



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



*Agency 12* (27)  
44

December 23, 1985

Redevelopment Agency of the  
City of Sacramento  
AND  
Sacramento City Council  
Sacramento, California

CITY MANAGER'S OFFICE  
**RECEIVED**

**FILED** JAN 8 1986  
**FILED** JAN 21 1986  
*Cont. to 1-21-86*  
*Withdrawn*  
 BY THE CITY COUNCIL  
 OFFICE OF THE CITY CLERK

Honorable Members in Session:

SUBJECT: Amendment of the Oak Park Complex Master Plan to Resite the Proposed Oak Park Child Care Facility

**FILED**  
 JAN 21 1986  
*Withdrawn*  
 SACRAMENTO REDEVELOPMENT AGENCY  
 CITY OF SACRAMENTO

SUMMARY

This staff report recommends the amendment of the Complex Master Plan to locate the proposed Oak Park Child Care Facility near existing facilities and infrastructures. The staff recommends adoption of the attached resolutions recommending that the City amend the Oak Park Complex Master Plan.

BACKGROUND

The proposed Oak Park Child Care Facility is being designed to serve 75 children between the ages of 3-5 with a possible expansion to accommodate an additional 25 children. The project is funded with Oak Park tax increment monies. Upon completion, the Child Care Facility will be turned over to the City's Department of Community Services and a service provider will be contracted to operate the facility.

The Oak Park Complex Master Plan adopted April 5, 1977 proposes that the Child Care Facility be located at the southern end of the Oak Park Community Center Park, referred to in this report as the Southern Site. A location map is attached as Exhibit A.

Agency and City staff recommend that the Oak Park Complex Master Plan be amended to locate the facility directly to the east of

1-14-86  
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MAY 19 1980  
FBI - MEMPHIS

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# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

44  
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Redevelopment Agency of the  
City of Sacramento  
AND  
Sacramento City Council  
Page 2  
December 23, 1985

the Oak Park Community Center. Exhibit B indicates the recommended site, referred to in this report as the Eastern Site. Relocation would result in considerable savings in construction expenses because the facility could use existing parking, driveways, and infrastructure. These savings are estimated by Agency staff and architectural consultant to be approximately \$125,000. Location at the Eastern Site would also enable staff, parents, and children easy access to other facilities and services at the complex including the Community Center and its various recreation programs, the fire station, tot lot, and County social service agencies.

Richard Faulkner, the architect retained by the Agency to design the child care facility, is of the opinion that the Eastern Site is a suitable location for the structure in terms of area, security, and proximity to complimentary services and facilities. He has also demonstrated that future expansion of the facility can be accommodated in the available space at the Eastern Site.

## FINANCIAL DATA

The current allocation for the design and construction of the Oak Park Child Care Facility is \$284,000; this amount is adequate if the child care facility is located on the Eastern Site.

Locating the facility at the Southern Site recommended by the Oak Park Complex Master Plan will require an additional expenditure of \$125,000 as summarized in Exhibit C.

## ENVIRONMENTAL REVIEW

If staff's recommendation is adopted a determination of impact will be required in accordance with the California Environmental Quality Act (CEQA).



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

41  
27

Redevelopment Agency of the  
City of Sacramento  
AND  
Sacramento City Council  
Page 3  
December 23, 1985

## POLICY IMPLICATIONS

The action proposed in this staff report is consistent with previously approved Agency policy and no change in Agency policy is recommended. Amendment of the Oak Park Master Plan would require change in City policy, however, and City staff is in agreement with Agency staff's recommendation.

## VOTE AND RECOMMENDATION OF PROJECT AREA COMMITTEE (PAC)

At their September 4, 1985 meeting the Oak Park PAC voted against staff recommendation, strongly recommending that the Child Care Facility be located at the Southern Site. The PAC prefers the Southern Site because it is separated from the current perceived security problems associated with the Community Center, and to a lesser extent, because of concern that the Eastern Site is not an adequate size to hold the facility and possible future expansions. The PAC recommended locating the Child Care Facility at the Southern Site and amending the budget to cover the additional expense involved.

