



DEPARTMENT OF
PARKS AND RECREATION

PARK PLANNING, DESIGN &
DEVELOPMENT DIVISION

CITY OF SACRAMENTO
CALIFORNIA

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March 22, 2005

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT AND APPROVE THE TRANSFER OF \$35,000 FROM THE QUIMBY FUND 710 FOR THE ACQUISITION OF REAL PROPERTY IN FEE FOR THE PROPOSED SHASTA PARK SITE TO CIP (PN: LV41)

LOCATION AND COUNCIL DISTRICT: 7421 Shasta Avenue (east of Bruceville Rd.)
Jacinto Creek Planning Area,
Council District 8

RECOMMENDATION:

Staff recommends that the City Council, by Resolution (page 4):

1. Approve the transfer of \$35,000 from the Quimby Fund 710 from Planning Area 4 for the acquisition of the proposed Shasta Park site to CIP (PN: LV41); and
2. Authorize the City Manager to execute agreements related to the acquisition of real property for the proposed Shasta Park site.

CONTACT PERSON: JANET BAKER, PARK DEVELOPMENT MANAGER, 808-8234
BRUCE ALEI, REAL PROPERTY AGENT, 808-5055

FOR COUNCIL MEETING OF: May 31, 2005

SUMMARY:

On June 20, 1995, the City Council adopted the Jacinto Creek Planning Area (JCPA) land use plan. The land use plan identifies approximately 20 acres, including 13 parcels, designated for Parks/Open Space and Quasi-Public Use in the northeast quadrant of Bruceville Road and Shasta Avenue (see Exhibit A, page 5). At this time, staff is seeking approval to acquire one of the parcels of land within the designated Parks/Open Space and Quasi-Public Use Area totaling 0.43 acres (see Exhibit B, page 6). Design and development of the site will occur at a future date.



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COMMITTEE/COMMISSION ACTION:

The Parks and Recreation Commission (PRC) has reviewed the Jacinto Creek Planning Area Community Plan for future park development. As specific park and recreation facilities are developed, the PRC will review and approve design plans.

BACKGROUND INFORMATION:

Parks is seeking acquisition of one land interest comprising 0.43 acres. The property is depicted on the attached map marked Exhibit B, Page 6, and is briefly described as follows:

APN: 117-0201-007 (7421 Shasta Avenue): This property comprises 0.43 acres and is a rectangular residential lot fronting on Shasta Avenue. It includes a 1,082 square foot single-family residence, driveway and yard. The acquisition cost is \$407,016 including a purchase price of \$376,600 supported and based on an appraisal prepared by an independent, State Licensed General appraiser, and an added \$5,000 for closing and processing fees. The appraisal is for \$375,000. The additional not to exceed \$25,416 is to reimburse the seller for the costs incurred with the Christian School project prior to the entering into negotiations with the City and the prepayment penalty incurred because a note will have to be paid off due to the sale to the City.

City staff has reached agreement on the purchase of the 0.43- acre parcel from a willing seller. The City intends to pursue acquisition of the remaining parcels that will complete the 20-acre park at a future date, once adequate funding is available.

This is a high scoring project in the Parks and Recreation Programming Guide (PRPG) and there is a nexus between where the Quimby funds were collected and the proposed location of the park.

FINANCIAL CONSIDERATIONS:

Staff recommends that the City Council approve the transfer of \$31,000 from the Quimby Fund 710 for Planning Area 4 (South Sacramento) to CIP (PN: LV41) that was originally established for the appraisal, environmental, title search, and engineering surveys leading to the purchase of the Shasta Park site. These newly appropriated funds, together with funds currently in CIP (PN: LV41), will be used for the NTE \$407,016 acquisition of the available property at 7421 Shasta Avenue. The funding stream is 710-710-7012-4999.

ENVIRONMENTAL CONSIDERATIONS:

The Development Services Department, Environmental Planning Services staff has reviewed the Shasta Park Land Acquisition Project and has determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15316 of the CEQA Guidelines. The project involves the acquisition of land in order to establish a park where the land is in a natural condition and where a management plan for the park has not been prepared. When a management plan for the project site is prepared,

15316 of the CEQA Guidelines. The project involves the acquisition of land in order to establish a park where the land is in a natural condition and where a management plan for the park has not been prepared. When a management plan for the project site is prepared, further CEQA analysis will be conducted at that time.

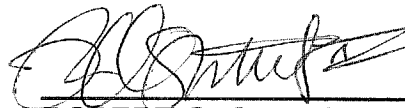
POLICY CONSIDERATIONS:

This action is consistent with City Council's goal to achieve sustainability and livability.

ESBD EFFORTS:


No goods or services are being purchased in association with this report.

