



# REPORT TO COUNCIL

## City of Sacramento

# 14

915 I Street, Sacramento, CA 95814-2671  
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Consent  
March 21, 2006

Honorable Mayor and  
Members of the City Council

**Subject:** Peregrine Park Master Plan, CIP LX46

**Location/Council District:** 3031 Guadalajara Way, Sacramento, CA 95833  
Council District 1

**Recommendation:** Adopt a Resolution: 1) Approving the Addendum to the Negative Declaration for the River View PUD (P04-178); 2) Adopting the attached Mitigation Reporting Plan (P04-178); 3) Approving the name "Peregrine Park;" and 4) Approving the Peregrine Park Master Plan, CIP LX46.

**Contact:** Janet Baker, Park Development Manager, 808-8234

**Presenters:** None

**Department:** Parks & Recreation

**Division:** Park Planning, Design and Development

**Organization No:** 4727

### **Summary:**

Peregrine Park is an 8-acre park located at 3031 Guadalajara Way in North Natomas (Attachment 1, page 5). Staff recommends that the City Council adopt a resolution approving the addendum to the negative declaration for the River View PUD, adopting the attached Mitigation Reporting Plan, approving the name "Peregrine Park," and approving the Peregrine Park Master Plan, CIP LX46.

### **Committee/Commission Action:**

The Peregrine Park name and master plan were reviewed and supported by the Parks and Recreation Commission on October 13, 2005.



**Background Information:**

The master plan (Attachment 2, page 6) for the 8-acre park was created through the public participation process. The current budget for this CIP project is \$659,644.

The Peregrine Park Master Plan includes the following: basic landscaping, a picnic shelter with picnic tables, trash receptacles, handball court, grass volleyball court, softball field, basketball court, play area, bantam soccer field, dry creek bed, bike paths, benches, open turf, and a natural area. This project is anticipated to start construction in the summer of 2006 and to be completed in the fall of 2007.

The park was master planned to include the *Maintainable Park Standards* saving techniques. At least 25% of this site is designed with native trees, non-irrigated native grasses and mulch.

**Financial Considerations:**

The current budget for this CIP project is \$659,644 which was funded by the Park Impact Fees in Planning Area 10 (North Natomas) and the North Natomas Community Improvement Fund.

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 will 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 will fall below the 65-70% level. The balance of costs must be borne by the Citywide Landscape and Lighting District and the City's General Fund. Maintenance of existing parks and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD.

There will be approximately \$65,600 per year in ongoing operational and maintenance costs for Peregrine Park: \$48,000 in park maintenance and \$17,600 in water and utility costs.

**Environmental Considerations:**

The Environmental Services Manager reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The project has been determined to fall within the scope of the Negative Declaration for River View PUD (P98-079 & 080) approved by the Planning Commission on February 11, 1999. The Adopted (March 23, 1999) Negative Declaration adequately described the effects of the proposed development of the Peregrine Park project. The analyses and mitigation measures in the Adopted Negative Declaration are reaffirmed.

An Addendum to the Negative Declaration has been prepared describing the proposed Peregrine Park and evaluating the potential environmental effects of the proposed project. The Addendum defines the project description and justification for use of an Addendum pursuant to the 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 River View PUD. In addition, it is recommended that the City Council adopt the Mitigation Monitoring Plan, finding that this document adequately addresses the impacts of the project, and no subsequent environmental document is required.

**Policy Considerations:**

Providing Parks and Recreation facilities is consistent with the City's strategic plan to achieve sustainability and liveability and to expand economic development throughout the City.

**Emerging Small Business Development (ESBD):**

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

Respectfully Submitted by:   
ROBERT G. OVERSTREET II  
Director of Parks and Recreation

