REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
March 20, 2007

Honorable Mayor and
Members of the City Council

Title: Property Transfer Agreement for the Fremont Community Garden

Location/Council District: 14th and Q Streets/Council District 4

Recommendation: Adopt a **Resolution**: 1) authorizing the City Manager to enter into a Property Transfer Agreement with the Capitol Area Development Authority (CADA) for the Fremont Community Garden at 14th and Q Streets.

Contact: J.P.Tindell, Park Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Description/Analysis

Issue: On May 8, 2001, the City Council endorsed a plan by the Department of Parks and Recreation and the Capitol Area Development Authority (CADA) to preserve and/or replace acreage equal to that of the Mandella Community Garden as a part of the Fremont Mews Housing Development. This plan provided for CADA to develop a community garden at 14th and Q Streets and then to transfer the site to the City for permanent use as a community garden. At this time, the 19,200 square foot community garden is near completion and ready for as-is property transfer to the City.

A summary of the Fremont Community Garden background is included as Attachment 1 (page 4), a location map is included as Attachment 2 (page 6), and the master plan is included as Attachment 3 (page 7).

Committee/Commission Actions: The Fremont Community Garden Project design was approved by the Parks and Recreation Commission at the February 2, 2006 meeting.

Policy Considerations: As the *City of Sacramento Parks and Recreation Master Plan 2005-2010* states, it is part of the Department of Parks and Recreation's policy to "provide opportunities to enhance and encourage community stewardship through programs such as community gardens" and to "recognize the value of community gardens."

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

Environmental Considerations: Environmental Planning Services of the Development Services Department has reviewed the Fremont Community Garden 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.

To comply with CEQA guidelines, CADA completed an Environmental Impact Report (EIR) on the site in 2003. The EIR covered both the community garden and the Fremont Mews development project. CADA also completed soil remediation to the specifications of the County of Sacramento's Environmental Management Department.

Rationale for Recommendation: The Fremont Community Garden has been developed by CADA as a replacement for a portion of the Mandella Community Garden which was located at the same site. The Fremont Mews housing development project displaced approximately two-thirds of the Mandella garden. During the planning for the Fremont Mews project, CADA replaced an equal amount of acreage as the Mandella Community Garden both on- and off-site. The City of Sacramento took possession of the off-site garden, the Southside Community Garden, in February 2003.

Financial Considerations: The City allocated $50,000 towards the development of the garden and bocce ball courts in August, 2006. There are no financial considerations associated with this report since CADA will not be receiving funds for the as-is property transfer.

Emerging Small Business Development (ESBD): Not applicable.

Respectfully Submitted by:

for CASSANDRA H. B. JENNINGS
Assistant City Manager

Recommendation Approved:

for RAY KERRIDGE
City Manager

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Attachment 1

Background Information

During the mid-1960's, the property at 14th and Q Streets in downtown Sacramento was purchased by the state of California for the 1960 Capitol Area Plan. A community garden was established by local residents and workers on the site during the late 1960's. This garden was later known as the Ron Mandella Community Garden in honor of its founder. The property became designated for housing in 1978, though it remained undeveloped.

In 2001, the Capitol Area Development Authority (CADA) decided to initiate residential development of the site, and the existing Mandella Garden needed to be closed. By then, the property had been used as a community garden for over 30 years. As a commitment to the community and the City, CADA promised to replace the garden both on-site and off-site. The resulting plan included the purchase and development of the Southside Community Garden (off-site) that is in its third growing season, and a new garden located on-site, approximately 19,200 square feet (one-third of the original garden site).

