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DEPARTMENT OF
PARKS AND RECREATION

PARK PLANNING, DESIGN &
DEVELOPMENT DIVISION

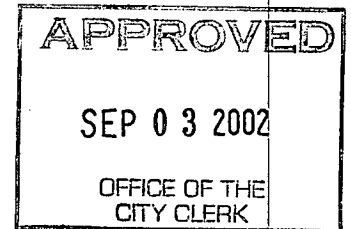
CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA
95814-2702

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September 3, 2002

City Council
Sacramento, California



Honorable Members in Session:

SUBJECT: REGENCY COMMUNITY PARK NAME, MASTER PLAN, AND ENVIRONMENTAL DOCUMENT APPROVAL (PN: LV76)

LOCATION AND COUNCIL DISTRICT: Regency Circle and Honor Drive, Council District 1

RECOMMENDATION:

This report recommends that Council, by resolution:

- Approve the name "Regency Community Park";
- Approve the Park 11A Master Plan; and
- Approve the Addendum to the Northpointe Park Negative Declaration

CONTACT PERSON: Janet Baker, Interim Park Planning, Design and Development Division Manager 264-8234

FOR COUNCIL MEETING OF: September 3, 2002

SUMMARY:

Park 11A is a planned 42-acre Park in North Natomas. Phase I development of this site will develop 15 acres. This report recommends City Council's approval of the park name, Regency Community Park, and master plan for the park. Approval for environmental documents is included as Exhibit A.



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COMMITTEE/COMMISSION ACTION:

The Regency Community Park name and master plan were reviewed and approved by the Citizen's Advisory Committee for Parks and Recreation on January 10, 2002.

BACKGROUND INFORMATION:

Regency Community Park (Park 11A) is a 42-acre property located at Regency Circle and Honor Drive in North Natomas. (See Exhibit D & E) This project will improve 15.0 acres of that site and will be constructed as a turnkey park by Lennar Communities Inc.

When the park is completed and transferred to the City of Sacramento, it will have two baseball fields, a soccer field, two volleyball courts, a parking lot, a tot lot, restrooms, pathways, a bike trail, irrigated landscaping, picnic tables and BBQ's. A water retention basin will be developed in conjunction with the rest of the park with separate funding from the Utilities Department.

Construction of Regency Community Park will begin in Fall 2003.

FINANCIAL CONSIDERATIONS:

This report deals only with approval of park plans, a park name, and environmental documents. No costs are associated with these actions. Financial impacts will be reported when staff returns to City Council with development agreement information and requests for approvals.

ENVIRONMENTAL CONSIDERATIONS:

The Planning and Building Department, Environmental Planning Services has reviewed the Regency Community Park 11A project for compliance with the requirements of the California Environmental Quality Act (CEQA). The Regency Community Park 11A project was determined to fall within the scope of the adopted Negative Declaration for the Northpointe Park PUD (#P96-058), which was adopted on February 1997. The adopted Negative Declaration adequately described the effects of the proposed park project. In compliance with Section 15070(b)(1) of the California Environmental Quality Act (CEQA) guidelines, the City has incorporated mandatory mitigation measures to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures are included in Exhibit A & B (Mitigation Reporting Plan) and address potential impacts to water, air quality, biological resources, and cultural resources. The analyses and mitigation measures in the Adopted Negative Declaration are reaffirmed.

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An Addendum to the Negative Declaration has been prepared, describing the proposed Regency Park 11A project. The Addendum defines the project description and justification for use of an Addendum pursuant to the California Environmental Quality Act (CEQA) Guidelines (Section 15164).

Therefore, it is recommended that the City Council adopt the attached resolution considering the Addendum to the Adopted Negative Declaration for the Regency Park 11A, finding that this document adequately addresses the impacts of the project, and finding that no subsequent environmental document is required. The findings are shown as Exhibit C.

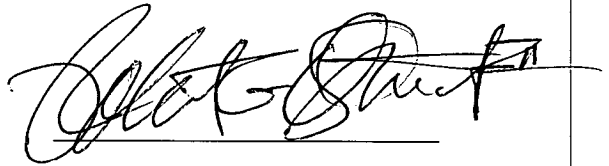
POLICY CONSIDERATIONS:

This action is consistent with City Council's goal to expand park and recreational opportunities.

