

City of Sacramento

Legislation Text

File #: 2019-00753, **Version:** 1

Title:

Agreement: Purchase of Chuckwagon Park Property, Establish and Fund Capital Improvement Project

File ID: 2019-00753

Location: 1251 Chuckwagon Drive, District 3

Recommendation:

Adopt a Resolution: 1) approving the purchase of 3.44 acres (a portion of APN 225-0170-029) of land known as Chuckwagon Park from the Twin Rivers Unified School District for \$161,741; and 2) authorizing the City Manager or the City Manager's designee to: a) execute the Purchase and Sale Agreement and Joint Escrow Instructions for the acquisition of Chuckwagon Park; b) authorize payment of escrow fees, execution of escrow instructions, execution of the Certificate of Acceptance, and any other documents necessary to implement the Agreement; c) establish the Chuckwagon Park Acquisition Capital Improvement Project (CIP) (L19198100); and d) transfer \$161,741 (Quimby Act Fund, Fund 2508) from available fund balance to the expenditure budget of the Chuckwagon Park Acquisition Project (L19198100).

Contact: Dana Mahaffey, Senior Planner, (916) 808-2762; Raymond Costantino, Manager, Park Planning and Development Services, (916) 808-1941; Department of Youth, Parks, & Community Enrichment (YPCE)

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Chuckwagon Acquisition Map
- 3-Resolution
- 4-Exhibit A (Purchase and Sale Agreement)

Description/Analysis

Issue Detail: In 1984, the City purchased two parcels of land along Bridgeford Drive which together contain 1.87 acres for development as a park. According to City records, in 1989 the City obtained the rights from the prior owner of the District property, the Del Paso Heights School District, to allow joint use of a 4.36-acre portion of the District's 11.46-acre site property to expand the park. Also, in 1989 the City allocated funds to develop the park site. Since that time, the City has maintained the combined 6.23-acre site known as Chuckwagon Park. Also, since that time, the Del Paso Heights School District became part of the Twin Rivers Unified School District ("District").

The 4.36 acres of District property was developed by the City under a joint use agreement, with the intention that this park land would be used as recreation fields for the planned school. The District has determined that it does not need this land for a school and has declared the entire 11.46-acre parcel, which includes the 4.36 acre developed recreation land, as surplus and has offered it for sale.

Since the 4.36 acre portion of the District's property has been developed for recreation use, it has been used for recreation purposes for over eight years, and there is no other publicly owned land in the vicinity to meet the community's park needs; the City has the right under the Naylor Act (Education Code section 17485 et seq.) to purchase the park land at 25% of its fair market value. However, the Naylor Act only allows for the City to purchase up to 30% of the District's 11.46-acre parcel or approximately 3.44 acres (149,760 sq. ft.), at this reduced price. The fair market value of the land is \$4.00 per sq. ft. and the reduced price of \$1.00 per sq. ft. equals \$149,760.

The total purchase includes the payment of escrow fees, recording fees, title charges, and administrative time necessary to implement the Agreement, which equals \$161,741.

The City does not wish to purchase the remaining roughly one-acre portion (40,161 sq. ft.) of the remaining area of Chuckwagon Park at the appraised value. The remainder area is located at the northern corner of the existing park and this land area is assumed to be needed for a future roadway extension to Bridgeford Drive in order to develop the District's surplus property as a residential subdivision. Until the District sells the remaining portion of Chuckwagon Park, the City will continue to maintain the northerly portion of the park under the existing joint use agreement.

With this acquisition of Chuckwagon Park, the site would serve as the replacement park property to allow lease of the ballfield at Robertson Park to Mutual Assistance Network for their planned sports park.

Policy Considerations: As stated in City Council Resolution No. 2019-0248, Section 10.2, City Council approval is required to establish a CIP project. City Council approval is also required to enter into agreements over \$100,000.

Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities

throughout the City. This is also part of the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

Economic Impacts: None

Environmental Considerations:

California Environmental Quality Act (CEQA): Chuckwagon Park is an existing facility and no physical changes would occur or expansion of use, so this acquisition action is exempt from environmental review pursuant to CEQA Guidelines section 15301 (Existing Facilities).

Sustainability: None

Commission/Committee Action: None

Rationale for Recommendation: Acquisition of the 3.44 acres will allow continued recreational use of Chuckwagon Park for the neighborhood. It is anticipated that the park site may expand and be improved with the park land dedication requirement and park impact fees generated from residential development of the District's surplus property.

Financial Considerations: Chuckwagon Park is an existing park and its maintenance is already included in the Department's operating budget. There are sufficient resources in the Quimby Act Fund (Fund 2508) available fund balance to complete the transfer of \$161,741 to the Chuckwagon Park Acquisition Project (L19198100).

Local Business Enterprise (LBE): Not Applicable