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DEPARTMENT OF
PARKS AND RECREATION

CITY OF SACRAMENTO
CALIFORNIA

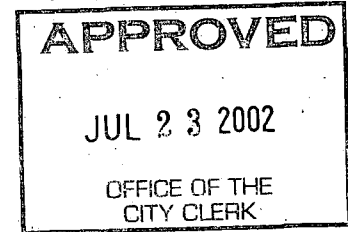
1023 I STREET #200
SACRAMENTO, CA

95814-2702

PARKS ADMINISTRATION
Park Planning, Design and Development

PH 916-264-8529
FX 916-264-8266

July 25, 2002



CO 2002-123

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: WITTER RANCH PARK DEVELOPMENT (LU91)

LOCATION AND COUNCIL DISTRICT: 3795 Saintsbury Drive; City Council District 1

RECOMMENDATION:

This report recommends Council approve, by resolution:

- Project plans and specifications for Witter Ranch Park;
- Award of a \$791,352.75 construction contract to Olympic Land Construction Company to complete phase 1 of Witter Ranch Park;
- The park Master Plan for Witter Ranch Park;
- Transfer of \$300,000 from Park Impact Fees to this project;
- The park's name of "Witter Ranch Park;" and,
- The Addendum to the Adopted Negative Declaration.

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

FOR COUNCIL MEETING OF: July 23 2002

SUMMARY:

Witter Ranch Park is a 9-acre park located in North Natomas. This report recommends that City Council approve plans for phase 1 development of Witter Ranch Park and authorize award of a construction

contract to Olympic Land Construction Company in the amount of \$791,352.75 for park development. This report also recommends that an additional \$300,000.00 be authorized from Park Impact Fees to complete recommended improvements and pay a required Habitat Conservation Plan fee.

COMMITTEE/COMMISSION ACTION:

The Natomas Parks & Recreation Advisory Committee reviewed the proposed master plan and phase 1 development, on July 26, 2001. The Citizen’s Advisory Committee (CAC) for Parks and Recreation reviewed and approved it on September 6, 2001. Both committees approved the proposed name, “Witter Ranch Park,” and the master plan.

BACKGROUND INFORMATION:

The proposed park is on a nine-acre site located at 3795 Saintsbury Drive in North Natomas. The site is adjacent to Witter Ranch Elementary School, which will encourage joint use and frequent access by young people in the neighborhood.

Phase 1 development of the park consists of landscape development of the site. Other improvements include:

- Drainage system
- Automatic irrigation system
- Landscaping, turf & trees
- Concrete pathways
- Site furniture
- Drinking fountain
- Regulation-sized soccer field with lighting
- Bantam-sized soccer field
- Baseball diamond
- Two lawn volleyball courts
- A children’s playground
- Group picnic area

Work on this first phase of the project would begin in late Summer 2002 and be completed by Summer 2003. An additional \$300,000 in park development fees are requested to provide lighting for the baseball field and payment of the Habitat Conservation Plan fee. It is common for the developer to pay Habitat Conservation Plan fees; however to avoid development delays, the City will pay these fees at this time and recover the fees from the developer at a later date.

Phase 2, which would occur at a later date, would add tennis and basketball courts, a water play area, a tot play area, a group shelter, and a perimeter walkway.

Competitive bids were obtained with the following results:

Bidding Contractor	Construction Bid	SBE %	EBE %	Total %
Coast Landscape Management	\$731,714.30	12.75%	0.80%	13.55%
Valley Crest Landscape, Inc.	\$789,138.55	14.45%	.83%	15.28%
Olympic Land Construction	\$791,352.75	74.89%	18.65%	93.54%
Navarrette Landscaping, Inc.	\$924,772.00	29.79%	70.21%	100.00%

Staff recommends that City Council approve the plans and specifications for phase 1 of this park and award a construction contract to Olympic Land Construction in the amount of \$791,352.75. Coast Landscape Management & Valley Crest Landscape, Inc., were passed over because their proposals were deemed non-responsive having failed to achieve the City's established goal of 20% ESD participation.

FINANCIAL CONSIDERATIONS:

City Council has already authorized \$858,467.00 for this project. Increasing project scope to light the baseball field and pay Habitat Conservation Plan (HCP) fees will increase total project cost to \$1,158,467.00. Therefore, staff recommends that City Council approve transfer on an additional \$300,000.00 from Park Impact Fee funds (791-710-7012).

Maintaining this park improvement will result in annual, recurring costs of approximately \$18,000 in electrical and water costs and \$54,000 in maintenance and upkeep.

