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DEPARTMENT OF PARKS  
AND COMMUNITY SERVICES

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April 29, 1987

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DIVISIONS:

CROCKER ART MUSEUM  
GOLF  
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MUSEUM & HISTORY  
PARKS  
RECREATION  
ZOO

Transportation and Community Development Committee  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Final Environmental Impact Report on Carl F. Hansen Regional Park and Golf Course
2. Carl F. Hansen Regional Park and Golf Course Implementation Plan

SUMMARY

This report provides information on the proposed development of Carl F. Hansen Regional Park and Golf Course. The final Environmental Impact Report on the proposed project and an Implementation Program are hereby transmitted to the City Council's Transportation and Community Development Committee.

BACKGROUND INFORMATION

Development History

As a result of the Hansen family's generosity, Carl F. Hansen Park, which now comprises 268 acres, is the second largest park site in the City system. Carl F. Hansen purchased the Crystal Cream and Butter Company in Sacramento in 1921. Under his direction, the firm expanded into all phases of milk processing, and became one of the largest processing plants in California.

Hansen retired in 1954 and died on September 6, 1957, leaving the majority of his estate to his three sons. On December 19, 1963, the City Council accepted the Hansen property from the senior Hansen's sons as a gift to the City of Sacramento. It was specified by the Hansen brothers, at the time of presentation, that this property was to be given to the City of Sacramento in parcels of approximately twenty acres each over a ten year period. The original gift consisted of less than two hundred acres.

In March 1984, Kenneth Hansen and his brothers Carl and Vernon Hansen, together with their respective wives, collectively granted to the City of Sacramento an additional 60 acres, and on May 1, 1985, the City Council accepted the donation. The Deed of Gift stipulates that the donated land be used for public recreational and/or cultural purposes, and requests the site be known as Carl F. Hansen Park.

The Carl F. Hansen Park site is located in an undeveloped flood plain at the northwest section of Sacramento, and the city limits adjoin the north side of the project site. Interstate 80 is approximately one mile to the south of the site and Interstate 5 is approximately three miles to the west. Dry Creek meanders across the subject property generally from east to west. Linda Creek, a minor drainage channel, crosses the southern portion of the site. (Exhibit A).

On December 28, 1983, City Council approved development of a Financial Feasibility Analysis Report, Conceptual Master Plan and Environmental Impact Report for the Carl F. Hansen Park. GOLFPLAN, Ronald Fream Design Group, Ltd. was selected (C.A. #83112) to prepare the reports and master plan at a cost of \$64,200. The group is recognized worldwide for golf course architecture and golf development planning.

The need for additional golf course development has substantial foundation as indicated in the Bing Maloney Expansion Project and South City Golf Development Feasibility Study. Both reports indicate that Sacramento has a 13.5 deficit in 18-hole golf courses. In the Carl F. Hansen Regional Park Financial Feasibility Study for the proposed 18-hole golf course, dated March 19, 1985, the Ronald Fream Design Group indicates the proposed golf course has the potential to become one of California's foremost public golfing facilities.

#### Conceptual Master Plan and Environmental Impact Report

On September 29, 1983 the City Department of Parks and Community Services conducted the first of five public meeting on the development of Carl F. Hansen Park Master Plan. Over 50 citizens, representing a variety of interest groups, including environmentalists, adjacent property owners and various other interested groups and individuals participated in these public meetings.

The conceptual master plan was presented in May 1984. This conceptual plan included a variety of recreational facilities, with the majority of the proposed development comprising of an 18-hole championship golf course. This conceptual plan included a course to include a two lane roadway built to City standards extending north from Main Avenue at Kelton Way into the eastern portion of the site to the proposed clubhouse. In addition to the proposed golf course improvements, the conceptual plan includes parking lots, automobile and pedestrian bridges, a community-type clubhouse, golf/tennis pro shops, pistol/trap shoot facility, softball and soccer fields, picnic areas, children's play areas, fishing areas, and preserved nature areas.

Larry Seeman Associates, environmental consultants, prepared an environmental assessment of the proposed master plan. In March 1985 the Draft EIR was distributed to libraries, public agencies, community groups, and interested citizens for a 45-day public review period. Comments were received on the Draft EIR from State and Federal agencies as well as private individuals and organizations (see Exhibit B).

