

City of Sacramento

Legislation Details (With Text)

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Title: Mangan Park Master Plan Amendment and Fund Transfer to Mangan Park Remediation Project
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Title:
Mangan Park Master Plan Amendment and Fund Transfer to Mangan Park Remediation Project

File ID: 2018-01514

Location: District 5

Recommendation:

Adopt a Resolution: 1) approving the Mangan Park Master Plan Amendment; and 2) authorizing the City Manager or the City Manager's designee to appropriate \$60,000 in the Mangan Park Remediation Project (C15000100) from the Park Development Impact Fund (Fund 3204) available fund balance.

Contact: Raymond Costantino, Park Planning and Development Services Manager, (916) 808-1941; Jason Wiesemann, Landscape Architect, (916) 808-7634, Department of Youth, Parks, & Community Enrichment; Ezra Roati, Architect, (916) 808-5877, Department of Public Works

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Master Plan Amendment
- 3-Resolution

Description/Analysis

Issue Detail: Mangan Park is an 8.29-acre community park located at 2140 34th Avenue. The proposed Master Plan Amendment includes relocating the existing archery range to a safer orientation, expanding the pool area to include splash pad and additional shade, providing a group picnic area with shade structure, grass volleyball court, walking path with fitness equipment, public art, bike parking, playground shade structure, restroom and additional trees. These amenities would be in addition to the existing playground, soccer fields, softball field, pool, horseshoe pits, and basketball court, which are to remain.

The former indoor Rifle and Pistol Range building would be converted to a multi-use community center after the lead is removed from the building and funding becomes available for the renovation. Staff will use remaining funding in existing Mangan Park Remediation Project (C15000100) with additional \$60,000 requested to deliver the contaminant removal within the interior of the former Mangan Rifle and Pistol Range to comply with the enforcement order issued by the County Environmental Management Department.

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. The adoption of a master plan amendment is consistent with the park development process set forth in the Park and Recreation Master Plan.

Economic Impacts: Not Applicable

Environmental Considerations: The Master Plan Amendment is a planning study for possible future action and at this time is exempt for environmental review under CEQA Guidelines section 15262. As plan components are designed and funded, environmental review will occur before those projects are approved for construction. Also, many of the planned improvements are exempt under CEQA Guidelines sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15303 (Small Structures) and 15304 (Minor Alterations to Land). The new use of the gun range building has not been determined and environmental review would address whether the new use would generate traffic levels and parking needs that exceeded the prior use of this building. Removal of the lead contamination is exempt under CEQA Guidelines section 15330.

Sustainability: The proposed Master Plan Amendment been reviewed for consistency with the goals, policies, and targets of the City's Sustainability Master Plan (SMP) and the Parks and Recreation Sustainability Plan (PRSP). The proposed plan amendment will advance the goals, policies, and targets of these plans by reducing greenhouse gas emissions and air pollution through the addition of trees and other plantings and improving health of residents through the access to a diverse mix of wellness activities. Individual products have not been chosen at this level of development, but the design will include products from recycled materials. The design plans will incorporate sustainable design using water efficient irrigation design.

The Mangan Park Remediation Project is consistent with the City's Strategic Plan and Policies; PHS 3.1. Reduce Exposure to Hazardous Materials and Waste. Protect and maintain the safety of residents, businesses, and visitors by reducing, and where possible, eliminating exposure to hazardous materials and waste.

Commission/Committee Action: On November 1, 2018 the Parks and Recreation Commission supported the Mangan Park Master Plan Amendment and recommended that the amendment be forwarded to City Council for approval.

Rationale for Recommendation: The Mangan Park Master Plan Amendment process included a kickoff community meeting on May 10, 2018. That meeting was followed by an online survey which was available for public comment throughout the month of July 2018. The results of the survey were reviewed at a second public meeting held on September 5, 2018. At the second meeting, additional input was received from the public and incorporated into the Master Plan Amendment.

Additional funding is necessary to complete remediation of known lead contamination within interior of the former Mangan Rifle and Pistol Range. The building will be cleaned to a "cold shell". This project is to be delivered by Department of Public Works, Facilities Division using an existing on-call remediation contractor. Additional funding will cover staff time, Sacramento County oversight, and environmental confirmation sampling.

Financial Considerations: Additional funding in the amount of \$60,000 is needed for the lead contaminant removal within the interior of the former Mangan Rifle and Pistol Range building per County requirements. Staff recommends appropriating an additional funding of \$60,000 in the Mangan Park Remediation Project (C15000100) from the Park Impact Fee Fund (Fund 3204) available fund balance. The project is eligible for Park Impact Fee Funding due to its use as a future community center. Sufficient funds are available in Fund 3204 fund balance to support the recommended appropriation.

Local Business Enterprise (LBE): Not Applicable

Background: Mangan Park is an 8.29-acre community park where the indoor Mangan Rifle and Pistol Range was operated for about 50 years until the building was closed in December 2014. Soil testing determined that lead contamination outside of the building was from dust from spent bullet that was on the roof and was deposited into the soil around the building primarily by rain. There was also some soil contamination in the archery range from wastewater when bullet fragments were collected from the bullet trap door. On April 22, 2016 the County of Sacramento Environmental Management Department issued a Corrective Action Order requiring the City to investigate and remediate the lead contamination in the park and the adjacent neighborhood. The lead contamination

remediation in the park was completed in 2016 and the investigation of the adjacent neighborhood was completed in 2017. The County accepted the results of the neighborhood investigation in July of 2018. The Mangan Park Remediation Project undertook remediation of lead in the soil outside the perimeter of the Rifle and Pistol Range building and in the park's archery range, and to performed soil testing in the yards of the adjacent neighborhood. The lead in the soil in the yards was proven to have come from the environmental sources such as lead gas exhaust and not from the lead dust on the roof of the Range building. The lead dust on the roof of the building was removed, contaminated vents were encapsulated, the exterior of the building was cleaned, and the entry sidewalks and parking lot asphalt was removed. On October 17, 2018 the County of Sacramento issued a 2nd Corrective Action Order requiring the City to abate the lead within the building either by removal or by demolition. City staff are recommending that the building be cleaned as a less costly option and later repurposed.