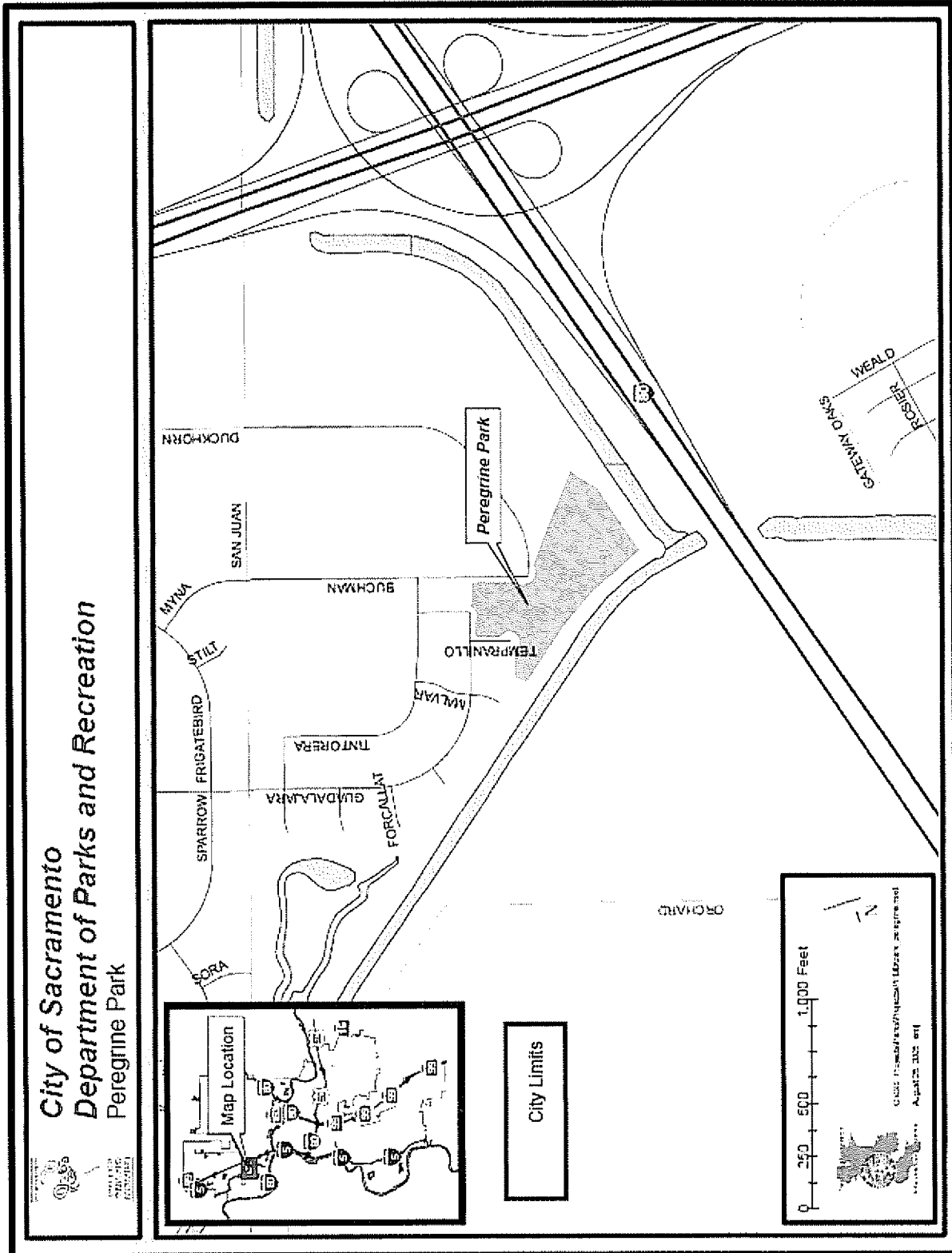
Recommendation Approved:

  
RAY KERRIDGE  
City Manager

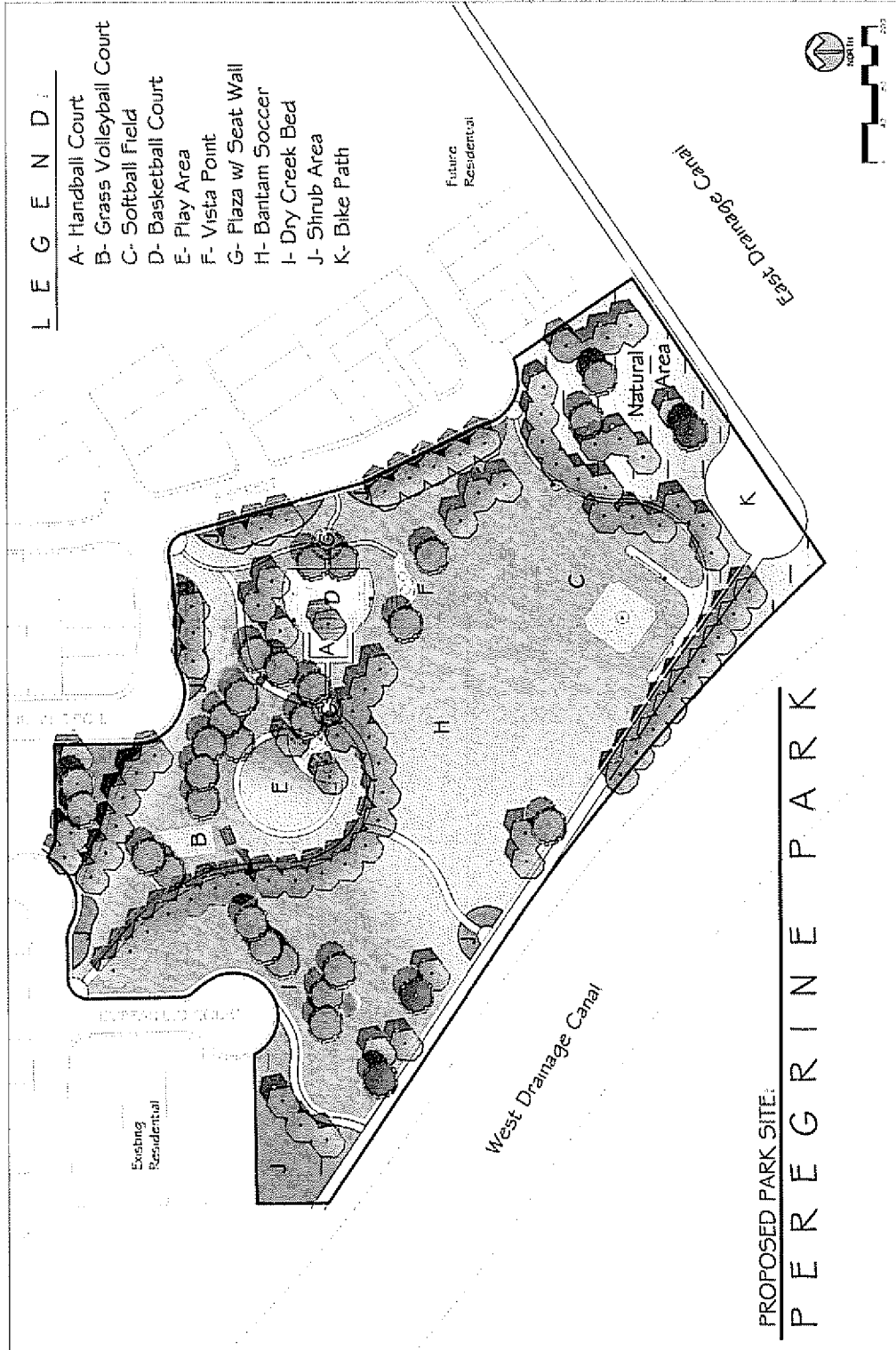
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Attachment 1 – Area Map



Attachment 2 – Peregrine Park Master Plan



**RESOLUTION NO. 2006-XXXX**

Adopted by the Sacramento City Council

March 21, 2006

**APPROVING THE ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION FOR THE RIVERVIEW PUD; ADOPTING THE PEREGRINE PARK (P04-178) MITIGATION REPORTING PLAN; APPROVING THE NAME “PEREGRINE PARK;” AND APPROVING THE PEREGRINE PARK MASTER PLAN, CIP LX46**

**BACKGROUND:**

- A. The City Council approved funding of \$659,644 for the design and development of the Peregrine Park project, CIP LX46.
- B. The Environmental Coordinator prepared an Addendum to the Negative Declaration adopted by the Planning Commission on March 23, 1999, which described the proposed Peregrine Park and evaluated the potential environmental effects of the project. The Addendum defines the project description and justification for use of an Addendum pursuant to the CEQA Guidelines (Section 15164).
- C. The Addendum and Negative Declaration conclude that the environmental impacts of the proposed Peregrine Park Project are within the scope of analysis contained in the Negative Declaration and no new impacts have been identified.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. Approves the Addendum to the Adopted Negative Declaration for the River View PUD.
- Section 2. Adopts the Peregrine Park (P04-178) Mitigation Reporting Plan.
- Section 3. Approves the name “Peregrine Park.”
- Section 4. Approves the Master Plan for Peregrine Park, CIP LX46.

