



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT  
**August 15, 2006**

**Honorable Mayor and  
 Members of the City Council**

**Title: Park Name, Addendum to Adopted Environmental Impact Report and  
 Mitigation Monitoring Plan, and Master Plan for Adventure Park**

**Location/Council District:** Riverdale at Orchard Lane, Council District 1

**Recommendation:** Adopt a **Resolution:** 1) approving the park name "Adventure Park;" 2) adopting an Addendum to the Adopted Environmental Impact Report and the Mitigation Monitoring Plan for Adventure Park; and 3) approving the Adventure Park Master Plan.

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

**Presenters:** Not applicable

**Department:** Parks and Recreation

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

**Organization No:** 4727

### **Description/Analysis**

**Issue:** Long-term designs of public facilities are reviewed and approved by City Council. A summary of the Adventure Park project history is included as Attachment 1 (page 3) and an area map as Attachment 2 (page 4).

**Policy Considerations:** Providing parks and recreation facilities is consistent with the City's strategic plan to enhance liveability in Sacramento's neighborhoods by expanding park and recreation facilities throughout the City.

**Committee/Commission Actions:** The Adventure Park name and master plan (Attachment 3, page 5) were reviewed and supported by the Parks and Recreation Commission (PRC) on April 6, 2006.

**Environmental Considerations:** On September 20, 2005, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact and a Statement of Overriding Considerations and a Mitigation Monitoring Plan for the River Oaks Park Project (P01-132). The analysis evaluated the impacts of all the



project elements at a programmatic level to consider the effects of the project as a whole. The analysis also included project specific analysis to evaluate the impacts associated with the implementation of the Adventure Park project.

An Addendum to the certified EIR has been prepared describing the proposed Adventure 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 California Environmental Quality Act (CEQA) Guidelines (Section 15164).

**Rationale for Recommendation:** The design of master plans is part of the Park Planning process as referenced in the approved *Parks and Recreation Master Plan Update 2005-2010*.

**Financial Considerations:** There are no financial considerations with the approval of a park master plan and CEQA approval. Staff will return to Council to establish a Capital Improvement Program (CIP) project and bring forward a reimbursable/credit agreement for development of this turn-key park.

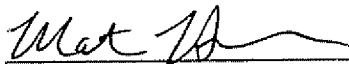
**Emerging Small Business Development (ESBD):** No goods or services are being purchased as a result of this report.

Respectfully Submitted by:



ROBERT G. OVERSTREET II  
Director of Parks and Recreation

Recommendation Approved:



RAY KERRIDGE  
City Manager

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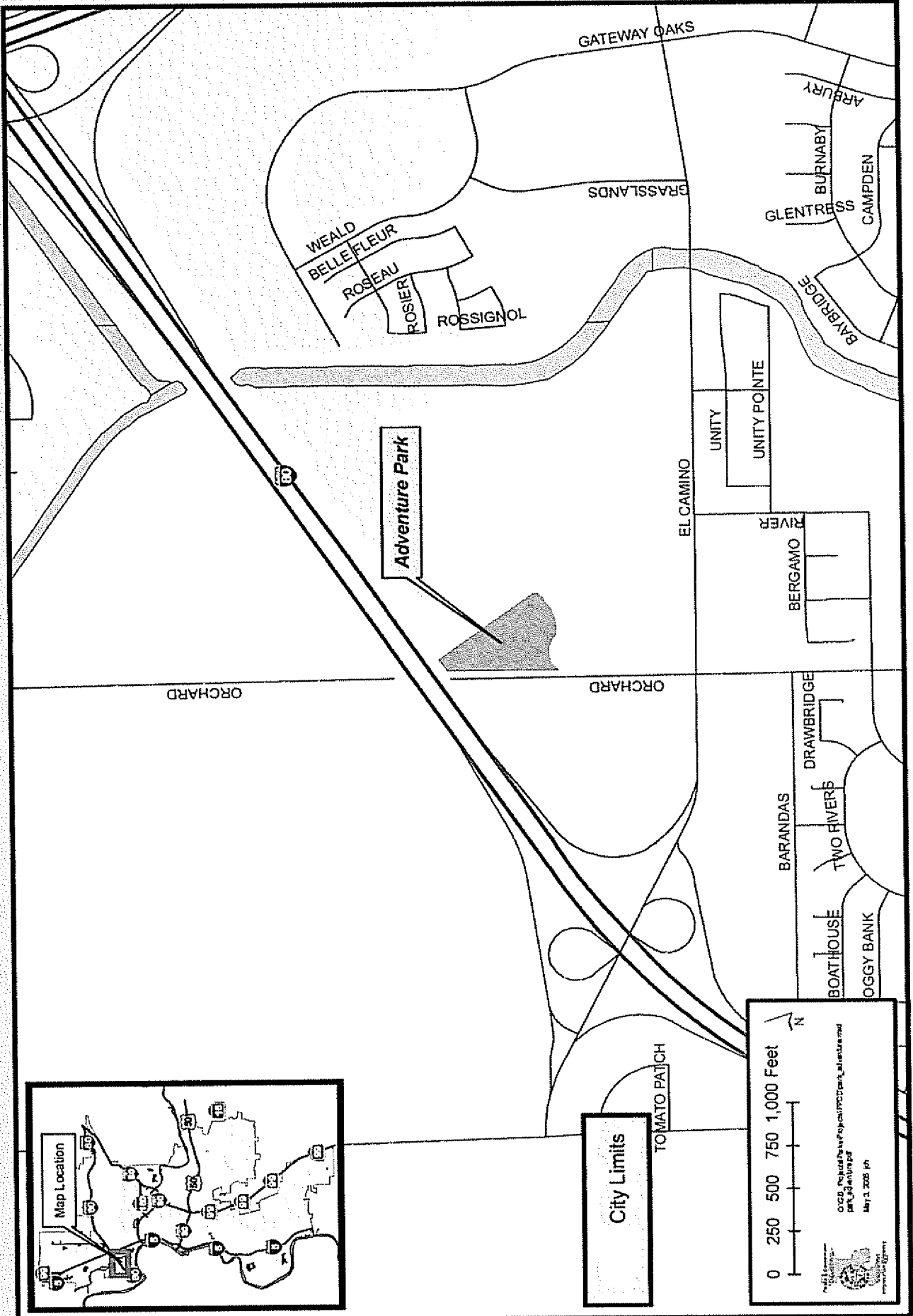
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**Background Information:**

