



## STAFF REPORT

### TOWN COUNCIL MEETING OF FEBRUARY 14, 2012

#### BUSINESS ITEM

To: Town Council

From: Brian Frাগiao, Director of Public Works/Town Engineer

Subject: Heritage Park Estates – Land Proposals

Date: January 30, 2012

#### RECOMMENDATION:

Turn property into:

1. Tree Mitigation Bank
2. Passive Nature Preserve
3. Combination of Both
4. Do nothing at this time

Begin the following steps:

- A. Look into purchasing the existing house on the property
- B. Post & cable private access road from existing house to S. Walnut Street
- C. Begin PCWA application for water connection
- D. Begin PG&E application for Electrical power
- E. Begin irrigation system
- F. Begin initial brush clearing around the pond and drainage swales
- G. Begin post & cable and fencing around the pond and drainage swales
- H. Begin DG pathway improvements and/or gravel parking area
- I. Other options

#### ISSUE AND DISCUSSION:

At the January 10, 2012 Town Council Meeting, Staff was directed by Council to discuss the future of Heritage Park Estates property with the PROSC and evaluate the consideration of a Tree Mitigation Bank or Passive Nature Preserve site. After a presentation by staff and discussion at the January 24, 2012 PROSC meeting, the committee voted 6-1 to recommend 1) a Tree Mitigation Bank, 2) a Passive Nature Preserve or 3) a combination of both.

**CEQA:**

Exempt under Section 15301 (c)(Class 1), Existing Facilities” of the guidelines. Town will be required to stay out of the Floodplain delineation area established by the Corps of Engineers.

**FINANCIAL AND/OR POLICY IMPLICATIONS:**

Depending on what direction the Town goes to develop the property, the funding may come from one of the following:

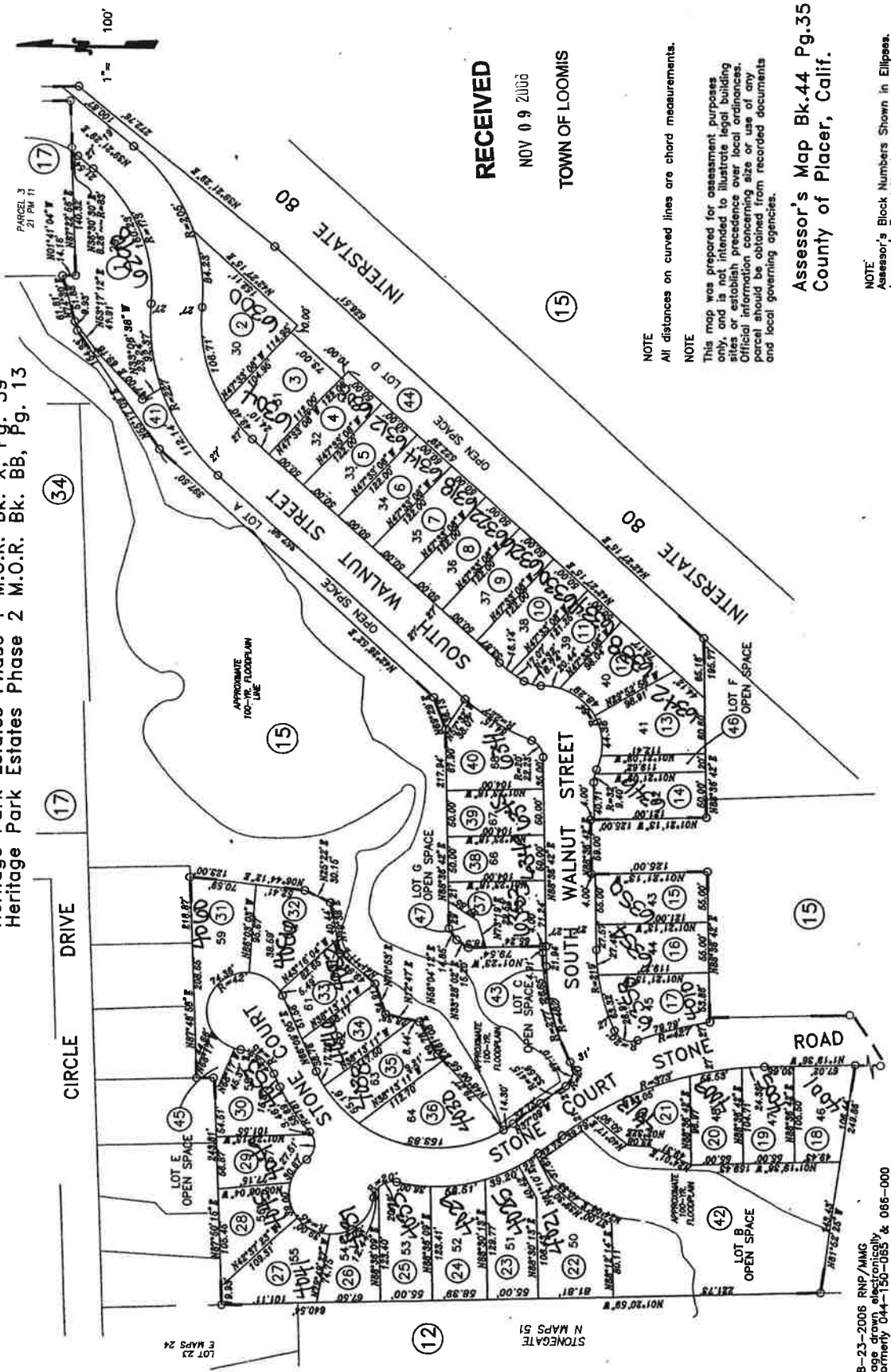
- PASSIVE PARK/OPEN SPACE FUND - \$86,623
- PARK DEVELOPMENT FUND - \$100,304
- TREE FUND - \$294,424
- GENERAL FUND RESERVE
- GRANTS
- DEVELOPMENT MITIGATION
- DONATIONS
- VOLUNTEER HELP

