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DEPARTMENT OF
PARKS AND RECREATION

**CITY OF SACRAMENTO
CALIFORNIA**

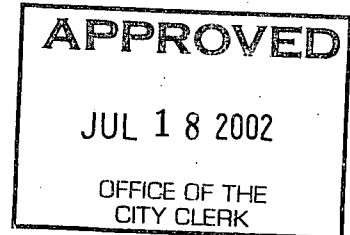
1023 J STREET, #200
SACRAMENTO, CA
95814-2997

PARK PLANNING, DESIGN
AND DEVELOPMENT DIVISION

(916) 264-8529
FAX 264-8266

July 18, 2002

City Council
Sacramento, California



Honorable Members in Session:

CO 2002 115

SUBJECT: NORTH NATOMAS PARK DEVELOPMENT PROJECTS 10B, 10C, & 10D

LOCATION AND COUNCIL DISTRICT: Park 10B - 2301 Minden Way;
Park 10C - 5201 Brookmere Way;
Park 10D - 2550 Serenata Way,
Council District 1

RECOMMENDATION:

This report recommends Council approve, by resolution:

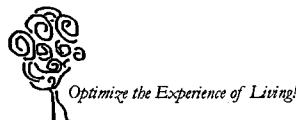
- Award of a construction contract of \$404,426.70 to Olympic Land Construction;
- Park Master Plans for Parks 10B, 10C & 10D;
- Related construction documents;
- Appropriate an additional \$111,090.00 from funds received as Park Impact Fees to CIP's established for development of these locations: Park 10B (PN: LU71), Park 10C (PN: LU76), and Park 10D (PN: LU81); and,
- Three Addendums to the Negative Declaration for Northborough PUD (P95-085).

CONTACT PERSON: Dennis Day, Senior Landscape Architect, 264-7633

FOR COUNCIL MEETING OF: July 18, 2002

SUMMARY:

This report recommends that the City Council approve the construction contract for the development of three parks in the North Natomas. Park 10B is a 3.7 acre site; Park 10C a 1.4 acre site; and Park 10D a 1 acre site. Improvements would include landscaping, sports fields, a children's play area, and other improvements.



COMMITTEE/COMMISSION ACTION:

The Citizen's Advisory Committee (CAC) for Parks and Recreation approved the master plans for Parks 10B, 10C, and 10 D at its January 10, 2002 meeting.

BACKGROUND INFORMATION:

This report recommends City Council award a contract for development of the following three park sites located in the North Natomas area of Sacramento:

- Park 10B (CIP LU71) will be on a 3.7 acre site. Phase I development would add landscaping, a volleyball court, a bantam soccer field, and other improvements.
- Park 10C (CIP LU76) will consist of a tot lot, a volleyball court, and other improvements on a landscaped, 1.4 acre site when Phase I of that park is completed.
- Park 10D (CIP LU81) will be a 1 acre neighborhood park. Phase I development of the site will add landscaping, walkways, seating areas and some other improvements.

While there are three project sites, the project was bid and will be developed as if it were one, larger park. This coordinated approach is faster and more economical than improving each site individually. The projects were advertised and bids were received on May 22, 2002. Responses are summarized below:

| Bidding Contractor | Base Bid | SBE \$ | SBE % | EBE \$ | EBE % | Total % |
|---------------------------|--------------|--------------|-------|--------|-------|---------|
| Olympic Land Construction | \$404,426.70 | \$374,427.00 | 91.45 | \$0 | 0.0 | 91.45 |
| Park City Construction | \$540,809.13 | \$213,402.00 | 39.46 | \$0 | 0.0 | 39.46 |

- The engineer's construction cost estimate of the base project was \$421,286.00.

Staff recommends that City Council approve the plans and specifications for these parks and award a construction contract to Olympic Land Construction, the lowest bidder, in the amount of \$404,426.70.

It is anticipated that all three parks will be completed in Spring 2003.

FINANCIAL CONSIDERATIONS:

City Council has already authorized \$570,331 for these three projects. Staff recommends that an additional \$111,090 be appropriated from Park Impact Fees (Fund 791) for the completion of these projects.