In accordance with California Environmental Quality Act (CEQA) guidelines, a public hearing, to address comments regarding the Draft EIR, was held on May 29, 1985 at Robla School. Discussion during this hearing centered on facility use. Those present at the public hearing represented various interests including: private citizens, environmental groups, golfers and government agencies. In response to comments for another flora inventory, the Department of Parks and Community Services, in May 1985, contracted with Jones & Stokes Associates, Inc. for \$3,000, to perform a botanical survey of the Hansen Ranch site. During the survey, special consideration was given to vernal pools located on the site for observation of designated rare, and endangered vernal pool plant species. The survey consisted of a three phase investigation and a final report was concluded on June 24, 1986. None of the plants of special concern were observed in Hansen Ranch vernal pools during the survey. Exhibit C contains the vernal pool survey report and related correspondence.

In December 1985 the Final EIR was distributed for a fourteen-day review period to persons who commented on the Draft EIR, as well as libraries, public agencies and community groups. The Final EIR consists of an addendum containing comments on the Draft EIR and response by the City to those comments. In addition, copies could be obtained for review from the Department of Parks and Community Services.

During the preliminary planning and throughout the environmental assessment of the proposed Carl F. Hansen Park and Golf Course, staff has met with Sacramento Audubon Society, California Native Plant Society, Arcade Creek Restoration Committee, and Environmental Council of Sacramento, Inc. The above named groups expressed concerns relating to the preservation of vegetation and wildlife at the site.

#### Public Participation

The Master Plan has been revised on four separate occasions to accommodate the concerns of the environmental groups as expressed during the EIR process.

Revisions to the Master Plan are as follows:

Preliminary Conceptual  
January 1984

Revision #1 - July 1984

- A) Relocate pistol range to trap shoot area.
- B) Add parking lot and tennis courts.
- C) Redesign entrance road to run parallel to eastern Boundary of site.
- D) Minor alteration to golf hole layout.
- E) Delete neighborhood park from northeast section of site.

Revision #2 - November 1984

- A) Define natural areas.

Revision #3 - February 1985

- A) Delete trap and skeet, pistol range at the request of Audobon Society.
- B) Delete tennis courts.
- C) Reduce capacity of parking area.

Revision #4 - December 1986

- A) Identify natural area management zones.
- B) Relocate practice range.
- C) Relocate maintenance area to provide security from possible toxic material runoff.
- D) Relocate multi-purpose fields.

\*Revision number four is recommended as the final Master Plan that entails a design which will provide three additional natural area management zones and expanded preserved wetlands.

In a meeting on December 4, 1986, City staff and representatives of the Sacramento Audubon Society, California Native Plant Society, Arcade Creek Restoration Committee, and Environmental Council of Sacramento, Inc. reviewed revision #4. At that time, staff received support for this revision as the master plan for Carl F. Hansen Regional Park and Golf Course, (see Exhibit E). Mitigation measures necessary in order to reduce impacts to less than significant levels are attached as Exhibit F.

During the December 4th meeting environmental representatives and City staff agreed upon the following significant points:

1. The Master Plan will undoubtedly require some changes when final engineering and hydraulic concerns are mitigated in order to acquire the necessary permits for construction. ECOS, Inc. will have the opportunity to review any significant changes.
2. The areas designated as "natural" will not be reduced in size and may even increase in size.
3. Golf hole #5 may be changed in the final plan so as to curtail the intrusion of golf balls in air space over the wetlands area.
4. The final plan may in fact provide for additional wetlands areas.
5. The maintenance area will be constructed in such a manner that runoff water does not enter the golf course area.
6. ECOS will be given the opportunity to provide suggestions for the type of native grasses, plants and trees for landscaping the site.
7. Native perennial grasses will be used to provide buffer or protective zones between the maintained turf area and the natural areas.
8. City will work with ECOS on a management plan for the natural areas.
9. ECOS members will be given an opportunity to assist in the reintroduction of native plant life to the area.

