



DEPARTMENT OF
PARKS AND RECREATION

PARK PLANNING, DESIGN &
DEVELOPMENT DIVISION

CITY OF SACRAMENTO
CALIFORNIA

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April 12, 2005

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVE THE PARK NAME QUAIL PARK, APPROVE THE PARK MASTER PLAN, AND CONSIDER THE CAMBAY WEST PUD NEGATIVE DECLARATION AS AMENDED BY THE ADDENDUM CIP (PN: LU56).

LOCATION AND COUNCIL DISTRICT: 3441 Colchester Ave
Council District 1

RECOMMENDATION:

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

- Approve the name Quail Park;
- Approve the Park Master Plan; and
- Consider the Cambay West PUD negative declaration as amended by the addendum.

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

FOR COUNCIL MEETING OF: May 3, 2005

SUMMARY:

Quail Park is a 5-acre park in North Natomas. This report requests City Council's approval of the park name, master plan and to consider the Cambay West PUD negative declaration as amended by the addendum.



COMMITTEE/COMMISSION ACTION:

The Natomas Parks and Recreation Advisory Committee approved the Quail Park name and master plan (Exhibit A, page 7) on March 22, 2001 and by the Citizen's Advisory Committee for Parks and Recreation on April 5, 2001.

BACKGROUND INFORMATION:

The park site was originally designated as Park 2C in North Natomas. The work to be performed consists of the development of Quail Park at 3441 Colchester Ave, in the North Natomas area of Sacramento (Exhibit B, page 8). The park components will consist of landscaping, walkways, children's playgrounds, full size soccer field, lawn volleyball court and a group picnic area.

Vegetation for Quail Park is drought resistant, low maintenance trees and plants. In Quail Park there are two play areas for children, a group picnic area, many shade trees, and soccer fields lower than street level.

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 for approval of the development agreement. The cost to develop this 5.0-acre park at \$144,149 per acre for a neighborhood park using the 2004 PIF fees is \$720,745.

There will be approximately \$40,000 per year in ongoing operational and maintenance costs, which includes \$30,000 per year in park maintenance, and \$10,000 per year water and utility costs.

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 begin in 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 Development Services Department, Environmental Planning Services has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The park development project is determined to fall within the scope of the Negative Declaration for Cambay West PUD (P99-135) adopted in February of 2001. The Adopted Negative Declaration adequately described the effects of the proposed development of Quail Park. 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 D, page 12, (Mitigation Reporting Plan) and address potential impacts to 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 development of Quail Park and evaluating the potential environmental effects of the proposed project within Cambay West PUD. 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 Cambay West PUD as amended, finding that this document adequately addresses the impacts of the project and finding that no subsequent environmental document is required, and adopt the mitigation reporting plan for the park project. The findings are shown as Exhibit C, page 10.


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.

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 Maps, page 8.
4. Exhibit C – Findings, page 10.
5. Exhibit D- Mitigation Reporting Plan, page 12.

RESOLUTION NO.

ADOPTED BY THE CITY OF SACRAMENTO

ON DATE: _____

RESOLUTION TO APPROVE THE PARK NAME QUAIL PARK, APPROVE THE PARK MASTER PLAN, AND CONSIDER THE CAMBAY WEST PUD NEGATIVE DECLARATION AS AMENDED BY THE ADDENDUM CIP (PN: LU56).

WHEREAS, the Environmental Coordinator has prepared an Addendum to the adopted Cambay West PUD Negative Declaration for the above project;

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Reporting Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

WHEREAS, the Environmental Coordinator has prepared a Mitigation Reporting Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project;

WHEREAS, on the basis of the whole record before it, the City has determined that there is no substantial evidence that the project, with mitigation measures as identified and previously adopted, will have a significant effect on environment

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

WHEREAS, the City Council has considered the Addendum and the Negative Declaration and determined that the environmental impacts of the proposed Quail Park are within the scope of analysis contained in the Cambay West PUD Mitigated Negative Declaration as amended and no new impacts have been identified;

FOR CITY COUNCIL USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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

The City Council, hereby:

1. Approves the park name Quail Park;
2. Approves the Quail Park Master Plan; and
3. Reaffirms the Addendum to the adopted Gateway West PUD Mitigated Negative Declaration as amended and the project Mitigation Reporting Plan.