ESBD EFFORTS:

No goods or services are being purchased in association with this report.

Respectfully submitted,



Robert G. Overstreet, Director
Department of Parks & Recreation

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

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Attachments: Exhibit A - Mitigation Reporting Plan
Exhibit B - Mitigation Reporting Program Checklist
Exhibit C - Mitigation Report Findings
Exhibit D - Park Master Plan
Exhibit E - Area Map

Regency Park 11A Mitigation Reporting Plan

In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures included in this Addendum to a Mitigated Negative Declaration. For this project, mitigation reporting will be performed by the City of Sacramento, Department of Parks and Recreation in accordance with the monitoring and reporting program developed by the City to implement AB 3180.

This Mitigation Reporting Plan is being prepared by the Planning and Building, Environmental Planning Services, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5375, pursuant to the California Environmental Quality Guidelines, Section 21081.

The Department of Parks and Recreation will submit its completed Reporting Plan to the Environmental Planning Services for inclusion in the annual report to the City Council.

Project Number: CIP #LV76

Project Name: Regency Park 11A

Project Location: The project is located within the North Natomas Community Plan area and is bounded generally by Regency Circle on the south, Honor Drive on the west, Bridgeport Drive on the north, and several neighborhood-level streets to the east.

Project Description: The City of Sacramento, Department of Parks and Recreation proposes to construct a 42-acre community park. The proposed park would include the following components: trees and landscaping, open turf area, tot lot with seating, fast-pitch softball and soccer field with lights mounted on 90-foot poles, 12 foot wide bike/pedestrian trail, drainage canal, disc golf course, water feature play area, a parking lot with 99 parking spaces, restrooms, concession stand, storage building, grass volleyball courts, picnic shelters and tables, and a skatepark. The proposed park will be constructed in two phases, beginning with the 15-acre southern portion.

EXHIBIT B
MITIGATION REPORTING PROGRAM CHECKLIST FOR THE REGENCY PARK 11A (CIP# LV76)

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Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
WATER					
<u>Mitigation Measure #2:</u> A Drainage Agreement ensuring the provision of stormwater drainage must be executed. An adequate stormwater drainage plan shall be designed to the satisfaction of the City Utilities Director prior to recordation of the Master Parcel Map. Construction of the drainage facilities shall be commenced prior to issuance of any building permit. Construction of the drainage facilities shall be completed prior to issuance of a certificate of occupancy for any building on the site.	During construction	Dept. of Parks and Rec and Developer			

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Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
AIR QUALITY					
Mitigation Measure #1: Comply with the NNCP's requirement to prepare an Air Quality Mitigation Strategy that reduces ROG emission by 20 percent for residential uses and 50 percent for non-residential uses.	Before construction	Dept. of Parks and Recreation and Developer			

Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
BIOLOGICAL RESOURCES					
<p>Prior to issuance of a grading permit, the applicant shall satisfy one of the following:</p> <ol style="list-style-type: none"> 1. If legally permissible under the NBHCP Litigation Settlement Agreement, as such Agreement may be amended, revised, extended or modified, the applicant shall pay all required HCP fees under the Settlement Agreement, and otherwise observe all requirements of the Settlement Agreement and associated documents. 2. If a revised NBHCP has been adopted by all required agencies, and is in full force and effect, applicant shall pay all required HCP fees and comply in all respects with the NBHCP, the Implementation Agreement, the City's Federal Incidental Take Permit, and the City's State Management Authorization. To the extent that the applicant has satisfied all of those conditions, the project will have incidental take protection under the City's Incidental Take Permit and Management Authorization. 3. If a revised NBHCP is not in place, the applicant shall obtain and provide evidence to the City of a project specific ITP and/or Section 2081 Management Authorization from the California Department of Fish and Game and the U.S. Fish and Wildlife Service as necessary for the covered species. 	<p>Before, during, and after construction</p>	<p>Dept. of Parks and Recreation, Developer, and Contractors</p>			

Mitigation Measure	Reporting Milestone	Reporting/Responsible	VERIFICATION OF COMPLIANCE		
		Party	Initials	Date	Remarks

BIOLOGICAL RESOURCES (continued from previous page)

