

## Legislation Text

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**File #:** 21-1450, **Version:** 1

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### **Actions Related to the Winchester Ranch Turnkey Parkland Agreement.**

(a) Approve a Turnkey Parkland Agreement between the City of San José and Pulte Home Company, LLC, a Michigan limited liability Company, to satisfy the requirements of the City's Park Impact Ordinance (San José Municipal Code Chapter 14.25) and Parkland Dedication Ordinance (San José Municipal Code Chapter 19.38) which includes:

- (1) Dedication of a 2.01 gross acre site to the City;
  - (2) Design and construction of park improvements on this site; and
  - (3) Payment of City Design and Review Fees.
- (b) Adopt a Master Plan for a public park.
- (c) Adopt an official name for the park based on the following alternatives:
- (1) "Winchester Orchard Park" as recommended by staff and the Parks and Recreation Commission as a result of a public naming process; or,
  - (2) Select an alternative park name from the list of eligible names generated through the public outreach process and that was considered in a public forum.
- (d) Adopt the following 2021-2022 Appropriation Ordinance amendments in the Subdivision Park Trust Fund:

(1) Establish the Winchester Orchard Park Design, Review, and Inspection appropriation to the Parks, Recreation and Neighborhood Services Department in the amount of \$342,000; and

(2) Decrease the Future PDO/PIO Projects Reserve appropriation by \$342,000.

CEQA: Winchester Ranch Residential Project Certified Environmental Impact Report (Resolution No. 79376), File Nos. GP18 014, GPT19 004, PDC18 037, PD19 019, PT19 023. Council District 1. (Parks, Recreation and Neighborhood Services)