MAYOR

ATTEST:

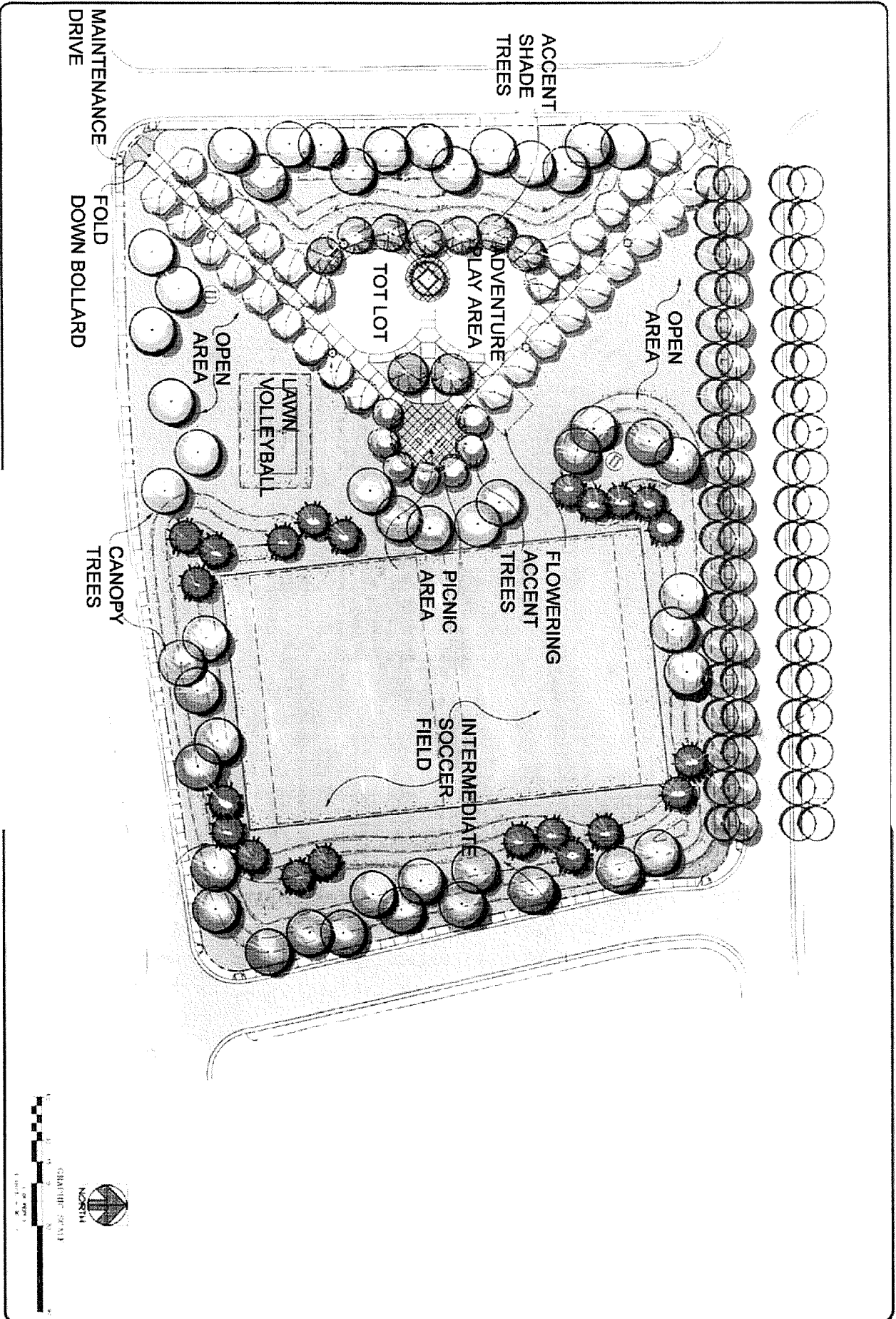
CITY CLERK

FOR CITY COUNCIL USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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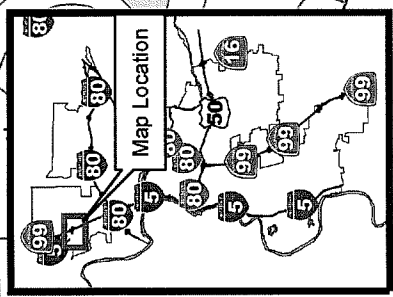
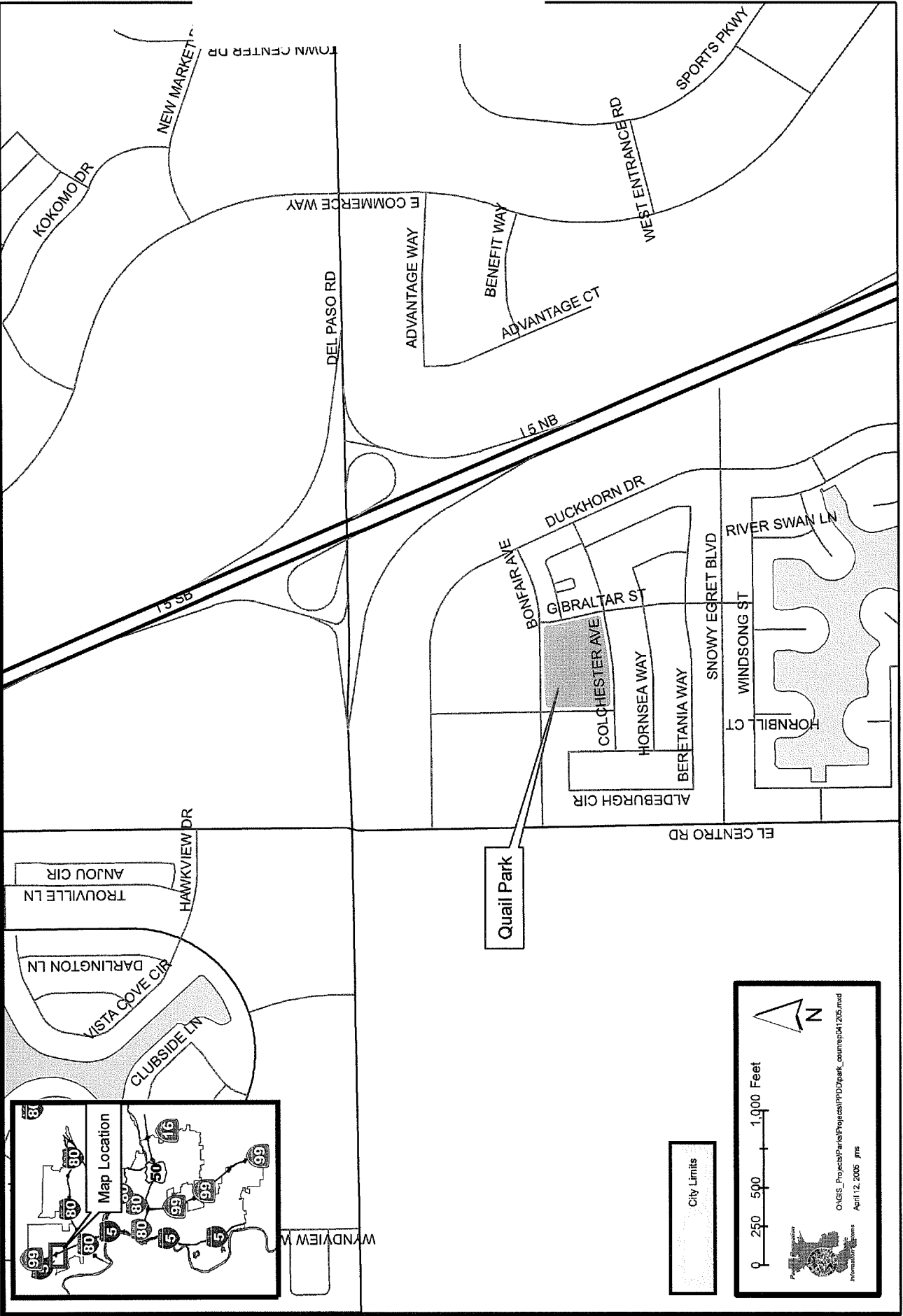
PROJECT: QUAIL PARK - 2C
 DATE: MAY 22, 2006
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 20'
 SHEET NO.: 1 OF 1

QUAIL PARK - 2C
MASTER PLAN

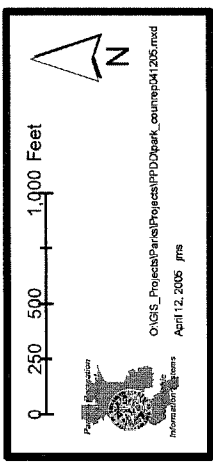
CITY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS
 1500 J STREET, SACRAMENTO, CA 95811

