

DEPARTMENT OF
PARKS AND RECREATION

PARK PLANNING, DESIGN &
DEVELOPMENT DIVISION

**CITY OF SACRAMENTO
CALIFORNIA**

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June 10, 2003

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVE THE NAME ASSIGNMENT FOR PARK 13-C AS
"COTTONWOOD PARK;" APPROVE THE PARK MASTER PLAN; AND
CONSIDER THE ADDENDUM TO THE NORTHPOINTE PARK
MITIGATED NEGATIVE DECLARATION (CIP PN: LT26).**

LOCATION AND COUNCIL DISTRICT: North Bend Drive at Blackrock Road,
Council District 1

RECOMMENDATION:

This report recommends that Council, by resolution (page 5):

- Approve the name assignment for Park 13-C as "Cottonwood Park;"
- Approve the Park 13-C Master Plan; and
- Consider the Addendum to the Northpointe Park Mitigated Negative Declaration.

CONTACT PERSON: Janet Baker, Park Development Division Manager, 264-8234

FOR COUNCIL MEETING OF: July 17, 2003

SUMMARY:

Park 13-C is a 5-acre neighborhood park located in the Natomas Park Development area in North Natomas at North Bend Drive at Blackrock Road. This report requests City Council's approval of the park name assignment and park master plan. This report also requests City Council's consideration of the Addendum to the Northpointe Park Mitigated Negative Declaration.



Optimize the Experience of Living!

COMMITTEE/COMMISSION ACTION:

The Park 13-C name assignment of "Cottonwood Park" and park master plan were reviewed and approved by the Park Planning and Development Sub-Committee of the Citizen's Advisory Committee (CAC) for Parks and Recreation on February 18, 2003. The full CAC approved the park name assignment and master plan at its March 6, 2003 meeting.

BACKGROUND INFORMATION:

This 5-acre neighborhood park is located in the Natomas Park Development area in North Natomas at North Bend Drive at Blackrock Road.

Improvements will include basic landscaping, a children's playground and tot lot, and a multi purpose football/rugby field.

Park 13-C is being planned to include maintenance saving techniques. At least 20 percent of the site will be an urban forest with unirrigated native grasses and mulch.

Development of Park 13-C is scheduled for 2004.

FINANCIAL CONSIDERATIONS:

This report requests approval for the park name assignment and park master plan, and consideration of the Addendum to the Northpointe Park Mitigated Negative Declaration only. There are no financial considerations with this report. Funding for Phase One development of Park 13-C is available through Park Impact Fees.

Once the park is developed, there will be up to \$40,000 in annual maintenance costs (\$6,000 per acre for maintenance and \$2,000 per acre for utilities and water). However, the per acre cost for maintenance should be reduced with the new maintenance saving techniques. Staff is analyzing the anticipated cost savings.

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. It was projected that revenues from the CFD would provide approximately 65-70% of the cost associated with maintaining new neighborhood parks for those areas that annex to the District. Since some areas have not annexed to the District, the percentage of costs covered for this particular site may fall below the 65-70% level. The balance of costs must be borne by the Citywide Landscape and Lighting District and other city funds. It is anticipated that significant revenues from the CFD will not begin until 2005. In the meantime,

maintenance funds must be derived from other sources.

Existing parks and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD.

ENVIRONMENTAL CONSIDERATIONS:

The Planning and Building Department, Environmental Planning Services has reviewed the Cottonwood Park project for compliance with the requirements of the California Environmental Quality Act (CEQA). The Cottonwood Park project was determined to fall within the scope of the adopted Negative Declaration for the Northpointe Park PUD (#P96-058), which was adopted on June 1996. The adopted Negative Declaration adequately described the effects of the proposed park project. In compliance with Section 15070(b)(1) of the California Environmental Quality Act (CEQA) guidelines, the City has incorporated mandatory mitigation measures 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 C (Mitigation Reporting Plan) and address potential impacts to air quality, biological, hazards, and cultural resources. The analyses and mitigation measures in the adopted Northpointe Park Negative Declaration are reaffirmed.

An Addendum to the Negative Declaration has been prepared, describing the proposed Cottonwood project. The Addendum defines 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 Addendum to the Adopted Negative Declaration for the Cottonwood Park project, finding that this document adequately addresses the impacts of the project, and finding that no subsequent environmental document is required. The findings are shown as Exhibit D.

POLICY CONSIDERATIONS:

This action is consistent with City Council's goal to expand park and recreational opportunities.

