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**DEPARTMENT OF PARKS  
AND COMMUNITY SERVICES**

**CITY OF SACRAMENTO  
CALIFORNIA**

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July 24, 1990

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PARKS AND RECREATION  
• NORTH  
• SOUTH  
• CITY-WIDE

WALTER S. UEDA  
DEPUTY DIRECTOR

**Budget and Finance Committee and  
Transportation and Community Development Committee,  
Sacramento, California**

Honorable Members in Session:

**SUBJECT: Carl F. Hansen Regional Park and Golf Course Update**

**SUMMARY**

This report provides information relating to the development of the Carl F. Hansen Regional Park and Golf Course. Specifically, updated information is provided with regard to wetlands delineation and hydrological elements on the site in relation to environmental considerations as identified in the Final EIR. This report is for information only.

**BACKGROUND INFORMATION**

*Project Overview:*

The Carl F. Hansen Regional Park and Golf Course site, which comprises 268 acres, was donated to the City of Sacramento by the Hansen family in two separate actions. In 1963 the original gift of approximately 200 acres, was given to the City over a ten year period in 20 acre parcels. In 1985 an additional gift of 68 acres was accepted by the City Council. 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 site is located in an undeveloped flood plain in the northwest section of Sacramento, with the city limits adjoining the north side of the property. 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 property from east to west. Linda Creek, a minor drainage channel, crosses the southern portion of the site. (Exhibit A)

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On December 28, 1983, City Council approved development of a Financial Feasibility Analysis Report, Conceptual Master Plan and Environmental Impact Report for the site. Both the Financial Feasibility Analysis Report and Conceptual Master Plan were prepared by GOLFPLAN, Ronald Fream Design Group, Ltd., a worldwide renowned golf course architecture and golf development planning organization. In the Financial Feasibility Analysis Report, released March 19, 1985, GOLFPLAN indicates the Hansen site has the potential to become one of California's foremost public golfing facilities.

In 1983 the first of five public meetings was conducted by staff to develop the Conceptual Master Plan. Public participation included a variety of special interest groups including environmentalists, adjacent property owners and other interested individuals. Larry Seeman Associates, Environmental Consultants, prepared an environmental assessment of the proposed Master Plan. The Conceptual Master Plan was presented in May 1984. In March 1985, the Draft EIR was distributed to libraries, public agencies, community groups and interested citizens for a 45-day public review period. A public meeting was held on May 29, 1985 to address comments on the Draft EIR in accordance with the California Environmental Quality Act (CEQA). In response to concerns regarding the flora inventory of the site, Jones & Stokes Associates, Inc. performed a botanical survey. No plants of special concern were found, as indicated in the final flora survey report, dated June 24, 1986.

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. Based on comments received throughout this process, four revisions were made to the Conceptual Master Plan to accommodate concerns of the environmental groups.

On May 26, 1987, City Council adopted the Final Environmental Impact Report for the Hansen Regional Park and Golf Course Master Plan.

#### *Wetland Delineation and Hydrology:*

As part of the Conceptual Master Plan for the site, consideration was given for creek alignments, major wetland and wetland areas, golf course requirements, various requirements of active recreational facilities, and ancillary facilities such as parking and the clubhouse area. As part of this process, generalized wetland and floodflow analyses were developed. While these assessments were appropriate at an initial feasibility stage, they provided too little detail to advance the planning and design processes into the arena of specific resource delineation, identification of direct and potential facility/resource conflicts, the development of alternative facilities and facility configuration plans and the identification of resource impacts and subsequent development of mitigation measures. Chuck Watson, Environmental Consulting, was retained to develop a map of delineated wetlands and water courses on the site. The wetlands delineation map and report was completed in August 1988. A second study by Watson focused on determining the average floodflow for Dry Creek, constructing a hydraulic model for Dry Creek, estimating present bankfill discharges and developing channel/drainage networks for the site.

Watson worked closely with the United States Army Corps of Engineer, California Department of Fish and Game and the United States Fish and Wildlife Service. Based on detailed delineation of wetlands and water movement requirements on the site, Watson worked with GOLFPLAN to determine the best configuration for the golf course and other facilities. In early 1990, conflicts between the golf course design with resources and grading plans were determined and appropriate modifications for locations of some tees and greens and routing of some fairways occurred. In spring 1990, preliminary fill estimates for construction of the golf course were determined. Four additional revisions were done to the Master Plan by GOLFPLAN to mitigate environmental concerns while meeting the needs of the golf facility. Based on the last revision, Watson prepared detailed overlays of wetlands, creek alignments, and water movement routes on the site. (Exhibit B)

On May 21, 1990 staff met with representatives from the Environmental Council of Sacramento, Inc. (ECOS), Audobon Society, Arcade Creek Restoration, California Native Plant Society Conservation Committee, Trail Task Force, Horse Trails, City Environmental Services Manager and various environmental consultants. A presentation was made that focused on wetlands and hydrological factors in relation to modifications made to the golf course and facilities layout. A group consensus was obtained that environmental concerns had been satisfied.

