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DEPARTMENT OF
PARKS AND RECREATION

PARK PLANNING, DESIGN &
DEVELOPMENT DIVISION

CITY OF SACRAMENTO
CALIFORNIA

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June 10, 2005

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT AND APPROVE THE TRANSFER OF \$590,000 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: Shasta Avenue
Jacinto Creek Planning Area,
Council District 8

RECOMMENDATION:

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

1. Approve the transfer of \$590,000 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 an agreement 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: June 28, 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 4.65 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 4.65 acres. The property is depicted on the attached map marked Exhibit B, Page 6, and is briefly described as follows:

Assessor's Parcel No. 117-0201-002 (Shasta Avenue): This property comprises 4.65 acres and is a vacant residential lot fronting on Shasta Avenue. The acquisition cost is \$1,280,000 including a purchase price of \$1,270,000 based on fair market value by a staff licensed appraiser based on a review of comparable sales in the area, and an added \$10,000 for closing and processing fees.

City staff has reached agreement on the purchase of the 4.65- acre parcel from a willing seller. Abhinesh V. Prasad and Aienesh V. Prasad have agreed to sell their property to John T. Manikas. Mr. Manikas has entered into an Assignment and Assumption Agreement with the City of Sacramento whereas Mr. Manikas has agreed to assign and delegate any and all of his rights, obligations and duties for this property.

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 \$590,000 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) and CIP (PN: LV41) FY2006 funds of \$700,000, will be used for the \$1,280,000 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, further CEQA analysis will be conducted at that time.

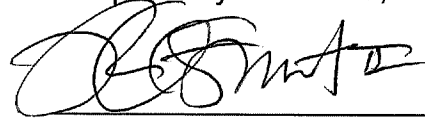
POLICY CONSIDERATIONS:

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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2. Exhibit A – Area Map, page 5.
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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT
AND APPROVE THE TRANSFER OF \$590,000 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 \$590,000 from the Quimby Fund 710 from Planning Area 4 for the acquisition of the proposed Shasta Park site, APN: 117-0201-002 (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, APN 117-0201-002, for \$1,270,000 and \$10,000 in title and escrow costs, on July 1, 2005.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

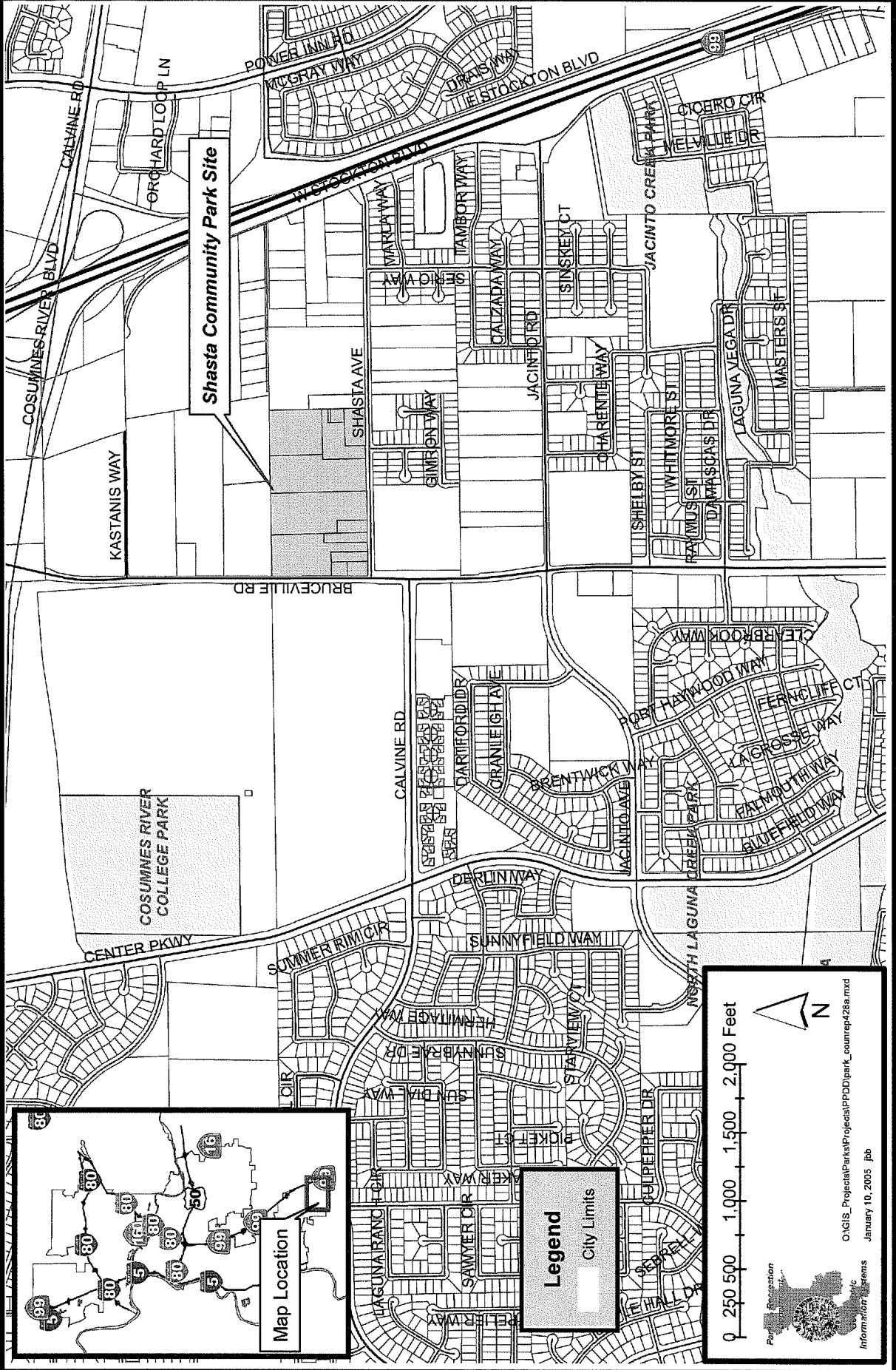
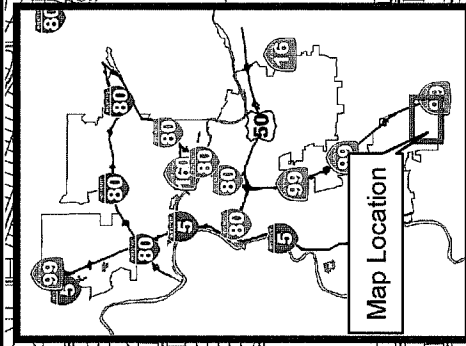
RESOLUTION NO.: _____

