



**DEPARTMENT OF PARKS
AND COMMUNITY SERVICES**

CITY OF SACRAMENTO
CALIFORNIA

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SUITE 400
SACRAMENTO, CA
95814-2977

ROBERT P. THOMAS
DIRECTOR

June 2, 1989

916-449-5200

G. ERLING LINGGI
ASSISTANT DIRECTOR

DIVISIONS:
CROCKER ART MUSEUM
GOLF
METROPOLITAN ARTS
MUSEUM AND HISTORY
PARKS
RECREATION
ZOO

WALTER S. UEDA
DEPUTY DIRECTOR

Transportation and Community Development Committee/
Budget and Finance Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Sale of Willow Rancho Little League Site and Allocation of Sale Revenues

SUMMARY

This report provides information on the City-owned proposed sale of Willow Rancho Little League site; and recommends that the City Council: (1) ratify the negative declaration; (2) adopt a resolution which states that the sale of the City property is consistent with the General plan policies; (3) adopt a resolution which amends the General Plan and Community Plan land use designation for the site to commercial use; (4) adopt an ordinance to rezone the site to C-1-R; (5) amend the 1989-90 CIP budget by establishing a CIP for improvements in the Meadowview Community; (6) approve the allocation of proceeds from sale of the Willow Rancho site to be deposited in this CIP for development of an alternate site; and (7) approve the allocation of any funds remaining after development of the alternate site be dedicated to other City capital projects in the Meadowview community.

BACKGROUND

Last April, the City's Manager's office advised the City Council of a project involving potential rezone and subsequent sale of city property located at Florin Road and Freeport Boulevard. The property is currently being used by the Willow Rancho Little League under lease agreement with the Department of Parks and Community Services.

Willow Rancho, similar to many volunteer youth-serving organizations, has experienced a cyclical swing in their resources and ability to maintain real property leased from the City for youth sports.

The Willow Rancho site was purchased by the City in 1973 as surplus property from the State Department of Transportation. This property is presently leased

to the Willow Rancho Little League for \$150 per year with 90-day cancellation provisions. Access is presently from Southmont Way via Amherst Street in the residential area east and south of the site. This site is bounded by Florin Road to the north and Freeport Boulevard on the west. The ball diamond occupies the eastern portion of the property and is the only development on this site to date. It is an undesirable location for a park from the standpoints of pedestrian safety, vehicular circulation, and neighborhood impact.

In order to provide the Willow Rancho Little League and other city recreation users with a higher quality of playing fields, the following proposals are made:

1. Declare the 6.4 acre property as surplus. (Exhibit A.)
2. Rezone the city-owned property from the current R-1 (residential) to C-1-R (limited commercial, with review).
3. Offer the site for sale to the highest responsible bidder with conditions of use as agreed to during neighborhood meetings.
4. Utilize the proceeds of the sale to develop park property to be acquired with Quimby Funds in the Meadowview community. Adequate playfields to accommodate not only Willow Rancho Little League but other recreation users such as soccer and Pop Warner Football League would be developed. The site could also be potentially considered for the location of a community center in the future. Willow Rancho Little League would no longer lease property from the City, but would have priority on use of the proposed new fields.
5. Designate any funds that remain after the park development to other needed City capital projects within the Meadowview area.

Councilmember Robie has been working closely with the Willow Rancho Little League and the surrounding community to gain support for this proposal. Several neighborhood and community meetings have been held to brief constituents on the project and to elicit mitigation measures that will ensure compatible land use arrangements.

The adjacent Sacramento Christian Reformed Church has requested that a portion of their adjoining property also be rezoned the same as the city property and sold with the city property to one buyer. The proceeds would be split between the City and the church on a square footage pro rata basis. The rezoning of the church's property and its merger with the city property would be approved after the sale as an escrow condition.

On April 27, 1989, the Planning Commission recommended approval of the rezone of the property, necessary community plan amendments and initiated a 65402(a) action, which is needed to declare the property as surplus. The Planning Division has prepared a negative declaration for this project.

