



# REPORT TO COUNCIL

## City of Sacramento

# 13

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

CONSENT  
July 25, 2006

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

**Title:** Park Name and Master Plan for Airfield Park

**Location/Council District:** Natomas Crossing Drive at Airport Road, Council District 1

**Recommendation:** That the City Council adopt the attached **Resolution:** 1) changing the name of Park 4C to "Airfield Park;" 2) adopting the Mitigation Monitoring Plan for Airfield Park; and 3) approving the Airfield 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 Airfield Park project history is included as Attachment 1 (page 4) and an area map as Attachment 2 (page 5).

**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 Airfield Park name and master plan (Attachment 3, page 6) were reviewed and supported by the Parks and Recreation Commission (PRC) on April 6, 2006. The PRC requested that the park name be changed from the proposed name "Natomas Field Park" to "Airfield Park."

**Environmental Considerations:** The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The project is determined to fall within the scope of the Negative Declaration for Natomas Field project (P04-236). The Negative Declaration for this area has been approved by the City Council on



July 26, 2005 in City Resolution 2005-567.

The Adopted Negative Declaration (Resolution No. 2005-567) adequately described the effects of a community park in this location of the Airfield Park project. The analyses and mitigation measures in the Adopted Negative Declaration are reaffirmed.

An Addendum to the Adopted Negative Declaration (Attachment 4, page 7) has been prepared describing the proposed Airfield 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).

Therefore, it is recommended that the City Council adopt the attached resolution considering the Addendum to the Adopted Negative Declaration for the Airfield Field (Natomas Field) project, adopting the Mitigation Monitoring Plan, finding that this document adequately addresses the impacts of the project, and finding that no subsequent environmental document is required.

**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 for approval of a park master plan. Staff will return to Council to establish a Capital Improvement Program project number and bring forward a reimbursable/credit agreement for development of this turnkey 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:

  
for RAY KERRIDGE  
City Manager

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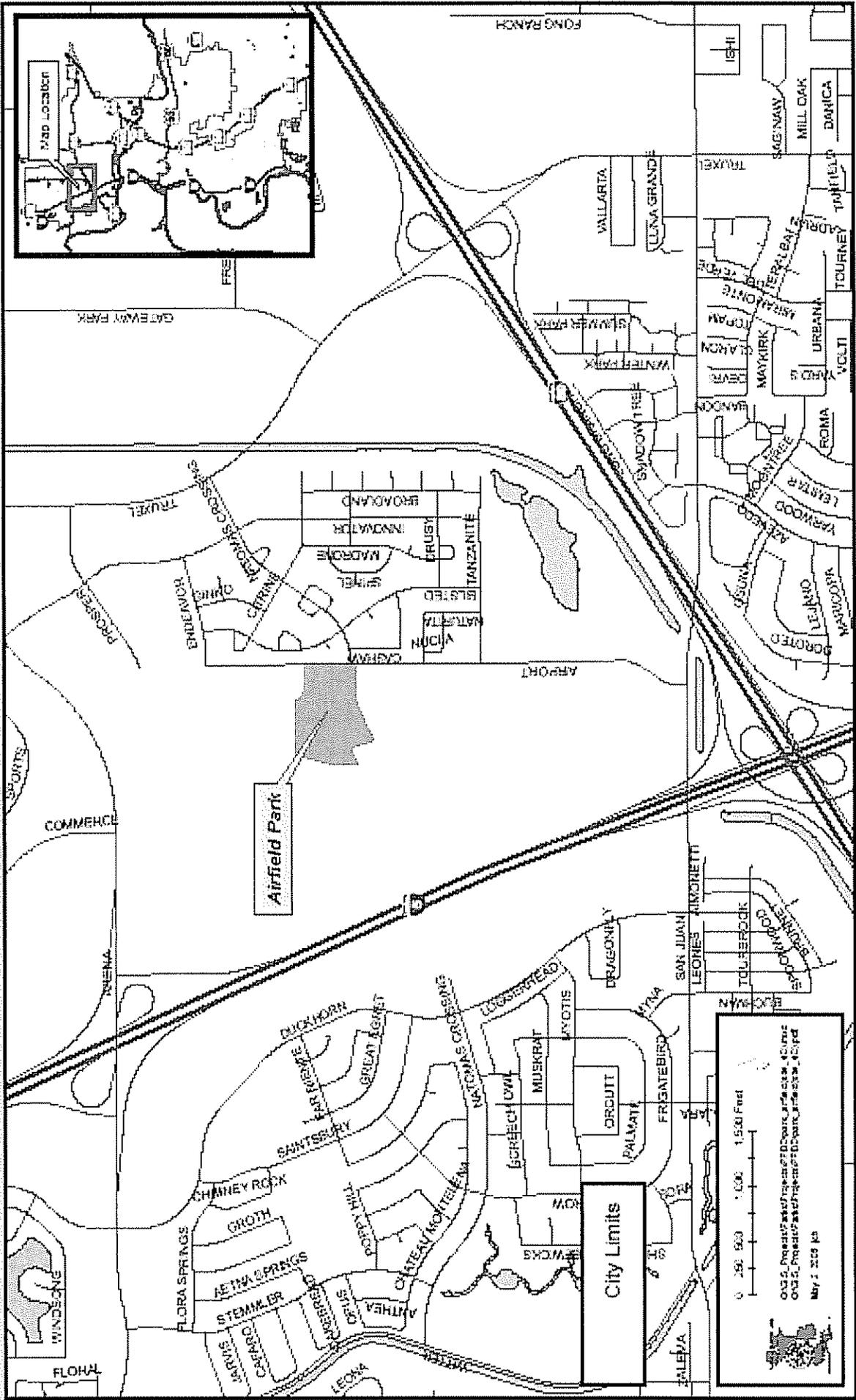
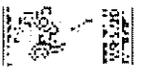
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**Background Information:**

