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**APPROVED**  
BY THE CITY COUNCIL

**JUN 22 1999**



OFFICE OF THE  
CITY CLERK

**THOMAS V. LEE**  
DEPUTY CITY MANAGER  
  
DOWNTOWN DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1030 15<sup>TH</sup> STREET  
SUITE 250  
SACRAMENTO, CA  
95814-4009

PH 916-264-8109  
FAX 916-264-7279

June 8, 1999

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: NOTICE OF CITY'S INTEREST IN SURPLUS PROPERTIES KNOWN AS  
THE ROSIN SITE AND THE FONG RANCH SITE**

**LOCATION AND COUNCIL DISTRICT:** Northeast of the Intersection of  
Truxel Road and San Juan Road;  
Council District 1

**RECOMMENDATION:**

It is recommended that Council, by Resolution, authorize the City Manager to express a formal written interest in seeking to acquire surplus properties owned by the Natomas Unified School District known as the Rosin Site and the Fong Ranch Site.

**CONTACT PERSON:** Thomas V. Lee, Deputy City Manager, 264-8888

**FOR COUNCIL MEETING OF:** June 22, 1999

**SUMMARY:**

This report requests Council authorization for the City Manager to tender official written notice, pursuant to Government Code 54222, of the City's interest in seeking to acquire all or part of approximately 95 acres of surplus property owned by the Natomas Unified School District known as the Rosin Site and the Fong Ranch Site. Staff will return to Council within 90 days for approval of terms of the acquisition.

**COMMITTEE/COMMISSION ACTION:**

None.

**NOTICE OF INTEREST IN PROPERTIES KNOWN AS THE ROSIN SITE AND THE FONG RANCH SITE**

**BACKGROUND INFORMATION:**

- Pursuant to Government Code 54222, and certain provisions of the Education, Code, prior to disposing or selling all or portions of real property, school districts must give notice to certain public entities, political subdivisions in the state, the federal government, and certain nonprofit charitable corporations.
- According to the letter from the Natomas Unified School District, dated May 13 and received on May 15<sup>th</sup>, 1999, (Exhibit A), the City must respond with written notice of the City's intent to seek to acquire the property within 60 days of its receiving notice from the school district (by July 15, 1999).
- The two contiguous properties are located to the north and to the east of the intersection of Truxel Road and San Juan Road in Council District 1. The Rosin site is approximately 57 acres and the Fong Ranch site is approximately 38 acres.
- The school district may wish to retain approximately 27 acres of these properties for a middle school, an alternative school and administrative offices. The net acreage for acquisition by the City is approximately 68 acres for a public purpose such as parks and open space and road right-of-way.
- This report requests Council authorization for the City Manager to respond with a Notice of Interest in seeking to acquire all or part of the remaining 68 acres of surplus property owned by the Natomas Unified School District known as the Rosin Site and the Fong Ranch Site.
- If the terms cannot be agreed upon within 60 days of the City's notice to the school district, the land may be disposed of without regard to the limitations referred to in the statutes reference above.
- Staff will return to Council within 90 days for approval of terms of the acquisition.

**FINANCIAL CONSIDERATIONS:**

None. The Notice of Interest is a formality only. Staff will not encumber any funds nor enter into any purchase agreement without specific Council approval of the terms of any proposed purchase.

**ENVIRONMENTAL CONSIDERATIONS:**

The Notice of Interest recommended in this report is exempt from CEQA review pursuant

City Council

**NOTICE OF INTEREST IN PROPERTIES KNOWN AS THE ROSIN SITE AND THE FONG RANCH SITE**

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to section 15378(b)(3), "continuing administrative or maintenance activities".

**POLICY CONSIDERATIONS:**

The Notice of Interest recommended in this report is consistent with City policy to pursue opportunities to enhance and revitalize neighborhoods.

**ESBD CONSIDERATIONS:**

None. The Notice of Interest is a statutory formality only. No real property purchase is authorized at this time.