ENVIRONMENTAL CONSIDERATIONS:

The Planning and Building Department, Environmental Planning Services has reviewed the Witter Ranch Park Development project for compliance with the requirements of the California Environmental Quality Act (CEQA). The Witter Ranch Park Development project was determined to fall within the scope of the Negative Declaration for the Gateway West PUD (#P96-106) adopted in August 1997. 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 B (Mitigation Reporting Plan) and address potential impacts to biological, hazards, and cultural resources. The analyses and mitigation measures in the Adopted Negative Declaration are reaffirmed.

An Addendum to the Negative Declaration has been prepared describing the proposed Witter Ranch Park Development 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 Witter Ranch Park Development, 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 B.

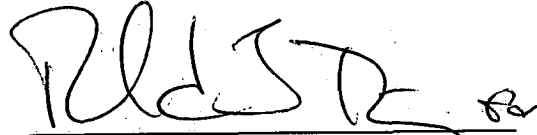
POLICY CONSIDERATIONS:

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 followed City Council-established guidelines for inclusion of an ESBD firm.

Approved:

Handwritten signature of Robert G. Overstreet in black ink, written over a horizontal line.

Robert G. Overstreet, Director

RECOMMENDATION APPROVED:

Handwritten signature of Robert P. Thomas in black ink, written over a horizontal line.

ROBERT P. THOMAS
City Manager

Attachments: (2)

Exhibit A – Witter Ranch Park Master Plan

Exhibit B – Environmental Findings

APPROVED
 JUL 23 2002
 OFFICE OF THE
 CITY CLERK

RESOLUTION NO. 2002-493

ADOPTED BY THE CITY OF SACRAMENTO

ON DATE OF: _____

RESOLUTION TO APPROVE DEVELOPMENT OF WITTER RANCH PARK

The City Council of the City of Sacramento, hereby approves:

- Project plans and specifications for Witter Ranch Park;
- Award of a construction contract to Olympic Land Construction Company for development of Witter Ranch Park in the amount of \$791,352.75;
- The park Master Plan (Exhibit A);
- Transfer of \$300,000 from Park Impact Fees (Account 791-710-7012) to this project 03-791-LU91-500-4820;
- The park's name of "Witter Ranch Park;" and,
- The Addendum to the Adopted Negative Declaration.

FY	FUND	AGENCY	ORG	OBJECT	CURRENT BUDGET	INCREASE/ (DECREASE)	REVISED BUDGET
03	791	710	7012	4999	\$4,715,910.00	(\$300,000.00)	\$4,415,910.00
MY	791	500	LU91	4820	\$858,467.00	\$300,000.00	\$1,158,467.00

 MAYOR

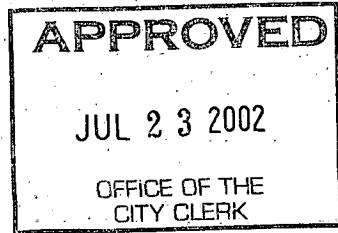
ATTEST:

 CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____



RESOLUTION NO. 2002-494

ADOPTED BY THE CITY OF SACRAMENTO

ON DATE OF: _____

RESOLUTION TO APPROVE THE WITTER RANCH PARK DEVELOPMENT PROJECT (CIP PN: LU91) AND APPROVE THE ADDENDUM TO THE NEGATIVE DECLARATION FOR THE GATEWAY WEST PUD (P96-106).

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration adopted by the City Council on August 26, 1997 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 Witter Ranch Park Development are within the scope of analysis contained in the Negative Declaration for the Gateway West PUD Project and no new impacts have been identified; and

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

The City Council of the City of Sacramento, hereby:

Approves the Witter Ranch Park Development Project and the addendum to the Negative Declaration for the Gateway West PUD (P96-106).

MAYOR

ATTEST:

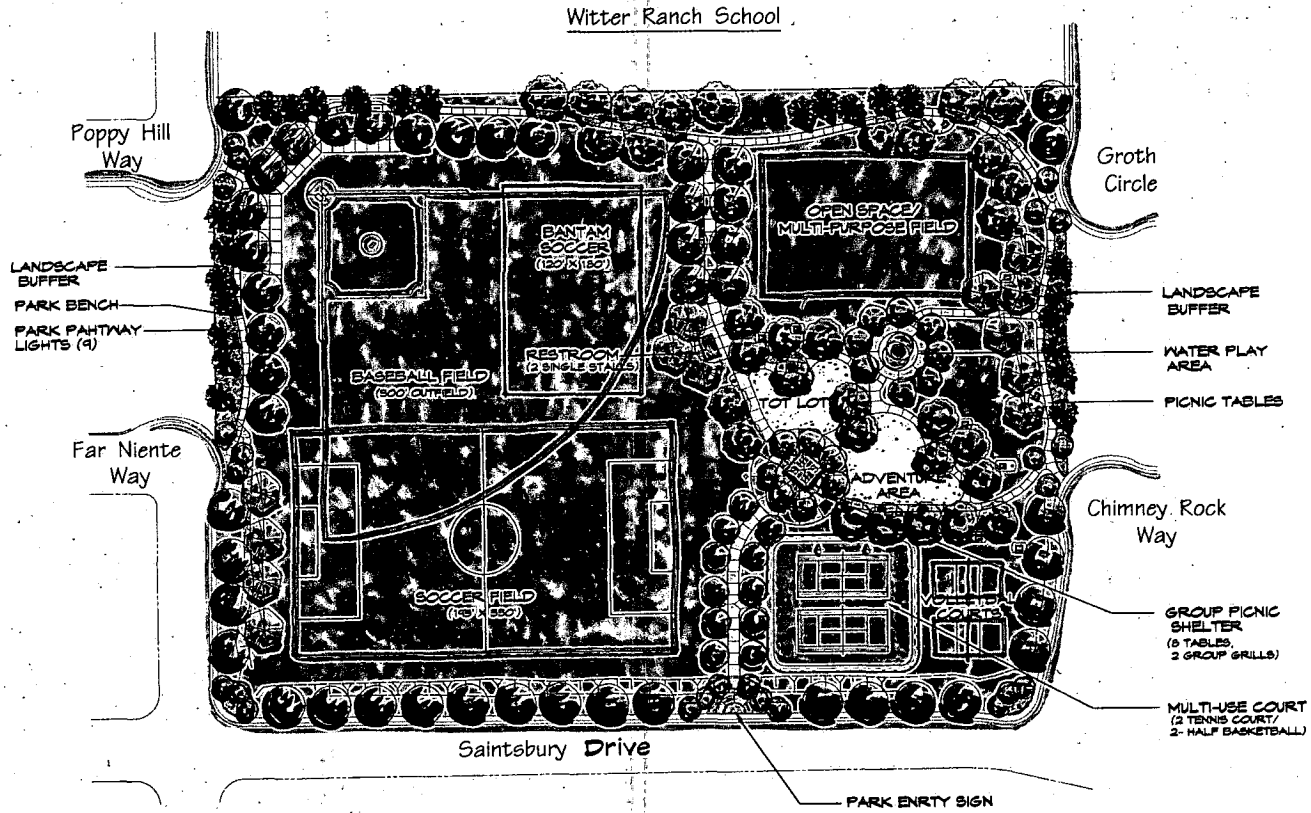
CITY CLERK

FOR CITY CLERK USE ONLY

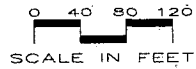
RESOLUTION NO: _____

DATE ADOPTED: _____

WITTER RANCH PARK MASTER PLAN



MASTER PLAN FOR:
WITTER RANCH PARK-3A (9 AC)
 CITY OF SACRAMENTO, CALIFORNIA



LANDSCAPE ARCHITECT:	
D. DAY	
DESIGN BY:	
D. DAY	
DATE:	AUGUST 30, 2001

Exh. A

ALL RIGHTS RESERVED BY THE CITY OF SACRAMENTO. THE CITY OF SACRAMENTO IS NOT RESPONSIBLE FOR THE CONTENTS OF THIS PLAN.

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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 the Gateway West Planned Unit Development (PUD) (#P96-106) adequately describes the environmental effects of the proposed Witter Ranch Park Development project. The Adopted Negative Declaration was a programmatic evaluation of potential environmental impacts resulting from the development and implementation of the Gateway West PUD. This 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 Gateway West PUD (#P96-106) Negative Declaration

The original Negative Declaration for the Gateway West PUD evaluated the necessary entitlements to develop the PUD. The entitlements included a Development Agreement, a General Plan Amendment, a North Natomas Community Plan Amendment, a Rezone, a PUD Establishment with a Schematic Plan, a Tentative Master Parcel Map, and Subdivision Modifications. These entitlements included the development of parks within the PUD, including the proposed Witter Ranch Park. The proposed development of Witter Ranch Park Development will not result in any new impacts or any more severe impacts than those previously evaluated and identified in the original Gateway West PUD Negative Declaration (#P96-106).

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. The construction of the proposed park will not result in any new impacts or any more severe impacts than those previously evaluated and identified for construction of the Gateway West PUD project. 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
- 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 Gateway West PUD (#P96-106) adequate to address the impacts of the Witter Ranch Park Development (#LU91) Project. The adopted mitigation measures and impact conclusions in the Gateway West PUD (#P96-106) remain unchanged.