The Mandella Garden existed for approximately 30 years on the site. Prior to this use, the site was occupied by single family residences. CADA conducted a limited Phase II site investigation on the site in October of 2002. The study identified the presence of chlorinated organic pesticides, petroleum-related chemicals, and elevated metals typically associated with lead-based paint and pesticide use. These elements are not unusual for a pre-1950's residential use where the use of petroleum-related chemicals and commercially available pesticides and lead-based paints were commonly used. Nevertheless, the level of the chemical concentrations in the soil were elevated enough to require remediation of the site so that gardening could continue. In accordance with a Remedial Action Work Plan developed in consultation with the US Environmental Protection Agency and the County of Sacramento's Environmental Management Division, CADA excavated between twelve and 48 inches of soil and transported it to an off-site disposal facility licensed to receive contaminated soils. This soil was replaced with soil that was tested and found to be free of contamination prior to delivery. The County of Sacramento's Environmental Management Department issued a "No Further Action Required" letter to CADA on August 17 of 2006 which allowed the development of the community garden and associated amenities with no further remediation.

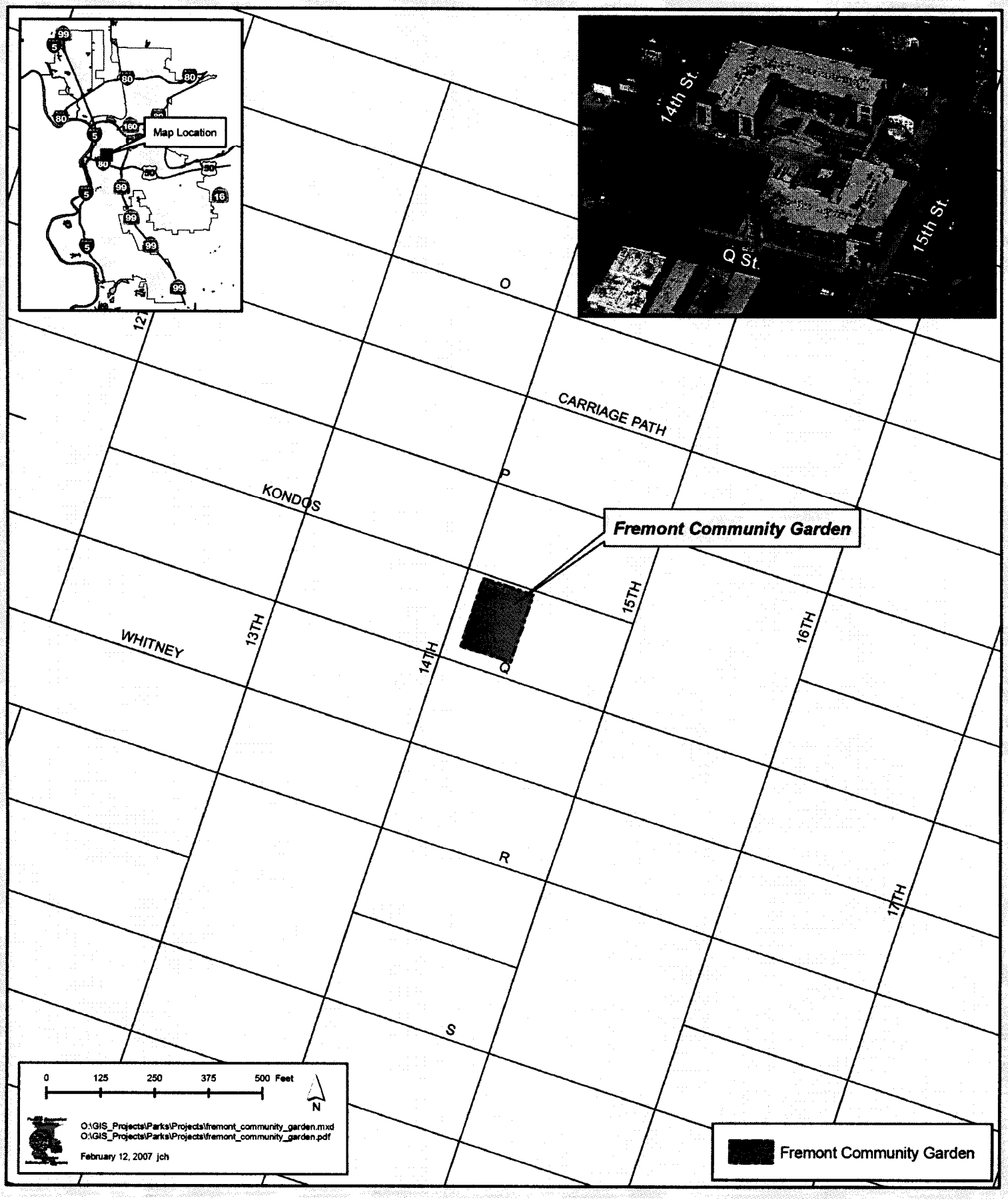
The City's Department of Parks and Recreation and CADA have been working together to establish these new gardens. Additionally, the Department has responded to the public demand for community gardens by: 1) hiring a part-time Community Garden Coordinator; 2) developing guidelines for the operation and management of community gardens on City-owned park property; and 3) establishing four gardens throughout the City at Danny Nunn, J. Neely Johnson, Southside, and Strauch Parks.