“Adventure Park” is a 3.9-acre neighborhood park located on Riverdale Drive at Orchard Lane. Single-family, residential homes face the park on two sides; the park is surrounded by an 8’ high masonry wall separating the park from Interstate 80 on the north and a proposed auto mall on the west of the park. The master plan for the park was created in conjunction with the developer, Beazer Homes, and their landscape architecture consultant, Stantec Consulting, through the public participation process.

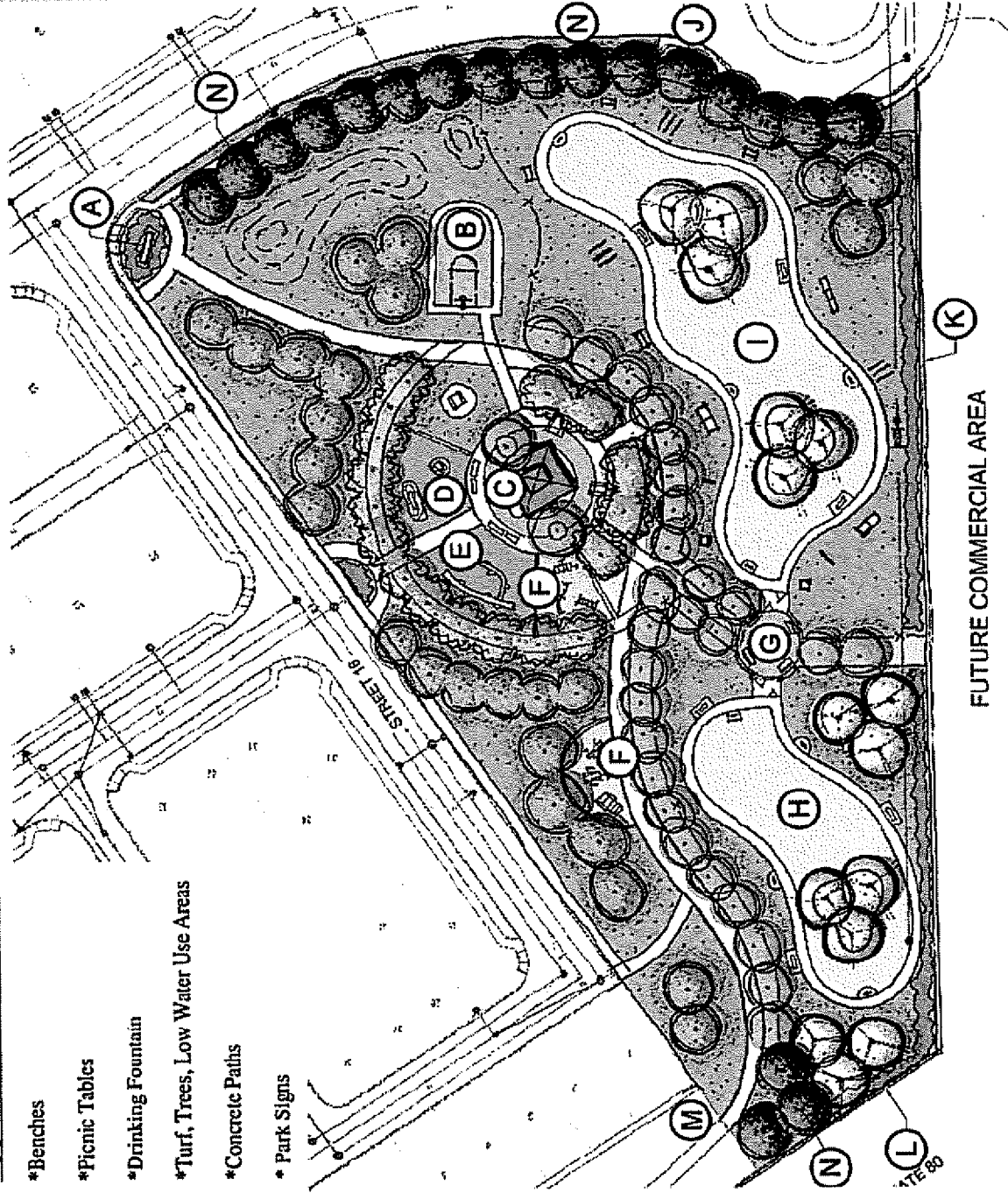
Beazer Homes will be developing this park as a turn-key park. The park is expected to begin construction in the Fall of 2006 and is anticipated to open in 2007. The Adventure Park Master Plan includes the following: a half court basketball area, a shade structure with picnic tables, a climbing rock and wall, a fitness station, a small dog park with a dog drinking fountain, a large dog park with a dog drinking fountain, benches, fencing, masonry walls, and path connections. The developer will be required to maintain this park for one year after the completion of the park.

