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**DEPARTMENT OF PARKS
AND COMMUNITY SERVICES**

CITY OF SACRAMENTO
CALIFORNIA

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HISTORY AND SCIENCE
METROPOLITAN ARTS
SACRAMENTO ZOO
PARKS AND RECREATION
• NORTH
• SOUTH
• CITY-WIDE

October 12, 1990

**Budget and Finance/
Transportation and Community Development Committee
Sacramento, California**

Honorable Members in Session:

**SUBJECT: LAND LEASE WITH SACRAMENTO CITY UNIFIED SCHOOL DISTRICT - FATHER
KEITH B. KENNEY ELEMENTARY SCHOOL**

SUMMARY

This report provides information on the future Father Keith B. Kenney Elementary School at Oak Park and recommends that the City enter into an agreement with the Sacramento City Unified School District to lease land to the School District for the purpose of constructing the elementary school.

BACKGROUND INFORMATION

Oak Park is a 17.8 acre park in the South Sacramento area bounded by Martin Luther King Jr. Boulevard, 8th Avenue, and San Carlos Way. Amenities in the park include a community center, a fire station, an amphitheater, a county multi-service building, and a child care facility.

This site was originally the location of Leland Stanford School. The school was destroyed by fire in 1963. Subsequently, the vacant property was sold by the Sacramento City Unified School District to the City of Sacramento in 1975. At that time, the School District was experiencing declining enrolment and the demographics of the neighborhood dictated that rebuilding a school could potentially result in racially isolated education for students.

With increasing district growth and changing demographics, the need for an elementary school in the Oak Park area has been advocated by the School District and area residents. The City was approached by School District

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officials requesting the opportunity to lease a portion of the Oak Park location for the purpose of building an elementary school. Approximately six acres of land would be needed. A survey by the Sacramento Housing and Redevelopment Agency indicated a lack of available land on which to build in the immediate area to be served by the proposed elementary school. The shortage of buildable sites in this economically depressed area makes this a special consideration.

At the direction of the City Manager's office, Parks and Community Services staff met with School District representatives to discuss the possibility of a land lease. In October of 1988, staff provided City Council with report on the concept of a land lease with the School District for the purpose of building an elementary school. City Council approved the concept of a land lease with the School District and directed staff to negotiate a lease between the City and School District.

Since that time, staff has been meeting with district representatives to develop a lease agreement. Prior to finalization of the agreement, the District was required to conduct geologic, seismic, and environmental assessments. The School District has also surveyed the site to determine the boundaries of the school and prepared a preliminary title report.

The following final lease agreement terms were presented by District staff and unanimously approved by the Sacramento City Unified School District Board of Education on September 24, 1990:

- No actual transfer of title; land lease only with a minimal fee. The City is leasing the District approximately six (6) acres of land.
- City has full access and use of school facilities during non-school hours to allow for expanded programs which will complement the already impacted community center.
- The land and any improvements revert back to the City if the primary use is other than that of an elementary school. After ten years, the District can request a change to a middle school provided demographics support the need. The change would require City Council approval.
- The lease is void if construction of an elementary school does not begin within a specified time frame (no later than 39 months after the execution of the lease).
- The City must review and approve of the layout and design of the school.

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- The School District will pay for all construction, public improvements, and related infrastructure costs.
- The School District is responsible for the upkeep and maintenance of its facilities and the surrounding area.

In addition to these terms and as part of the agreement, the School District will pay for the development of an adjacent undeveloped 1.69 city-owned acres which will include landscaping, irrigation, and a baseball backstop at a cost not to exceed \$25,000. Upon expiration of the lease, the City and School District will negotiate the disposition of the school site and building facilities on terms mutually agreeable by both parties, including but not limited to, the purchase or sale of the property or renewal of the lease.

On September 11, 1989, the School District Board of Education approved naming the proposed Oak Park Elementary School as the Father Keith B. Kelley School. This name was selected from a list of proposed names approved for future use by the Board in May 1986.

FINANCIAL DATA

The School District will pay an annual rent of One Dollar (\$1.00) to the City for the land. The School District and the City understand that this rent is substantially less than the fair market value of the land. However, the City has agreed to accept such a reduced rent to ensure the construction and operation of a school in the Oak Park area.

MBE/WBE EFFORTS

No impact.

POLICY CONSIDERATIONS

Staff would not ordinarily support the use of park land for a school site. The region is lacking in recreational and open space areas in the community, and this type of use contributes to the growing deficit. Identifying park land for inconsistent and inappropriate uses is not the solution for future land shortages. However, staff supports this lease agreement because the six acres lost through allocation for school use are equally replaced by park land community use space.

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RECOMMENDATION

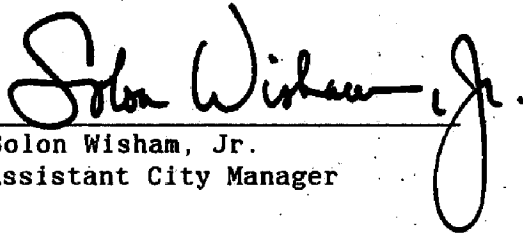
It is recommended that the City Council, by resolution, authorize the City Manager to execute an agreement with the Sacramento City Unified School District to lease land to the School District for the purpose of building an elementary school at Oak Park.