Currently known as "Park 4C," "Airfield Park" is a 9.12-acre community park located on Natomas Crossing Drive at Airport Road; single-family, residential buildings will surround the park on all sides. The park is on the site of the historic Natomas Air Park, the City's first airport. The park will be located in the proposed Natomas Field subdivision, which will be a mix of single family homes, town homes and low income senior apartments with a recreation clubhouse. The master plan (Attachment 2, page 6) for the park was created with Beazer Homes and their landscape architecture consultant, the HLA Group, through the public participation process.

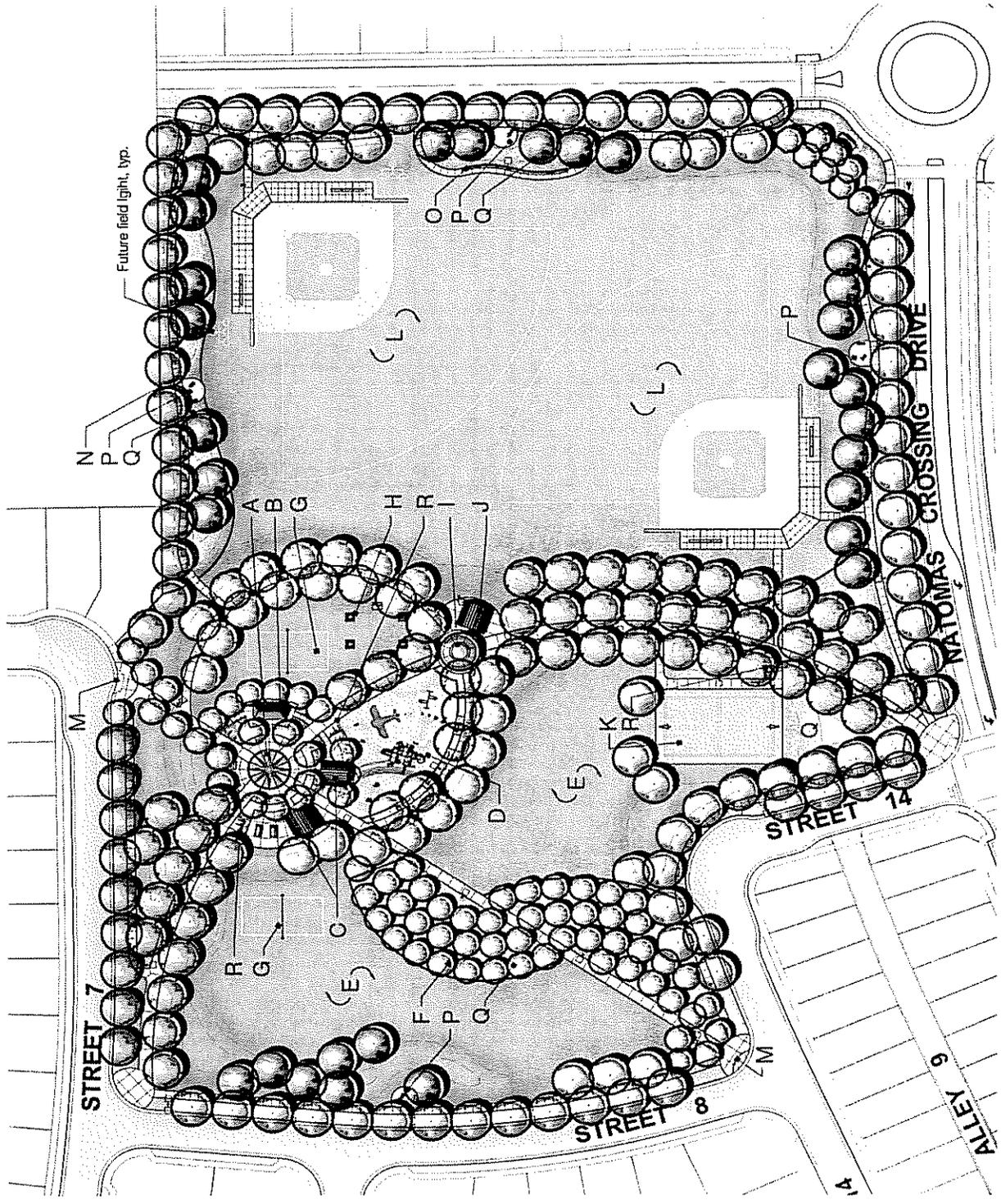
Beazer Homes will be developing this park as a turn-key park. The park is expected to begin construction in fall 2006, and is anticipated opening in 2007. The Airfield Park Master Plan requires the developer to maintain this park for one year after the completion of the park.

