



APPROVED
BY THE CITY COUNCIL

APR 7 1998

OFFICE OF THE
CITY CLERK

1.9

AG 98-034

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

TECHNICAL SERVICES DIVISION
REAL ESTATE SERVICES

915 I STREET
ROOM 200
SACRAMENTO, CA
95814-2700

PH 916-264-5710
FAX 916-264-8250

April 1, 1998

City Council
City of Sacramento
Honorable Members in Session

SUBJECT: SALE OF REAL PROPERTY LOCATED AT 3185 LONGVIEW DRIVE TO SENIOR GLEANERS, INC.

LOCATION/COUNCIL DISTRICT: North side of Longview Drive between I-80 to the north, Watt Avenue to the east and Roseville Road to the west, in Council District 2

RECOMMENDATION:

This report recommends that City Council:

- By resolution, find that it is in the best interest of the City to sell the subject real property without competitive bidding, in accordance with Section 12.07.170 of the Sacramento City Code; authorize the City Manager to execute an Agreement for Sale of Real Property with Senior Gleaners, Inc., for an 11.61 acre portion of APN:240-0330-004; and approve the recovery of staff costs related to the sale of the property from the sale proceeds.

CONTACT PERSONS:

Vic Edmisten, Parks and Recreation Manager, 264-5336
Rhonda R. Lake, Real Property Agent, 264-7902

FOR THE COUNCIL MEETING OF: April 7, 1998

SUMMARY:

This staff report recommends approval of an agreement for sale of real property with Senior Gleaners, Inc. (SGI), for 11.61 acres of property shown on Exhibit A attached. The Property lies within the confines of Del Paso Regional Park. Currently, 4.893 acres of the 11.61 acres is improved with a parking area and warehouse/distribution facility operated by Senior Gleaners. The improved site is ground leased to Senior Gleaners until 2012 at a nominal rate of Ten Dollars (\$10) per year. The remaining 6.78 acres is currently vacant and lies adjacent to the warehouse/distribution facility. SGI has invested a substantial sum of money in on-site improvements. The sale price negotiated is Six Hundred Thousand Dollars (\$600,000) based on a staff valuation of the fee simple interest of the 11.61 acres. Close of escrow is contingent upon Senior Cleaners receiving by December 31, 1998, all discretionary entitlements as are legally required for their intended use of the property.

BACKGROUND INFORMATION:

Senior Gleaners, Inc. is a non-profit food distribution operation that provides a public benefit for a city's homeless and disadvantaged populations. It is staffed by approximately seventeen hundred (1700) volunteers who contribute their time and talents to help others in need. The "Gleaners" gather surplus food items and commodities from fields, orchards, canneries and warehouses to distribute them at no cost to area charities. The City of Sacramento has recognized and contributed to these efforts by leasing land to Senior Gleaners for a nominal rate of ten dollars annually.

In June 1982, the City and Senior Gleaners entered into a written lease, City Agreement No. 81-160, for a 3.8 ± acre site on which to locate their facility. The lease was amended by City Agreement No.88-153 to provide an additional acre of land adjacent to the site for expansion of the warehouse facility and parking area; thus increasing the leased area to 4.83 acres.

It is the desire of Senior Gleaners to purchase the property to safeguard their financial investment in the site and facilities long-range planning and development of its operation. The Gleaners will make application in the normal and customary manner through City's Neighborhoods, Planning and Development Services Department for all such discretionary entitlements as are legally required for their intended use of the property. If discretionary entitlements are obtained and the sale closes, Senior Gleaners will receive a credit in escrow, not to exceed Twenty Thousand Dollars (\$20,000), for the amount of application and processing fees

City Council
Sale of Real Property to Senior Gleaners, Inc.
April 1, 1998

actually paid, which credit will be applied toward the purchase price. SGI shall forfeit all such application and processing fees, and shall receive no credits pursuant to the Agreement if the discretionary entitlements are denied; and the agreement becomes null and void.

It is in the best interest of the City to sell the property to Senior Gleaners without competitive bidding for two reasons. First, the property is encumbered by a ground lease. Second, the lease rate is well below market rate and the lease does not terminate until 2012.

FINANCIAL CONSIDERATIONS:

Senior Gleaners has agreed to a purchase price of \$600,000. Escrow fees and closing costs will be split equally between the City and SGI. Staff costs related to the sale of the property will be recovered from sale proceeds. The net sale proceeds will be deposited in the General Fund and upon completion of the terms and conditions of the agreement, staff will report back to Council for direction on allocation of the proceeds.

ENVIRONMENTAL CONSIDERATIONS:

The Office of Environmental Affairs of the Neighborhoods, Planning and Development Services Department has reviewed the proposed land sale and has determined that this project is exempt from CEQA review pursuant to CEQA Guidelines, Section 15312 entitled "Surplus Government Property Sales".