Maintenance would come from:

- HERITAGE PARK ESTATES PHASE #1 ASSESSMENT DISTRICT - \$7,330. \$660/YEAR.
- LOOMIS GENERAL RESERVE FUNDS of \$660/YEAR TO CONTRIBUTE 50% OF THE POND & OPEN SPACE MAINTENANCE UNDER THE ASSESSMENT DISTRICT AGREEMENT. TOTAL OF \$1,320/YEAR OR \$14,660 BALANCE TO DATE.
- ADDITIONAL GENERAL FUND RESERVE
- VOLUNTEER GROUPS
- PUBLIC WORKS STAFF

POR. S.E. 1/4 SEC.9, T.11N., R.7E., M.D.B.&M.  
 Heritage Park Estates Phase 1 M.O.R. Bk. X, Pg. 39  
 Heritage Park Estates Phase 2 M.O.R. Bk. BB, Pg. 13

44-35



Assessor's Map Bk.44 Pg.35  
 County of Placer, Calif.

NOTE  
 Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles





# **HERITAGE PARK PROPERTY**

- 1/10/12 COUNCIL DIRECTED STAFF TO LOOK INTO SETTING UP THE PROPERTY AS A TREE BANK MITIGATION SITE OR PASSIVE PARK AND DISCUSS AT THE PROSC.
- 1/24/12 STAFF PRESENTED INFORMATION TO THE PROSC. THE PROSC RECOMMENDATION WAS TO MAKE THE HERITAGE PARK ESTATES PROPERTY A (1) TREE MITIAGATION BANK, (2) A PASSIVE NATURE PRESERVE, OR (3) A COMBINATION OF BOTH. 6-1 VOTE