Respectfully submitted,



ROBERT G. OVERSTREET,
Director of Parks and Recreation

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

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1. Resolution, page 4.
2. Exhibit A – Area Map, page 5.
3. Exhibit B – Parcel Map, page 6.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT AND APPROVE THE TRANSFER OF \$35,000 FROM THE QUIMBY FUND 710 FOR THE ACQUISITION OF REAL PROPERTY IN FEE FOR THE PROPOSED SHASTA PARK SITE CIP (PN: LV41)

WHEREAS, ON JUNE 10, 2003, CITY COUNCIL AUTHORIZED THE CITY MANAGER TO EXECUTE AGREEMENTS AND APPROPRIATED \$1,560,000 FROM THE QUIMBY FUND FOR THE ACQUISITION OF REAL PROPERTY IN FEE FOR THE PROPOSED SHASTA PARK SITE CIP (PN: LV41);

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

The City Council, hereby:

1. Approves the transfer of \$35,000 from the Quimby Fund 710 from Planning Area 4 for the acquisition of the proposed Shasta Park site, APN: 117-0201-007 (7421 Shasta Avenue), to CIP (PN: LV41). The funding stream is 710-710-7012-4999; and
2. Authorizes the City Manager to execute an agreement related to the acquisition of real property for the proposed Shasta Park site.

MAYOR

ATTEST:

CITY CLERK

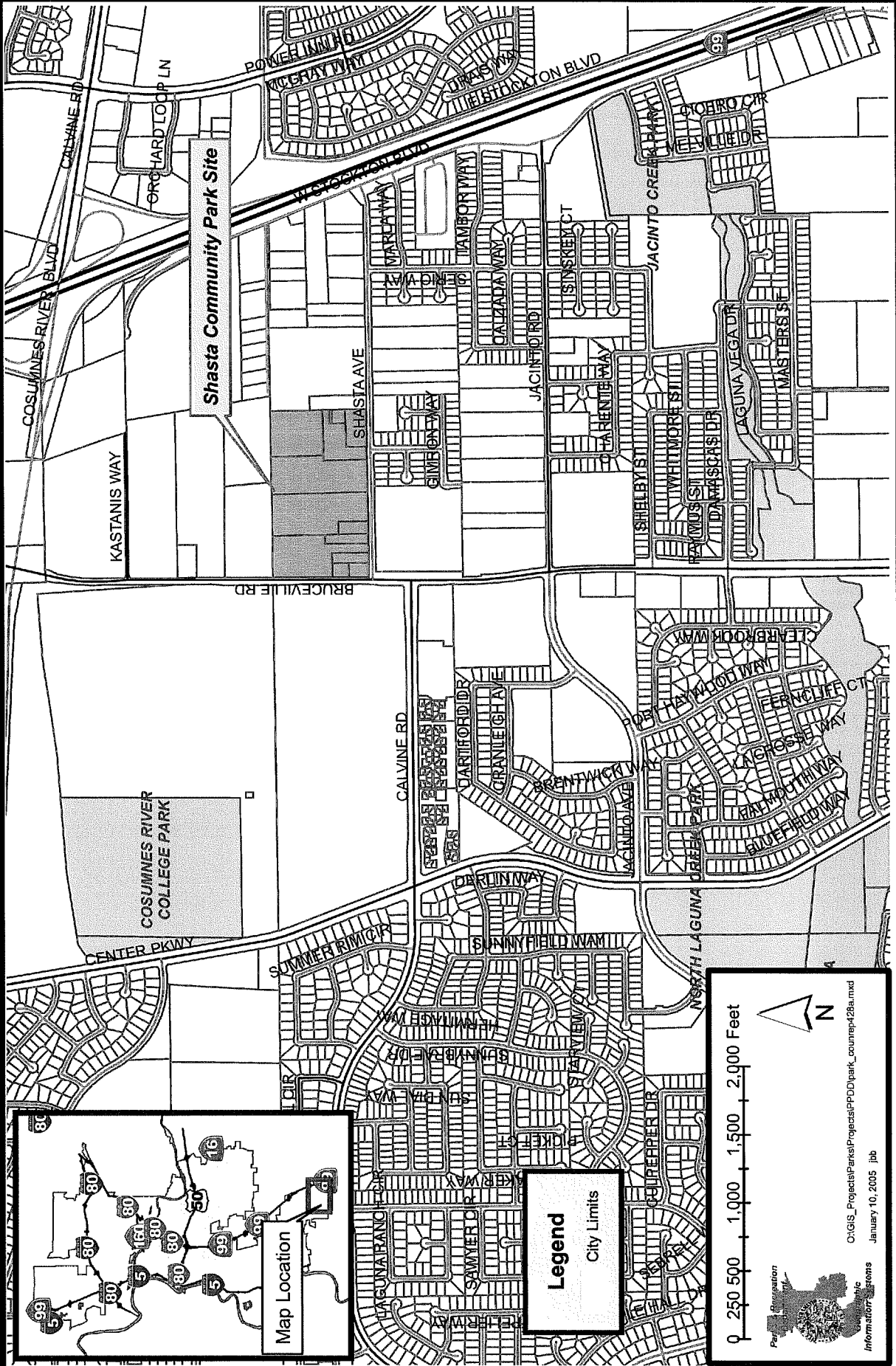
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

