REPORT TO COUNCIL
City of Sacramento

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

CONSENT

December 12, 2006

Honorable Mayor and
Members of the City Council

Title: Park Name and Master Plan for Hampton Park

Location/Council District: Hampton Drive at Kennedy Way, Council District 8

Recommendation: Adopt a **Resolution**: 1) approving the name "Hampton Park;" and 2) approving the Hampton Park Master Plan.

Contact: J.P. Tindell, Interim Planning & Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Description/Analysis

Issue: Long-term designs of public facilities are reviewed and approved by City Council. A summary of the Hampton 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 livability in Sacramento's neighborhoods.

Committee/Commission Action: The Hampton Park name and master plan (Attachment 3, page 6) were reviewed by the Parks and Recreation Commission (PRC) on September 7, 2006. The PRC requested that the stairs down to the park be relocated to the opposite site of the detention basin. With this change, the PRC supported the Hampton Park name and master plan.

Environmental Considerations: On November 10, 2005, the City Planning Commission approved the Mitigated Negative Declaration and adopted the Mitigation Monitoring Plan for the development of Hampton Station (P03-109). The current request is approving the Master Plan for Hampton Park. Hampton Park project components were evaluated within the Negative Declaration for the Hampton Station Project. Therefore, the proposed Master Plan will not result in impacts over and above what was previously evaluated.

Section 15162 of the California Environmental Quality Act (CEQA) Guidelines provides that an additional Negative Declaration need not be prepared unless substantial changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed above relating to Section 15162 exist, additional environmental review is not required.

Rationale for Recommendation: The design of master plans is part of the Park Development 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. Staff will return to Council to establish a Capital Improvement Program project number and bring forward a reimbursable/credit agreement for development of this "turn-key" park to be constructed by the housing developer, Woodside Homes.

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

Respectfully Submitted by: J.P. Tindell
for CASSANDRA H.B JENNINGS
Assistant City Manager

Recommendation Approved:

Cassandra H.B. Jennings
for GRAY KERRIDGE
City Manager

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Attachment 1

Background Information

"Hampton Park" is a 4.24-acre joint-use neighborhood park/detention basin. The park is located on Hampton Drive at Kennedy Way. Existing single family residents face the park on two sides, new single family homes will face the park on a third side, and the remaining side will have a 6' high masonry wall separating the park from the existing adjacent residences.

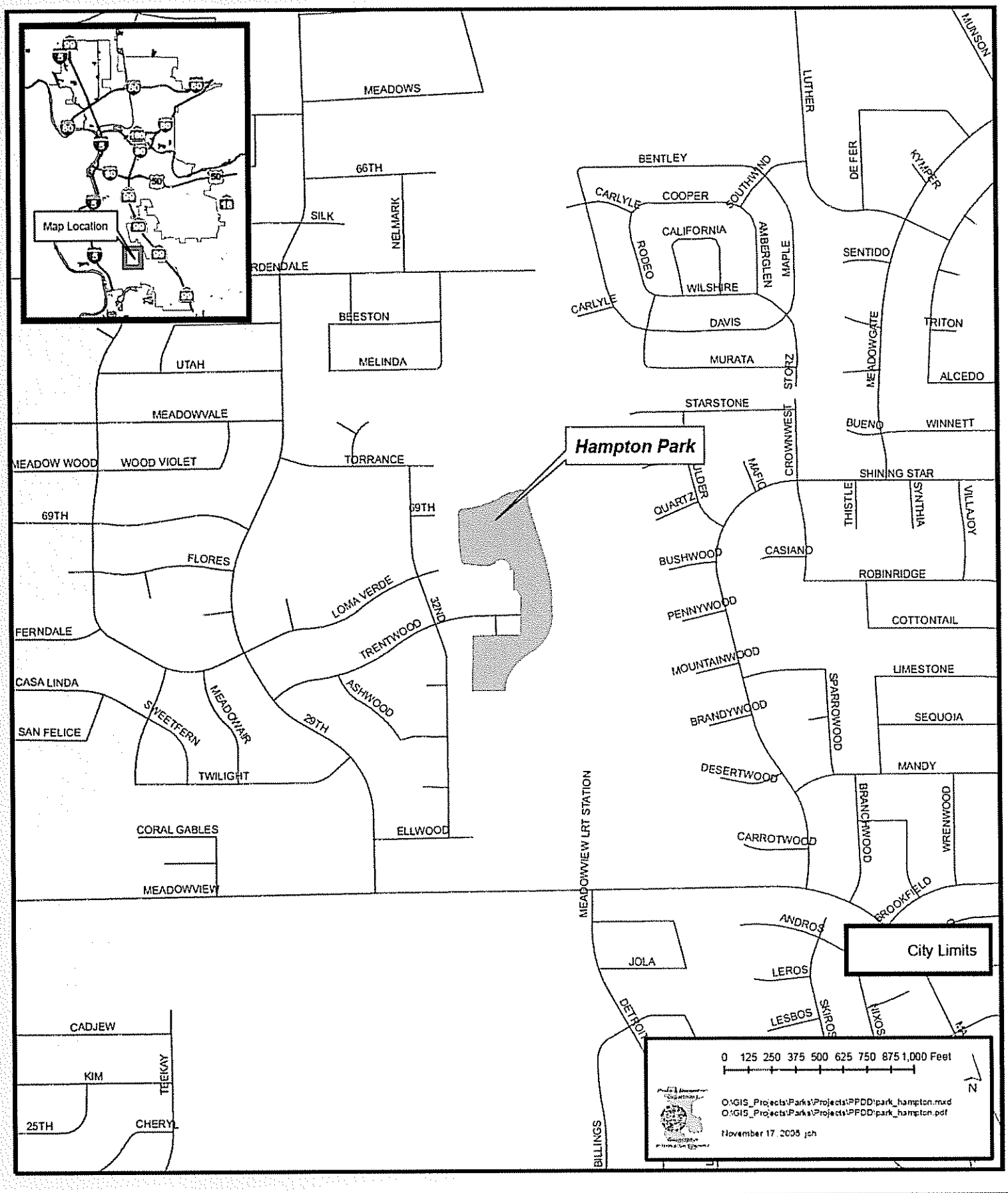
City staff designed this park in conjunction with the developer, Woodside Homes, and its landscape architecture consultant, Craig Park Associates. The park will be located in the proposed Hampton Station subdivision, a single-family home subdivision. One-community workshop was held on July 20, 2006, to review the master plan with the existing residents. The neighborhood reviewed and supported the proposed park master plan.