POLICY CONDERATIONS:

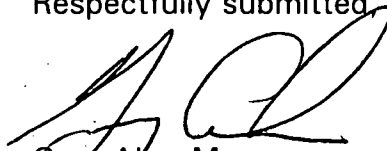
Depositing the sale proceeds into the General Fund for future Council allocation is consistent with Council policy of proceeds returning to the fund of asset origin.

In Accordance with Section 56.04.405 of Title 56 of the Sacramento City Code, the Planning Director has determined that the proposed conveyance of real property is consistent with the General Plan.


City Council
Sale of Real Property to Senior Gleaners, Inc.
April 1, 1998

MBE/WBE: None. No goods or services are being purchased.

Respectfully submitted,

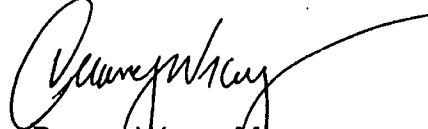


Gary Alm, Manager
Development Services



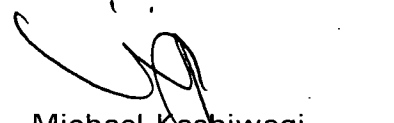
Gary Little, Director
Neighborhoods, Area 2

Approved:



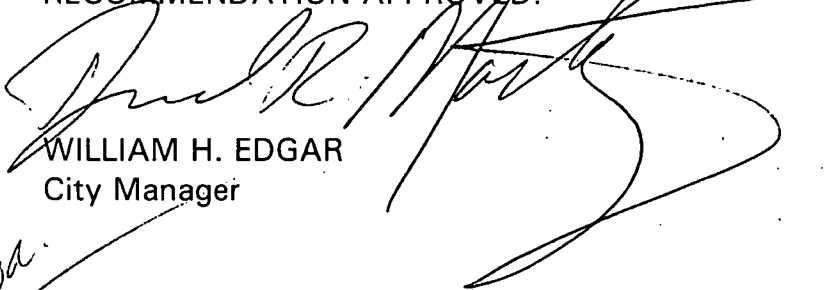
Duane Wray, Manager
Technical Services

Approved



Michael Kashiwagi
Director of Public Works

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR
City Manager

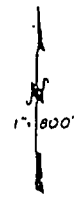
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EXHIBIT A