EXHIBIT B

**City of Sacramento
Department of Parks and Recreation
Quail Park - Site 2-C**



City Limits



Quail Park - Site 2-C

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EXHIBIT B



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 Cambay West Planned Unit Development (PUD) Negative Declaration (P99-135) as amended adequately describes the environmental effects of the proposed Quail Park project. The Adopted Negative Declaration evaluated environmental impacts resulting from the development of the Cambay West PUD. The Addendum to the adopted Negative Declaration provides a description of the proposed Quail Park 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 Cambay West PUD (P99-135) Negative Declaration

The original Negative Declaration for Cambay West evaluated the entitlements for Cambay West Planned Unit Development (PUD, which included 17.3+ acres of Open Space/Park uses and described the development of a 5.2+ acre neighborhood park at the location of the proposed project site. Since the ratification of the original Negative Declaration various developments within the PUD have been constructed or are in the construction process. The proposed project consists of developing 4.0+ acre park and includes landscaping with trees, shrubs, and turf, concrete walkways, a tot lot, a disabled play area, an adventure area playground, park entry sign and planting, one intermediate soccer field (with two bantam soccer fields located within the intermediate field), one lawn volleyball court, benches, drinking fountain, a small group picnic area with grills, park walkway lighting and open lawn area and possibly a shade structure around the picnic area. The proposed project is consistent with the previously approved entitlements, land use designations, and zoning. Changes from the previously approved project include the detailed site plan for the site describing the specific amenities of the park. The proposed park project is within the scope of analysis of the previously approved entitlements and evaluation and will not result in any new potential environmental impacts or any more severe impacts than those previously evaluated and identified and proposed to be mitigated in the original Cambay West Negative Declaration (P99-135) as amended (P03-124)

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 Quail Park will not result in any new impacts or any more severe impacts than those previously evaluated and identified as part of the Cambay West PUD. As a result, an addendum to the Adopted Negative Declaration is 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, a substantial increase in severity of previously identified environmental effects, or new information shows any of these conditions, including the identification of new mitigation measures or alternatives which would substantially lessen previously identified environmental effects, but project proponents decline to adopt them. Under the proposed project, the City has decided that an Addendum is appropriate to make the Negative Declaration for Cambay West PUD (P99-135) adequate to address the impacts of the Quail Park (LU56) Project. The adopted mitigation measures and impact conclusions in the Cambay West PUD Negative Declaration (P99-135) as amended remain unchanged except as updated through the addendum.

Quail 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 Parks and Recreation Department 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 Development Services Department, Environmental Planning Services, 1231 I Street, Suite 300, Sacramento, CA 95814, pursuant to the California Environmental Quality Guidelines, Section 21081.

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

Project Number: CIP # LU56

Project Name: Quail Park

Project Location: Quail Park is located approximately in the center of the Cambay West PUD and is bounded by Bonfair Avenue on the north, Gibraltar Street on the east, Colchester Avenue on the south, and Tynebourne Street on the west (APN: 225-0080-048). Cambay West PUD consists of 120.2+ gross acres, located at the southwest corner of Interstate 5 and Del Paso Road, and east of El Centro Road in the North Natomas Community Plan area.

Project Description: The City of Sacramento, Department of Parks and Recreation is proposing to develop a Master Plan and construct Quail Park in the Cambay West PUD. The development of Quail Park Master Plan will consist of developing a 4.0+ acre park and includes landscaping with trees, shrubs, and turf, concrete walkways, a tot lot, a disabled play area, an adventure area playground, park entry sign and planting, one intermediate soccer field (with two bantam soccer fields located within the intermediate field), one lawn volleyball court, benches, drinking fountain, a small group picnic area with grills, park walkway lighting and open lawn area and possibly a shade structure around the picnic area

**MITIGATION REPORTING PROGRAM CHECKLIST FOR THE QUAIL PARK PROJECT
CIP# LU56**

Mitigation Measure	Reporting Milestone	Reporting/Responsible Party	VERIFICATION OF COMPLIANCE	
			Initials	Date
Remarks				
CULTURAL RESOURCES				
E. 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 impacts to a less-than-significant level before construction continues.	During construction	Dept. of Parks and Recreation		