**City of Sacramento**  
**Department of Parks and Recreation**  
**Adventure Park**



## Typical Park Amenities

- \*Benches
- \*Picnic Tables
- \*Drinking Fountain
- \*Turf, Trees, Low Water Use Areas
- \*Concrete Paths
- \* Park Signs



# ADVENTURE PARK

(3.9 acres) City of Sacramento, Department of Parks and Recreation

Stantec Consulting Inc.  
 2500 Yorktown Oaks Blvd  
 Sacramento, CA  
 95833  
 Tel. 916.660.2500  
 Fax 916.921.3274  
 www.stantec.com



**Stantec**

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### KEY NOTES

- A - PARK SIGN
- B - HALF COURT BASKETBALL
- C - SHADE STRUCTURE WITH PICNIC TABLES AND BBQ
- D - CLIMBING ROCK
- E - CLIMBING WALL
- F - FITNESS STATION
- G - DOG ENTRY PLAZA
- H - SMALL DOG PARK (30lbs+) WITH DOG DRINKING FOUNTAIN, BENCHES AND DECOMPOSED GRANITE AREA
- I - LARGE DOG PARK (30lbs+) AGILITY COURSE WITH DOG DRINKING FOUNTAIN, BENCHES AND DECOMPOSED GRANITE AREA
- J - 6' V.C. CHAIN LINK FENCE
- K - 8' HIGH MASONRY WALL
- L - 14' HIGH MASONRY WALL
- M - PATH CONNECTION
- N - OAK BOTANICAL ID PLAQUES




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**CITY OF SACRAMENTO**

DEVELOPMENT SVCS  
DEPARTMENT

2101 ARENA BLVD. SUITE  
200 SACRAMENTO, CA  
95834

Environmental Planning  
Svcs PH 916-808-1909  
FAX 916-566-3968

**ADDENDUM TO AN ADOPTED ENVIRONMENTAL IMPACT REPORT**

The project consists of the location of a 3.9± acre neighborhood park on Riverdale Drive and Orchard Lane in the South Natomas area of the City of Sacramento. The Adventure Park Master Plan was designed as an active adult and teenage oriented park while the other neighborhood park in the subdivision in the River Oaks Park neighborhood is designed as a youth and family-oriented park. The main feature of the park is a 2-acre dog park divided into separate large and small dog areas with dog drinking fountain, dog obstacle course and benches. The park will also include an adventure area with rock climbing walls and independent rock climbing boulders, a small group picnic area with shade structure, a half basketball court, full site landscaping with oak tree groves with botanical identification markers, and low maintenance plantings, security lighting, and site furniture. There is also a bikeway through the park with two fitness stations along its path that connects to the other neighborhood park in the subdivision with additional fitness station, which will complete a fitness circuit.

The City of Sacramento, Development Services Department, has reviewed the proposed project and has determined that the project, as identified in the attached Initial Study, will not have a significant effect on the environment. An Environmental Impact Report is required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. seq., Public Resources Code of the State of California).

This Addendum to a Certified EIR has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations and the Sacramento Local Environmental Regulations (Resolutions 91-892) adopted by the City of Sacramento.

A copy of this document and all supportive documentation may be reviewed or obtained at the City of Sacramento, Development Services Department, 2101 Arena Blvd., Suite 200, Sacramento, CA 95834.

Environmental Services Manager, City of  
Sacramento,  
California, a municipal corporation

By:

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## CONCLUSION TO PREPARE AN ADDENDUM TO AN ADOPTED ENVIRONMENTAL IMPACT REPORT

An Addendum to an Adopted Environmental Impact Report may be prepared if only minor technical changes or additions to a prior environmental document (CEQA Guidelines Section 15164) are necessary. The City has decided to prepare an Addendum in that none of the following findings necessary to prepare a Subsequent Environmental Impact Report have been made:

1. No substantial changes are proposed with this the project, which will require major revisions of the previous Environmental Impact Report:

*The Environmental Impact Report for the River Oaks Park (SCH#2004122052) adopted by City Council on September 20, 2005 evaluated the entitlements for the project which include:*

**Community Plan Amendment to re-designate the 80.33± acres from 46.83±/- acres of Low Density Residential and 33.50± acres of Medium Density Residential (7-15 du/na) to 29.55±/- acres of Medium Density Residential (7-15 du/na), 27.03±/- acres of Medium-High Density Residential (11-21 du/na), 17.73± acres Parks, and Open Space; Rezone 13.48±/- acres from Agriculture (A) and 66.85±/- acres from Agriculture Planned Unit Development (A-PUD) to 80.33±/- acres of Single Family Alternative Planned Unit Development (R-1A-PUD); PUD Designation, Guidelines and Schematic Plan for 80.33±/- vacant acres to be known as the River Oaks Planned Unit Development (PUD); Tentative Map to subdivide 80.33±/- acres into 642 lots for single-family development, two park lots, one 0.5±/- net acre private recreation center lot, one 1.5±/- net acre water quality lot, and landscape lots.**

**The River Oaks project is being developed in phases. The first phase of the project involves the construction of the park facilities at the northwest corner of the project site which is the proposed project.**

2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Environmental Impact Report.

No changes have occurred since the time the original Environmental Impact Report was written. All of the new information and evaluations are considered to be technical

changes and do not include any new impacts that have not already been discussed in the previous Environmental Impact Report.

3. No new information of substantial importance has been found that shows any of the following:
  - a) The project will have one or more significant effects not discussed in the previous Environmental Impact Report and Addendum;
  - b) Significant effects previously examined will be substantially more severe than shown in the previous Environmental Impact Report and Addendum;
  - c) Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the proposed project; or
  - d) Mitigation measures which are considerably different from those analyzed in the previous Environmental Impact Report and Addendum would substantially reduce one or more significant effects on the environment.