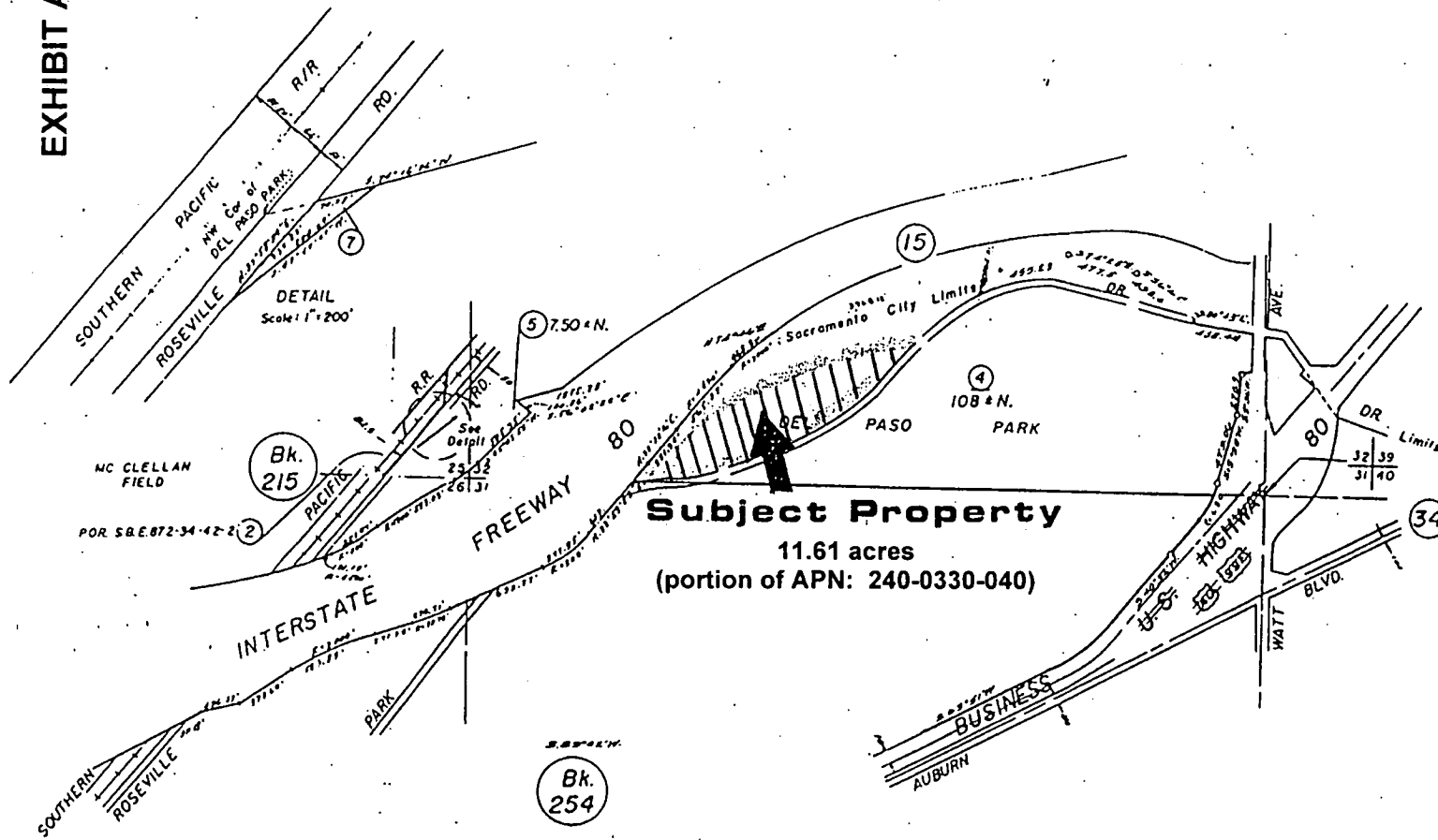
POR. SEC. 32, RANCHO DEL PASO

Tax Area Code

240-33



5



Subject Property
 11.61 acres
 (portion of APN: 240-0330-040)

CITY OF SACRAMENTO
 Assessor's Map Bk.240-Pg.33
 County of Sacramento, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

APPROVED
BY THE CITY COUNCIL

RESOLUTION NO. 98-120

APR 7 1998

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY
WITHOUT COMPETITIVE BIDDING TO SENIOR GLEANERS, INC., FOR A PORTION
OF APN: 240-0330-004 LOCATED ON THE NORTH SIDE OF LONGVIEW DRIVE,
PURSUANT TO TITLE 12, CHAPTER 7 OF THE SACRAMENTO CITY CODE

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

1. That it is in the best interest of the City to use the procedures set forth in City Code Section 12.07.170(A)(2) instead of the competitive bidding process as the lease does not expire until 2012 and the lease rate is below market.
2. That the City Manager is hereby authorized and directed to execute an Agreement for Sale of Real Property with Senior Gleaners, a California non-profit corporation, for the fee simple interest in an 11.61 acre portion of APN: 240-0330-004, more specifically described in Exhibits A & B, which Agreement is on file with the City Clerk.
3. That the City Manager is further authorized to execute such additional documents and to take such additional actions as necessary to implement the Agreement for Sale of Real Property.
4. That staff costs related to the sale of the property shall be recovered from the sale proceeds.

MAYOR

ATTEST:

City Clerk

6

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

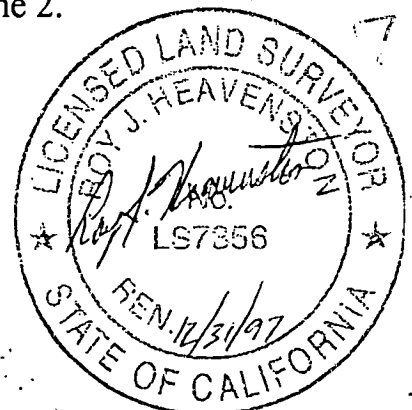
EXHIBIT A
LEGAL DESCRIPTION
PROPERTY OF THE CITY OF SACRAMENTO
PORTION OF A.P.N. 240-0330-004

That portion of a tract of land known as Del Paso Park, in the City of Sacramento, Sacramento County, State of California, as per deed recorded in Book 397, Page 157 of Deeds in the office of the County Recorder of said County, and being more particularly described as follows:

Beginning at a point, bearing S 59°36'47" W 1849.83 feet from a 1 1/2 inch brass disk stamped Cal. Trans. 24-419 as recorded on State Division of Highways Monument Map, District 3, Sacramento County, Route 80, Post Mile R10.8, sheet 2 of 16; thence from said point of beginning N 76°33'14" E 234.25 feet; thence S 09°22'42" W 31.23 feet; thence along a curve to the left having a radius of 898.93 feet and an arc length of 539.40 feet, subtended by a chord bearing S 72°08'11" W 531.34 feet; thence S 54°56'47" W 666.07 feet; thence along a curve to the right having a radius of 1534.82 feet and an arc length of 437.43 feet, subtended by a chord bearing S 63°06'40" W 435.95 feet; thence S 71°16'33" W 292.17 feet; thence along a curve to the right having a radius of 1064.53 feet and an arc length of 313.84 feet, subtended by a chord bearing S 79°43'17" W 312.70 feet; thence N 76°40'17" W 160.59 feet; thence S 68°46'06" W 189.42 feet to the southerly line of California State Right of Way of Interstate 80; thence along said right of way, along a curve to the right having a radius of 4430.00 feet and an arc length of 206.14 feet, subtended by a chord bearing N 44°29'04" E 206.12 feet; thence along a curve to the right having a radius of 3000.00 feet and an arc length of 468.86 feet, subtended by a chord bearing N 50°17'40" E 468.38 feet; thence leaving said right of way N 74°16'36" E 1456.73 feet; thence N 75°24'25" E 234.86 feet to the point of beginning, containing 11.60 acres more or less.