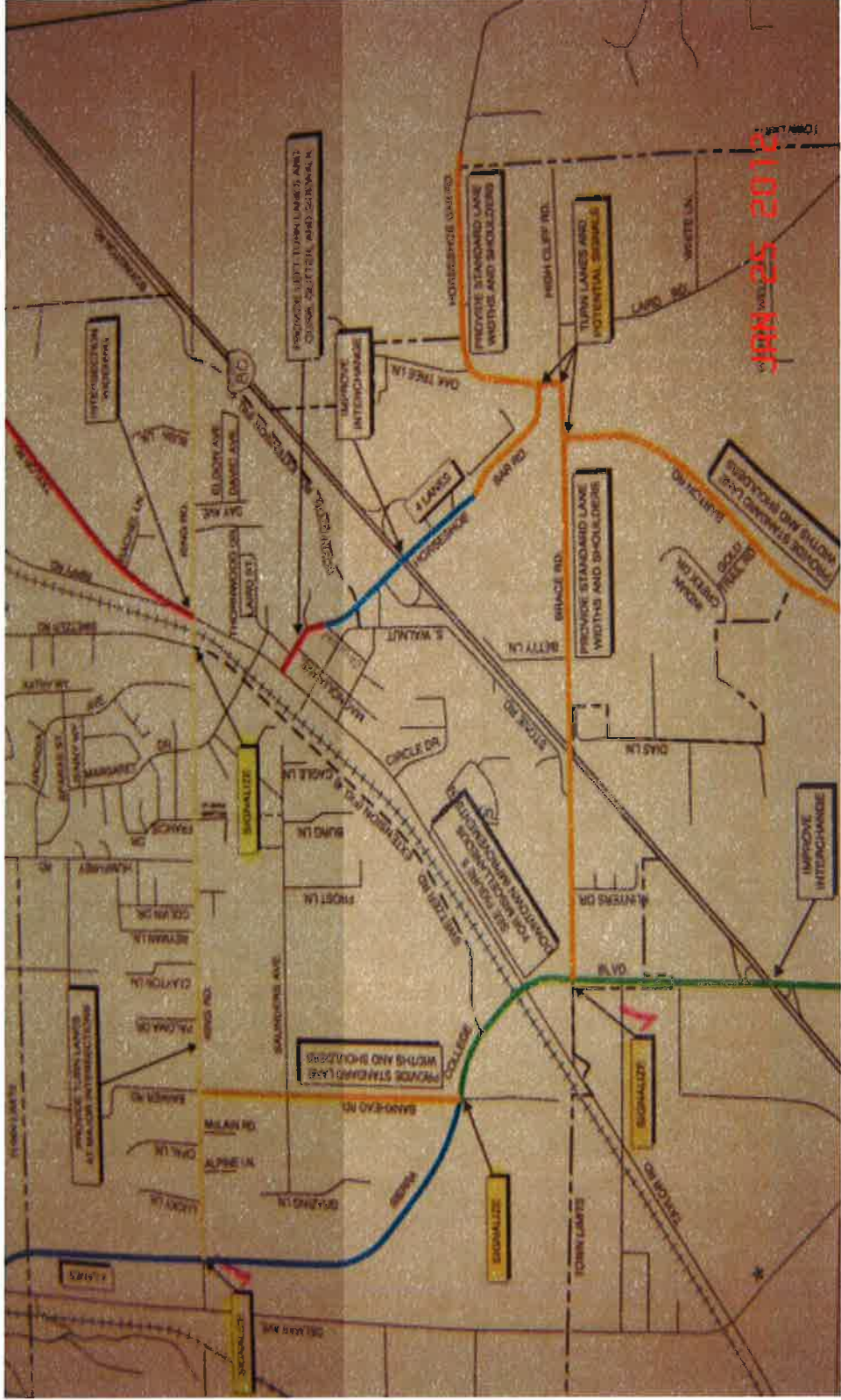
# HERITAGE PARK



# HERITAGE PARK

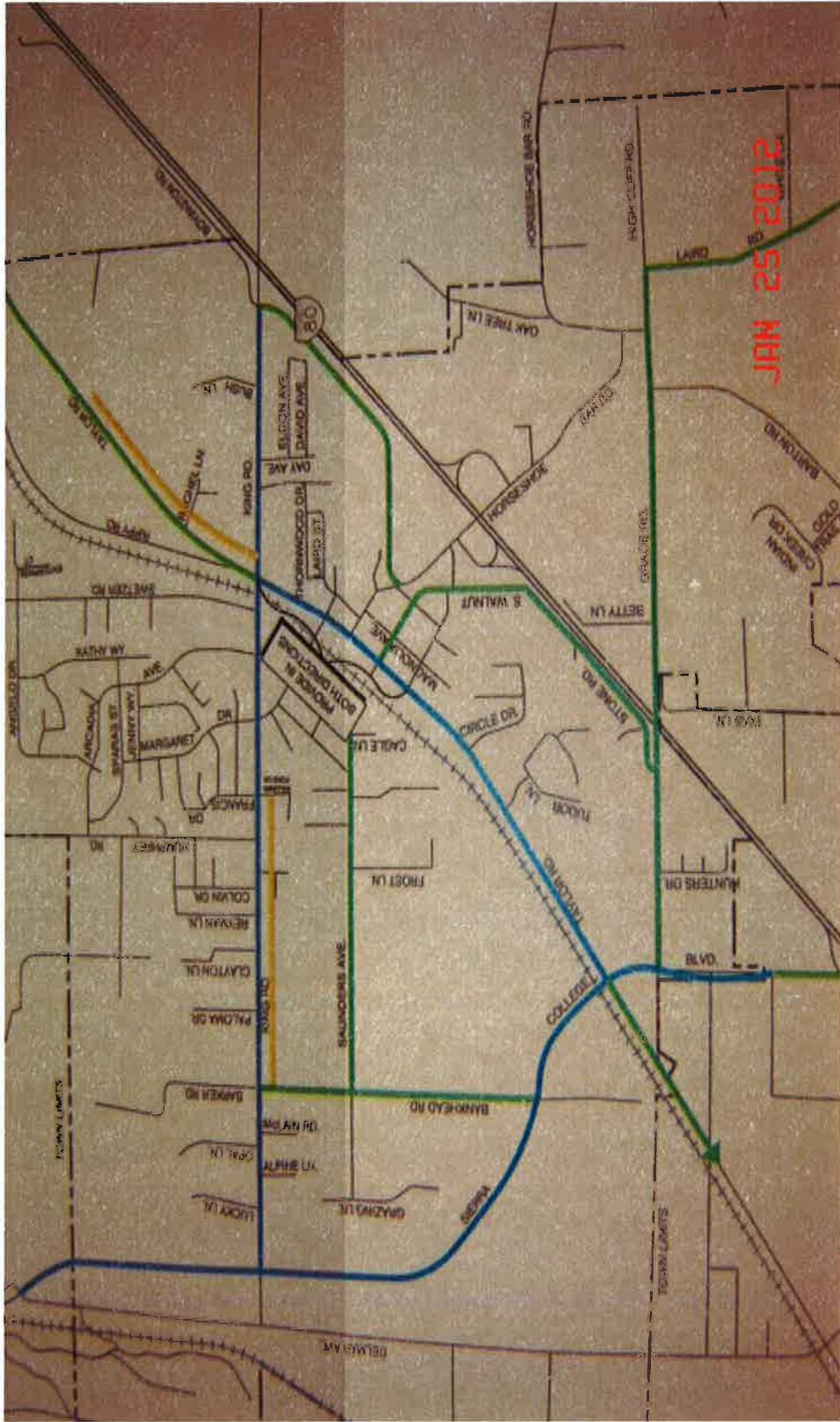
- PROPERTY RESTRICTIONS – UTILITY/ROADWAY/EXISTING HOUSE/TREES/FLOODPLAIN DELINEATION
- NEED TO CONSIDER TWO MAIN RESTRICTIONS:
  - THE FUTURE OF THE EXISTING HOUSE
  - PROPOSED ROADWAY IMPROVEMENTS.
- IN THE GENERAL PLAN,
  - "THE DEVELOPMENT OF AN ALTERNATIVE THROUGH-ROAD FOR COMMUTER TRAFFIC FROM ROCKLIN TO REDUCE THROUGH-TRAFFIC VOLUMES ON TOWN ROADWAYS"
  - "THE IMPROVEMENT OF LOCAL STREET CONNECTIONS"
  - "THE TOWN SHALL DESIGN STREETS AND APPROVE DEVELOPMENT IN SUCH A MANNER AS TO PREVENT AND ELIMINATE HIGH TRAFFIC FLOWS AND PARKING PROBLEMS WITHIN RESIDENTIAL NEIGHBORHOODS"
  - NEW LOCAL STREETS SHALL BE DESIGNED TO PROMOTE THE INTERCONNECTION OF RESIDENTIAL NEIGHBORHOODS WHILE SIMULTANEOUSLY DISCOURAGING THROUGH-TRAFFIC WITHIN RESIDENTIAL NEIGHBORHOODS"
  - "PROVIDE ON-STREET (CLASS III) FACILITIES ON SOUTH WALNUT/STONE ROAD. THESE FACILITIES WILL CONSIST OF PAVED SHOULDERS AND APPROPRIATE SIGNAGE".

