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DEPARTMENT OF
PUBLIC WORKS
DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

927 TENTH STREET
ROOM 100
SACRAMENTO, CA
95814-2795

916-449-8210
FAX 916-449-8678

December 11, 1990

Budget and Finance Committee
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROPRIATE FUNDS FOR ACQUISITION OF PARKLAND WITHIN THE LAGUNA CREEK
ASSESSMENT DISTRICT**

SUMMARY

This report requests the appropriation of funds for the purpose of acquiring a 13.31 acre park site within the Laguna Creek Assessment District area. Time performance conditions in the park acquisition agreement require that this report be considered by the Committee and the City Council on December 11, 1990.

BACKGROUND

See attached report to City Council dated December 11, 1990.

FINANCIAL DATA

See attached report to City Council dated December 11, 1990.

POLICY CONSIDERATIONS

See attached report to City Council dated December 11, 1990.

MBE/WBE EFFORTS

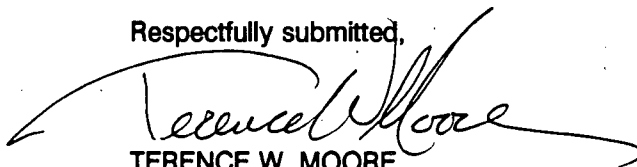
See attached report to City Council dated December 11, 1990.

Budget and Finance Committee
Fund Appropriation For Acquisition
of Parkland Within Laguna Creek A/D
December 11, 1990
Page 2

RECOMMENDATION

It is recommended that the Budget and Finance Committee recommend approval of this report, and forward the report to the full City Council for adoption.

Respectfully submitted,



TERENCE W. MOORE
Supervising Engineer

Recommendation Approved:



JACK R. CRIST
Deputy City Manager

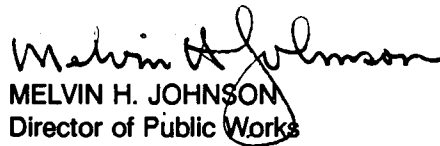
STA:yg
DS1-06.C
11.2790.1

Attachment

CONTACT PERSON

Terence Moore, Supervising Engineer
449-8210

Approved:



MELVIN H. JOHNSON
Director of Public Works

December 11, 1990
District 7

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDING CAPITAL IMPROVEMENT PROGRAM AND AUTHORIZING EXECUTION OF ACQUISITION AGREEMENTS

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

1. That the Capital Improvement Program is hereby amended by establishing a new project for the acquisition of a 13.31 acre park site located at Center Parkway and Jacinto Avenue, in the Laguna Creek Assessment District area.
2. That the City Manager and City Clerk are hereby authorized and directed to execute an agreement with Live Oak Associates II, a California limited partnership, for the acquisition of said park site.

3. That the approved revenue for the Quimby Act Contingency Fund (710) is hereby increased:

710-710-7012-3XXX - \$1,011,255.00

4. That the Quimby Act Contingency Fund (710) is hereby increased to:

710-710-7012-4999 - \$1,378,234.00

5. That the Capital Improvement Program is further amended by appropriating funds from the Quimby Act Contingency Reserve Fund (710) as follows:

FROM:

710-710-7012-4999 - \$1,153,819.43

TO:

710-500-XXXX-4813 - \$1,115,700.55

710-500-XXXX-4341 - \$ 38,118.88

TOTAL \$1,153,819.43

6. That the City Manager and City Clerk are hereby authorized and directed to execute an agreement with Live Oak Associates II, for the acquisition of a 6.59 acre vernal pool area and acceptance of a 28.02 acre dedication, combining into a 34.61 acre vernal pool reserve area.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

7. That funds be expended from the Laguna Creek Assessment District (Fund No. 652) as follows:

652-500-15AD-4813 - \$153,000.00

TOTAL \$153,000.00

ATTEST:

MAYOR

CITY CLERK

DS1-06.C
11.2790.2

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



**DEPARTMENT OF
PUBLIC WORKS**

DEVELOPMENT SERVICES

December 11, 1990

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:**
- 1. ESTABLISH NEW CAPITAL IMPROVEMENT PROJECT AUTHORIZING ACQUISITION OF 13.31 ACRES OF PARKLAND WITHIN THE LAGUNA CREEK ASSESSMENT DISTRICT AND APPROPRIATE FUNDS; and**
 - 2. AUTHORIZE EXECUTION OF AGREEMENT FOR ACQUISITION OF 34.61 ACRES VERNAL POOL RESERVE IN ACCORDANCE WITH PROVISIONS OF THE LAGUNA CREEK ASSESSMENT DISTRICT**

SUMMARY

This report requests the establishment of a new CIP project for the purpose of acquiring a 13.31 acre park site within the Laguna Creek Assessment District area. It is also requested that the City Manager be authorized to execute the purchase agreement for the park. This report also requests that the City Manager be authorized to execute a separate agreement to acquire a 34.61 acre vernal pool reserve area as required by said assessment district. This item was heard by the Budget and Finance Committee at their meeting this afternoon (December 11, 1990).

