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JACK CRIST
DEPUTY CITY MANAGER

NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

November 12 1998

1231 I STREET
ROOM 302
SACRAMENTO, CA
95814-2904

APPROVED
BY THE CITY COUNCIL

DEC 1 1998

ADMINISTRATION
916-264-7598
FAX 916-264-8329

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: City Council Position on Various McClellan Air Force Closure Issues

LOCATION AND COUNCIL DISTRICT: Various, Districts 1 and 2 and unincorporated.
Sacramento County

RECOMMENDATION:

Staff recommends that City Council, by resolution, confirm:

- The City is interested in the disposition of the McClellan Air Force Base Dock including, possible acquisition of the Base Dock Annex for park, recreational or other uses.
- That the City has no objection to the detaching of territory from the City to the County of Sacramento as depicted on Exhibit A with the Magpie Creek channel as defining the City/County boundary. Staff is hereby directed to work with the Sacramento County Local Redevelopment Authority (LRA) and the Sacramento Local Agency Formation Commission (LAFCo) to assist in the processing of the detachment request, upon initiation of the request by the LRA.

CONTACT PERSON: Tom Lee, Deputy City Manager
Jack Crist, Deputy City Manager
Don Lockhart, Associate Planner, 264-7584

FOR COUNCIL MEETING OF: December 1, 1998

SUMMARY:

As McClellan Air Force Base proceeds with base closure, public and private entities are vying for numerous buildings, parcels, and support sites throughout the base and ancillary to the base such as base housing, Camp Kohler, and the McClellan Air Force Base Dock Annex. To assist in the closure process and protect the City's interest, the County of Sacramento Local Redevelopment Authority (LRA) requested the City to confirm the City's position on various surplus properties within the city limit boundaries. This includes the McClellan Air Force Base Dock Annex (Dock) and the western portion of the base that is within the city limit boundaries.

The McClellan Air Force Base Dock Annex occupies two acres on the Sacramento River approximately three miles northwest of downtown Sacramento on the Garden Highway. Several city entities have expressed interest in acquiring this facility either independently or jointly.

- Park and recreation facility providing for public access to the riverfront.
- Multi-jurisdictional public safety facility for emergency services for the waterways
- Commercial ventures such as parking for nearby businesses.

In order to protect the city's interest in this site, staff is recommending that City Council confirm the City's preliminary position with the County's Local Redevelopment Authority (LRA) for the conveyance of the property and request removal of the subject site from all other private and public ventures and applications.

Additionally, to assist in the closure and reuse process, staff is recommending that a portion of the base as shown on Exhibit A, be deannexed from the City to the County of Sacramento (County). LRA staff has discovered that the previous military use constructed a storage building which straddles the city/county lines. The defining boundary is proposed as the Magpie Creek channel, which would remain within the City limits. As shown on Exhibit A, the proposed Joint City/County Emergency Vehicle Obstacle Course site would also remain within the City limits. City Council should direct staff to work with LRA and the Sacramento Local Agency Formation Commission (LAFCo) to assist in the processing of the detachment request.

COMMITTEE/COMMISSION:

None.

BACKGROUND:

In 1995, the Defense Base Realignment and Closure Commission designated McClellan Air Force Base for closure. The designated closing date for the Base is July 2001. As McClellan Air Force Base proceeds with base closure, public and private entities are vying for numerous buildings, parcels, and support sites throughout the base and ancillary to the base such as Capehart Housing, Camp Kohler, and the McClellan Air Force Base Dock Annex. In order to assist in the closure process and protect the City's interest, LRA has requested that the City confirm its interest and position on various surplus properties within the city limit boundaries. This includes the McClellan Air Force Base Dock Annex (Dock) and the western portion of the base that is within the city limit boundaries.

McClellan Air Force Base Docks

The Docks property is a two-acre parcel located within the City limits on Garden Highway (Exhibit B). The Docks contain a cargo wharf and a 3,200-sq. ft. warehouse. Both the wharf and warehouse are included within the Sacramento Air Depot Historic District. According to the McClellan Air Force Base Refined Reuse Plan, June 1997, the planning opportunities at the River docks primarily focus on preserving the site's historical structures and legacy as a support facility and providing public access to the riverfront.

