



DATE: January 2, 2013

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **APPROVAL OF PLANS AND SPECIFICATIONS FOR THE EL CORAZON RECLAMATION PLAN GRADING PLAN IMPROVEMENT PROJECT**

**SYNOPSIS**

Staff recommends that the City Council approve the plans and specifications for the El Corazon Reclamation Plan grading improvement project, and authorize the City Engineer to call for bids.

**BACKGROUND**

Staff is anticipating at the January 2, 2013, City Council meeting, to ask the City Council to approve a Recreational Development and Disposition Agreement ("Recreational DDA") and Commercial Development and Disposition Agreement with Sudberry Development, Inc. ("Sudberry"), as the developer of El Corazon. One of the requirements of the Recreational DDA is that the City of Oceanside ("City") is to provide certain improvements at El Corazon ("Subject Property") so that Sudberry can develop and construct multiuse athletic fields on the Subject Property.

**ANALYSIS**

An El Corazon Reclamation Plan preliminary grading plan and specifications ("City Improvements") has been prepared by Sowards and Brown Engineering. The City Improvement consists of grading, surface improvements (placement of Class II Base), drainage improvements, related erosion-control measures and payment of applicable fees and permits. Together with other improvements such as providing on-site well water to the Subject Property, the City Improvements will prepare the Subject Property for the installation of multiuse athletic fields and related improvements that are required of Sudberry per the Recreational DDA.

In order to evaluate the costs and timeline for the City Improvements, the project will be bid with two alternatives. The first alternative is to complete the City Improvements in 120 days and the second alternative is to complete the City Improvements in 240 days. These alternatives are tied to whether the first major tournament at the multiuse athletic fields can be as early as November 2013 or in July 2014. A further evaluation will be provided after the bids are received and reviewed.

### **FISCAL IMPACT**

It is estimated that the City Improvements will be at a cost not to exceed \$1,400,000. Of said amount, \$737,000 will be funded out of the General Capital Projects Fund 501 Assigned Reserves for Reclamation Project Account No. 501.3020.0025 and \$100,000 from the Silica Reclamation Fund Account No. 912880500501.4501. Those accounts have sufficient funds to pay for a portion of the associated cost. The funds in those accounts have been earmarked for the reclamation of the El Corazon site as a former mining operation pursuant to the El Corazon Reclamation Plan.

The remainder of the funds needed to pay for the City Improvements will be from the sale of surplus property in the amount of \$430,000, which sale was approved by the City Council in 2012 and is scheduled to close in the first quarter of 2013. The remaining \$133,000 needed will be in the form of in-lieu services pursuant to the Professional Services Agreement between the City and JMM Diversified, Inc., dba Moody's Excavation of Bonsall ("Moody's"). The in-lieu services by Moody's would be in the form of materials needed for the project (e.g., Class II base) and earthwork preparation.

### **INSURANCE REQUIREMENTS**

The City's standard insurance requirements will be met.

### **COMMISSION OR COMMITTEE REPORT**

Does not apply.

### **CITY ATTORNEY'S ANALYSIS**

The referenced documents have been reviewed by the City Attorney and approved as to form.

**RECOMMENDATION**

Staff recommends that the City Council approve the plans and specifications for the El Corazon Reclamation Plan grading improvement project, and authorize the City Engineer to call for bids.

PREPARED BY:

  
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