BACKGROUND

In December 1988, Live Oaks Associates II, the developers of the Arlington Park subdivision project within the Laguna Creek Assessment District, offered the subject park site to the City in lieu of payment of Quimby fees (in-lieu park fees). However a review of Arlington Park Quimby fee requirements revealed that the park dedication (13.31 acres) exceeded the required subdivision park acreage on which Quimby fees are calculated. Staff therefore determined that it would be in the best interests of the City to acquire the park site by purchase and charge the developers in-lieu fees. Recently, representatives of Live Oaks Associates and City staff have agreed on the business points for a new park acquisition agreement. The negotiated agreement provides for the park acquisition, payment for land credits granted by the City, disposition of accumulated Quimby fees, assumption of assessments by the City and provisions for payment of future residential park fees. It is requested that the City Manager be authorized to execute this agreement on

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behalf of the City. When combined with the adjacent 8.75 acres acquired by the City in June of this year, a 22 acre City owned park site will be established in accordance with the South Sacramento Community Plan.

Mitigation measures for the Laguna Creek project require acquisition of a vernal pool reserve area southerly of and adjacent to Laguna Creek. The purchase of this land, also from Live Oak Associates, was negotiated during the formation of the Laguna Creek Assessment District so that acquisition funds could be included in the district. The site consists of 28.02 acres dedicated to the City in exchange for 3.33 acres of land credits toward park dedication requirements and 6.59 acres of vernal pool area to be acquired by the City for \$150,000. It is therefore requested that the City Manager be authorized to execute the purchase agreement, thus satisfying the mitigation measure.

FINANCIAL DATA

The negotiated purchase price for the park site is \$1,111,700.55. This price consists of the negotiated value of the park (\$1,464,100), plus the value of land credits granted to the developers by the City (\$283,050), less park fees currently held in escrow pending this agreement (456,949.45), less a credit to City for assuming assessments on park site (\$178,500). The agreement also provides that future park fees shall be based on a value of \$85,000 per acre for all remaining single family dwelling developments. The City will assume assessment payments on the park site, which are approximately \$38,000 per year for 13 years.

Funding for this purchase, including closing costs (\$4,000), as well as the assessment payment for fiscal year 1990/91 (\$38,118.88), will be available in the Quimby Act Contingency Reserve Fund (710) at the close of escrow.

The purchase price of the 6.59 acre vernal pool area of the vernal pool reserve (\$150,000) is based on appraised value. Funds are available, including closing costs (\$3,000) in the Laguna Creek Assessment District (Fund No. 652) and have already been appropriated for this purpose.

POLICY CONSIDERATIONS

These acquisitions are consistent with the South Sacramento Community Plan and 1989 Master Plan Update for Park Facilities and Recreational Services.

MBE/WBE EFFORTS

There are no goods or services being purchased.

RECOMMENDATION

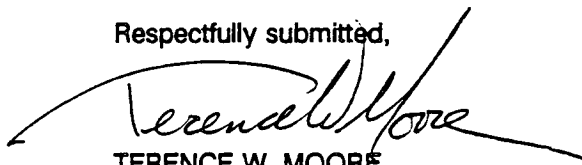
It is recommended that the City Council, by resolution:

1. Appropriate \$1,153,819.43 from the Quimby Act Contingency Reserve Fund (710) to the CIP to be established for the acquisition of the subject parcel (\$1,111,700.55), closing costs (\$4,000), as well as the assessment payment for the fiscal year 1990/91 (\$38,118.88).

City Council
Establishment of New C.I.P and Acquisition
of Parkland Within Laguna Creek A/D
December 11, 1990
Page 3

2. Authorize the City Manager and the City Clerk to execute an acquisition agreement for the purchase of an 13.31 acre parcel located in the Laguna Creek Assessment District area.
3. Authorize the City Manager and the City Clerk to execute an acquisition agreement for the purchase of 6.59 acres and acceptance of the dedication of 28.02 acres for a total 34.61 acre parcel located south of the Laguna Creek Floodway.