Earlier in the closure process the City of Sacramento expressed an interest in the Docks property for the use as a waterfront recreation area. The Refined Reuse Plan recommended that request not be approved pending further study and consultation between the City and the Local Redevelopment Authority. The Refined Reuse Plan also recommended "that commercial/industrial uses, as proposed in the Conceptual General Reuse Plan, be further evaluated in more detail with the City before a final determination is made on this property."

The City has continued discussions with the LRA concerning conveyance of this site for various possible uses including:

- Park and recreation facility providing for public access to the riverfront.
- Multi-jurisdictional public safety facility for emergency services for the waterways.
- Commercial ventures such as parking for nearby businesses.

In order to protect the city's interest in this site, staff is recommending that City Council confirm the City's interest in acquiring the site from the County's LRA. It is further recommended that the City request LRA to remove the Dock site from inclusion in all other private and public ventures and applications for use, sale or lease. The City will continue to consult with LRA on the most appropriate use of the Dock property. At a later date Council will be asked to determine the use of this property.

Detachment of City Territory

In working towards closure and evaluating the property disposal options including the sale and lease of property, several issues have arisen which need to be refined. One issue is the distribution and use of property that is within the city limit boundaries. As shown on Exhibit A the City limits includes the far western portion of the Base, near the ordinance storage bunkers and wetlands areas.

For ensuring clarity in negotiating with potential users of the small developed portion of the base within the City limits, it is recommended that the City not object to the deannexation of the operable areas around the facilities utilizing the Magpie Creek channel as the defining City limit boundary. Magpie Creek shall be within the City limits. Staff is recommending that the Council support the detaching of territory from the City to the County pursuant to Cortese/Knox Local Government Reorganization Act of 1985 (as revised) as shown on Exhibit A. The City Council should direct staff to work with the LRA and LAFCo to assist in the processing of the detachment request, upon initiation of the request by LRA.

FINANCIAL CONSIDERATIONS:

Staff is requesting that City Council provide policy direction for staff regarding the above described actions. Implementation of the proposed positions, deannexation and the conveyance of property may result in financial considerations which will be fully presented at such time necessary action is requested of City Council.

ENVIRONMENTAL CONSIDERATIONS:

Not applicable at this time. Staff is requesting that City Council confirm the City's position on the previously described proposals: conveyance of the Dock site and deannexation of property. Implementation of the proposed actions will require review under the California Environmental Quality Act. Dependent upon the actual method of conveyance, review under the National Environmental Protection Act (NEPA) may also be required. It is anticipated that the County will manage the deannexation process.

POLICY CONSIDERATIONS:

The City General Plan establishes policies that deal with Quality of Life, (Policy 1, Sec. 1-30). It is the policy of the City to enhance and maintain the quality of life of its citizens by adhering to high standards for project and plan evaluation as they interact with the project setting and overall built environment. Future re-design and re-use of the Dock site will be subject to the review of the Planning Director to ensure that the re-use incorporates elements of quality design, sensitive to the historic designation of the site.

The City General Plan establishes policies that deal with Economic Development and Employment Opportunities, (Policy 3, Sec. 1-32). It is the policy of the City to actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents.

The Cortese/Knox Local Government Reorganization Act of 1985, Division 3, Part 5, provides for the detachment of territory from a city. The landowner may initiate the reorganization by submitting a petition to LAFCo. A potential drawback with the request is that the applicant would need to annex to several special purpose districts serving the area, thereby creating some service inefficiencies. The subject property is not of such a size or scale as to act as a precedent for any future detachment request.

City Council
McClellan Air Force Base Surplus Property
December 1, 1998

M/WBE CONSIDERATIONS:

Not applicable, as no goods or services are being procured at this time.

Submitted for Policy Consideration:



JACK CRIST
Deputy City Manager



THOMAS LEE
Deputy City Manager

APPROVED:



WILLIAM H. EDGAR
City Manager

APPROVED
BY THE CITY COUNCIL

DEC 1 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-594

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION CONFIRMING THE CITY OF SACRAMENTO'S INTEREST IN THE MCCLELLAN AIR FORCE BASE DOCK ANNEX SITE AND NO OPPOSITION TO THE DEANNEXATION OF A PORTION OF MCCLELLAN AIR FORCE BASE WITHIN THE CITY LIMITS

Whereas, the McClellan Air Force Base (AFB), portions of which are located within the jurisdictional limits of the City of Sacramento, is scheduled for closure in July, 2001.