# GENERAL PLAN TRAFFIC CIRCULATION

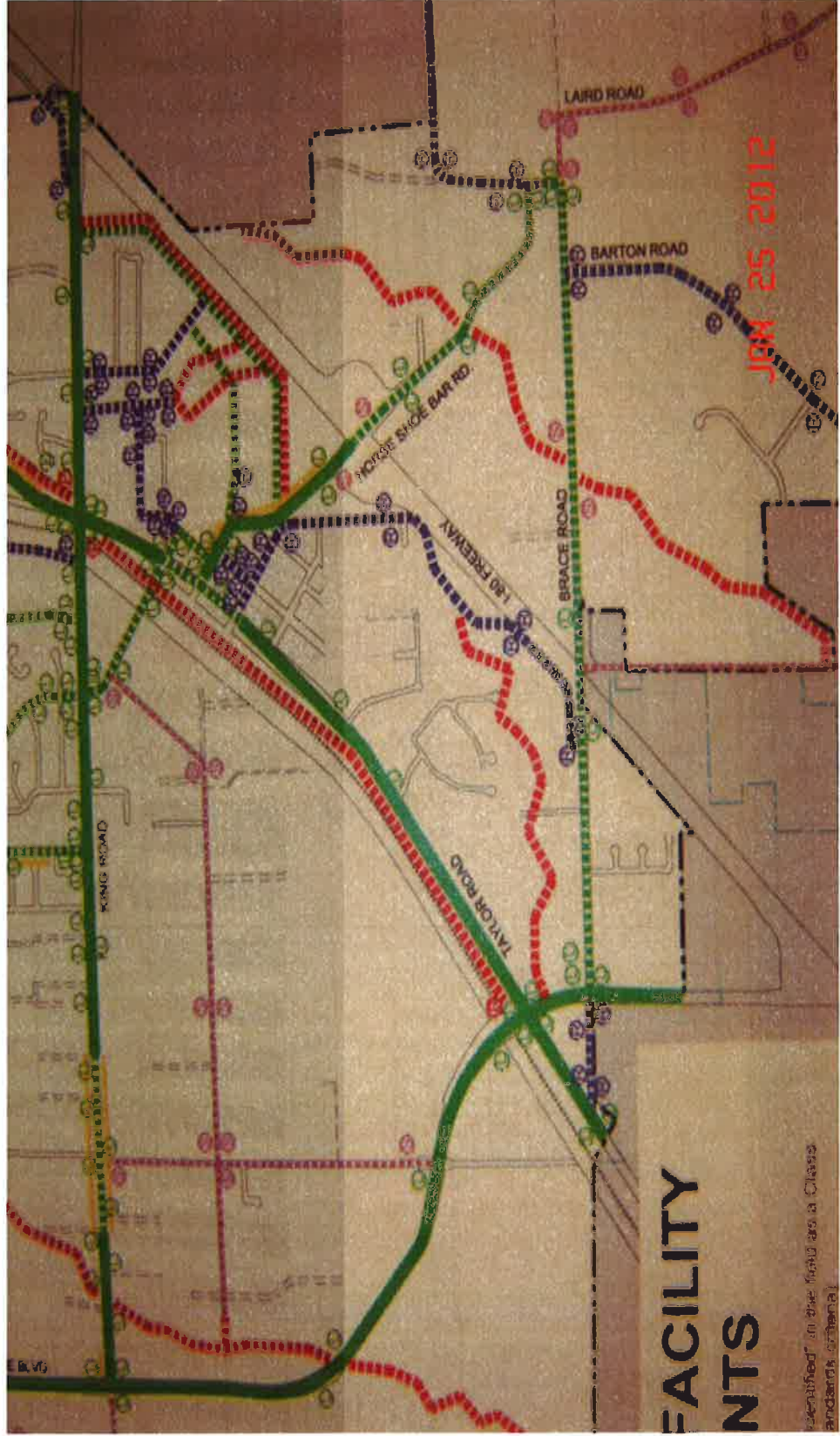




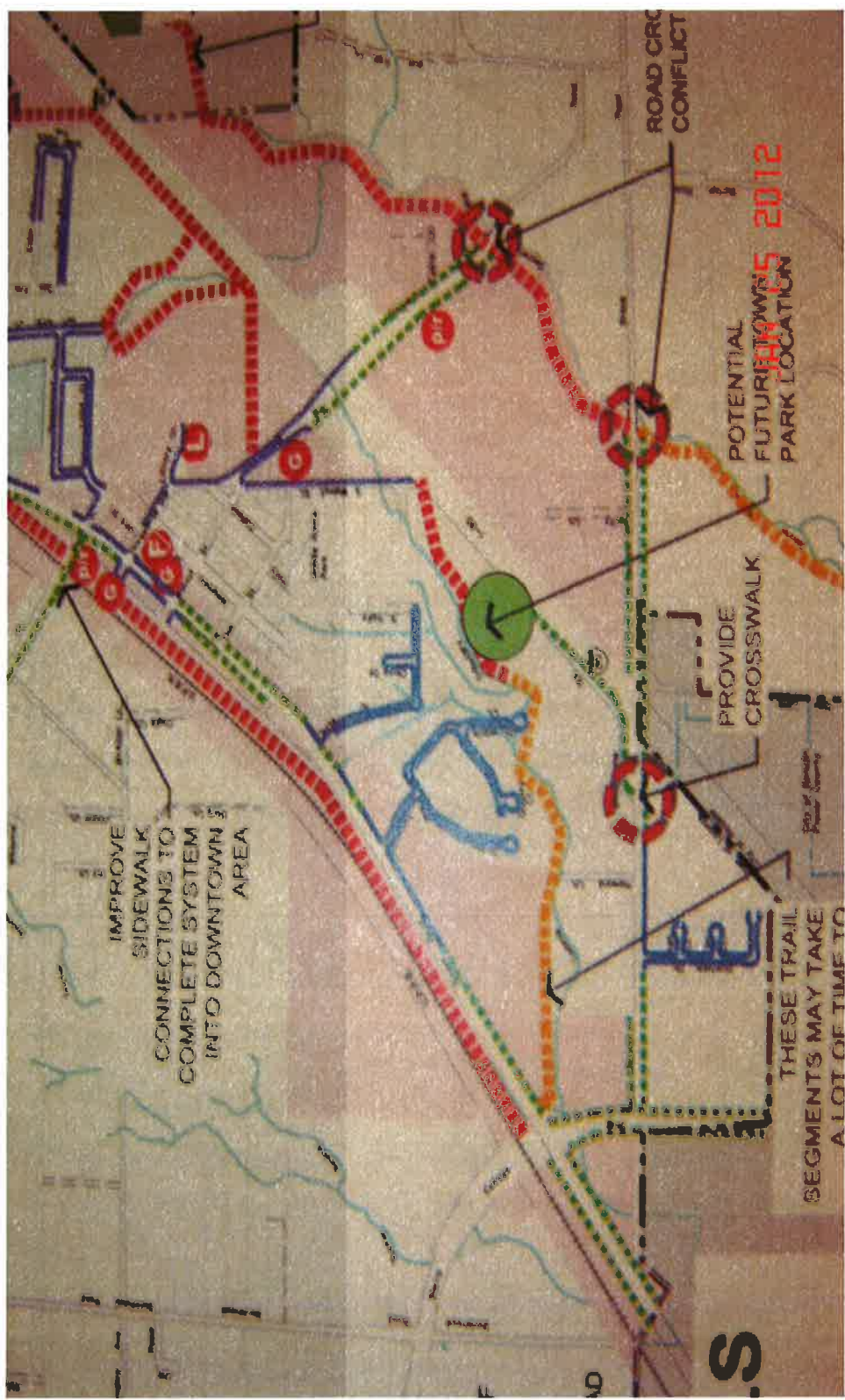
# GENERAL PLAN BIKE PLAN



# BIKE MASTER PLAN



# TRAILS MASTER PLAN



# HERITAGE PARK



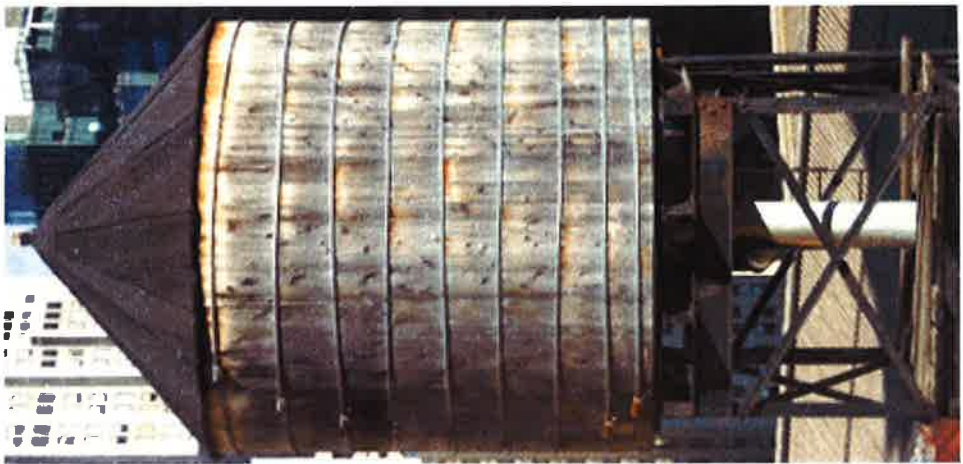
# HERITAGE PARK

## Tree Mitigation BankBank:

### IMPROVEMENT COSTS:

- GRADING - \$10,000
- PCWA WATER FEES – 5/8” SERVICE = \$16,527
  - 3/4” SERVICE = \$24,647
  - 1” SERVICE = \$40,893
- WATER TIE-IN AND BACKFLOW INSTALLATION - \$4,000
- (CONSIDERATION OF A WATER TANK EST. \$5,000 - \$15,000)
- IRRIGATION MAINLINE INSTALLATION - \$2,500
- DRIP SYSTEM (INITIAL START WITH BATTERY VALVES) - \$2,500
- IRRIGATION CONTROLLER & POWER - \$11,500
- FENCING FOR THE POND \$13,000
- POST & CABLE ALONG FLOODPLAIN DELINEATION \$12,000
- **ESTIMATED AT \$76,527 - \$111,393**