ESBD EFFORTS:

No goods or services are being purchased in association with this report.

City Council
Park 13-C: Cottonwood Park
July 17, 2003
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Respectfully submitted,



ROBERT G. OVERSTREET,
Director, Parks and Recreation

RECOMMENDATION APPROVED:

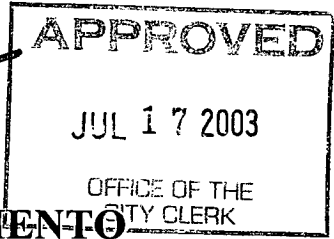


ROBERT P. THOMAS
City Manager

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1. Resolution accepting park name assignment, master plan, environmental documents, page 5.
2. Exhibit A – Area Map, page 6.
3. Exhibit B – Master Plan, page 7.
4. Exhibit C – Mitigation Reporting Plan, pages 8-13.
5. Exhibit D – Findings, pages 14-15.

RESOLUTION NO. 2003-475



ADOPTED BY THE CITY OF SACRAMENTO
ON DATE: _____

**RESOLUTION TO APPROVE THE NAME ASSIGNMENT FOR PARK 13-C AS
"COTTONWOOD PARK;" APPROVE THE PARK MASTER PLAN; AND
CONSIDER THE ADDENDUM TO THE NORTHPOINTE PARK
MITIGATED NEGATIVE DECLARATION (CIP PN: LT26).**

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration adopted on June 14, 1996 for the above project; and

WHEREAS, the City Council has considered the Addendum and the Negative Declaration and determined that the environmental impacts of the proposed Cottonwood Park are within the scope of analysis contained in the Negative Declaration for the Northpointe Park PUD Project and no new impacts have been identified; and

WHEREAS, this Addendum to the Northpointe Park PUD Negative Declaration reflects the lead agency's independent judgment and analysis;

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

The City Council, by resolution:

1. Approves the name assignment for Park 13-C as Cottonwood Park;
2. Approves the Park 13-C Master Plan; and
3. Considers the Addendum to the Northpointe Park Negative Declaration.

MAYOR

ATTEST:

CITY CLERK

FOR CITY COUNCIL USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

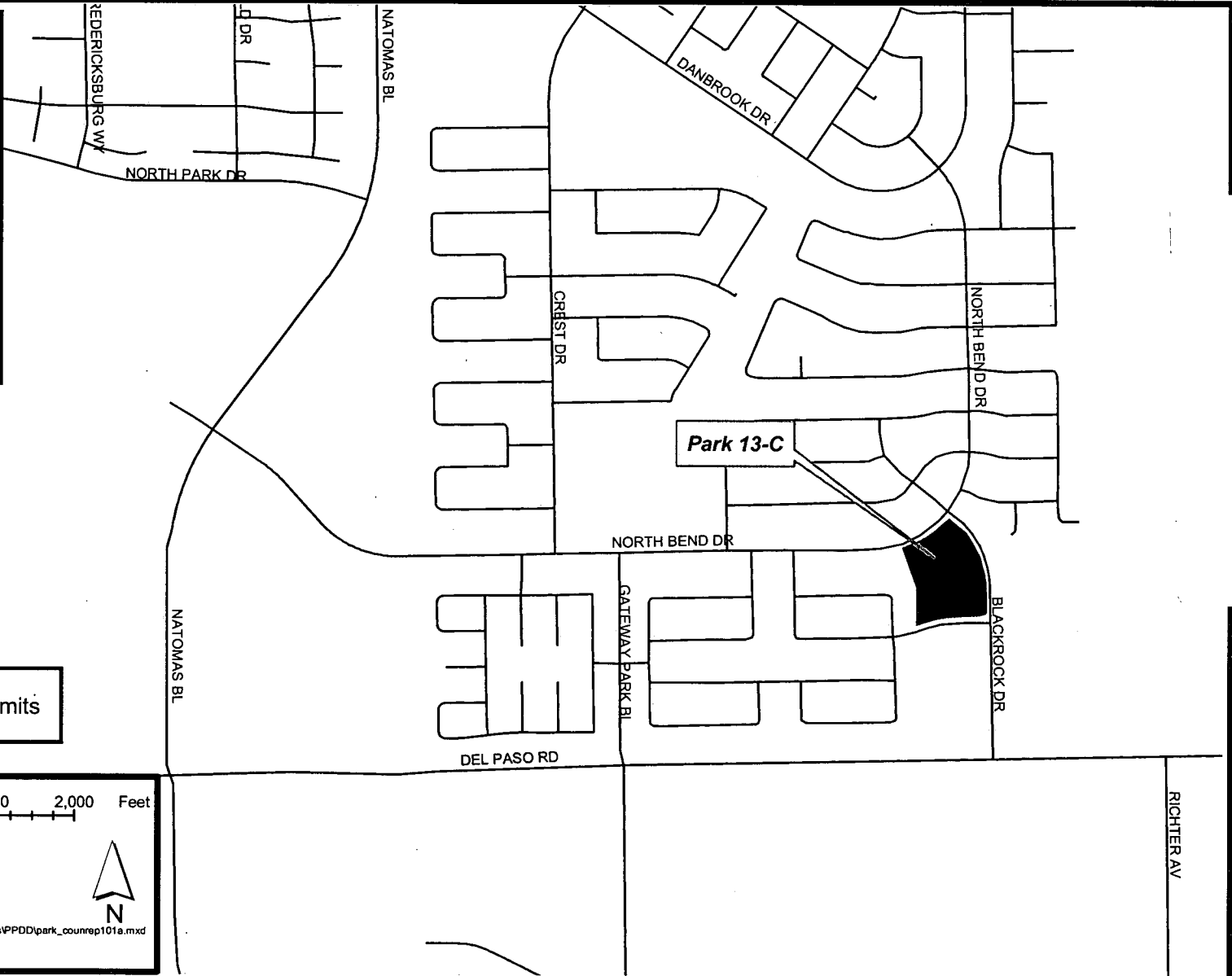
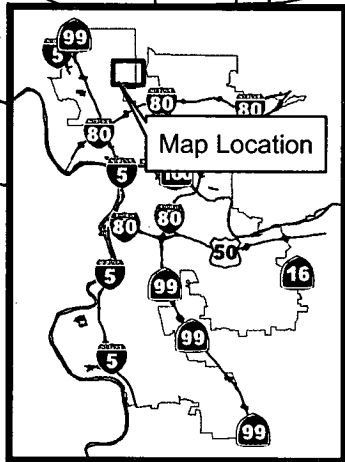
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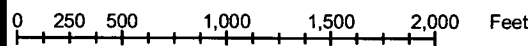
City of Sacramento

