



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT  
December 15, 2009

Honorable Mayor and  
Members of the City Council

**Title:** Capital Improvement Program: River Garden Park

**Location/Council District:** 2324 Thelma Avenue / Council District 1

**Recommendation:** Adopt a **Resolution:** 1) establishing a new Capital Improvement Program (CIP) project (L19005800) for River Garden Park; and 2) appropriating \$70,360 from Quimby In-Lieu Fees, Fund 2508, to L19005800.

**Contact:** Mary de Beauvieres, Principal Planner, 808-8722;  
J.P. Tindell, Park Planning and Development Manager, 808-1955

**Presenters:** Not applicable

**Department:** Parks and Recreation

**Division:** Park Planning & Development Services

**Organization No:** 19001121

### Description/Analysis

**Issue:** The River Garden Neighborhood is located in the South Natomas Community Planning Area. At the request of the Gardenland Northgate Neighborhood Association (GNNA) and in compliance with the *2008 Parks and Recreation Programming Guide (PRPG)*, staff researched the potential of acquiring a small park site to serve the River Garden Neighborhood. The neighborhood is isolated from surrounding neighborhood parks by busy streets or other barriers, thereby making access to existing neighborhood parks in the vicinity difficult. Additional background information is provided in Attachment 1.

A vacant residential parcel was determined as a suitable park site. The parcel, 0.23 acres, (Assessor's Parcel Number [APN] 274-0083-027-0000) is located at the southeast corner of the intersection of Thelma Avenue and Hawk Avenue (Attachment 2). Real Estate Services staff successfully negotiated the site's purchase in the amount of \$45,000. However, in order to proceed with the acquisition, a Capital Improvement Program (CIP) number needs to be

established and funding appropriated from the City's South Natomas Community Planning Area Quimby-In-Lieu Fees, Fund 2508.

**Policy Considerations:** As stated in City Council Resolution No. 2009-406, Section 10.2, City Council approval is required to establish CIP projects.

Pursuant to City Code section 3.04.010, it is within the City Manager's authority to execute an agreement to purchase real property, as long as the expenditure is less than \$100,000. The purchase price totals \$70,360, including land acquisition, miscellaneous title expenses, environmental site assessment, an appraisal, preliminary title expenses, and staff costs.

Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

The 2008 *PRPG* identifies Gardenland Area as a neighborhood in need of additional parks.

Quimby Act funds (in-lieu fees) may be used for acquisition, improvements and expansion of public parks, playgrounds and recreational facilities.

**Environmental Considerations:**

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

Acquisition of the parcel for the eventual development as a small public park was determined to be exempt from environmental review under CEQA Guidelines Section 15303, which exempts projects that consist of the construction and location of limited numbers of new, small facilities or structures. A Notice of Exemption was filed with the County Clerk Recorder on July 9, 2009.

**Sustainability Considerations:** The purchase of parkland for development as a neighborhood park is consistent with the goals, policies and targets of the City Sustainability Master Plan (SMP) and the Parks and Recreation Sustainability Plan (PRSP). If approved, the recommended actions will advance the goals, policies, and targets of these plans by providing additional parkland.

**Committee/Commission Action:** Not applicable.

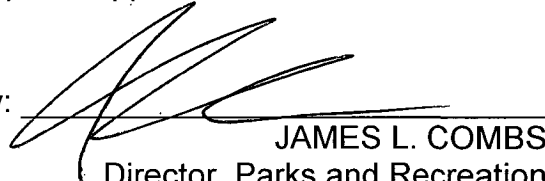
**Rationale for Recommendation:** The City has a service level goal to provide 2.5 acres of neighborhood parks for every 1,000 City residents. The purchase and development of the site at 2324 Thelma Avenue will provide additional recreational opportunities for

residents of the Gardenland Northgate neighborhood in South Natomas. The acquisition of parkland to serve the Gardenland Area neighborhood is identified as an opportunity project in the PRPG.

**Financial Considerations:** Staff recommends establishing a new CIP project (L19005800) for the River Garden Park Acquisition. Staff also recommends that the City Council appropriate \$70,360 from the Quimby-In-Lieu Fees, Fund 2508, to L19005800. There are adequate funds in Fund 2508 to appropriate monies for this project. These costs include \$45,000 for the land purchase, \$360 for miscellaneous title expenses and \$25,000 for environmental site assessment studies, an appraisal, preliminary title expenses and staff costs.

**Emerging Small Business Development (ESBD):** Not applicable.

Respectfully Submitted by:

  
JAMES L. COMBS  
Director, Parks and Recreation

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

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**Attachment 1**

**Background Information**

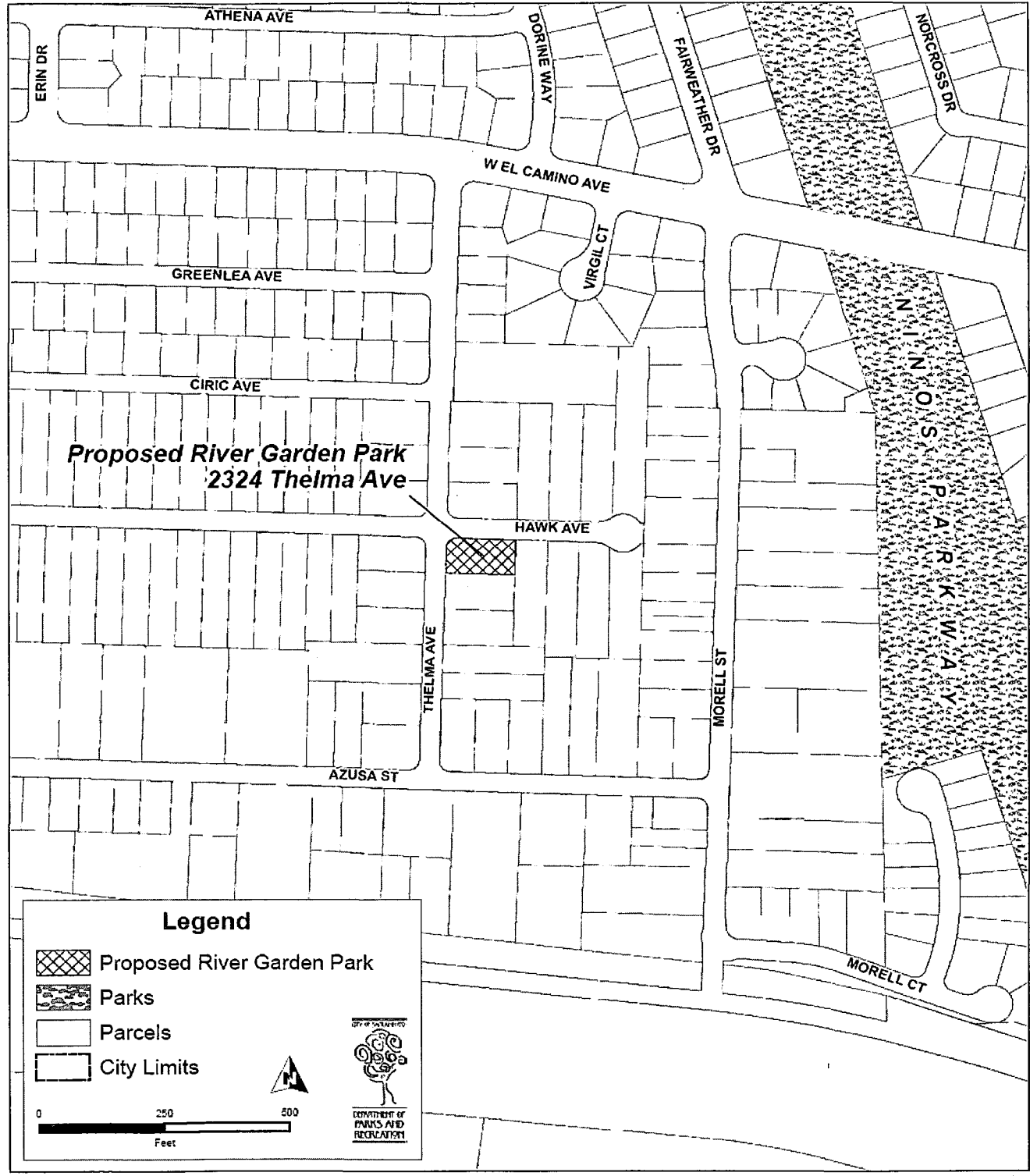
The vacant residential parcel, located at 2324 Thelma Avenue in South Natomas, is 10,000 square feet in size, or 0.230 acres. It is located in a single family residential neighborhood. It is being acquired for the eventual development as a neighborhood park to serve residents living within one-half mile.

On July 27, 2009, a Phase I Environmental Site Assessment Report was completed. The report revealed no evidence of recognized environmental conditions in connection with the property. No further assessment was deemed necessary.

An appraisal of the property was completed on July 21, 2009.

Next steps include developing a Park Master Plan with the community for Council adoption and consideration of a name for the new park.

City of Sacramento  
Department of Parks and Recreation  
**Proposed River Garden Park**



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**RESOLUTION NO. 2009-**

Adopted by the Sacramento City Council

**APPROVING THE CAPITAL IMPROVEMENT PROGRAM FOR RIVER GARDEN PARK**

**BACKGROUND**

- A. At the request of the Gardenland Northgate Neighborhood Association (GNNA), staff researched the potential of acquiring a small park site to serve the neighborhood. The neighborhood is isolated from surrounding neighborhood parks by busy streets or other barriers, making access to other neighborhood parks in the vicinity difficult.
- B. A vacant residential parcel, located at the southeast corner of the intersection of Thelma Avenue and Hawk Avenue, was determined to be a suitable park site.
- C. Real Estate Services staff negotiated purchase of the 0.23 acre site at 2324 Thelma Avenue (APN 274-0083-027-0000) in the amount of \$45,000. Miscellaneous title expenses, an appraisal, environmental site assessment and staff costs associated with the purchase brings the total acquisition costs to \$70,360. Pursuant to City Code section 3.04.010, the City Manager has the authority to execute a purchase agreement for real property when the expenditure is less than \$100,000.
- D. Pursuant to City Council Resolution No. 2009-406 Section 10.2, City Council approval is required to establish CIP projects.
- E. This report concerns administrative activities that will not have a significant effect on the environment, and does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) [CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.) sections 15061(b)(3); 15378(b)(2)].

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

- Section 1. A new Capital Improvement Program (CIP) project, L19005800, for the River Garden Park Project is established.
- Section 2. That \$70,360 from the Quimby-In-Lieu Fees, Fund 2508, is appropriated to L19005800.