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Exhibit A – Peregrine Park (CIP # LX46) Mitigation Monitoring Plan



Exhibit A

**PEREGRINE PARK  
(CIP# LX46)  
MITIGATION MONITORING PLAN**

**TYPE OF ENVIRONMENTAL DOCUMENT:**  
INITIAL STUDY/ADDENDUM TO THE RIVERVIEW PUD #1 (P98-079 & 080)  
NEGATIVE DECLARATION

**PREPARED FOR:**  
CITY OF SACRAMENTO, DEVELOPMENT SERVICES DEPARTMENT

**DATE:**  
February 13, 2006

**ADOPTED BY:**

**DATE:**

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**ATTEST:**

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**PEREGRINE PARK  
(P04-178)  
MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Sacramento Development Services Department, Environmental Planning Services, 2101 Arena Blvd. Suite 200, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

**SECTION 1: PROJECT IDENTIFICATION**

**Project Name / File Number:** Peregrine Park (LX46)  
**Owner/Parks and Recreation Project Manager- Name:** City of Sacramento  
**Address:** 3031 Guadalajara Way

**Project Location / Legal Description of Property (if recorded):**

The subject property consists of 8.2± vacant acres located immediately north and west of the intersection of Interstate Highways 5 and 80, immediately south of San Juan Road, and east and south of Buchman Circle in the North Natomas Community Plan area of the City of Sacramento (APN: 225-0220-097).

**Project Description:**

The proposed project consists of construction of an approximate 8.2± acre park located at 3031 Guadalajara Way in the River View Unit #1 Planned Unit Development (PUD) in the North Natomas Community Plan area of the City of Sacramento.

**SECTION 2: GENERAL INFORMATION**

The Plan includes mitigation for Air Quality, Biological Resources and Cultural Resources as carried forward from the original Negative Declaration (P98-079 & 080), and minor updates from the proposed project. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the original Initial Study/Negative Declaration. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/Parks and Recreation Project Manager identified above. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study/Negative Declaration and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The Parks and Recreation Project Manager will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MMP. The City of Sacramento will be responsible for ensuring compliance.

| VERIFICATION OF COMPLIANCE  |  |   |  |  |  |
|---|--|---|--|--|--|
| Mitigation Measure  | Implementing Responsibility                              | Monitoring Responsibility   | Compliance Standards   | Timing   | Verification of Compliance (Initials/Date) |
| <p><b>Biological Resources:</b><br/> <u>Mitigation Measure #3(taken from the Draft North Natomas Habitat Conservation Plan.</u></p> <p>BR-1. Within the Natomas Basin, all construction activity involving disturbance of habitat, such as site preparation and initial grading, is restricted to the period between May 1 and September 30. This is the active for the garter snake and direct mortality is lessened, because snakes are expected to actively move and avoid danger.</p> <p>BR-2. Preconstruction survey for the giant garter snake, as well as other NBHCP Covered Species, must be completed for all development project by a qualified biologist approved by USFWS. If any giant garter snake habitat is found within a specific site, the following additional measures shall be implemented to minimize disturbance of habitat and harassment of giant garter snake, unless such project is specifically exempted by USFWS.</p> <p>BR-2a) Between April 15 and September 30, all irrigation ditches, canals, or other aquatic habitat should be completely dewatered, with no puddled water</p> | <p>Contractor / Parks and Recreation Project Manager</p> | <p>City of Sacramento – Development Services Department; and California Department of Fish and Game (CDFG).</p> | <p>Mitigation Measures, shall be included on the Construction Specifications Contractor / Parks and Recreation Project Manager shall provide the City Development Services Dept. with written CDFG verification of consultation, agreement, and implementation as appropriate.</p> | <p>The Building Division shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit. Measures shall be implemented prior to and concurrent with construction activities.</p> |  |

| VERIFICATION OF COMPLIANCE   |                             |                           |                      |        |  |
|--|-----------------------------|---------------------------|----------------------|--------|--|
| Mitigation Measure   | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>remaining, for at least 15 consecutive days prior to excavation or filling in of the dewatered habitat. Make sure dewatered habitat does not continue to support giant garter snake prey, which could detain or attract snakes into the area. If a site cannot be completely dewatered, netting and salvage of prey items may be necessary. This measure removes aquatic habitat component and allows the giant garter snake to leave on their own.</p> <p>BR-2b) For sites that contain giant garter snake habitat, no more than 24-hours prior to start of construction activities (site preparation and/or grading), the project area shall be surveyed for the presence of giant garter snake. If construction activities stop on the project site for a period of two weeks or more, a new giant garter snake study shall be completed no more than 24-hours prior to the re-start of construction activities.</p> <p>BR-2c) Confine hearing to the minimal area necessary to facilitate construction activities. Flag and designate avoided giant garter snake habitat within or adjacent to the project as Environmentally Sensitive Areas. This area shall be avoided by all construction personnel.</p> <p>BR-2d) Construction personnel completing site preparation and grading operation shall receive USFWS approved environmental awareness training. This training instructs workers on how to identify giant</p> |                             |                           |                      |        |  |

