

City of Sacramento  
**Parks and Community Enrichment Commission Report**  
915 I Street Sacramento, CA 95814  
www.cityofsacramento.org

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**File ID:** 2022-01802

10/6/2022

**Consent Item 3.**

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**Master Plans and Naming of Parks in Northlake Phase 2 Development**

File ID: 2022-01802

**Location:** District 1

**Recommendation:** Pass a **Motion** to support the City Council's adoption of 1) Park Concept Plans for the three Neighborhood Parks in Northlake Phase 2, and 2) naming the three Neighborhood Parks as Sunhaven Park, Lakeview Park and Lakeshore Park.

**Contact:** Jeff Nittka, Landscape Architect, (916) 808-5996, jnittka@cityofsacramento.org, Department of Youth, Parks, & Community Enrichment

**Presenter:** Raymond Costantino, Park Planning and Development Services Manager, (916) 808-1941, rcostantino@cityofsacramento.org, Department of Youth, Parks, & Community Enrichment; Kathryn Kim, Landscape Architect, (916) 440-8127, Wood Rodgers

**Attachments:**

1-Description/Analysis

2-Park Location Map (Sunhaven Park, Lakeview Park and Lakeshore Park)

**Additional Description/Analysis**

**Issue Detail:** The Department of Youth, Parks, & Community Enrichment (YPCE) recommends approving the three neighborhood park Concept Plans for the proposed 2.4-acre Sunhaven Park, 1.8-acre Lakeview Park, and 2.2-acre Lakeshore Park located in the Northlake Phase 2 development. The Northlake development, formerly known as Greenbriar development is located within the North Natomas, south of W. Elkhorn Blvd, west of Highway 99 and north of Interstate 5. The development project is divided into two phases, north and south, divided by Meister Way. These phase two parks are located south of Meister Way. YPCE Staff recommends approving the naming the three parks neighborhood parks Sunhaven Park, Lakeview Park and Lakeshore Park.

The proposed Sunhaven Park Concepts Plan includes the following amenities: an adventure play area, recreational turf areas, shade canopy, shaded group picnic area, tree bosques seating area, bike racks, pickleball court, park naming sign, site furnishings, shade trees and walking paths. The proposed Lakeview Park Concept Plan includes the following amenities: lake side picnic area with trees, recreational turf areas, tot-lot with seat walls, picnic area with shade structure, site furnishings,

shade trees and walking paths. The proposed Lakeshore Park Concept Plan includes the following amenities: lake front picnic areas with shade structure, adventure playground, shade canopy bosque seating areas with concrete games, bocce court, two pickleball courts, shade tree, and walking paths.

The Northlake Developer plans to build these three parks next year as the housing is being constructed. The Developer plans to use \$3.3 million to develop these parks for future PIF credits. Since the Northlake development is separated from the rest of North Natomas by freeways, the City is willing to commit that all of the neighborhood/community park PIF will be invested in the park projects in this subdivision. The citywide PIF component has already been committed to fund the Natomas Aquatic and Community Center project.

**Policy Considerations:** The preparation of park master plans is part of the park development process as outlined in the City of Sacramento's 2005-2010 Parks and Recreation Master Plan. On February 26, 2008, the City Council adopted Resolution 2008-112, establishing a Facility Naming Policy. The policy contains guidance when naming of parks.

Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City. Park naming is also part of the park development process as outlined in the City of Sacramento's 2005-2010 Parks and Recreation Master Plan.

**Economic Impacts:** Not Applicable.

**Environmental Considerations:** These neighborhood park projects have been reviewed for compliance with the requirement of the California Environmental Quality Act (CEQA) and it has been determined that these projects fall within the scope of the Environmental Impact Report (EIR) for the Greenbriar Development Project (P11-093). The EIR for the Greenbriar Development project was certified by City Council on May 31, 2017 (Resolution 2017-0207). The EIR adequately described the development of these park facilities as part of the development project. The analyses, findings and mitigation measures remain unchanged. No further environmental review is required.

**Sustainability:** The proposed Park Concept Plans have been reviewed for consistency with the goals, policies, and targets of the City's Sustainability Master Plan and the Parks and Recreation Sustainability Plan. The park will advance the goals, policies, and targets of these plans by reducing greenhouse gas emissions and air pollution through the addition of trees and other plantings and improving health of residents through access to a diverse mix of wellness activities. Individual products have not been chosen at this level of development, but the design will include products from recycled materials, if available, and shade covering for less heat gain. The park development will include sustainable design using water efficient irrigation design controlled by the centralized irrigation system, low water-use shrubs and groundcover, and use of native tree plantings.

