



COUNCIL AGENDA: 12-07-04

ITEM: 5.2(c)

# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Sara L. Hensley  
Larry D. Lisenbee

**SUBJECT:** SEE BELOW

**DATE:** 12-02-04

Approved

Date

12/2/04

**Council District:** 10

**SNI:** N/A

**SUBJECT: ADOPTION OF APPROPRIATION ORDINANCE AMENDMENTS IN THE CONSTRUCTION TAX AND PROPERTY CONVEYANCE TAX FUND: PARKS PURPOSES COUNCIL DISTRICT #10 FOR THE CONSTRUCTION OF THE McKEAN ROAD YOUTH SPORTS COMPLEX**

## RECOMMENDATION

- 1) Adopt the following Appropriation Ordinance Amendments in the Construction Tax and Property Conveyance Tax Fund: Parks Purposes Council District #10:
  - a. Establish an appropriation in the amount of \$739,000 to the Department of Parks, Recreation and Neighborhood Services for the McKean Road Youth Sports Complex project; and
  - b. Decrease the Reserve: Sports Field Development by \$739,000.

## BACKGROUND

There is currently a deficiency of youth sports fields throughout the City. The City of San Jose Greenprint, a 20-year strategic plan for park development, calls for the addition of recreation and park facilities in the Almaden area to support the growing population in that vicinity. The City of San Jose and the Almaden Youth Association (AYA) are jointly working to develop a youth sports field complex to fill the deficiency in playing fields.

The proposed McKean Sports Complex project is planned to be developed on an area, up to 35-acres, of a vacant site owned by the San Jose Unified School District located along McKean Road in the South Almaden Valley. The phased Project may include up to six soccer fields,

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four baseball fields, and two softball fields at full development. The cost for constructing five acres of natural turf fields and related infrastructure is estimated at about \$4.0 million. This would include two soccer fields and two little league fields.

A General Plan Amendment and the Final Environmental Impact Report (EIR) for the project are scheduled for City Council consideration on December 7, 2004. Upon City Council approval of the General Plan Amendment and the Final Environmental Impact Report for the Project the City Council will consider adoption of a resolution authorizing the City Manager to execute a Memorandum of Understanding (MOU) with the Almaden Youth Association (AYA) providing for the design, construction, operation, and maintenance of youth sport fields at the McKean Road Site.

### ANALYSIS

Upon consideration of aforementioned actions, the Council will in addition be asked to consider this action to appropriate funds for the design and construction of improvements associated with the project. Staff anticipates that funds will be used in development of the initial phases of the project for City costs incurred in project planning, design, construction inspection, and infrastructure improvements in the public right of way including roadway and drainage related work. The specific allocation of funds will be outlined in an agreement with the AYA to be considered by the Council at a later date.

Staff recommends an appropriation amendment in the Construction Tax and Property Conveyance Tax Fund: Council District 10 to appropriate \$739,000 to the McKean Road Sports Complex project. The source of funds for this appropriation is a reduction of \$739,000 to the Reserve: Sports Field Development in Council District 10.

### PUBLIC OUTREACH

The CEQA and General Plan Amendment processes have included a number of community meetings and will culminate in public hearings before the Planning Commission and City Council. EIR Public Scoping meetings were held on November 12 and December 12, 2002. A community meeting on the General Plan Amendment was held on October 27, 2004. The Planning Commission considered the Final Environmental Impact Report for a General Plan Text Amendment (File No. GPT01-10-02) and the General Plan Text Amendment (File No. GPT01-10-02) on November 29, 2004. The General Plan Amendment and the Final Environmental Impact Report for the Project are scheduled for City Council consideration on December 7, 2004.

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**BUDGET REFERENCE**

Fund #	Appn #	Appn. Name	RC#	Total Appn.	Amt. for Contracts	Adopted Budget Page	Last Budget Action (Date, Ord. No.)
389	7627	Reserve: Sports Field Development		\$739,000		2005-2009 Adopted CIP V-696	10/12/2004 27267

**COORDINATION**

Preparation of this memorandum was coordinated with, the Offices of City Council District 10, City Manager, City Attorney as well as the Departments of Public Works and Planning, Building and Code Enforcement.

**COST IMPLICATIONS**

Approximately \$619,000 has been allocated to the Project to date. The funds are from three sources: General Funds, Construction and Conveyance Funds, and a grant from the Healthy Neighborhoods Venture Fund (HNVF). The HNVF grant is a reimbursable grant, which would be paid out as work is completed in the future by AYA and submitted for reimbursement. To date most of the funding has been used for planning and EIR preparation. AYA will reimburse the City \$100,000 for a portion of the completed EIR work in accordance with a prior agreement approved by the City Council.

In addition to City funding, the Almaden Youth Association agrees that it shall seek funds to pay for the remaining cost of construction, operation and maintenance of the Project and will be responsible for obtaining funding sufficient to pay for any Project costs over and above the City funded portion of the project; AYA funding may be obtained through the private, public, or grant sources.

The estimated construction cost for 5 acres of fields is about \$4.0 million for natural turf fields and related infrastructure. Adding artificial turf in later phase will be at significant additional cost. Maintenance costs estimates have not yet been developed, however maintenance costs would be the responsibility of AYA under the proposed MOU.

HONORABLE MAYOR AND CITY COUNCIL

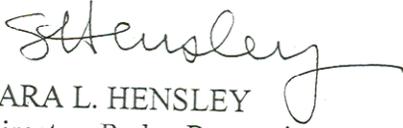
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**CEQA**

EIR Resolution to be adopted.



SARA L. HENSLEY  
Director, Parks, Recreation and Neighborhood Services



LARRY D. LISENBEE  
Budget Director