Whereas, the Local Redevelopment Authority of the County of Sacramento (LRA), the agency responsible for formulation of a base closure plan for McClellan AFB, which shall address disposition of base property, has requested that City state its preliminary position on the disposition of, or issues related to the disposition of, certain portions of the McClellan AFB or related properties. Specifically, the LRA has requested that the City indicate its preliminary position on i) the disposition of the McClellan Air Force Base Dock Annex, which is located within the City limits on the Garden Highway (see Exhibit B); and ii) a proposal to deannex from City jurisdiction, and restore to County jurisdiction, a small portion of base property located on the west side of the base on or near Magpie Creek (See Exhibit A). The current City-County boundary line runs through the middle of an existing building on the McClellan AFB. The LRA has advised that while private industry has shown interest in occupying or acquiring this building, the jurisdictional issues associated with a building and property located in two jurisdictions will first need to be addressed and resolved. The LRA has proposed deannexation of the property shown on Exhibit A from the City as a potential resolution, and has asked for the City's preliminary position on this proposal. The deannexation would not include the property being proposed for potential use as a joint City/County Emergency Vehicle Obstacle Course;

Whereas, the City of Sacramento is interested in the disposition of the Air Force Base Dock, including possible acquisition of the Base Dock Annex by the City for park, recreational or other uses. The City is also interested ensuring that the plan for reuse of McClellan AFB, including the property shown on Exhibit A, be a viable and successful one.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

NOW THEREFORE BE IT RESOLVED by the Council of the City of Sacramento that:

Section 1. Pursuant to the request of the Local Redevelopment Authority, the position of the City of Sacramento on the two matters described herein above is as follows:

a. Base Dock Annex: The City is interested in acquiring, or otherwise providing for the use of, the Base Dock Annex property for park, recreational or other uses. The City requests that the LRA not solicit, accept or consider proposals for other private or public uses of the Base Dock Annex property;

b. Base property adjacent to Magpie Creek: the City is interested in ensuring that the plan for reuse of McClellan AFB, and in particular the portion adjacent to Magpie Creek shown on Exhibit A, is successful, and to this end, the City is not opposed to consideration of deannexation of that property from the City as a solution to the potential jurisdictional issues presented by the current location of the City-County boundary.

Section 2. The positions set forth in Section 1 are preliminary in nature, and are not intended to bind, restrict or otherwise affect the discretion of this Council or future Councils when addressing issues concerning the disposition of McClellan AFB property, including the specific properties identified above.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____ 7 _____

