

RESOLUTION NO. 2015- 017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK,
CALIFORNIA, GRANTING VAST OAK PROPERTIES' APPEAL OF THE PARKS
AND RECREATION COMMISSION'S DECISION DENYING PARKLAND
IMPROVEMENT CREDITS FOR TWIN CREEKS PARK FOR VAST OAK LAND
DEVELOPMENT PHASE 1 IN THE UNIVERSITY DISTRICT SPECIFIC PLAN AND
ACCEPTING THE CREDIT FOR PARKS AND RECREATION IMPROVEMENTS FOR
TWIN CREEKS PARK**

WHEREAS, the applicant, Vast Oak Properties, L.P, sought Parks and Recreation Commission review of credits for park and recreation improvements to satisfy park dedication requirements for the Vast Oak and UD LLC properties within the University District Specific Plan ("UDSP") Area; and

WHEREAS, pursuant to Government Code Section 66477, Subdivision Map Act, the City of Rohnert Park requires dedication of 5.0 acres of parkland for 1,000 persons and/or payment of in-lieu fees solely for park and recreation purposes for subdivision developers; and

WHEREAS, pursuant to Section 16.14.020(J) of the City of Rohnert Park Municipal Code, credit toward the satisfaction of parkland dedication requirements may be achieved through the provision of park and recreation improvements, the value of which can be applied to required land dedication or in-lieu fees; and

WHEREAS, the project applicant is required to provide 21.96 acres of parkland for development on the Vast Oak and UD LLC properties, based on the size of the proposed subdivision developments; and

WHEREAS, the project applicant proposes to provide 13.66 acres of required parkland through land dedication for the Twin Creeks Park (6.83 acres) and Oak Grove Park (6.83 acres); and

WHEREAS, the project applicant plans to meet the additional 8.30 acres of required parkland dedication by the provision of improvements to Oak Grove Park and Twin Creeks Park for development on the Vast Oak and UD LLC properties, based on the size of the proposed subdivision developments; and

WHEREAS, the fair market land value for in-lieu fees for 8.30 acres (calculated at \$317,500 per acre) is \$2,635,250.00; and

WHEREAS, the project applicant proposes to meet the parkland requirement for the first phases of Vast Oak land development through dedication of 6.83 acres of land (Twin Creek Park) and fee credits for the installation of park improvements at Twin Creek; and

WHEREAS, the parkland dedication requirement of 6.38 acres for the first phase of Vast Oak Land development would be satisfied through the dedication of the 6.83 acre land for Twin Creeks Park ; and

WHEREAS, on November 17, 2014, the Parks and Recreation Commission reviewed and considered the proposal and voted to deny a resolution approving credits for the value of proposed park improvements to Twin Creeks Park within the UDSP Area; and

WHEREAS, the applicant has appealed the November 17, 2014 Parks and Recreation Commission decision; and

WHEREAS, as provided at **Exhibit A**, the total estimated value for Twin Creeks Park improvements is \$2,406,193.16; and

WHEREAS, pursuant to California Government Code Sections 65090 and 65091 and the Rohnert Park Municipal Code, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the first public hearing in the Community Voice; and

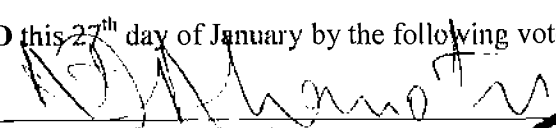
WHEREAS, on January 27, 2015, the City Council held public hearings at which time interested persons had an opportunity to testify either in support or opposition of the proposal; and

WHEREAS, the City Council has reviewed and considered the information contained in the attached cost estimate (**Exhibit A**) for improvements to Twin Creeks Park; and

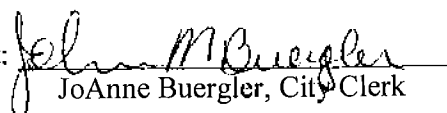
NOW THEREFORE BE IT RESOLVED that the City Council does hereby grant the appeal of Vast Oak Properties, L.P to the Parks and Recreation Commission's decision denying parkland improvement credits for Twin Creeks Park for Vast Oak Land Development Phase 1 in the University District Specific Plan; and

BE IT FURTHER RESOLVED that the City Council accepts the credit for parks and recreation improvements of \$2,406,193.16 of park and recreation improvements at Twin Creeks Park, as set forth in **Exhibit A**, attached hereto and incorporated by this reference, in addition to the 6.83 acre land dedication of Twin Creeks Park, in satisfaction of the park dedication requirements for Vast Oak Land Development Phase 1, as required by Government Code 66477, Subdivision Map Act.

