



# CITY OF SACRAMENTO

38

## DEPARTMENT OF COMMUNITY SERVICES

3520 FIFTH AVENUE SACRAMENTO, CALIFORNIA 95817  
TELEPHONE (916) 449-5200

ROBERT P. THOMAS  
DIRECTOR

G. ERLING LINGGI  
ASSISTANT DIRECTOR

CROCKER ART MUSEUM DIVISION  
GOLF DIVISION  
METROPOLITAN ARTS DIVISION  
MUSEUM AND HISTORY DIVISION  
RECREATION DIVISION  
PARKS DIVISION  
ZOO DIVISION

April 22, 1983

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: SURPLUS NORTHGATE SCHOOL PROPERTY

**APPROVED**  
BY THE CITY COUNCIL

APR 26 1983

OFFICE OF THE  
CITY CLERK

### SUMMARY

This memorandum provides the City Council with a status report on the sale of the Northgate surplus school parcel by the North Sacramento School District.

### BACKGROUND INFORMATION

The City is the owner of Northgate Park, which consists of 15.4 acres located at the intersection of Brewerton Drive and Mendel Way. This facility is considered a community park with more than 9 acres currently developed. This includes major facilities such as lighted tennis courts, a swimming pool center, restrooms, and a major lighted softball diamond. The park is immediately adjacent to two parcels owned by two separate school districts. The first parcel, the subject of this memorandum, is owned by the North Sacramento School District and consists of 17+ acres situated immediately north of the park. The second parcel consists of 10+ acres and is located immediately west of the park site and is owned by the Natomas Union School District. This parcel is partially developed as the American Lakes School. The City, in cooperation with Natomas School District, has master planned 5 acres of that site immediately contiguous to Northgate Park to provide expanded public use of the park and school site.

On July 15, 1982, the North Sacramento School District notified the City of its intent to declare the 17 acre school site as surplus. The district's notification followed the City's normal review process which included a staff review by all affected departments. The staff concluded that the school site was not needed for City purposes, and, further, that there was no other community plan requirement for the parcel. The minimum bid price for the 17+ acre parcel was set at \$630,000.

Representatives of the South Natomas Community Association, on several occasions, met with the staff to discuss their wishes to acquire a portion of the 17+ acre site for Community Association purposes. The City's staff position has consistently

been as follows:

1. The City has no priority to acquire any portion or all of the subject school site for City purposes.
2. The City has no funds to purchase the subject property on behalf of the Community Association.
3. The City has no need for any portion of the 17+ acre site as a supplement to Northgate Park.

On April 19, 1983, the City Council was requested by a representative of the South Natomas Community Association to take action to secure a portion or all of the 17 acres for the purpose of reserving a site for construction of a community center adjacent to Northgate Park. The staff was requested by the City Council to review the request and report back at a later date. Of immediate concern, the City Council requested that the staff, on behalf of the Council, request that the North Sacramento School District delay the sale of the property.

Contact was made with the administration of the North Sacramento School District concerning the Council request. District representatives indicated an unwillingness to consider the sale of a portion of the site. The district board has entered into contract with a San Francisco firm to manage the sale of the surplus parcel. The district staff is reluctant to make any change in the sales procedure since the final bids are now due on June 9, 1983. Representatives of the South Natomas Community Association will address the district board at their next meeting to discuss the Association's proposal to acquire a portion of the site. The City Council's courtesy request will also be forwarded to the district board at the same time.

FINANCIAL DATA

The minimum bid price of the 17+ acre parcel is set at \$630,000.

RECOMMENDATION

This report is prepared for City Council information on the status of the Council's request to the North Sacramento School District Board. No action is required.

Respectfully submitted,



G. ERLING LINGGI  
Assistant Director of Community Services

FOR CITY COUNCIL INFORMATION:

  
WALTER J. SLIPE, City Manager

April 26, 1983  
District 1



CITY OF SACRAMENTO RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

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April 29, 1983

Dean F. Mansfield, Superintendent  
North Sacramento School District  
670 Dixie Avenue  
Sacramento, CA 95815

Dear Mr. Mansfield:

Re: Northgate School Site Property

On April 26, 1983, staff of the Department of Community Services provided the City Council with a status report on the sale of the Northgate surplus school parcel by the North Sacramento School District. (copy of the report attached).

As a result of this report and a presentation by a member of the South Natomas Community Association, the City Council directed staff to contact your office to ask for reconsideration of the sale. Therefore, the City Council respectfully requests, as a courtesy to the City Council, that the North Sacramento School District delay the sale of the subject property and reconsider its agreement to do so.

A representative of the Department of Community Services will attend your School Board meeting on May 12 and should you have any questions prior to that date, contact us.

Sincerely,

*for - G. Erling Linggi*  
ROBERT P. THOMAS  
Director of Community Services

RPT:js

Attachment

cc: Walter J. Slipe  
R. Burnett Miller  
Lorraine Magana ✓  
William Vanasen

Erling Linggi

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#### RECOMMENDATION


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Respectfully submitted,



G. ERLING LENGGI  
Assistant Director of Community Services

FOR CITY COUNCIL INFORMATION:

  
WALTER J. SLIPE, City Manager

April 26, 1983  
District 1