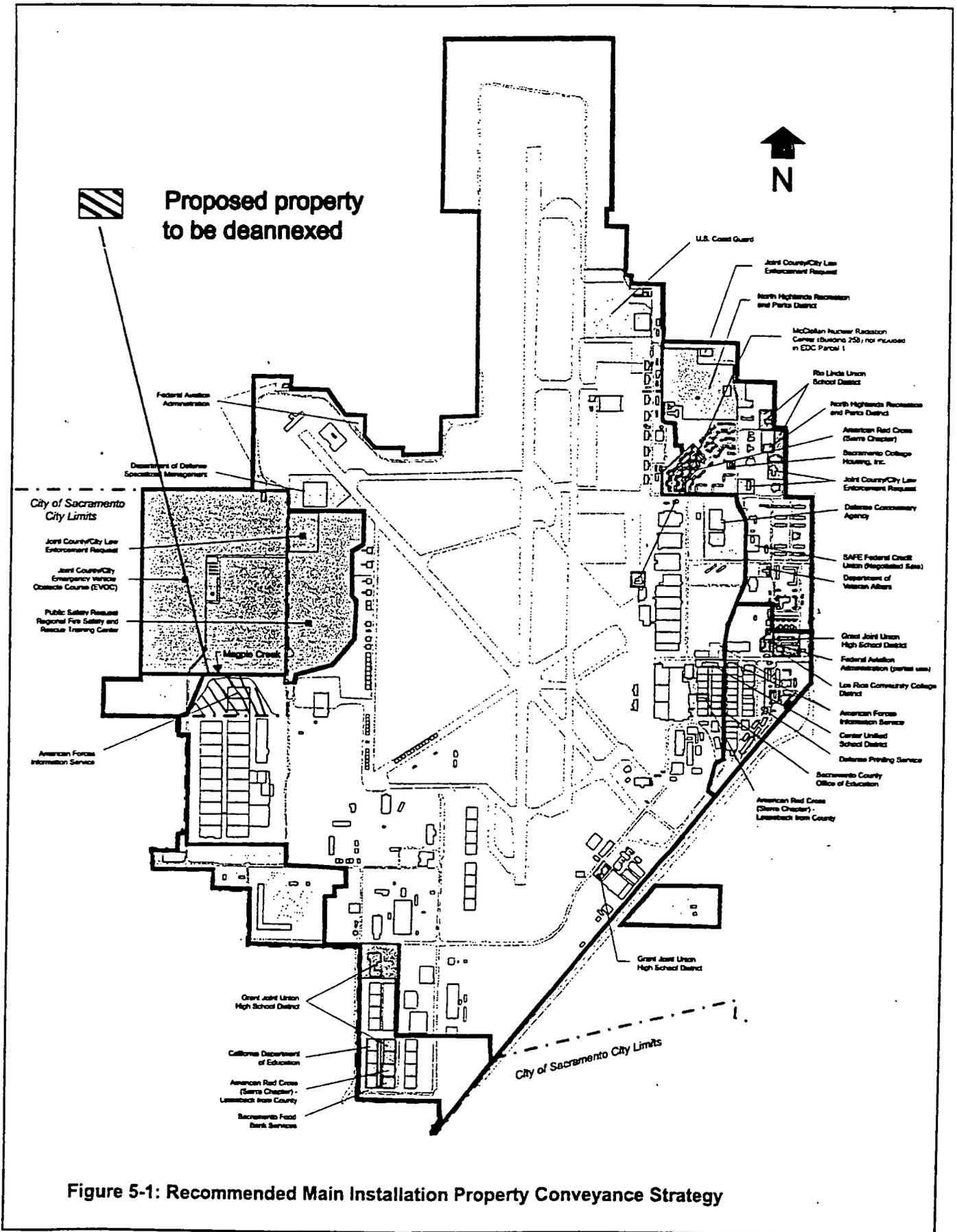


Figure 5-1: Recommended Main Installation Property Conveyance Strategy

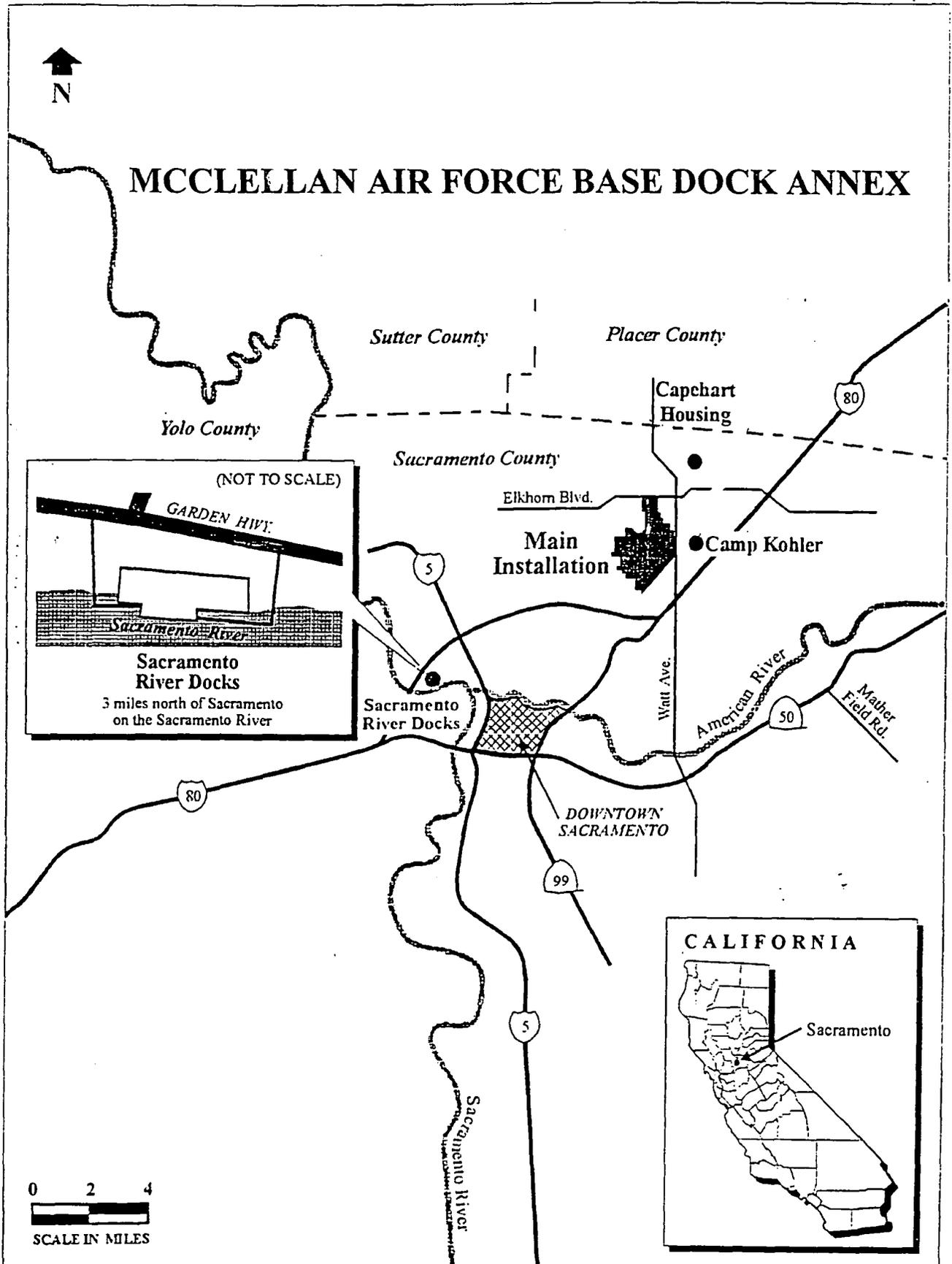


Figure 1-1 McClellan AFB Regional Setting: Main Installation and Satellite Properties



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CITY OF SACRAMENTO
CALIFORNIA

• OFFICE OF THE
CITY MANAGER

• NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
DEPARTMENT

• **JACK CRIST**
DEPUTY CITY MANAGER

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FOR YOUR INFORMATION

To:

- ① BETTY MASWOKA PK
- ② VAL BURROWES 01760

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CITY CLERKS OFFICE
CITY OF SACRAMENTO
DEC 2 1 47 PM '98

1.2

From: Janelle Gray
To: Don Lockhart, Gary Little, Gary Stonehouse, Jac...
Date: Monday, November 16, 1998 1:07:52 PM
Subject: McClellan AFB

Attached is the council report which the County's LRA was hoping could go the first week of December. The calendar is booked but this can probably go as a consent item. I have not heard from anyone with background data on this subject yet, so I made it up. Let me know if there are any glaring issues. Once it is okay I'll get it shipped to the City Attorney to make sure the lingo is right. We are not trying to resolve all the questions at this time, but at the request of LRA confirm our position on two points to protect our interest.

Much of the data came out of the Refined Reuse Plan. The two exhibits are maps and are not digitized at this time.

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November 12 1998

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: City Council position on McClellan Air Force

LOCATION AND COUNCIL DISTRICT: Various, Districts 1 and 2

RECOMMENDATION:

Staff recommends that City Council, by resolution, confirm the City's interest:

- in the conveyance of the surplus real property known as the McClellan Air Force Base Docks from the County of Sacramento to the City and request the County of Sacramento to remove this site from inclusion in all other private and public ventures and applications for use, sale or lease.
- No objection to the detaching of territory from the City to the County of Sacramento as depicted on Exhibit A.