*Current Status:*

Staff will return to Council in ninety days to request authorization to issue an RFP for construction drawings. Once construction drawings are completed, staff will then submit these drawings with appropriate applications to the U. S. Army Corps of Engineers for a Section 404 permit. This permit is necessary when wetland alteration activities are planned. The permit process entails a public noticing and comment period and possibly a public hearing. A decision is then made and if approval is given, a permit is issued. Once the permit is obtained, then rough grading of the site may occur.

**FINANCIAL DATA**

Construction drawings are estimated to cost \$175,000 and funds are available in the Hansen Golf Course Development Capital Improvement Project (OA16). No General Fund monies are requested.

**POLICY CONSIDERATIONS**

Review and management of this project is consistent with policies set by the City Council and the City's Environmental Services Division. Specific environmental and wetland concerns have been addressed with various governmental agencies and environmental groups. Acceptable mitigating measures have been met.


MBE\WBE

Every effort is made to support the City's MBE\WBE goals.


RECOMMENDATION

This report is for Council information only.


Respectfully submitted,

  
DALE ACHONDO, Golf Manager

Approved for Information:

  
SOLON WISHAM, JR.  
Assistant City Manager

Approved:

  
ROBERT P. THOMAS, Director  
Parks and Community Services

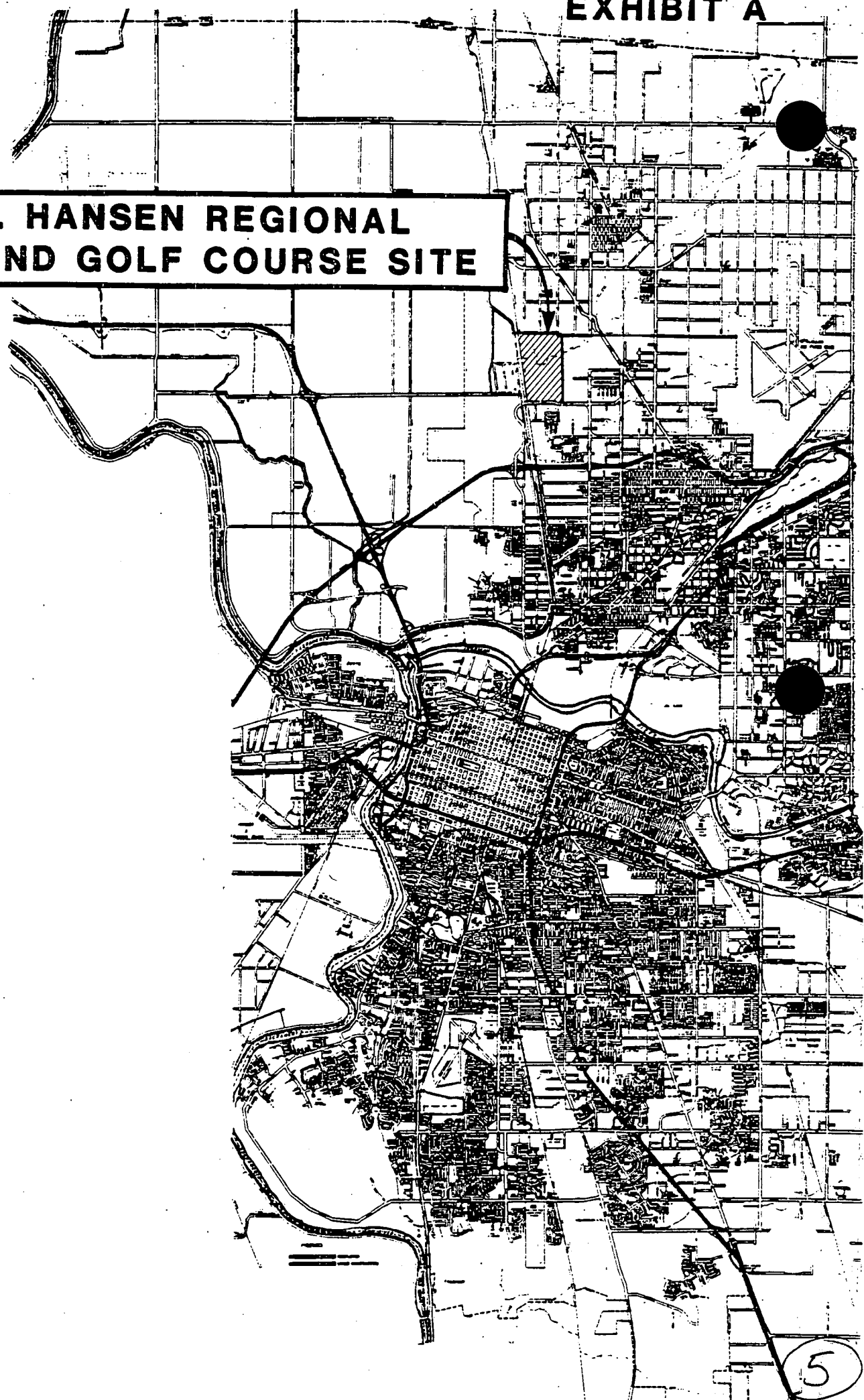
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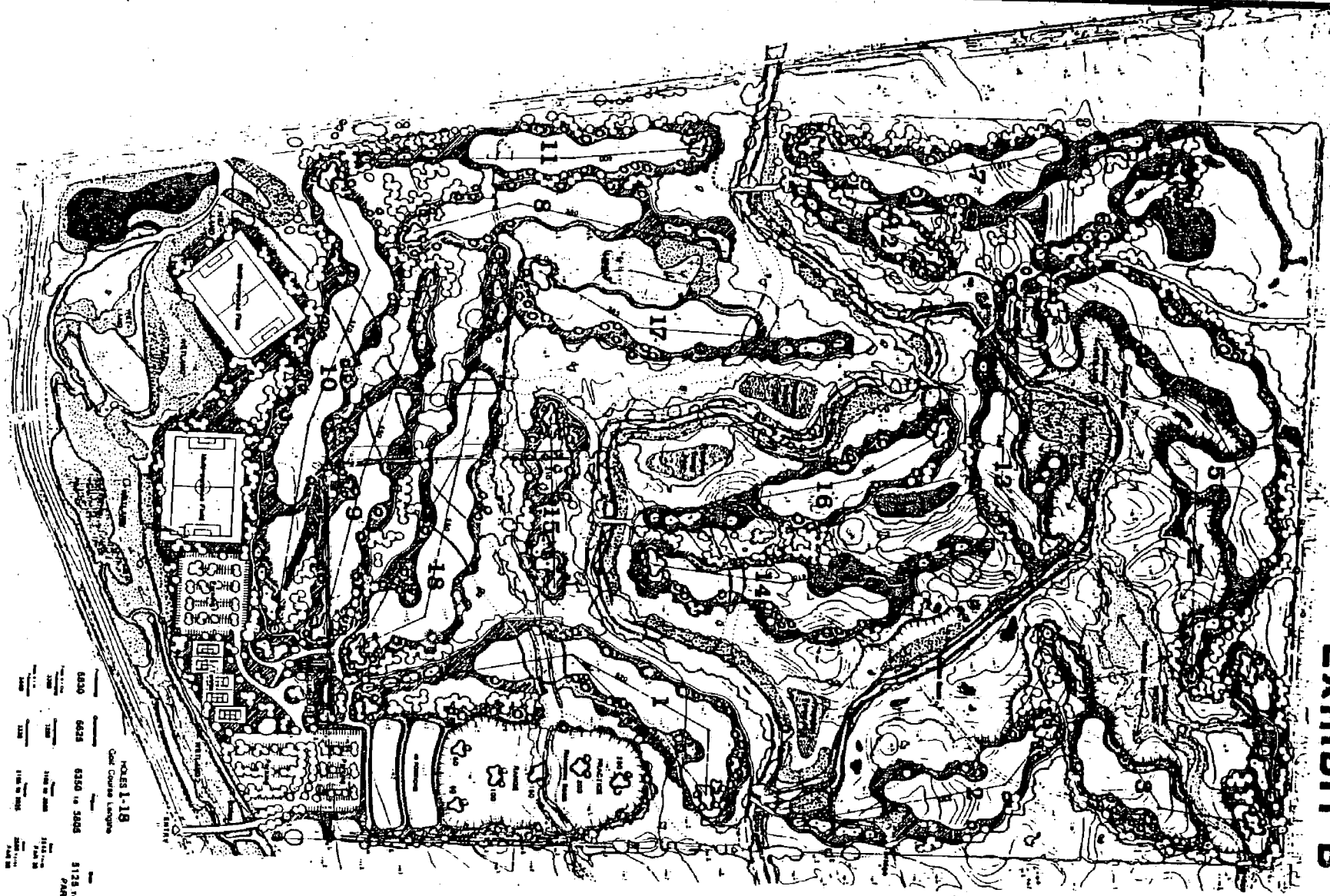
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Attachments

Contact Person: Dale Achondo, Golf Manager, 449-5329

**CARL F. HANSEN REGIONAL  
PARK AND GOLF COURSE SITE**

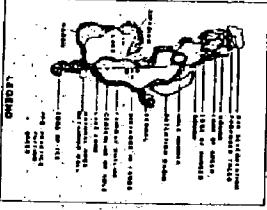
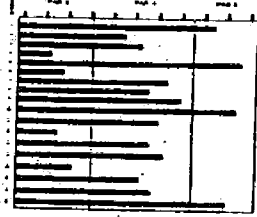




**HOLES 1-18**  
 Golf Course Lengths

6230	6425	6350 to 3885	5125 to 2487
1800	1800	1800 to 1800	1800 to 1800
1800	1800	1800 to 1800	1800 to 1800
1800	1800	1800 to 1800	1800 to 1800

PLAY DIAGRAM



**MASTER PLAN**

The City of Sacramento  
 Department of Community Services  
 Sacramento, California 95811

**Hansen Ranch  
 Golf Course**  
 City of Sacramento



Scale 1" = 1000'

THE CITY OF SACRAMENTO  
**Coltran**  
 CIVIL ENGINEERING