**City of Sacramento**  
**Department of Parks and Recreation**  
**Airfield Park (Site 4-C)**



0 250 500 1,000 1,500 Feet

City of Sacramento  
 Department of Parks and Recreation  
 1500 J Street, Sacramento, CA 95811  
 May 1, 2019



# Airfield Park (9.75 Ac)

City of Sacramento, Dept. of Parks and Recreation

## Plan Legend

- A Central courtyard with compass rose in paving, perimeter seating and shade trees.
- B Restroom building
- C Picnic shelter with tables (approx. 40 people each)
- D Play area
- E Multi-use open space
- F Tree planting with native plantings as the understory
- G Grass volleyball courts
- H Horse shoe courts
- I Planting area with seat wall and sculpture
- J Picnic shelter with tables (approx. 24 people)
- K Basketball court
- L 60' Little league field with future field light
- M Curb cut for maintenance access
- N 6' Sound wall
- O Low built in seat wall for spectators
- P Fitness station with bench
- Q Native planting area
- R Bicycle rack

## Design Intent:

The design intent of the community park is to capture the historical significance of the project site serving previously as an airfield. Design elements, such as the navigational compass rose paving in the central courtyard, will be incorporated as feasible. Play ground components will also take on an aeronautical theme to the extent possible.



February 21, 2006



DEVELOPMENT SVCS  
DEPARTMENT

## CITY OF SACRAMENTO

2101 ARENA BLVD.  
SUITE 200  
SACRAMENTO, CA  
95834

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

### ADDENDUM TO AN ADOPTED NEGATIVE DECLARATION

The City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Addendum to an Adopted Negative Declaration for the following described project:

#### Airfield Park

The location of a 9.74+ acre community park on Natomas Crossing Drive at Airport Road in the Natomas Crossing PUD in the North Natomas area of the City of Sacramento. The Airfield Park Master Plan was designed to capture the historical significance of the project site that served previously as an airfield. Aeronautical themed elements will be incorporated in the park design, such as the compass rose paving in the courtyard, monuments and lighting style. The playground will have an aeronautical theme and the walkways are layered out like air runways with straight lines and large sweeping curves. The park will also include a large group picnic area with shade structure, two grass volleyball courts, two horseshoe courts, a full basketball court, two 60' little league fields, a fitness course around the perimeter of the park, full site landscaping with tree groves, and low maintenance plantings, pathway lighting, site furniture, and artwork sculpture. The master plan also includes a restroom, sports field lighting and second small group picnic area will be future items.

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 not 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 an Adopted Negative Declaration has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolutions 91-892) adopted by the City of Sacramento; and the Sacramento City Code, Title 63.

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: Donald Allen Senior Planner  
6/27/00

## CONCLUSION TO PREPARE AN ADDENDUM TO AN ADOPTED NEGATIVE DECLARATION

An Addendum to an Adopted Negative Declaration 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 Negative Declaration have been made:

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

*The original Negative Declaration for the Natomas Field Project (P04-236) adopted July 26, 2005 evaluated the entitlements for the Natomas Field Project (P04-236). The City Council approved the negative declaration, adopted the Mitigation Monitoring Plan (MMP) and approved the necessary entitlements which include:*

