

The recommendations note that development of these facilities is subject to available funding. The cost of any athletic field including lighting, waterlines and other infrastructure is significant. The recommendation also notes that Whitney Park and Johnson-Springview Park are two locations to consider for many of the uses listed due to the size of available land. It should also be noted that three of the five Community Parks and sports facilities are concentrated in the northern part of Rocklin. Whitney, Margaret Azevedo and Kathy Lund Parks are within relatively close distance. Staff recommends that Johnson-Springview Park first be considered for expansion of sports fields to better serve the southern half of Rocklin.

Parking

There is currently adequate parking for most activities at the park. A few events each year, such as large tournaments do create a large parking demand. Additional parking is already planned between the existing park parking lot and the parking lot at St. Matthews Church. Funding for this project is being pursued through the city's CIP process (Attachment 2). The city is also pursuing a shared parking agreement with St. Matthews Church. When there are parking needs at the park, the greatest need is concentrated on the west side of the park near the 3-diamond complex. The least demand is on the east side of the park. If the parcel were developed as parking, it would be a remote lot that cannot be connected to existing parking. It would largely go unused for all but the busiest few days, so the construction and long-term maintenance costs of the parking lot does not justify use as a parking lot. Finally, because it is a remote lot, it would be more likely to attract crime, graffiti and vandalism.

Landscape/Paths

The area does not connect to other paths or open play areas in the park. There would be long-term maintenance costs for an area that likely would not get much use.

Staff Recommendation

In order to keep focused on the priorities adopted with the recently approved Parks and Trails Master Plan and the Trails Strategy and Action plan, staff recommends that the Parks, Recreation and Arts Commission prepare a memo to the Mayor and City Council recommending that the council reconsider sale of the 1 acre parcel near Kathy Lund Park. The memo can summarize the commission's findings related to the potential use of the parcel, how that relates to established priorities and overall value to the City's park system.

Attachments

- City Council report 3/14/17
- Park Coverage
- Kathy Lund Park Parking Expansion Plan



City Council Report

Subject: Purchase and Sale Agreement of City Owned property - Sunset West Lot 30 - West Oaks Boulevard near Kathy Lund Park, APN 365-020-030

Submitted by: Troy Holt, Director of City Commerce and Communications

Date: March 14, 2017

Department: City Manager's Office

Staff Recommendation:

- Adopt Resolution 2017-XXX, a Resolution of the City Council of the City of Rocklin authorizing the City Manager to execute a purchase and sale agreement to sell the city-owned property on Sunset West Lot 30 - West Oaks Boulevard near Kathy Lund Park, APN 365-020-030

BACKGROUND:

The City Council on June 14, 2015 determined that this land was surplus property and that it should be sold. The City declared the property to be surplus, the required statutory notifications went out, and no agency expressed an interest in the property. In 2015, the City Council authorized the sale of the property and entered into a purchase and sale agreement at a sale price of \$277,700. The buyer ultimately elected not to acquire the property.

The City had an appraisal report done on this property in October 2015 and the appraised value was found to be \$278,000. Brentwood Developments, a local Rocklin company, has offered to buy the property for \$500,000 for use as a single family townhome residential property. Staff went to the Planning Commission to address the sale of the property and the required General Plan Consistency findings. On February 7, 2017, the Planning Commission addressed Government Code Section 65402 which requires the Planning Commission to examine the location, purpose and extent of property acquisition or disposition and to render a finding of consistency with the adopted General Plan before public property may be acquired, transferred, abandoned or vacated. The Planning Commission approved the action making the finding of consistency with one member voting against as he felt the property would be better served as support parking for the adjacent Kathy Lund Park.

In response, staff demonstrated the ability to accommodate additional parking on existing park properties to include the potential for a shared parking agreement with a neighboring church should the need arise and funds be determined.

The proposed purchase and sale agreement has been negotiated and provides that the developer would conduct its initial due diligence for ninety (90) days and if satisfied with its initial due diligence efforts,

City Council Report – Sale of City Owned Property – Sunset West Lot 30 - West Oaks Blvd. near Kathy Lund Park, APN 365-020-030
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would submit entitlement plans and proceed with a one hundred fifty (150) day second due diligence period. The property would close escrow upon approval of the entitlements requested by the developer for the developer's ultimate use. The City Council retains all rights and authority to review, approve, modify or deny the proposed entitlement project; however, it is the developer's intent to purchase this property only if their requested entitlements are approved. Further details on the proposal are not available at this point, but will come forward during the entitlement process.

