

CHAPTER 9

IMPLEMENTATION

District-City Coordination

The Cordova Recreation and Park District has a history of working with the City of Rancho Cordova to align goals and complete projects. Part of the compilation process for this Master Plan included a review of all documented comments received from City representatives on the *Inventory and Assessment Plan* draft in 2011 and 2012, both written and from meeting minutes. The District Board and City Council participated in a Joint Work Session in February 2014 where the District staff presented the concept and status of this Master Plan compilation. A draft of the Master Plan was distributed to City representatives in March 2014. The Draft Master Plan was discussed in Joint work Sessions held in April and August 2014.

Public Meetings

Extensive public input was sought during the formulation of the guiding documents that are compiled into this Master Plan. There are still more opportunities for public input. The past and future Joint Work Sessions described in the paragraph above are open to the public. The draft Master Plan will be presented to the District Board on March 19, 2014 at a meeting open to the public. The first reading of the ordinance for adoption of the Nexus Study will be considered by the District Board during a public hearing after the joint session meeting with the City Council on March 19, 2014.

Environmental Review

The Master Plan is exempt from the California Environmental Quality Act (CEQA) Guidelines under Article 18 – Statutory Exemptions, Section 15262 - Feasibility and Planning Studies. Section 15262 states: “A project involving only feasibility or planning studies for possible future actions which the agency, board, or commission has not approved, adopted, or funded does not require the preparation of an EIR or negative declaration but does require consideration of environmental factors. This section does not apply to the adoption of a plan that will have a legally binding effect on later activities.”

The Master Plan will function as a planning tool and guideline for the District to follow for the future development of parks; their uses, placement of amenities and landscaping. Parkland is dedicated as a result of development planning through the specific plan and/or entitlement process. All CEQA evaluation is done during the development planning process, prior to park dedication to the District. The District Board of Directors does not approve, adopt or fund the projects. Furthermore, the Master Plan functions as a feasibility study and is not legally binding on the District or other agencies.

Development Review

District and City staff are currently working together coordinating review and comments on all phases of development projects. District planning staff routinely attend the City’s Development Services Team meeting and the Community Development Management Team meeting. The District’s Administrative Office was relocated to Suite 230 of the Rancho Cordova City Hall in May 2013. This new proximity has greatly enhanced District and City staff coordination.

Programming for Future Parks

The District has the legal authority and responsibility for the design and construction of parks under the Quimby requirement. New residential development and population growth drive the construction of new parks. The programming and design of neighborhood parks is straightforward because they are more passive with limited amenities. Community parks require an evaluation of the short and long-term recreational needs of the community. Recreational needs, available funding and long-term sustainability are all factors that contribute to the program statement for each park.

The District's standards and the resulting Capital Improvement Plan ensure that adequate funding is available to build community parks that will meet recreational needs of future residents. If the annual growth rate for the past 10 years remains constant at 1.5% per year then it will take approximately 43 years to achieve build out for 100,000 new residents. Recreational needs and demographics will change over that time span.

Programming for each new park will be evaluated when funding is eminent. The District will utilize the standards described in Chapter 6 and future updates of this Master Plan as a starting point for evaluation. Input will be sought through advertised public meetings for every community park. All governmental agencies, organizations, special interests and citizens will be given the opportunity to make their needs and wants known. With clear communication from the District participants in the public planning process will understand the need to balance public input and necessity of proposed amenities. A program statement for each community park identifying the community needs to be addressed in that park, amenities, supporting facilities and a cost budget for each park will be developed prior to proceeding with detailed design documents. Stakeholders will be consulted where additional information is needed to refine the program and budget.

Approval of Future Design and Construction Projects

The District has a legal mandate to determine the program, design and construction of parks. However, the District endeavors to work cooperatively with the land use authority and the community to produce successful projects. After the initial public meeting(s) are conducted for the purpose of developing a program statement, follow-up public meeting(s) will be held. The concept design derived from the program for each community park will be presented to the community and stakeholders for further input. Stakeholders will be engaged in the continuing design process if their needs warrant technical input.

All new District park design and construction projects within the City of Rancho Cordova must comply with the City's standard planning and building approval process. The City's standard fees are paid by the District for the City's review and approval of construction documents and construction inspection. District projects are routinely presented at the City's Development Services Team meeting and are discussed at Community Development Management Team meetings. District and City staff are working together to ensure the park projects are well designed and constructed.

Park Design and Construction Process

One strategy for funding park construction allows the developer the option of constructing parks to the District standards and then dedicating the land and fully constructed amenities to the District; this strategy is known as "turn key".