**Development Agreement; Inclusionary Housing Plan; General Plan Amendment** to re-designate 98.9± acres from 56.83± acres of Low Density Residential, 26.67± acres of Medium Density Residential, 12.78± acres of Parks-Recreation-Open Space, and 2.62± acres of Community/Neighborhood Commercial & Offices to 50.94± acres of Low Density Residential, 24.93± acres of Medium Density Residential, 12.91± acres of Parks-Recreation-Open Space, 2.38± acres of Community/Neighborhood Commercial & Offices, and 7.74± acres of half section and Frontage Road; **North Natomas Community Plan Amendment** to re-designate 98.8± acres from 11.95± acres of Low Density Residential, 45.48± acres of Medium Density Residential, 23.89± of High Density Residential, 7.7± acres of Parks/Open Space, 2.03± acres of Neighborhood Community Commercial, 0.05± acres of General Public Facilities, and 7.8± acres of Half Section & Frontage Streets to 50.94± acres of Medium Density Residential, 24.93± acres of High Density Residential, 12.9± acres of Parks/Open Space, 2.38± acres of Neighborhood Community Commercial, and 7.74± acres of Half Section & Frontage Streets; **Rezone** 98.8± acres from 8.29± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 11.73± acres of Multi-Family (R-2A), 30.08± acres of Multi-Family Planned Unit Development (R-2A-PUD), and 37.17± acres of Manufacturing, Research and Development Planned Unit Development (MRD-20-PUD) to 33.33± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 17.61± acres of Multi-Family Planned Unit Development (R-2B-PUD), 24.93± acres of Multi-Family Planned Unit Development (R-3-PUD), 2.38± acres of Limited Commercial Planned Unit Development (C-1-PUD), 12.91± acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD), and 7.74± acres of Road Half Section; **Planned Unit Development (PUD) Establishment** to establish a Planned Unit Development Schematic Plan and Guidelines for the Natomas Field Planned Unit Development; **Lot Line Adjustment** to adjust the common property lines between two parcels totaling 26.85± acres; **Tentative Master Parcel Map** to subdivide eight (8) parcels into thirteen (13) master parcels; **Tentative Subdivision Map** to subdivide 98.9± acres into 717± parcels; **PUD Special Permit** to allow the development of four house plans on 217± 28' x 68' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; **PUD Special Permit** to allow the development of four house plans on 179± 35' x 70' lots in the proposed Multi-Family Planned Unit Development (R-2A-PUD) zone; **PUD Special Permit** to allow the development of four house plans on 95± 40' x 90' lots in the proposed Single-Family Alternative Planned Unit Development (R-1A-PUD) zone; and **PUD Special Permit** to allow the development of 216± alternative housing units (townhomes) in the proposed Multi-Family Planned Unit Development (R-3-PUD) zone.

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 Negative Declaration.

*No changes have occurred since the time the original Negative Declaration 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 Negative Declaration.*

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 Negative Declarations and EIRs;
  - b) Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration and EIRs;
  - 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 Negative Declaration and EIRs would substantially reduce one or more significant effects on the environment.

*The Initial Study for the Natomas Field Project (P04-236) included the analysis of a 9.8+ net acre park. The proposed project description will not result in effects any more severe than what was evaluated in the previous Initial Study/Negative Declaration. Mitigation measures originally adopted are still effective and applicable to the proposed project.*

**AIRFIELD PARK  
MITIGATION MONITORING PLAN**

**TYPE OF ENVIRONMENTAL DOCUMENT:  
INITIAL STUDY/ADDENDUM TO THE NATOMAS FIELD  
NEGATIVE DECLARATION (P04-236)**

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

**DATE:  
June 22, 2006**

**ADOPTED BY:**

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

ATTEST:  
\_\_\_\_\_

**AIRFIELD 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 95814, pursuant to CEQA Guidelines Section 21081.6.

**SECTION 1: PROJECT IDENTIFICATION**

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

**Owner/Developer- Name:** City of Sacramento

**Address:** Natomas Crossing Drive at Airport Road

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

The subject property consists of 9.74± vacant acres located on Natomas Crossing Drive and Airport Road in the North Natomas Community Plan area of the City of Sacramento.

**Project Description:**

The proposed project consists of the construction of an approximate 9.74± acre neighborhood park on Natomas Crossing Drive and Airport Road in the North Natomas area of the City of Sacramento. The proposed neighborhood park will be 9.74 ± acres in size and would include landscaping, an open turf area, volleyball court, children's play area, group picnic area with shade structure, handball court, softball field, basketball court, bantam soccer field, bike trail and natural area.