| VERIFICATION OF COMPLIANCE   |                             |                           |                      |        |  |
|--|-----------------------------|---------------------------|----------------------|--------|--|
| Mitigation Measure   | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>garter snakes and their habitats, and what to do if a giant garter snake is encountered during construction activities. During this training, an off-site biological monitor shall be designated.</p> <p>BR-2e) If a live giant garter snake is found during construction activities, immediately notify USFWS and the project's biological monitor. The biological monitor, or his/her assignee, USFWS and the project's biological monitor. The biological monitor, or his/her assignee, shall do the following:</p> <ol style="list-style-type: none"> <li>1) Stop the construction in the vicinity of the snake.</li> <li>2) Monitor the snake and allow the snake to leave on its own. The monitor shall remain in the area for the remainder of the work day to make sure the snake is not harmed or if it leaves the site, does not return; and,</li> <li>3) Escape routes for giant garter snake should be determined in advance of construction and snakes should always be allowed to leave their own within one working day, further consultation with USFWS.</li> </ol> <p>BR-2f) Upon locating dead, injured or sick threatened or endangered wildlife species, their Permittees or their designated agents must notify within one working day the Service's Division of Law Enforcement (2800 Cottage Way, Sacramento, Ca</p> |                             |                           |                      |        |  |

| VERIFICATION OF COMPLIANCE   |   |  |   |   |  |
|--|---|--|---|---|--|
| Mitigation Measure   | Implementing Responsibility                             | Monitoring Responsibility              | Compliance Standards                                      | Timing  | Verification of Compliance (Initials/Date) |
| <p>95625) or the Sacramento Fish and Wildlife Office (2800 Cottage Way, Room W-2605, Sacramento, CA95825 telephone 916 414-6600).</p> <p>Written notification to both offices must be made within 3 calendar days and must include the date, time and location of the finding of a specimen and any other pertinent information.</p> <p>BR-2g) Fill or construction debris may be used by giant garter snake as an over-wintering site. Therefore upon completion of construction activities remove any temporary fill and/or construction debris from the site. If this material is situated near undisturbed giant garter snake habitat and it is removed between October 1 and April 30, it shall be inspected by a qualified biologist to assure that giant garter snake are not using it as hibernaculae.</p> |   |  |   |   |  |
| <p><b>Air Quality:</b></p> <p>Mitigation Measure #1 <u>taken from the original negative declaration, P98-079 &amp; 080</u></p> <p>AQ-1. All sites shall be graded such that the new topography makes a smooth transition to existing adjacent topography.</p> <p>AQ-2. Dust and erosion control measures shall be</p>  | <p>Parks and Recreation Project Manager/ Contractor</p> | <p>City Development Services Dept.</p> | <p>Site inspections by the Site Conditions Unit staff</p> | <p>Measures shall be implemented in field during grading and construction activities.</p> |  |

| VERIFICATION OF COMPLIANCE  |                             |                           |                      |        |  |
|---|-----------------------------|---------------------------|----------------------|--------|--|
| Mitigation Measure  | Implementing Responsibility | Monitoring Responsibility | Compliance Standards | Timing | Verification of Compliance (Initials/Date) |
| <p>implemented during the construction phase of all projects. These measures are intended to emissions. Suggested measures include: minimize soil erosion and fugitive dust.</p> <ul style="list-style-type: none"> <li>a. watering exposed soils;</li> <li>b. covering exposed soils with straw or other materials;</li> <li>c. adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways;</li> <li>d. covering trucks containing loose or dry soil; and</li> <li>e. providing interim drainage measures during the construction period.</li> </ul> <p>AQ-3. In non-pavement areas, any vegetation covered or removed during grading or construction (including slope protection) should be replanted following the construction activities.</p> |                             |                           |                      |        |  |

| VERIFICATION OF COMPLIANCE  |   |  |   |  |  |
|---|---|--|---|--|--|
| Mitigation Measure  | Implementing Responsibility                             | Monitoring Responsibility              | Compliance Standards  | Timing                                 | Verification of Compliance (Initials/Date) |
| <p><b>Cultural Resources:</b></p> <p>Mitigation Measure#7 (taken from the <u>River View PUD Negative Declaration</u>)</p> <p>CR-1. 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 from the Native American Heritage Commission shall be consulted.</p> | <p>Parks and Recreation Project Manager/ Contractor</p> | <p>City Development Services Dept.</p> | <p>Measures shall be implemented in field during grading and construction activities.</p> | <p>During grading and construction</p> |  |