City of Sacramento
Department of Parks and Recreation
Shasta Community Park Site - Vicinity Map

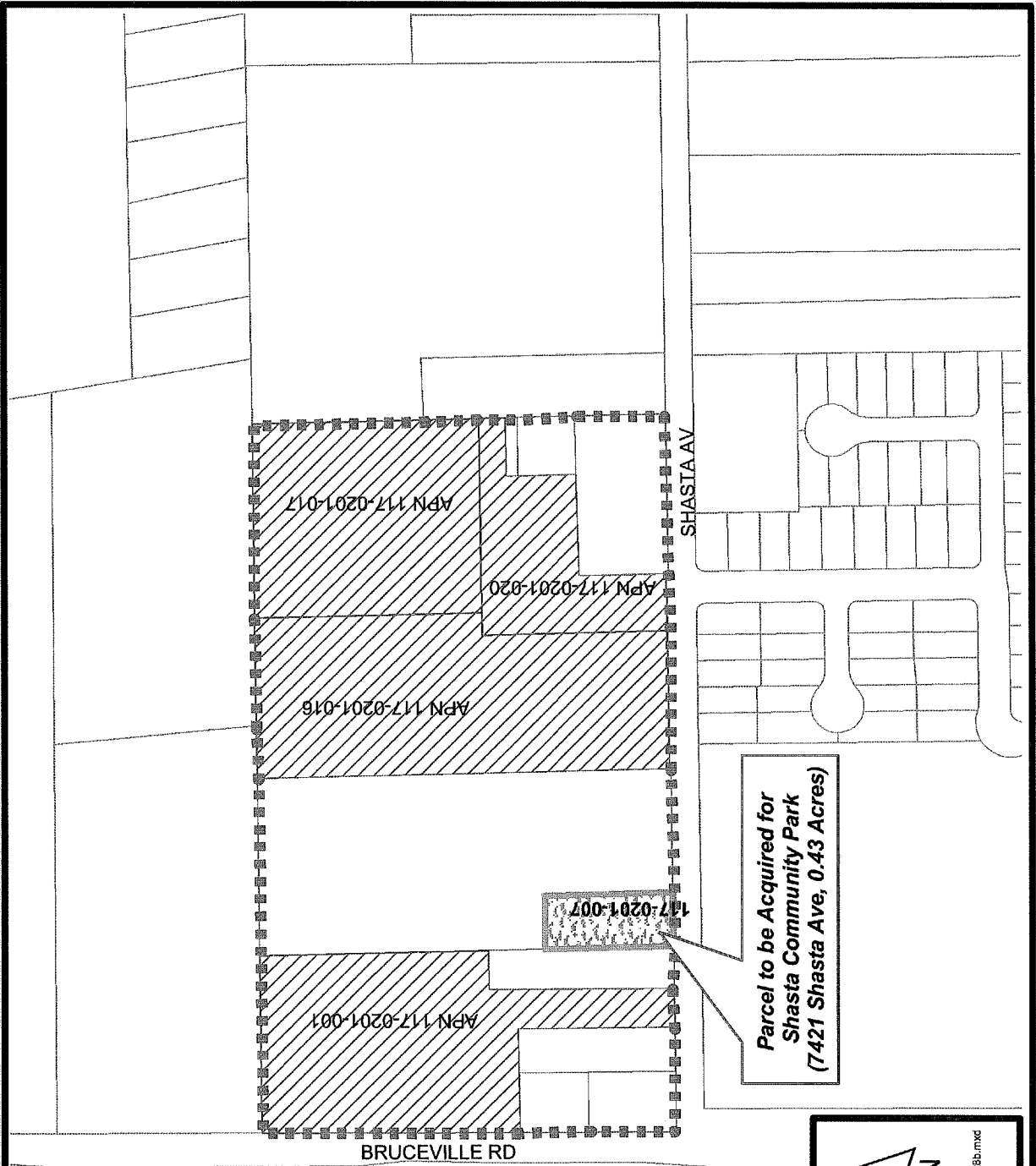
Exhibit A





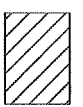

**City of Sacramento
Department of Parks and Recreation**

Shasta Community Park Site - Parcel Map


Exhibit B



Legend

-  Boundary of 20 Acre Shasta Community Park
-  Parcel Proposed for Acquisition
-  Park Land Owned by City
-  Park Land yet to be Acquired by City

0 125 250 500 Feet



Parks and Recreation
Information Systems

O:\GIS_Parks\Projects\PPDD\park_courrep428b.mxd
March 22, 2005 jm sirney