*The River Oaks Park EIR (P01-132) included analysis of development of parkland.*

The proposed project description for Adventure Park will not result in effects any more severe than what was evaluated in the previous Initial Study/Environmental Impact Report. Mitigation measures originally adopted are still effective and applicable to the proposed project.

**Adventure Park  
Addendum to an Adopted Environmental Impact Report**

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**PROJECT INFORMATION**

**File Number/Project Name:        Adventure Park**

**Project Location:**

The proposed project is located on Riverdale Drive at Orchard Lane, south of Interstate 80, north of El Camino Avenue within the River Oaks Park neighborhood in the South Natomas Community Plan area of the City of Sacramento. The site is bounded by residential neighborhoods to the south and west and open space to the east and north (see Attachment 1 – Vicinity Map)

**Existing Plan Designations and Zoning:**

The proposed project is located within the northeast area of the City, specifically within the South Natomas area of the City of Sacramento in the River Oaks Park neighborhood. The 1986-2006 Sacramento General Plan Update designation for the site is Agriculture-Open Space. The project site is zoned Single Family Alternate Residential Planned Unit Development (R-1A-PUD). Parks are allowed under this zoning.

**Project Background:**

On September 20, 2005, the City Council approved the entitlements for the River Oaks Park project (P01-132) which included Community Plan Amendments, Subdivision Modification, Rezone and a Tentative Map. The City Council approval created a 3.9± acre city park parcel. The Environmental Impact Report for the River Oaks Park project identified potential impacts associated with the construction of the Planned Unit Development to Air Quality, Water, Plant and Animal Life, Transportation/Circulation, Health, and Cultural Resources. A Mitigation Monitoring Plan was adopted to address these potential impacts.

**Project Purpose:**

The Environmental Impact Report for the River Oaks Park (P01-132) project did not include detailed analysis of the park components. The purpose of the proposed project is to include information on the park for future development.

**Project Components:**

Development of the 3.9± acre community park, Adventure Park will consist of adventure themed elements including an adventure area with rock climbing walls and independent rock climbing boulders, a 2 acre dog park divided into separate large and small dog areas with dog drinking fountains, dog obstacle course and benches, a small group picnic area with shade structure, a half basketball court, full site landscaping with oak tree groves with botanical makers, and low maintenance plantings, security lighting and site furniture. The Master plan includes a bikeway through the park with two fitness stations which will complete a fitness circuit.

**ADVENTURE PARK  
MITIGATION MONITORING PLAN**

**TYPE OF ENVIRONMENTAL DOCUMENT:**  
INITIAL STUDY/ADDENDUM TO RIVER OAKS PARK ENVIRONMENTAL IMPACT REPORT  
(P01-132)

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

**DATE:**  
June 22, 2006

**ADOPTED BY:**

DATE:  
\_\_\_\_\_

ATTEST.  
\_\_\_\_\_

**ADVENTURE PARK**  
**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 95834, pursuant to CEQA Guidelines Section 21081.6.

**SECTION 1: PROJECT IDENTIFICATION**

**Project Name / File Number:** Adventure Park  
**Owner/Developer- Name:** Beazer Homes, Inc., Northern California Division  
**Address:** 3721 Douglas Boulevard, Suite 100 Roseville, CA 95661

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

The subject property consists of 3.9± vacant acres located on Riverdale Drive at Orchard Lane in the South Natomas Community Plan area of the City of Sacramento.

**Project Description:**

The proposed project consists of the construction of an approximate 3.9± acre neighborhood park on Riverdale Drive and Orchard Lane in the South Natomas area of the City of Sacramento. The proposed neighborhood park will be 3.9 ± acres in size. Arranged as an active adult and teenage oriented park, the main feature of the park is a 2-acre dog park divided into separate large and small areas with dog drinking fountain, dog obstacle course and benches. The park will also include an adventure area with rock climbing walls and independent rock climbing boulders, a small group picnic area with shade structure, a half basketball court, full site landscaping with oak trees groves, security lighting, low maintenance plantings and site furniture. There is also a bikeway through the park with two fitness stations along the path that connects it to the other park in the subdivision with additional fitness stations which will complete a fitness circuit.

**SECTION 2: GENERAL INFORMATION**

The Mitigation Monitoring Plan includes mitigation for Air Quality, Biological Resources Cultural Resources, Aesthetics, Light and Glare, Noise and Hazards as carried forward from the original River Oaks Park EIR (P01-132), the 2003 North Natomas Habitat Conservation Plan (NNHCP) 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/Environmental Impact Report and the North Natomas HCP. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the City of Sacramento 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 from the River Oaks Park Environmental Impact Report (P01-132) and the North Natomas HCP. 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 MMP includes the mitigation measures as they apply to the proposed project.

**ADVENTURE PARK  
MITIGATION MONITORING PROGRAM CHECKLIST**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Air Quality:</b></p> <p><b>AQ-1:</b> The project shall provide a plan for approval by the City of Sacramento and SMAQMD, demonstrating that the heavy-duty (&gt;fifty horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average twenty percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction.</p> <p><b>AQ-2:</b> The project applicant shall submit to the City of Sacramento and SMAQMD, a comprehensive inventory of all off-road construction equipment, equal to or greater than fifty horsepower, that will be used an aggregate of forty or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any thirty-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p><b>AQ-3:</b> The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed forty percent of capacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, the City of Sacramento and SMAQMD, shall</p>	Applicant/Developer	SMAQMD and the City of Sacramento Development Services Department	<p>Demonstration that required emission reductions are achieved</p> <p>Provide inventory and monthly updated</p>	<p>Contractor construction bid documents and contracts shall stipulate the plan requirement. Periodic field inspections shall be conducted prior to grading and/or construction.</p>	
	Applicant/Developer	SMAQMD and the City of Sacramento Development Services Department	<p>Submittal of monthly inspection summaries throughout all construction phases.</p>	<p>Contractor construction bid documents and contracts shall</p>	

