

Item No. 9

“To Be Delivered” Material

For

City of Sacramento

**City Council
Housing Authority
Redevelopment Agency
Economic Development Commission
Sacramento City Financing Authority**

Agenda Packet

Submitted: 6/26/06

For the Meeting of: 6/27/06

The attached materials were not available at the time the Agenda Packet was prepared.

Subject: Shasta Park – Authorization to Execute Agreements to Purchase Property

Contact Information: Janet Baker, Park Development Manager, 808-8234

Please include this “To Be Delivered” material in your agenda packet. This material will also be published to the City’s Intranet.

For additional information, contact the City Clerk Department at Interim City Hall, 730 I Street, Suite 211, Sacramento, CA 95814-2671 – (916) 808-7200.



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
June 27, 2006

Honorable Mayor and
Members of the City Council

Subject: Shasta Park – Authorization to Execute Agreements to Purchase Property

Location/Council District: Shasta Avenue (east of Bruceville Road), Council District 8

Recommendation: Adopt a Resolution: 1) Authorizes the City Manager to enter into an agreement with Mustafa Sharif for APN 117-0201-009, purchase price of \$364,000, and with Hoang Van Nguyen for APN 117-0201-006, purchase price of \$650,000, for the acquisition of real property for Shasta Community Park, CIP LV41.

Contacts: Janet Baker, Park Development Manager, 808-8234

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design and Development

Organization No: 4727

Summary:

Staff seeks approval for acquisition of two parcels for Shasta Community Park, CIP LV41. Agreements for two of the remaining three parcel acquisitions have been negotiated.

Committee/Commission Action:

Not applicable.

Background Information:

On June 20, 1995, the City Council adopted the Jacinto Creek Planning Area land use plan. The land use plan identified approximately 20 acres, including 13 parcels, designated for Parks open space and public use in the northeast quadrant of Bruceville Road and Shasta Avenue (Attachment 1, page 4). Previously appropriated funds aided in

the appraisal, environmental survey, title search, engineering surveys, and partial acquisition of the park site.

To date, eight of the 13 parcels have been acquired, comprising a total of 17.78 acres. Of the remaining five parcels, staff will not be acquiring two parcels owned by the Citizens Telecommunications Company of California because utility facilities exist on the sites. Therefore, three remaining parcel acquisitions (1.26 acres) are needed for the City to have fee title to the entire park site.

Agreements for two of the remaining three parcel acquisitions have been negotiated. Staff requests that the City Council authorize the City Manager to execute agreements for the acquisition of real property for two parcels: 117-0201-009, purchase price of \$364,000 from Mustafa Sharif; 117-0201-006, purchase price of \$650,000 from Hoang Van Nguyen. (Refer to Attachment 2, page 5.)

The acquisition of the Shasta site was a high scoring 2004 *Parks and Recreation Programming Guide (PRPG)* project for Planning Area 4, South Sacramento.

Financial Considerations:

There is sufficient funding in the Shasta Community Park, CIP LV41 to pay for acquisition, relocation assistance, and related costs for the remaining parcels. Resolution No. 2006-168 appropriated Quimby funds to pay for acquisition, relocation assistance, and related costs for the remaining three parcels.

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 site master plan for the park has been prepared. When a site master plan for the project site is prepared, further CEQA analysis will be conducted at that time.

Policy Considerations:

Providing Parks and Recreation facilities is consistent with the City's strategic plan to enhance liveability in Sacramento's neighborhoods by expanding park and recreation facilities throughout the City.

RESOLUTION NO. 2006-XXXX

Adopted by the Sacramento City Council

June 27, 2006

AUTHORIZES THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MUSTAFA SHARIF FOR APN 117-0201-009, PURCHASE PRICE OF \$364,000, AND WITH HOANG VAN NGUYEN FOR APN 117-0201-006, PURCHASE PRICE OF \$650,000, FOR THE ACQUISITION OF REAL PROPERTY FOR SHASTA COMMUNITY PARK, CIP LV41

BACKGROUND

- A. On June 20, 1995, the City Council adopted the Jacinto Creek Planning Area (JCPA) land use plan.
- B. In December 2001, \$30,000 was appropriated for the establishment of a Capital Improvement Program project for the acquisition of Shasta Community Park. The previously appropriated funds (\$3,165,000) aided in the appraisal, environmental survey, title search, engineering surveys, and partial acquisition of the park site.
- C. Agreements for two of the remaining three parcel acquisitions have been negotiated: 117-0201-009, purchase price of \$364,000; 117-0201-006, purchase price of \$650,000.
- D. The *2004 Parks and Recreation Programming Guide (PRPG)* rated this park a high scoring park project.
- E. The remaining appropriated funds of \$1,831,334 will be used for acquisition and relocation costs of the three remaining parcels for Shasta Community Park, CIP LV41.

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

- Section 1. Authorizes the City Manager to enter into an agreement with Mustafa Sharif for APN 117-0201-009, purchase price of \$364,000, and with Hoang Van Nguyen for APN 117-0201-006, purchase price of \$650,000, for the acquisition of real property for Shasta Community Park, CIP LV41.