**Commission/Committee Action:** Pass a motion to support the City Council's adoption of 1) Park Concept Plans for the three Neighborhood Parks in Northlake Phase 2, and 2) naming the three Neighborhood Parks as Sunhaven Park, Lakeview Park and Lakeshore Park.

**Rationale for Recommendation:** The Neighborhood Park Concept Plans have been prepared by the Developer, Integral Communities with input by Department staff and District 1 Council Office.

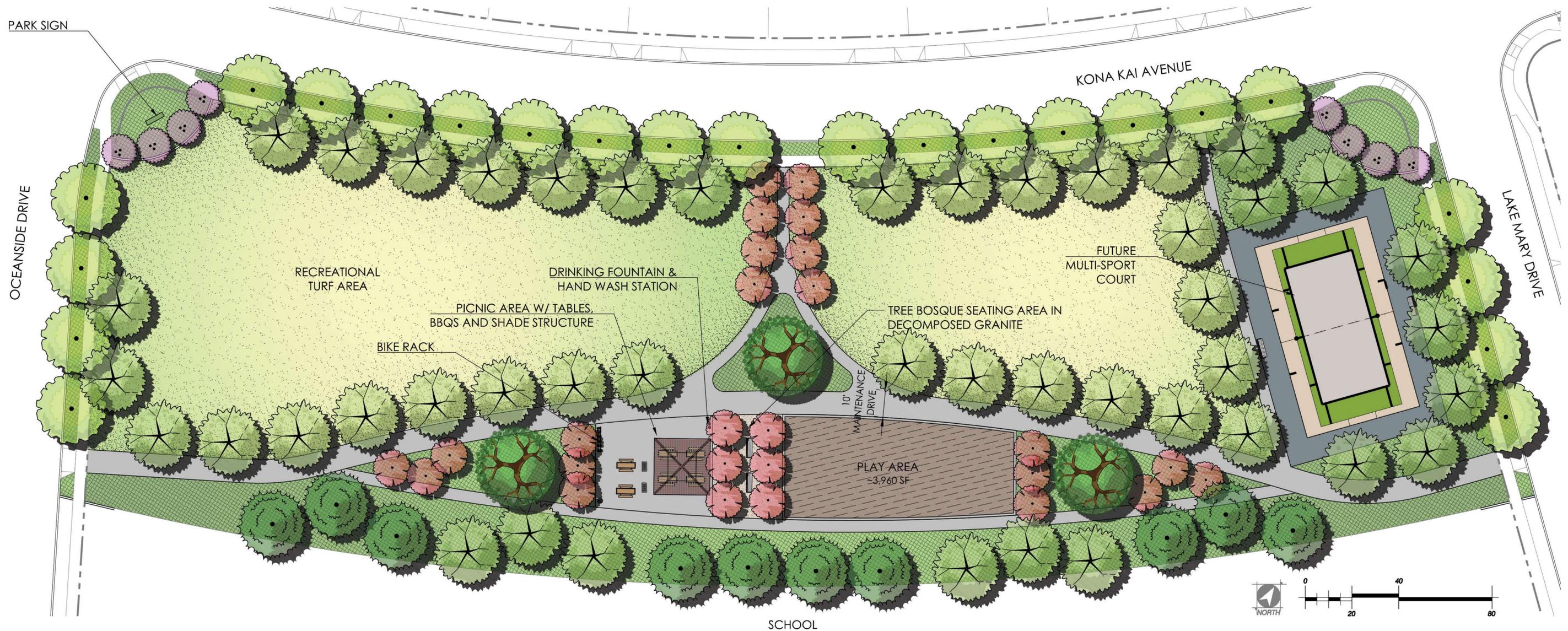
**Financial Considerations:** There are no financial considerations associated with this report as this park will be constructed by the Developer in exchange for park impact fee credits. Approval of the concept plan does not constitute approval of the construction of the park. The City Council will be requested to approve the construction of these parks via a PIF credit turnkey agreement.

