



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
April 29, 2008

Honorable Mayor and
Members of the City Council

**Title: Shasta Community Park Phase 2 Capital Improvement Program, LV44
(L19159200)**

Location/Council District: 7407 Shasta Avenue / Council District 8

Recommendation: Adopt a **Resolution:** 1) establishing a new Capital Improvement Program (CIP) for the project; 2) appropriating \$2,400,000 from the Park Development Impact Fees, Fund 791 (3204), for the project; and 3) appropriating \$600,000 from the Quimby Act Fees, Fund 710 (2508), for the project.

Contact: J.P. Tindell, Park Planning and Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 4727

Description/Analysis

Issue: Shasta Community Park is a 21.2-acre community park located on Shasta Avenue at Bruceville Road in South Sacramento. Long term designs of public facilities are reviewed and approved by City Council.

It is requested that a new CIP be established for the Shasta Community Park Phase 2 project in order for staff to begin preparation of the construction documents for construction to begin in 2009.

A summary of the Shasta Community Park project history is included as Attachment 1 (page 4) and an area map as Attachment 2 (page 6).

Policy Considerations: As stated in City Council Resolution No. 2007-404 Section 10.2, City Council approval is required to establish CIP projects.

Utilizing Park Development Impact Fees (PIF), Fund 791 (3204), to augment this budget is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for the "...improvement, and expansion of the public parks, playgrounds and recreational facilities."

Utilizing Quimby Act Fees, Fund 710 (2508), for improvements to a park is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for the "...improvement, and expansion of the public parks, playgrounds and recreational facilities."

Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

This is part of the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

Committee/Commission Action: The Shasta Community Park name and master plan (Attachment 3, page 7) were reviewed and supported by the Parks and Recreation Commission (PRC) on February 28, 2007. The PRC requested that the jogging trail encompass the entire park, and that the skate park be labeled separately from the picnic area. The plan was modified accordingly and approved by Council in Resolution 2007-736.

Environmental Considerations: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration was prepared. In compliance with Section 15070 of the California Environmental Quality Act Guidelines, the applicant 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 address Biological Resources and Cultural Resources.

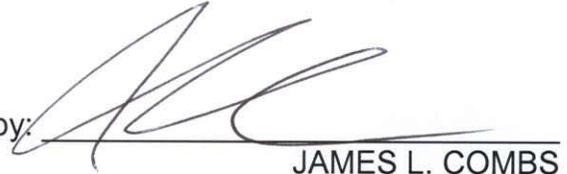
Rationale for Recommendation: Shasta Community Park will provide South Sacramento residents with a much needed community park. This addresses park needs as stated in the 2006 Parks and Recreation Programming Guide (PRPG).

Financial Considerations: Staff recommends that the City Council appropriate \$2,400,000 from PIF, Planning Area 4, Fund 791 (3204), and \$600,000 from the

Quimby Act Fund, Fund 710 (2508), to LV44 (L19159200). There are adequate funds available to appropriate monies in both funds for the Shasta Community Park Phase 2 project (Attachment 4, page 8).

Emerging Small Business Development (ESBD): The selection of landscape architect consultants and contractors for this project will follow City established guidelines for inclusion of ESBD firms.

Respectfully Submitted by:



JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:

for Cassandra H.B. Junno
RAY KERRIDGE
City Manager

Table of Contents:

Report	pg. 1
Attachments	
1 Background Information	pg. 4
2 Shasta Community Park Location Map	pg. 6
3 Shasta Community Park Master Plan	pg. 7
4 Shasta Community Park Phasing Diagram	pg. 8
5 Resolution	pg. 9

Attachment 1**Background Information**

Shasta Community Park is a 21.2-acre community park located on Shasta Avenue at Bruceville Road in South Sacramento. Consumes River College is on the west side of the park across Bruceville Road; there are proposed single family homes on the north and east and proposed apartments to the south.

City staff worked with the Sacramento Public Library, Group 4 (the library's consultant), and Callander Associates (the landscape architecture consultant) to develop the Shasta Community Park Master Plan. The Valley Hi/North Laguna Library will be located on three acres of the community park site. There were three joint public meetings held on September 8, October 13, and October 27, 2006. Through this planning process, the Shasta Community Park Conceptual Plan was developed to determine the location of the library, community center, and park amenities. The Department held a final meeting on February 5, 2007, when the final park master plan was presented to the public for review and comments.