VERIFICATION OF COMPLIANCE					
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any thirty-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulations.</p>				<p>stipulate the plan requirement. Periodic field inspections shall be conducted prior to grading and/or construction.</p>	

VERIFICATION OF COMPLIANCE					
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>BR-1:</b> As stated in Sacramento City Code 15.88.091 (D), the project applicant/developer shall execute an agreement, in a form acceptable to and approved by the City Attorney, that requires the applicant and its successors in interest to do the following:</p> <p>a. Comply with all provisions of the NBHCP;</p> <p>b. Comply with the Incidental Take Permit and the State Incidental Take Authorization issued in conjunction with the NBHCP;</p> <p>c. Pay all applicable fee increases and additions, whether adopted by the City before or within six months after issuance of the grading permit (but an applicant who has been specifically and expressly asked by the City manager or designee to pay HCP fees earlier than the date of issuance of a grading permit, and who in fact makes the requested early payment, shall not be subject to the "catch up" provision of this clause); and</p> <p>d. Release, defend, and fully indemnify the City and its officers, employees, and agents from and against all costs and damages, including attorney's fees, that may arise in connection with the City's issuance of a grading permit to the applicant, including but not limited to claims (procedural or substantive) that relate to HCP fee increases adopted by the City and arise under California's Mitigation Fee Act (Title 7, Division 1 of the Government Code at Chapters 6, 7, 8, and 9).</p>	Applicant/Developer	City Attorney; and the City of Sacramento Development Services Department	Natomas Basin Habitat Conservation Plan and City Development Regulations	Grading and construction plans shall demonstrate compliance with all provisions of the NBHCP and the Incidental Take Permit prior to issuance of any grading or building permits. Fees shall be paid prior to issuance of first grading permit for the site, and payment of any fee increases within six months after issuance of the grading permit.	
<b>BR-2:</b> Not less than 30 days and not more than 6 months	Applicant/Developer	CDFG, USFWS, and the City of	Surveys shall be completed within	Prior to issuance of	

		VERIFICATION OF COMPLIANCE			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>prior to commencement of construction activities on the project site, the applicant shall contract with a qualified biologist to conduct a pre-construction survey of the site to determine the status and presence of, and likely impacts to, all Covered Species and their habitat on the site. These species shall include giant garter snake, northwestern pond turtle, and Swainson's hawk. The results of the pre-construction surveys along with the recommended take minimization measures shall be documented in a report and submitted to the City of Sacramento, TNBC, USFWS and the CDFG. Note: Covered Species are defined as the Federally Protected Species State Protected Species and the Other Species identified within Table I-1 in the NBHCP (22 species total).</p> <p><b>BR-3:</b> The project applicant/developer shall contract with a qualified biologist to conduct preconstruction nesting raptor surveys if construction is planned within the raptor nesting season (February-August). Surveys shall be conducted no more than 30 days prior to the commencement of construction, according to Department of Fish and Game guidelines. If an occupied raptor nesting is identified, the project applicant shall contact Department of Fish and Game to determine appropriate mitigation, which is dependent on species.</p> <p><b>BR-4:</b> The project applicant/developer shall implement the following specific measures prior to ground disturbance and during construction to avoid, minimize and mitigate potential impacts to and reduce take of <b>giant garter snake</b>. These measures shall be included as notes on all project construction plans. (Note: The following represents measure V.A.5.a in the NBHCP.)</p> <p>a. Within the Natomas Basin, all construction activity</p>	<p>Applicant/Developer</p> <p>Applicant/Developer</p>	<p>Sacramento Development Services Department</p> <p>CDFG; and the City of Sacramento Development Services Department</p> <p>USFWS, CDFG, and the City of Sacramento Development Services Department</p>	<p>the stipulated timeframe survey reports shall be submitted prior to issuance of any grading permits</p> <p>CDFG, Natomas Basin Habitat Conservation Plan and City Development Regulations</p> <p>ESA, Natomas Habitat Conservation Plan and City Development Regulations</p>	<p>grading permits</p> <p>Prior to issuance of grading permits</p> <p>Grading permits shall include the timing restrictions stipulated in this mitigation measure. Preconstruction survey</p>	

VERIFICATION OF COMPLIANCE					
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>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 period for the giant garter snake and direct mortality is lessened, because snakes are expected to actively move and avoid danger.</p> <p>b. Pre-construction surveys for giant garter snake, as well as other NBHCP Covered Species, must be completed for all development projects 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>c. Between April 15 and September 30, all irrigation ditches, Canals, or other aquatic habitat shall be completely dewatered, with no puddle water remaining, for at least 15 consecutive days prior to the 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 and allows giant garter snake to leave on their own.</p> <p>d. 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, a new giant garter snake survey shall be completed no more than 24-hours prior to the re-start of construction activities.</p> <p>e. Confine clearing to the minimal area necessary to facilitate construction activities. Flag and designate</p>				<p>reports required in sections b &amp; d and USFWS staff training verification shall be provided to the City of Sacramento prior to issuance of any grading permits. Periodic field inspections may be conducted during construction by City, USFWS and CDFG.</p>	

