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APPROVED
BY THE CITY COUNCIL
FEB 4 1997

OFFICE OF THE
CITY CLERK
A697-011

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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ROOM 200
SACRAMENTO, CA
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PH 916-264-5710
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REAL ESTATE

January 22, 1997

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: KEITH B. KENNY ELEMENTARY SCHOOL/SIERRA II COMMUNITY CENTER PROPERTY EXCHANGE WITH SACRAMENTO UNIFIED SCHOOL DISTRICT

LOCATION/COUNCIL DISTRICT: 3525 Martin Luther King Boulevard & 2791 24th Street in Council District 5 (refer to attached vicinity map marked Exhibit A).

RECOMMENDATION:

This report recommends that the City Council, by resolution, authorize the City Manager to execute an Exchange Agreement with the Sacramento City Unified School District (SCUSD) exchanging land occupied by the Keith B. Kenny Elementary School and an adjoining residential lot, both owned by the City, for the Sierra II Community Center, owned by the SCUSD.

CONTACT PERSON:

Bruce J. Alei, Real Property Supervisor, 264-5055
Max Fernandez, Area 3 Manager, 277-6092

FOR COUNCIL MEETING OF: February 4, 1997

SUMMARY:

This report recommends that the original resolution and agreement, which recommended the even exchange of 8 acres of City-owned property occupied by the Keith B. Kenny Elementary School, for 5.6 acres and facility, known as the Sierra II

City Council
Kenny Elementary/Sierra II Land Exchange
January 22, 1997

Community Center, owned by SCUSD, be rescinded and a new resolution and agreement be approved. The only change proposed from the original agreement is to add a City-owned vacant residential lot which adjoins the Kenny School site into the exchange (refer to the attached Assessor's Parcel Map marked Exhibit B). All other terms and conditions of the agreement will remain the same.

BACKGROUND INFORMATION:

On June 25, 1996 City adopted Resolution No. 96-323 authorizing execution of an exchange agreement with the Sacramento Unified School District for the exchange of the subject properties.

SCUSD staff had requested that the City act on this exchange first, and subsequently they would take it to the School Board. After City Council adopted the resolution approving this exchange, SCUSD requested that the City include in the exchange a vacant City-owned residential lot, which adjoins the Kenny School site. SCUSD is making this request because they are in desperate need of additional parking at the Kenny School. The value of this lot is approximately \$8,000 and it is not being used by the City. Contingent upon City Council's approval of the addition of this lot, the SCUSD board approved the proposed exchange on January 27, 1997.

On November 21, 1996, the Planning Commission took the following actions for the Keith B. Kenny Elementary School site, and Sierra II Community Center site:

- Approved the Lot Line Adjustment to relocate the lot lines to form an 8.11 ± acre parcel for the existing elementary school and a 1.8 ± acre parcel to remain as City property (refer to the attached Lot Line Adjustment Exhibit marked Exhibit C).
- Approved the Section 65402 Review for the disposition of 8.11 ± City-owned acres (Kenny Elementary School site) and the acquisition of 5.57 ± acres involving the Sacramento City Unified School District (Sierra II Community Center).

FINANCIAL CONSIDERATIONS:

The City and SCUSD will each be responsible for the cost of a title insurance policy on their respective property and will split the escrow fees. The cost to the City for

City Council
Kenny Elementary/Sierra II Land Exchange
January 22, 1997

on their respective property and will split the escrow fees. The cost to the City for title and escrow is estimated at \$1,800. No other funds will be expended by the City for the exchange of the subject properties. Funds for the City's portion of the title & escrow fees are available in Fund 101-310-3112-4813. In a future report staff will recommend to Council that the remaining 1.8 acre site adjoining the Kenny School site (appraised for \$180,000) be sold through the bid process and that the proceeds from the sale be used for repair and maintenance of the Sierra II Community Center.

ENVIRONMENTAL ISSUES:

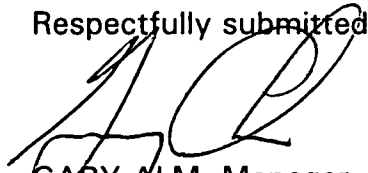
On November 21, 1996 the City Planning Commission found and determined that the project is Exempt from further environmental review pursuant to Section 15305(a) of the California Environmental Quality Act Guidelines in that the project involves the minor alteration of land use limitations, has an average slope of less than 20%, and will not result in any change to the site's use or density.

POLICY GUIDELINES:

This action is consistent with the City policy of acquiring property needed for public benefit.