**NOTE THE IMPROVEMENTS COULD BE PHASED AND/OR VOLUNTEER HELP TO CUT COSTS**





# HERITAGE PARK





# HERITAGE PARK

## ANNUAL MAINTENANCE COSTS:

- TREE BANK:
- MOWING - \$1,000
- BRUSH CLEARING - \$2,000
- PRUNING - \$1,500
- WATER COST - \$1,000-\$4,800
- IRRIGATION MAINTENANCE - \$1,000
- ***ESTIMATED AT \$6,500 - \$10,300***

# HERITAGE PARK

## Passive Nature Preserve

- GRADING - \$10,000
- GRAVELED PARKING AREA - \$5,000
- DG PATHWAY \$30,000
- FENCING FOR THE POND \$13,000
- FLOODPLAIN DELINEATION CROSSING \$2,500 - \$15,000
- OTHER DRAINAGE CROSSINGS \$2,500
- POST & CABLE ALONG FLOODPLAIN DELINEATION \$12,000
- **ESTIMATED AT \$75,000 - \$87,500**
- Added features such as benches could be donated.

# HERITAGE PARK



# HERITAGE PARK

## ANNUAL MAINTENANCE COSTS:

- PASSIVE PARK:
- MOWING - \$1,000
- BRUSH CLEARING - \$2,000
- PRUNING - \$1,500
- GRAVELED PARKING - \$2,000
