



City of Sacramento City Council

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

Meeting Date: 5/15/2012

Report Type: Consent

Title: Appropriate Park Development Impact Fees for Park Improvements to Mae Fong Park (L19150100)

Report ID: 2012-00399

Location: 3004 Redding Avenue, District 6

Recommendation: Pass a Resolution appropriating \$18,000 of Park Development Impact Fees (PIF), Fund 3204, from Community Plan Area 5 for park improvements at Mae Fong Park.

Contact: Tin-Wah Wong, Associate Landscape Architect, (916) 808-5540; J.P. Tindell, Park Planning & Development Manager, (916) 808-1955, Department of Parks and Recreation

Presenter: None

Department: Parks & Recreation Department

Division: Park Development Services

Dept ID: 19001121

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Location Map
- 4-Master Plan
- 5-Resolution

City Attorney Review

Approved as to Form
Sheryl Patterson
5/7/2012 3:47:30 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
4/27/2012 3:03:09 PM

Approvals/Acknowledgements

Department Director or Designee: Jim Combs - 5/7/2012 11:40:13 AM

Description/Analysis

Issue: Staff is recommending City Council appropriate \$18,000 in Park Development Impact Fees (PIF), Fund 3204, from Community Plan Area 5 (PA5) for park improvements to Mae Fong Park (L19150100). In January 2012, vandals destroyed the barbecue grills and volleyball net and sprayed graffiti on the park sign. The improvements include replacing the barbecue grills and volleyball net and adding a special coating upgrade to the park sign to protect it from future graffiti damage.

Mae Fong Park (formerly Redding Avenue Park) is a 3.25-acre joint use neighborhood park/detention basin located at 3004 Redding Avenue in the Fruitridge/Broadway Community Plan Area (PA5).

Long-term designs of public facilities are reviewed and approved by City Council. City Council approval is also required to make appropriation changes exceeding \$100,000. Over \$100,000 in administrative transfers from the Park Development Impact Fee fund balance has occurred this fiscal year. With this recommendation, the total appropriation changes to capital budgets will exceed the \$100,000 threshold and is outside staff's approval authority.

Policy Considerations: Per City Resolution No. 2011-391, Section 4.1, all appropriation changes (increases or decreases) in excess of \$100,000 to operating and capital budgets shall be approved by the City Council by resolution.

Utilizing PIF to augment project budgets is consistent with Sacramento City Code Section 18.44.160 as these funds will be "expended on park facilities within the planning area in which the development project paying the fee is located".

Environmental Considerations:

California Environmental Quality Act (CEQA): The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that the project is exempt from CEQA under Class 1, 3, Section number 15301, 15303 of the CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.). The project consists of minor alterations of existing public facilities and construction of small accessory structures.

Sustainability: Not applicable.

Committee/Commission Action: None

Rationale for Recommendation: Staff is recommending appropriating the funding to replace damaged amenities and to install an anti-graffiti coating onto the existing concrete park sign at a relatively new park. Mae Fong Park was developed less than two years ago as Redding Avenue Park in October 2010, and officially named Mae Fong Park less than one year ago in August 2011. The Mae Fong Park sign was installed in October 2011. In late January 2012, vandals sprayed graffiti on the concrete park sign repeatedly and damaged the barbeque grills and volleyball net.

Fund appropriations require the approval of City Council. Over \$100,000 in administrative transfers from the Park Development Impact Fee fund balance has occurred this fiscal year. With this recommendation, the total appropriation changes to capital budgets will exceed the \$100,000 threshold and is outside staff's approval authority.

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.

Financial Considerations: On December 17, 2007, City Council approved Resolution No. 2007-921 which included a provision authorizing the City Manager to enter into an Individual Project Agreement (IPA) with the Redevelopment Agency of the City of Sacramento relating to acquisition of Mae Fong Park and its subsequent development. City Agreement 2001-0224-195 (the IPA) was executed on January 9, 2008 to allocate all Quimby Fees and all Park Development Impact Fees (PIF) within the portion of the 65th Street Redevelopment Area that is located within Community Plan Area 5 to the development of park improvements for Mae Fong Park for a period of time ending December 31, 2017. A special fund was established to track the collection of the affected Quimby and PIF funds; sufficient PIF funds have accumulated to cover the costs of the proposed improvements.

Staff is recommending that City Council appropriate \$18,000 of PIF funds for park improvements at Mae Fong Park (L19150100). There are adequate funds in Fund 3204, Plan Area 5, to appropriate monies for these park improvements. This additional funding will be used to replace barbeque grills, volleyball net, and concrete park sign coating upgrades.

Emerging Small Business Development (ESBD): The selection of contractors for these improvements will follow City established guidelines for inclusion of ESBD firms.

Background

Mae Fong Park (formerly Redding Park) is a 3.25-acre joint use neighborhood park/detention basin located at 3004 Redding Avenue in the Fruitridge/Broadway Community Plan Area (PA5).