The following funds transfers are requested:

- \$76,583 from 791-710-7012 (Park Impact Fee) to LU71 (Park 10B)
- \$19,971 from 791-710-7012 (Park Impact Fee) to LU76 (Park 10C)
- \$14,536 from 791-710-7012 (Park Impact Fee) to LU81 (Park 10D)

The City will have responsibility for maintaining this park beginning in Spring of 2003. Maintenance will require an ongoing annual cost of approximately \$36,000.00 for staffing, repairs, fleet rental expenses, chemicals, and supplies. Another \$12,200.00 will be required for water and utilities.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Manager has reviewed the projects for compliance with the requirements of the California Environmental Quality Act (CEQA). The three park development projects are determined to fall within the scope of the Negative Declaration for Northborough PUD (P95-085) adopted in December 1996. The Adopted Negative Declaration adequately described the effects of the proposed development of Parks 10B, 10C, and 10D. The analyses and mitigation measures in the Adopted Negative Declaration are reaffirmed for each park development project.

Three individual Addendums to the Negative Declaration have been prepared describing the proposed development of Parks 10B, 10C, and 10D and evaluating the potential environmental effects of the proposed project within Northborough PUD. The three Addendums define 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 three Addendums to the Adopted Negative Declaration for Northborough PUD, adopt the mitigation monitoring plans for each park project, and finding that no subsequent environmental document is required.

North Natomas Parks 10B, 10C & 10D
City Council
July 18, 2002
Page 4


POLICY CONSIDERATIONS:

The development of this facility is consistent with the City Council's goal to expand park and recreational opportunities.

ESBD CONSIDERATIONS:

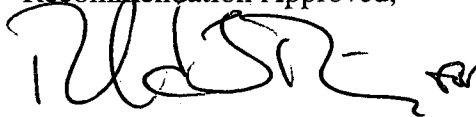
The selection of Landscape Architect consultants and contractors for this project will follow City established guidelines for inclusion of ESBD firm.

Respectfully Submitted,



ROBERT G. OVERSTREET, Director
Parks and Recreation

Recommendation Approved,



ROBERT P. THOMAS
City Manager

Attachments: (2)
Exhibit A- Park 10B, 10C & 10D Master Plans
Exhibit B- Environmental Findings

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 Northborough PUD (95-085) adequately describes the environmental effects of the proposed Parks 10B, 10C, and 10D. The Adopted Negative Declaration was a programmatic evaluation of potential environmental impacts resulting from the implementation of the Northborough PUD. The three Addendums to the Adopted Negative Declaration provide a description of the proposed projects and an evaluation of the potential differences in environmental impacts relative to what was disclosed in the original Adopted Negative Declaration for the Northborough PUD.

Relationship of the Proposed Project to Northborough PUD Negative Declaration

The adopted Negative Declaration for Northborough PUD (P95-085) evaluated the following: **General Plan Amendment** to make modifications to the land uses on 778.8± gross acres, specifically delete 24 acres of lake uses designated Water and replace them with a variety of uses, primarily Low Density Residential (4-15 du/na) and to modify the residential collector loop street north of Del Paso Road with a residential collector spine street; **North Natomas Community Plan Amendment** to make modifications to the land uses on 778.8± acres, specifically delete 24 acres of lake and replace with a variety of land uses, primarily Medium Density Residential (7-21 du/na; target 12) and to modify the residential collector loop street north of Del Paso Road with a residential collector spine street; **Rezone** of 778.8± gross acres from 528.5± gross acres Standard Single Family Planned Unit Development (R-1-PUD), 54.0± gross acres Single Family Alternative-PUD (R-1A-PUD), 15.6± gross acres Office Building-PUD (OB-PUD), and 180.7± gross acres Agriculture Open Space-PUD (AOS-PUD) to 289.3± gross acres R-1-PUD, 220.1± gross acres R-1A-PUD, 50.3± gross acres Multi-Family-PUD (R-3-PUD), 15.6± gross acres OB-PUD, 4.9± gross acres Limited Commercial-PUD (C-1-PUD), 13.0± gross acres Shopping Center-PUD (SC-PUD), and 185.6± gross acres AOS-PUD; **PUD Designations** for 3 neighborhood PUD's: Neighborhood #7 (northwest of North Loop Road and the spine street (A Street)) consisting of 206.3± net acres, Neighborhood #9 (northeast of North Loop Road and A Street) consisting of 231.8± net acres, and Neighborhood #10 (south of North Loop Road- excluding regional park and high school) consisting of 159.8± acres (separate); **Tentative Master Parcel Map** to subdivide 18 parcels totaling 778.8± gross acres into 49 master parcels consisting of 12 low density residential parcels, 3 medium density residential parcels, 5 high density residential parcels, 2 office parcels, 2 convenience commercial parcels, 1 neighborhood commercial parcel, 11 park parcels, 3 regional park parcels, 2 agricultural buffer parcels, 2 parcels for swale, 3 elementary school parcels, 1 high school parcel, and 2 parcels for civic uses; and **Tentative Subdivision Map** to subdivide 15 proposed master parcels totaling 167.3 ± gross acres into 729 lots consisting of 553 low density residential lots, 177 medium density lots , one 7.5 acre high density

