



# 2.17

DEPARTMENT OF  
PARKS AND RECREATION

CITY OF SACRAMENTO  
CALIFORNIA

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ADMINISTRATION

March 15, 2005

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City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: ACCEPT A PROPOSITION 40 URBAN PARKS ACT PROGRAM GRANT IN THE AMOUNT OF \$3 MILLION FOR THE EXPANSION OF THE OAK PARK COMMUNITY CENTER, APPROVE THE MITIGATED NEGATIVE DELCARATION FOR OAK PARK COMMUNITY CENTER EXPANSION PHASE II AND ALL ASSOCIATED FINANCIAL TRANSACTIONS**

**LOCATION AND COUNCIL DISTRICT:** Oak Park Community Center, C-5

**RECOMMENDATION:**

Staff recommends that the City Council, by resolution (p. 14):

- Accept a Proposition 40 Urban Parks Act Program Grant in the amount of \$3,000,000 into Fund 248;
- Establish a capital improvement project for Oak Park Community Center Expansion Phase II CIP (PN: KB29),
- Appropriate \$3,000,000 (Fund 248) to Oak Park Community Center Expansion Phase II CIP (PN: KB29).

**CONTACT PERSON:** RALPH PETTINGELL, RECREATION MANAGER, 808-6173  
LORI HARDER, SUPPORT SERVICES MANAGER, 808-5172

**FOR COUNCIL MEETING OF:** March 29, 2005

**SUMMARY:**

Staff was successful in obtaining a Proposition 40 Urban Parks Act Program competitive grant. Staff recommends that the City Council approve the actions necessary to accept this grant and properly account for the grant funds. Staff is working with the General Services Department to accurately identify the project costs and develop a detailed cost estimate. The total project cost is currently estimated at \$4.6 million. The Sacramento Housing and Redevelopment Agency (SHRA) has committed to fund the up to \$1.6 million, the current estimated shortfall, to complete the project as scoped in the grant proposal to the State of California Department of Parks and Recreation.



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**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.

**BACKGROUND INFORMATION:**

Phase I of the planned expansion of the Oak Park Community Center was recently completed and includes an upgrade of the existing restrooms, modification of the existing weightroom into additional staff offices, new mechanical equipment and construction of a new 2,400 sq. ft. weightroom with new additional restrooms. In October 2003, the City Council supported the preparation of a Proposition 40 Urban Parks Act grant proposal to fund Phase II expansion of the Oak Park Community Center. The proposed Phase II expansion includes the construction of a new gym/multipurpose room as an additional building southeast of the existing community center.

The California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40) was passed by the voters of California in March 2002. The Bond Act was intended to acquire and develop properties of the state park system, to acquire and develop neighborhood, community, and regional parks and recreational areas, for land, air, and water conservation programs, including acquisition for those purposes, and to acquire, restore, preserve and interpret California's historical and cultural resources.

The Urban Park Act of 2001 was one of a number of competitive grant programs that was funded through the Proposition 40 Bond Act. The program was meant to finance the acquisition and development of new parks, recreation areas, and facilities in neighborhoods currently least served by park and recreation providers. The program was also meant to encourage community participation in, and responsibility for, new urban parks, new recreational facilities, or new multipurpose facilities. Funded projects are to provide safe recreational opportunities for children, positive outlets for youth, special recreational and social needs of senior citizens, and other urban population groups.

As part of the preparation of the grant proposal, the Department of Parks and Recreation hired an architectural consulting firm to do the initial planning, develop a "conceptual master plan" and cost estimate for the expansion. The conceptual master plan called for the development of a 9,400 square foot multi-purpose building with basketball/volleyball courts and bleachers, which was included as the scope in the grant proposal. The estimated cost of development at that time (December 2003) was \$4.2 million.

Staff was notified in October 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. The estimated cost of the project has increased, since 2003, and is currently estimated at approximately \$4.6 million.

The Department of Parks and Recreation is working with the General Services Department to accurately identify the project costs and develop a detailed project scope and budget.