Willow Rancho Park is located in Park Planning Area #11. Our research with the Planning Department staff concludes that there are no remaining land masses of this size in the area. Planning Area #4 has available suitable park property for which the present owners, Santa Fe Development Company, are willing to

provide for park use. Both planning areas are in Council District 8 (Robie).
(See Exhibit B.)

Park Deficiency Analysis (Neighborhood Park Acres)

Year	1987	1990	1995	2000	2005	2010
Planning Area #4	-14.09	-33.85	-53.62	-73.38	-93.14	-112.91
Planning Area #11	+29.88	+23.98	+18.08	+12.18	+ 6.28	.00

This park land inventory and analysis had been completed in March 1987 as a part of the City's General Plan update. Planning Area #4 is clearly deficient in neighborhood park acreage. (A similar analysis for community park acreage presents a worse scenario for Planning Area #4.)

Parks and Community Services staff is presently negotiating purchase of a replacement site from the Sante Fe Development Company. The 11-acre site is located adjacent to John Still Junior High School at the intersection of 22nd Street and John Still Drive, south of Meadowview Road.

FINANCIAL

Funds resulting from the sale of the Willow Rancho Little League site, which are currently estimated at \$840,000 (following rezoning to C-1-R), will be utilized to develop the alternate 11-acre site next to John Still Junior High School. Any funds remaining following development of the 11-acre site will be utilized for other city capital improvement needs in the Meadowview area based on priorities set by the City Council.

Specific information regarding cost of acquisition of the 11-acre site and park and fields development will be brought to the City Council at a later time. However, it is anticipated that a loan from the General Fund may be necessary to front the cost of acquisition in order to meet development schedules.

POLICY CONSIDERATIONS

This is the first time that the City has rezoned its own property and offered it for sale on the open market. The policy question is the issue of dedicating proceeds from that sale to development of parks and recreational opportunities, specifically in the Meadowview area. Approval of this recommendation will ensure that the Willow Rancho Little League and other city recreational users will have adequate play fields and the City would have park space to provide recreational opportunities to Meadowview citizens.

MBE/WBE EFFORTS

There are no goods or services being purchased as a result of this action by the City Council.

RECOMMENDATION

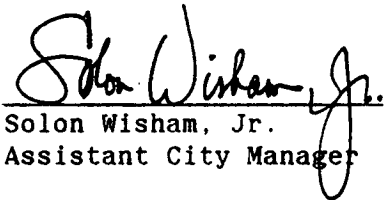
It is recommended that the Transportation and Community Development/Budget and Finance Committees approve this report and refer it to the full City Council. Further, it is recommended that City Council, by resolution: (1) ratify the negative declaration; (2) adopt a resolution which states that the sale of the city property is consistent with the General Plan policies; (3) adopt a resolution which amends the General Plan and Community Plan land use designation for the site to commercial use; (4) adopt an ordinance to rezone the site to C-1-R; (5) amend the 1989/90 CIP budget by establishing a CIP for improvements in the Meadowview Community; (6) approve the allocation of the proceeds from sale of the Willow Rancho site be deposited in this CIP for development of a park site; and (7) approve the allocation of any funds remaining after development of the park site be dedicated to other city capital projects in the Meadowview community.

Respectfully submitted,



Robert P. Thomas, Director
Parks and Community Services

Recommendation Approved:



Solon Wisham, Jr.
Assistant City Manager

June 13, 1989
District 8

RPT:ja

Staff contact person: Walt Ueda, Deputy Director - 449-5200

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AMENDING THE CITY CAPITAL IMPROVEMENT BUDGET FOR FY 1989-90 BY ESTABLISHING A CIP FOR IMPROVEMENTS IN THE MEADOWVIEW COMMUNITY, ALLOCATING FUNDS FROM SALE OF THE WILLOW RANCHO LITTLE LEAGUE SITE TO THIS CIP, AND DESIGNATING REMAINING FUNDS TO OTHER CAPITAL PROJECTS IN THE MEADOWVIEW COMMUNITY

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the 1989-90 CIP budget is amended by the establishment of a capital improvement project for improvements in the Meadowview community (101-500-XXXX-4999); and
2. That proceeds from the sale of the Willow Rancho site be deposited in this CIP for development of a park site (101-500-XXXX-3272); and
3. That any funds remaining after development of the park site be designated to other city capital improvement projects in the Meadowview community.

