



## STAFF REPORT

### TOWN COUNCIL MEETING OF JANUARY 10, 2012

To: Town Council

From: Town Manager 

Subject: Heritage Park Discussion/Direction

Date: December 19, 2011

#### **ISSUE:**

At the December 13, 2011 Town Council meeting, Mayor Calvert received a consensus to bring a discussion of the future of Heritage Park back to the Council at the January 10, 2012 Town Council meeting. Heritage Park was last discussed by the Town Council at the March, 2011 Town Council meeting at which time the Council voted "to do nothing until next year but send it back to the PROS Committee for review". Apparently, it was never scheduled for the PROS committee to review. I have attached a copy of the March, 2011 staff summary regarding options for Heritage Park that Council could discuss.

#### **RECOMMENDATION**

Discuss and give direction to staff.

#### **CEQA**

CEQA will be considered when a project is identified.

#### **FINANCIAL IMPLICATIONS**

The Town purchased the property in December 2009 for \$352,710 with reserve funds.

TO: TOWN COUNCIL

FROM: TOWN MANAGER 

RE: HERITAGE PARK SUBDIVISION PLANNING

**ISSUE**

Council is asked to make a decision on what to do with the Heritage Park Subdivision land that is owned by the Town.

**RECOMMENDATION**

Select one from the following non-prioritized ideas:

1. Do nothing, put decision off to this time next year.
2. Plan a park on the entire site.
3. Plan a subdivision with less than 40 housing lots with a park.
4. Plan the subdivision now on paper, 40 lots with a small park.
5. Plan the subdivision from an idea two years ago, 29 lots with a small park.
6. Plan some other kind of subdivision with a park.
7. Plan some other kind of subdivision without a park.
8. Plan some other use of the land (must identify the use).

**CEQA**

CEQA will be considered when a project is identified.

**MONEY**

Costs will be developed when a project is identified.

**DISCUSSION**

Council views on what to do with the Heritage Park Subdivision property run from turning the entire parcel into a park of some kind to having a park with some kind of housing. No one has talked of some other use though that too is possible. There is no sense in spending time analyzing all the alternatives because the decision on what to do with Heritage Park

Subdivision is driven by the personal notion of the person holding the notion. So the goal is to pick a plan. Hopefully the list in the recommendation provides enough alternatives.

As a refresher following is a description of the Heritage Park Subdivision as it presently stands. The information might be useful to make whatever points need to be made to buttress a particular position. The attached maps may be useful for visual buttressing.

- A. Site is 11.723 acres of which the Army Corps permit requires that a 5 acre preserve be maintained of which 2.59 acres is to be avoided, that is the pond and other waters. Corps permit expires December 2011.
- B. The berm is about 3/4<sup>th</sup> acre.
- C. A Final Map was approved in 2006 that had 40 housing units and a 1 acre park.
- D. A subdivision idea in 2008/2009 would have 29 to 31 housing units and a 1 acre park.
- E. The cost of subdivision improvements for the 40 lot plan (streets, water, sewer, lot grading etc) was estimated to be \$1,361,850 in 2005.
- F. Town bought the property with reserve funds in December 2009 for \$352,710.

A key money question is how to pay for maintenance of any park as well as the Corps jurisdiction open space/wet lands. The approved plan had a district, as the Town has done with other subdivisions, and the maintenance costs would be assessed to each housing lot. The first phase houses on Becky Way already pay into a district. Whatever numbers of houses are built in the second phase could join that district. Maintenance costs (personnel, utilities, materials etc) are costs that go on year to year and affect the General Fund if there is not a district. Unless the Town has identified the maintenance dollars it wouldn't be prudent to build more facilities to maintain. The downtown park is enough of an unfunded maintenance liability for now.

Finally, there is no reason that Council needs to do anything concerning Heritage Park Subdivision property today. The property can sit like a bank account compounding worth from year to year. The cost of maintaining the site as reserved vacant land will probably be less than \$2,000 per year on average. In purely economic terms the property might one day rise in value to the outlandish prices that it traded at prior to 2006. A future Council might appreciate that piggy bank whether it represents dollars and cents or a serene green island.