The basis of bearings used in this description is the CCS27, Zone 2.

End of Description.



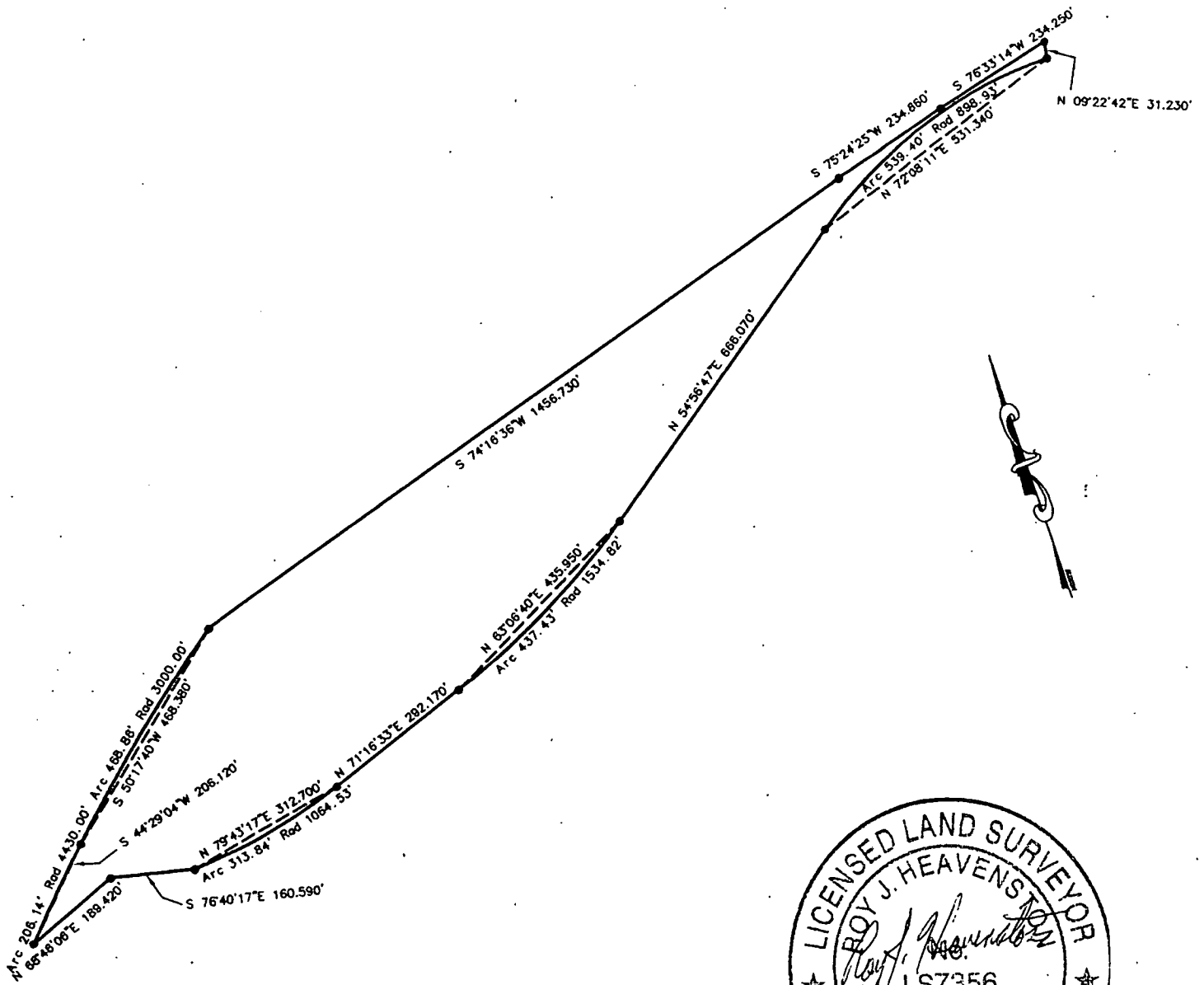
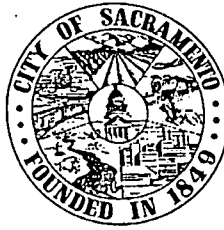


