



# REPORT TO COUNCIL

## City of Sacramento

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

CONSENT  
 March 6, 2007

Honorable Mayor and  
 Members of the City Council

**Title:** Swainson's Hawk Park Name and Master Plan

**Location/Council District:** South of Del Paso Road & west of El Centro Road /  
 Council District 1

**Recommendation:** Adopt a **Resolution:** 1) approving the name "Swainson's Hawk Park;" and 2) approving the Swainson's Hawk 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 Swainson's Hawk Park project history is included as Attachment 1 (page 4) and a location 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 by expanding park, recreation, and trail facilities throughout the City.

**Committee/Commission Action:** The Swainson's Hawk Park name and Master Plan (Attachment 3, page 7) were reviewed by the Parks and Recreation Commission (PRC) on January 4, 2007. The PRC supported the Swainson's Hawk Park Master Plan and name.



**Environmental Considerations:** On October 25, 2005, the City Council approved a Negative Declaration and adopted the Mitigation Monitoring Plan for the development of Natomas Central Project (P04-173), Resolution No. 2005-774. Swainson's Hawk Park project components were evaluated within the Negative Declaration for the Natomas Central Project. Therefore, the 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*. A separate report, Swainson's Hawk Park Capital Improvement Program and Reimbursement/Credit Agreement, will be brought to City Council on March 6, 2007, to create a Capital Improvement Program project number and accept an agreement with the developer for this project.

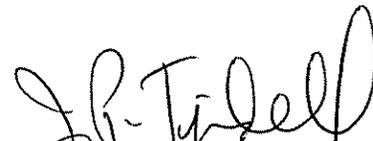
**Financial Considerations:** There are no financial considerations with the approval of a park master plan. Staff has prepared another report for Council to establish a Capital Improvement Program project number and approve a reimbursable/credit agreement for development of this "turn-key" park to be constructed by the housing developer.

The Neighborhood Park Maintenance Community Facilities District (CFD) was established to reduce reliance on the general fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system. The CFD pays for a portion of the maintenance costs for neighborhood parks. The amount of funding in the CFD depends upon the year the homes in that neighborhood were built and annexed to the CFD; maintenance of parks built before 2002 and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD.

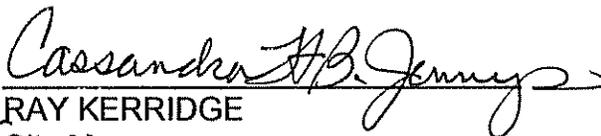
Development of parks creates an ongoing cost for park maintenance and utilities are based on the size of the park. The annual maintenance cost for this 5.72-acre park is approximately \$8,200 per acre or \$46,904. CFD #3 will provide the funding for maintenance.

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

Respectfully Submitted by:

  
for CASSANDRA H.B. JENNINGS  
Assistant City Manager

Recommendation Approved:

  
for RAY KERRIDGE  
City Manager

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**Attachment 1**

**Background Information**

Swainson's Hawk Park is a neighborhood park located in the Natomas Central approved Planned Unit Development (PUD) which consists of low, medium, and high density residential, an active adult community, a lake/detention basin, a private recreation center, parks, a school site, a fire station, and open space on approximately 398 acres between El Centro Road and Del Paso Road.