### **FINANCIAL CONSIDERATIONS:**

Staff recommends that the City Council accept the Proposition 40 Urban Parks Act Grant in the amount of \$3,000,000 into Fund 248, establish a capital improvement project for Oak Park Community Center Phase II Expansion CIP (PN: KB29), and appropriate \$3,000,000 (Fund 248) to that project.

At the time of application the Proposition 40 Urban Parks Act Program did have a required match, however the legislation establishing the Urban Parks Act Program did not set a specific amount for matching funds. The City was successful in securing a competitive State grant to fund the majority of the project cost; therefore, the required match for the proposed project is the difference to construct the project as scoped to the State. The City's required match will be the final total cost of the project minus the \$3 million grant award. This is currently estimated at \$1.6 million.

The Sacramento Housing and Redevelopment Agency (SHRA) will allocate up to \$1.6 million in future Oak Park Tax Allocation Bond Funds as a match for 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 # KB28), 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. These mitigation measures are included in Exhibit A (Mitigation Reporting Plan).

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

### **POLICY CONSIDERATIONS:**

Providing parks and recreation facilities is consistent with City's Strategic Plan goals including: enhancing and preserving neighborhoods and preserving and expanding arts and culture, open space, the urban forest, and parks and recreation opportunities. The proposed project is identified as an "opportunity project" in the City Council adopted *2004 Parks and Recreation Programming Guide*. The PRPG is a document designed to

prioritize unfunded and in some cases, underfunded CIP projects. As part of the overall Park Development Process, the PRPG sets annual priorities, which allows staff to manage resources, production capacity and operational/maintenance impacts, while still completing projects within a reasonable amount of time.

**ESBD CONSIDERATIONS:**

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

Respectfully Submitted,



ROBERT G. OVERSTREET  
Director of Parks and Recreation

Recommendation Approved:



ROBERT P. THOMAS  
City Manager

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## MITIGATION REPORTING PLAN

In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures included in this Negative Declaration. For this project, mitigation reporting will be performed by the City of Sacramento's Department of Parks and Recreation in accordance with the monitoring and reporting program developed by the City to implement AB 3180.

This Mitigation Reporting Plan is being prepared by the Development Services Department, Environmental Planning Services 1231 I Street, Suite 300, Sacramento, CA 95814, (916) 808-2762, pursuant to the California Environmental Quality Guidelines, Section 21081.

The Department of Parks and Recreation will submit its completed Reporting Plan to the Environmental Planning Services for inclusion in the annual report to the City Council.

**Project Name and Number:** OAK PARK PHASE II IMPROVEMENTS (CIP#KB28)

**Project Location:** The project is located at 3425 Martin Luther King Jr. Boulevard in the Oak Park neighborhood of the East Broadway Community Planning Area (CPA) in the City of Sacramento. The site is also identified as Assessor's Parcel Numbers 014-0202-02, 03, 26, 27, 28, 29, 38 and 39 and 014-0231-014, 047 and 048.

**Project Description:** The proposed project involves the construction of a new gym/multi-purpose building to expand and accommodate recreational demand in the greater Oak Park area. The new gym/multi-purpose building will be approximately 9,400 square feet in size and will be constructed to the immediate southeast of the existing Multi-Service Center. As approached from the parking area, the structure will be behind and slightly to the left of the existing facility. Visitors to the Community Center will be able to reach the new building via an existing walkway, or arrive from the existing community center by walking along a new covered walkway.

**MITIGATION REPORTING PROGRAM CHECKLIST  
FOR THE OAK PARK PHASE II IMPROVEMENTS (CIP# LV91) NEGATIVE DECLARATION**

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
<p><b>SEISMICITY, SOILS AND GEOLOGY:</b> Because the proposed project will result in construction period earth disturbance, additional mitigation measures are proposed below to fully reduce any construction period impacts to a less-than-significant level.</p> <p><b><u>MITIGATION MEASURE #1: EROSION AND SEDIMENT CONTROL</u></b></p> <ol style="list-style-type: none"> <li>The contractor shall be required to use BMPs (e.g., placement of hay bales, sediment fencing, or similar structures) to prevent inadvertent erosion and to prevent sediment from entering into or running off site into the City's storm drain. Such BMP's shall be consistent with the City of Sacramento's Erosion and Sediment Control Ordinance Best Management Practices.</li> <li>Construction vehicle access to the corridor shall be carefully delineated prior to the start of work to help alert the Contractor to the limits of the work area.</li> <li>The construction staging area shall also be delineated on all construction plans. The staging area and vehicle access area shall be restored and if necessary re-vegetated at the completion of construction to ensure no exposed soils subject to erosion remain.</li> </ol>	Before Construction	Department of Parks and Recreation				

