



# REPORT TO COUNCIL

## City of Sacramento

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915 I Street, Sacramento, CA 95814-2671  
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CONSENT  
January 10, 2006

Honorable Mayor and  
Members of the City Council

**Subject:** CIP: Appropriate \$400,000 in Park Development Impact Fees to the Oak Park Community Center Phase II Project (PN: KB29)

**Location/Council District:** Oak Park Community Center, Council District 5

**Recommendation:**

Adopt a Resolution appropriating \$400,000 in Park Development Impact Fees (Fund 791) to the Oak Park Community Center Phase II Project (PN: KB29).

**Contacts:** Janet Baker, Park Development Manager, 808-8234  
Cynthia Kranc, Facilities Manager, 808-2258

**Presenters:** N/A

**Department:** Parks and Recreation and General Services

**Division:** Park, Planning Design & Development and Facilities & Property Management

**Organization No:** 4511

**Summary:**

In March 2005, the City Council accepted a Proposition 40 Urban Parks Act Grant in the amount of \$3 million and established a capital improvement project for the Oak Park Community Center Phase II Project (PN: KB29). In addition to the grant funds, the Sacramento Housing and Redevelopment Agency (SHRA) is adding \$1.6 million. Staff is recommending that the City Council add the final \$400,000 in Planning Area 5 Park Development Impact Fees to the project. These funds will be used for site work and other park amenities associated with the Phase II expansion of the community center. This will make the total budget for the project \$5 million.

**Committee/Commission Action:**

The Citizen's Advisory Committee (CAC) for Parks and Recreation supported the preparation of an Urban Parks Act Grant for Phase II expansion of the Oak Park Community Center at its September 5, 2003 meeting.

The Oak Park Redevelopment Advisory Committee (RAC) supported the City's request for \$1.6 million in redevelopment funds at its September 4, 2005 meeting.



### **Background Information:**

In Fall 2003, the City Council supported the preparation of a Proposition 40 Urban Parks Act Program grant for the Phase II expansion of the Oak Park Community Center. Phase I of the planned expansion, recently completed, includes an upgrade of the existing restrooms, modification of the existing weightroom into additional staff offices, new mechanical equipment and construction of a new 2400 sq. ft. weightroom with new additional restrooms. The proposed Phase II expansion includes the construction of a new gym/multi-purpose building with basketball/volleyball courts and bleachers as an additional building southeast of the existing community center. Staff was notified in Fall 2004 that the City of Sacramento would be awarded the maximum grant award of \$3 million for the development of Phase II of the Oak Park Community Center as scoped in the grant proposal.

In March 2005, the City Council accepted the \$3 million grant from the State Department of Parks and Recreation and established a CIP for the project (PN: KB29). Since that time, the Department of Parks and Recreation in partnership with the General Services Department has been working to accurately identify the project costs and develop a detailed project scope and budget.

Staff is currently recommending that the "base project" be development of a 6,465 sq. ft. gymnasium/multipurpose building. The General Services Department is prepared to begin the design process in Fall 2006. Design is currently estimated to take 6-9 months including community outreach, site plans, construction documents and site evaluation work. Once designs are complete, the project will be bid with a number of add alternates including in priority order:

1. Addition of a stage area,
2. Addition of building support areas (staff space, stage/equipment storage, etc.), and
3. Additional site/building improvements and enhancements.

The add alternates will be added to the base project once the total cost of development of the base project has been identified and if funds remain for the additional project elements or are identified from other sources.

### **Financial Considerations:**

Staff recommends that the City Council appropriate \$400,000 in Park Development Impact Fees (Fund 791) to the Oak Park Community Center Phase II Project (CIP: KB29). With the already accepted \$3 million dollar Proposition 40 Urban Parks Act Grant and the \$1.6 million committed from the SHRA, the total funds budgeted for this project will be \$5 million.

Park Development Impact Fees are for development of park elements only, and will be used for site work and other park amenities associated with the Phase II expansion of the Oak Park Community Center.

**Environmental Considerations:**

The Environmental Services Manager has determined that the Oak Park Phase II Improvements (CIP # KB29), as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) guidelines, the City has incorporated mandatory mitigation measures into the project plans to avoid potential impacts or to mitigate such impacts to a point where clearly no significant impacts will occur.

The proposed Negative Declaration was available for a 30-day Public Review during the period of February 9 through March 10, 2005. Therefore, staff recommended that the City Council ratify the Negative Declaration on March 29, 2005.

**Policy Considerations:**

Providing Parks and Recreation facilities is consistent with the City's strategic plan to achieve sustainability and livability and to expand economic development throughout the City.

**Emerging Small Business Development (ESBD):**

The selection of consultants and contractors for this project will follow City established guidelines for inclusion of ESBD firms.

Respectfully Submitted by:   
ROBERT G. OVERSTREET II  
Director of Parks and Recreation

Respectfully Submitted by:   
REINA J. SCHWARTZ  
Director of General Services

Recommendation Approved:

  
RAY KERRIDGE  
Interim City Manager

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**RESOLUTION NO.**

Adopted by the Sacramento City Council

January 10, 2006

**APPROPRIATING \$400,000 IN PARK DEVELOPMENT IMPACT FEES TO THE  
OAK PARK COMMUNITY CENTER PHASE II PROJECT (PN: KB29)**

**BACKGROUND**

- A. In Fall 2003, the City Council supported the preparation of a Proposition 40 Urban Parks Act Program grant for the Phase II expansion of the Oak Park Community Center.
- B. In March 2005, the City Council accepted the \$3 million grant from the State Department of Parks and Recreation and established a CIP for the project (PN: KB29).
- C. In March 2005, the Sacramento Housing and Redevelopment Agency committed \$1.6 million to the Oak Park Community Center Phase II Project.
- D. Park Development Impact Fees are for development of park elements only, and will be used for site work and other park amenities associated with the Phase II expansion of the Oak Park Community Center.

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

- Section 1. \$400,000 in Park Development Impact Fees (Fund 719) are appropriated to the Oak Park Community Center Phase II Project (PN: KB29).