



DEPARTMENT OF
PARKS AND RECREATION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814-2933

ADMINISTRATION

March 1, 2005

PH 916-264-5200
FAX 916-264-7643

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Approve the Master Plan and Mitigated Negative Declaration for Granite Regional Park Phase II and All Associated Financial Transactions

LOCATION AND COUNCIL DISTRICT: Granite Regional Park, Council District 6

RECOMMENDATION:

Staff recommends that the City Council, by resolution (p. 17), take the following actions necessary for the development and financing of Phase II of Granite Regional Park:

- Approve the master plan for the Phase II development of Granite Regional Park,
- Approve the Mitigated Negative Declaration for Granite Regional Park Phase II,
- Establish a Capital Improvement Project for Granite Regional Park Phase II CIP (PN: LV93),
- Transfer \$896,169 (Fund 512, \$568,518 and Fund 101, \$327,651) from the Youth Recreation Improvement Fund CIP (PN: KC41) to Granite Regional Park Phase II CIP (PN: LV93),
- Transfer \$700,000 (Fund 512) from the Proposition 40 Per Capita Block Grant Fund CIP (PN: LZ66) to the Youth Recreation Improvement Fund CIP (PN: KC41), and
- Transfer \$1,000,000 (Fund 512) from the Proposition 40 RZH Block Grant Fund CIP (PN: LZ86) to the Granite Regional Park Phase II CIP (PN: LV93).

CONTACT PERSON: JANET BAKER, PARK DEVELOPMENT MANAGER, 808-8234
JONATHAN REWERS, PARKS AND RECREATION ANALYST, 808-7590

FOR COUNCIL MEETING OF: March 15, 2005

SUMMARY:

In September 1998, the City Council approved the preliminary master plan for the development of Granite Regional Park. Phase I of the park was opened to the public in April 2001. Staff recommends that the City Council approve the master plan, mitigated negative declaration and financial actions necessary to develop Phase II of Granite Regional Park including relocation of the existing dog park and development an all-weather lighted soccer field and regional skatepark.



COMMITTEE/COMMISSION ACTION:

The Citizen's Advisory Committee (CAC) for Parks and Recreation supported the master plan for Phase II development of Granite Regional Park at its December 2, 2004 meeting.

BACKGROUND INFORMATION:

In September 1998, the City Council adopted the preliminary master plan for Granite Regional Park. Phase I development was completed in April 2001 and included three soccer fields, a horseshoe pit, a group picnic area, landscaped turf, walkways and a parking lot.

The proposed master plan for Phase II development of Granite Regional Park (p. 6) includes relocating the existing dog park, removing the corporation yard and developing an all-weather lighted soccer field in Area 1 of the park site. The proposed master plan also includes a new dog park, parking lot, access ramp, detention basin, landscaping and the development of a regional skatepark in Area 2 of the park site.

In October 2004, the City Council designated a total of \$1.7 million in Proposition 40 Block Grant Funds for the development of Granite Regional Park. Of the \$1.7 million, \$1 million was designated for the development of an all-weather lighted soccer field at Granite Regional Park, another \$700,000 was designated for the initial development of a regional skatepark in Area 2 of the park site. Staff is recommending that the \$700,000 that was designated for development of the skatepark be held in the Youth Recreation Improvement Fund CIP (PN: KC41), and that Proposition 12 Roberti-Z'Berg-Harris and Per Capita Funds be used for the development of the regional skatepark at Granite Regional Park. The Proposition 12 Block Grant funds must be spent by June 2008. The Proposition 40 Funds can be held in the Youth Recreation Improvement Fund until June 2011, and will be used per City Council direction for development of Youth Sport Complexes throughout the City. This is a funding swap and will result in no loss of funding for the Granite Regional Park project. Staff is also recommending that an additional \$196,169 be allocated from the Youth Recreation Improvement Fund CIP (PN: KC41) to ensure adequate funding for the all-weather lighted soccer field and for additional funding for the skatepark which is only partially funded by this grant.