Department of Parks and Recreation

Park 13-C



City Limits



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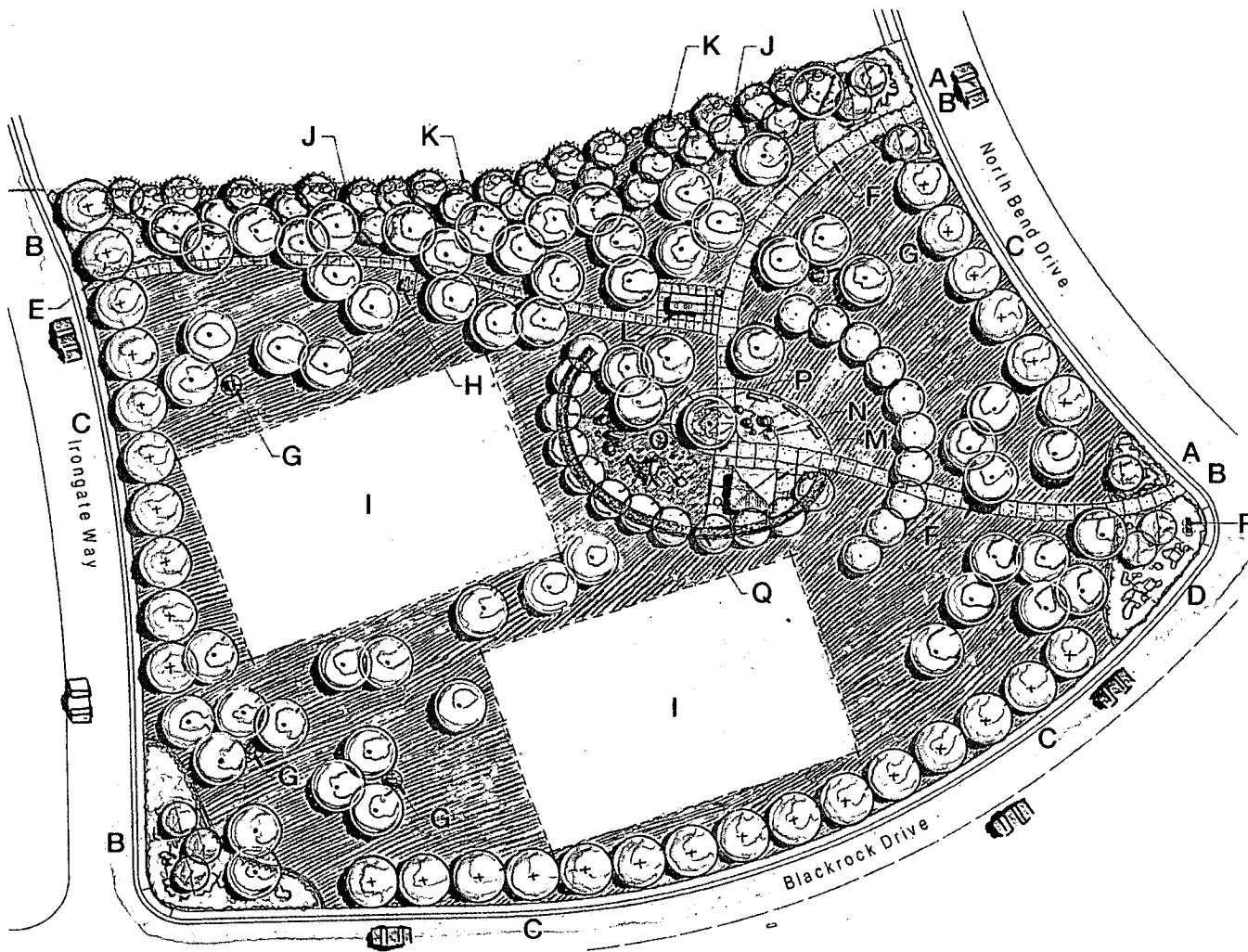


