



# REPORT TO COUNCIL AND REDEVELOPMENT AGENCY City of Sacramento

915 I Street. Sacramento. CA 95814-2604

CONSENT  
June 24, 2008

**Honorable Mayor and Members of the City Council  
Chair and Members of the Redevelopment Agency**

**Title: *Parks and Recreation Safety Implementation Plan: McClatchy Park Master Plan Update (CIP: L19808600, LZ71)***

**Location/Council District:** 3500 5<sup>th</sup> Avenue, Council District 5

**Recommendation:** Adopt a City Council **Resolution:** 1) a) establishing a Capital Improvement Project (CIP) for the McClatchy Master Plan Update Project (L19808600, LZ71); b) making findings under Health and Safety Code 33445 regarding the necessity of Redevelopment Agency funding for public facilities; c) authorizing the execution of an Individual Project Agreement (IPA) between the City and the Redevelopment Agency to appropriate \$100,000 in Oak Park 2005 Tax Exempt Bond funds to the McClatchy Park Master Plan Update Project, and d) appropriating \$100,000 in Oak Park 2005 Tax Exempt Bond funds to the McClatchy Park Master Plan Update Project (Fund 3701, 206), and 2) adopt a **Redevelopment Agency Resolution:** a) amending the 2008 Sacramento Housing and Redevelopment Agency budget to transfer \$100,000 of 2005 Oak Park Tax Exempt Bonds to the McClatchy Park Master Plan Update project; b) authorizing the Interim Executive Director, or her designee, to execute an IPA with the City of Sacramento in the amount of \$100,000 for the McClatchy Park Master Plan Update, and c) making related findings.

**Contact:** Jonathan Rewers, Parks and Recreation Analyst, 808-7590; J.P. Tindell, Park Planning and Development Manager, 808-1955; Chris Pahule, Assistant Director, SHRA, 440-1350.

**Presenters:** Not Applicable

**Department:** Parks and Recreation & Sacramento Housing and Redevelopment Agency

**Division:** Recreation Administration

**Organization No:** 4715

## **Description/Analysis**

**Issue:** On April 10, 2008, the City Council adopted the *Parks and Recreation Safety Implementation Plan (PSIP)*. As part of the PSIP, the City Council approved action plans for nine City parks to implement capital improvements and operational enhancements to make these parks positive, clean, vibrant and safe environments for park users. McClatchy Park was identified as one of the nine parks with an identified action plan for implementation.

Immediate improvements were recommended as *Tier I improvements* and funds were allocated from available Park Development Impact Fees and Quimby In-Lieu Fees. To help insure that these parks are an asset to their neighborhood, *Tier II or longer-term planning projects* were recommended, however no funding was available at that time and Tier II was to be implemented as funding became available.

The Department of Parks and Recreation and Sacramento Housing and Redevelopment Agency (SHRA) are working in partnership to implement the approved Tier II recommendations for McClatchy Park. Specifically, the park master plan will be evaluated and updated to improve natural surveillance, existing infrastructure and increase recreational use. City Council approval is required to establish a CIP, enter into an IPA and appropriate funds to the McClatchy Park Master Plan Update project.

**Policy Considerations:** This recommendation implements one of the actions included in the *Parks and Recreation Safety Implementation Plan* (Resolution 2008-217). As part of the plan the City Council approved action plans for nine City Parks. Staff's recommendation implements the Tier II recommendations in the approved McClatchy Park Action Plan.

Staff's recommendation is consistent with the Oak Park Five-Year Implementation Plan (2005-2009) which includes constructing improvements to McClatchy Park in support of the great public spaces strategy.

Staff's recommendation is also consistent with policies in the City Council adopted *2005-2010 Parks and Recreation Master Plan* (Policy 1.6, 2.3, 3.3, 13.22, 13.26, 13.32 and 13.37) and with the City's strategic plan to achieve sustainability and livability throughout the City.

**Committee/Commission Action:** The Parks and Recreation Commission participated in a public workshop on February 20, 2008, as part of the Park Safety Audit process. Members discussed and made recommendations on the nine parks selected for a Park Safety Audit. Staff's final recommendations were supported by the Parks and Recreation Commission at its March 6, 2008 meeting.

On November 14, 2007, the Oak Park Redevelopment Advisory Committee recommended funding to complete a master plan for McClatchy Park. On January 16, 2008, the Sacramento Housing and Redevelopment Commission also recommended funding this project.

**Environmental Considerations:** Staff's recommendation concerns administrative activities that will not have any significant effect on the environment and that do not constitute a "project," as defined by the California Environmental Quality Act (CEQA) [CEQA Guidelines Sections 15061(b)(3); 15378(b)(2)].

