



# REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

**CONSENT**  
**May 13, 2008**

**Honorable Mayor and  
Members of the City Council**

**Title: Agreement: Purchase and Sale of Real Property - Magnolia Park  
Expansion (LY43, L19132001)**

**Location/Council District:** 851 Greg Thatch Circle, Council District 1

**Recommendation:** Adopt a **Resolution:** 1) appropriating \$580,000 of Quimby Act Fees, (Fund 710, 2508), to the Magnolia Park Expansion project, (LY43, L19132001); 2) authorizing the City Manager or the City Manager's designee to execute the Agreement for Purchase and Sale of Real Property with the Rio Linda Union School District in an amount not to exceed \$548,000; and 3) authorizing the City Manager or the City Manager's designee to execute such additional documents and to take such additional actions as necessary to implement the Agreement.

**Contact:** Marianne Wetzel, Supervisor, Real Estate Services, 808-6270; J.P. Tindell, Park Planning and Development Manager, 808-1955

**Presenter:** Not applicable

**Department:** General Services, Parks and Recreation

**Division:** Facilities and Real Property Management; Park Planning and Development Services

**Organization Nos:** 3285 and 4727

**Description/Analysis:**

**Issue:** Subject to City Council approval, an Agreement for Purchase and Sale of Real Property has been negotiated with the Rio Linda Union School District to acquire approximately 1.8 acres of unimproved real property located at 851 Greg Thatch Circle, further identified as a portion of Assessor Parcel Number (APN) 201-0300-102 and shown on Exhibit A to the Resolution. This property is contiguous to the southern boundary of the existing Magnolia Park and is necessary to complete the expansion of the park to approximately 5.8-gross acres. The acquisition purchase price is \$548,000.



**Committee/Commission Action:** The Magnolia Park Master Plan was reviewed and supported by the Parks and Recreation Commission (PRC) on December 6, 2007.

**Policy Considerations:** This acquisition is consistent with Sacramento City Code, Title 3. Providing parks and recreation facilities is consistent with the City's strategic plan goal to enhance liveability in Sacramento neighborhoods.

Quimby Act funds may be used for acquisition, improvements and expansion of public parks, playgrounds and recreational facilities.

**Environmental Considerations:** The Environmental Planning Services staff has reviewed the proposed Magnolia Park Expansion acquisition and has determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA), under Class 16, Section 15316 of the CEQA Guidelines. Projects exempted under Class 16, Section 15316 consist of the acquisition, sale, or other transfer of land in order to establish a park where the land is in a natural condition.

**Rationale for Recommendation:** The approval of the agreement with the Rio Linda Union School District will allow the City to acquire additional lands for the expansion of Magnolia Park, consistent with the park master plan.

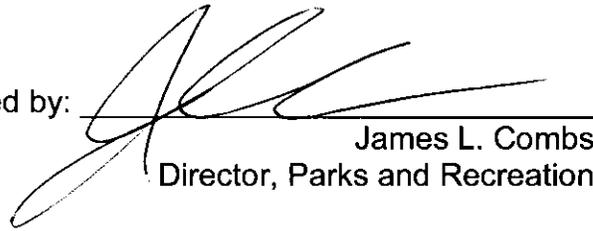
**Financial Considerations:** Appropriating \$580,000 from the Quimby Act Fees (Fund 710, 2508) to the Magnolia Park Expansion project (LY43, L19132001) will provide sufficient funding for the acquisition recommended in this report. There are adequate funds in Fund 2508 (710) to support this appropriation. The remaining balance will cover associated costs such as staff time, title and escrow costs, and appraisals and associated studies.

**Emerging Small Business Development (ESBD):** No goods or services are being purchased as a result of this report.

Respectfully Submitted by:   
Cynthia Kranc  
Facilities Manager

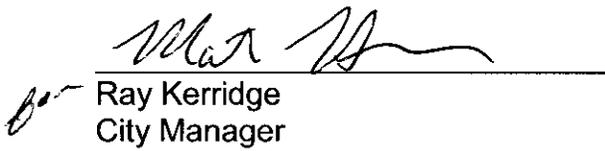
Approved by:   
Reina J. Schwartz  
Director, Department of General Services

Approved by:



James L. Combs  
Director, Parks and Recreation

Recommendation Approved:



Ray Kerridge  
City Manager

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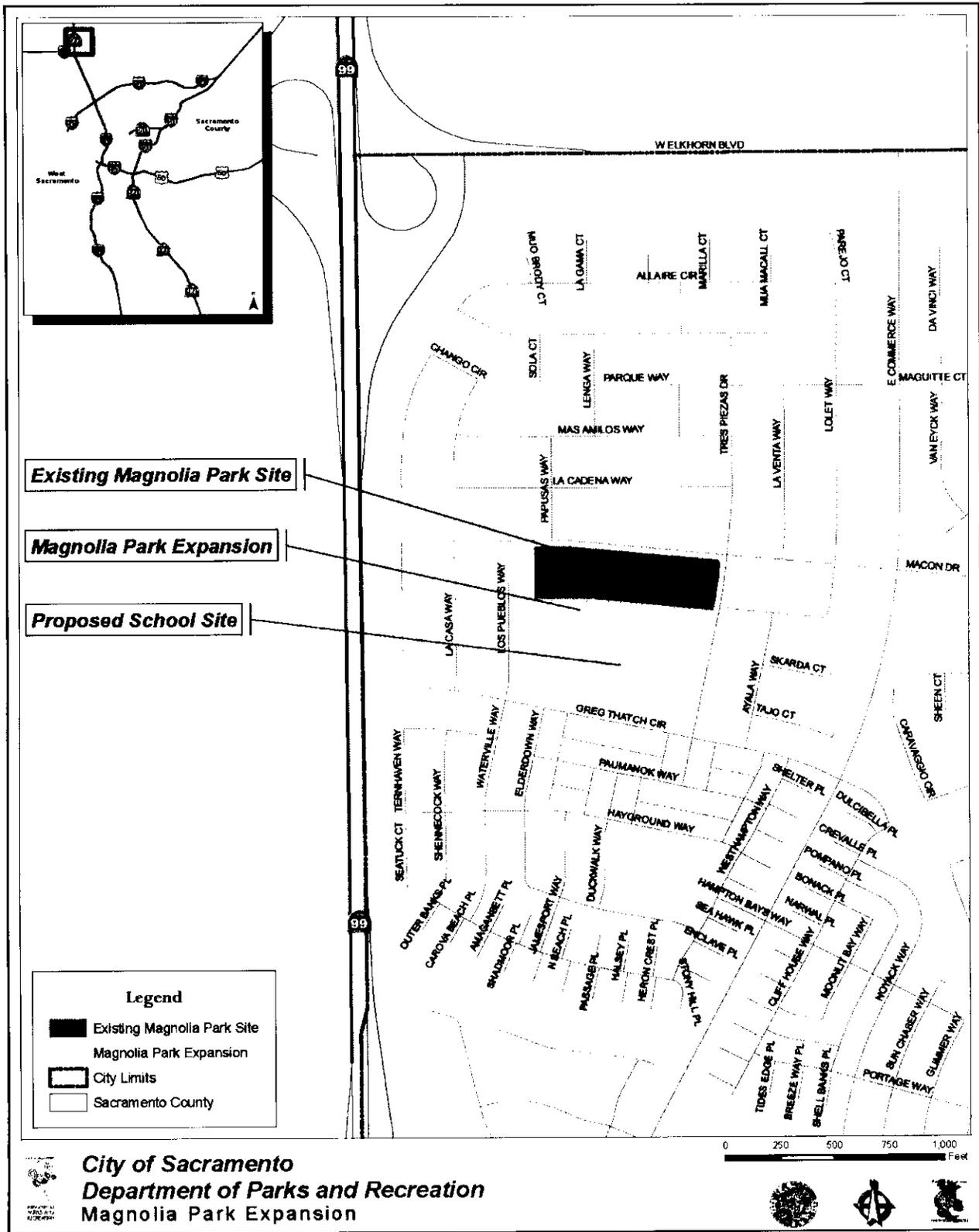
**Attachment 1**

**Background Information**

Magnolia Park is an existing approximate 4.0-gross acre neighborhood park located in North Natomas off of Elkhorn Boulevard, east of Highway 99 at the intersection of Greg Thatch Circle and Tres Piezas Drive. The acquisition of the approximate 1.8-acre site located contiguous to the southern boundary of the Park will expand the existing park to approximately 5.8-gross acres. Rio Linda Union School District owns the 1.8-acre parcel, which is part of the larger school site. It intends to build a school at some future date on the remaining property it will retain after the sale of the subject parcel to the City.

The adopted master plan considered the potential for the addition of the 1.8-acre site to the park; it therefore provides for the expansion of the park or the addition of park improvements to the subject property.

Construction of Magnolia Park is expected to begin in fall of 2008 and to be completed by spring 2010. The master plan (approved in Resolution No. 2008-080) includes the following amenities: two tennis courts, a tot lot, an island themed adventure play area with swings and concrete play elements, interactive water play misters, meandering pedestrian pathways throughout the park, seating areas, a sheltered large group picnic area with picnic tables, barbecue grills, and trash receptacles, a multi-purpose turf field, and landscape development of the entire site with turf mounds, canopy shade trees, shrubs, and ground cover.



**RESOLUTION NO. 2008-XXXX**

Adopted by the Sacramento City Council

**May 13, 2008**

**APPROVING AGREEMENT: PURCHASE AND SALE OF REAL PROPERTY -  
MAGNOLIA PARK EXPANSION, L19132001 (LY43)**

**BACKGROUND**

- A. On December 6, 2007, the Magnolia Park name and master plan were reviewed and supported by the Parks and Recreation Commission.
- B. On February 12, 2008, City Council adopted Resolution No. 2008-080 approving the Magnolia Park name and master plan.
- C. An Agreement for Purchase and Sale of Real Property has been negotiated with the Rio Linda Union School District to acquire fee title to real property located at 851 Greg Thatch Circle, further identified as a portion of Assessor's Parcel Number (APN) 201-0300-102.
- D. This acquisition will facilitate the expansion of the existing Magnolia Park.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. The amount of \$580,000 of Quimby Act Fees (Fund 710, 2508) is appropriated to the Magnolia Park Expansion project (LY43, L19132001) for the purpose of acquiring real property from the Rio Linda Union School District and associated costs.
- Section 2. The City Manager or the City Manager's designee is hereby authorized and directed to execute an Agreement for Purchase and Sale of Real Property with the Rio Linda Union School District in the form presently on file with the Office of the City Clerk in an amount not to exceed \$548,000.
- Section 3. The City Manager or the City Manager's designee is hereby authorized to execute such additional documents and to take such additional actions as necessary to implement the Agreement.