Geographic Information Systems October 1, 2002 jm simey

EXHIBIT A

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EXHIBIT B



Plan Legend

- A Accent Trees at Sidewalk Entries
- B Low Water Use Groundcover at Site Entries and Corners
- C Formal Street Tree Planting Along Perimeter
- D Existing Utilities
- E 5' Wide Concrete Sidewalk
- F 10' Wide Concrete Sidewalk for Maintenance Access
- G Informal Picnic Table Seating on Concrete Paving
- H Handicap Accessible Picnic Table
- I Open Turf/Informal Practice Fields (120'x180')
- J 'Urban Forest' Area with Tree Canopy Overstory on Bubbler Irrigation System and Non-Irrigated Understory
- K Screening Trees and Shrubs Along Existing Subdivision Fence
- L Future Restroom Facility with Trash Receptacle
- M Future Group Picnic Area: Shade Structure with 4 Picnic Tables, Barbecue, 2 Trash Receptacles and Drinking Fountain
- N Future Rock/Boulder Themed Interactive Water Feature with Bench Seating Area
- O Rock/Boulder Themed Playground with Adventure and Childrens' Play Area
- P Bench Seating Area
- Q Accent Shrub and Tree Planting
- R City Park Signage

Cottonwood Park Master Plan

Park Planning & Design Development Division
 City of Sacramento Department of Parks & Recreation



The HLA Group Landscape Architects & Planners, Inc.
 1990 Third Street, Suite 500 / Sacramento, California 95814
 916.447.7400 / www.hlagroup.com

February 21, 2003

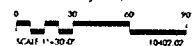


EXHIBIT C

Cottonwood/Peachtree Park Mitigation Reporting Plan

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

This Mitigation Reporting Plan is being prepared by the Planning and Building, Environmental Planning Services, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-1909, pursuant to the California Environmental Quality Guidelines, Section 21081.

The Department of Parks and Recreation will submit its completed Reporting Plan to the Environmental Planning Services for inclusion in the annual report to the City Council.

Project Number: CIP# LT26

Project Name: Cottonwood/Peachtree Park

Project Location: The project site is located north of Irongate Way, west of Blackrock Drive, and south of North Bend Drive in the Northpointe Park PUD.

Project Description: The City of Sacramento, Parks and Recreation Department is proposing to construct a 5.0+/- acre park that would include landscaping, concrete sidewalks, picnic tables, open turf/practice fields, restrooms, group picnic area, interactive water feature, playground, benches, and signage.