Staff seeks authority to execute the Purchase and Sale Agreement to sell 1.1 acres and initiate the due-diligence and further entitlement process.

- **Entitlements:** To be developed, the property as the buyer has proposed will require evaluation of the proposed project consistent with the requirements of the California Environmental Quality Act (CEQA) and approval of several entitlements including a General Plan Amendment, Rezone and Design Review Permit. The Land Use designation for the property is currently Recreation-Conservation (RC) and the zoning is Fire Station which do not allow for townhomes.
- **Due Diligence:** Once the buyer is assured of rights to purchase the property, the buyer will conduct further due diligence and prepare more detailed plans and documentation necessary to apply for the entitlements required by the City.

The buyer must obtain all necessary entitlements and follow the same process as is required for any project in the City.

West Oaks near Kathy Lund Park Surplus Parcel



City Council Report – Sale of City Owned Property – Sunset West Lot 30 - West Oaks Blvd. near Kathy Lund Park, APN 365-020-030
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The City has received a Purchase and Sale Agreement from Brentwood Developments (California), Inc. for the purchase price of \$500,000. The City contracted with Seevers Jordan Ziegenmeyer, a commercial real estate appraisal and consulting firm to provide a formal appraisal of the property and also received a Broker's Opinion of Value report from Jim Dennis of Colliers International commercial brokerage firm. The appraisal and Broker's Opinion of Value report confirm that the purchase price is reasonable and fair.

The City's Environmental Coordinator has reviewed the Sunset West Lot 30 project and determined that it is exempt under the California Environmental Quality Act pursuant to California Code of Regulations Section 15061 (b) (3) – General rule of no potential for causing significant impact. Further environmental review will occur during the entitlement process and any necessary environmental review and documentation will be prepared based on the entitlements requested.

Purchase and Sale Agreement Summary:

- Purchase price of \$500,000.
- Initial deposit of \$10,000.
- After 90 days, \$2,000 of the Initial Deposit becomes non-refundable. After 240 days, the remaining \$8,000 becomes non-refundable.
- Close of Escrow shall occur on or before two hundred and forty (240) days following the opening date or such other date as the parties hereto shall mutually agree in writing.
- Buyer will file land use entitlement applications no later than 90 days after the opening date of escrow.

Staff research concluded that there are no restrictions or requirements on the property that would preclude sale of the property. Sale proceeds will be used to fund improvements in Memorial Park for veterans and the Finnish Temperance Hall.

FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The City-owned parcel on West Oaks Blvd near Kathy Lund Park (Sunset West Lot 30) is grossly underutilized and would be far more productive as a developed site.
- The size of the parcel, its proximity to one of Rocklin's main job centers, and location on a major arterial near a park make it an ideal site for a townhome use.
- The City's Environmental Coordinator has reviewed the Sunset West Lot 30 and determined that it is exempt under the California Environmental Quality Act pursuant to California Code of Regulations Section 15061 (b) (3) - General rule of no potential for causing significant impact.

Conclusions:

- Sale of surplus city-owned properties supports the goals and objectives of the City's Strategic Plan and Community Investment Plan.

City Council Report – Sale of City Owned Property – Sunset West Lot 30 - West Oaks Blvd. near Kathy Lund Park, APN 365-020-030
March 14, 2017
Page 4

-
- Proceeds from the sale of the property will be reinvested in projects that benefit the general public, with the anticipated use of funds being the improvements in Memorial Park for veterans and the Finnish Temperance Hall.

Recommendations:

- Authorize the City Manager to sign the Purchase and Sale Agreement for the parcel on Sunset West Lot 30 - West Oaks Blvd near Kathy Lund Park, APN 365-020-030

Alternatives:

- Do not authorize sale of property. Property will remain vacant.

Fiscal Impact:

- Sale of property will generate approximately \$500,000 to be used for public investment. The parcel will also move from public to private ownership generating ongoing property tax.



