



DEPARTMENT OF PARKS
AND COMMUNITY SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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July 19, 1988

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DIVISIONS:
CROCKER ART MUSEUM
GOLF
METROPOLITAN ARTS
MUSEUM AND HISTORY
PARKS
RECREATION
ZOO

Joint Budget and Finance/
Transportation and Community Development Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Report Back on South Natomas Area Parks

SUMMARY

This report provides information as requested during the Joint Budget and Finance/Transportation and Community Development Committee meeting of June 21, 1988 regarding park statistics in South Natomas as compared to other areas in the City.

BACKGROUND INFORMATION

The City is divided into eleven park planning areas which include South Natomas. The following statistical information relates to the community plan for the South Natomas Area (see also Chart A):

*Upon complete buildout, South Natomas would have the highest park acre per capita in the City at 6.92 acre/1000 population. City-wide average upon buildout is 3.68 acres/1000 population.

*Currently, South Natomas has 3.04 developed park acres/1000 population while the City-wide average is currently 2.65 acres/1000 population.

South Natomas does not need to plan for more park acres. The central issue is the financial resources needed for acquisition and development of the park acreage and amenities called for in the South Natomas Community Plan.

At the present time 198.56 acres of parkland is under public ownership leaving 102.50 acres for future purchase. A total of 64.25 acres are developed leaving 236.81 acres to be developed in the future.

The Department has been working closely with the Natomas Community Association in an effort to "bridge the gap" between park needs and financing. The Association is generally in favor of imposing the Landscaping and Lighting Act (L&L) over the entire South Natomas community and has indicated a willingness to sponsor a community awareness program in support of this district. In addition, the Department has had several meetings with representatives of the Building Industry Association (BIA). They have fully endorsed the concept of imposing the Act over South Natomas and have offered their assistance in holding special meetings with affected developers.

The use of the Landscape and Lighting Act has appeal for government agencies, developers and most homeowners for the following reasons:

1. Accelerates acquisition/development of parks facilities that normally takes several years
2. Assessments relate directly to the cost of providing the facility or service
3. Assessment rates can be adjusted based on need
4. Unused funds carry over to the following year
5. Assessments are limited to landscaping and development of park facilities, however, the Act does allow for provision of street lighting

FINANCIAL DATA

The South Natomas community is faced with problems of financing both park acquisition and development. It is estimated that to develop 236.81 acres in basic landscaping at \$20,000/acre will cost \$4.7 million dollars; (basic landscaping includes only grading, drainage, irrigation, turf and trees). Estimates for acquisition of 102.5 acres at \$120,000 per acre are \$12.3 million dollars.

A total of \$17 million dollars is needed for minimum level park development in South Natomas. This cost could be offset by using Quimby deposits of \$1.2 million dollars (Chart B) and a potential future Quimby income of \$3.5 million dollars. The total remaining funding need is \$12.3 million dollars (see Chart C).

July 15, 1988

These figures do not include building a badly needed community center estimated at \$2.5 million dollars nor any "special" park features, i.e. swimming pools, tennis courts or tot lots.

RECOMMENDATION

This report is for Committee information only.

Respectfully submitted,

for - D. Eling Longyi
ROBERT P. THOMAS, Director
Parks and Community Services

Approved for Information:

Solon Wisham Jr.
Solon Wisham, Jr.
Assistant City Manager

RPT:hw

July 26, 1988
District No. 1

CITY WIDE PARK STATISTICS
for Neighborhood and Community Parks

Community Plan Area	Population at Buildout	Designated Total Acres	Acres /1000 Population	Current Population	Current Total Acres	Acres /1000 Population	Developed Total Acres	Acres /1000 Population
Airport/Meadowview	39,551	185.12	4.68	27,279	168.11	6.16	120.65	4.42
Arden/Arcade	12,288	32.50	2.64	11,569	32.50	2.81	9.10	0.79
Central City	37,570	98.65	2.63	35,520	98.65	2.78	71.53	2.01
East Broadway	44,458	135.67	3.05	40,617	135.67	3.34	111.29	2.74
East Sacramento	38,839	101.33	2.61	36,977	101.33	2.74	87.50	2.37
Land Park	39,733	125.77	3.17	37,616	125.77	3.34	92.80	2.47
North Natomas	69,899	349.50	5.00	11,981	0.00	0.00	0.00	0.00
North Sacramento	95,414	153.18	1.79	44,302	142.68	3.22	124.26	2.90
Pocket	42,847	231.78	5.41	30,952	229.28	7.41	138.29	4.47
South Natomas	43,485	301.00	6.92	21,025	198.00	9.42	64.00	3.04
South Sacramento	71,863	186.45	2.59	42,054	186.45	4.43	170.34	4.05
Total	525,947	1900.945		339,892	1418.44		989.76	
Average			3.58			4.15		2.65