Respectfully submitted,



Robert P. Thomas, Director
Parks and Community Services

RECOMMENDATION APPROVED:



Solon Wisham, Jr.
Assistant City Manager

October 25, 1990
District 5

Contact person:
Patti Gonzales
449-5375

RPT:hw

oakpark.doc

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT
WITH THE SACRAMENTO CITY UNIFIED SCHOOL DISTRICT TO LEASE
LAND TO THE SCHOOL DISTRICT FOR THE PURPOSE OF
BUILDING AN ELEMENTARY SCHOOL AT OAK PARK

NOW, THEREFORE, BE IT RESOLVED that the City Manager be
authorized to execute an agreement with the Sacramento City Unified
School District to lease land to the School District for the purpose
of building an elementary school at Oak Park.

MAYOR

ATTEST:

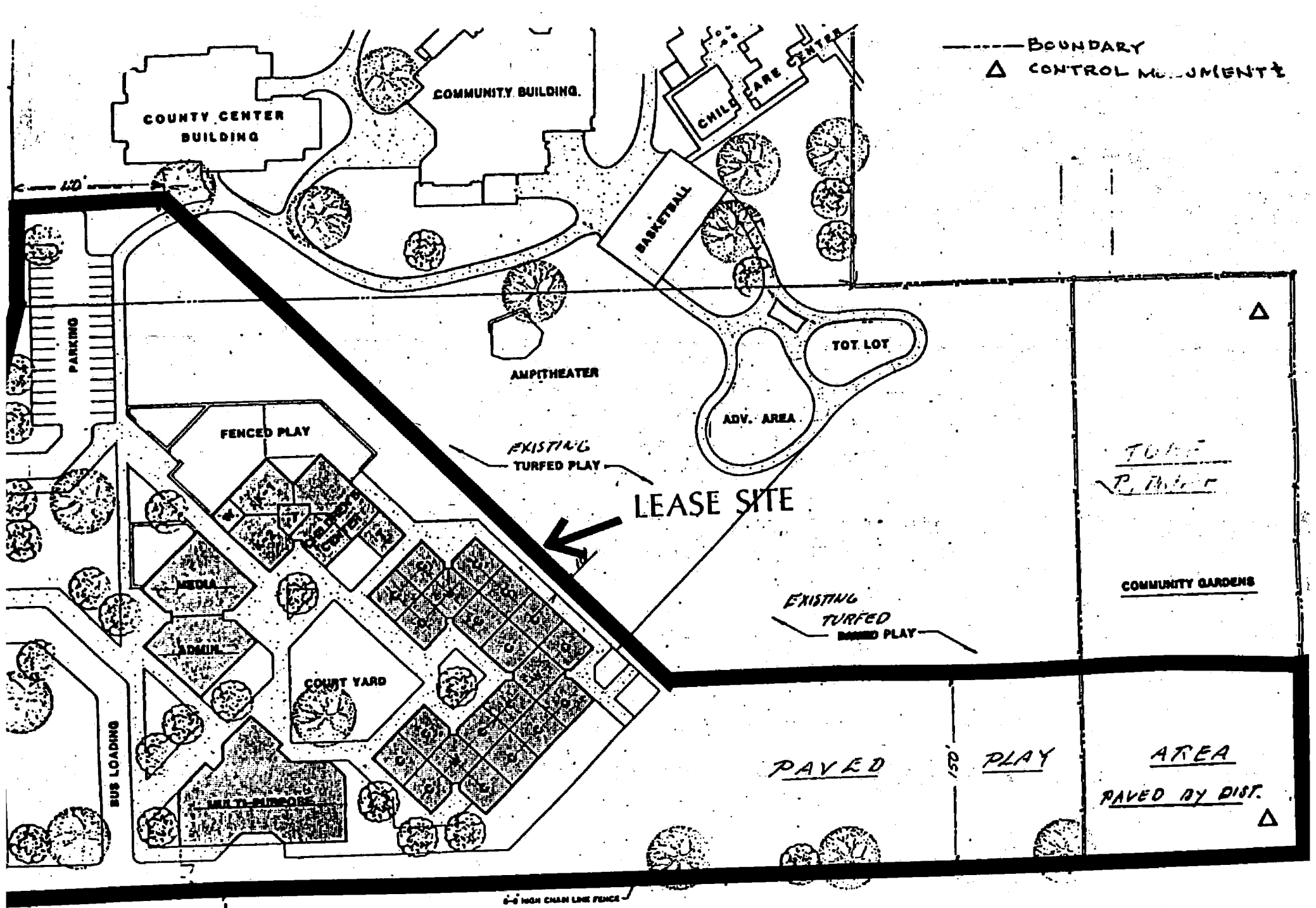
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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--- BOUNDARY
 Δ CONTROL MEASUREMENT

