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DEPARTMENT OF
PARKS AND RECREATION

PARK PLANNING, DESIGN &
DEVELOPMENT DIVISION

CITY OF SACRAMENTO
CALIFORNIA

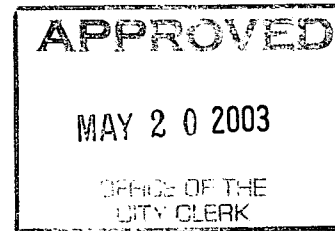
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April 25, 2003

City Council
Sacramento, California

Honorable Members in Session:



SUBJECT: APPROVE NAME "DIXIEANNE TOT LOT"; APPROVE PARK MASTER PLAN; RATIFY THE MITIGATED NEGATIVE DECLARATION, AND ADOPT THE MITIGATION REPORTING PLAN (CIP PN: LU97).

**LOCATION AND COUNCIL DISTRICT: 2402 Beaumont Street
Council District 2**

RECOMMENDATION:

This report recommends that Council, by resolution (pages 5-6):

- Approve the name "Dixieanne Tot Lot;"
- Approve the park Master Plan (page 7); and
- Ratify the Mitigated Negative Declaration and Adopt the Mitigation Reporting Plan (pages 9-13).

CONTACT PERSON: Janet Baker, Park Development Division Manager, 808-8234

FOR COUNCIL MEETING OF: May 20, 2003

SUMMARY:

The Department of Parks & Recreation, Park Planning, Design & Development Division proposes to construct a 0.15 acre tot park called Dixieanne Tot Lot at 2402 Beaumont Street in Sacramento. This report requests City Council's approval of the park name, master plan, and to ratify the Mitigated Negative Declaration and adopt the Mitigation Reporting Plan.



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COMMITTEE/COMMISSION ACTION:

The master plan was reviewed and approved by the Citizen's Advisory Committee for Parks and Recreation on January 10, 2002.

BACKGROUND INFORMATION:

Dixieanne Tot Lot is located at 2402 Beaumont Street, located at the northeast corner of Beaumont Street and Dixieanne Avenue within the North Sacramento Community Plan Area. (See Exhibit B, page 8).

Development of the park will consist of a sand box, a play structure, drinking fountain, benches, a table, fencing, berms, a six-foot high concrete masonry wall, turf, landscaping, and an irrigation system.

FINANCIAL CONSIDERATIONS:

This report requests approval for the park name, park master plan, and environmental documents only. There are no financial considerations with this report. Financial impacts will be reported when staff returns to City Council in Summer 2003 for approval of the construction bids. Development of the park will create an ongoing cost for park maintenance and utilities of approximately \$8,000 per acre or \$1,200 for this 0.15-acre park.

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 will 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 determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared.

In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, the City has incorporated mandatory mitigation measures into the project 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 impacts to Air Quality, Hazards, and Noise.

The Mitigated Negative Declaration was available for public review during the period of Tuesday, February 26, 2002 through Monday, March 18, 2002. No comments were received during the public review period. Therefore, Staff recommends that the City Council ratify the Mitigated Negative Declaration and adopt the Mitigated Reporting Plan for the Dixieanne Tot Lot project.

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.

Dixieanne Tot Lot
Council Report
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Respectfully submitted,



ROBERT G. OVERSTREET,
Director, Parks and Recreation

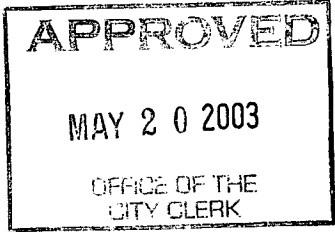
RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

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2. Exhibit A – Master Plan, page 7.
3. Exhibit B – Area Map, page 8.
4. Exhibit C – Mitigation Reporting Plan, pages 9-13.



RESOLUTION NO. 2003 - 302

**ADOPTED BY THE CITY OF SACRAMENTO
ON DATE: _____**

RESOLUTION TO APPROVE THE NAME DIXIEANNE TOT LOT; APPROVE PARK MASTER PLAN; RATIFY THE MITIGATED NEGATIVE DECLARATION, AND ADOPT THE MITIGATION REPORTING PLAN (CIP PN: LU97).