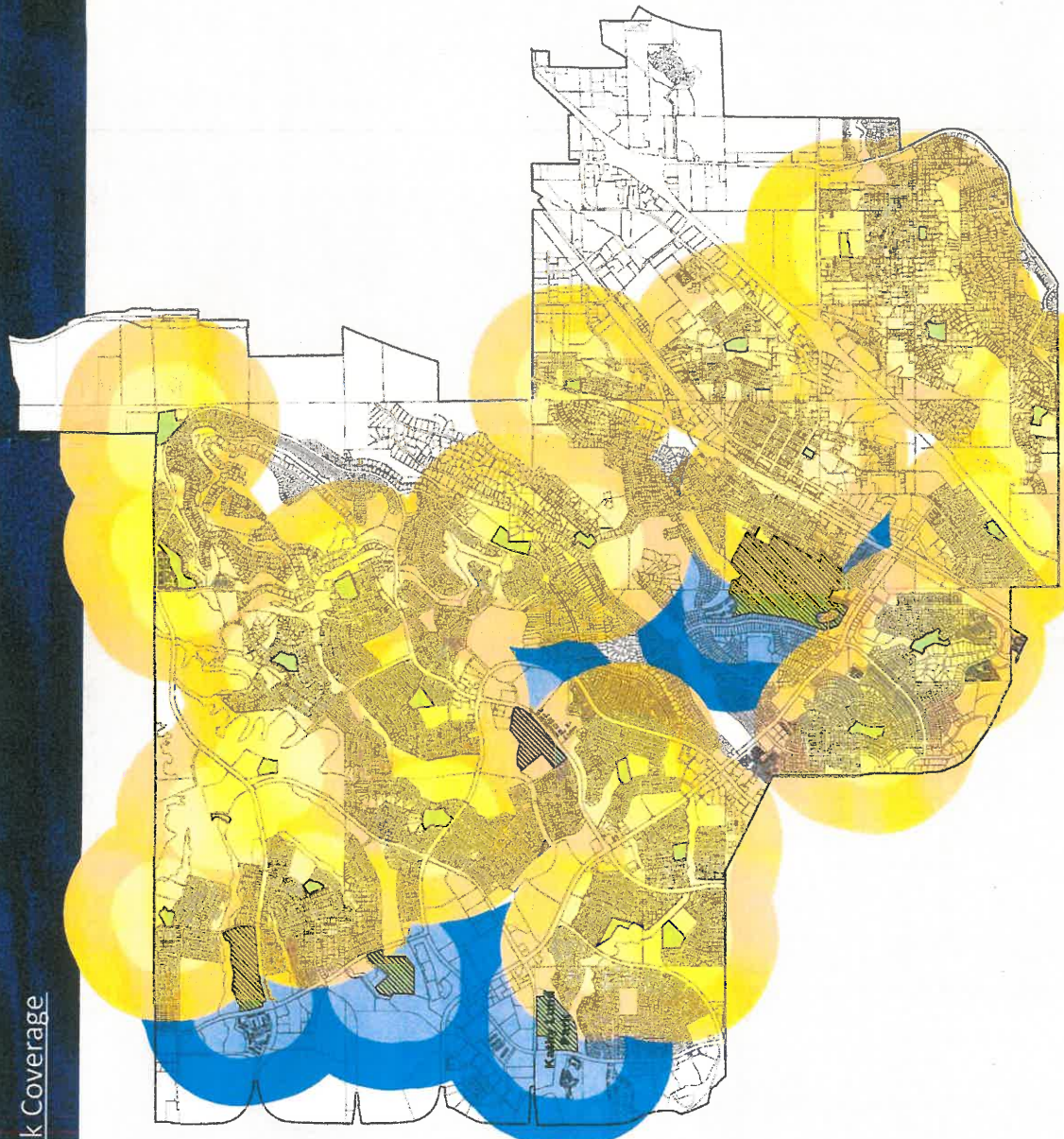
Ricky A. Horst, City Manager
Reviewed for Content



Steven Rudolph, City Attorney
Reviewed for Legal Sufficiency

Attachments:

- Brentwood Developments Profile
- Purchase and Sale Agreement



Improved Park Acres (+/- 219 per General Plan)
 Current Population 65,614 (2015 est.)
 3.34 Improved Park Acres per 1,000 Population

