



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
September 11, 2007

Honorable Mayor and
Members of the City Council

Title: Blackbird Park Name and Master Plan

Location/Council District: Hovnanian Drive & Natomas Central Drive / Council District 1

Recommendation: Adopt a **Resolution:** 1) approving the park name "Blackbird Park" and 2) approving the Blackbird Park Master Plan.

Contact: J.P. Tindell, Park Planning and Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 4727

Description/Analysis

Issue: Long-term designs of public facilities are to be reviewed and approved by City Council. Blackbird Park is a 9.9-acre park located in North Natomas. A summary of the Blackbird Park project history is included as Attachment 1 (page 4) and a location map as Attachment 2 (page 5).

Policy Considerations: Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

Sufficient opportunities to provide input to this master plan were provided to the community (Policy 2.0 and 13.37 of the *2005-2010 Parks and Recreation Master Plan*). This is part of the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

Committee/Commission Action: The Blackbird Park name and Master Plan (Attachment 3, page 6) were reviewed and supported by the Parks and Recreation Commission (PRC) on August 2, 2007. The Blackbird Park Master Plan was revised to accommodate the PRC's request that the jogging trail be continuous around the main part of the park and the drop off area be removed and replaced with two on-street handicap accessible parking spaces.

Environmental Considerations: On October 25, 2005, the City Council approved a Negative Declaration and adopted the Mitigation Monitoring Plan for the development of Natomas Central Project (P04-173), Resolution No. 2005-774. The Blackbird Park project components were evaluated within the Negative Declaration for the Natomas Central Project. Therefore, the Blackbird Park Master Plan will not result in impacts over and above what was previously evaluated.

Section 15162 of the California Environmental Quality Act (CEQA) Guidelines provides that an additional Negative Declaration need not be prepared unless substantial changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed above relating to Section 15162 exist, additional environmental review is not required.

Rationale for Recommendation: The design of master plans is part of the Park Development process as referenced in the approved *Parks and Recreation Master Plan Update 2005-2010*.

Financial Considerations: There are no financial considerations with the approval of a park master plan. A separate report will be brought to City Council later this year to create a Capital Improvement Program project number and accept an agreement with the developer for this turn-key project.

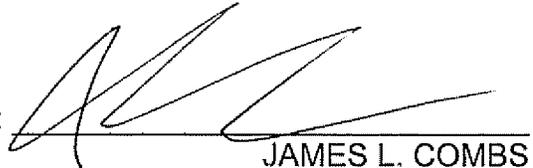
The Neighborhood Park Maintenance Community Facilities District (CFD) was established to reduce reliance on the general fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system. The CFD pays for a portion of the maintenance costs for neighborhood parks. The amount of funding in the CFD depends upon the year the homes in that neighborhood were built and annexed to the CFD; maintenance of parks built before 2002 and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD. CFD #3 will provide partial funding for maintenance.

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. Maintenance staffing for this park development has not been

provided for in the Department's approved FY2007/08 Operating Budget nor has budget augmentations been made to cover water and utility costs associated with development of this park, which is estimated at \$7,200/acre per year, totaling approximately \$71,280 per year for Operations and Maintenance. Department staff will be working with Finance to address this funding gap.

Emerging Small Business Development (ESBD): No goods or services are being purchased as a result of this report.

Respectfully Submitted by:



JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:

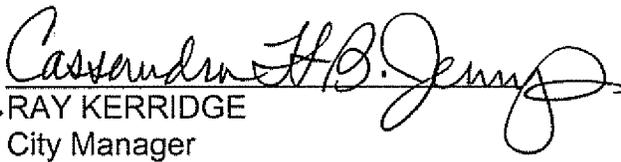
for 
RAY KERRIDGE
City Manager

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Attachment 1

Background Information

Blackbird Park is a community park located in the Natomas Central approved Planned Unit Development (PUD) which consists of low, medium, and high density residential for an active adult community, a lake/detention basin, a private recreation center, parks, a school site, a fire station, and open space on approximately 398 acres between El Centro Road and Del Paso Road.

The proposed Blackbird Park is a 9.9-acre neighborhood park located on Hovnanian Drive & Natomas Central Drive in North Natomas. The park is proposed to be built as a turn-key park developed by K. Hovnanian Forecast Homes Northern, Inc.

The Blackbird Park master plan includes two little league/softball fields, two turf volleyball courts, a "free game" court with two half-court youth basketball courts, two lighted tennis courts, an interactive water spray feature, a two acre large and (separate) small dog park, a decomposed granite walking and jogging trail with fitness stations, pathway lighting, a theme adventure area with a large shade canopy designed as a "blackbird" to cover an adventure area playground, a climbing boulder area, a large group picnic area with shade structure, individual picnic areas, a restroom, site furniture, and public artwork.