		VERIFICATION OF COMPLIANCE			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>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>f. Construction personnel completing site preparation and grading operations shall receive USFWS approved environmental awareness training. This training instructs workers on how to identify giant garter snakes and their habitats, and what to do if a giant garter snake is encountered during construction activities. During this training an on-site biological monitor shall be designated.</p> <p>g. If a live giant garter snake is found during construction activities, immediately notify the USFWS and the project's biological monitor. The biological monitor, or his/her assignee, shall do the following:</p> <p>(a) Stop construction in the vicinity of the snake. 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,</p> <p>does not return. Escape routes for giant garter snake shall be determined in advance of Construction and snakes shall always be allowed to leave on their own. If a giant garter snake does not leave on its own within 1 working day, further consultation with USFWS is required.</p> <p>h. Upon locating dead, injured or sick threatened or endangered wildlife species, the Permittees or their designated agents must notify within 1 working day the Service's Division of Law Enforcement (2800 Cottage Way, Sacramento CA 95825) or the Sacramento Fish and Wildlife Office (2800 Cottage Way, Room W-2605, Sacramento, CA 95825, telephone P16-414-6600). Written notification to both offices must be</p>					

VERIFICATION OF COMPLIANCE			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards
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<p>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>i. 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 to be 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 hibernacula.</p> <p>j. No plastic, monofilament, jute, or similar erosion control matting that could entangle snakes will be placed on a project site when working within 200 feet of snake aquatic or rice habitat. Possible substitutions include coconut coir matting, tactified hydro seeding compounds, or other material approved by the Wildlife Agencies.</p> <p>k. Fences will be constructed along the shared boundary of urban development and the North Drainage Canal and the East Drainage Canal within Sutter's Permit Area, subject to the following guidelines:</p> <p>(a) A minimum of 100 feet will be provided from fence-to-fence and access to the Canals shall be limited by gates.</p> <p>(b) A snake deterrent will be placed along the fences on the North Drainage Canal and the East Drainage Canal (i.e., fence construction that restricts snake movement or an appropriate vegetative barrier either inside or outside of the boundary fence). The design of the deterrent shall be subject to approval by the Wildlife Agencies.</p> <p>(c) The specific fence/snake barrier design adjacent to a given development will be determined within Sutter County's review of the proposed development and the</p>			

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			Timing		
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<p>fence/barrier shall be installed immediately alter site is completed.</p> <p>At the time of urban development along the North and East Drainage Canals, Sutter shall consult with the Wildlife Agencies to determine design strategies that would enhance conditions for giant garter snake movement through the North and East Drainage Canals. Possible strategies may include expanded buffer areas and modified Canal cross sections if such measures are, in the determination of Sutter and the Water Agencies, found to be feasible.</p> <p><b>BR-5:</b> The project applicant/developer shall implement the following specific measures to avoid, minimize and mitigate potential impacts to and reduce take of <b>northwestern pond turtle</b>. These measures shall be included as notes on all project construction plans. (Note: The following represents measure V.A.5.j in the NBHCP.) Take of the northwestern pond turtle as a result of habitat destruction during construction activities, including the removal of irrigation ditches and drains, and ruing ditch and drain maintenance, will be minimized by the dewatering requirement described above (Mitigation Measure 7.5) for giant garter snake.</p> <p><b>BR-6:</b> The project applicant/developer shall implement the following specific measures to avoid, minimize and mitigate potential impacts to and reduce take of <b>Swainson's hawk</b>. These measures shall be included as notes on all project construction plans. (Note: The following represents measure V.A.5.b in the NBHCP.)</p>	<p>Applicant/Developer</p> <p>Applicant/Developer</p>	<p>USFWS, CDFG, and the City of Sacramento Development Services Department</p> <p>USFWS, CDFG, and the City of Sacramento Development Services Dept</p>	<p>Natomas Habitat Conservation Plan and City Development Regulations</p> <p>Natomas Basin Habitat Conservation Plan</p>	<p>Contractor construction bid documents and contracts shall include construction measures stipulated by this measure. Periodic field inspections may be conducted during construction by City, USFWS, and CDFG.</p>	

VERIFICATION OF COMPLIANCE					
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Measures to Reduce Cumulative Impacts to Foraging Habitat</b></p> <p>1) To maintain and promote Swainson's hawk habitat values, Sutter County will not obtain coverage under the NBHCP and incidental take permits, nor will Sutter County grant Urban Development Permit approvals, for development on land within the one-mile wide Swainson's Hawk Zone adjacent to the Sacramento River. The City of Sacramento has limited its Permit Area within the Swainson's Hawk Zone to the approximately 252 acres located within the North Natomas Community Plan that was designated for urban development in 1994 and, likewise, will not grant development approvals within the Swainson's Hawk Zone beyond this designated 252 acres. It should be noted that of these 252 acres of land in the Swainson's Hawk Zone, about 80 acres will be a 250 foot wide agricultural buffer along the City's side of Fisherman's Lake. Should either the City or the County seek to expand NBHCP coverage for development within the Swainson's Hawk Zone beyond that described above, granting of such coverage would require an amendment to the NBHCP and permits and would be subject to review and approval by the USFWS and the CDFG in accordance with all applicable statutory and regulatory requirements. Because the effectiveness of the NBHCP's Operating Conservation Program (OCP) adequately minimizes and mitigates the effects of take of the Swainson's hawk depends substantially on the exclusion of future urban development from the City's and Sutter County's portion of the Swainson's Hawk Zone, approval by the City of future urban development (i.e., uses not consistent with Agricultural Zoning) in the zone beyond the 170 (252 acres minus 80) acres identified above or approval by Sutter of any future urban development in the Swainson's Hawk Zone would constitute a significant departure from the Plan's OCP and would trigger an evaluation of the City's</p>				<p>(BR-6) Prior to issuance of the use permit, the City shall certify that the project site is located within the Swainson's Hawk Zone Permit Area</p>	