Buildout Population 76,136
 2.88 Improved Park Acres per 1,000 Population

Total Park Acres (+/- 428 per General Plan)
 Current Population 65,614 (2015 est.)
 6.52 Park Acres per 1,000 Population

Buildout Population 76,136
 5.62 Park Acres per 1,000 Population

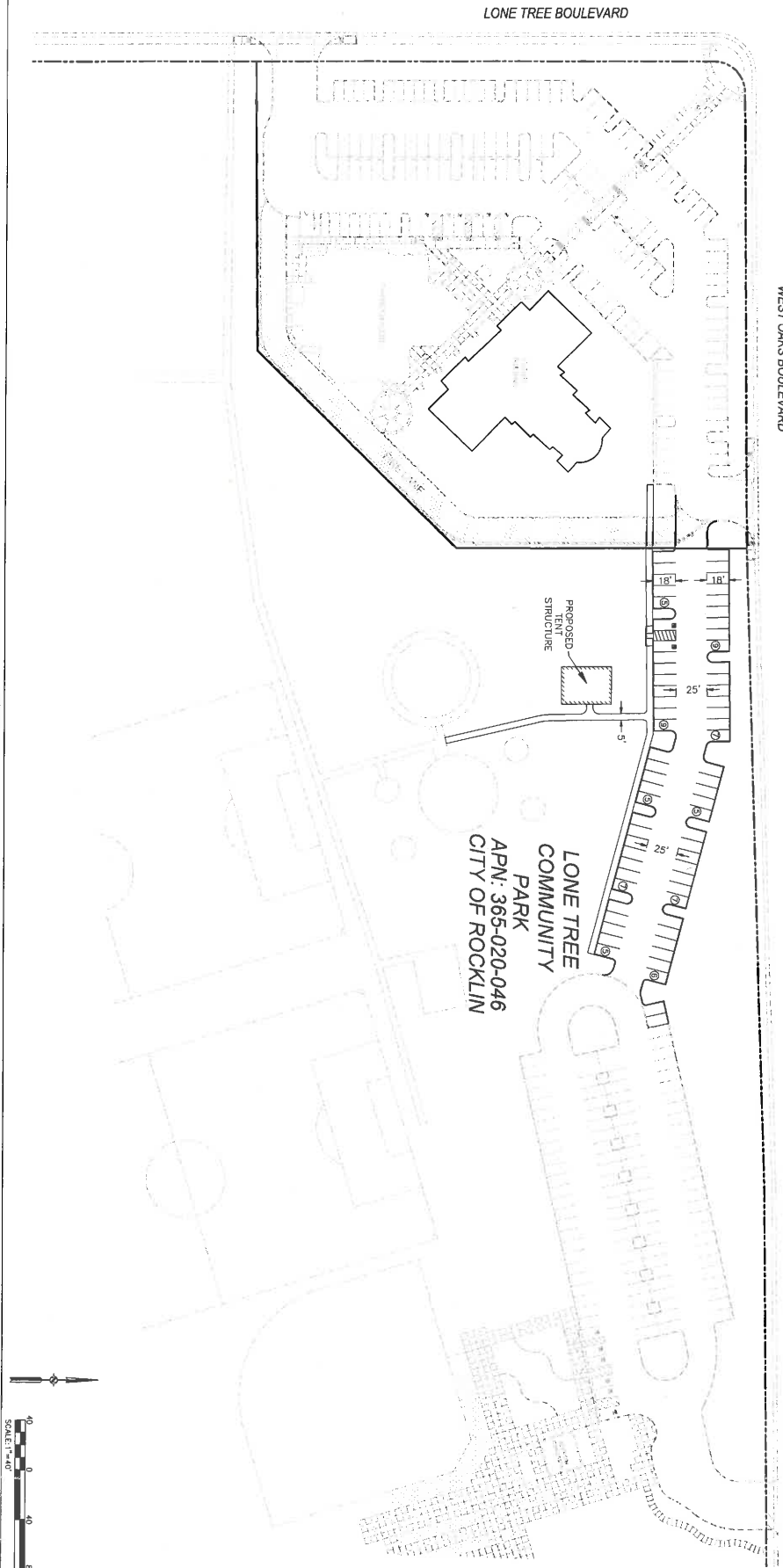
Community Park
 Neighborhood Park
 Within .25 Miles of Neighborhood Park
 Within .50 Miles of Neighborhood Park
 Within .25 Miles of Community Park
 Within .50 Miles of Community Park