Respectfully submitted,



TERENCE W. MOORE
Supervising Engineer

Recommendation Approved:

WALTER J. SLIPE
City Manager

STA:yg
DS1-06.C
11.2790.2

Attachment

CONTACT PERSON

Terence Moore, Supervising Engineer
449-8210

Approved:



MELVIN H. JOHNSON
Director of Public Works

December 11, 1990
District 7

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ON DATE OF _____

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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TOTAL \$153,000.00

ATTEST:

CITY CLERK

MAYOR

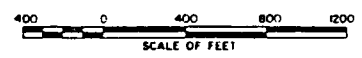
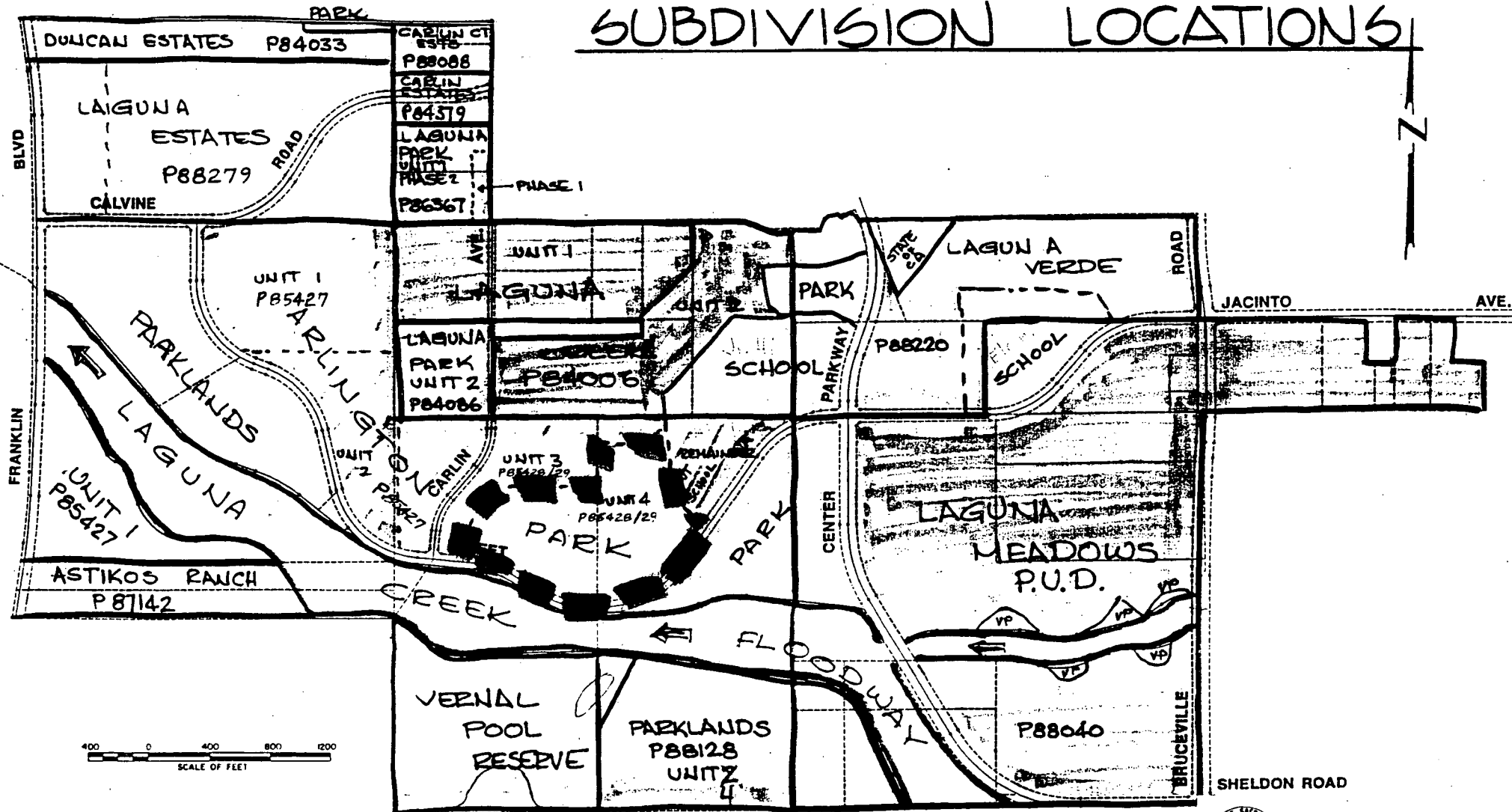
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RESOLUTION NO.: _____

DATE ADOPTED: _____

SUBDIVISION LOCATIONS



LAGUNA CREEK ASSESSMENT DISTRICT



CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

DATE: 11/11/11
BY: [Signature]
SCALE: 1" = 100'