The votes were as follows:

AYES: Thirteen (13)  
NOES: Four (4)  
ABSENT: Six (6)  
ABSTENTIONS: Two (2)



**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

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Redevelopment Agency of the  
City of Sacramento  
AND  
Sacramento City Council  
Page 4  
December 23, 1985

**VOTE AND RECOMMENDATION OF COMMISSION**

At its regular meeting of January 6, 1986, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

- AYES: Amundson, Glud, Luttrell, Pettit, Teramoto, Wooley, Angelides
- NOES: None
- ABSTAIN: Moose
- ABSENT: Lopez, Sanchez, Walton

**RECOMMENDATION**

Staff recommends adoption of the attached resolutions recommending amendment of the Oak Park Complex Master Plan to locate the Child Care Facility east of the Oak Park Community Center.

Respectfully submitted,

*William H. Edgar*

WILLIAM H. EDGAR  
Executive Director

TRANSMITTAL TO COUNCIL:

*Walter J. Slipe*

WALTER J. SLIPE  
City Manager

Contact Person: THOMAS V. LEE, 440-1315

108:amendment

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**RESOLUTION No.**

**Adopted by The Sacramento City Council on date of**

January 1986

AMENDMENT OF OAK PARK COMPLEX MASTER PLAN

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

Section 1: The Council of the City of Sacramento hereby recommends that the City Manager amend the Oak Park Complex Master Plan to relocate the site of the proposed Oak Park Child Care Facility from the southern edge of the Oak Park Community Center Park to a site to the east of the existing Oak Park Community Center building.

\_\_\_\_\_  
MAYOR

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

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# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

January 1986

## AMENDMENT OF OAK PARK COMPLEX MASTER PLAN

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Redevelopment Agency of the City of Sacramento hereby recommends that the City Council amend the Oak Park Complex Master Plan to relocate the site of the proposed Oak Park Child Care Facility from the southern edge of the Oak Park Community Center Park to a site to the east of the existing Oak Park Community Center building.