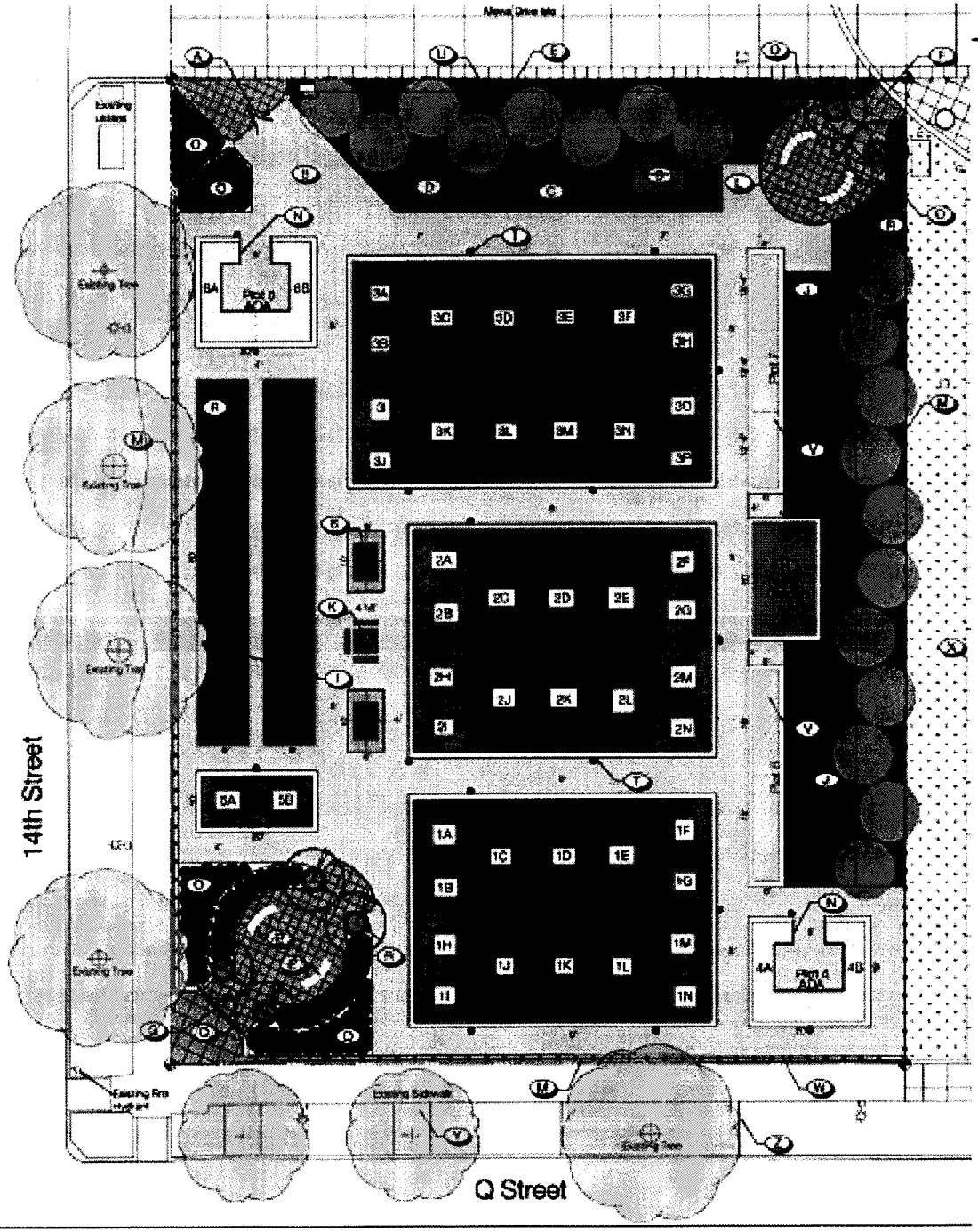
CADA completed soil remediation to the County of Sacramento's Environmental