The Shasta Community Park Master Plan includes the Valley Hi/North Laguna Library (20,000 square feet) with an associated drop-off area, a community center (20,000 square feet), and joint-use 156-space parking lot. The park will also include an additional 29-space parking lot for park users, a lighted regulation soccer field, a lighted softball field, two lighted tennis courts, a youth basketball court, a neighborhood skate park, tetherball, two horseshoe courts, a volleyball court, walkways, a jogging trail with exercise stations, two children's playgrounds (based on storybook themes), a large group picnic area with two shade structures, individual picnic areas, a restroom, an outdoor reading area, an outdoor area with garden and grass berms which will be able to be used for weddings, pathway lighting, and public artwork.

Development of the park will require that full street frontage improvements (i.e., sidewalk, curb, gutter, street lights, street drainage and one street lane) be constructed on Cotton Lane, Shasta Avenue, and the future road located on the east side of the park. The City staff is currently working with Tim Lewis Communities to jointly plan and develop Cotton Lane in 2008 when the library and phase 1 of the park will also be constructed.

The library, its associated drop off-area, and 2/3rds of the northern parking lot will begin construction in spring 2008 and will be completed in spring 2009. Phase 1 of the park will include development of the rest of the northern parking lot as well as 10.5 acres of park landscape development which includes a regulation soccer field, a softball field, two horseshoe courts, a volleyball court, walking and jogging trail with exercise stations, two children's playgrounds, a large group picnic area with shade structure, individual picnic areas, a restroom, pathway lighting and public artwork. Phase 1 of the park is expected to begin construction in spring 2008 and to be complete at the same time as the library in spring 2009.

Phase 2 (6.6 acres) includes a 29-space parking lot specifically for the park, lighting for the soccer field and softball field, two lighted tennis courts, a youth basketball court, a neighborhood skate park, a tetherball, continuation of the walking and jogging trail, an outdoor wedding area with garden and grass berms, additional pathway lighting and Shasta Avenue street improvements. The community center is expected to be constructed in Phase 3, but no funding or schedule has been identified.

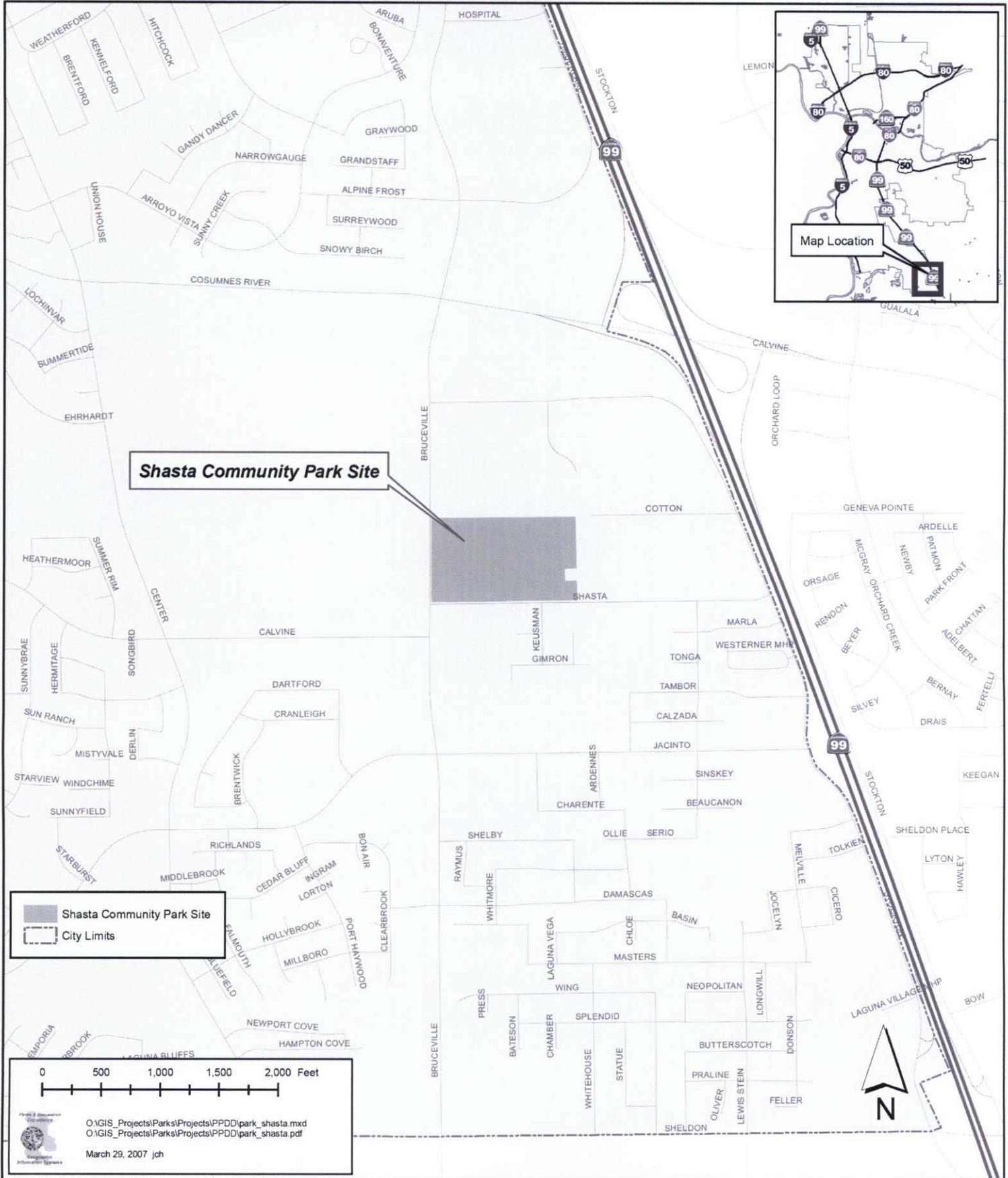
The Parks and Recreation Commission reviewed the Shasta Community Park Master Plan and park name on February 28, 2007. They had the following two comments: to make sure that the jogging trail is continuous around the entire park and that the skate park is labeled separately from the group picnic area. The Master Plan was modified accordingly and later approved by Council in Resolution 2007-736.