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p>and/or Sutter's Permits and possible suspension or revocation of the City's and/or County's permits.</p> <p><b>BR- 6 continued: Measures to Reduce Nest Disturbance</b></p> <p>1) Prior to the commencement of development activities at any development site within the NBHCP area, a preconstruction survey shall be completed by the respective developer to determine whether any Swainson's hawk nest trees will be removed on-site, or active Swainson's hawk nest sites occur on or within ½ mile of the development site. These surveys shall be conducted according to the Swainson's Hawk Technical Advisory Committee's (May 31, 2000) methodology or updated methodologies, as approved by the Service and CDFG, using experienced Swainson's hawk surveyors.</p> <p>2) If breeding Swainson's hawks (i.e. exhibiting nest building or nesting behavior) are identified, no new disturbances (e.g., heavy equipment operation associated with construction) will occur within ½ mile of an active nest between March 15 and September 15, or until a qualified biologist, with concurrence by CDFG, has determined that young have fledged or that the nest is no longer occupied. If the active nest site is located within ¼ mile of existing urban development, the no new disturbance zone can be limited to the ¼ mile versus ½ mile. Routine disturbances such as agricultural activities, commuter traffic, and routine facility maintenance activities within ½ mile of an active nest are not restricted.</p> <p>3) Where disturbance of a Swainson's hawk nest cannot be avoided, such disturbance shall be temporarily avoided (i.e., defer construction activities until after the nesting season) and then, if unavoidable, the nest tree may be</p>	Applicant/Developer	CDFG and City of Sacramento Development Services Department	Natomas Habitat Conservation Plan	Prior to issuance of the use permit, the City shall certify that the project site is located within the Swainson's Hawk Zone Permit area.	

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<p>destroyed during the non-nesting season. For purposes of this provision the Swainson's hawk nesting season is defined as March 15 to September 15. If a nest tree (any tree that has an active nest in the year the impact is to occur) must be removed, tree removal shall only occur between September 15 and February 1.</p> <p>4) If a Swainson's hawk nest tree is to be removed and fledglings are present, the tree may not be removed until September 15 or until the California Department of Fish and Game has determined that the young have fledged and are no longer dependent upon the nest tree.</p> <p>5) If construction or other project related activities which may cause nest abandonment or forced fledging are proposed within the ¼ mile buffer zone, intensive monitoring (funded by the project sponsor) by a Department of Fish and Game approved raptor biologist will be required. Exact implementation of this measure will be based on specific information at the project site.</p> <p><b>BR- 6 continued: Measures to Prevent the Loss of Nest Trees</b></p> <p>1) Valley oaks, tree groves, riparian habitat and other large trees will be preserved wherever possible. The City and Sutter County shall preserve and restore stands of riparian trees used by Swainson's hawks and other animals, particularly near Fisherman's Lake and elsewhere in the Plan Area where large oak groves, tree groves and riparian habitat have been identified in the Plan Area.</p> <p>2) The raptor nesting season shall be avoided when scheduling construction near nests in accordance with applicable guidelines published by the Wildlife Agencies or through consultation with the Wildlife Agencies.</p>	Applicant/Developer	CDFG and City of Sacramento Development Services Department	Natomas Basin Habitat Conservation Plan	Prior to issuance of any grading permits.	
	Applicant/Developer	CDFG and City of	Required permits		

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<p><b>BR-7:</b> The applicant/property owner shall be responsible for adhering to the protection and maintenance responsibility measures for Heritage Trees as outlined in Sacramento City Code 12.64.020 and 12.64.050.</p>		Sacramento Development Services Department	for activities affecting Heritage trees shall be obtained. Grading and construction plans shall indicated preservation of any Heritage trees to be saved.	Prior to issuance of demolition, grading, and/or building permits, the City of Sacramento shall verify tree protection fencing is installed correctly. The City of Sacramento shall verify that all grading and construction plans are correct.	
<p><u>Cultural Resources:</u></p> <p><b>CR-1:</b> If subsurface archaeological or historical remains are discovered during construction, work in the area 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 impact to a less-than-significant level before construction continues.</p> <p><b>CR-2:</b> If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the</p>	Applicant/Developer	City of Sacramento Development Services Dept.	City Development Regulations	Prior to issuance of demolition, grading, and/or building permits, the City of Sacramento shall verify that this requirement	
	Applicant/Developer	City of Sacramento Development	City Development Regulations		

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remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must 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.		Services Dept.		is included in construction contracts. Periodic field inspections may be conducted by the City during grading and construction.	
<b>CR-3:</b> If the proposed design of either pedestrian bridge or any changes to the project are proposed that would have the potential to change or alter the structure of the Natomas Main Drainage Canal, including the lining of the Canal, or would adversely affect the Canal's eligibility for inclusion on the National Register as a component of the RD 1000 Rural Historic Landscape District, additional evaluation of the project effect and consultation with the California State Preservation Officer (SHPO) would be required. Additional mitigation measures may be required by SHPO to resolve adverse project effects.	Applicant/Developer	City of Sacramento Development Services Dept.	City Development Regulations	Prior to improvement plan approval	
<b>Aesthetics, Light and Glare:</b>  <b>ALG-1:</b> Lighting in project parks and residential areas shall be designed and oriented as not produce hazardous and annoying glare to motorists on Interstate 80 and West El Camino Avenue, or to occupants of buildings and residents on adjacent properties.	Applicant Developer	City of Sacramento Development Services Department	City Development Regulations	Prior to improvement plan approval	