With City Council approval, staff will move forward with development of Granite Regional Park. Development of the infrastructure for Phase II is expected to begin in late Spring 2005. Designs are currently underway for the soccer complex and regional skatepark. The previously designated \$1.7 million plus the requested additional \$196,169 will be used for the initial development of Phase II elements including the relocation of the dog park from Area 1 to accommodate a new lighted all-weather soccer field, parking lot, access ramp, detention basin, landscaping and the initial development of the regional skatepark.

Additional funding needs to be secured to fully develop the proposed regional skatepark. The City Council in November 2004, supported the preparation of three competitive grant proposals totaling \$1,650,000 for the development of the all-weather lighted soccer field and regional skatepark at Granite Regional Park. Staff anticipates notification regarding these grant proposals in Fall/Winter 2005. If competitive grant funds were to be secured, staff is recommending that any fund balance be returned to the Youth Recreation Improvement Fund CIP (PN: KC41) for the development of youth sports complexes across the City, which is consistent with previous City Council direction.

FINANCIAL CONSIDERATIONS:

Staff recommends that the City Council establish a capital improvement project for Granite Regional Park Phase II CIP (PN: LV93).

Staff is also recommending a total of **\$1,896,169** be transferred from various holding accounts to the Granite Regional Park Phase II CIP (PN: LV93) as follows:

- **\$1,000,000** (Fund 512) from the Proposition 40 RZH Block Grant Fund CIP (PN: LZ86).
- **\$568,518** (Fund 512) from the Youth Recreation Improvement Fund CIP (PN: KC41). These funds represent \$154,000 in Proposition 12 Per Capita Block Grant Funds and \$414,518 in Proposition 12 Roberti-Z'Berg-Block (RZH) Grant Funds, which must be spent by June 2008. The RZH Block Grant funds require a 30% total project budget match or \$177,651.
- **\$327,651** (Fund 101) from the Youth Recreation Improvement Fund CIP (PN: KC41). \$177,651 of these funds are the required 30% match for the Proposition 12 RZH Block Grant Funds. An additional \$150,000 is requested for lights at the soccer field.

To replace the drawdown of funds from the Youth Recreation Improvement Fund CIP (PN: KC41), staff is recommending that \$700,000 (Fund 512) be transferred from the Proposition 40 Per Capita Block Grant Fund CIP (PN: LZ66) to the Youth Recreation Improvement Fund CIP (PN: KC41).

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Manager has determined that the Granite Regional Park Phase II 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 plans to avoid potential impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures are included in Mitigation Reporting Plan, p.7.

The proposed Negative Declaration was available for a 30-day Public Review during the period of February 9 through March 10, 2005. No comments were received. Therefore,

staff recommends that the City Council ratify the Negative Declaration.

POLICY CONSIDERATIONS:

This project is consistent with the City's strategic plan goal of expanding parks and recreation opportunities.

ESBD CONSIDERATIONS:

The selection of Landscape Architect consultants and contractors for this project will follow City established guidelines for ESBD firms.

Respectfully Submitted,



ROBERT G. OVERSTREET
Director of Parks and Recreation

Recommendation Approved:

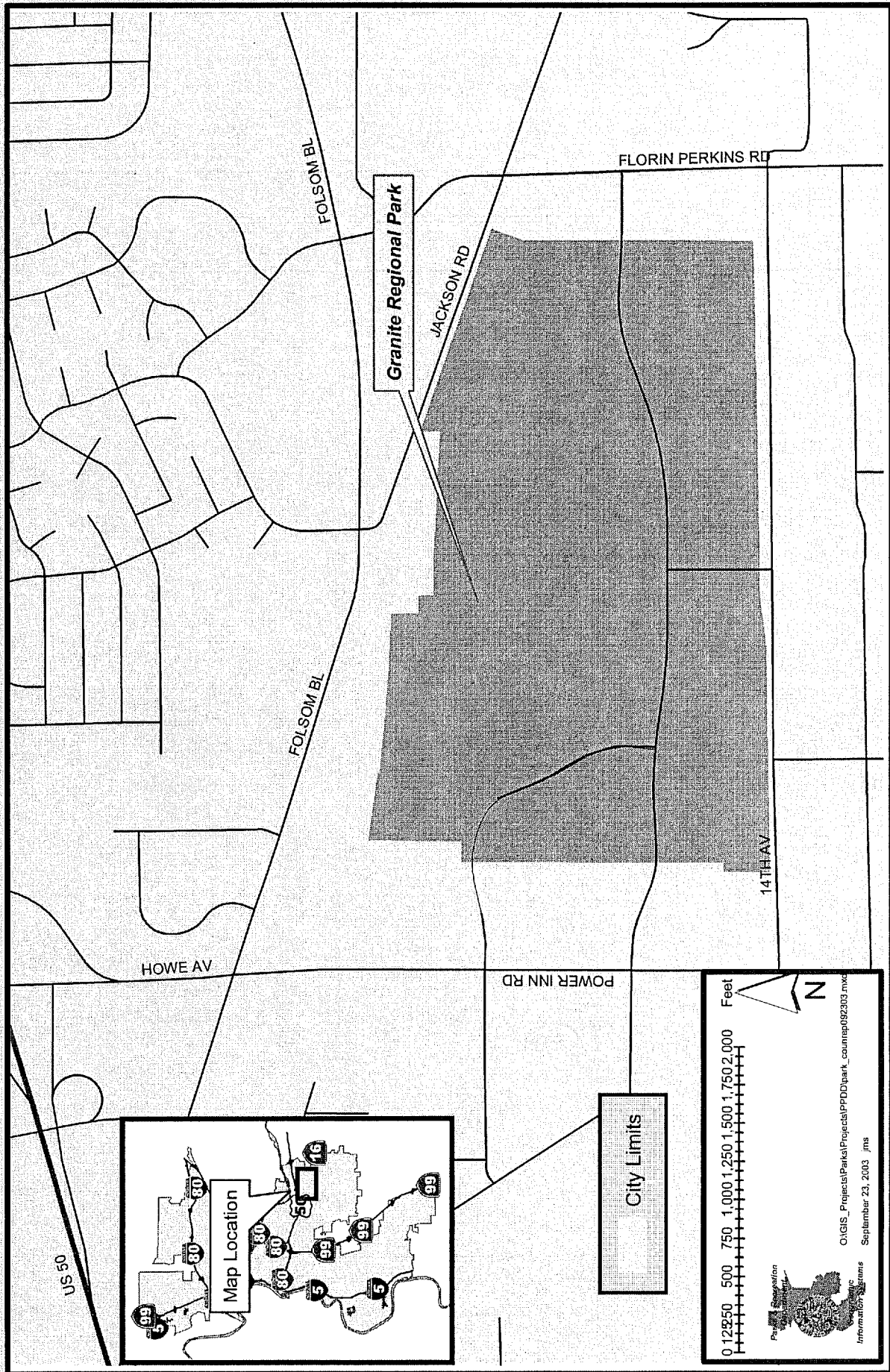


ROBERT P. THOMAS
City Manager

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City of Sacramento
Department of Parks and Recreation
 Granite Regional Park