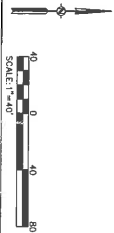
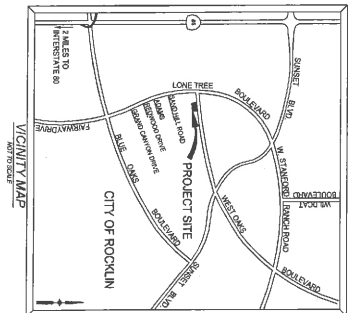
UNDERGROUND SERVICE ALERT CALL: 811 TWO WORKING DAYS BEFORE YOU DIG		REVISIONS 1 12/10/11 10/11/11 2 12/10/11 10/11/11 3 12/10/11 10/11/11 4 12/10/11 10/11/11 5 12/10/11 10/11/11 6 12/10/11 10/11/11		DATE 12/10/11		REVISIONS 1 12/10/11 10/11/11 2 12/10/11 10/11/11 3 12/10/11 10/11/11 4 12/10/11 10/11/11 5 12/10/11 10/11/11 6 12/10/11 10/11/11		DATE 12/10/11		REVISIONS 1 12/10/11 10/11/11 2 12/10/11 10/11/11 3 12/10/11 10/11/11 4 12/10/11 10/11/11 5 12/10/11 10/11/11 6 12/10/11 10/11/11		DATE 12/10/11			
THIS PROJECT BY: RDM DESIGN GROUP 9811 Iron Point, Suite 101 Rocklin, CA 95765 (916) 391-0010 (916) 391-0000				APPROVED BY: CITY ENGINEER COUNTY FIRE MARSHAL				APPROVED BY: CITY ENGINEER COUNTY FIRE MARSHAL				APPROVED BY: CITY ENGINEER COUNTY FIRE MARSHAL			
SHEET TITLE: SERVICE RADIUS MAP CITY OF ROCKLIN ROCKLIN, CALIFORNIA				SHEET NO.: 10				SHEET NO.: 10				SHEET NO.: 10			
RDM JOB #: 10-10-11				RDM JOB #: 10-10-11				RDM JOB #: 10-10-11				RDM JOB #: 10-10-11			
DESIGNED BY: JAC				DESIGNED BY: JAC				DESIGNED BY: JAC				DESIGNED BY: JAC			
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ATTACHED

Z:\2013 Projects\21305 St. Matthew Church\WORKING CAD\DHIBITS\2013-02-01 PARKING EXCHANGE DRAFT.dwg Feb. 01, 2013-05:05 pm



**ST. MATTHEW LUTHERAN CHURCH /
LONE TREE COMMUNITY PARK
SOUTHEAST CORNER OF LONE TREE BOULEVARD
AND WEST OAKS BOULEVARD
ROCKLIN, CALIFORNIA**



Drawing Sheet
E1
1
02-04-2013

ST. MATTHEW LUTHERAN CHURCH /
LONE TREE COMMUNITY PARK
ROCKLIN, CA 95765
PARKING EXHIBIT

RFE ENGINEERING, INC.
Civil Engineers • Planners • Surveyors
1700 Douglas Blvd., Suite 150, Rocklin, CA 95765
Ph: 916-775-7800 Fax: 916-775-7804
www.RFEEngineering.com



DESIGN	BY	CHECK	BY	REVISION	DATE	NO.
DRAWN	DCJ	RFE				
QUANT.						
0	1	2				



Parks, Recreation, and Arts Commission Report

Subject: Director's Report

Submitted by: Karen Garner, Director

Date: April 12, 2017

Department: Parks & Recreation

- **For information only**
-

Twin Oaks Playground Update

Based on community feedback, staff modified a section of the play structure to provide activities geared at younger children (under 5). With the new section ordered, the installation of the play structure has been delayed and expected to be completed by May. Staff will prepare a sign to place out on site to let park-goers know of the expected date. See attached for renderings of the original and new design.

