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Capital City Golf

"The Exceptional Public Golf Experience"

CITY OF SACRAMENTO
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ANN WEAVER
GOLF MANAGER

May 3, 2001



City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: HAGGIN OAKS BRIDGE REPLACEMENT PROJECT - RATIFICATION OF NEGATIVE DECLARATION, ADOPTION OF THE MITIGATION REPORTING PROGRAM, AND APPROVAL OF PLANS AND SPECIFICATIONS

LOCATION AND COUNCIL DISTRICT: Haggin Oaks Golf Complex, adjacent to Business 80 and Roseville Road in North Sacramento, Council District Two

RECOMMENDATION:

It is recommended that the City Council: 1) adopt the Resolution that ratifies the Negative Declaration and adopts the Mitigation Reporting Program; and 2) Approve the plans and specifications for Haggin Oaks Bridge Replacement Project.

CONTACT PERSON: Ann Weaver, Golf Manager
Capital City Golf, 433-6315

FOR COUNCIL MEETING OF: May 15, 2001

SUMMARY:

The recommended actions seek approval the environmental documentation, Mitigated Negative Declaration (MND) and Mitigation Reporting Program, associated with the golf cart and maintenance bridge work of phase two of the Haggin Oaks drainage and irrigation project (CIP# OB57) and for the golf cart storage / charging structure located at the Haggin Oaks Golf Complex (part of CIP# OB51). Further, it is recommended that

CAPITAL CITY GOLF AFFILIATES:

ALISTER MACKENZIE GOLF COURSE AT HAGGIN OAKS • ARCADE CREEK GOLF COURSE AT HAGGIN OAKS • BARTLEY CAVANAUGH GOLF COURSE
BING MALONEY 18-HOLE GOLF COURSE • BING MALONEY EXECUTIVE 9 GOLF COURSE • WILLIAM LAND 9-HOLE GOLF COURSE
TEE TIME RESERVATIONS 916. 264.TIME(8463)

Council approve the plans and specification for the cart storage / charging structure at Haggin Oaks and the bridge work of CIP# OB57 that were included in the MND.

COMMITTEE / COMMISSION ACTION:

None

BACKGROUND INFORMATION:

On December 12, 2000, City Council approved \$1 million dollars for the purpose of designing and constructing electric golf cart storage/charging facilities at Bartley Cavanaugh, Bing Maloney and Haggin Oaks in order to comply with California Air Resources Board regulations (CIP# OB51). On January 16, 2001, City Council approved a contract change order for phase two improvements of the Alister MacKenzie course at the Haggin Oaks Golf Complex (CIP# OB57). Phase two improvements will complete the renovation of the MacKenzie course and reduce the potential for storm runoff to damage the northwest corner of the golf course.

Certain portions of the phase two improvement project CIP# OB57 (e.g., bridge work) and the proposed electric golf cart storage / charging structure CIP #OB51 required the preparation of an Initial Study and Mitigated Negative Declaration. Essentially it was possible and advantageous from a cost perspective to include environmental analysis of the cart storage / charging structure at Haggin Oaks with those portions of the phase two project (CIP# OB57).

Initial environmental analysis of the Bartley Cavanaugh golf cart charging facility has determined the work to be categorically exempt and preliminary analysis of the golf cart storage / charging facility at Bing Maloney has determined that the work will require an initial study / mitigated negative declaration (MND). The categorical exemption for Bartley Cavanaugh will be brought back to Council in early June of 2001. Work on the MND for Bing Maloney will brought to Council in August of 2001, upon completion of public circulation of the document.

The plans and specifications for phase two work and for the cart storage / charging structure are complete and available for review at the Golf Administration Office. The recommended actions seek approval of the environmental analysis and plans and specifications for the work included in the MND.

FINANCIAL CONSIDERATIONS:

Prior action has allocated the necessary funding; no increase to the project budget is needed.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Manager has determined that the Haggin Oaks Bridge Replacement Project, as proposed, will not have a significant impact to the environment; therefore, a 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 plans 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 A (Mitigation Reporting Plan) and address impacts to Biological and Cultural Resources.

The Negative Declaration was distributed through the State Clearinghouse (SCH# 2001032044) and available for Public Review during the period of March 9, 2001 through April 9, 2001. Staff has received written comments from the California Regional Water Quality Control Board, the Department of Fish and Game, and the State Reclamation Board. These comments related to required permitting and are not considered to substantially revise the document per CEQA Section 15074.1 and 15073.5; therefore, recirculation of the document is not necessary. Therefore, Staff recommends that the City Council ratify the Negative Declaration and approve and adopt the Mitigated Reporting Plan.

POLICY CONSIDERATIONS:

The project is consistent with the City policy directing enterprise fund operations to be self-supporting.

ESBD CONSIDERATIONS:

All purchases and contracts are subject to the City's ESBD requirements.