On December 17, 2007, City Council approved Resolution No. 2007-921 which included a provision authorizing the City Manager to enter into an Individual Project Agreement (IPA) with the Redevelopment Agency of the City of Sacramento relating to acquisition of Mae Fong Park and its subsequent development. City Agreement 2001-0224-195 (the IPA) was executed on January 9, 2008 to allocate all Quimby Fees and all Park Development Impact Fees (PIF) within the portion of the 65th Street Redevelopment Area that is located within Community Plan Area 5 to the development of park improvements for Mae Fong Park for a period of time ending December 31, 2017. A special fund was established to track the collection of the affected Quimby and PIF funds.

On November 17, 2009, City Council approved the Redding Avenue Park master plan (Resolution 2009-719). The master plan includes fitness stations, decomposed granite jogging trails, pedestrian walkways, seating areas, an adventure play area and tot lot with poured in place rubber surfacing, a rock climbing area, a small group picnic area with a shade structure, and landscaping.

The park was officially opened to the public in October 2010. The park improvements that were constructed in 2010 included: a tot lot, an adventure play area, a small group picnic area, a grass volleyball court, a natural area, walkways, and landscaping.

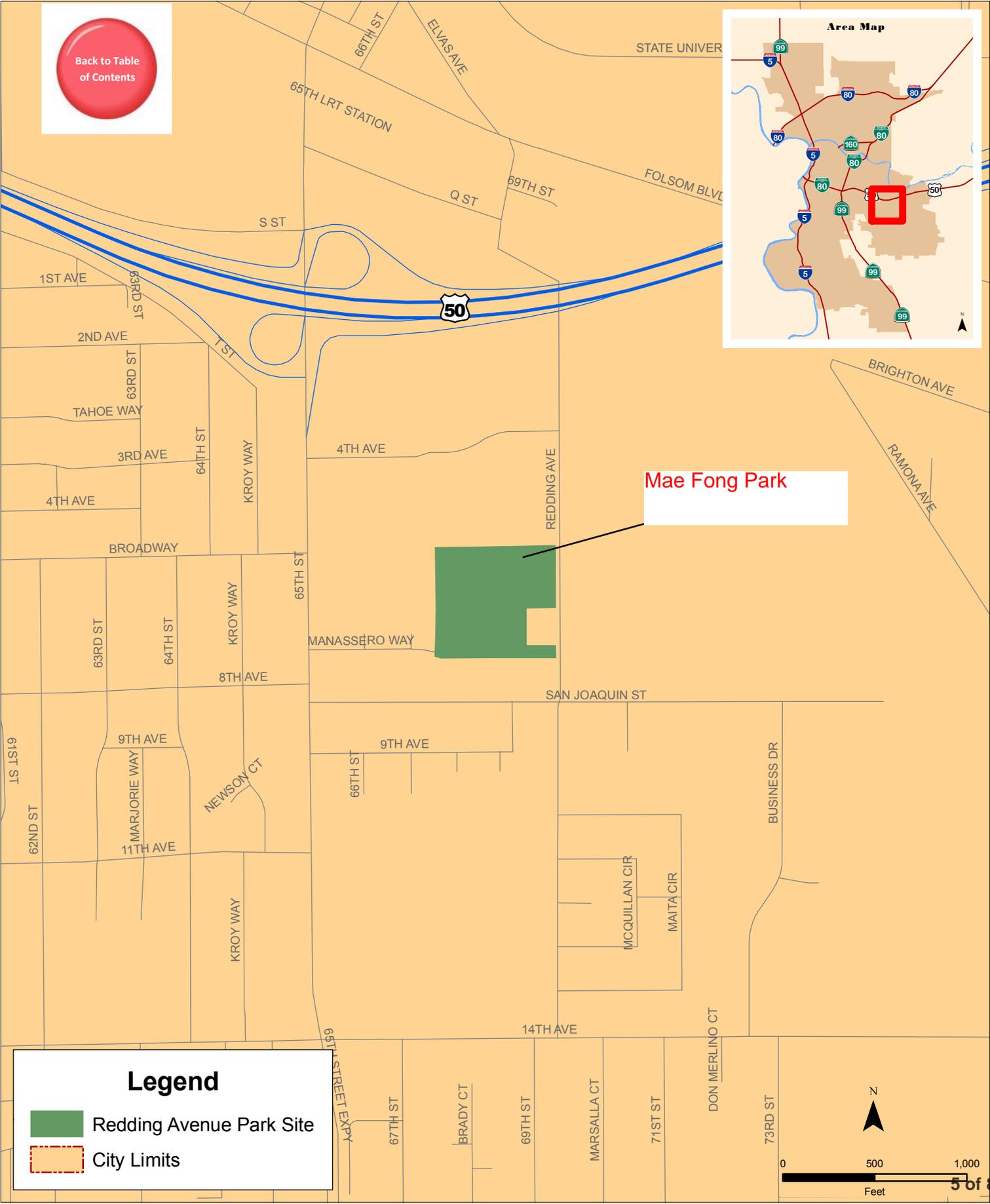
On August 23, 2011, City Council approved the park name Mae Fong Park (Resolution 2011-493). The Mae Fong Park sign was installed in October 2011. In late January 2012, vandals sprayed graffiti on the concrete park sign repeatedly and damaged the barbeque grills and volleyball net. Staff is recommending appropriating the additional funding to replace the damaged amenities at this relatively new park.