Placer County Parks and Trails Master Plan

On March 6th I attended a focus group held by Placer County and the Placer Land Trust to kick-off their Parks and Trails Master Plan process which they estimate to take 12-18 months to complete. Feedback centered around;

- Areas of common interest and overlap
- Gaps in countywide facilities
- Partnerships

The largest interest was in trails and a countywide trail system or system that connects trails between the county and cities and potential grant funding opportunities. The county will be surveying residents in the near future and will work with cities to spread the word and get participation in the survey. The county will also keep cities updated as the master plan process progresses. To date, no new information has been sent regarding this project.

Golf Course Update

The next meeting regarding the Rocklin Golf Course will be a regular council meeting date, but held at the Event Center on May 9.

ORIGINAL DESIGN



Colors Used In Rendering



Hunter Green



Sand

Twin Oaks Phase 2
Twin Oaks, Rocklin, CA.
7/18/16

14_0228 Twin Oaks_008

REUSED
DESIGN



Colors Used In Rendering



Hunter Green

Sand



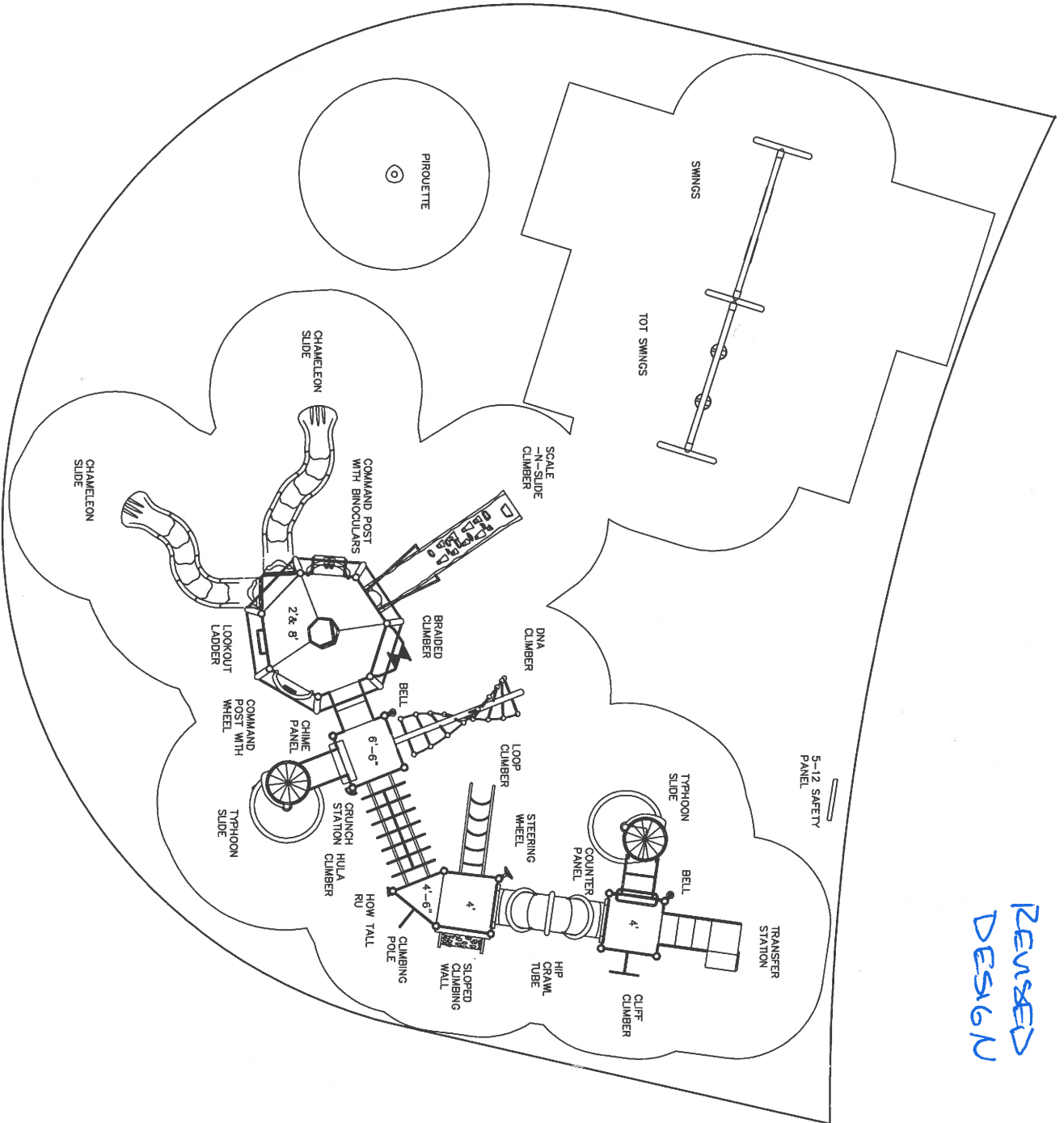
Twin Oaks Phase 2

Twin Oaks, Rocklin, CA.

3/10/17

14_0306 Twin Oaks_03

REUSED
DESIGN



NOTES:

ALL DRAWINGS ARE SUBJECT TO CHANGE AND SHOULD BE REVIEWED BEFORE FINAL SALE. ALL SITE DIMENSIONS WILL NEED TO BE VERIFIED PRIOR TO SALE AND INSTALLATION.

LINEAR FEET: N/A

CRITICAL FALL HEIGHT: N/A

14_0248_TwinOaks_013

SITE AREA: 4,265 SF

SCALE: 3/32"=1'-0"

DRAWN BY: DT

DATE: 3-9-17

Twin Oaks Park Phase 2

Rocklin, CA

Venue Rental Report - February 2017

Rental Usage	General	Weddings	Instructors	MOU/Contract	Churches	Seniors	City Use	RUSD	Total
Event Center Ballroom	4	4		1			1		10
EC Garden Room	13	1					2		16
EC Alpine Room	3	3							6
EC Beverage Room									-
EC Buffet Room	4	4		1		1	1		11