Respectfully submitted,



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Thomas V. Lee, Director  
Downtown Enterprise Department

**RECOMMENDATION APPROVED:**



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Robert P. Thomas  
City Manager



EXHIBIT A

**Board of Trustees**

H. Joel Huns  
Larry Meeks  
Kate Nicholls  
Doug Park  
Michael Wiley

**NATOMAS UNIFIED SCHOOL DISTRICT**

1515 SPORTS DRIVE SUITE 1 • SACRAMENTO, CA 95834 • (916) 641-3300 • FAX (916) 928-1629

DAVID TUCKER  
District Superintendent

May 13, 1999

VIA CERTIFIED & U.S. MAIL

Gary Little  
Director, Area 4  
Sacramento City Parks & Recreation Department  
3291 Truxel Road, Suite 27  
Sacramento, CA 95833

Re: Notice to Specified Public Entities of Sale, Lease or Trade of Surplus Properties known as the Rosin Site and previously surplused Fong Site.

Dear Gary:

The Natomas Unified School District (the "District") is determining whether to dispose of surplus properties known as the Fong Ranch Site and Rosin Site located within and just outside the District's boundaries (Exhibit A). These two sites are contiguous and may be considered separately or as a whole. A copy of this notice is being provided to you in accordance with the requirements of statutory law. The Fong Ranch Site is approximately 38 acres and the Rosin Site is approximately 57 acres.

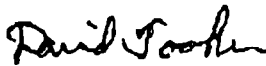
Pursuant to Government Code 54222 and certain provisions of the Education Code, prior to disposing or selling all or portions of real property, school districts must give notice to certain public entities, political subdivisions in the state, the federal government, and certain nonprofit charitable corporations. The District is hereby providing such written notice by offering for sale, lease or trade all or portions of the Fong Ranch and Rosin Sites located to the north and to the east of the intersection of Truxel Road and San Juan Road. A legal description of this property is available at your request.

If your agency intends to seek to purchase, lease or trade all or portions of the site, you must give written notice of such intent to the District within 60 days after receipt of this notice. If the price or terms cannot be agreed upon within the 60 days following receipt of your notice of intent, the land may be disposed of without regard to certain limitations referred to in the statutes referenced above.