**Rationale for Recommendation:** According to two public surveys of residents within the City of Sacramento, the public's perception of the safety of parks and recreation facilities has declined since 2003. A comprehensive strategy targeted at the facility/neighborhood level was recommended to ensure that the City's park and recreation system creates a positive, clean, vibrant and safe environment. On April 10, 2008, the City Council adopted the *Parks and Recreation Safety Implementation Plan* (PSIP).

Funding has been identified by SHRA for the proposed Tier II Project. The McClatchy Park Master Plan Update will benefit the Redevelopment Project Area by laying the foundation for eliminating blighting conditions, improving inadequate or deteriorated public improvements and to deliver first-rate public facilities which are critical towards attracting new development to the area and will improve public recreational and educational opportunities to increase the quality of life for existing and future residents.

The original cost estimate for a master plan was \$50,000. After further evaluation of the project, staff is recommending that an extensive site survey also be conducted. A structural assessment of the Police Athletic League building will also now be included as part of the project. With the addition of these items to the scope of the project, the new estimate for the project is \$100,000.

Establishment of a CIP, appropriation of funds and authorization to execute an IPA require City Council approval.

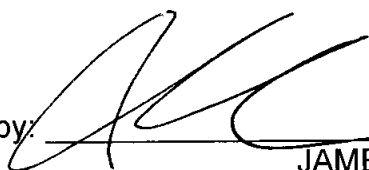
**Financial Considerations:** Staff is recommending that the City Council establish a CIP for the McClatchy Park Master Plan Update, CIP L19808600, LZ71.


Due to the lack of available Park Development Impact Fees or Quimby In-Lieu Fees in the planning area, the McClatchy Park Master Plan Update Project was one of three projects not funded as part of the adoption of the PSIP on April 10, 2008. As City funds for the Tier II Master Plan Update Project were not available, SHRA desired to bring this project forward to further redevelopment area project goals and to eliminate the influence of blight.

The estimated cost to develop an updated master plan as identified in the approved Action Plan for McClatchy Park is \$50,000. In addition, staff will be performing a complete site survey and building assessment of the existing community facility on-site (the PAL Building). The total cost for the master plan, site survey and building assessment is estimated at \$100,000.

The Action Plan for McClatchy Park, as adopted by the City Council, identified that funding would be coming from SHRA. Staff is therefore recommending that the City Council approve allocation of \$100,000 in Oak Park 2005 Tax Exempt Bond funds (Fund 3701, 206) to the McClatchy Park Master Plan Update Project.

**Emerging Small Business Development (ESBD):** Not applicable. There are no ESBD considerations with this report.

Respectfully Submitted by:   
JAMES L. COMBS  
Director of Parks and Recreation

Respectfully Submitted by:   
LA SHELLE DOZIER  
Interim Executive Director

Recommendation Approved:

  
CASSINELLA H. B. JEMG  
City Manager

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**ATTACHMENT 1****Background:**

Unfortunately, there is a growing perception within the community that City parks and recreation facilities are unsafe. Of greatest concern is the fact that the number of residents that felt that the safety of City parks and recreation facilities was “below average or poor” or “very poor or a failure” **increased 50%** between 2003 and 2006. As a result, the City needed to take action to combat this perception problem.

On April 10, 2008, the City Council adopted the *Parks and Recreation Safety Implementation Plan* (PSIP). As part of the PSIP, the City Council approved action plans for nine City parks to implement capital improvements and operational enhancements to make these parks positive, clean, vibrant and safe environments for park users.

McClatchy Park was one of the nine selected park sites. Immediate improvements were recommended as *Tier I improvements*. To help insure that these parks are an asset to their neighborhood, *Tier II or longer-term planning projects* were recommended to be implemented as funding becomes available. The McClatchy Park Master Plan Update project was one of three Tier II projects that were not funded as part of the adoption of the PSIP on April 10, 2008. Funding was insufficient to fund this project due to the lack of available Park Development Impact Fees or Quimby In-Lieu Fees in the planning area. As City funds for the Tier II Master Plan Update project were not available, the Sacramento Housing and Redevelopment Agency (SHRA) desired to bring this project forward to further redevelopment area project goals and to eliminate the influence of blighting conditions.

The proposed Tier II Project, the McClatchy Park Master Plan Update, will benefit the Redevelopment Project Area by laying the foundation for eliminating blighting conditions, improving inadequate or deteriorated public improvements and deliver first-rate public facilities which are critical towards attracting new development to the area. The project will also improve public recreational and educational opportunities to increase the quality of life for existing and future residents.

This recommendation implements one of the actions included in the *Parks and Recreation Safety Implementation Plan* (Resolution 2008-217). As part of the plan the City Council approved action plans for nine City Parks. Staff's recommendation implements the Tier II recommendations in the approved McClatchy Park Action Plan.

Staff's recommendation is consistent with the Oak Park Five-Year Implementation Plan (2005-2009) which includes constructing improvements to McClatchy Park in support of the great public spaces strategy.