EXHIBIT B
PROPERTY OF CITY OF SACRAMENTO
PORTION OF
A.P.N. 240-0330-004

SCALE:
 1"=300'

NOVEMBER 1997

CITY OF SACRAMENTO
 DEPT. OF PUBLIC WORKS
 TECHNICAL SERVICES DIVISION
 SURVEY SECTION
 927 10th STREET
 SACRAMENTO, CA 95814



1.9

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

915 "J" STREET
ROOM 200
SACRAMENTO, CA
95814-2700
PH 916-264-5710
FAX 916-264-8250

TECHNICAL SERVICES
REAL ESTATE SERVICES

March 16, 1998

City Council
City of Sacramento

Honorable Members in Session

**SUBJECT: SALE OF REAL PROPERTY LOCATED AT 3185 LONGVIEW
DRIVE TO SENIOR GLEANERS, INC.**

LOCATION/COUNCIL DISTRICT: North side of Longview Drive between I-80 to the north, Watt Avenue to the east and Roseville Road to the west, in Council District 2

RECOMMENDATION:

This report recommends that City Council:

- ◆ By resolution, find that it is in the best interest of the City to sell the subject real property without competitive bidding, in accordance with Section 12.07.170 of the Sacramento City Code; authorize the City Manager to execute an Agreement for Sale of Real Property with Senior Gleaners, Inc., for an 11.61 acre portion of APN: 240-0330-004; and approve the recovery of staff costs related to the sale of the property from the sale proceeds.
- ◆ By resolution, amend FY 1997/98 Capital Improvement Program to increase Robla Community Park Development project (PN: LN61) by deposit of the net proceeds of the sale.

CONTACT PERSONS:

Vic Edmisten, Parks and Recreation Manager, 264-5336
Rhonda R. Lake, Real Property Agent, 264-7902

FOR THE COUNCIL MEETING OF: March 31, 1998

Am. 1 *[Signature]*

City Council
Sale of Real Property to Senior Gleaners, Inc.
March 12, 1996

SUMMARY:

This staff report recommends approval of an agreement for sale of real property with Senior Gleaners, Inc. (SGI), for 11.61 acres of property shown on Exhibit A attached. The property lies within the confines of Del Paso Regional Park. Currently, 4.83 acres of the 11.61 acres is improved with a parking area and warehouse/distribution facility operated by Senior Gleaners. The improved site is ground leased to Senior Gleaners until 2012 at a nominal rate of Ten Dollars (\$10) per year. The remaining 6.78 acres is currently vacant and lies adjacent to the warehouse/distribution facility. SGI has invested a substantial sum of money in on-site improvements. The sale price negotiated is Six Hundred Thousand Dollars (\$600,000) based on a staff valuation of the fee simple interest of the 11.61 acres. Close of escrow is contingent upon Senior Gleaners receiving by December 31, 1998, all discretionary entitlements as are legally required for their intended use of the property.

BACKGROUND INFORMATION:

Senior Gleaners, Inc. is a non-profit food distribution operation which provides a public benefit for the city's homeless and disadvantaged populations. It is staffed by approximately seventeen hundred (1700) volunteers who contribute their time and talents to help others in need. The "Gleaners" gather surplus food items and commodities from fields, orchards, canneries and warehouses to distribute them at no cost to area charities. The City of Sacramento has recognized and contributed to these efforts by leasing land to Senior Gleaners for a nominal rate of ten dollars annually.

In June 1982, the City and Senior Gleaners entered into a written lease, City Agreement No. 81-160, for a 3.8 +/- acre site on which to locate their facility. The lease was amended by City Agreement No. 88-153 to provide an additional acre of land adjacent to the site for expansion of the warehouse facility and parking area; thus increasing the leased area to 4.83 acres.

It is the desire of Senior Gleaners to purchase the property to safeguard their financial investment in the site and facilitate long-range planning and development of its operation. The Gleaners will make application in the normal and customary manner through City's Neighborhoods, Planning and Development Services Department for all such discretionary entitlements as are legally required for their intended use of the property. If discretionary entitlements are obtained and the sale closes, Senior

City Council
Sale of Real Property to Senior Gleaners, Inc.
March 16, 1998

Gleaners will receive a credit in escrow, not to exceed twenty thousand dollars (\$20,000), for the amount of application and processing fees actually paid, which credit will be applied toward the purchase price. SGI shall forfeit all such application and processing fees, and shall receive no credits pursuant to the Agreement, if the discretionary entitlements are denied, *and the Agreement becomes null and void*

It is in the best interest of the City to sell the property to Senior Gleaners without competitive bidding for two reasons. First, the property is encumbered by a ground lease. Second, the lease rate is well below market rate and the lease does not terminate until 2012.