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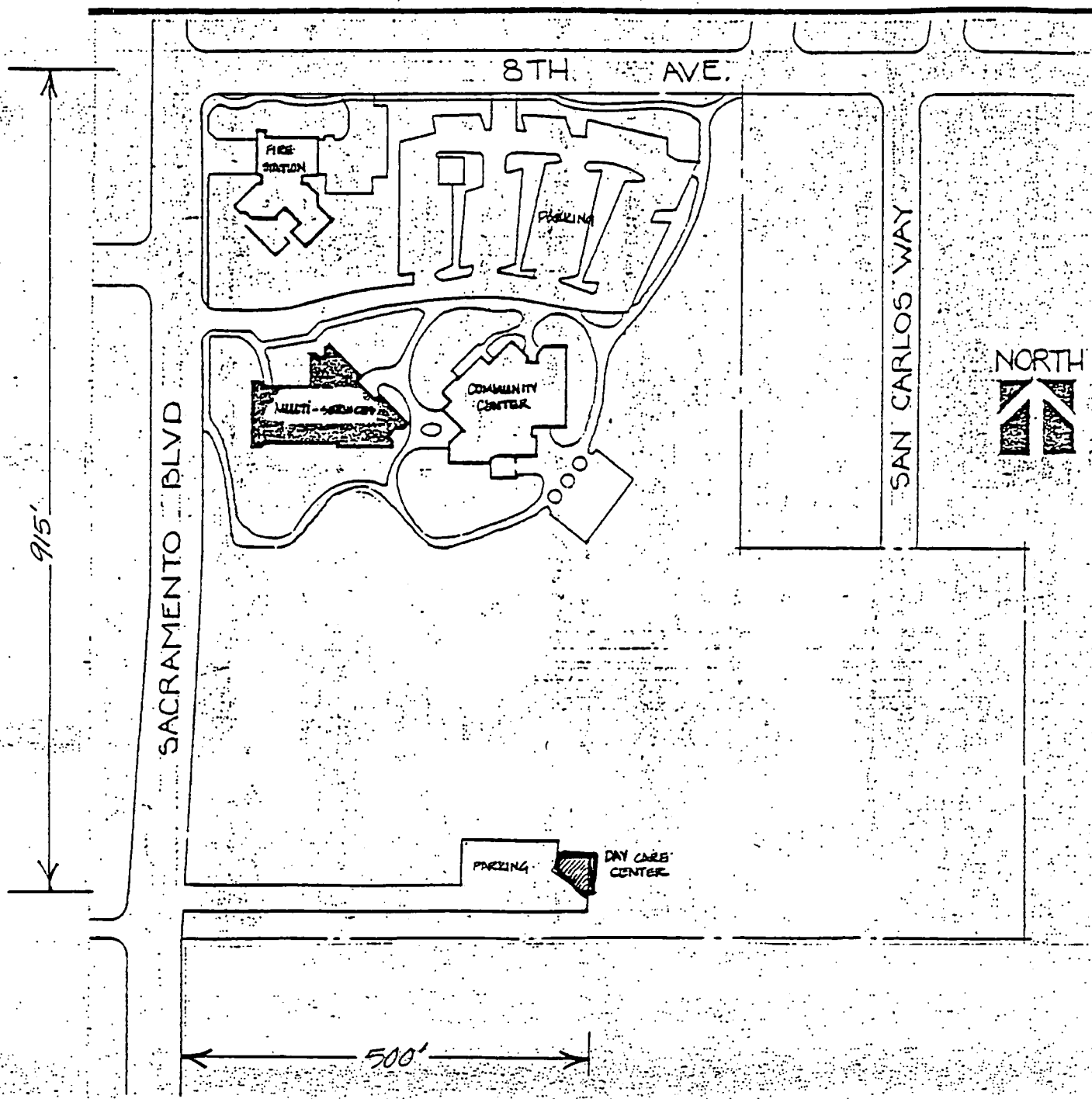
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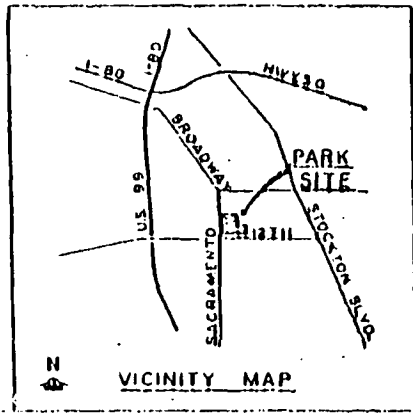
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SECRETARY