Granite Regional Park

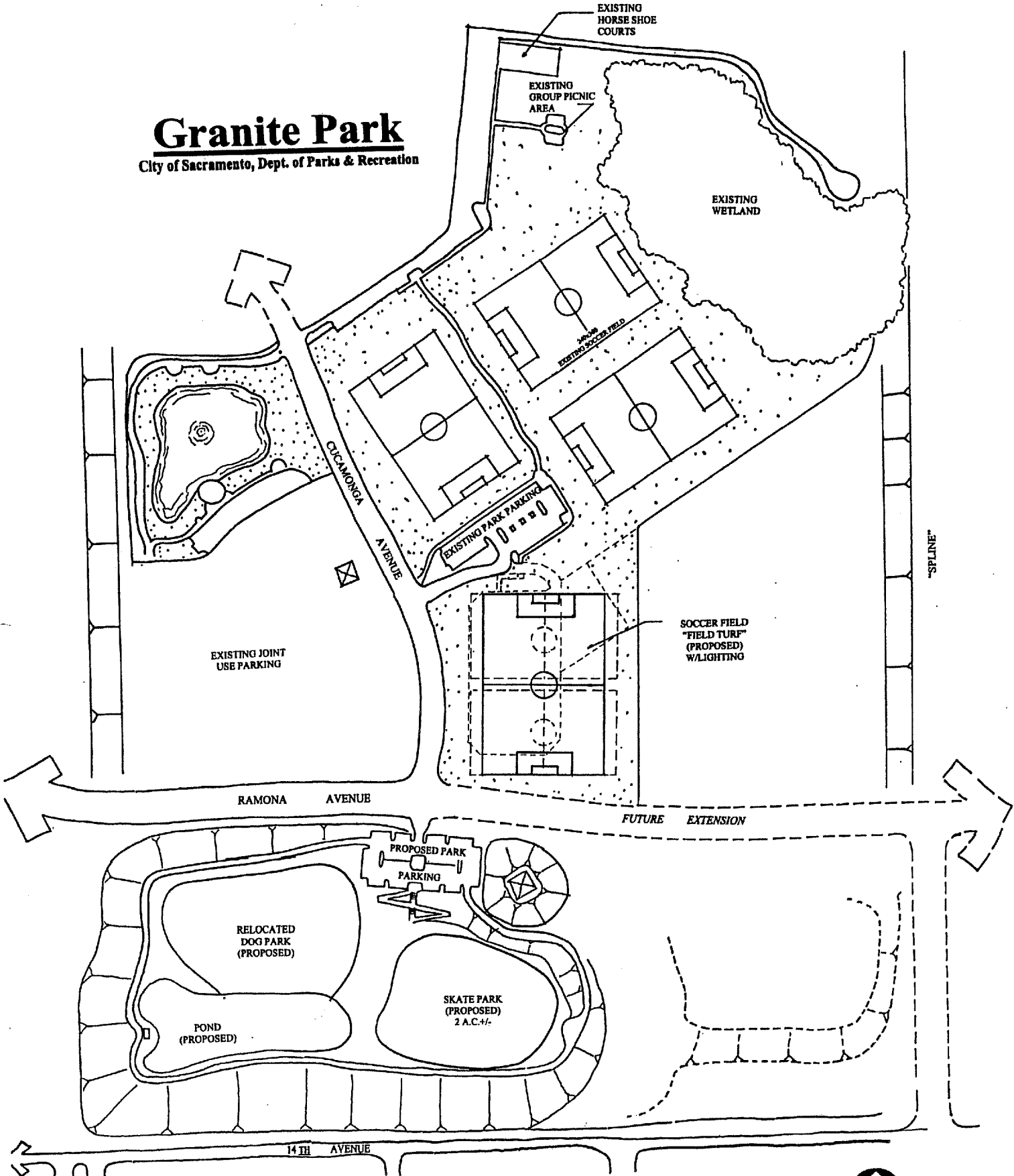
City Limits

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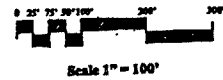
City of Sacramento
 Department of Parks and Recreation
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Granite Park

City of Sacramento, Dept. of Parks & Recreation



PROPOSED AREA TWO & NEW FIELD
MASTER PLAN
 AUG 27, 1994



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's 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 Development Services Department, Environmental Planning Services 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 808-2762, pursuant to the California Environmental Quality Guidelines, Section 21081.

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

Project Name and Number: GRANITE REGIONAL PARK PHASE II IMPROVEMENTS
(CIP#LV91)

Project Location: The proposed project is located in the East Broadway Planning Area of the City of Sacramento. Specifically, the site is located to the immediate east of Power Inn Road, south of Highway 50 and Folsom Boulevard. The proposed improvement area is located within the 300 acre +/- Granite Regional Office and Park site to the immediate north and south of Ramona Avenue.

Project Description: The proposed project includes development of parks improvements in the southwest basin and the central portion of the west basin of Granite Regional Park. Specific improvements include:

- Development of a lighted soccer field with field turf at the northeast intersection of Cucamonga and Ramona Avenues in the central west basin of Granite Regional Park.
- Relocation of the existing temporary dog park to accommodate the new lighted soccer field. The dog park will be relocated to the south west basin to provide sloping terrain and access to seasonal water (detention basin) as more interesting amenities for off-leash dog activities.
- Development of a 2+/- acre Skate Park in the southwest basin.
- Development of parking (approximately 99 spaces) off Ramona Avenue to support access to the proposed new Skate Park and Dog Park.