WHEREAS, the City of Sacramento has determined the need for the Dixieanne Tot Lot Project, hereinafter called the Dixieanne Tot Lot, and has included the Project in the City of Sacramento Capital Improvement Plan, and

WHEREAS, the City of Sacramento has conducted an initial study to determine if the Project may have a significant effect on the environment, and

WHEREAS, Initial Study concluded that the Project will not cause any significant adverse effects on the environment, and a Mitigated Negative Declaration was therefore prepared for the Projects,

WHEREAS, a Mitigation Reporting Plan was prepared for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the Project, and

WHEREAS, the Initial Study and proposed Mitigated Negative Declaration for the Project were circulated for public review in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15073, and

FOR CITY COUNCIL USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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

This report recommends that Council, by resolution (pages 5-6):

1. The City Council approve the name "Dixieanne Tot Lot;"
2. The City Council approve the park Master Plan; and
3. The City Council ratify the Mitigated Negative Declaration and adopt the Mitigation Reporting Plan for Dixieanne Tot Lot.

MAYOR

ATTEST:

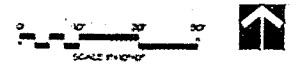
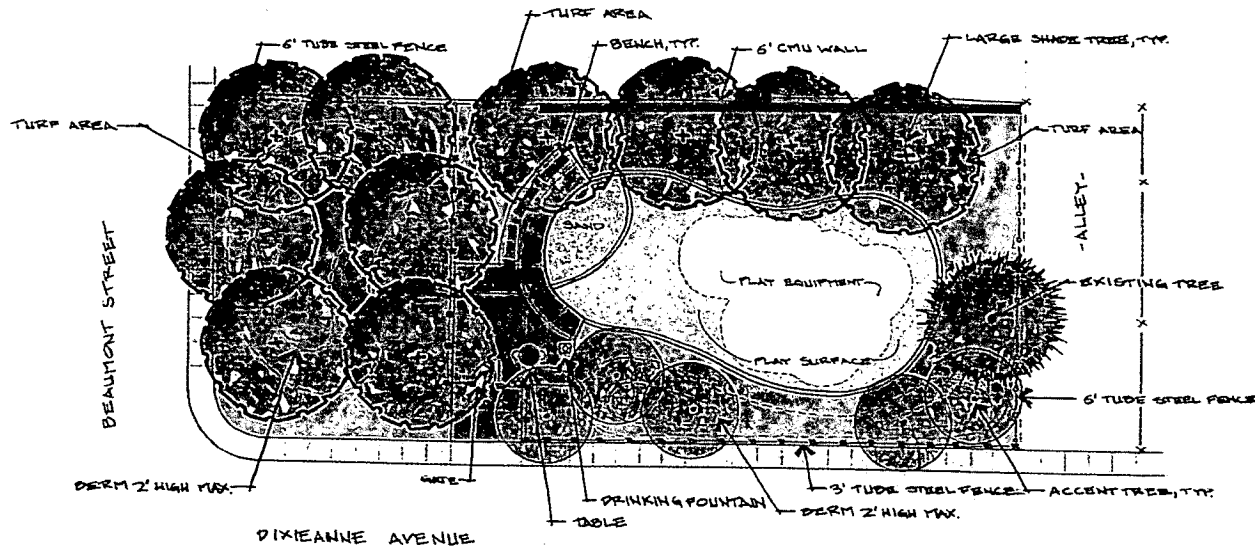
CITY CLERK

FOR CITY COUNCIL USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Exhibit A