#### Implementation Plan

Following preparation of plans and specifications, the City may be required by the U.S. Army Corp. of Engineers to apply for a permit under Section 404 of the Federal Water Pollution Control Act. The Golf Division proposes to retain an engineering consultant to assist in the preliminary requirements of such a permit.

Pending the City Council ratification of the Carl F. Hansen Regional Park and Golf Course Final EIR and approval of the revised Mater Plan, it is recommended that staff be directed to implement the following:

<u>To Be Implemented</u>	<u>Time Line</u>
1. Staff to provide options for financing the development of Hansen Ranch Regional Park and Golf Course.	September 1987
2. Issue RFP for engineering necessary for permits and select consultant to provide the engineering.	October-December 1987
3. File for all necessary permits.	January-June 1988
4. Issue RFP for construction bids (assuming permits are granted).	July-December 1988
5. Begin construction.	May 1989

FINANCIAL DATA

Total appropriations for the Carl F. Hansen Regional Park Master Plan Development (CIP #0A11) and Hansen Golf Course Development (CIP #0A16) provides \$632,540 for the development of Carl F. Hansen Regional Park and Golf Course. Of this amount, \$67,660 has been spent for this two-year EIR and Master Plan process. Total cost of development of Carl F. Hansen Regional Park and Golf Course is estimated at \$5,397,000. It should be noted however, that preliminary estimates are based on costs relating to March 1, 1985 which are documented in the Financial Feasibility Study. Adjustments may be necessary for actual development.

No City funds are requested at this time.

EXHIBITS

Attached for Council's consideration is the following information:

- Exhibit A - Site Location
- Exhibit B - EIR Comments
- Exhibit C - Vernal Pool Survey
- Exhibit D - Revised Master Plan
- Exhibit E - ECOS Letter
- Exhibit F - Mitigation Measures Necessary
- Exhibit G - Draft and Final EIR

RECOMMENDATIONS

It is recommended that the Transportation and Community Development Committee approve this report and forward it to the City Council for action. Further, it is recommended that the City Council, by resolution:

1. Determine that the Final EIR is adequate;
2. Certify that the EIR has been prepared in compliance with State CEQA guidelines and that the City Council has considered the information contained in the EIR;
3. Determine that the project will not have a significant effect on the environment, because all potential significant impacts have been mitigated to a less than significant level by including mitigation measures in the Final EIR in the projects master plan design and operation;
4. Adopt the resolution for the Final EIR on the Carl F. Hansen Regional Park and Golf Course Master Plan;
5. Approve this report and direct staff to report back to City Council for approval of a financing plan for this capital project.

Respectfully submitted,

*for - B. Eiling Luzzi*  
ROBERT P. THOMAS, Director  
Parks and Community Services

Recommendation Approved:

*David R. Martinez*  
DAVID R. MARTINEZ  
Deputy City Manager

May 21, 1987  
District 2

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

**RESOLUTION ADOPTING THE FINAL ENVIRONMENTAL IMPACT REPORT  
FOR THE CARL F. HANSEN REGIONAL PARK AND GOLF COURSE  
MASTER PLAN IMPLEMENTATION PROGRAM AND CARL F. HANSEN  
REGIONAL PARK AND GOLF COURSE EIR AND MASTER PLAN**

WHEREAS, the City Council has received and reviewed the Transportation and Community Development Committee's recommendation on environmental effects of the Final EIR and Master Plan for the Carl F. Hansen Regional Park and Golf Course;

NOW, THEREFORE, BE IT RESOLVED by the City Council that the Council hereby determines and certifies:

1. That the Final Environmental Impact Report is adequate;
2. That the EIR has been prepared in compliance with State CEQA guidelines and that the City Council has considered the information contained in the EIR;
3. That the project will not have a significant effect of the environment, because all potential significant impacts have been mitigated to less than significant levels by including mitigation measures in the Final EIR and in the projects master plan design and operation;
4. That the resolution for the Final EIR on the Carl F. Hansen Regional Park and Golf Course Master Plan be adopted;
5. That this report be approved and direct staff to report back to City Council for approval of a financing plan for this capital project.

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MAYOR

ATTEST:

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CITY CLERK