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

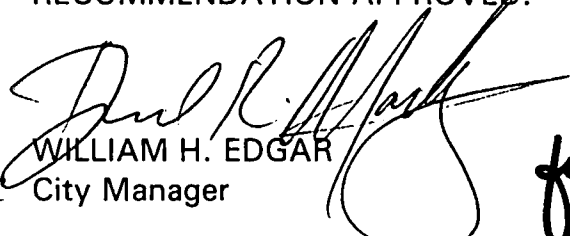
Respectfully submitted,



GARY ALM, Manager
Real Estate & Special Districts

RECOMMENDATION APPROVED:

APPROVED:



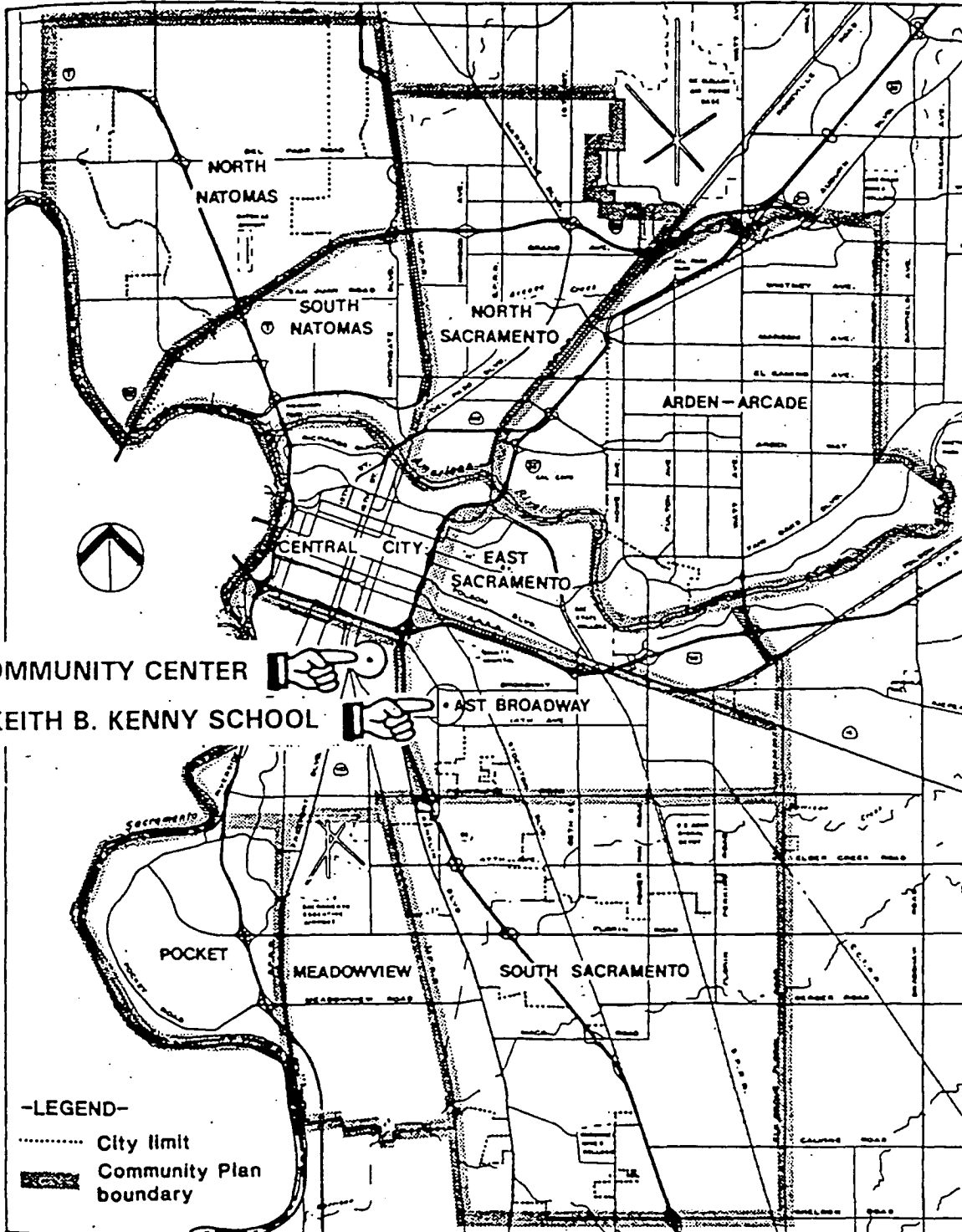
WILLIAM H. EDGAR
City Manager