DATE ADOPTED: _____

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

Shasta Community Park Site - Vicinity Map

Exhibit A



Legend
City Limits

0 250 500 1,000 1,500 2,000 Feet

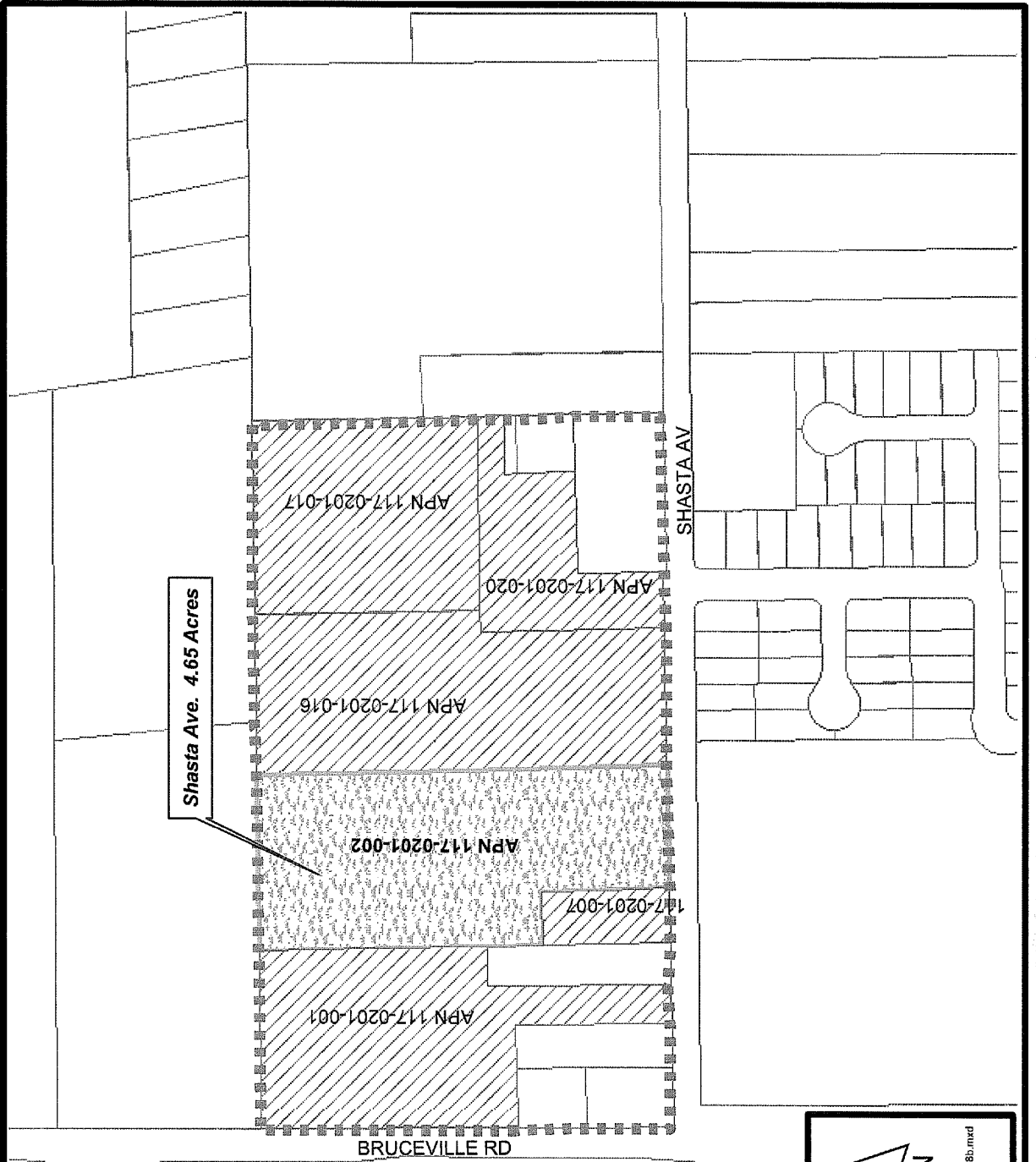
City of Sacramento
Department of Parks and Recreation
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January 10, 2005 jpb

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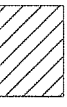

**City of Sacramento
Department of Parks and Recreation**

Shasta Community Park Site - Parcel Map

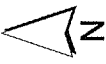

Exhibit B



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

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June 14, 2005 jm sirney