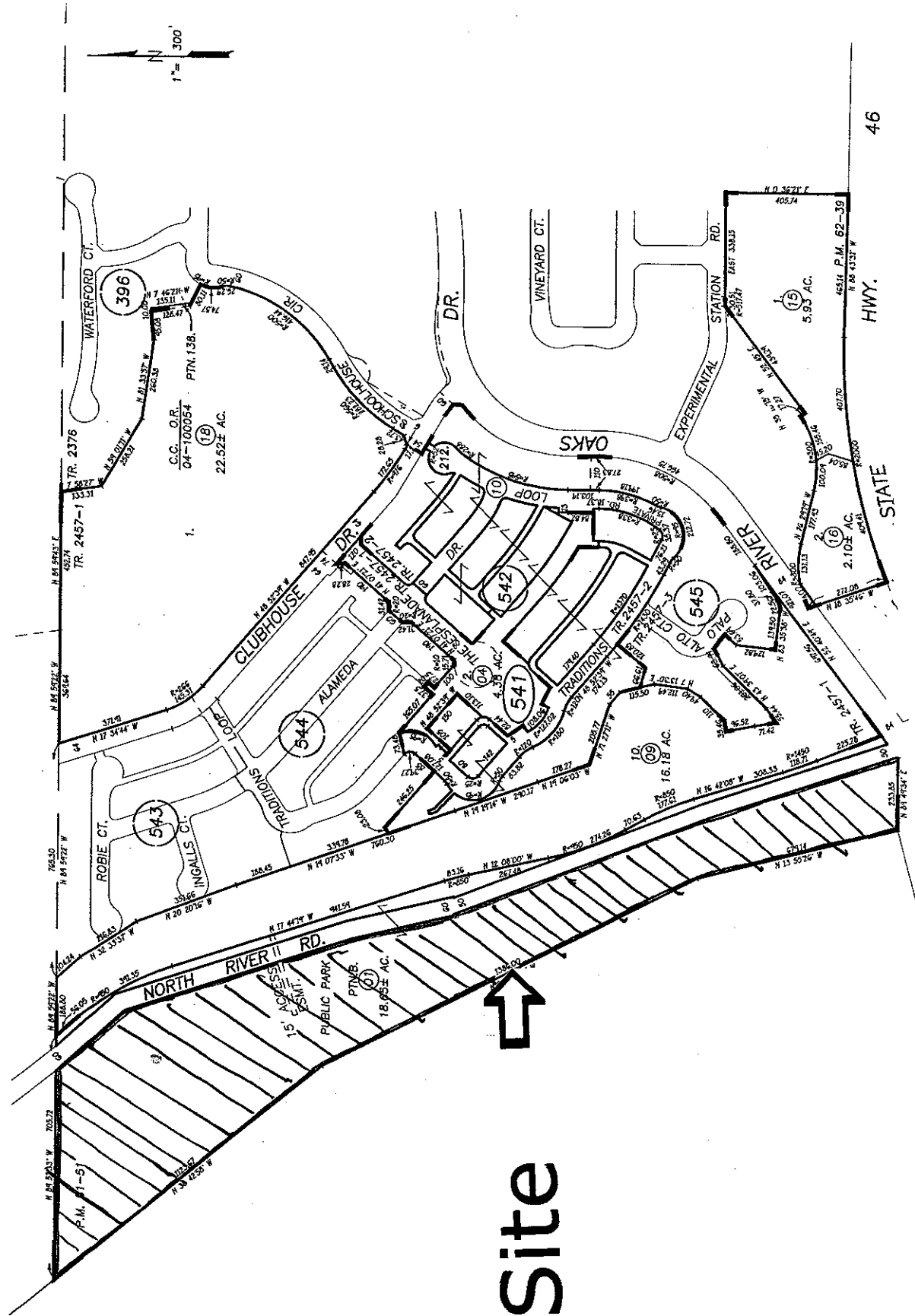


TO: James L. App, City Manager
FROM: Doug Monn, Public Works Director
SUBJECT: City Land Development Proposal – Paso Robles Youth Sports Council
DATE: September 19, 2006

NEEDS: For the City Council to consider a proposal from the Paso Robles Youth Sports Council (PRYSC) to develop City owned property located on North River Road.