residential lot, one 2.0 acre convenience commercial lot, one 7.5 acre swale parcel, one park remnant parcel 0.2 acres, four park parcels (1.0, 3.8, 3.9, 1.4 acres), and one 5 acre elementary school lot (1/2 of a school). The proposed development of Northborough Parks 10B, 10C, and 10D are included in three of the four park parcels planned for the PUD and will not result in any new impacts or any more severe impacts than those previously evaluated and identified in the original Northborough Negative Declaration (P95-085).

It has been determined that implementation of the Proposed Projects 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, three Addendums to the Adopted Negative Declaration were prepared in accordance with State CEQA Guidelines 15164. Therefore, no new findings with respect to the impacts of the proposed project are warranted. The Addendums summarize 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, a substantial increase in the severity of previously identified environmental effects, or new information shows any of these conditions, including the identification of new mitigation measures or alternatives which would substantially lessen previously identified environmental effects, but project proponents decline to adopt them. Under the proposed project, the City has decided that the Addendums prepared for each park are appropriate to make the Negative Declaration for Northborough PUD adequate to address the impacts of the Northborough Parks 10B, 10C, and 10D. The adopted mitigation measures and impact conclusions in the Northborough PUD Project remain unchanged.

APPROVED
 JUL 18 2002
 OFFICE OF THE
 CITY CLERK

RESOLUTION NO. 2002 - 474

ADOPTED BY THE CITY OF SACRAMENTO

ON DATE OF: _____

**RESOLUTION TO APPROVE NORTH NATOMAS PARK DEVELOPMENT PROJECTS
 10B, 10C, & 10D**

The City Council of the City of Sacramento, hereby;

1. Approves the award of the construction contract for development of North Natomas Area Parks 10B, 10C, & 10D to Olympic Land Construction;
2. Approve Park Master Plans (Exhibit A)
3. Approves the construction documents; and,
4. Appropriate \$111,090.00 from park impact fee funds to Park 10B (CIP LU71), Park 10C (CIP LU76), and Park 10D (CIP LU81) as shown below:

| FY | FUND | ACENCY | ORG | OBJECT | CURRENT BUDGET | INCREASE/ (DECREASE) | Revised Budget |
|----|------|--------|------|--------|----------------|----------------------|----------------|
| 03 | 791 | 710 | 7012 | 4999 | \$4,527,000.00 | (\$111,090.00) | \$4,415,910.00 |
| MY | 791 | 500 | LU71 | 4820 | \$345,939.00 | \$76,583.00 | \$422,522.00 |
| MY | 791 | 500 | LU76 | 4820 | \$130,895.00 | \$19,971.00 | \$150,866.00 |
| MY | 791 | 500 | LU81 | 4820 | \$93,497.00 | \$14,536.00 | \$108,033.00 |

 MAYOR

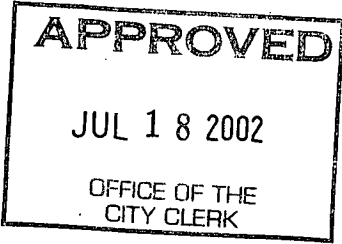
ATTEST:

 CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



RESOLUTION NO. 2002-475

ADOPTED BY THE CITY OF SACRAMENTO

ON DATE OF: _____

A RESOLUTION TO APPROVE THE ADDENDUMS TO THE NEGATIVE DECLARATION FOR NORTHBOROUGH PUD AND APPROVE THE MITIGATION MONITORING PLANS.

(PN: LU71, LU76, LU81)

WHEREAS, the Environmental Coordinator has prepared Addendums to the Negative Declaration adopted by the City Council in 1996 for the above project;

WHEREAS, the City Council has considered the Addendums and the Negative Declaration and determined that the environmental impacts of the proposed Northborough Parks 10B, 10C, and 10 D projects are within the scope of analysis contained in the Negative Declaration and no new impacts have been identified. Therefore the Addendums to the Negative Declaration and their respective Mitigation Monitoring Plans are reaffirmed;

WHEREAS, the City Council conducted a public hearing on June 25, 2002, to consider adopting the Northborough Parks 10B, 10C, and 10D projects. Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds the adoption of the Northborough Parks 10B, 10C, and 10D projects is consistent with the General Plan.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Sacramento that the Addendums to the Negative Declaration are approved.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____