<p><u>Mitigation Measure #7:</u> The applicant shall comply with the following short term construction mitigation:</p> <ol style="list-style-type: none">1. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography.2. Dust and soil erosion control measures shall be implemented during the construction phases of all projects. These measures are intended to minimize soil erosion and fugitive dust emissions. Suggested measures include:<ol style="list-style-type: none">a. Watering exposed soils;b. Covering exposed soils with straw or other materials;c. Adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;d. Covering trucks containing loose and dry soils; ande. Providing interim drainage measures during the construction period.3. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.	Before and during construction	Dept. of Parks & Recreation, Developer, and Contractors			
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Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks

CULTURAL RESOURCES

<p><u>Mitigation Measure #13:</u> If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p>	<p>Before, during, and after construction</p>	<p>Dept. of Parks & Recreation, Developer, and Contractors</p>			
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FINDINGS

Introduction

Pursuant to the California Environmental Quality Act (Public Resources Code Section 21000) (CEQA) and Section 15153 of the CEQA Guidelines, the City has concluded that the Negative Declaration for the Northpointe Park Planned Unit Development (PUD) (#P96-058) adequately describes the environmental effects of the proposed Regency Park 11A project. The Adopted Negative Declaration was a programmatic evaluation of potential environmental impacts resulting from the development and implementation of the Northpointe Park PUD. This addendum to the Adopted Negative Declaration provides a description of the proposed park project and an evaluation of the potential differences in environmental impacts relative to what was disclosed in the original Adopted Negative Declaration.

Relationship of the Proposed Project to the Northpointe Park PUD (#P96-058) Negative Declaration

The original Negative Declaration for the Northpointe Park PUD evaluated the necessary entitlements to develop the PUD. The entitlements included a Development Agreement, a General Plan Amendment, a North Natomas Community Plan Amendment, Rezone, a PUD Designation, a Tentative Master Parcel Map, a Tentative Map, and Subdivision Modification. These entitlements included the development of parks within the PUD, including the proposed Regency Park 11A. The proposed development of Regency Park 11A will not result in any new impacts or any more severe impacts than those previously evaluated and identified in the original Northpointe Park PUD Negative Declaration (#P96-058).

It has been determined that implementation of the Proposed Project would not create any new or additional significant environmental impacts that were not already evaluated in the adopted Negative Declaration, nor would it increase the severity of any such impacts. As a result, an addendum to the Adopted Negative Declaration was prepared in accordance with State CEQA Guidelines 15164. Therefore, no new findings with respect to the impacts of the proposed project are warranted. The addendum summarizes the details and/or modifications to the Adopted Negative Declaration.