**ATTACHMENT 2**

**McCLATCHY PARK**

**COST ESTIMATE**

**TIER I**

Item	Cost
Parking Lot Automatic Gate	\$35,000
Fencing @ 37th Street and 6th Avenue	\$11,200
Paint Parking Lot Curbs	\$ 2,500
Safety Signage	\$ 5,000
Fencing @ Pool Alcove Area	\$ 1,400
Bicycle Racks (2)	\$ 1,500
<b>Construction Costs</b>	<b>\$56,600</b>
Contingency, Inspection and Overhead	\$29,157
<b>Total Cost Estimate</b>	<b>\$85,757</b>

**TIER II**

Item	Cost
Master Plan	\$50,000
<b>Total Cost Estimate</b>	<b>\$50,000</b>

**REVENUE RECOMMENDATION:**

**TIER I**

Recommend programming \$85,757 in Park Development Impact Fees and/or Quimby In-Lieu Fees for safety improvements.

**TIER II**

The Sacramento Housing and Redevelopment Agency (SHRA) in partnership with the Department of Parks and Recreation will be working on the remaster plan of McClatchy Park. SHRA funding will support the cost of the recommended master plan process.

**RECOMMENDATIONS**

**TIER I**

- > Install an automatic locking gate at the parking lot at the park. The park should not be open during non-park hours.
- > Paint parking lot curbs red. Park users should only park in designated spaces.
- > Post "safety" signage including: emergency contact information, non-emergency contact numbers, maintenance, park hours and other applicable City Codes.
- > Add fencing at the pool alcove area to eliminate the area as an ambush point and protect the existing electrical service panel from vandalism.
- > Add fencing and a pedestrian access at 37th Street and 6th Avenue with an automatic lock. The park should not be open during non-park hours.
- > Relocate and add bicycle racks from the side of the pool building to an area within view of the pool.

**TIER II**

- > Remaster Plan existing park to increase usage and update existing park facilities. Improvements could include, but are not limited to:
  - Expanded walkways,
  - Enhanced playground with rubberized surface,
  - Informational kiosks about the park/area,
  - Addition of a large group picnic area,
  - Enhancing and adding to the basketball courts,
  - Addition of a walking/jogging trail,
  - Interesting park art and amenities,
  - Rehabilitation or reuse of the "PAL Building",
  - Enhancement the tree canopy with lights, and
  - Addition of wayfinding and informational signage.

**OPERATIONAL ACTION PLAN**

- > See *Operational/Enforcement Plan* - p. 39 of the PSIP
- > POP Officers have an active POP project open at the park. They are conducting continual proactive enforcement and are working with detectives to conduct undercover operations. Currently injunctions have been served on 23 subjects as a result of drug related arrests in the park. Injunctions for 30 additional subjects are being processed.

**RESOLUTION NO. 2008-**

Adopted by the Sacramento City Council

June 24, 2008

**PARKS AND RECREATION SAFETY IMPLEMENTATION PLAN  
MCCLATCHY PARK MASTER PLAN UPDATE (CIP: L19808600, LZ71)**

**BACKGROUND**

- A. The public's perception of the safety of parks and recreation facilities has been dropping since 2003 according to two public surveys of residents within the City of Sacramento.
- B. On April 10, 2008, the City Council adopted the *Parks and Recreation Safety Implementation Plan (PSIP)* (Resolution 2008-217).
- C. As part of the PSIP, the City Council approved action plans for nine City parks to implement capital improvements and operational enhancements to make these parks positive, clean, vibrant and safe environments for park users. McClatchy Park was one of the nine selected park sites.
- D. Staff's recommendation implements the Tier II recommendations in the approved McClatchy Park Action Plan.
- E. Establishment of Capital Improvement Projects (CIPs) and appropriation of funds require the approval of the City Council.

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

- Section 1. A capital improvement project for the McClatchy Park Master Plan Update (CIP: L19808600, LZ71) is established.
- Section 2. \$100,000 in Oak Park 2005 Tax Exempt Bond funds is appropriated from Fund 3701, 206 to the McClatchy Park Master Plan Update Project (CIP: L19808600, LZ71).

**RESOLUTION NO. 2008-**

Adopted by the Sacramento City Council

June 24, 2008

**APPROVING BUDGET OF CAPITAL IMPROVEMENTS PROJECT (L19808600, LZ71)  
FOR THE MCCLATCHY PARK MASTER PLAN; AUTHORIZATION TO ENTER INTO  
AN INDIVIDUAL PROJECT AGREEMENT WITH THE REDEVELOPMENT AGENCY OF  
THE CITY OF SACRAMENTO; RELATED FINDINGS**

**BACKGROUND**

- A. The Parks and Recreation Safety Implementation Plan was approved by the City Council on April 10<sup>th</sup> 2008 and it identified the need for a Master Plan Update of McClatchy Park.
- B. The McClatchy Park Master Plan Update (Master Plan) is estimated to cost \$100,000.
- C. The City does not have sufficient funding to pay the cost of the Master Plan, and the City Council finds that there are no other feasible alternative sources of funding available.
- D. The Redevelopment Agency of the City of Sacramento ("Agency") is willing to allocate 2005 Tax Exempt Bond funding for completion of the Master Plan in order to benefit the Oak Park Redevelopment Project Area.