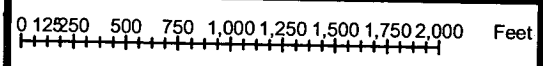
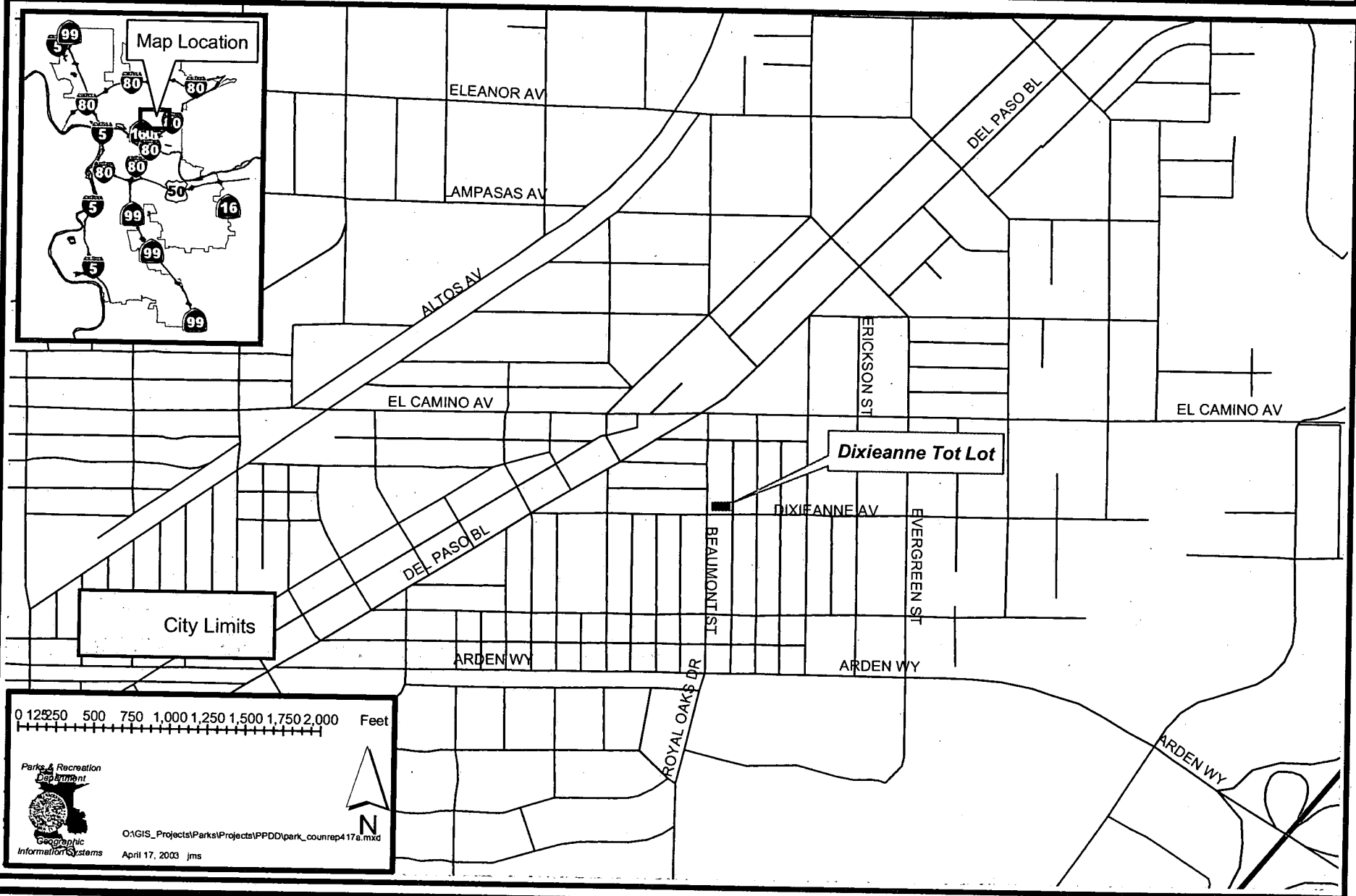
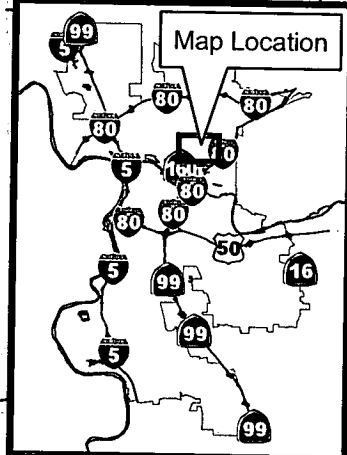


DIXIANNE TOT LOT

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City of Sacramento Department of Parks and Recreation Dixieanne Tot Lot Site



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April 17, 2003 jms



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EXHIBIT C

Dixieanne Tot 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, Office of Environmental Affairs, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-5375, pursuant to the California Environmental Quality Guidelines, Section 21081.

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

Project Number: CIP #LU96 (closed); now CIP #LU97

Project Name: Dixieanne Tot Park

Project Location: The project is located on 2402 Beaumont Street, which is on the northeast corner of Beaumont Street and Dixieanne Avenue in the North Sacramento area. The Assessor's Parcel Number (APN) is 275-0054-017.