Management Department's specifications and fenced the property. The housing units are complete and occupied. In addition, a community garden board has been formed, and the City's community garden guidelines have been developed.

The new Fremont Community Garden will have approximately 50 garden plots and 2 bocce ball courts. The site will be ADA accessible and include ADA plots. Also, there will be plots designated for children. In August of 2006, the City Council approved the allocation of $50,000 from Quimby funds for improvements on the site.

City of Sacramento
Department of Parks and Recreation
Fremont Community Garden





Plan Legend

- (A) Limited Access Delivery Gate
- (B) Delivery Area
- (C) Compost Area with wood chips
- (D) Storage Sheds
- (E) Citrus Orchard with bark mulch
- (F) North Entry Gate
- (G) South Entry Gate
- (H) Kids' Garden
- (I) Bocce Ball Courts
- (J) Fruit Orchard with bark mulch
- (K) Picnic Table
- (L) Arbor with Benches
- (M) Fenced enclosure to match existing fence along Q Street. Fence at street frontages and at entries will include welded on art pieces.
- (N) Accessible Garden Plots
- (O) Entry Planters
- (P) Benches
- (Q) Garden Welcome Sign
- (R) Planter pots with trees, typ.
- (S) Double Bench
- (T) Hose Bibs double headed at each location, typ.
- (U) Fence along north edge shall be moved in 2' from sidewalk. Bark mulch and plant in front of fence.
- (V) Flower Pots
- (W) Steel header and 12" gravel band
- (X) Existing planting and paving by others
- (Y) Decomposed granite
- (Z) Redwood header

Fremont Community Garden

CADA-Capitol Area Development Authority

Sacramento, California

The HLA Group Landscape Architects & Planners, Inc.
1600 Third Street, Suite 500 · Sacramento, California 95814
916.447.7400 / 916.447.8270 fax / www.hlagroup.com

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

March 20, 2007

ACCEPTING A PROPERTY TRANSFER AGREEMENT FOR THE FREMONT COMMUNITY GARDEN

BACKGROUND

A. The *City of Sacramento Parks and Recreation Master Plan 2005-2010* states it is part of the Department of Parks and Recreation's policy to "provide opportunities to enhance and encourage community stewardship through programs such as community gardens" and to "recognize the value of community gardens."

B. The Fremont Community Garden is a project developed by the Capitol Area Development Authority (CADA) as a partial replacement for the Mandella Community Garden which was located at the same site.

C. Once CADA completes the garden, the site will be transferred to the City for permanent use as a community garden.

D. CADA requested that the City contribute to the construction of the Fremont Community Garden development including fencing, plot layout, and bocce ball courts in the amount of $50,000.

E. On August 8, 2006, City Council established Capital Improvement Program, CIP LR33, for improvements to the Fremont Community Garden and appropriated $50,000 from Quimby Act Funds for CIP LR33 for improvements to the Fremont Community Garden.

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

Section 1. The City Manager is authorized to enter into a Property Transfer Agreement with the Capitol Area Development Authority (CADA) for the Fremont Community Garden at 14th and Q Streets.