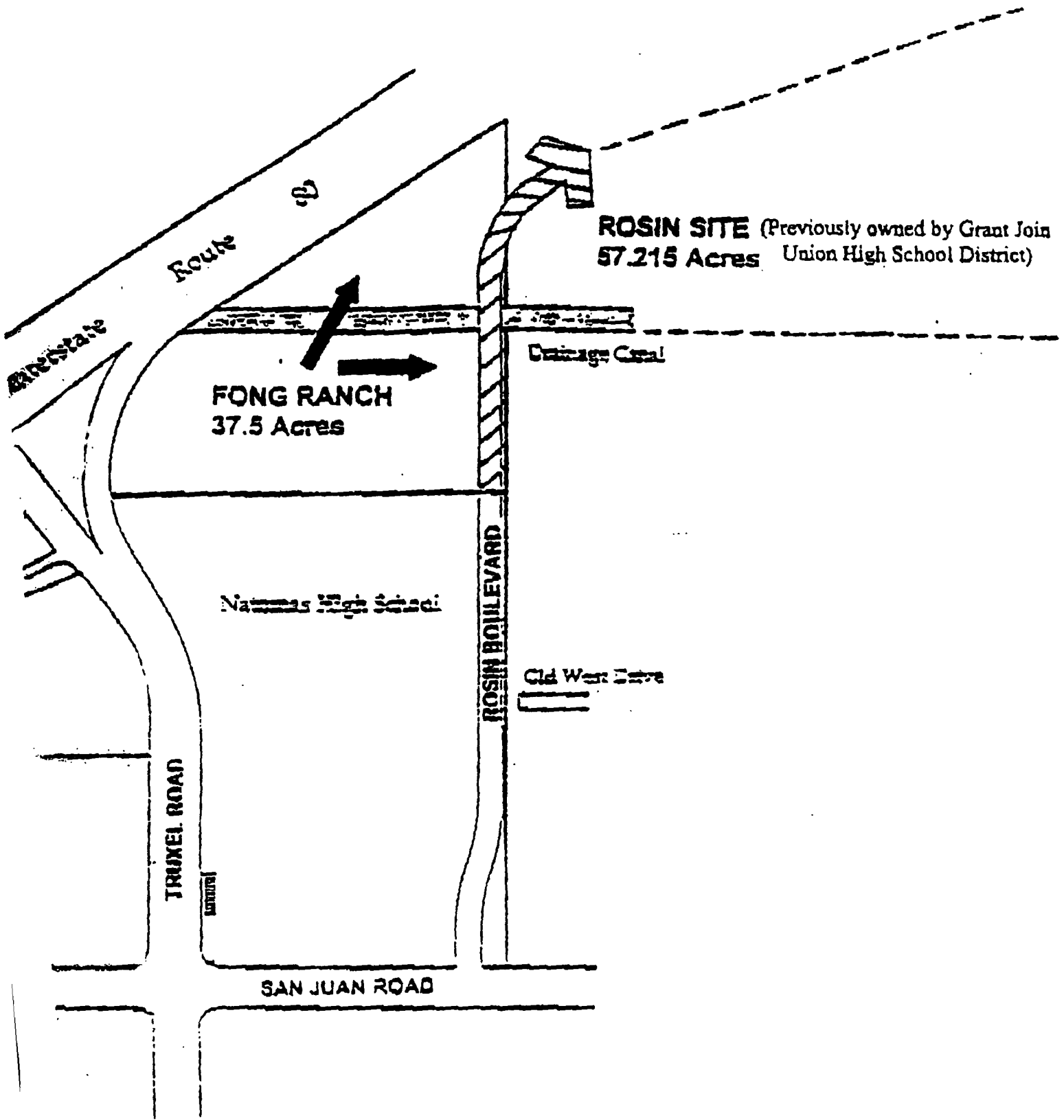
The District intends to reserve approximately 7 acres on the Fong property and approximately 20 acres on the Rosin Property. In addition, both sites are located within the City of Sacramento South Natomas Community Plan area and may be governed by planning requirements of the South Natomas Community Plan, City of Sacramento General Plan and other local permit processing and entitlement requirements as well as district and city ingress and egress requirements.

Any inquiries or correspondence should be sent to David Tooker, Superintendent, Natomas Unified School District, 1515 Sports Way, Suite 1, Sacramento, California, 95834-1905, telephone: (916) 641-3300, with copies of correspondence to the District consultant, Dr. Joel Kirchenstein, 29800 Agoura Road, Suite 105, Agoura Hills, CA 91301.

