

DEPARTMENT OF
PARKS AND RECREATION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, #400
SACRAMENTO, CA
95814

RICHARD RAMIREZ
INTERIM DIRECTOR

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December 7, 2001

City Council
Sacramento, California

Honorable Members in Session:

*AG 2001-225
(as amended by Council)*

SUBJECT: 24th Street Land Acquisition for Park Use (CIP PN: LV07)

LOCATION AND COUNCIL DISTRICT: On 24th Street, South of Florin Road
Council District 8

RECOMMENDATION:

This report recommends that City Council, by resolution:

- 1) Approve the acquisition of real property for parks and recreation use (Parcel Number 047-0013-0011) contingent upon completion of National Environmental Policy Act study;
- 2) Establish a Capital Improvement Project for acquisition and future development of park property (CIP PN:LV07);
- 3) Transfer funds to acquire the property; and
- 4) Ratify the Negative Declaration and adopt the Mitigation Reporting Plan for the acquisition and development of 24th Street neighborhood park, located at the junction of 24th and 25th Streets; Sacramento, CA.

CONTACT PERSON: Richard Ramirez, Interim Director, 264-5704

FOR COUNCIL MEETING OF: December 18, 2001

SUMMARY:

This report requests approval to acquire 3.76 acres of real property for park and recreation use, and related actions. Council authorized the purchase of 3.5 acres of property across the street from the subject site in August 2001. Together, these parcels will create a civic area with parks and open space, a library, and potentially a Head Start Site, an Intel Computer Clubhouse, and



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senior housing.

COMMITTEE/COMMISSION ACTION:

The acquisition was reviewed and approved at the December 6, 2001 meeting of the Parks and Recreation Citizen's Advisory Committee.

BACKGROUND:

Planning Area 11, Airport Meadowview, is deficient 85 acres of Parkways and Open Space according to the draft 2000 Master Plan for Park Facilities. It is anticipated that the same planning area will be deficient 108 acres by 2015. Additionally, Planning Area 11 is deficient one acre of community parks and is expected to be deficient 24 acres by 2015.

On August 28, 2001, the City Council approved the acquisition of a 3.5 acre vacant parcel at 24th / 25th Street just south of Florin Road (Parcel Number 047-0013-0010) that has been a blight in the Meadowview Community for many years. It is in a critical location in the heart of the Meadowview Community. It will be a neighborhood park with no major structures.

A second 3.76 acre site right across the 24th Street Bypass, between the park site above and the Martin Luther King, Jr. Library, is available for purchase. Together, these two parcels would be developed as neighborhood parks, with no major structures, creating a lovely open space/park area with the following surrounding uses: A new Head Start Program, an Intel Computer Clubhouse, a library, and a senior housing complex. Families and children in these programs can make use of the park. As well, seniors will enjoy a park at this location within easy walking distance of their complex.

The property owner of the parcel has offered it to the City of Sacramento for a price of \$225,000, contingent upon a closing escrow date of December 31, 2001. Council previously approved the use of Community Development Block Grant (CDBG) funds in the amount of \$150,000 for this purpose. Since the environmental process for the use of these funds will not be complete until late December, staff requests this council action contingent upon the environmental work being complete. Council does not need to approve the resulting plans.

Acquisition of this second parcel is a project in the draft Park Programming Guide, which is scheduled for Council review and approval in late January.

FINANCIAL CONSIDERATIONS:

With Council support, sufficient funds in the amount of \$225,000, plus soft costs, to acquire the property are available as follows: \$75,000 in remaining bond funds in the Pannell Meadowview Community Center Phase II Capital Improvement Project (Fund 704; CIP PN: CB21), \$150,000

in CDBG funds, approved by Council for acquisition of 24th Street Bypass property for park purposes on May 29, 2001 (Council Resolution 2001-316), and up to \$13,000 in acquisition funds remaining from the previous acquisition (CIP PN: LV06).

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Manager has determined that the acquisition and development of this park, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) guidelines, the City has incorporated mandatory mitigation measures into the project plans 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 (Mitigation Reporting Plan) and address impacts to Cultural Resources.

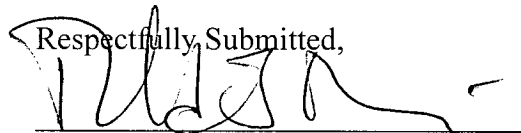
The Negative Declaration was available for Public Review during the period of November 21 to December 10, 2001. Therefore, staff recommends that the City Council ratify the Negative Declaration and approve and adopt the Mitigation Reporting Plan.