Minor grading and excavation of the south west basin is proposed to create a detention basin in the south west basin in accordance with the Granite Regional Park PUD Master Plan and drainage plan.

**MITIGATION REPORTING PROGRAM CHECKLIST
FOR THE GRANITE REGIONAL PARK PHASE II IMPROVEMENTS (CIP# LV91) NEGATIVE DECLARATION**

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
<p>SEISMICITY, SOILS AND GEOLOGY:</p> <p>The 1998 EIR for the Granite Regional Park PUD reviewed erosion and slope stability impacts and determined that potentially significant impacts could occur without mitigation measures. As such, the following applicable mitigation measures were adopted to reduce erosion and slope stability impacts to a less than significant level:</p> <p><u>ADOPTED 1998 EIR MITIGATION MEASURE 6.4-1: SLOPE STABILITY IMPACTS TO EXISTING FACILITIES ON SITE</u></p> <p>1. Prior to any grading in the basin areas or frontage areas which are within 50 feet of the PG&E electrical transmission tower pads or the Regional Sanitation District's 42 inch sewer line berm, the applicant shall prepare a grading and slope protection plan to protect the stability of the existing berms, slopes and pads supporting these facilities. The grading plan shall be reviewed by the City of Sacramento and the affected public utilities. If necessary, specific soil reports and geologic investigations shall be prepared by a qualified geotechnical engineer to determine the existing condition of these berms and pads and to identify additional soils engineering solutions to ensure the stability of these structures during and after PUD construction activities.</p>	Before Construction	Department of Parks and Recreation				



Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
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**ADOPTED 1998 EIR MITIGATION MEASURE 6.4-2:
SLOPE STABILITY AND PROPOSED USES**

1. An engineering geology report providing an assessment of the existing slopes and fills and a recommendation regarding the need for benches either at the toe of slopes or midway up the slopes for safety, stability or drainage purposes. This shall be consistent with the requirements of the Uniform Building Code and any additional requirements for public health and safety related to public park use.
2. A grading plan which incorporates the recommendations of the engineering geology report and, at a minimum, provides for finished slopes of the project site no steeper than is safe for the intended use of the site and to be no steeper than 2 horizontal to 1 vertical.

WATER RESOURCES:

The 1998 EIR for the Granite Regional Park reviewed water quality impacts and determined that potentially significant impacts could occur. Mitigation measures were adopted to reduce impacts to a less than significant level. Adopted mitigation measures applicable to the proposed development in Granite Regional Park include:

Before, During Construction	Department of Parks and Recreation
	RWQCB

**ADOPTED 1998 EIR MITIGATION MEASURE 6.5-6:
IMPACTS TO WATER QUALITY DURING CONSTRUCTION**

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
<p>1) Construction activities that disturb five acres or more of soil are subject to the requirements of the State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 Waste Discharge Requirements for Discharges of Stormwater Runoff Associated With Construction Activity (Construction Activities General Permit)(SWRCB, 1992). The conditions of the Construction Activities General Permit require that the project proponent develop and implement a stormwater pollution prevention plan (SWPPP) and submit to the RWQCB a Notice of Intent to discharge stormwater prior to beginning construction activities. The SWPPP must be posted at the construction site and be available for inspection by the RWQCB. The SWPPP shall incorporate an erosion control and restoration plan.</p>						
<p>2) The SWPPP shall describe the project, and stormwater pollution prevention measures and control practices to eliminate or reduce non-stormwater discharges to waters of the nation during the project construction activities. The SWPPP will describe the implementation of Best Management Practices (BMPs) such as silt fences, sediment traps, straw bale dikes, and hydroseeding techniques that could eliminate the discharge of sediment and pollutants to the basins during construction. The SWPPP will also require the construction contractor to perform inspections of the stormwater pollution prevention measures and control practices before and after storm</p>						

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
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events to ensure conformance with the site SWPPP. The Construction Activities General Permit prohibits the discharge of materials other than stormwater discharges and all discharges that contain a hazardous substance in excess of reportable quantities established at 40 Code of Federal Regulations (CFR) 117.3 or 40 CFR 302.4. The Construction Activities General Permit also specifies that construction activities must meet all applicable provisions of Sections 301 and 402 of the Clean Water Act.