Project Description: The City of Sacramento, Department of Parks and Recreation proposes to construct a 0.15± acre tot park at 2402 Beaumont Street, located at the northeast corner of Beaumont Street and Dixieanne Avenue (APN 275-0054-017) within the North Sacramento Community Plan area. Improvements of the tot park include a sandbox, a play structure and a play surface, a drinking fountain, benches, a table, fencing, berms, a six-foot high concrete masonry wall, turf, landscaping, and an irrigation system. This project would provide much needed children recreation for the neighborhood.

**MITIGATION REPORTING PROGRAM CHECKLIST FOR THE DIXIEANNE TOT PARK
MITIGATED NEGATIVE DECLARATION (CIP# LU96)**

EXHIBIT C

Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
AIR QUALITY					
1. Water exposed soil with adequate frequency to keep soil moist at all times.	During construction	Dept. of Parks & Rec and Contractor			
2. Cover load of haul/dump trucks securely.	During construction	Dept. of Parks & Rec and Contractor			
3. Construction activities shall comply with Sacramento Metropolitan Air Quality Management District rule 405 on dust and condensed fumes, so that emissions do not exceed hourly levels as regulated per processing weight.	During construction	Dept. of Parks & Rec and Contractor			
4. The Contractor shall follow the Sacramento Metropolitan Air Quality Management District's Fugitive Dust 403 Rule in order to ensure that dust is reduced to a level of less-than-significant.	During construction	Dept. of Parks & Rec and Contractor			
5. Construction equipment shall be maintained and tuned at the interval recommended by the manufacturers to minimize exhaust emissions and odors and increase fuel efficiency.	During construction	Dept. of Parks & Rec and Contractor			
6. Equipment idling shall be kept to a minimum when equipment is not in use. No piece of equipment shall be left to idle in one place for more than 30 minutes.	During construction	Dept. of Parks & Rec and Contractor			
7. Enclose, cover or water twice daily all soil piles.	During construction	Dept. of Parks & Rec and Contractor			
8. Water all haul roads twice daily.	During construction	Dept. of Parks & Rec and Contractor			

Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
HAZARDS					
1. Construction contractor shall follow all necessary precautions, according to the California Health and Safety Codes, to prevent any spill of a toxic or hazardous substance, which includes preparation of a spill prevention plan to maintain safety of the drainage waterways. The construction contractor shall ensure proper labeling, storage, handling, and use of hazardous materials in accordance with best management practices and Occupational Safety and Health Administration's HAZWOPER requirements.	Before, during, and after construction	Dept. of Parks & Rec and Contractor			
2. Strict on-site handling rules shall be implemented to minimize spills and keep potentially contaminated materials out of the drainage waterways.	Before, during, and after construction	Dept. of Parks & Rec and Contractor			
3. Wastes and petroleum products used during construction shall be collected and removed from the project site in accordance with the Resource Conservation and Recovery Act regulations and Fed/OSHA standards.	During and after construction	Dept. of Parks & Rec and Contractor			
4. If contaminated soil and/or groundwater is encountered or if suspected contamination is encountered during project construction, work shall be halted in the area, and the type and extent of the contamination shall be identified. A qualified professional, in consultation with the appropriate federal, state, and/or local regulatory agencies shall then develop an appropriate method to remediate the contamination.	During construction	Dept. of Parks & Rec and Contractor			
5. The construction contractor shall ensure that employees are properly trained in the use of handling of these materials and that each material is accompanied by a material safety data sheet.	Before construction	Dept. of Parks & Rec and Contractor			

Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
HAZARDS (continued from previous page)					
6. All reserve fuel supplies and hazardous materials shall be stored on pallets within fenced and secured construction areas and protected from exposure to weather. Incompatible materials shall be stored separately, as appropriate.	During construction	Dept. of Parks & Rec and Contractor			
7. Equipment refueling and maintenance shall take place only within staging areas.	During construction	Dept. of Parks & Rec and Contractor			

EXHIBIT C

Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
NOISE					
1. Equipment shall have sound-control devices no less effective than those provided on the original equipment.	Prior and during construction	Dept. of Parks & Rec and Contractor			
2. Equipment shall have muffled exhausts.	Prior and during construction	Dept. of Parks & Rec and Contractor			

EXHIBIT C

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