Very truly yours,



David Tooker  
Superintendent



**ROSIN SITE** (Previously owned by Grant Join Union High School District)  
57.215 Acres

**FONG RANCH**  
37.5 Acres

Drainage Canal

Old West Store

Napa High School

TRUXEL ROAD

ROSIN BOULEVARD

SAN JUAN ROAD

State Route

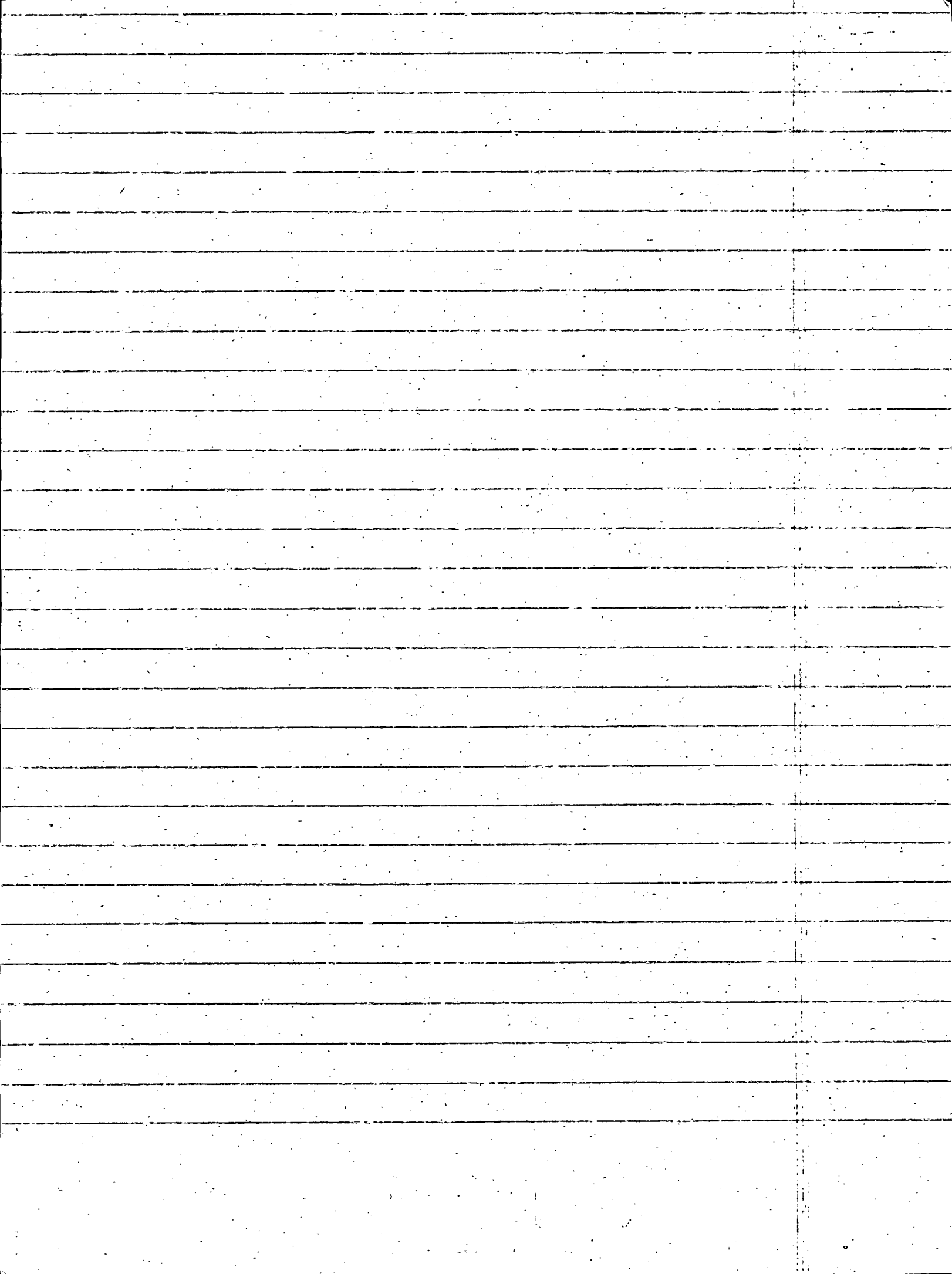
Route

~~Tom~~ Lee - responding to Natomas  
Schl Dist have surplus prop  
96 acres - Fargo park -  
road right of way. Mgr author  
submit offer.  
come back in 90 days w/ details

Serna ① 1st line to acquire acreage  
↓ ② Fargo - park program in area  
Important ③ development purposes in area.  
Fargo - 30 acres will allow access.

Serna - ① Park Program  
② development -  
access to the  
area

Pub test - NO!





**APPROVED**  
BY THE CITY COUNCIL

**JUN 22 1999**

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 99-344**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**NOTICE OF CITY'S INTEREST IN SUPPLUS PROPERTIES  
KNOWN AS THE ROSIN SITE AND THE FONG RANCH SITE**

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

The City Manager is authorized to express a formal written interest in seeking to acquire surplus properties owned by the Natomas Unified School District known as the Rosin Site and the Fong Ranch Site.

\_\_\_\_\_  
MAYOR

**ATTEST:**

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_