CONTACT PERSON: Tom Lee, Deputy City Manager, 264-8888
Jack Crist, Deputy City Manager, 264-5571

FOR COUNCIL MEETING OF: December 1, 1998

SUMMARY:

As McClellan Air Force Based proceeds with base closure, public and private entities are vying for numerous buildings, parcels, and support sites throughout the base and ancillary to the base such as base housing, Camp Kohler, and the McClellan Air Force Base Dock Annex. In order to assist in the closure process and protect the City's interest, The County of Sacramento Local

Redevelopment Authority (LRA) requested the City to confirm the City's position on various surplus properties within the city limit boundaries. This includes the McClellan Air Force Base Dock Annex (Dock) and the western portion of the base that is within the city limit boundaries.

The McClellan Air Force Base Dock Annex occupies two acres on the Sacramento River approximately three miles northwest of downtown Sacramento on the Garden Highway. Both the wharf and the small warehouse are included within the Sacramento Air Depot Historic District. Several city entities have expressed interest in acquiring this facility either independently or jointly.

- Park and recreation facility providing for public access to the riverfront.
- Multi-jurisdictional public safety facility for emergency services for the waterways
- Commercial ventures such as covered parking for nearby businesses.

In order to protect the city's interest in this site, staff is recommending that City Council confirm the City's position with the County's Local Redevelopment Authority (LRA) for the conveyance of the property and ask LRA for the removal of the subject site from all other private and public ventures and applications.

Additionally, to assist in the closure process, staff is recommending that a portion of the base as shown on Exhibit A, be deannexed from the City to the County of Sacramento (County). The deannexed portion would include a portion of Magpie Creek; it is not anticipated at this time that it will have any significant impact on the City's restoration or flood control efforts. As shown on Exhibit A, the proposed Joint City/County Emergency Vehicle Obstacle Course site would remain within the City limits.

COMMITTEE/COMMISSION:

None.

BACKGROUND:

In 1995, the Defense Base Realignment and Closure Commission designated McClellan Air Force Base for closure. The designated closing date for the Base is July 2001. As McClellan Air Force Base proceeds with base closure, public and private entities are vying for numerous buildings, parcels, and support sites throughout the base and ancillary to the base such as Capehart Housing, Camp Kohler, and the McClellan Air Force Base Dock Annex. In order to assist in the closure process and protect the City's interest, it is necessary for the City to officially state our intent and position on various surplus properties within the city limit boundaries. This includes the McClellan Air Force Base Dock Annex (Dock) and the western portion of the base that is within the city limit boundaries.

McClellan Air Force Base Docks

The Docks property is a two-acre parcel located within the City limits on Garden Highway (Exhibit B). The Docks contain a cargo wharf and a 3,200-sq. ft. warehouse. Both the wharf and

warehouse are included within the Sacramento Air Depot Historic District. According to the McClellan Air Force Base Refined Reuse Plan, June 1997, the planning opportunities at the River docks primarily focus on preserving the site's historical structures and legacy as a port facility and providing public access to the riverfront.

Earlier in the closure process the City of Sacramento expressed an interest in the Docks property for the use as a waterfront recreation area. The Refined Reuse Plan recommended that request not be approved pending further study and consultation between the City and the Local Redevelopment Authority. The Refined Reuse Plan also recommended "that commercial/industrial uses, as proposed in the Conceptual General Reuse Plan, be further evaluated in more detail with the City before a final determination is made on this property."

The City has continued discussions with the LRA concerning conveyance of this site for varying uses including:

- Park and recreation facility providing for public access to the riverfront.
- Multi-jurisdictional public safety facility for emergency services for the waterways
Commercial ventures such as covered parking for nearby businesses.

In order to protect the city's interest in this site, staff is recommending that City Council confirm the City's interest in the site with the County's LRA for the conveyance of the property. It is further recommended that the City request LRA to remove the Dock site from inclusion in all other private and public ventures and applications for use, sale or lease. The City will continue to consult with LRA on the most appropriate use of the Dock property.