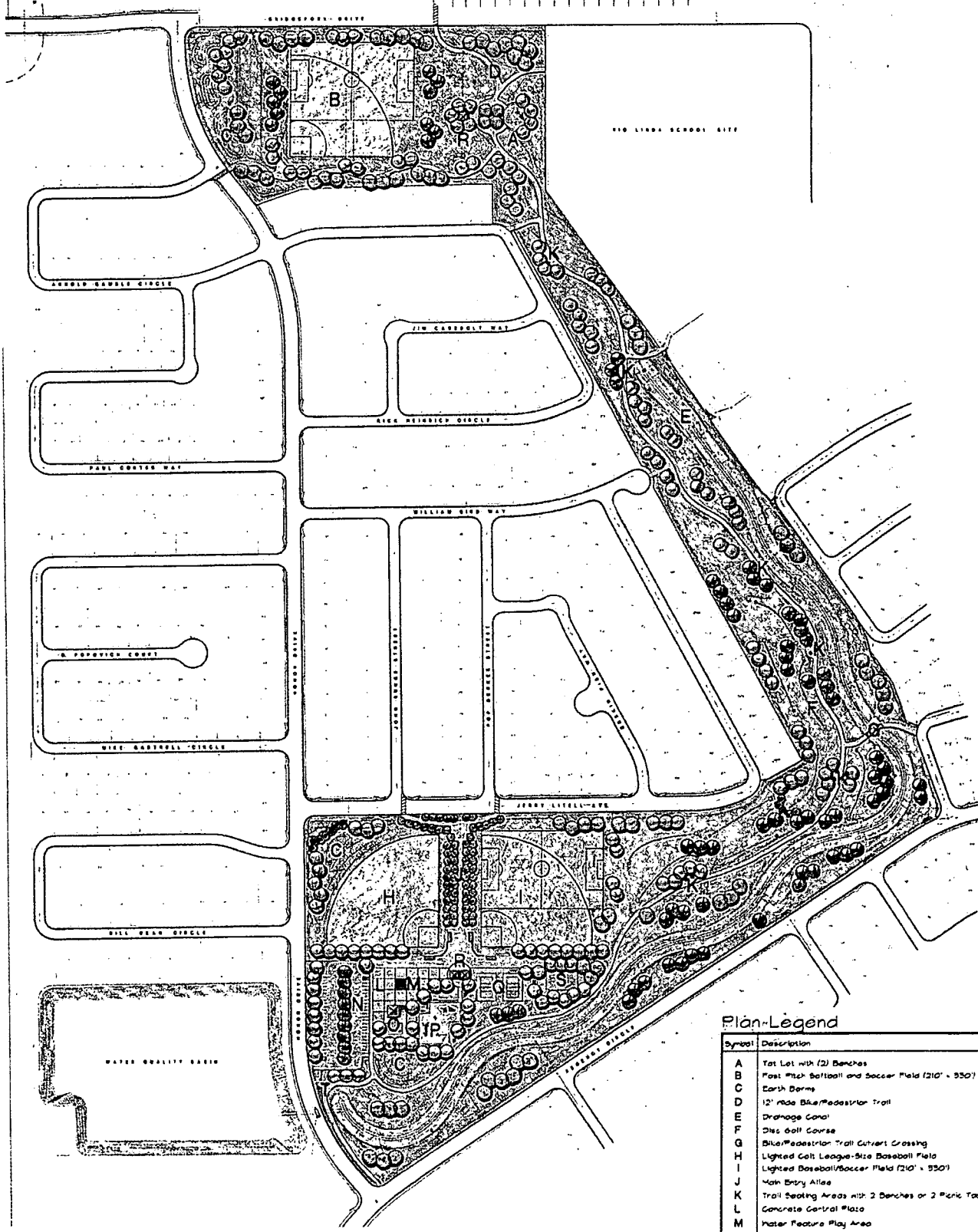
Decision not to prepare a Subsequent Negative Declaration/Conclusion

CEQA Section 15162 requires the preparation of a Subsequent Negative Declaration when substantial changes to a project will require revisions to a previous Negative Declaration due to:

- involvement of new significant environmental effects; or
- a substantial increase in severity of previously identified environmental effects; or
- new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted; or

- mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or
- mitigation measures which are considerably different from those analyzed in the previous negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure

Under the proposed project, the City has decided that an Addendum is appropriate to make the Negative Declaration for Northpointe PUD (#P96-058) adequate to address the impacts of the Regency Park 11A (#LV76) Project. The adopted mitigation measures and impact conclusions in the Northpointe Park PUD Negative Declaration (#P96-058) remain unchanged.



Plan Legend

Symbol	Description
A	Tot Lot with (2) Benches
B	Fast Pitch Softball and Soccer Field (210' x 550')
C	Earth Berms
D	12" Wide Bike/Pedestrian Trail
E	Drainage Canal
F	Disc Golf Course
G	Bike/Pedestrian Trail Culvert Crossing
H	Lighted Soft League-Size Baseball Field
I	Lighted Baseball/Soccer Field (210' x 550')
J	Non Entry Atrium
K	Trail Seating Areas with 2 Benches or 2 Picnic Tables
L	Concrete Central Plaza
M	Water Feature Play Area
N	Parking Lot with 47 Spaces and 2 Handicap Spaces
O	Restroom (Phase I), Concession, and Storage Building
P	Tot Lot and Adventure Play Area
Q	Grass Volleyball Courts
R	Picnic Shelters with Picnic Tables
S	Skatepark (52' x 84')
T	Park Entry Signage

REGENCY COMMUNITY PARK IIA

LENNAR COMMUNITIES

PARK MASTER PLAN

CITY OF SACRAMENTO, CALIFORNIA



Stantec Consulting Inc. v. 916.975.5500
 2500 Levee Blvd. Ste. 100 Sacramento, CA 95811-3228