The Mitigated Negative Declaration for the Shasta Community Park and Valley Hi/North Laguna Creek Library project requires that the City purchase compensatory Swainson's hawk foraging habitat at a ratio acceptable to the California Department of Fish and Game (CDFG), from an approved mitigation bank or other arrangements acceptable to CDFG prior to building/grading permits being issued.

Staff consulted with the CDFG and mitigation for the park and library site at a 1:1 ratio was acceptable to CDFG, for a total of 13.79-acres of Swainson's hawk foraging mitigation credits was acceptable. Swainson's hawk mitigation credits will be purchased at a local mitigation bank, located at the Twin Cities Wetland Preserve site, which is operated by Wildlands, Inc. The Twin Cities Wetland Preserve site is located in South Sacramento County. The cost of the Swainson's hawk mitigation credits are \$15,000 per acre for a total of \$206,850 for the required 13.79 acres.



City of Sacramento Department of Parks and Recreation Shasta Community Park Site



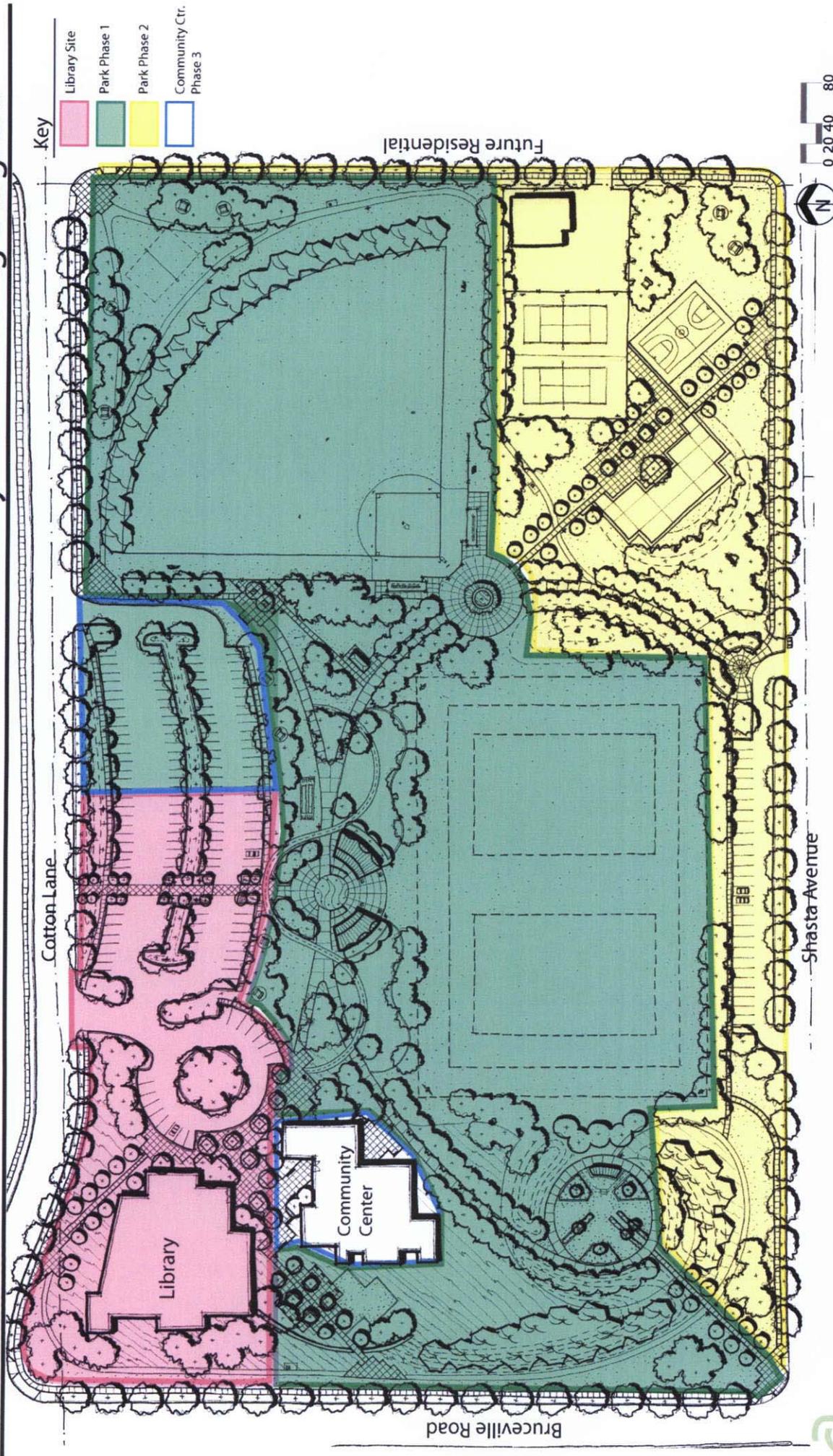
Master Plan



Key

- 1 Large Picnic, Barbeques, Shade Shelters, Mister/Water Play
- 2 Adventure Play
- 3 Tot Lot
- 4 Horseshoe
- 5 Tetherball
- 6 Baseball Plaza
- 7 Volleyball
- 8 Lighted Tennis Courts
- 9 Basketball Courts with Adjustable Rims
- 10 Skate Park with Plaza Picnic Area
- 11 Rose Garden Wedding Area with Arbor and Berm Grass Seating
- 12 Landscape Berm Sound Buffer
- 13 Decorative Sound Wall
- 14 Outdoor Reading Space
- 15 Exercise Station (1 of 3)
- 16 Restrooms
- 17 Field Lights
- 18 Bioswale in Parking Lot
- 19 Native Planting
- 20 Public Art

Shasta Community Park Phasing Diagram




Callander Associates
 Landscape Architecture
 Park and Recreation Design

City of Sacramento