- FACTS:**
1. The City owns approximately 18.65 acres of property on North River Road (APN 025-541-001 see attachment 1).
 2. On March 22, 2006, the City received a proposal from the Paso Robles Youth Sports Council requesting they be allowed to develop turf practice fields on 4.76 acres of the North River Road site.
 3. The City responded on April 12, 2006, acknowledging the proposal.
 4. On July 24, 2006, a Council Ad Hoc committee and City staff met with representatives of PRYSC to discuss the proposal.
 5. Two options were discussed regarding PRYSC securing interest in the property.
 - a. Grant PRYSC conditional use of the property.
 - b. Allow PRYSC to lease the property.
 6. A lease would offer the most flexibility to PRYSC as a non-profit organization given insurance requirements and the need to secure donations of material and labor.
 7. At this meeting it was acknowledged that if granted a lease for development and maintenance of the property PRYSC would:
 - a. Develop engineered grading and development plans for submittal to the City for review/approval.
 - b. Develop the project in a manner consistent with the City's standard development conditions/requirements. This will include filing a development application with Community Development Department and the completion of an environmental review.
 - c. Secure any permits required.
 - d. Construct the practice fields using volunteer resources and donations or under prevailing wage requirements when/if necessary.
 - e. Provide on-going maintenance and irrigation of/for the practice fields.



Site

Exhibit "A"



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

April 12, 2006

Mr. Steve Serta, President
Paso Robles Youth Sports Council
c/o Gary Perruzzi
441 Janice Street
Paso Robles, California 93446

Dear Mr. Serta:

Thank you for your April 4, 2006 letter/proposal to develop City owned property on North River Road for youth sports fields. The City appreciates the Council's dedication to area youth and willingness to give of their time and money to further sports involvement opportunities.

The proposal provides a good outline of development and use intent. In order to facilitate consideration, some additional information is requested. Please:

- Supplement your conceptual site plan with location and quantity of parking, restrooms, drinking fountains, and other support facilities (if any);
- Accompany the expanded site plan with development, ownership, and operational details including:
 - Source of irrigation water;
 - Electrical plan;
 - Plumbing plan/sewer disposal for restrooms;
 - "Budget" quantifying the improvements and "cost" (i.e., value) of the proposed improvements;
 - Bonding source for improvement completion;
 - Note the source and amount of financing to complete the work (if there are any expenditures anticipated);
 - Insurance/indemnity for both construction and on-going operation, post construction;
 - Preference to lease or leave in City ownership;
 - On-going maintenance program/plan;
 - Proposed funding source for on-going utilities and maintenance;
- Articles of Incorporation for PRYSC 501C3.

Additionally, it is important to note that State law would require any expenditure for labor be subject to prevailing wage (and all the appurtenant reporting requirements).

Thank you again for your proposal and willingness to take on such a significant effort for area youth. We look forward to working with you in developing an implementable plan and sustainable project.

Sincerely,


Douglas L. Monn
Director of Public Works

C. City Council
City Manager
Executive Managers

PROPOSAL
To
Develop City Property on North River Road

The following is a proposal to develop City property on North River Rd. for the purpose of providing a practice site for youth sports:

Need for practice fields

There are currently five independent youth sports leagues, one City youth sport league and two independent adult sports leagues that vie for playing and practice sites on school and City property. Most of the dedicated fields at these sites are used during the course of each individual season for game use, leaving very little use for practice area. Sundays are the exception for sites being available, but except for one adult soccer league, no other sports are scheduled for play or practice on Sundays, which is not only customary but accepted practice among all youth leagues, and subsequently not an option.

Benefits

The development of the North River Rd. property will provide for much needed practice sites for all sports. Its construction will accommodate multi use since no permanent structures will be constructed, but rather an open turf area will be made available to both independent and City sports leagues. Programming of the facility will be at the discretion of the City, with all scheduling made at PRYSC board meetings which will eliminate conflict of use. The improved site will remain City property, but will be maintained, at no cost to the City, by the PRYSC.

PRYSC qualifications

The PRYSC has been together since 2000, with board representation for the following organizations: Paso Robles Youth Football, Paso Robles Girls Softball, AYSO, Paso Robles Little League, Central Coast Soccer League, Paso Robles Youth Wrestling, Paso Robles Independent Soccer League and Paso Robles Region Soccer League. The board also has a City liaison that attends all meetings. PRYSC is a registered non-profit organization, operating under a set of established by-laws, meeting the first Wednesday of each month. Its pool of volunteers include many professions, and, for the sake of this intended project, they have at their disposal attorneys, engineers, electricians, plumbers, landscapers and licensed building contractors.

Project schedule

The start date and completion of this project is based on seasonal factors. Hydroseeding will be done at a time of year as to insure proper rooting of the turf before play is scheduled. Optimum time would be late summer/early fall of the year project approval is given, with play starting the following spring.

Description of finished product

Site improvements will be approximately 4-5 acres of open space turf area in the location identified by the PRYSC and approved by the City. All maintenance will be done by the PRYSC.

