REPORT TO COUNCIL 17
City of Sacramento

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

CONSENT
February 28, 2006

Honorable Mayor and
Members of the City Council

Subject: Land Acquisition for Shasta Community Park, CIP LV41

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

Recommendation: Adopt a Resolution: 1) Increasing revenue and expenditure budgets by recognizing the current year Quimby In Lieu Fee revenues, Fund 710, by $1,875,000; 2) Appropriating $1,875,000 from Quimby Act Fund, Fund 710, for acquisition of three parcels for Shasta Community Park, CIP LV41; 3) Authorizing the City Manager to execute agreements for the acquisition of real property; and 4) Authorizing the City Manager to execute agreements for the relocation of residential occupancy.

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

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design and Development

Organization No: 4727

Summary:

The acquisition of the Shasta Community Park site was a high scoring *2004 Parks and Recreation Programming Guide (PRPG)* project for Planning Area 4, South Sacramento. To date, all but the final three parcels of the park site have been acquired. This report seeks to use newly appropriated Quimby Act Funds to acquire the remaining three parcels and related costs for Shasta Community Park, CIP LV41.

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). In December 2001, $30,000 was appropriated for the establishment of a Capital Improvement Program project for the acquisition of Shasta Community Park. In June 2003, the City Council appropriated $1,560,000 for the acquisition of property on the Shasta Community Park site. In May and June of 2005, the City Council appropriated a total of $625,000 in Quimby Act Funds for Shasta Community Park. An additional $950,000 was appropriated during the 2005 and 2006 annual CIP reports. These previously appropriated funds ($3,165,000) 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, two are owned by the Citizens Telecommunications Company of California. Staff will not be acquiring these two parcels because utility facilities exist on the sites. Therefore, there are three remaining parcel acquisitions (1.26 acres) needed for the City to have fee title to the entire park site. Staff has sent the property owners letters expressing interest in acquiring and intent to appraise their property. At this time, staff is seeking approval to appropriate Quimby Act Funds, Fund 710, to CIP LV41 in order to proceed with acquisition of the three parcels. 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:

Staff recommends increasing the revenue budget by recognizing the current year Quimby In Lieu Fee revenues, Fund 710, of $1,875,000 then increasing the expense budget Quimby Act fund by $1,875,000, and then appropriating $1,875,000 of Quimby Act Funds, Fund 710, Planning Area 4, to CIP LV41 in order to proceed with final land acquisition for Shasta Community Park. Quimby Act Funds were originally established for the purpose of developing new, or rehabilitating existing, neighborhoods or community parks or recreational facilities to serve residential subdivisions. The newly appropriated funds will be used for acquisition, relocation assistance, and related costs for Shasta Community Park, CIP LV41.

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 not 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.

Emerging Small Business Development (ESBD):

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

Respectfully Submitted by: _____
ROBERT G. OVERSTREET II
Director of Parks and Recreation

Recommendation Approved:

_____
for RAY KERRIDGE
Interim City Manager

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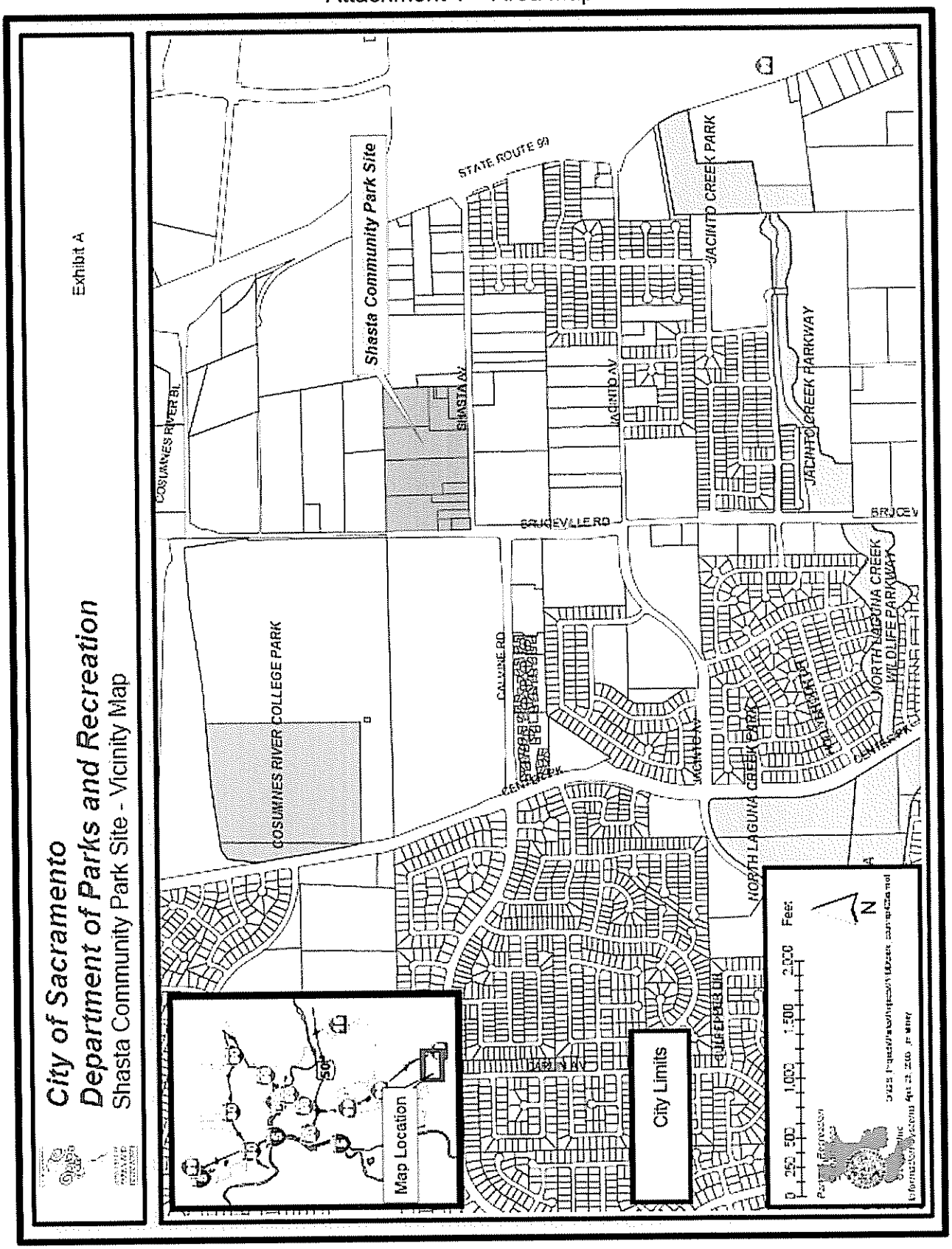
Attachment 1 – Area Map



RESOLUTION NO. 2006-XXXX

Adopted by the Sacramento City Council

February 28, 2006

INCREASE THE REVENUE AND EXPENDITURE BUDGETS BY RECOGNIZING THE CURRENT YEAR QUIMBY IN LIEU FEE REVENUES, FUND 710, OF $1,875,000 THEN APPROPRIATING $1,875,000 OF QUIMBY ACT FUNDS, FUND 710, PLANNING AREA 4, TO CIP LV41 IN ORDER TO PROCEED WITH FINAL LAND ACQUISITION FOR SHASTA COMMUNITY PARK, CIP LV41; AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS FOR THE ACQUISITION OF REAL PROPERTY; AND AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS FOR THE RELOCATION OF RESIDENTIAL OCCUPANCY

BACKGROUND:

A. On June 20, 1995, the City Council adopted the Jacinto Creek Planning Area (JCPA) land use plan. The land use plan designated Parks/Open Space and public use areas in the northeast quadrant of Bruceville Road and Shasta Avenue.

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. The *2004 Parks and Recreation Programming Guide* (*PRPG*) rated this park a high scoring park project.

D. There are three parcel acquisitions needed for the City to have fee title to the entire park site.

E. Newly appropriated funds will be used for acquisition, relocation assistance, and related costs for Shasta Community Park, CIP LV41.

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

Section 1. Increase revenue and expenditure budgets by recognizing the current year Quimby In Lieu Fee revenues, Fund 710, of $1,875,000.

Section 2. Appropriates $1,875,000 from Quimby Act Fund, Fund 710 contingency, for acquisition of three parcels for Shasta Community Park, CIP LV41.

Section 3. Authorizes the City Manager to execute agreements for the acquisition of three parcels.

Section 4. Authorizes the City Manager to execute agreements for the relocation of residential occupancy from the three parcels.