- 3) The project proponent shall also comply with the requirements of City of Sacramento Ordinance 93-068, Grading, Erosion and Sediment Control Ordinance.

ADOPTED 1998 EIR MITIGATION MEASURE 6.5-7: POST-CONSTRUCTION IMPACTS TO WATER QUALITY

- 1) In accordance with of the City of Sacramento's Stormwater Management Program includes a New Development Management Program (NDMP), the project proponent is required to incorporate pollution treatment controls such as vegetated swales, filter strips, media filters, and/or infiltration devices into the project design to reduce the pollutants once they enter stormwater runoff. Source controls are also required by the tenants of the proposed on-site structures to eliminate the introduction of pollutants into stormwater discharges from the outdoor operations of each tenant. Source controls are recommend for outdoor activities such as material storage areas, outdoor loading/unloading areas, vehicle and equipment fueling areas, outdoor process equipment

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
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operations and maintenance areas, and waste handling areas.

AIR RESOURCES:

The 1998 EIR for Granite Regional Park included a complete air quality analysis for Construction Period emissions. The EIR concluded that development (primarily grading) of the site could result in significant, but avoidable, emissions. The following mitigation measures, applicable to this project as a component of the Granite Regional Park, were adopted as part of the 1998 EIR:

ADOPTED 1998 EIR MITIGATION MEASURE 6.2-1. SHORT TERM CONSTRUCTION PERIOD EMISSIONS OF OZONE PRECURSORS (ROG AND NOx) AND PM10 DURING GRADING OPERATIONS (PHASE 1 IMPACTS)

1. Prior to issuance of a special permit for construction of any phase of the project, a separate project specific analysis of Phase 1 PM-10 emissions shall be conducted and additional project specific mitigation measures adopted where appropriate. Based on the project-specific analysis, the size and schedule of parcels developed at a single time shall be limited and the following types of mitigation measures shall be employed.
 - ▶ Water all unpaved construction areas at least twice per day during grading, excavation and site preparation activities to reduce dust emissions.

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
<p>Additional watering should be carried out on hot or windy days.</p> <ul style="list-style-type: none"> ▶ Water twice daily or cover stockpiles of sand, soil, and similar materials with a tarp. ▶ Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or ensure that all trucks maintain two feet of freeboard above the load to prevent material spillage. ▶ Increase the frequency of City street cleaning along streets in the vicinity of the construction site. ▶ Work should be restricted or banned on days of high winds (>30 mph) or when air quality violations are expected (as determined by the SMAQMD). ▶ On-site vehicle speed on unpaved surfaces shall be limited to 15 miles per hour. ▶ Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary. ▶ Revegetation of construction areas and staging areas shall take place immediately following completion of each project component. Grading activities shall be conducted in accordance with the City of Sacramento's Grading, Erosion and Sediment Control (GESC) Ordinance 93-068. 						

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
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**ADOPTED 1998 EIR MITIGATION MEASURE 6.2-2
SHORT TERM CONSTRUCTION (PHASE 2) PERIOD
EMISSIONS OF OZONE PRECURSORS (ROG AND NOx)
AND PM10 DURING CONSTRUCTION OF ROADS,
STRUCTURES AND FACILITIES**

1. Prior to issuance of a special permit for construction of any phase of the project, a separate project specific analysis of Phase 2 emissions shall be conducted and additional project specific mitigation measures adopted where appropriate.
2. Based on the project-specific analysis, the size and schedule of facilities developed at a single time may be limited and the following types of mitigation measures may be employed.
 - ▶ Maintain all stationary construction equipment (e.g., generators, air compressors) in proper running order at all times to ensure efficient burning of fuel.
 - ▶ Maintain all mobile equipment (e.g., forklifts, off-highway trucks) in proper running order at all times to ensure efficient burning of fuel.