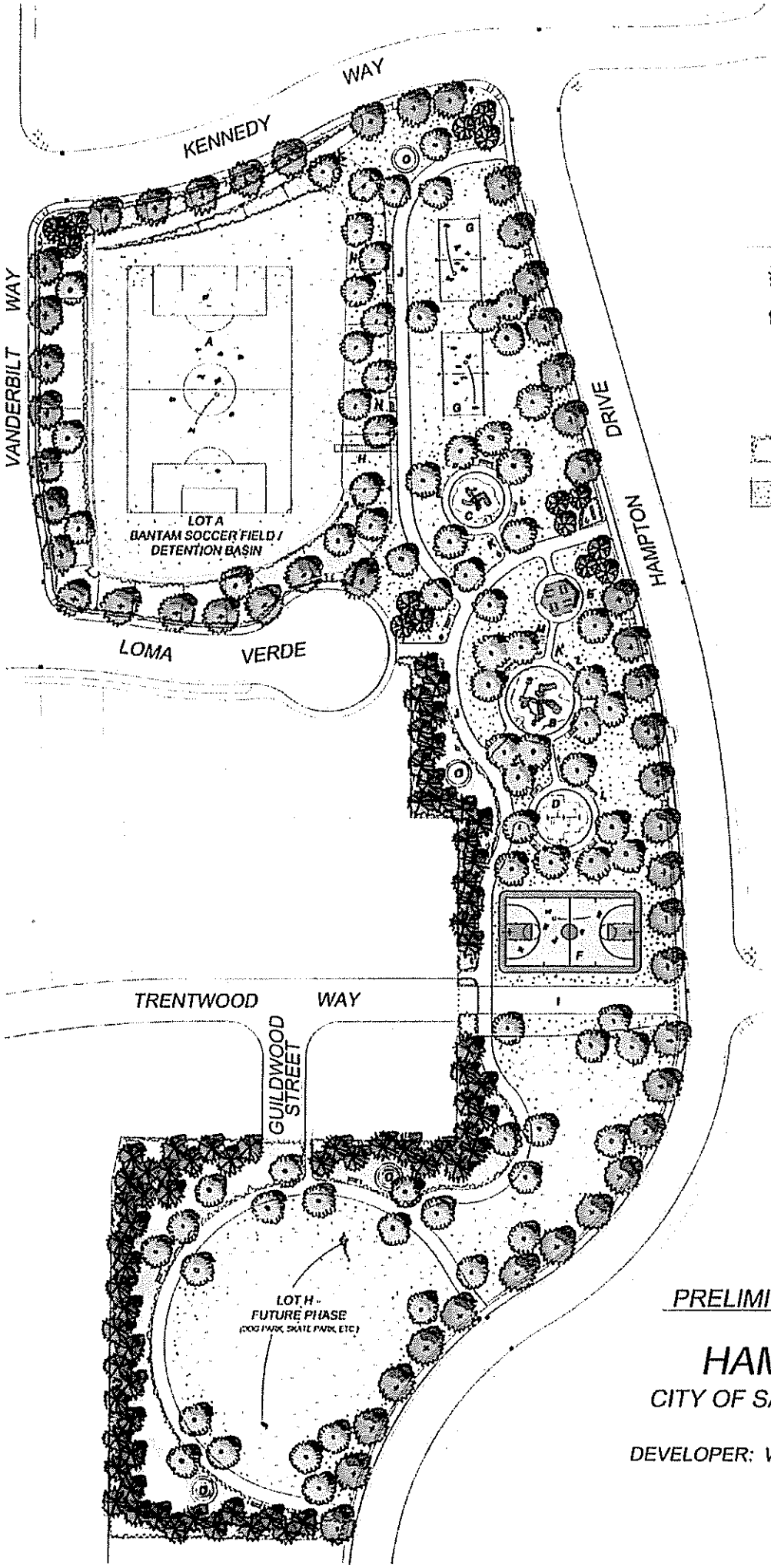
The Parks and Recreation Commission reviewed the proposed park master plan and park names on September 7, 2006. They supported the master plan with the following changes: provide an access point to the detention basin from Vanderbilt Way; work with Urban Forest services on selecting large canopy shade trees; and construct the neighborhood skatepark on the future park site soon after the southern portion of the park site is dedicated to the City by the adjacent development. The Parks and Recreation Commission also supported the park be named "Hampton Park" after the street adjacent to the park.