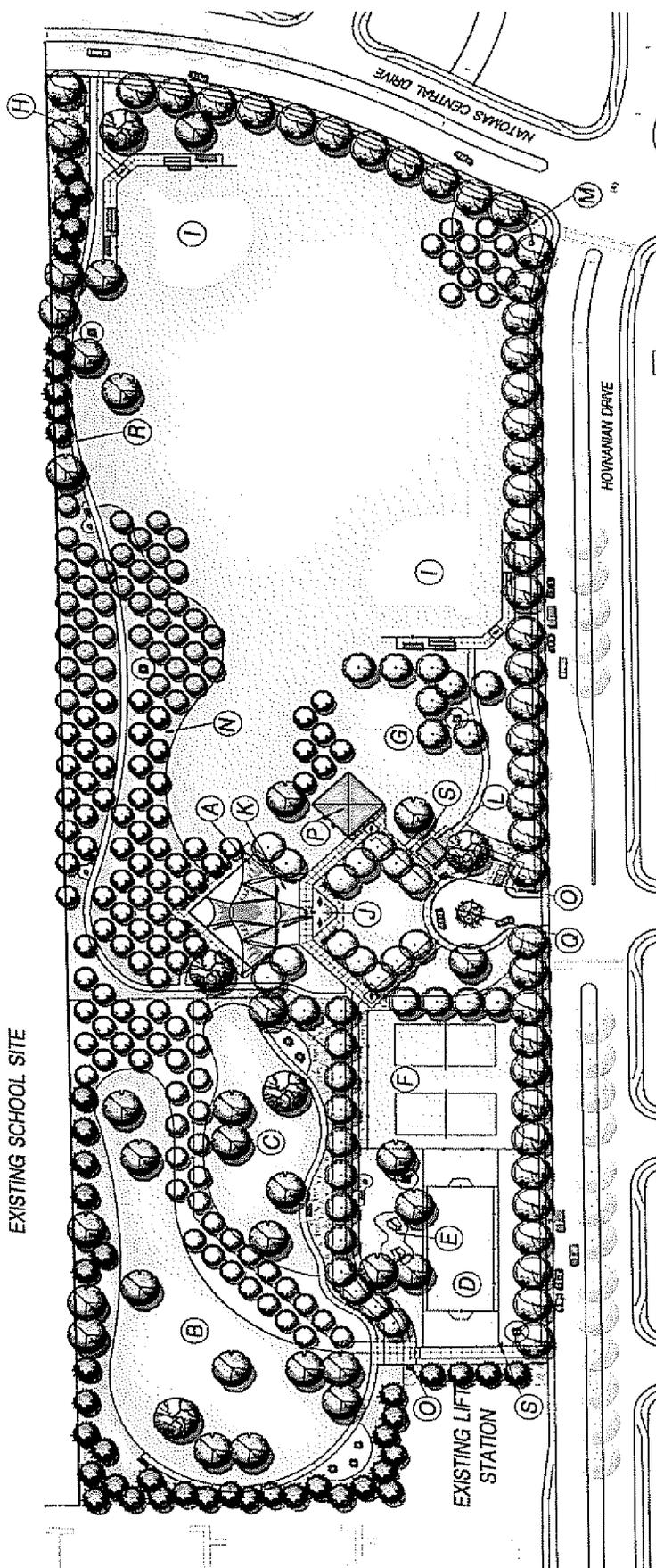
Phase II is expected to include a concession stand and sports field lighting for the two little league/softball fields. The park is expected to open in 2008. The developer will be required to maintain this park for one year after the completion of the park at which point maintenance will be under the City's jurisdiction.

The Blackbird Park Master Plan was developed through the public review process which included review and support by the Natomas Community Association (NCA) on June 27, 2007, and review and support by the Parks and Recreation Commission on August 2, 2007.

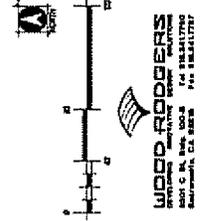
CONCEPTUAL LANDSCAPE PLAN
NATOMAS CENTRAL - BLACKBIRD PARK - (10 Acres)
 K HOVNAVIAN HOMES

CITY OF SACRAMENTO, DEPARTMENT OF PARKS AND RECREATION
 JUNE 2007

EXISTING SCHOOL SITE



SYMBOL		AMENITY		SYMBOL		AMENITY	
(A)	BIRD SHADE STRUCTURE	(H)	FITNESS NODE, TYP.	(N)	ORCHARD W/ PICNIC NODES	(O)	KIOSK
(B)	LARGE DOG PARK	(I)	LIGHTED LITTLE LEAGUE / SOFTBALL FIELDS	(P)	GROUP PICNIC W/ GRILLS AND SERVING TABLE	(Q)	SCULPTURE
(C)	SMALL DOG PARK	(J)	INTERACTIVE WATER FEATURE	(R)	DECOMPOSED GRANITE PATH	(S)	DRINKING FOUNTAIN
(D)	FREEGAME COURT	(K)	ADVENTURE AREA PLAYGROUND				
(E)	CLIMBING BOULDERS	(L)	RESTROOMS / CONCESSIONS				
(F)	LIGHTED TENNIS COURTS	(M)	PARK SIGN				
(G)	TURF VOLLEYBALL						



WOOD RIVERS
 LANDSCAPE ARCHITECTS
 1000 G. ST. SUITE 1000
 SACRAMENTO, CA 95833
 TEL: 916.441.1177

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

September 11, 2007

APPROVING BLACKBIRD PARK NAME AND MASTER PLAN

BACKGROUND

- A. Blackbird Park is a 9.9-acre community park located at Hovnanian Drive and Natomas Central Drive in North Natomas.
- B. The park is proposed to be built as a "turn-key" park developed by K. Hovnanian Forecast Homes Northern, Inc.
- C. Long-term designs of public facilities are reviewed and approved by City Council.
- D. Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act. The City Council approved Resolution No. 2005-774 approving the Negative Declaration and approving the Mitigation Monitoring Plan for the Natomas Central Project (P04-173).
- E. A subsequent Negative Declaration need not be prepared for the Natomas Central Project because the Blackbird Park Master Plan does not propose substantial changes to the project, no substantial changes have occurred with respect to the project circumstances, and no new information of substantial importance to the project has become known or available; consequently, additional environmental review of the project is not required.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The park name "Blackbird Park" is approved.
- Section 2. The Blackbird Park Master Plan is approved.