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<p><b>ALG-2:</b> Lighting shall be oriented away from adjacent properties and not produce a glare or reflection or any nuisance, inconvenience or hazardous interference of any kind on adjoining streets or property.</p>	Applicant/Developer	City of Sacramento Development Services Department City of Sacramento Development Services Department	Prior to improvement plan approval
<p><b>Hazards:</b> <b>H-1::</b> All potentially hazardous materials and fuel supplies shall be stored on pallets in fenced and secured construction areas to protect them from exposure to weather, incidents of theft, and prevent accidental exposure to people. Incompatible materials shall be stored in separate areas as appropriate</p>	Applicant/Developer	City of Sacramento Development Services Department, Sacramento County Environmental Management Department and City Fire Department	Plans for storage shall be included on grading and construction plans prior to issuance of grading and/or building permits
<p><b>H-2:</b> Equipment refueling and maintenance shall take place only within designated staging areas prepared to minimize and contain potential spills of fuels, oils, and hazardous substances.</p>	Applicant/Developer	City of Sacramento Development Services Department, Sacramento County Environmental Management	Location of refueling and maintenance shall be indicated on grading and construction plans prior to issuance of

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<p><b>H-3:</b> The applicant shall obtain a soils investigation of the area surrounding the site of the former UST for potential contamination from a soils scientist qualified in hazardous materials soils sampling. The soils investigation shall determine whether contamination of the site has occurred and make recommendations to mitigate and/or remediate any potential contamination and/or remove any contaminated soil (WKA, 2003). Hazardous or contaminated materials may only be removed and disposed from the project site in accordance with the following regulations and requirements:</p> <p>A. Chapter 6.5, Division 20, California Health and Safety Code. California Administration Code, Title 22 relation to Handling, storage, and transfers of hazardous Materials. City of Sacramento Building Code and the Uniform Building Code, 1994 edition.</p> <p>B. Coordination shall be made with the County of Sacramento Environmental Management Department, Hazardous Materials Division, and the necessary applications shall be filed.</p> <p>C. All hazardous materials shall be disposed of at an approved disposal site and shall only be hauled by a current California registered hazardous waste hauler using correct manifesting procedures and vehicles displaying a current Certificate of Compliance. The developer shall identify by name and address the site where toxic substances shall be disposed of. No payment for removal and disposal services shall be made without a valid certificate from the approved disposal site that the material was delivered.</p>	Applicant/Developer	<p>Department and City Fire Department</p> <p>City of Sacramento Development Services Department, Sacramento County Environmental Management Department and City Fire Department</p>	State, County and City Developments Regulations	<p>grading and/or building permits.</p> <p>Contractor construction bid documents and contracts shall include disposal practices stipulated by this measure.</p>	

Mitigation Measure	VERIFICATION OF COMPLIANCE			
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<p>D. None of the aforementioned provisions shall be construed to relieve the developer from the developer's responsibility for the health and safety of all persons (including employees) and from the protection of property during the performance of the work. This requirement shall be applied continuously and not be limited to normal working hours.</p> <p><b>H-4:</b> The applicant shall prepare a traffic management plan, a construction schedule, and comply with the City's noticing procedures regarding timing and impacts of construction related activities on the affected roadways. The developer will use lane reductions instead of closures or detours. Construction will be scheduled to limit traffic interruptions. The police and fire departments shall be kept informed of construction activities for use in planning emergency response routing. The traffic management plan and construction schedule shall be approved by the City Fire Department.</p> <p><b>H-5:</b> A hazardous materials inspector shall be present during demolition and removal of the existing buildings, storage, foundations, and debris field. If hazardous materials are encountered during demolition and removal, work shall be required to stop until an assessment of the hazard has been made and a plan of action determined. Removal of hazardous materials may be conducted in compliance with Chapter 6.5, Division 20, California Health and Safety Code; California Administration Code, Title 22 relation to Handling, storage, and transfers of hazardous Materials; City of Sacramento Building Code and the Uniform Building Code, 1994 edition.</p>	<p>Applicant/Developer</p>	<p>City of Sacramento Development Services Department and City Fire Department</p>	<p>City Developments Regulations</p>	<p>Prior to issuance of grading and/or building permits</p>
	<p>Applicant/Developer</p>	<p>City of Sacramento Development Services Department, Sacramento County Environmental Management Department, and City Fire Department</p>	<p>City Developments Regulations</p>	<p>Provisions for an onsite inspector shall be included in contractor construction bid documents and contracts prior to issuance of demolition and/or grading permit</p>

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<b>H-6:</b> The water quality basin shall be enclosed with fencing or post and cable. The fencing may be decorative in nature and shall comply with City standards.	Applicant/Developer	City of Sacramento Development Services Dept and Utilities Dept	Basin shall be fenced	Prior to issuance of certificates of occupancy	
<b>H-7:</b> Removal of vegetation shall be implemented in a timely manner to reduce the potential for fire hazard.	Applicant/Developer	City of Sacramento Development Services Department, Sacramento County Environmental Management Department and City Fire Department	City Development Regulations	During grading and construction	

**RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council

August 15, 2006

**APPROVING THE PARK NAME, ADDENDUM TO ADOPTED ENVIRONMENTAL  
IMPACT REPORT AND MITIGATION MONITORING PLAN, AND MASTER  
PLAN FOR ADVENTURE PARK**

**BACKGROUND:**

- A. "Adventure Park" is a 3.9-acre neighborhood park located on Riverdale Drive at Orchard Lane.
- B. Beazer Homes will be developing this park as a turn-key park.
- C. The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act.
- D. Long-term designs of public facilities are reviewed and approved by the City Council.

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

- Section 1. The park name "Adventure Park" is approved.
- Section 2. The Addendum to an Adopted Environmental Impact Report and the Mitigation Monitoring Plan for Adventure Park are adopted.
- Section 3. The Adventure Park Master Plan is approved.