**Local Business Enterprise (LBE):** Not Applicable.

# PRELIMINARY MASTER PARK PLAN

## SUNHAVEN PARK - 2.4 ACRES

SACRAMENTO, CALIFORNIA  
AUGUST, 2021



### PROPOSED PARK AMENITIES



PICNIC AREA W/ SHADE STRUCTURE



PLAY AREA W/ INCLUSIVE ELEMENTS & SHADE STRUCTURE



### FUTURE PARK AMENITIES



MULTI-SPORT COURT



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
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# PRELIMINARY DESIGN PLAN LAKESHORE PARK - 2.2 ACRES

SACRAMENTO, CALIFORNIA

AUGUST, 2022

## PROPOSED PARK AMENITIES



LAKE FRONT PICNIC AREA  
(SHADE STRUCTURE AS ADD ALTERNATE)



PLAY AREA W/ INCLUSIVE ELEMENTS



PLAY AREA SHADE STRUCTURE

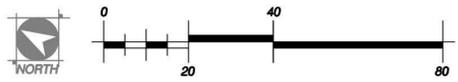
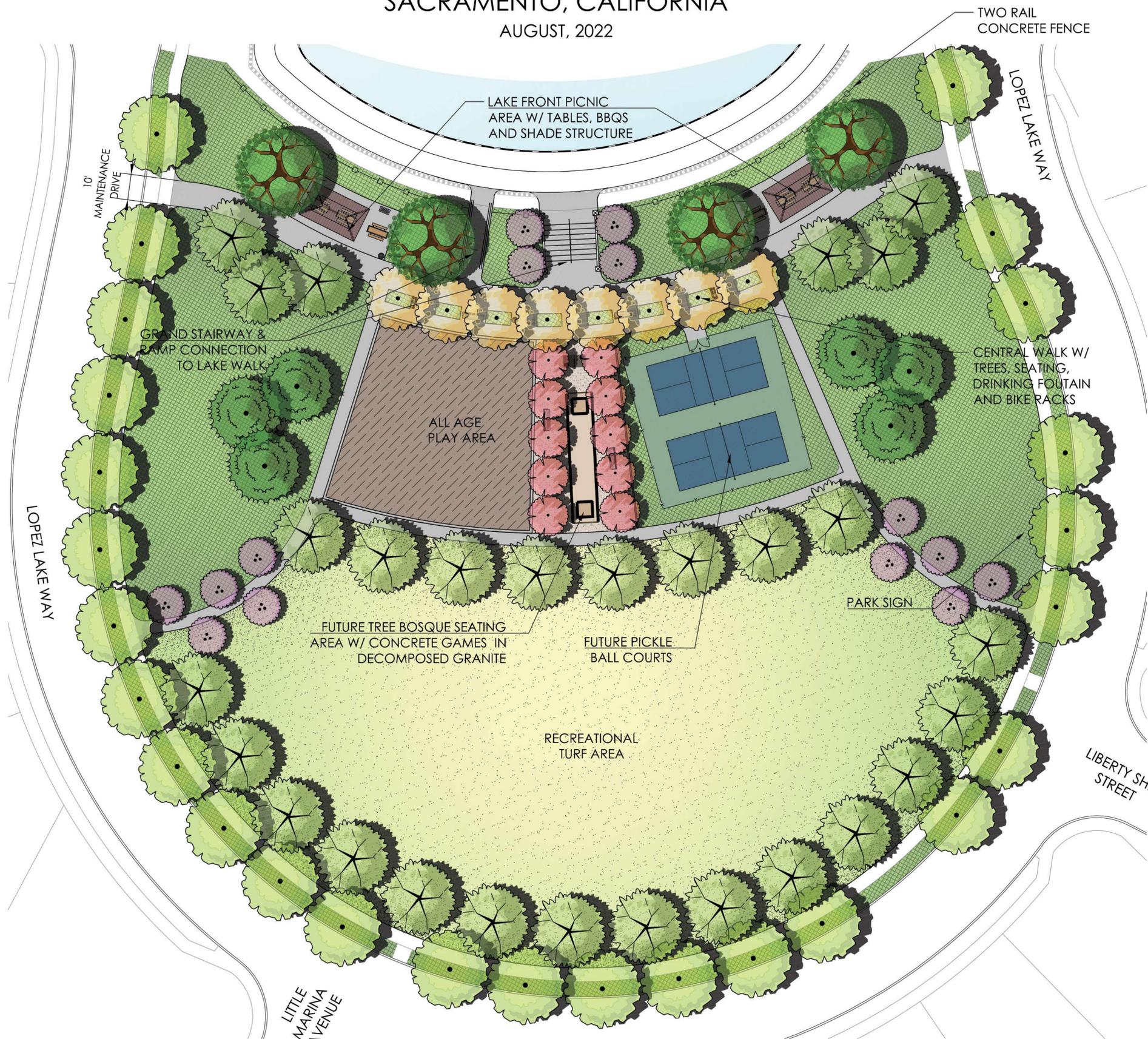
## ALTERNATE PARK AMENITIES



TREE BOSQUE SEATING AREA W/ CONCRETE GAMES



FENCED PICKLE BALL COURTS



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