FINANCIAL CONSIDERATIONS:

Senior Gleaners has agreed to a purchase price of \$600,000. Escrow fees and closing costs will be split equally between the City and SGI. Staff costs related to the sale of the property will be recovered from sale proceeds. *Staff recommends that the net sale proceeds be appropriated to the Robla Community Park Development project (LN64) to fund development and construction of the park and related infrastructure improvements. The ^{net} sale proceeds will be deposited in the General Fund and upon completion of the terms and conditions of the*

ENVIRONMENTAL CONSIDERATIONS:

The Office of Environmental Affairs of the Neighborhoods, Planning and Development Services Department has reviewed the proposed land sale and has determined that this project is exempt from CEQA review pursuant to CEQA Guidelines, Section 15312 entitled "Surplus Government Property Sales".

POLICY CONSIDERATIONS:

In accordance with Section 56.04.405 of Title 56 of the Sacramento City Code, the Planning Director has determined that the proposed conveyance of real property is consistent with the General Plan.

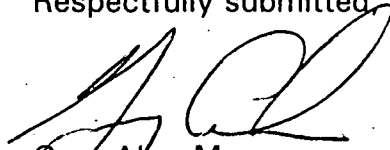
Repositing the sale proceeds into the General Fund for future Council allocation is consistent with Council policy of proceeds returning to the fund of asset origin.

Agreement, staff will report back to Council
for direction or allocation of the proceeds.

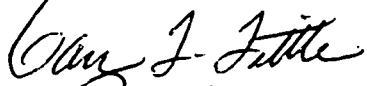
City Council
Sale of Real Property to Senior Gleaners, Inc.
March 16, 1998

MBE/WBE: None. No goods or services are being purchased.

Respectfully submitted

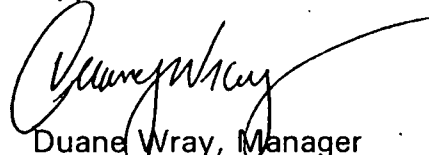


Gary Alm, Manager
Development Services



Gary Little, Director
Neighborhoods, Area 2

Approved:



Duane Wray, Manager
Technical Services

Approved

Michael Kashiwagi
Director of Public Works

RECOMMENDATION APPROVED:

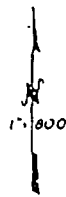
WILLIAM H. EDGAR
City Manager

EXHIBIT A

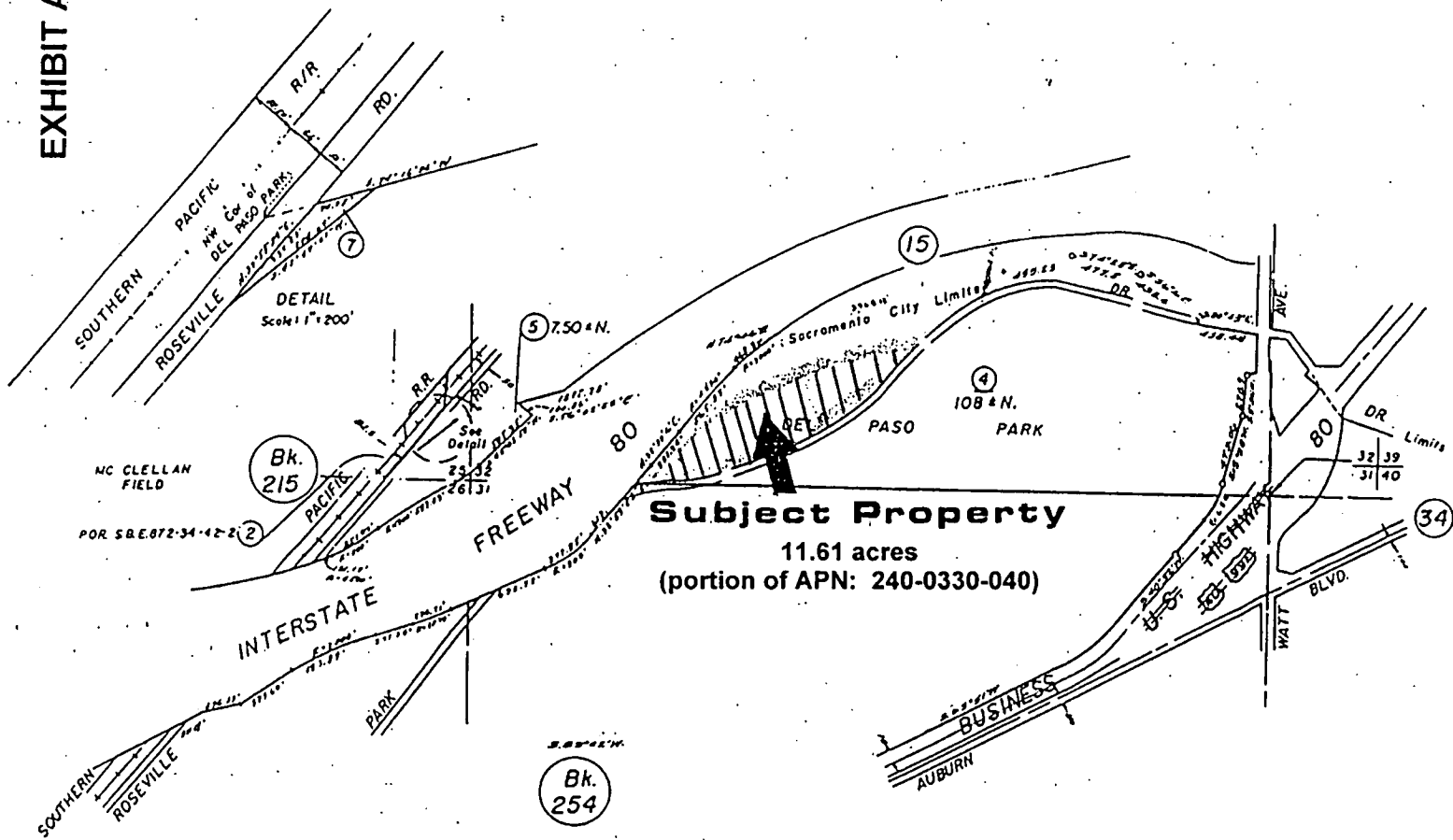
POR. SEC. 32, RANCHO DEL PASO

Tax Area Code

240-33



5



Subject Property
 11.61 acres
 (portion of APN: 240-0330-040)

CITY OF SACRAMENTO
 Assessor's Map Bk.240-Pg.33
 County of Sacramento, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY WITHOUT COMPETITIVE BIDDING TO SENIOR GLEANERS, INC., FOR A PORTION OF APN: 240-0330-004 LOCATED ON THE NORTH SIDE OF LONGVIEW DRIVE, PURSUANT TO TITLE 12, CHAPTER 7 OF THE SACRAMENTO CITY CODE

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

1. That it is in the best interest of the City to use the procedures set forth in City Code Section 12.07.170(A)(2) instead of the competitive bidding process as the lease does not expire until 2012 and the lease rate is below market.
2. That the City Manager is hereby authorized and directed to execute an Agreement for Sale of Real Property with Senior Gleaners, a California non-profit corporation, for the fee simple interest in an 11.61 acre portion of APN: 240-0330-004, more specifically described in Exhibits A & B, which Agreement is on file with the City Clerk.
3. That the City Manager is further authorized to execute such additional documents and to take such additional actions as necessary to implement the Agreement for Sale of Real Property.
4. That staff costs related to the sale of the property shall be recovered from the sale proceeds.

MAYOR

ATTEST:

City Clerk

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A
LEGAL DESCRIPTION
PROPERTY OF THE CITY OF SACRAMENTO
PORTION OF A.P.N. 240-0330-004

That portion of a tract of land known as Del Paso Park, in the City of Sacramento, Sacramento County, State of California, as per deed recorded in Book 397, Page 157 of Deeds in the office of the County Recorder of said County, and being more particularly described as follows:

Beginning at a point, bearing S 59°36'47" W 1849.83 feet from a 1 1/2 inch brass disk stamped Cal. Trans. 24-419 as recorded on State Division of Highways Monument Map, District 3, Sacramento County, Route 80, Post Mile R10.8, sheet 2 of 16; thence from said point of beginning N 76°33'14" E 234.25 feet; thence S 09°22'42" W 31.23 feet; thence along a curve to the left having a radius of 898.93 feet and an arc length of 539.40 feet, subtended by a chord bearing S 72°08'11" W 531.34 feet; thence S 54°56'47" W 666.07 feet; thence along a curve to the right having a radius of 1534.82 feet and an arc length of 437.43 feet, subtended by a chord bearing S 63°06'40" W 435.95 feet; thence S 71°16'33" W 292.17 feet; thence along a curve to the right having a radius of 1064.53 feet and an arc length of 313.84 feet, subtended by a chord bearing S 79°43'17" W 312.70 feet; thence N 76°40'17" W 160.59 feet; thence S 68°46'06" W 189.42 feet to the southerly line of California State Right of Way of Interstate 80; thence along said right of way, along a curve to the right having a radius of 4430.00 feet and an arc length of 206.14 feet, subtended by a chord bearing N 44°29'04" E 206.12 feet; thence along a curve to the right having a radius of 3000.00 feet and an arc length of 468.86 feet, subtended by a chord bearing N 50°17'40" E 468.38 feet; thence leaving said right of way N 74°16'36" E 1456.73 feet; thence N 75°24'25" E 234.86 feet to the point of beginning, containing 11.60 acres more or less.

The basis of bearings used in this description is the CCS27, Zone 2.

End of Description.