DULY AND REGULARLY ADOPTED this 27th day of January by the following vote:


Amy O. Ahanotu, Mayor

Attest:


JoAnne Buergler, City Clerk



CALLINAN: ~~ABSENT~~ MACKENZIE: AYE STAFFORD: AYE BELFORTE: AYE AHANOTU: AYE
AYES: (4) NOES: (0) ABSENT: (1) ABSTAIN: (0)

EXHIBIT A

**TWIN CREEKS PARK
PARK IMPROVEMENTS COST ESTIMATE**

(See Agenda Report Exhibit 4)

EXHIBIT 4

TWIN CREEKS PARK - PARK IMPROVEMENTS COST ESTIMATE



University District
Twin Creeks Park
OPINION OF PROBABLE LANDSCAPE CONSTRUCTION COSTS
 ROHNERT PARK, CALIFORNIA
 30-Oct-14

NO.	ITEM	UNIT	QUAN.	COST	EXTENSION	TOTAL
LANDSCAPE						
1	Soil prep. & fine grading	SF	241,603	\$ 0.45	\$ 108,721.35	
2	Shrub & Groundcover Area	SF	22,822	\$ 2.50	\$ 57,055.00	
3	Hydroseeded Turf	SF	218,781	\$ 0.30	\$ 65,634.30	
4	Bark Mulch	SF	22,822	\$ 0.50	\$ 11,411.00	
	Sub-total				\$ 242,821.65	\$ 242,821.65
IRRIGATION						
5	Shrub areas	SF	22,822	\$ 1.75	\$ 39,938.50	
6	Hydroseeded Turf Area	SF	218,781	\$ 1.25	\$ 273,476.25	
	Sub-total				\$ 313,414.75	\$ 313,414.75
TREES						
7	15 Gallon	EA	68	\$ 110.00	\$ 7,480.00	
8	24" Box	EA	6	\$ 275.00	\$ 1,650.00	
	Sub-total				\$ 9,130.00	\$ 9,130.00
STRUCTURES/AMENITIES						
9	10' High Baseball Field Fencing	LF	120	\$ 60.00	\$ 7,200.00	
10	16' High Baseball Field Fencing	LF	112	\$ 90.00	\$ 10,080.00	
11	Backstop	ALLOW	1	\$ 25,000.00	\$ 25,000.00	
12	Dugout	ALLOW	2	\$ 7,500.00	\$ 15,000.00	
13	Player Benches	EA	2	\$ 700.00	\$ 1,400.00	
14	Bleachers	EA	2	\$ 15,000.00	\$ 30,000.00	
15	Home Plate, Bases, Pitcher's Mound, etc.	ALLOW	1	\$ 400.00	\$ 400.00	
16	Basketball Standard and Goal	EA	2	\$ 1,500.00	\$ 3,000.00	
17	Shade Structure	ALLOW	1	\$ 108,000.00	\$ 108,000.00	
18	Prefab Restroom & Concession Stand	ALLOW	1	\$ 150,000.00	\$ 150,000.00	
19	Waste Receptacle	EA	6	\$ 850.00	\$ 5,100.00	
20	6' Bench	EA	6	\$ 1,215.00	\$ 7,290.00	
21	Picnic Table	EA	6	\$ 1,820.00	\$ 10,920.00	
22	ADA Picnic Tables	EA	4	\$ 1,820.00	\$ 7,280.00	
23	Entry Sign	ALLOW	1	\$ 9,500.00	\$ 9,500.00	
24	Hi-Lo Drinking Fountain	ALLOW	1	\$ 6,000.00	\$ 6,000.00	
25	School Age Play Structure w/Swings	ALLOW	1	\$ 45,000.00	\$ 45,000.00	
26	Preschool Age Play Structure w/Bouncers	ALLOW	1	\$ 45,000.00	\$ 45,000.00	
27	Bike Racks	EA	2	\$ 350.00	\$ 700.00	
28	Safety Lighting	ALLOW	1	\$ 25,000.00	\$ 25,000.00	
	Sub-total				\$ 511,870.00	\$ 511,870.00



HARDSCAPE						
29	Baseball Infield Mix	SF	7,520	\$ 3.00	\$ 22,560.00	
30	Seat Wall	LF	212	\$ 150.00	\$ 31,800.00	
31	Concrete Curb..Play Area	LF	308	\$ 20.00	\$ 6,160.00	
32	Rubberized Play Surface	SF	2,075	\$ 20.00	\$ 41,500.00	
33	Engineered Wood Fiber	SF	6,680	\$ 10.00	\$ 66,800.00	
34	Stabilized Decomposed Granite	SF	1,600	\$ 10.00	\$ 16,000.00	
35	Asphalt Paving at Basketball Courts	SF	5,161	\$ 3.50	\$ 18,063.50	
36	Concrete Header at Basketball Courts	LF	306	\$ 10.00	\$ 3,060.00	
37	Basketball Striping	ALLOW	1	\$ 450.00	\$ 450.00	
38	Walkway Conc. Paving incl. R.O.W. sidewalks	SF	40,871	\$ 5.00	\$ 204,355.00	
39	Colored Enhanced Concrete	SF	3,350	\$ 10.00	\$ 33,500.00	
40	Playground Ramps	EA	2	\$ 450.00	\$ 900.00	
41	Landscape Drainage	ALLOW	1	\$ 85,000.00	\$ 85,000.00	
Sub-total					\$ 530,148.50	\$ 530,148.50

MISCELLANEOUS						
42	90 Day Maintenance	SF	298,566	\$ 0.03	\$ 8,956.98	
43	Fees & Permits	ALLOW	1	\$ 190,000.00	\$ 190,000.00	
44	Consultant Costs	ALLOW	1	\$ 286,000.00	\$ 286,000.00	
Sub-total					\$ 484,956.98	\$ 484,956.98

SUB TOTAL :	\$ 2,092,341.88
15% CONTINGENCY:	\$ 313,851.28
GRAND TOTAL :	\$ 2,406,193.16

ITEMS NOT INCLUDED

Rough grading
 A.C. Street Paving
 Streetlight Standards
 Curb & Gutter
 C-3 Stormwater improvements