Chart B

	Acres	Quimby Deposits
Bannon	20	\$ 233,129
Chuckwagon	3	131,583
Creekside		215,736
Gardenland		1,455
Northgatge	15	154,082
Oakbrook	4	176,277
Ninos Parkway	20	338,404
Willow Creek	20	<u>20,210</u>

Total Quimby Deposits

\$ 1,250,600

**SOUTH PEOPLES COMMUNITY BLM
PARK AGENCY**

Map #	Park Name or Location	C or N	Total Acres	Developed Acres	Net Yet Developed Acres	School or Acquired Acres	Net Yet Acquired Acres	Develop Cost \$20K/acre	Acquire Cost \$120K/acre	Total Cost A & J
1	American Lakes School Park	C	7.00	7.00	0.00	7.00	0.00	\$0	\$0	\$0
2	Barton Creek Parkway	C	26.42	6.00	20.42	26.42	0.00	\$408,400	\$0	\$408,400
3	Barton Creek School Park	N	5.00	0.00	5.00	5.00	0.00	\$100,000	\$0	\$100,000
4	Bridgeland Park	N	1.60	0.00	1.60	1.60	0.00	\$32,000	\$0	\$32,000
5	Oreaside Park	C	5.99	0.00	5.99	5.99	0.00	\$119,800	\$0	\$119,800
6	Discovery Park	N	20.00	0.00	20.00	20.00	0.00	\$400,000	\$0	\$400,000
7	East Netomas Park	C	10.50	0.00	10.50	0.00	10.50	\$210,000	\$1,260,000	\$1,470,000
8	Ferry Ranch Park Site	C	30.00	0.00	30.00	0.00	30.00	\$600,000	\$3,600,000	\$4,200,000
9	Gateway Park	N	5.00	0.00	5.00	0.00	5.00	\$100,000	\$600,000	\$700,000
10	Gateway School Park	N	5.00	0.00	5.00	5.00	0.00	\$100,000	\$0	\$100,000
11	Garden Valley School Park	N	2.98	2.98	0.00	2.98	0.00	\$0	\$0	\$0
12	Gardenland Park	N	6.04	6.04	0.00	6.04	0.00	\$0	\$0	\$0
13	High School Park	C	10.00	0.00	10.00	10.00	0.00	\$200,000	\$0	\$200,000
14	Jefferson School Park	N	5.00	0.00	5.00	5.00	0.00	\$100,000	\$0	\$100,000
15	Main Canal Parkway	C	16.50	0.00	16.50	16.50	0.00	\$330,000	\$0	\$330,000
16	Meister School Park Site	N	4.00	0.00	4.00	4.00	0.00	\$80,000	\$0	\$80,000
17	Netomas Oaks Park	C	12.54	0.00	12.54	12.54	0.00	\$250,800	\$0	\$250,800
18	Ninos Park	N	3.81	3.81	0.00	3.81	0.00	\$0	\$0	\$0
19	Ninos Parkway	C	28.30	8.19	20.11	28.30	0.00	\$402,200	\$0	\$402,200
20	Northgate Park	C	17.23	17.23	0.00	17.23	0.00	\$0	\$0	\$0
21	Oakbrook Park	N	2.00	0.00	2.00	2.00	0.00	\$40,000	\$0	\$40,000
22	Oakbrook Park Extension	N	2.00	0.00	2.00	0.00	2.00	\$40,000	\$240,000	\$280,000
23	Orchard Park Site	C	15.00	0.00	15.00	0.00	15.00	\$300,000	\$1,800,000	\$2,100,000
24	Rio Tlaxara School Park	C	10.00	10.00	0.00	10.00	0.00	\$0	\$0	\$0
25	South Netomas Park	N	6.15	0.00	6.15	6.15	0.00	\$123,000	\$0	\$123,000
26	Straugh School Extension	N	3.00	0.00	3.00	0.00	3.00	\$60,000	\$360,000	\$420,000
27	Straugh School Park	N	3.00	3.00	0.00	3.00	0.00	\$0	\$0	\$0
28	Sutter Business Center Park	C	27.00	0.00	27.00	0.00	27.00	\$540,000	\$3,240,000	\$3,780,000
29	Willow Creek School	C	10.00	0.00	10.00	0.00	10.00	\$200,000	\$1,200,000	\$1,400,000
TOTAL PARK AGENCY			301.06	64.25	236.81	198.56	102.50	\$4,736,200	\$12,300,000	\$17,036,200

TOTAL PARK AGENCY

301.06

64.25
21%

236.81
79%

198.56
66%

102.50
34%

\$4,736,200 \$12,300,000 \$17,036,200