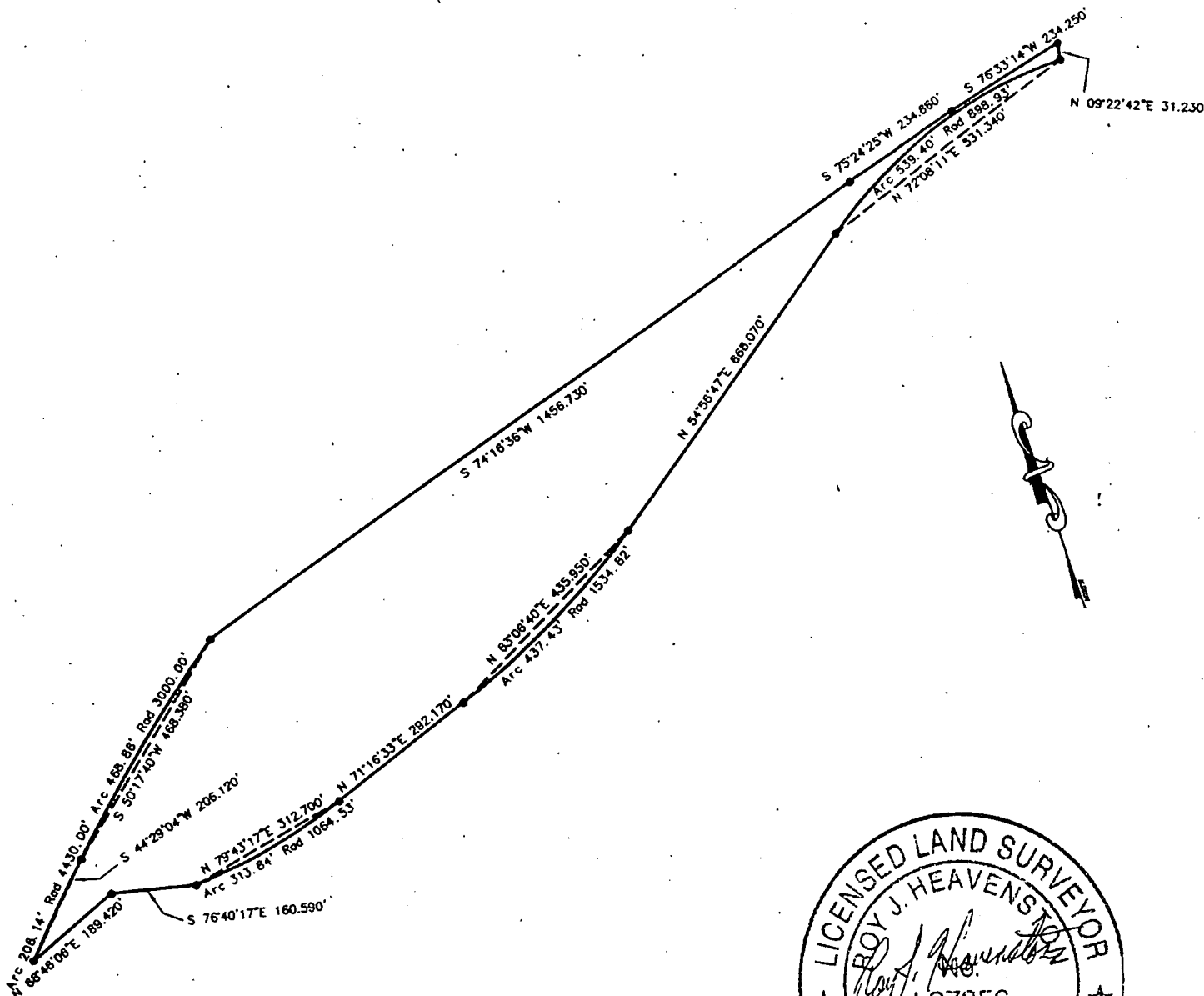


EXHIBIT B
 PROPERTY OF CITY OF SACRAMENTO
 PORTION OF
 A.P.N. 240-0330-004

SCALE:
 1"=300'

8

NOVEMBER 1997

CITY OF SACRAMENTO
 DEPT. OF PUBLIC WORKS
 TECHNICAL SERVICES DIVISION
 SURVEY SECTION
 927 10th STREET
 SACRAMENTO, CA 95814

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDING THE PARKS AND RECREATION CAPITAL IMPROVEMENT PROGRAM BUDGET FOR FISCAL YEAR 1997/98

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

The 1997/98 Capital Improvement Program is hereby amended to appropriate the net revenue from the sale of real property to the Senior Gleaners, Inc., into the Robla Community Park Development project (PN: LN61) for the development and construction of the proposed park site and related infrastructure improvements. The net proceeds shall be deposited and appropriated into the following accounts:

Revenue: 101-500-LN61-3701

Expenditure: 101-500-LN61-4820

MAYOR

ATTEST:

City Clerk

deleto

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____