Detachment of City Territory

In working towards closure and evaluating the property disposal options including the sale and lease of property, in addition to the conveyance for public benefit, several issues have arisen which need refined. One issue is the distribution and use of property that is within the city limit boundaries. As shown on Exhibit A the City limits includes the far western portion of the Base, near the ordnance storage bunkers and wetlands areas. The majority of this area is undeveloped and has been requested for a Public Health and Safety Public Benefit Conveyance for a Joint County/City Law Enforcement and Safety Training Center. The remaining developed portion currently within the City limits encompasses Magpie Creek and, in fact, runs through a portion of a storage structure.

For ensuring clarity in negotiating with potential users of the small developed portion of the base within the City limits, it is recommended that the City not object to the deannexation of the operable areas around the facilities. Staff is recommending City Council support the detaching of territory from the City to the County pursuant to Cortese/Knox Local Government Reorganization Act of 1985 (as revised) as shown on Exhibit A. It will be necessary to return to City Council with the complete legal description at the time of deannexation.

FINANCIAL CONSIDERATIONS:

At this time, there are no fiscal obligations associated with City Council action of support of the two proposals. However, implementation of any of the proposed uses of the McClellan Air Force Base Docks will result in some financial obligations. Funding availability should be considered when ultimately deciding upon the best public use of the property.

The deannexation of a small portion of McClellan Air Force Base should have little to no financial impact.

ENVIRONMENTAL CONSIDERATIONS:

Not applicable at this time. Staff is requesting that City Council confirm the City's position on the previously described proposals: Conveyance of the Dock site and deannexation of property. Implementation of the proposed actions will require review under the California Environmental Quality Act. Dependent upon the actual method of conveyance, review under the National Environmental Protection Act (NEPA) may also be required. It is anticipated that the County will manage the deannexation process.

POLICY CONSIDERATIONS:

In order to assist LRA in negotiations with several public and private interests, the City has been asked to confirm the City's interest and position on two issues related to the closure of McClellan Air Force Base: the McClellan Air Force Base Docks and the deannexation of a small portion of the developed facility from the City to the County. Both issues may need to return to City Council in the future for more detailed approvals.

M/WBE CONSIDERATIONS:

Not applicable, as no goods or services are being procured at this time.

Respectfully Submitted,

GARY L. LITTLE,
Director, Area 4

APPROVED:

JACK CRIST
Deputy City Manager

GARY R. STONEHOUSE
Planning Manager

RESOLUTION CONFIRMING THE CITY OF SACRAMENTO'S INTEREST IN THE MCCLELLAN AIR FORCE BASE DOCKS SITE AND NO OPPOSITION TO THE DEANNEXATION OF A PORTION OF MCCLELLAN AIR FORCE BASE WITHIN THE CITY LIMITS

THEREFORE, BE IT APPROVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

At the request of the County of Sacramento Local Redevelopment Authority, the City of Sacramento confirms its interest and position on various surplus real properties associated with the closure of McClellan Air Force Base.

1. McClellan Air Force Base Dock Annex

The City of Sacramento hereby confirms interest in the conveyance of the surplus real property known as the McClellan Air Force Base Docks from the County of Sacramento to the City and requests the County of Sacramento Local Redevelopment Authority to remove the site from inclusion in all other private and public ventures and applications for use, sale, or lease.

1. Deannexation of Property

The City of Sacramento confirms that it will not object to the detaching of territory from the City to the County pursuant to Cortese/Knox Local Government Reorganization Act of 1985 (as revised) as depicted on Exhibit A. This serves as a confirmation of intent only, a full legal description of the deannexation portion will be required.

MAYOR

ATTEST:

CITY CLERK

1.2

From: Janelle Gray
To: Jack Crist
Date: Friday, November 13, 1998 9:21:58 AM
Subject: McClellan AFB

Hopefully, Tom Lee has had a chance to chat with you regarding our meeting with Rob Leonard. I somehow came out of that meeting preparing a council report to take to council hopefully the first week of December. The two issues are:

1. The city's desire to have the McClellan Docks for some type of development - commercial venture, public safety facility, or park and recreation facility (or joint use)
2. The city's position on the city limit issue on the western portion of the base (EVOC and Magpie Creek)

I'm drafting something up, but I understand from Mr. Lee that you have been working with Planning staff on the second issue. I'll contact Gary Stonehouse for assistance and input for that section.

Let me know if there was something else I should be aware of.