**LOT SUMMARY**  
 APPROXIMATE MAP  
 15 AC. 1984 DTC

		<b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING • PLANNING • SURVEYING 1925 TRAVIS ROAD - SUITE 200 • SACRAMENTO, CA 95815 (916) 486-1100 • FAX (916) 486-1101 WWW.MORTONANDPITALO.COM		RECORDED BY THE COUNTY OF SACRAMENTO <b>HERITAGE PARK PHASE 2</b> 57 LOTS AND 1 AC. PARK SITE		DATE: 01/20/2016 TIME: 10:00 AM DRAWN BY: [Name] CHECKED BY: [Name]
SHEET NO. 1 OF 1	SCALE: AS SHOWN	PROJECT NO. 151515	CLIENT: [Name]	CITY OF SACRAMENTO	COUNTY OF SACRAMENTO	



**Rick Angelocci  
Town of Loomis  
Re: Heritage Park – Loomis Town Council**

**Rick,**

**Please address this issue at the next Town Council meeting.**

**The nearly 12 acres in the heart of the Town of Loomis is an asset beyond its value as a potential housing development for many reasons. The Town Council should agree to focus on the use of Heritage Park as a conservation easement.**

**1. Heritage Park should be used as an “open space” tree mitigation bank for not only the Priory development but also for future projects within the Town. This would allow potential developers to enter into a partnership with the Town for mitigated losses to canopy and a place to plant trees for the future. Specifically, the purchase price of the land may be reimbursed by the Caeli Priory project tree mitigation fund. This is allowable under the current Loomis Tree Ordinance. In addition, a permanent conservation easement may be established through entering into an agreement with the Placer Land Trust – an endowment for which could be provided by the Caeli Priory tree mitigation fund. Future projects may generate funding for the ongoing maintenance and beautification of the site. This site could generate ongoing revenue from future developments while at the same time preserving the land.**

**2. Heritage Park Preserve would be a wonderful asset to the Town as it could be used for a variety of uses. Benefits include, but are certainly not limited to the following:**

- a. Increasing recreation potential for citizens – could be used for hiking, biking, bird watching, wildlife viewing, among other passive uses. This model has been accomplished at Traylor Ranch in Penryn – a passive park that is maintained primarily by volunteer groups. In addition, Heritage Park Preserve has a federally protected wetland that could serve as a focal point and educational center for ecosystem services in the center of Town.**
- b. Community building projects for volunteers, such as Boy Scouts, Cub Scouts and other volunteer groups – projects could include tree planting, trail building, site clean-up, walkways and development along the pond, site restoration, etc. These projects are tangible and highly rewarding in their benefit.**
- c. Improve residential property values in the downtown core. Heritage Park Preserve is ideal in its location by being surrounded by several downtown subdivisions. Pathways have already been established from all of these subdivisions. Most already use Heritage Park for passive recreation as is evidenced by paths and other improvements.**
- d. Save existing canopy trees at Heritage Park and would provide a place to plant more trees**

**e. Serve as a wildlife corridor along the unnamed creek through the Town. This could serve to link up other potential wildlife corridors through town for the passage of wild species including wild birds and mammals.**

**3. The citizens of Loomis do not currently have common accessible passive open space within the Town limits – this could serve as a model for community building and volunteerism – values that the Town favors as written in the Town motto, “A small town is like a big family”**

**4. The Town needs conservation areas to plant trees that are the result of mitigation for canopy losses. In accordance with the Sacramento Tree Foundation’s Greenprint Program, the Town’s goal is to achieve a 35% overall tree canopy by 2025. This will also help to meet the mandates of AB 32 (California Global Warming Solutions Act). Heritage Park Preserve will help meet these needs by not only maintaining the tree canopy that is already there, but by increasing tree canopy by planting more trees.**

**Open space is disappearing at an alarming rate in South Placer County, and while Loomis has continued the philosophy of “slow growth”, this trend will eventually develop all useable space within the Town limits unless visionary tactics are promoted to preserve useable, ACCESSIBLE, open space for the current and future citizens of Loomis. Permanent protection for Heritage Park Preserve will be a step in the right direction for the Town.**

**Shawna Martinez,  
Professor of Biology  
Parks, Recreation, Open Space Committee Member,  
Loomis Tree Conservation Ordinance Focus Group Member**