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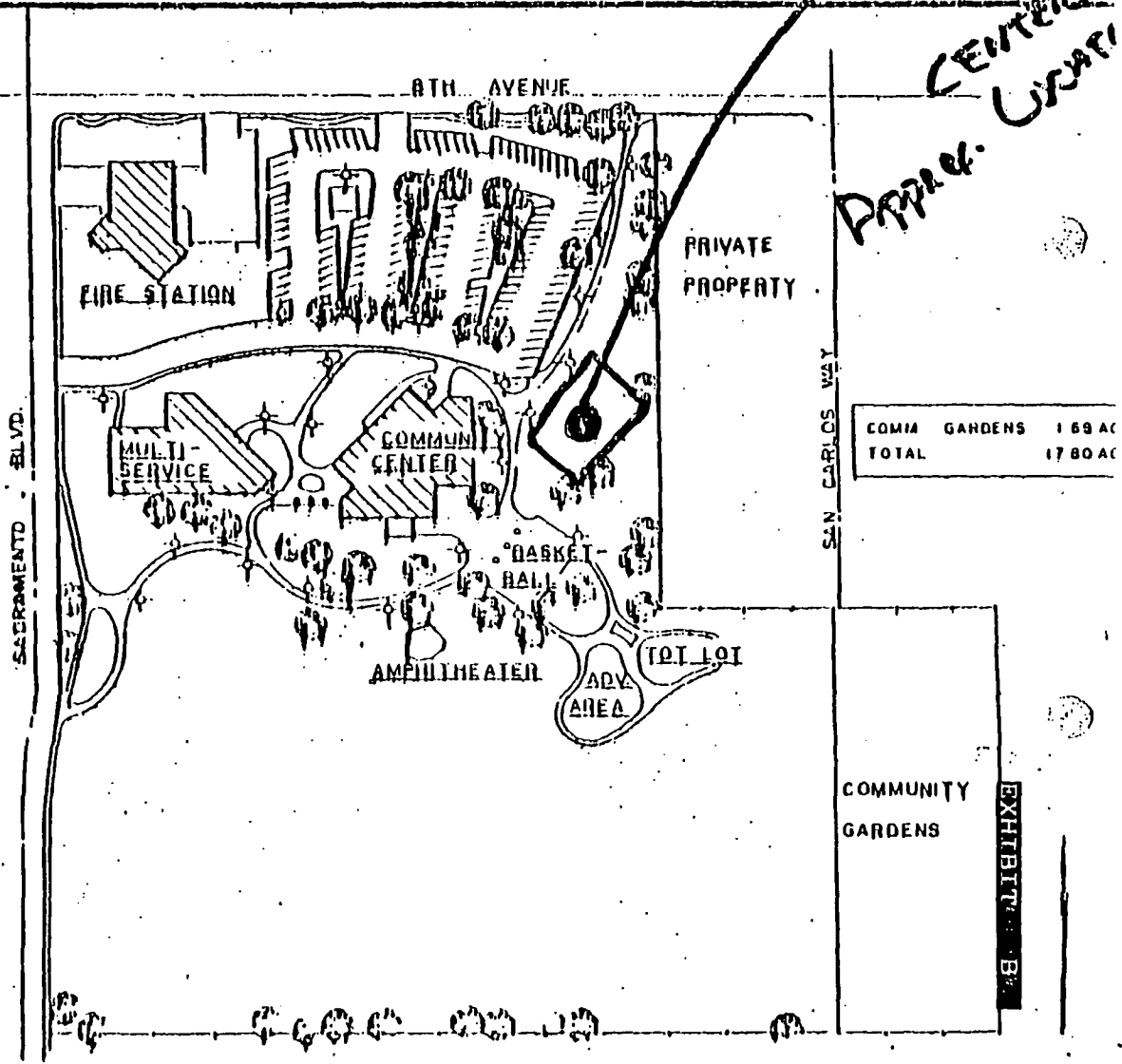
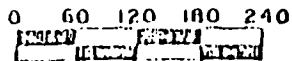
# OAK PARK COMPLEX





**LEGEND**

- ⊙ DRINKING FOUNTAIN
- ⊕ PARK LIGHT
- FLAG POLE



COMM GARDENS	1.69 AC
TOTAL	17.80 AC

EXHIBIT B

(8)

NO.	DESCRIPTION	DATE	BY

CITY OF SACRAMENTO  
DEPARTMENT OF COMMUNITY SERVICES



OAK PARK COMMUNITY CENTER (17.80 AC)

NA  
27

Additional Costs to Locate the Child Care Center  
According to the Original Master Plan for the Oak Park Community Center

Site Utilities

Sanitary Sewer	6,585
Storm Sewer	10,035
Sewer Clean-Out	1,540
Manhole	1,225
Drain Inlets (4)	3,520
Water Line	5,500
Fire Hydrant (2)	4,400
Electricity and Connections	10,450
Street Lights and Parking Lot Lights	3,850
Telephone	1,600

Site Improvements

Asphalt Paving and Stripping	21,255
Curbs and Gutters	14,835
Sidewalks On New Road	8,935
Driveway Cut at Sacramento Blvd.	770
Landscaping Required by Code	2,065
Sprinkler System	2,500

Additional Fees

Permit Fees	450
Civil Plan Check for Site Work	560
Drainage Fees	1,800

Additional Overhead Profit and Bonds 7,130

Additional Site Engineering 5,450

Contingency Factor (10%) 11,445

Total Additional Costs \$125,890



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