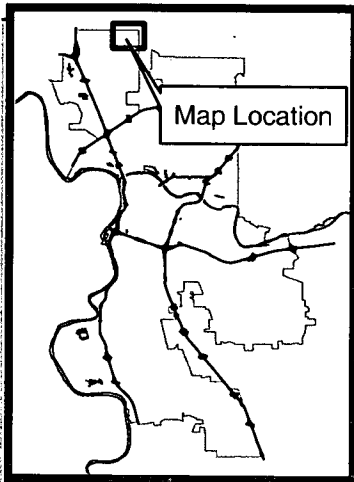
City of Sacramento

Department of Parks and Recreation

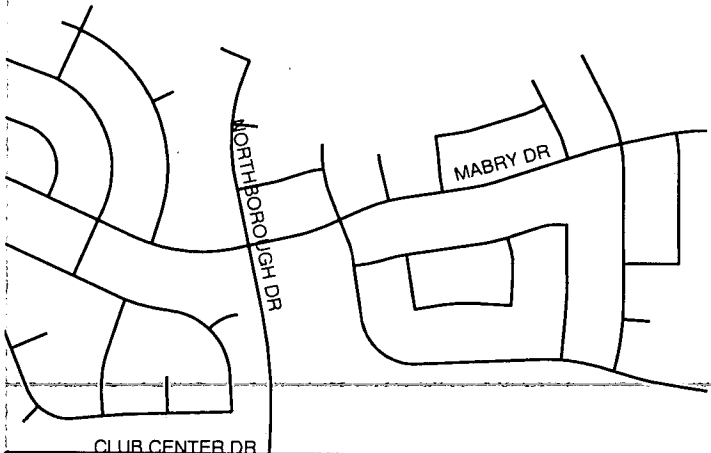
Regency Park (Park 11-A)

EXHIBIT E

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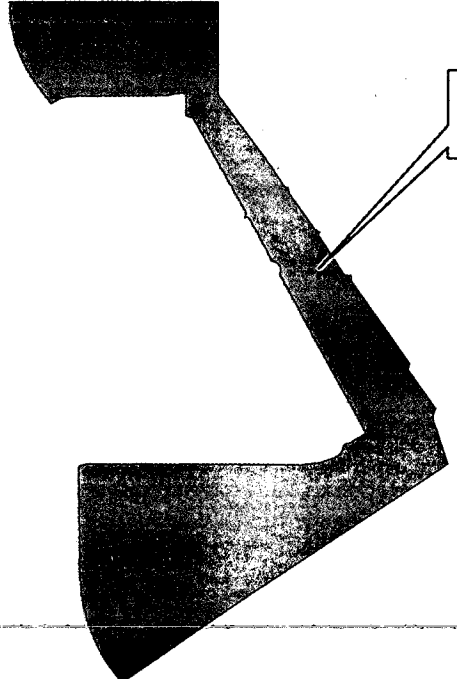


City Limits



ELKHORN BL

NATOMAS BL



Regency Park
(Park 11-A)

0 250 500 1,000 1,500 2,000 Feet

Parks & Recreation Department

N

Geographic Information Systems

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August 26, 2002 jms

CLUB CENTER DR

CLUB CENTER DR

APPROVED
SEP 03 2002
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2002-590

ADOPTED BY THE CITY OF SACRAMENTO

ON DATE OF: _____

**RESOLUTION TO APPROVE THE REGENCY COMMUNITY PARK NAME,
MASTER PLAN, AND ADDENDUM TO THE NORTHPOINTE PARK PUD NEGATIVE
DECLARATION (PN: LV76)**

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration adopted by the City Council on February 4, 1997 for the above project; and

WHEREAS, the City Council has considered the Addendum and the Negative Declaration and determined that the environmental impacts of the proposed Regency Park 11A are within the scope of analysis contained in the Negative Declaration for the Northpointe Park PUD Project and no new impacts have been identified; and

WHEREAS, this Addendum to the Northpointe Park PUD Negative Declaration reflects the lead agency's independent judgment and analysis;

The City Council of the City of Sacramento hereby;

1. Approves assignment of the name of "Regency Community Park"; and,
2. Approves the Park Master Plan for Regency Community Park (Exhibit A).
3. Approves the Addendum to the Northpointe Park PUD Negative Declaration

MAYOR

ATTEST:

CITY CLERK

FOR CITY COUNCIL USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____