EC Bridal Suite									-
EC Room 101	1		12						13
EC Room 102	8		8						16
EC Room 105	1		4						5
EC Room 107	1						1		2
Community Center	4		1	10					15
Parks & Rec Building	6		41	1	1				49
Finn Hall	1			27					28
Picnic Pavilions	2								2
Total Usage	48	12	66	40	1	1	5	-	173

	February 2016	February 2017	15-16 Year to Date	16-17 Year to Date
Event Center	25,550.00	33,547.50	156.16	208,220.00
Community Center	2,935.00	365.00	33,482.75	35,774.50
Parks & Rec Building	1,587.50	2,200.00	16,855.00	12,860.00
Finn Hall	(90.00)	1,520.00	8,750.00	10,720.00
Picnic Pavilions	700.00	2,000.00	7,185.00	11,000.00
Total Revenues	30,682.50	39,632.50	66,428.91	278,574.50

16-17 Budget

Fiscal Year to Date

2015 - 2016 Venue Rental Revenues	340,000.00	82%	278,574.50
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Venue Rental Report - March 2017

Rental Usage	General	Weddings	Instructors	MOU/Contract	Churches	Seniors	City Use	RUSD	Total
Event Center Ballroom	7	10					1		18
EC Garden Room	9	4							13
EC Alpine Room	1	10							11
EC Beverage Room									-
EC Buffet Room	7	9				1			17
EC Bridal Suite									-
EC Room 101	1		15						16
EC Room 102	4		9						13
EC Room 105	4		4						8
EC Room 107	1						1		2
Community Center	6		4	15	1				26
Parks & Rec Building	8		47	1					56
Finn Hall				31					31
Picnic Pavilions	3								3
Total Usage	51	33	79	47	1	1	2	-	214

	March 2016	March 2017	15-16 Year to Date	16-17 Year to Date
Event Center	29,157.50	35,100.00	184,762.50	243,320.00
Community Center	3,320.00	4,397.50	36,862.75	40,172.00
Parks & Rec Building	2,985.00	2,711.25	19,840.00	15,571.25
Finn Hall	1,250.00	1,250.00	11,250.00	11,970.00
Picnic Pavilions	4,200.00	3,410.00	11,485.00	14,410.00
Total Revenues	40,912.50	46,868.75	264,200.25	325,443.25

16-17 Budget

Fiscal Year to Date

2015 - 2016 Venue Rental Revenues	340,000.00	96%	325,443.25
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