POLICY CONSIDERATIONS:

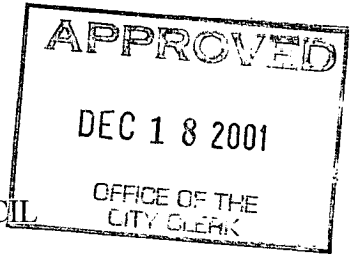
A portion of the funds requested to acquire the site (\$75,000) are bond funds currently in the Pannell Meadowview Community Center Phase II Capital Improvement Project (Fund 704; CIP PN: CB21), which is complete. The Center is near the park site, in Council District 8. Council is requested to reallocate these funds to help acquire the proposed parcel. However, the Council could consider leaving the funding in place, or reprogramming the funds from this CIP to other unfunded or partially funded park projects.

ESBD CONSIDERATIONS:

No goods or services are being purchased with this report.

Respectfully Submitted,

Richard Ramirez, Interim Director

RECOMMENDATION APPROVED:

ROBERT P. THOMAS
City Manager
Exhibit A - Mitigation Reporting Plan
Exhibit B - Site Map



RESOLUTION NO. 2001-829

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

24TH STREET LAND ACQUISITION FOR PARK USE (CIP PN: LV07)

BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF SACRAMENTO:

The City Council hereby:

- 1. Approves the acquisition of real property for parks and recreation use (Parcel Number 047-0013-0011) contingent upon completion of National Environmental Policy Act study;
- 2. Establishes a Capital Improvement Project for acquisition and future development of park property (CIP PN:LV07); and
- 3. Transfers funds to acquire the property.

MAYOR

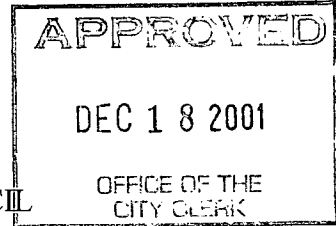
ATTEST:

CITY CLERK

CITY CLERK USE ONLY

RESOLUTION NO: _____

ADOPTED: _____



RESOLUTION NO. 2001 - 830

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

A RESOLUTION RATIFYING THE NEGATIVE DECLARATION AND ADOPTING THE MITIGATION REPORTING PLAN FOR THE ACQUISITION AND DEVELOPMENT OF 24TH STREET NEIGHBORHOOD PARK, LOCATED AT THE JUNCTION OF 24TH AND 25TH STREETS; SACRAMENTO, CA.

WHEREAS, the City of Sacramento has conducted an Initial Study to determine if the Project may have a significant effect on the environment; and

WHEREAS, the Initial Study concluded that there is no substantial evidence that the Project, or any of its aspects, may cause a significant effect on the environment and, therefore, a Negative Declaration is appropriate; and

WHEREAS, A Mitigation Reporting Program (Exhibit A) has been prepared which is designed to ensure compliance with the mitigation measures incorporated into the Project Negative Declaration; and

WHEREAS, the City of Sacramento has circulated the Negative Declaration for public review in accordance with CEQA.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

- 1) The City Council hereby ratifies the 24TH Street Neighborhood Park Negative Declaration finding on the basis of the Initial Study that there is no substantial evidence that the Project may have a significant effect on the environment.
- 2) The City Council hereby approves and adopts the Mitigation Reporting Program.

ATTEST:

MAYOR

CITY CLERK

CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____

Exhibit A

24TH STREET NEIGHBORHOOD PARK MITIGATION REPORTING PLAN

In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures included in the 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 AB3180.

This Mitigation Reporting Plan is being prepared by the Planning and Building Department Office of Environmental Affairs, 1231 I Street, Suite 300, Sacramento CA 95814, (916) 264-5842, pursuant to the California Environmental Quality Guidelines, Section 21081.

The Department of Public Works will submit its completed Reporting Plan to the Office of Environmental Affairs for inclusion in the annual report to the City Council.

Project Number: LVO6

Project Name: 24th Street Neighborhood Park Project

Project Location: This proposed project is located in between 24th and 25th Streets at the point of their intersection in the Airport Meadowview Community Plan (AMCP) area (APN: 047-0013-010).