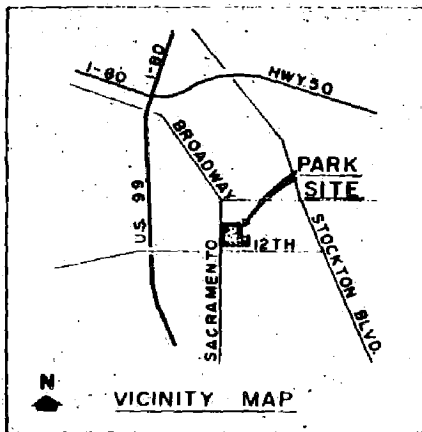
TULF
 P. Miller

COMMUNITY GARDENS

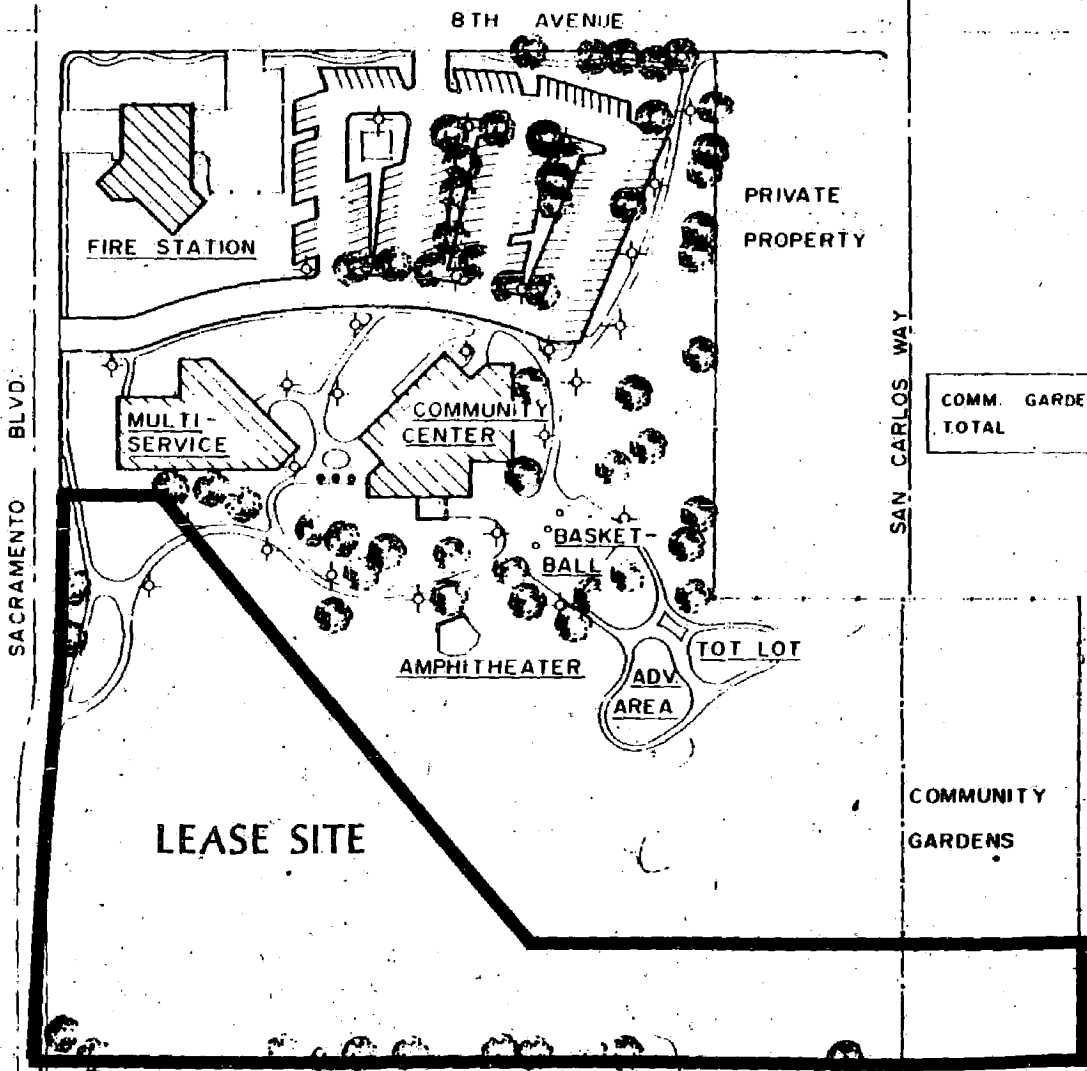
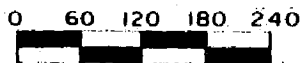
AREA
 PAVED BY DIST.

6-4 HIGH CHAIN LINK FENCE

9



- LEGEND**
- DRINKING FOUNTAIN
 - ⊕ PARK LIGHT
 - FLAG POLE



COMM. GARDENS	1.69 AC
TOTAL	17.80 AC

REVISIONS	DESCRIPTION	DATE BY	DESIGNED BY	DATE	FIELD BOOK	SCALE

CITY OF SACRAMENTO
DEPARTMENT OF COMMUNITY SERVICES



OAK PARK COMMUNITY CENTER

(80 AC)

SHEET