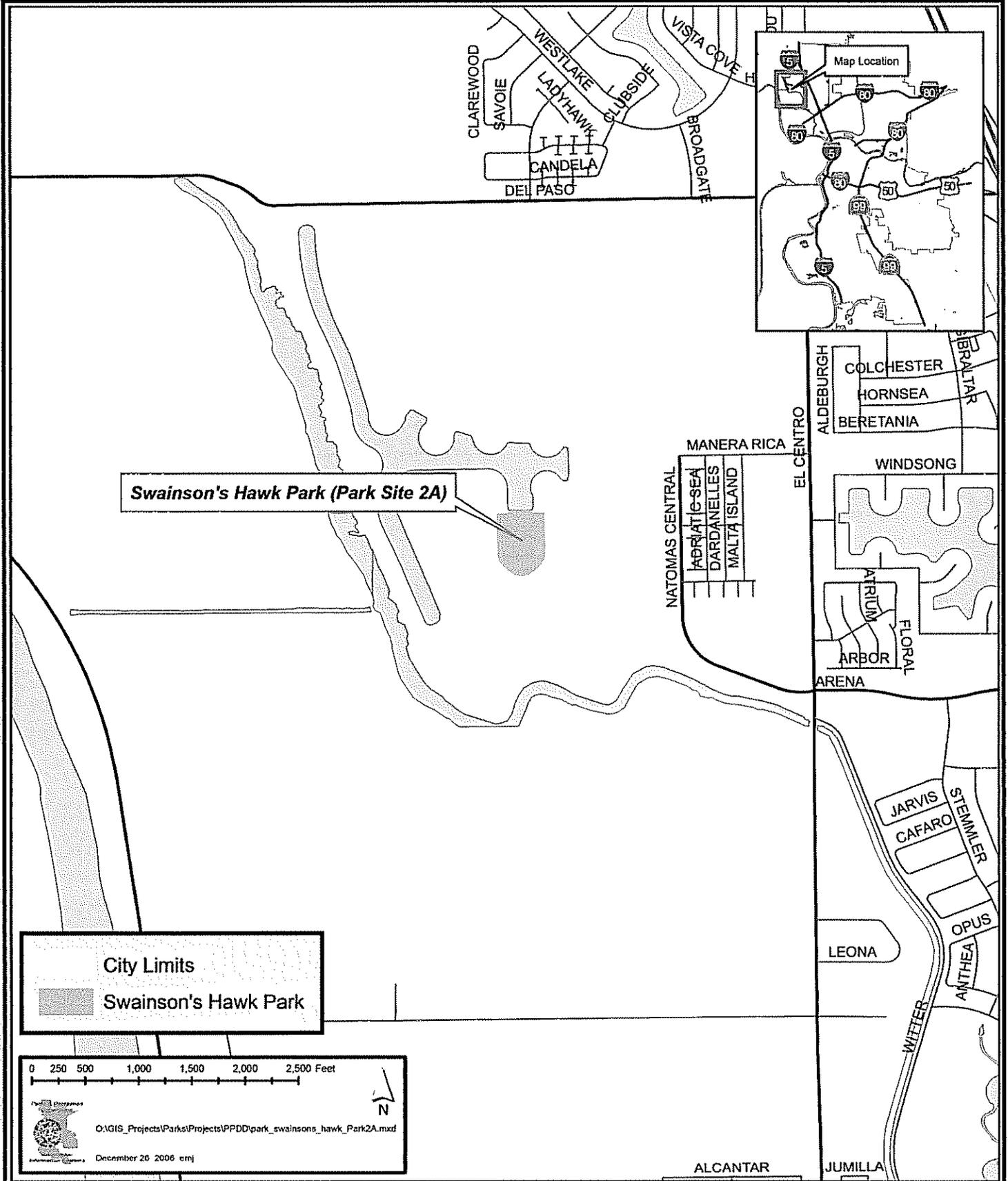
The proposed Swainson's Hawk Park is a 5.72-acre community park located south of Del Paso Road and west of El Centro Road in North Natomas. The park will be built as a turn-key park developed by K. Hovnanian Forecast Homes Northern, Inc.

The Swainson's Hawk Park master plan includes a tot-lot and adventure play areas, meandering walkways throughout the park, shade structures, informal skate board area, horseshoe court, group picnic area, bocce court, open turf/bantam soccer area, and a lake promenade with a sculpture as the focal point.

The park is expected to open in 2008. The developer will be required to maintain this park for one year after the completion of the park at which point maintenance will be under the City's jurisdiction.