Michael Kashiwagi, Director
Public Works, Technical Services

Attachments: Exhibits A, B & C

Attachment 2
Vicinity Map

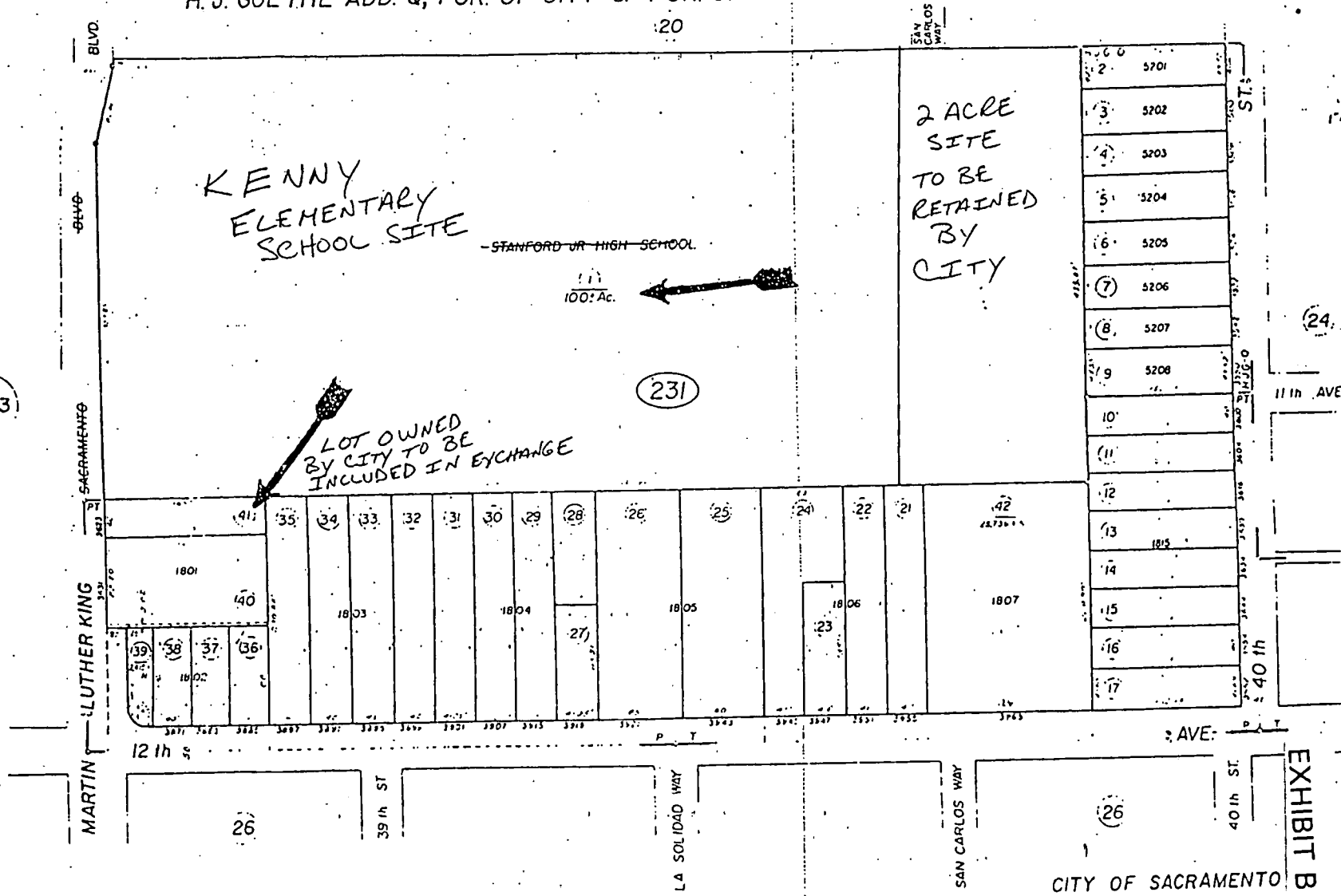


H. J. GOETHE ADD. Q, POR. OF CITY & POR. OF PARK TERRACE

Tax Area Code

14-23

Bk. 13



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."