Respectfully Submitted,




Ann Weaver, Golf Manager

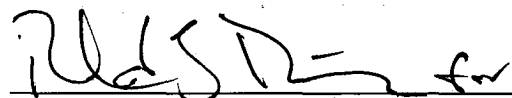
Approved:



Barbara E. Bonebrake, Director
Convention, Culture, and Leisure
Department


Richard Ramirez, Deputy City Manager

RECOMMENDATION APPROVED:


Robert Thomas, City Manager

Attachment Exhibit A – Mitigation Reporting Plan

Exhibit A

**HAGGIN OAKS BRIDGE REPLACEMENT PROJECT – PHASE II, CIP#OB51/OB57
MITIGATION REPORTING PLAN**

In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures included in Negative Declarations. For this project, mitigation reporting will be performed by Capital City Golf, a division of the City of Sacramento's Department of Convention, Culture & Leisure, 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 Department Environmental Team, 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 264-2762, pursuant to the California Environmental Quality Guidelines, Section 21081.

Capital City Golf will submit its completed Reporting Plan to the Environmental Affairs Office for inclusion in the annual report to the City Council.

Project Number: CIP#OB51/OB57

Project Name: Haggin Oaks Bridge Replacement Project

Project Location:

The project is located on the approximately 456-acre Haggin Oaks 36-hole golf facility, which includes the Alister MacKenzie and Arcade Creek Golf Courses. The project area is located adjacent to Business 80 and Roseville Road in North Sacramento.

Project Description:

Capital City Golf, a division of the City of Sacramento's Department of Convention, Culture & Leisure, is proposing to improve drainage in the East Hagginwood Drainage System, as well as upgrade golf course features at the Haggin Oaks golf facility. The proposed project involves replacing deteriorated bridge crossings over Arcade Creek with new raised bridges to reduce flood impacts. The new bridges would be wider than the existing bridges in order to provide for emergency vehicle access. In addition, a new golf cart charging and storage facility would be constructed as part of the project in order to accommodate the golf course's conversion to electric cart use, as required by the Sacramento Municipal Air Quality Management District.

HAGGIN OAKS BRIDGE REPLACEMENT PROJECT (CIP#OB51/OB57)

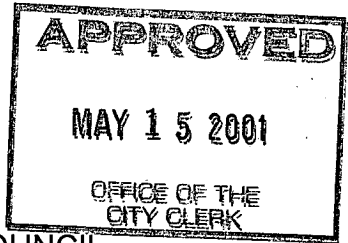
MITIGATION REPORTING PROGRAM CHECKLIST

Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
<p>BIOLOGICAL RESOURCES: While no raptor nesting activity was observed onsite, the potential exists for raptors to use the stick nests observed in trees adjacent to proposed construction sites. The City has committed to limit potential impacts by incorporating the following specific measure:</p> <p>1. A pre-construction raptor nest survey would be completed by the City in the early spring of 2001. Any active raptor nests found during the survey would be protected and work would not occur within 500 feet of the nest site until the young birds have fledged. If work must occur within the 500-foot buffer zone, the project proponent would contact the California Department of Fish and Game to determine if further site-specific actions are necessary to protect the raptor nests during construction.</p>	During construction	Capital City Golf and Contractor			

Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	VERIFICATION OF COMPLIANCE		
			Initials	Date	Remarks
<p>CULTURAL RESOURCES: Construction activities would involve some excavation of soil. This activity could expose any previously unidentified cultural resources within the project area. The City has committed to limit potential impacts by incorporating the following specific measures:</p> <p>1. If subsurface archaeological, historical, or paleontological remains are discovered during construction, work in the area of the find shall stop immediately. A qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce cultural resources impacts to a less-than-significant level before construction continues.</p> <p>2. If human burials are encountered, all work in the area of the find shall stop immediately and the Sacramento County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants would be notified and recommendations for treatment solicited (CEQA Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98).</p>	During construction	Capital City Golf and Contractor			

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2001-293



RESOLUTION NO:

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION RATIFYING THE NEGATIVE DECLARATION AND ADOPTING THE MITIGATION REPORTING PLAN FOR THE HAGGIN OAKS BRIDGE REPLACEMENT PROJECT ADJACENT TO BUSINESS 80 AND ROSEVILLE ROAD IN NORTH SACRAMENTO

WHEREAS, the City of Sacramento has determined the need for the Haggin Oaks Bridge Replacement Project (hereinafter called the "Project") and has conditionally included the Project in the City of Sacramento Capital Improvement Program pending CEQA compliance; 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, the Initial Study concludes that there is no evidence that the Project, or any of its aspects, may cause a significant effect on the environment and a Negative Declaration is, therefore, appropriate; and

WHEREAS, the Initial Study concluded that there is no substantial evidence that the Project, or any of its aspects, may cause a significant effect on the environment and, therefore, a Negative Declaration is appropriate; and

WHEREAS, A Mitigation Reporting Program (Exhibit A) has been prepared which is designed to ensure compliance with the mitigation measures incorporated into the Project Negative Declaration; and

WHEREAS, the City of Sacramento has circulated the Negative Declaration for public review in accordance with CEQA.

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

1. The City Council hereby ratifies the Haggin Oaks Bridge Replacement Project Negative Declaration finding on the basis of the Initial Study that there is no substantial evidence that the Project may have a significant effect on the environment.

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

2. The City Council hereby approves the plans and specifications and the implementation of the Haggin Oaks Bridge Replacement Project incorporating those mitigation measures detailed in the Negative Declaration.
3. The City Council hereby approves and adopts the Mitigation Reporting Program.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____