MITIGATION REPORTING PROGRAM CHECKLIST FOR COTTONWOOD/PEACHTREE PARK (CIP#LT26)

Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
AIR QUALITY					
1. The developer/contractor shall enclose, cover, or water twice daily all soil piles.	During construction	Dept. of Parks & Rec and Contractor			
2. The developer/contractor shall water all exposed soil twice daily.	During construction	Dept. of Parks & Rec and Contractor			
3. The developer/contractor shall cover load haul/dump trucks securely.	During construction	Dept. of Parks & Rec and Contractor			
4. The developer/contractor shall water all haul roads twice daily.	During construction	Dept. of Parks & Rec and Contractor			
5. The developer/contractor shall maintain at least two feet of freeboard.	During construction	Dept. of Parks & Rec and Contractor			

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Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
BIOLOGICAL					
<u>Mitigation Measure #5:</u> Comply with the 1997 and 2003 HCPs (grading restrictions, pre-construction biological surveys, payment of fees, etc.)	Prior to, during, and after construction	Dept. of Parks & Rec and Contractor			
<u>Mitigation Measure #6:</u> The applicant shall comply with the following mitigation measure related to reducing the impact of the project on burrowing owls: 1. Immediately prior to initiation of grading or other earth disturbing activities, the project proponent shall hire a qualified biologist to perform a pre-construction survey of the site to determine if any burrowing owls are found using the site for nesting or foraging. If any nest sites are found, the Department of Fish and Game shall be contacted regarding possible suitable mitigation measures. These measures may include the provision of a buffer (typically 300 foot minimum) from the nest site during the breeding season (March 15-August 13), or a relocation effort for the burrowing owls. The survey shall be submitted to the City for review prior to the commencement of any grading or construction activities.	Prior to construction	Dept. of Parks & Rec			
2. If future surveys reveal the presence of burrowing owls on the project site it will be the responsibility of the project applicant to prepare a plan for relocation of the burrowing owls to a suitable site. At a minimum, the plan must include the following: <ol style="list-style-type: none"> a. The location of the birds (and nests) proposed to be relocated; b. The location of the proposed relocation site; c. The number of birds involved and when during the year relocation is proposed to take place; 	During construction	Dept. of Parks & Rec			

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<p>d. The name and credentials of the biologist who would be retained by the applicant to move the birds (and nests);</p> <p>e. The method(s) proposed to catch and transport the birds (and nests) to the relocation site;</p> <p>f. A description of the preparation to be made at the relocation site where the birds (and nests) would be taken (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control, etc.); and</p> <p>g. Efforts proposed to follow-up and/or monitor relocation.</p>					
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Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
HAZARDS					
<u>Mitigation Measure #11:</u> The garage building and other discarded items on-site shall be disposed of properly.	Prior to construction	Dept. of Parks & Rec and Contractor			
<u>Mitigation Measure #12:</u> Properly destroy and abandon any well not intended for use in the future.	Prior to and during construction	Dept. of Parks & Rec and Contractor			

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Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
CULTURAL					
Mitigation Measures #13: If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work 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	Dept. of Parks & Rec and Contractor			

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Exhibit D

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 the Northpointe Park (PUD) (#P96-058) adequately describes the environmental effects of the proposed Cottonwood Park project. The Adopted Negative Declaration was a programmatic evaluation of potential environmental impacts resulting from the development and implementation of the Northpointe Park PUD. The addendum to the Adopted Negative Declaration provides a description of the proposed park project and an evaluation of the potential differences in environmental impacts relative to what was disclosed in the original Adopted Negative Declaration.

Relationship of the Proposed Project to the Northpointe Park PUD (#P96-058) Negative Declaration

The original Negative Declaration for the Northpointe Park PUD evaluated the necessary entitlements to develop the PUD. The entitlements for the Northpointe Park PUD included the development of parks within the PUD, including the proposed Cottonwood Park. The proposed development of Cottonwood Park will not result in any new impacts or any more severe impacts than those previously evaluated and identified in the original Northpointe Park PUD Negative Declaration (#P96-058).

It has been determined that implementation of the Proposed Project 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, an addendum to the Adopted Negative Declaration was prepared in accordance with State CEQA Guidelines 15164. Therefore, no new findings with respect to the impacts of the proposed project are warranted. The addendum summarizes 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; or
- a substantial increase in severity of previously identified environmental effects; or
- new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted; or
- mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or

Exhibit D

- mitigation measures which are considerably different from those analyzed in the previous negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure

Under the proposed project, the City has decided that an Addendum is appropriate to make the Negative Declaration for Northpointe Park PUD (#P96-058) adequate to address the impacts of the Cottonwood Park Project (CIP# LT26). The adopted mitigation measures and impact conclusions in the Northpointe Park PUD Negative Declaration (#P96-058) remain unchanged.