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
<p><b>TRANSPORTATION:</b></p> <p>Since peak programming of the expanded community center may result in potential adverse impacts to parking resources, the following mitigation measure is recommended to reduce peak programming parking impacts to a less-than-significant level.</p> <p><b><u>MITIGATION MEASURE 2: PEAK PARKING DEMAND</u></b></p> <p>Prior to occupancy of the expanded community center, the City of Sacramento shall:</p> <ol style="list-style-type: none"> <li>1. Negotiate a joint use agreement with the Sacramento City Unified School District (SCUSD) to allow use of the Keith B. Kinney parking lot during non-school hours, and/or;</li> <li>2. Develop an Event and Multiple Programming Parking Plan and Program. This plan and program shall establish procedures for the reservation of meeting space in such a manner as to avoid parking conflicts. The plan may for example, limit large meeting events in excess of 100 persons, when several concurrent meetings or events are occurring at either at Keith B Kinney School or the existing Oak Park Community Center.</li> </ol> <p><b>BIOLOGICAL RESOURCES:</b></p>	<p>Before, During Construction</p>	<p>Department of Parks and Recreation</p> <p>SCUSD</p>				



Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
<p>established around the nest site. A biologist shall delimit the buffer zone with yellow caution tape or temporary flagging where feasible. The buffer zone shall be maintained throughout the construction period. No disturbance shall occur within 250 feet of a nest site during the species' breeding season.</p>						
<p>6. During construction, a biologist shall monitor nests weekly to evaluate potential nesting disturbance caused by construction activities. The biological monitor shall have the authority to stop construction if the nesting birds appear to be adversely affected.</p>						
<p>7. If active raptor nests are found within 250 feet of the project area, DFG shall be notified and no project activities that would result in nest abandonment (e.g., noise generated from the operation of heavy equipment) shall be conducted between February 1 and October 30, without DFG approval.</p>						
<p><b>Impacts to Heritage Trees</b></p>						
<p>The proposed project will not remove any Heritage trees although the project will require the removal of approximately 4 smaller ornamental trees. Site access by heavy vehicles may impact the drip lines of heritage trees located within the park but outside the bank stabilization area. These impacts could conflict with the City of Sacramento's tree ordinance. The following mitigation measures will be implemented by the City to mitigate this potential impact to a less-than-significant</p>						

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
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level.

**MITIGATION MEASURE 4: LOSS OF TREES AND LANDSCAPING AND FOR PROTECTION OF EXISTING TREES**

1. Any ornamental trees removed by the project shall be replaced as part of the landscaping plan on a 1:1 basis, and all areas of disturbed turf and landscaping shall be replaced as part of the landscaping plan for the project.
2. During construction the Contractor shall follow the procedures necessary to protect existing trees. All work near the trees shall be coordinated with the City Arborist, Dan Pskowski of Park and Recreation Tree Services Section, phone number (916) 768-8604. The Contractor shall comply with direction as given by the City Arborist and the following requirements regarding tree protection:
  - a. No storage or materials or parking of vehicles may occur within the driplines of the trees, except on paved streets.
  - b. If during construction grading, tree roots two inches (2") in diameter or greater are encountered, work shall stop immediately and the City Arborist shall be contacted for a root inspection, and the root shall not be cut unless the arborist approves. Roots approved by the