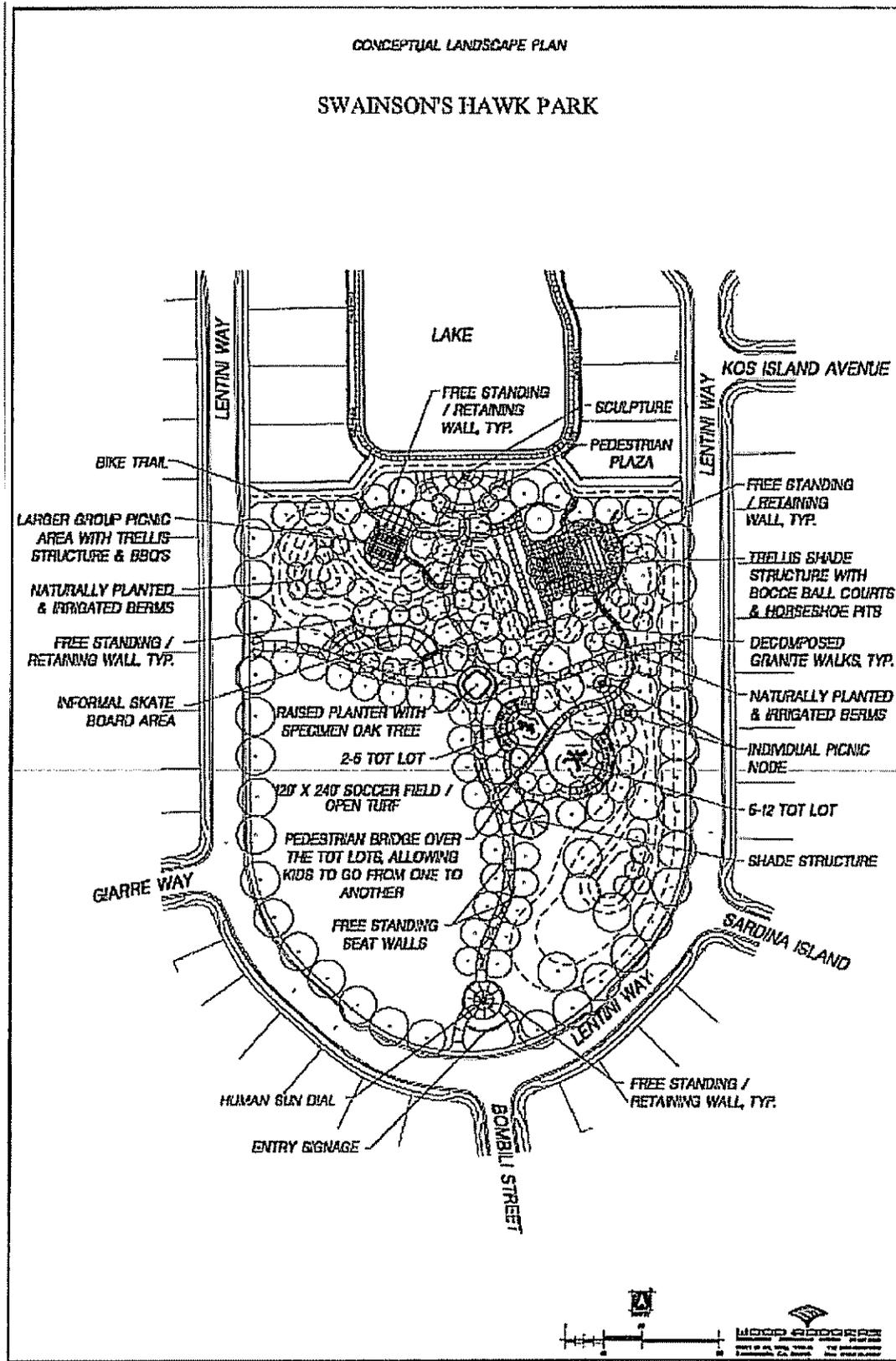
**City of Sacramento**  
**Department of Parks and Recreation**  
**Swainson's Hawk Park (Site 2A)**



City Limits  
 Swainson's Hawk Park

0 250 500 1,000 1,500 2,000 2,500 Feet

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 December 26 2006 cmj



**RESOLUTION NO. 2007-**

Adopted by the Sacramento City Council

March 6, 2007

**APPROVING SWAINSON'S HAWK PARK NAME AND MASTER PLAN**

**BACKGROUND**

- A. Swainson's Hawk Park is a 5.72-acre community park located south of Del Paso Road and west of El Centro Road in North Natomas.
- B. The park will be built as a "turn-key" park developed by K. Hovnanian Forecast Homes Northern, Inc.
- 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.
- E. The City Council approved Resolution No. 2005-774 approving the Negative Declaration and approving the Mitigation Monitoring Plan for the Natomas Central Project (P04-173).
- F. A subsequent Negative Declaration need not be prepared for the Natomas Central Project because the Swainson's Hawk 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 "Swainson's Hawk Park" is approved.
- Section 2. The Swainson's Hawk Park Master Plan is approved.