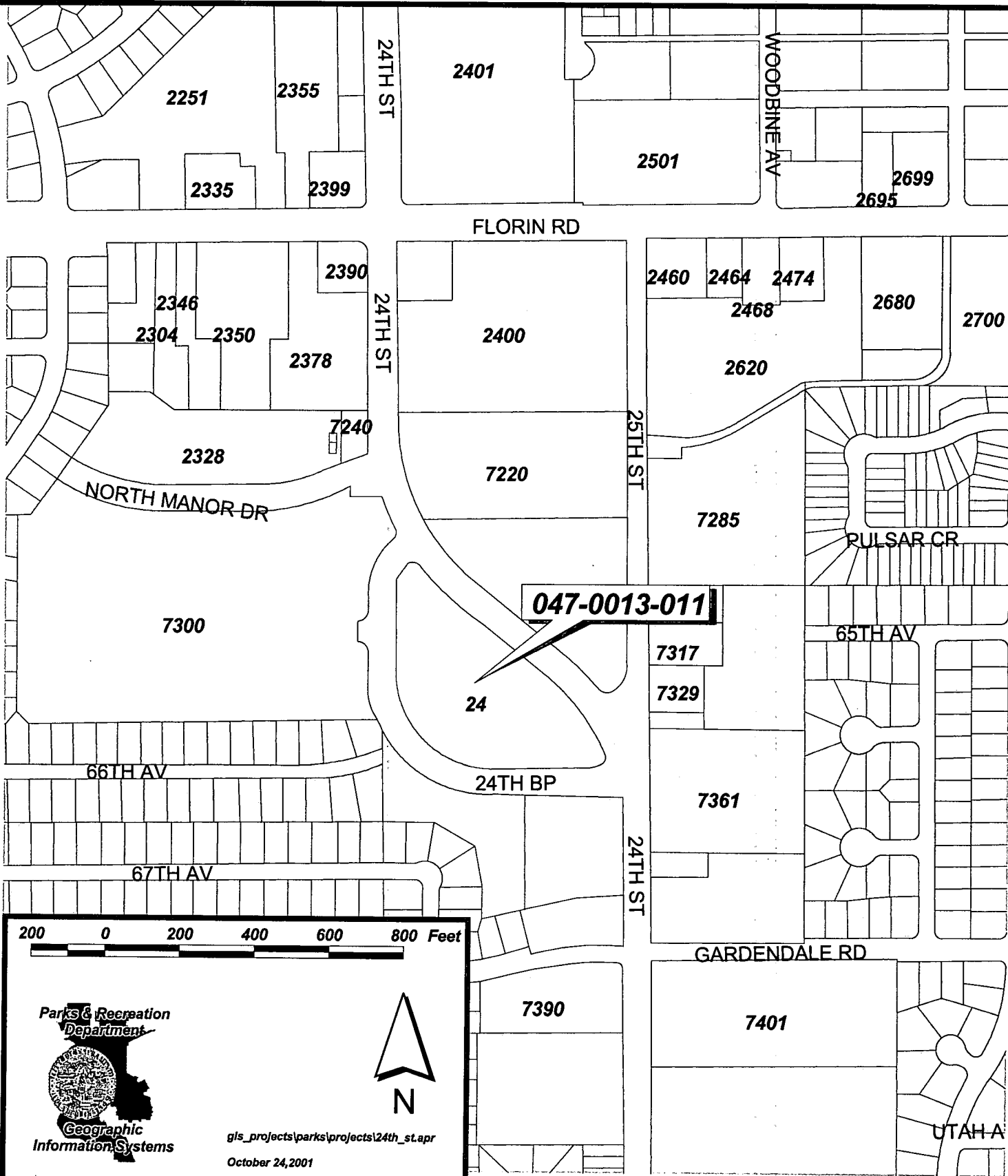
Project Description: The City of Sacramento Department of Parks and Recreation Department proposes to acquire a 3.51 ± acre piece of property located at the junction of 24th Street and 25th Street, APN: 047-0013-010, in the Airport Meadowview Community Plan area; and develop a neighborhood park. Park amenities would include landscaping (consisting of turf area, shrubs, and trees), irrigation, play area, tot-lot, picnic area, drinking fountain, and walkways.

MITIGATION REPORTING PROGRAM CHECKLIST FOR THE 24TH STREET NEIGHBORHOOD PARK NEGATIVE DECLARATION

Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
14. CULTURAL RESOURCES – A) Disturb paleontological resources; & B) Disturb archaeological resources:					
1. If subsurface archaeological or historical remains are discovered during construction, work in the area 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.	During Construction	City of Sacramento Dept. of Parks and Recreation & Contractor.			
2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.	During Construction	City of Sacramento Dept. of Parks and Recreation & Contractor.			



City of Sacramento Department of Parks and Recreation 24th Street Neighborhood Park Project Site



200 0 200 400 600 800 Feet

Parks & Recreation
Department



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October 24, 2001