- DG PATHWAYS - \$3,000
- PATHWAY DRAINAGE CROSSINGS \$1,500
- **ESTIMATED AT \$11,000**

# HERITAGE PARK

## **FUNDING STRATEGIES:**

### **FOR IMPROVEMENTS-**

#### **TOWN ACCOUNTS:**

- PASSIVE PARK/OPEN SPACE FUND - \$86,623
- PARK DEVELOPMENT FUND - \$100,304
- TREE FUND - \$294,424

#### **OUTSIDE SOURCES:**

- GRANTS
- DEVELOPMENT MITIGATION
- DONATIONS
- VOLUNTEER HELP

# HERITAGE PARK

## MAINTENANCE FUNDING -

- HERITAGE PARK ESTATES PHASE #1 ASSESSMENT DISTRICT - \$7,330 (THIS IS 5% OF THE TOTAL DISTRICT FUND THAT IS FOR THE MAINTENANCE OF THE POND AND OPEN SPACE) THIS HAS BEEN COLLECTED SINCE 2001, \$660/YEAR.
- LOOMIS GENERAL RESERVE FUNDS, \$660/YEAR TO CONTRIBUTE 50% OF THE POND & OPEN SPACE MAINTENANCE UNDER THE ASSESSMENT DISTRICT AGREEMENT.
- TOTAL OF \$1,320/YEAR OR \$14,660 BALANCE TO DATE.
- VOLUNTEER GROUPS
- PUBLIC WORKS STAFF

**THE END**