**SECTION 2: GENERAL INFORMATION**

The Plan includes mitigation for Air Quality, Biological Resources and Cultural Resources as carried forward from the original Natomas Field Negative Declaration (P04-236), 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/Negative Declaration 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 Natomas Field Initial Study/Negative Declaration 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 developer and the City of Sacramento will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City of Sacramento and the Department of Fish & Game will be responsible for ensuring compliance.

VERIFICATION OF COMPLIANCE					
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Air Quality:</b></p> <p>AQ-1. The Project Applicant/Developer shall submit an Air Quality Mitigation Plan to the SMAQMD for review and approval. The Project Applicant/Developer shall coordinate with the SMAQMD concerning the details of this Air Quality Mitigation Plan.</p>	Applicant / Developer	City of Sacramento – Development Services Department and California Department of Fish and Game (CDFG).	Mitigation Measures, shall be included on the Construction Specifications.	The Development Services Department shall assure that measures are identified on construction plans and confirm compliance prior to issuance of any grading or building permit.	
<p>AQ-2. Prior to the approval of improvement plans or the issuance of grading permits, the applicant will submit that the off-site air quality mitigation fee of \$3,082.00 has been paid to SMAQMD (or another fee as estimated by SMAQMD), and that the construction air quality mitigation plan has been approved by SMAQMD and the lead agency.</p>			Applicant / Developer shall provide the City Development Services Dept. with written CDFG verification of consultation, agreement, and implementation as appropriate.	Measures shall be implemented prior to and concurrent with construction activities.	
<p>AQ-3. Mitigation Measures AQ-1 and AQ-2 shall be followed for the construction phases of the project.</p> <p>The above mitigation measure will not mitigate NOx emissions to a less-than-significant level. An air quality mitigation fee will also have to be paid to mitigate for construction of the proposed project in order to reduce air quality impacts to a less-than-significant level for NOx emissions. Therefore, the following mitigation measure shall be implemented to ensure less-than-significant impacts on air quality:</p>					
<p>AQ-4. The Developer shall pay an air quality mitigation fee as determined by SMAQMD or a fee of \$42,307.00 for Phase I of construction, \$26,967.00 Phase II of construction, \$27,420.00 for Phase III of construction and \$7,540.00 for Phase IV of construction.</p>		City of			

VERIFICATION OF COMPLIANCE					
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><b>Biological:</b></p> <p>BR-1. The project applicant/developer shall further: (i) comply with all requirements of the 2003 NBHCP, together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the ITP's issued by the USFWS and CDFG.</p>	Developer	Sacramento, Development Services Dept., CA Dept. of Fish and Game, USFWS, and US Army Corps of Engineers	<p>Submittal of construction plans with mitigation measures identified.</p> <p>Implementation of mitigation measures prior, during, and after construction.</p> <p>Consultation with the appropriate agencies</p>	Prior to the issuance of a grading permit	
<p>BR-2. The Developer shall receive a verification from the U.S. Army Corps of Engineers as the jurisdictional status of the drainage swale. If the drainage swale is considered Waters of the U.S., then the Developer shall obtain a Section 404 permit, Section 401 Water Quality Certification, and a 1601 Fish and Game Agreement. The Developer shall follow all requirements from the State with regards to mitigating for filling the swale.</p>	Developer	<p>City of Sacramento, Development Services Dept., CA Dept. of Fish and Game, USFWS, and US Army Corps of Engineers</p>	<p>Submittal of construction plans with mitigation measures identified.</p> <p>Implementation of mitigation measures prior, during, and after construction.</p> <p>Consultation with the appropriate</p>	Prior to the issuance of a grading permit	

				VERIFICATION OF COMPLIANCE		
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)	
<p><b>Cultural Resources:</b></p> <p>CR-1. If subsurface archaeological, or historical remains are discovered during construction, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p> <p>CR-2. 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 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.</p>	Developer	City of Sacramento Development Services Dept.	Note shall be included on the Map and within the Standard Construction Specifications	Measures shall be implemented in field during grading and construction activities.		

## **RESOLUTION NO. 2006-XXX**

Adopted by the Sacramento City Council  
July 25, 2006

### **PARK NAME AND MASTER PLAN FOR AIRFIELD PARK**

#### **BACKGROUND**

- A. "Airfield Park" is a 9.12-acre community park located on Natomas Crossing Drive at Airport Road. The Airfield Park name and master plan were reviewed and supported by the Parks and Recreation Commission on April 6, 2006. The PRC requested that the park name be changed from the proposed name "Natomas Field Park" to "Airfield Park."
- 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 City Council.

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

- Section 1. The name of Park 4C is changed to "Airfield Park."
- Section 2. The Mitigation Monitoring Plan for Airfield Park is adopted.
- Section 3. The Airfield Park Master Plan is approved.