MAYOR

ATTEST:

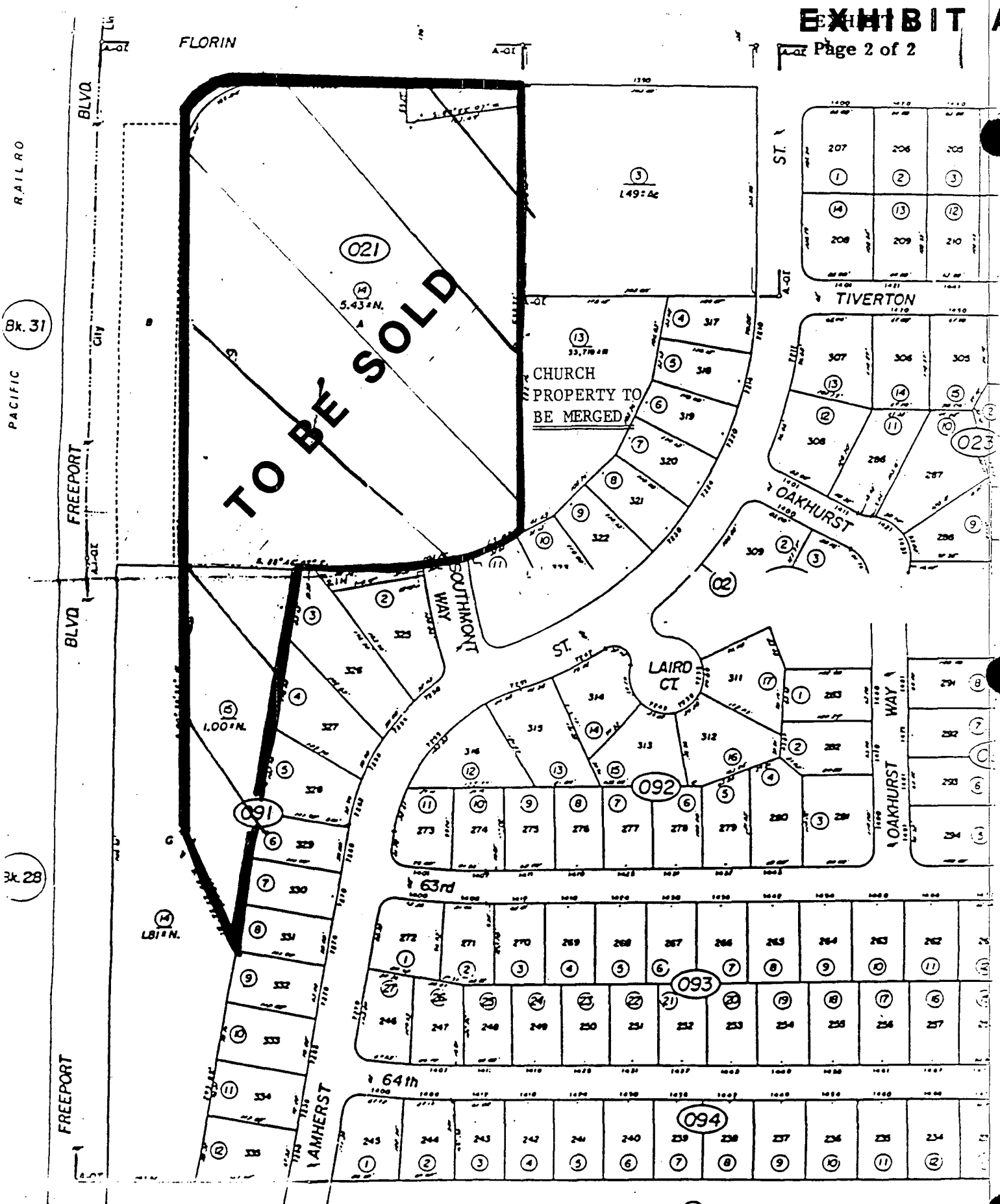
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

FLORIN



Bk. 31

Bk. 28

1.00±N.