City of Sacramento Department of Parks and Recreation

Mae Fong Park

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Mae Fong Park

Legend

- Redding Avenue Park Site
- City Limits

N

0 500 1,000
Feet



NEIGHBORHOOD ENTRY
BIKE TRAIL CONNECTION

EXISTING
RESIDENTIAL

NEIGHBORHOOD ENTRY
BIKE TRAIL CONNECTION

INDUSTRIAL

10' PAVED
PATH /
ROAD W/ 3'
DECOMPOSED
GRANITE
SHOULDER

EXISTING
RESIDENTIAL

MANASSERO WAY

NEIGHBORHOOD
ENTRY

CHURCH

FITNESS
STATION (3)

EXISTING
RESIDENTIAL



EXISTING TREES TYP.

SMALL GROUP PICNIC AREA
WITH SHADE STRUCTURE

MAIN PARK ENTRY
WITH SIGN

DECORATIVE FENCE

TOT - LOT

ADVENTURE PLAY AREA

ROCK CLIMBING WALL

REDDING AVENUE

MASONRY WALL

NEIGHBORHOOD /
MAINTENANCE ENTRY



MAE FONG PARK

City of Sacramento Parks & Recreation

Mae Fong Park
3004 Redding Avenue, Sacramento, CA 95820
Redding Avenue Park Master Plan adopted on
November 17, 2009 (Resolution 2009-719)
Redding Avenue Park renamed to Mae Fong
Park on August 23, 2011 (Resolution 2011-493)



RESOLUTION NO. 2012-

Adopted by the Sacramento City Council

APPROPRIATE PARK DEVELOPMENT IMPACT FEES FOR PARK IMPROVEMENTS TO MAE FONG PARK (L19150100)

BACKGROUND

- A. Mae Fong Park (formerly Redding Park) is a 3.25-acre joint use neighborhood park/detention basin located at 3004 Redding Avenue in the Fruitridge/Broadway Community Plan Area (PA5).
- B. Mae Fong Park was opened to the public in October 2010. The park improvements included: a tot lot, an adventure play area, a small group picnic area, a grass volleyball court, a natural area, walkways, and landscaping.
- C. On August 23, 2011, City Council approved the park name Mae Fong Park (Resolution 2011-493). The Mae Fong Park sign was installed in October 2011.
- D. In late January 2012, vandals destroyed barbeque grills and the volleyball net and sprayed graffiti on the park sign.
- E. Staff is recommending City Council appropriate \$18,000 in Park Development Impact Fees (PIF), Fund 3204, for park improvements to Mae Fong Park (L19150100) to replace the barbeque grills and volleyball net, and add a special coating upgrade to the park sign to protect it from future graffiti damage.
- F. On December 17, 2007, City Council approved Resolution No. 2007-921 which included a provision authorizing the City Manager to enter into an Individual Project Agreement (IPA) with the Redevelopment Agency of the City of Sacramento relating to acquisition of Mae Fong Park and its subsequent development. City Agreement 2001-0224-195 (the IPA) was executed on January 9, 2008 to allocate all Quimby Fees and all Park Development Impact Fees (PIF) within the portion of the 65th Street Redevelopment Area that is located within Community Plan Area 5 to the development of park improvements for Mae Fong Park for a period of time ending December 31, 2017. A special fund was established to track the collection of the affected Quimby and PIF funds; sufficient PIF funds have accumulated to cover the costs of the proposed improvements.

- G. Utilizing PIF to augment project budgets is consistent with Sacramento City Code Section 18.44.160 as these funds will be “expended on park facilities within the planning area in which the development project paying the fee is located”.
- H. Long-term designs of public facilities are reviewed and approved by City Council. City Council approval is also required to make appropriation changes exceeding \$100,000. Over \$100,000 in administrative transfers from the Park Development Impact Fee fund balance has occurred this fiscal year. With this recommendation, the total appropriation changes to capital budgets will exceed the \$100,000 threshold and is outside staff’s approval authority.

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

- Section 1. That \$18,000 in Park Development Impact Fees (PIF), Fund 3204, from Community Plan Area 5 is appropriated for park improvements at Mae Fong Park (L19150100).