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

- Section 1. The FY2007/08 Capital Improvement Program is amended by appropriating \$100,000 of Oak Park 2005 Tax Exempt Bond funds to the McClatchy Park Master Plan Update.
- Section 2. The City Manager or the City Manager's designee is authorized to execute an Individual Project Agreement (IPA) with the Redevelopment Agency of the City of Sacramento in the amount of \$100,000 for the implementation of the McClatchy Park Master Plan Update.
- Section 3. The proposed action is a planning study for possible future action and is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15262. National Environmental Policy Act (NEPA) does not apply.
- Section 4. Pursuant to Section 33445 of the Health and Safety Code of the State of California (California Redevelopment Law), the City Council makes the following findings:



- a) The Master Plan is consistent with the Oak Park Five-Year Implementation Plan (2005-2009) which includes constructing improvements to McClatchy Park in support of the great public spaces strategy. The Master Plan will benefit the Redevelopment Project Area by laying the foundation for eliminating blighting conditions, improving inadequate or deteriorated public improvements and to deliver first-rate public facilities which are critical towards attracting new development to the area and will improve public recreational and educational opportunities to increase the quality of life for existing and future residents.
- b) There are no other reasonable means of financing the Master Plan available to the community.
- c) The payment of the cost for the Master Plan is consistent with the Oak Park Five-Year Implementation Plan (2005-2009) which includes constructing improvements to McClatchy Park in support of the great public spaces strategy.

**RESOLUTION NO. 2008-**

Adopted by the Redevelopment Agency  
of the City of Sacramento

June 24, 2008

**APPROVING FUNDS FOR THE MCCLATCHY PARK MASTER PLAN; RELATED  
BUDGET AMENDMENT; AUTHORIZATION TO EXECUTE AN INDIVIDUAL PROJECT  
AGREEMENT; RELATED FINDINGS**

**BACKGROUND**

- A. The Parks and Recreation Safety Implementation Plan was recently approved by the City Council on April 10<sup>th</sup> 2008 and it identified the need for a Master Plan of McClatchy Park.
- B. The McClatchy Park Master Plan Update (Master Plan) is estimated to cost \$100,000.
- C. The City does not have sufficient funding to pay the cost of the Master Plan, and the City Council finds that there are no other feasible alternative sources of funding available.
- D. McClatchy Park is located within the Oak Park Redevelopment Project Area and the Master Plan will benefit the Project Area residents. The Master Plan is consistent with the Oak Park Five-Year Implementation Plan (2005-2009) which includes constructing improvements to McClatchy Park in support of the great public spaces strategy. The Master Plan will benefit the Redevelopment Project Area by laying the foundation for eliminating blighting conditions, improving inadequate or deteriorated public improvements and to deliver first-rate public facilities which are critical towards attracting new development to the area and will improve public recreational and educational opportunities to increase the quality of life for existing and future residents.
- E. The proposed action is a planning study for possible future action and is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15262. The National Environmental Policy Act (NEPA) does not apply.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE  
REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:**

- Section 1. Pursuant to Section 33445 of the Health and Safety Code of the State of California (California Redevelopment Law), the Redevelopment Agency

- a) The Master Plan is consistent with the Oak Park Five-Year Implementation Plan (2005-2009) which includes constructing improvements to McClatchy Park in support of the great public spaces strategy. The Master Plan will benefit the Redevelopment Project Area by laying the foundation for eliminating blighting conditions, improving inadequate or deteriorated public improvements and to deliver first-rate public facilities which are critical towards attracting new development to the area and will improve public recreational and educational opportunities to increase the quality of life for existing and future residents.
- b) There are no other reasonable means of financing the Master Plan available to the community.
- c) The payment of the cost for the Master Plan is consistent with the Oak Park Five-Year Implementation Plan (2005-2009) which includes constructing improvements to McClatchy Park in support of the great public spaces strategy.

Section 2. The Interim Executive Director, or her designee, is authorized to amend the 2008 Agency Budget to transfer \$100,000 from 2005 Oak Park Tax Exempt Bond Funds for the McClatchy Park Master Plan.

Section 3. The Interim Executive Director or her designee is authorized to execute an Individual Project Agreement with the City of Sacramento to implement the McClatchy Park Master Plan.