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
<p>arborist to be severed during the course of project construction shall be neatly trimmed. If a large number of roots require cutting, the tree will then have to be evaluated by the arborist for possible removal.</p>						
<p>c. If construction activities will affect any of the limbs of the trees, the arborist shall be consulted prior to the cutting or removal of any limb. Limbs approved by the arborist to be severed during the course of the project construction shall be neatly trimmed.</p>						
<p>d. The Contractor shall be responsible for damages to trees. Trees damaged by the Contractor during construction activities shall be assessed by the City Arborist using the International Society of Arborists (ISA) appraisal guide. The Contractor's responsibility for damaged trees will be determined by the Arborist.</p>	During construction	Department of Parks and Recreation				
<p><b>HAZARDS:</b> There is the remote potential for exposure to unknown soil contaminants on-site during site preparation. It is not anticipated that the project will require dewatering since installation of the erosion control measures would occur during the summer months when water levels in the lake are naturally low. The following mitigation measures shall ensure a less-than-significant hazard impact in regard to possible</p>						

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
contaminated soil or groundwater.						
<p><b><u>MITIGATION MEASURE 5: REDUCTION OF HAZARDOUS MATERIALS RISK DURING CONSTRUCTION</u></b></p>						
<p>1. If contaminated soil and/or groundwater are encountered or it suspected contamination is encountered during project construction, work shall be halted in the area, and the type and extent of the contaminated shall be identified. A qualified professional, in consultation with the appropriate federal, state, and/or local regulatory agencies shall then develop an appropriate method to remediate the contamination.</p>						
<p>2. Strict on-site handling rules shall be implemented to minimize spills and keep potentially contaminated materials out of the drainage waterways.</p>						
<p>3. Wastes and petroleum products used during construction shall be collected and removed from the project site.</p>						
<p>4. A spill prevention plan shall be implemented to maintain the safety of the drainage waterways.</p>						
<p><b>CULTURAL RESOURCES:</b></p>						
<p>The site has been recently disturbed and developed for school and community uses. Although no known paleontological, archeological or burial sites were discovered during excavations for existing facilities, there is a remote chance that new excavations could uncover buried cultural artifacts. To reduce this potential impact to a less-than-significant level, the following mitigation measure is proposed:</p>	During construction	Department of Parks and Recreation				Native American Heritage Commission

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance	Initials	Date	Remarks
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**MITIGATION MEASURE 5 – SUBSURFACE CULTURAL RESOURCES**

Sacramento  
County Coroner's  
Office

1. If subsurface archaeological or historical remains are discovered during construction, work in the area 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.
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.

**RESOLUTION NO.**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

ON THE DATE OF \_\_\_\_\_

**RESOLUTION TO ACCEPT A PROPOSITION 40 URBAN PARKS ACT PROGRAM GRANT IN THE AMOUNT OF \$3 MILLION FOR PHASE II EXPANSION OF THE OAK PARK COMMUNITY CENTER AND APPROVE THE MITIGATED NEGATIVE DECLARATION FOR OAK PARK COMMUNITY CENTER PHASE II AND ALL ASSOCIATED FINANCIAL TRANSACTIONS**

**WHEREAS**, in October 2003 the City Council supported the development of a Proposition 40 Urban Parks Act Program for Phase II expansion of the Oak Park Community Center.

**WHEREAS**, the City of Sacramento was notified in October 2004 of a grant award of \$3 million from the State of California Department of Parks and Recreation.

**WHEREAS**, the City of Sacramento has conducted an Initial Study to determine if the Project may have a significant effect on the environment; and

**WHEREAS**, the Initial Study concluded that there is no substantial evidence that the Project, or any of its aspects, may cause a significant effect on the environment and, therefore, a Negative Declaration is appropriate; and

**WHEREAS**, a Mitigation Reporting Plan has been prepared which is designed to ensure compliance with the mitigation measures incorporated into the Project Negative Declaration; and

**WHEREAS**, the City of Sacramento has circulated the Negative Declaration for public review in accordance with CEQA.

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

**The City Council hereby:**

1. Accepts a Proposition 40 Urban Parks Act Grant in the amount of \$3,000,000 into Fund 248.
2. Establishes a capital improvement project for the Phase II expansion of the Oak Park Community Center CIP (PN: KB29), and

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3. Appropriates \$3,000,000 (Fund 248) to the Oak Park Community Center Expansion Phase II Project CIP (PN: KB29).

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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Resolution No.: \_\_\_\_\_

Date Adopted: \_\_\_\_\_

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