 Park Planning/ Design Development Division
 February 5, 2007

RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

April 29, 2008

**APPROVING SHASTA COMMUNITY PARK PHASE 2
CAPITAL IMPROVEMENT PROGRAM**

BACKGROUND

- A. Shasta Community Park is an undeveloped 21.2-acre community park located on Shasta Avenue at Bruceville Road. The park includes three acres for the Valley Hi/North Laguna Library. Phase 1 of the park and library will begin construction in spring 2008.
- B. The Shasta Community Park name and master plan were reviewed and supported by the Parks and Recreation Commission on February 28, 2007. City Council approved the master plan and name in Resolution 2007-736.
- C. As stated in City Council Resolution No. 2007-404 Section 10.2, City Council approval is required to establish Capital Improvement Program projects.
- D. Utilizing Park Development Impact Fees, Fund 791 (3204), to augment this budget is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for the "...improvement, and expansion of the public parks, playgrounds and recreational facilities."
- E. Utilizing Quimby Act Fees, Fund 710 (2508), for improvements to a park is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for the "...improvement, and expansion of the public parks, playgrounds and recreational facilities."

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

- Section 1. A new Capital Improvement Program (CIP) for Shasta Community Park Phase 2 is established as LV44 (L19159200).
- Section 2. That \$2,400,000 from the Park Development Impact Fees, Fund 791 (3204), is appropriated for Shasta Community Park Phase 2, LV44 (L19159200).
- Section 3. That \$600,000 from the Quimby Act Fees, Fund 710 (2508), is appropriated for Shasta Community Park Phase 2, LV44 (L19159200).