



4.2

DEPARTMENT OF
PARKS AND RECREATION

CITY OF SACRAMENTO

CALIFORNIA

APPROVED

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814

DONALD W. MURPHY
DIRECTOR

NOV 21 2000

OFFICE OF THE
CITY CLERK

ADMINISTRATION
916-264-5200
FAX 916-264-8329

November 1, 2000

AG 7000-195

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 in accordance with Section 3.88.090 of the Sacramento City Code (negotiated sale). Further, authorize the City Manager to execute an Agreement for Sale of Real Property with Senior Gleaners, Inc., for a 3.89 acre portion of APN: 240-0330-004; and approve the recovery of staff costs related to the sale of the property from sale proceeds.

CONTACT PERSONS: Vic Edmisten, Parks and Recreation Special Projects
Manager, 264-5336
Rhonda R. Lake, Real Property Agent, 264-7902

FOR THE COUNCIL MEETING OF: November 21, 2000

SUMMARY:

This staff report recommends approval of an agreement for sale of real property with Senior Gleaners, Inc. (SGI), for 3.89 acres of property described and shown on Exhibits "A" and "A-1" attached. The property lies within the confines of Del

City Council
Sale of Real Property to Senior Gleaners, Inc.
November 1, 2000

Paso Regional Park. Currently, the property is improved with a parking area and warehouse/distribution facility operated by Senior Gleaners. The improved site is 3.89 acres and is ground leased to SGI until 2012 at a nominal rate of Ten Dollars (\$10.00) annually. Senior Gleaners have paid the cost of on-site improvements. The negotiated sale price is Three Hundred Fifty Thousand Dollars (\$350,000) based on a staff valuation of the fee simple interest of the 3.89 acres of land.

A portion of land, which lies adjacent to the improved site, is vacant and encumbered by a wetlands area. This remaining acreage, approximately 6.78 acres, will be retained by the City as part of Del Paso Regional Park.

Committee/Commission Action:

The Citizens Advisory Committee for Parks and Recreation has reviewed and approved the sale of this property to Senior Gleaners, Inc.

BACKGROUND INFORMATION:

Senior Gleaners, Inc., is a non-profit food distribution operation that provides a public benefit for the city's homeless and disadvantaged populations. It is staffed by hundreds of 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 supported these efforts by leasing land to Senior Gleaners for a nominal rent of ten dollars annually.

In June 1982, the City and SGI entered into a written lease, City Agreement No. 81-160, for 3.8 ± gross acres of land on which to locate their facility. The lease was amended to provide an additional acre of land adjacent to the site for expansion of the warehouse facility and parking area. It is the desire of Senior Gleaners to purchase the improved site to safeguard their financial investment.

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

City Council
Sale of Real Property to Senior Gleaners, Inc.
November 1, 2000

FINANCIAL CONSIDERATIONS:

Senior Gleaners has agreed to a purchase price of \$350,000. Escrow fees and closing costs will be split equally between the parties. Staff costs related to the sale of the property will be recovered from the sale proceeds. The net sale proceeds will be deposited in the General Fund. Parks staff will return to the Council at a future date to recommend reallocation of the funds for specific park projects.

ENVIRONMENTAL CONSIDERATIONS:

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

POLICY CONSIDERATIONS:

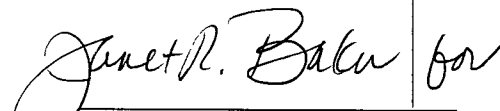
Depositing the net sale proceeds into the General Fund for future Council allocation is consistent with Council policy of proceeds returning to the fund of asset origin.

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.

ESBD CONSIDERATIONS:

None. No goods or services are being purchased.

Respectfully submitted,



Donald W. Murphy, Director

RECOMMENDATION FOR APPROVAL:



ROBERT P. THOMAS
City Manager

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 3 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 3.88.090(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, Inc., a California non-profit corporation, for the fee simple interest in a 3.89 acre portion of APN: 240-0330-004, more specifically described in Exhibits "A" and "A-1" attached, which Agreement is on file with the City Clerk.
3. 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.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

MAYOR

ATTEST:

City Clerk

4

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

RESOLUTION NO.

DATE ADOPTED: _____

ADOPTED BY THE SACRAMENTO CITY COUNCIL

EXHIBIT "A"

The land referred to herein is situated in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

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 Recorder of said County, and being more particularly described as follows:

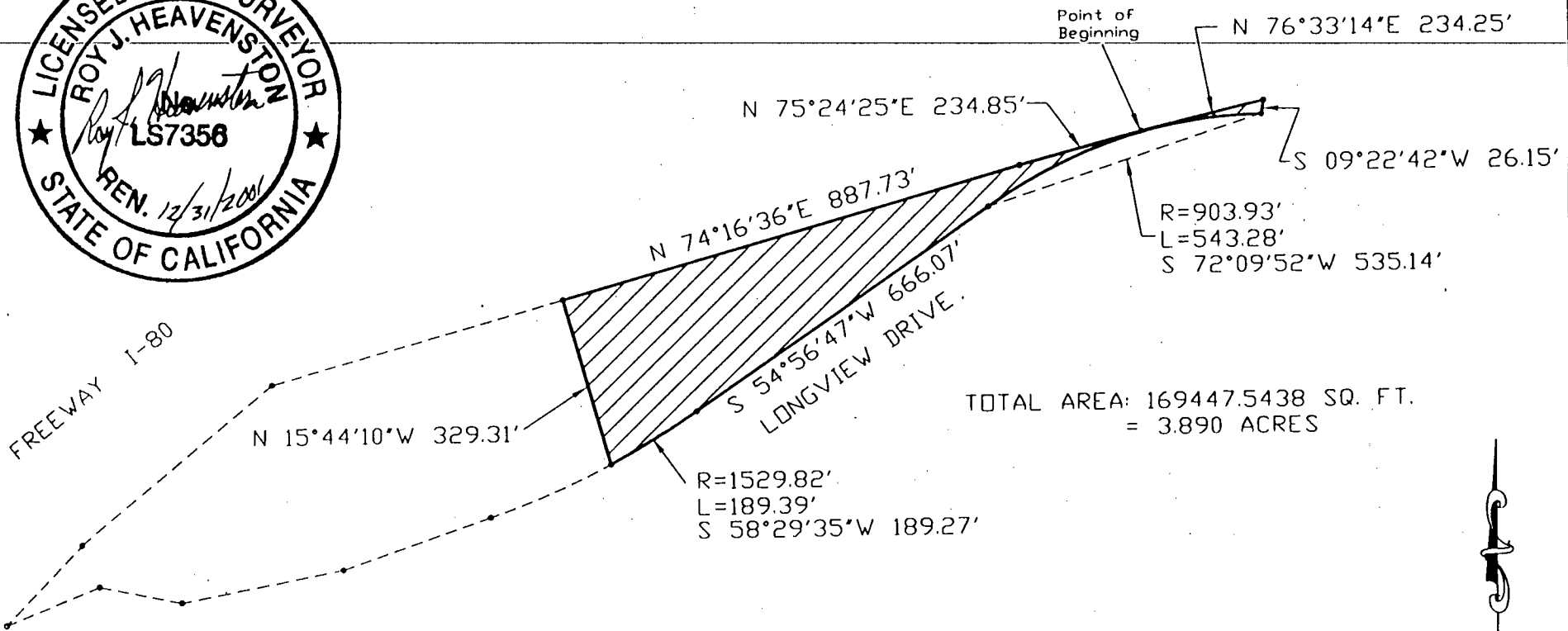
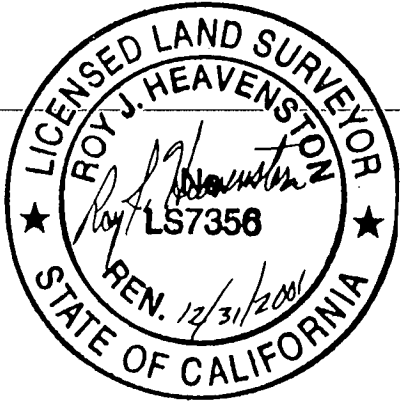
Beginning at a point, bearing South 59° 36' 47" West 1849.83 feet from a 1 ½ inch brass disk stamped 'Cal. Trans. 24-419' as recorded on State Division of Highways Monument Map, District 3, Sacramento County Route 80, Post Mile R10.8, Sheet 2 of 16; thence from said point of beginning North 76° 33' 14" East 234.25 feet; thence South 09° 22' 42" West 26.15 feet; thence along a curve to the left having a radius of 903.93 feet and an arc length of 543.28 feet, subtended by a chord bearing South 72° 09' 52" West 535.14 feet; thence South 54° 56' 47" West 666.07 feet; thence along a curve to the right having a radius of 1529.82 feet and an arc length of 189.39 feet, subtended by a chord bearing South 58° 29' 35" West 189.27 feet; thence North 15° 44' 10" West 329.31 feet; thence North 74° 16' 36" East 887.73 feet; thence North 75° 24' 25" East 234.86 feet to the point of beginning.

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



EXHIBIT A1

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TOTAL AREA: 169447.5438 SQ. FT.
= 3.890 ACRES



SCALE:
1"=300'
JUNE 2000

CITY OF SACRAMENTO
DEPT. OF PUBLIC WORKS
TECHNICAL SERVICES DIVISION
SURVEY SECTION
5730 24th STREET, BLDG 4
SACRAMENTO, CA 95822

PLAT MAP



42

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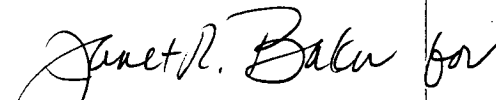
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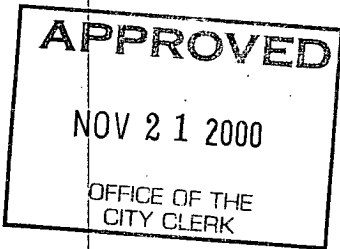


Donald W. Murphy, Director

RECOMMENDATION FOR APPROVAL:

ROBERT P. THOMAS
City Manager

AS AMENDED



RESOLUTION NO. 2000-678

ADOPTED BY THE SACRAMENTO CITY COUNCIL.

ON DATE OF

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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:

Amended

4.2

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

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4. That staff costs related to the sale of the property shall be recovered from the sale proceeds.

5. Proceeds from sale to be returned to Parks Dept.

MAYOR

ATTEST:

City Clerk

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