BIOLOGICAL RESOURCES:

The proposed project site is located in an area that has been considerably disturbed in the past through mining operations. More recently, the site proposed for the lighted soccer field is currently utilized as a Dog Park and no significant habitat or

Before construction
Department of
Parks and
Recreation
USFWS

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
<p>special status species are known to exist in the specific area of the existing dog park. To the east of the area, Valley Elderberry bushes were identified in the 1998 EIR for the Granite Regional Park. As part of the certification process for the 1998 EIR, the following mitigation measure was adopted to reduce potential impacts to the Valley Elderberry Longhorn Beetle (VELB) to a less than significant level.</p> <p><u>1998 GRANITE REGIONAL PARK PUD EIR MITIGATION MEASURE 6.6-1 SPECIAL STATUS SPECIES (VELB)</u></p> <ol style="list-style-type: none"> 1. Prior to issuance of the first special Permit for any alternative resulting in the loss or disturbance of elderberry plants, the 1994 survey shall be re-verified to determine if the number of plants or signs of beetle use has changed. The project proponent shall initiate consultation with USFWS to determine and approve an appropriate mitigation plan. 2. Because VELB impacts are at various locations throughout the PUD site, it is recommended that a VELB mitigation program for the entire site be developed for review and approval by the USFWS. Costs of implementing the mitigation could be shared by all participants in the PUD program development. <p>In addition to the VELB potential impacts to birds of prey were identified and the following mitigation measure was adopted:</p> <p><u>1998 GRANITE REGIONAL PARK PUD EIR MITIGATION</u></p>						

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
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MEASURE 6.6-3 IMPACTS TO BIRDS OF PREY

1. A focused survey for raptor nests shall be conducted by a qualified biologist during the raptor nesting season (March to July) and prior to the initiation of construction activities in the basin areas. If construction must be conducted during nesting season, a minimum buffer of 500 feet will be established between active raptor nests and the construction zone until the young have fledged. The removal of any tree containing raptor nests will be permitted only during non-breeding season. Implementation of this mitigation measure will reduce the impact to a less than significant level.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON THE DATE OF _____

RESOLUTION TO APPROVE THE MASTER PLAN, MITIGATED NEGATIVE DECLARATION, MITIGATION REPORTING PLAN AND FINANCIAL ACTIONS FOR THE DEVELOPMENT OF PHASE II OF GRANITE REGIONAL PARK

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

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 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 Plan 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.

WHEREAS, the City Council has supported the financing the development of an all-weather lighted soccer field and a regional skatepark at Granite Regional Park.

WHEREAS, the City Council has supported the preparation of \$1,650,000 in competitive grant proposals for the development of an all-weather lighted soccer field and a regional skatepark at Granite Regional Park.

The City Council hereby:

1. Approves the Master Plan for Granite Regional Park Phase II,
2. Approves the Mitigated Negative Declaration and Mitigation Reporting Plan for Granite Regional Park Phase II,
3. Establishes a Capital Improvement Project for Granite Regional Park Phase II CIP (PN: LV93),

FOR CITY CLERK USE ONLY

Resolution No.: _____

Date Adopted: _____

4. Transfers \$568,518 (Fund 512) from the Youth Recreation Improvement Fund CIP (PN: KC41) to Granite Regional Park Phase II CIP (PN: LV93),
5. Transfers \$327,651 (Fund 101) from the Youth Recreation Improvement Fund CIP (PN: KC41) to Granite Regional Park Phase II CIP (PN: LV93),
6. Transfers \$1,000,000 (Fund 512) from the Proposition 40 RZH Block Grant Fund CIP (PN: LZ86) to Granite Regional Park Phase II CIP (PN: LV93),
7. Transfers \$700,000 (Fund 512) from the Proposition 40 Per Capita Grant Fund CIP (PN: LZ66) to the Youth Recreation Improvement Fund CIP (PN: KC41), and
8. Approves returning any fund balance in the Granite Regional Park Phase II CIP (PN: LV93) to the Youth Recreation Improvement Fund CIP (PN: KC41), if competitive grant funding is secured.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

Resolution No.: _____

Date Adopted: _____