Developers tend to prefer delivering turn key neighborhood parks. Neighborhood park design is not complex. They are often constructed concurrently with the subdivision infrastructure as a marketing component of the development. Community meetings for Neighborhood park design are irrelevant and not used in the turn key strategy. Community park design and construction is more complex and expensive. Developers do not usually choose to deliver Community parks in a turn key strategy. The District typically manages the design and construction of Community parks. The list below serves to summarize and detail the opportunities for collaboration between the agencies during the design of

community parks and the construction process. This is a typical process. Some variation to this process may occur to accommodate unusual or unanticipated circumstances.

1. City planning staff solicits input from District planning staff on new development submittals. Planning staff from both agencies coordinate review comments throughout the approval of specific plans, finance plans, Development Agreements, tentative maps and final maps.
2. The City routes construction plans for new development and related infrastructure to District planning staff for review and comments related to infrastructure for future park construction.
3. Development is approved and building of new subdivisions commences. Park impact fees are collected and accumulate to fund design and construction of new parks.
4. Park impact fees (or credits) have accumulated to a level where full funding of the park construction or a large first phase of construction is eminent.
5. The CRPD Board approves the selection of a Landscape Architect. CRPD requests City Council or staff representation on the consultant selection committee. Representation by stakeholders will be solicited as needed.
6. The District initiates and advertises a public meeting to solicit input from all governmental agencies, organizations, special interests and citizens. Information is gathered to contribute to developing a program specific to the park under consideration. Stakeholders are invited and encouraged to provide detail of their needs.
7. The District will provide the opportunity for a joint session with the City Council after the first community meeting.
 - ◆ Review/Comment on Facility Program Statement
 - ◆ Review Community Input
 - ◆ Review/Comment on Design Components
 - ◆ Review/Comment on number and type of facilities
 - ◆ Facilitate any additional comments by Stakeholders*
 - ◆ Gain consensus on general park plan
8. A program statement for the park and conceptual budget is prepared.
9. A draft concept plan is prepared. It may include several alternative layouts. The concept plan is presented to the City of Rancho Cordova in the Development Services Team (DST) and the Community Development Management Team (CDMT) meetings. Where necessary the concept plan will be adjusted to accommodate planning comments from the City that will significantly affect the proposed concept plan(s). The concept plans are then presented to all the interested parties and stakeholders in a second public meeting.
10. Based on input from the second public meeting a final concept plan will be prepared and presented at a third public meeting.
11. The concept plan for the new park is presented to the City's DST and CDMT. City staff may take final concept to the Council for review and comment.
12. The concept plan and funding plan is presented for approval by the District Board of Directors.
13. The park design will be developed and construction documents prepared. The construction documents will be routed to the City of Rancho Cordova planning and building departments for final review and approval.
14. Staff from the City of Rancho Cordova Public Works and Building Department and the District coordinate on inspections throughout the construction process and the final construction approval.
15. A grand opening is planned and scheduled by the District. Representatives from both agencies take

part in the celebration with the community.

Action Items

- ◆ The Master Plan will be scheduled for approval by the District's Board of Directors after the City's input is received during the 2014 Joint Work Sessions.
- ◆ The District requests the City Council as the Land Use Authority in the incorporated area adopt the park impact fees justified in the District's 2014 Nexus Study.
- ◆ The City and District have discussed coordinating the design, construction and maintenance of the City's Neighborhood Greens. The City's Development Agreements and the District's Park Development Agreements will formalize the authority, liability, maintenance funding and maintenance responsibilities for these "mini parks" on a case-by-case basis. Development submittals for design and construction documents of neighborhood greens will soon be submitted for review and approval.
- ◆ The City and the District should formalize the process by which funding from the City's Park Renovation fee is accessed for renovation of existing parks.

Conclusion

This document consolidates and finalizes ten years of planning efforts by the District for areas within the City limits of Rancho Cordova. Working in concert with the City of Rancho Cordova's leaders to set goals, plan and implement a premier system of parks and open spaces, the District and City representatives must continue to work together and maintain this collaboration as a priority in order to make this vision a reality. Both agencies should be vigilant in protecting the working relationship between the agencies by fostering mutual respect, understanding and enhanced communication. Continued cooperation will yield the best outcome for our mutual constituents.

Strategies for Moving Forward

The approval and publication of this Master Plan document marks an important step for the District. It represents the first of several updated and new planning documents intended to help guide developers, staff, elected officials and the public in the design and development of Cordova parks. Over time, the District will continue to work closely with various stakeholders and the general public to develop a variety of resources for public park planning and implementation. Some of these resources may include policy and procedures updates, a refined scope and clarification on Capital Improvement Planning, the development of a reserve study, which addresses life span, replacement, and deferred maintenance costs for existing and proposed parks, and finally an updated and expanded Master Plan including all areas within the Cordova Recreation and Park District boundary.