The Hampton Park Master Plan was designed as a youth and family-oriented park. The park includes a joint-use detention basin/bantam soccer field which also may serve as a lawn amphitheater. The park also includes a children's playground with swing area, a group picnic area with shade structure, a youth basketball court, two lawn volleyball courts, a par course, full site landscaping with low maintenance plantings, large canopy shade trees, security lighting, and site furniture.

Woodside Homes will be developing this as a "turn-key" park. The park is expected to begin construction in the summer 2007 and to open by 2008. The developer will be required to maintain this park for one year after its completion.

City of Sacramento
Department of Parks and Recreation
Hampton Park Site





LEGEND

- STREET TREE
- LANDSCAPE TREE
- ACCENT TREE
- CONIFER SCREEN TREE
- SHRUB / GROUNDCOVER PLANTING AREA
- LAWN AREA

KEY

A BANTAM SOCCER FIELD / DETENTION BASIN
B PLAY AREA
C TOT AREA
D SWINGS AREA
E PICNIC GAZEBO
F BASKETBALL COURT
G LAWN VOLLEYBALL
H CONCRETE STEPS
I 20' EMERGENCY VEHICLE ACCESS
J 10' CONCRETE WALK
K 5' CONCRETE WALK
L BENCH
M DRINKING FOUNTAIN
N LAWN AMPHITHEATER
O PARCOURSE CLUSTER

NORTH

SCALE 1" = 40'

PRELIMINARY LANDSCAPE PLAN

HAMPTON PARK

CITY OF SACRAMENTO, CALIFORNIA

DEVELOPER: WOODSIDE HOMES OF CALIFORNIA

Craig Park

Landscape Architects & Planners

RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

December 12, 2006

APPROVING PARK NAME AND MASTER PLAN FOR HAMPTON PARK

BACKGROUND

A. The proposed "Hampton Park" is a 4.24-acre joint-use park/detention basin located on Hampton Drive at Kennedy Way.

B. The park and detention basin will be developed as a "turn-key" park by Woodside Homes.

C. Long-term designs of public facilities are reviewed and approved by City Council.

D. The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act.

F. On November 10, 2005, the City Planning Commission approved the Mitigated Negative Declaration and adopted the Mitigation Monitoring Plan for the development of Hampton Station (P03-109). The Hampton Park project components contained in the Hampton Park Master Plan were evaluated within the adopted Negative Declaration for the Woodside at Hampton Station Project.

G. A subsequent Negative Declaration need not be prepared for the Woodside Homes at Hampton Station Project because the Hampton Park Master Plan does not propose substantial changes to the project, no substantial changes have occurred with respect to the project circumstances, and no new information of substantial importance to the project has become known or available; consequently, additional environmental review of the project is not required.

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

Section 1. The name "Hampton Park" is approved.

Section 2. The Hampton Park Master Plan is approved.