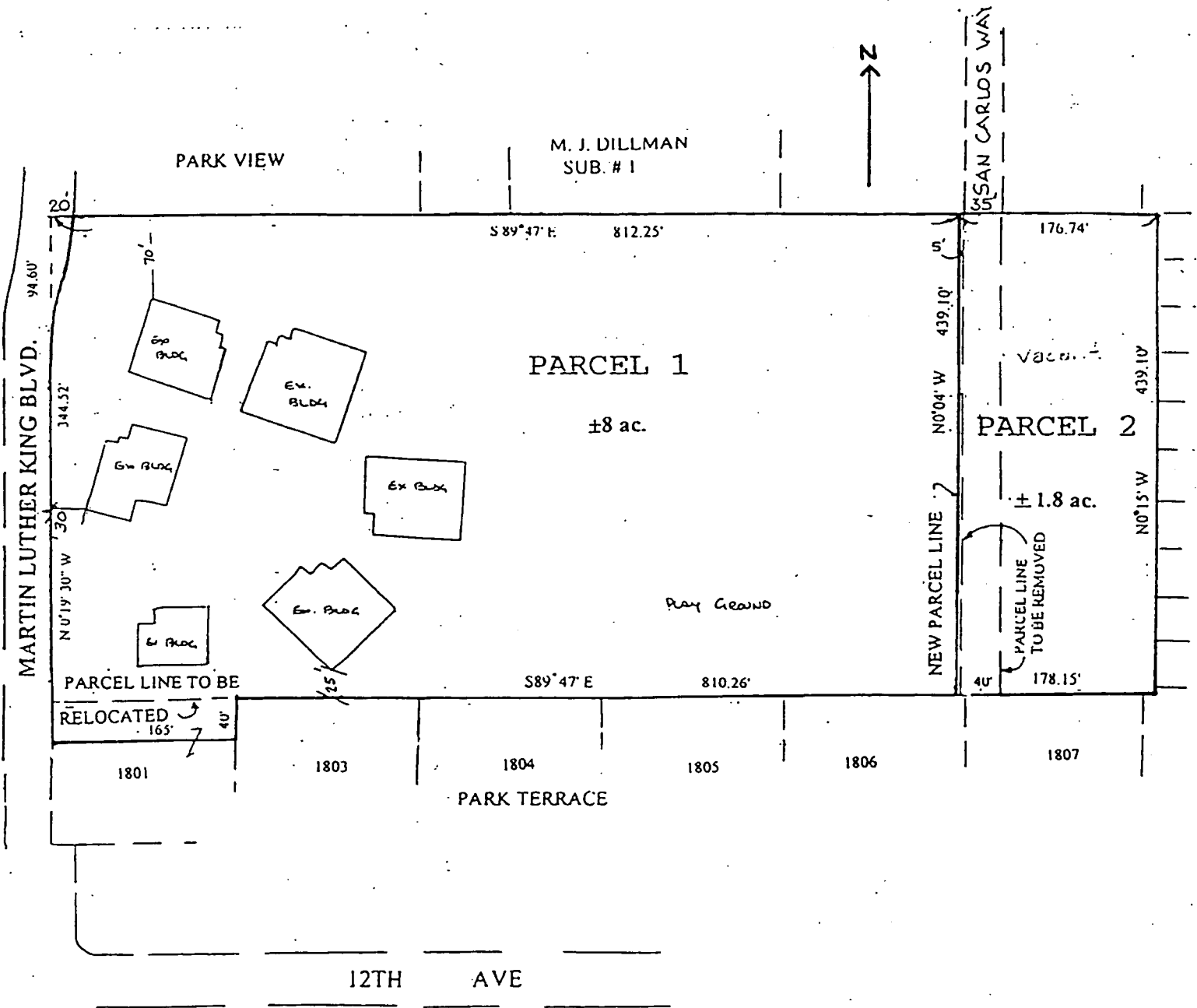
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO
Assessor's Map Bk. 14 - Pg. 23
County of Sacramento, Calif.

EXHIBIT B

5

Exhibit 1A
Lot Line Adjustment Exhibit



APPROVED
BY THE CITY COUNCIL

FEB 4 1997

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 97-048

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____
RESOLUTION AUTHORIZING EXECUTION OF
A PROPERTY EXCHANGE AGREEMENT
WITH THE SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

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

1. That this Resolution rescinds Resolution No. 96-323 attached, and the accompanying City Council Agreement No. 96-081.
2. That the City Manager and City Clerk are hereby authorized to execute an Exchange Agreement with the Sacramento City Unified School District for the exchange of the Keith B. Kenny Elementary School site (APN:014-0231-001) and adjoining residential lot (APN:014-0231-041), owned by City, for the Sierra II Community Center site (APN:013-0041-001), owned by SCUSD.
3. That the City Council finds that the land the City is transferring to Sacramento City Unified School District will be used for a valid public purpose, that is, a public elementary school, and that the transfer is in the best interest of the City.

MAYOR

ATTEST:

CITY CLERK

BA1-8-1.18

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 96-323

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUN 25 1996

RESOLUTION AUTHORIZING EXECUTION OF
AN EXCHANGE AGREEMENT
WITH THE SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
EXCHANGING LAND OCCUPIED BY
THE KEITH B. KENNEY ELEMENTARY SCHOOL, OWNED BY THE CITY,
FOR THE SIERRA II COMMUNITY CENTER SITE,
OWNED BY THE SCHOOL DISTRICT

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

That the City Manager & City Clerk are hereby authorized to execute an Exchange Agreement with the Sacramento City Unified School District for the exchange of the Keith B. Kenney Elementary School site, City-owned, for the Sierra II Community Center site, owned by SCUSD.

JOE SERNA, JR.

MAYOR

ATTEST:

VIRGINIA HENRY

CITY CLERK

8

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 96-323

DATE ADOPTED: JUN 25 1996

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING EXECUTION OF A PROPERTY EXCHANGE AGREEMENT WITH THE SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

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MAYOR

ATTEST:

CITY CLERK

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