3
1.49±Ac

CHURCH
PROPERTY TO
BE MERGED

092

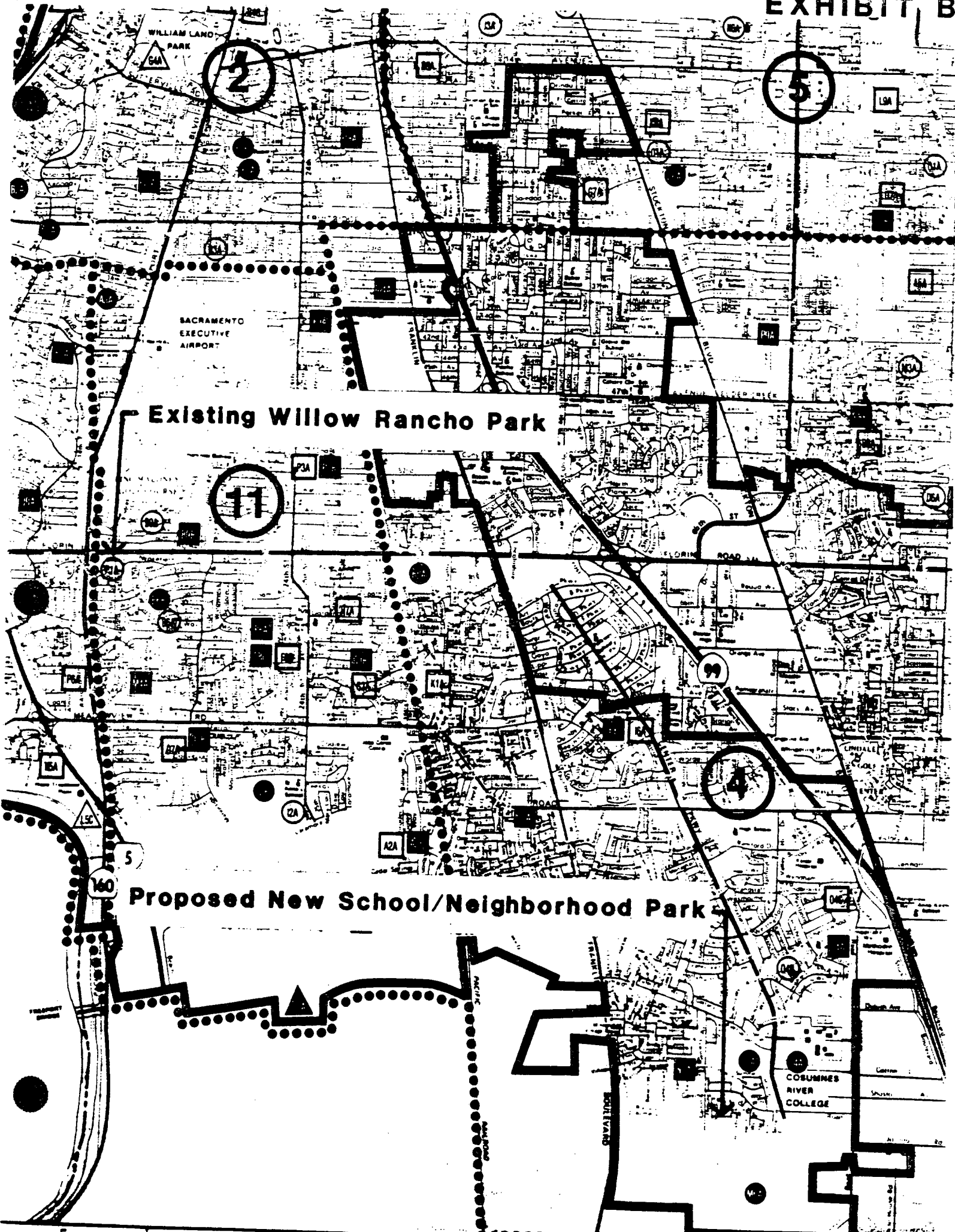
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094

16

Overhead view of city-owned property to be sold

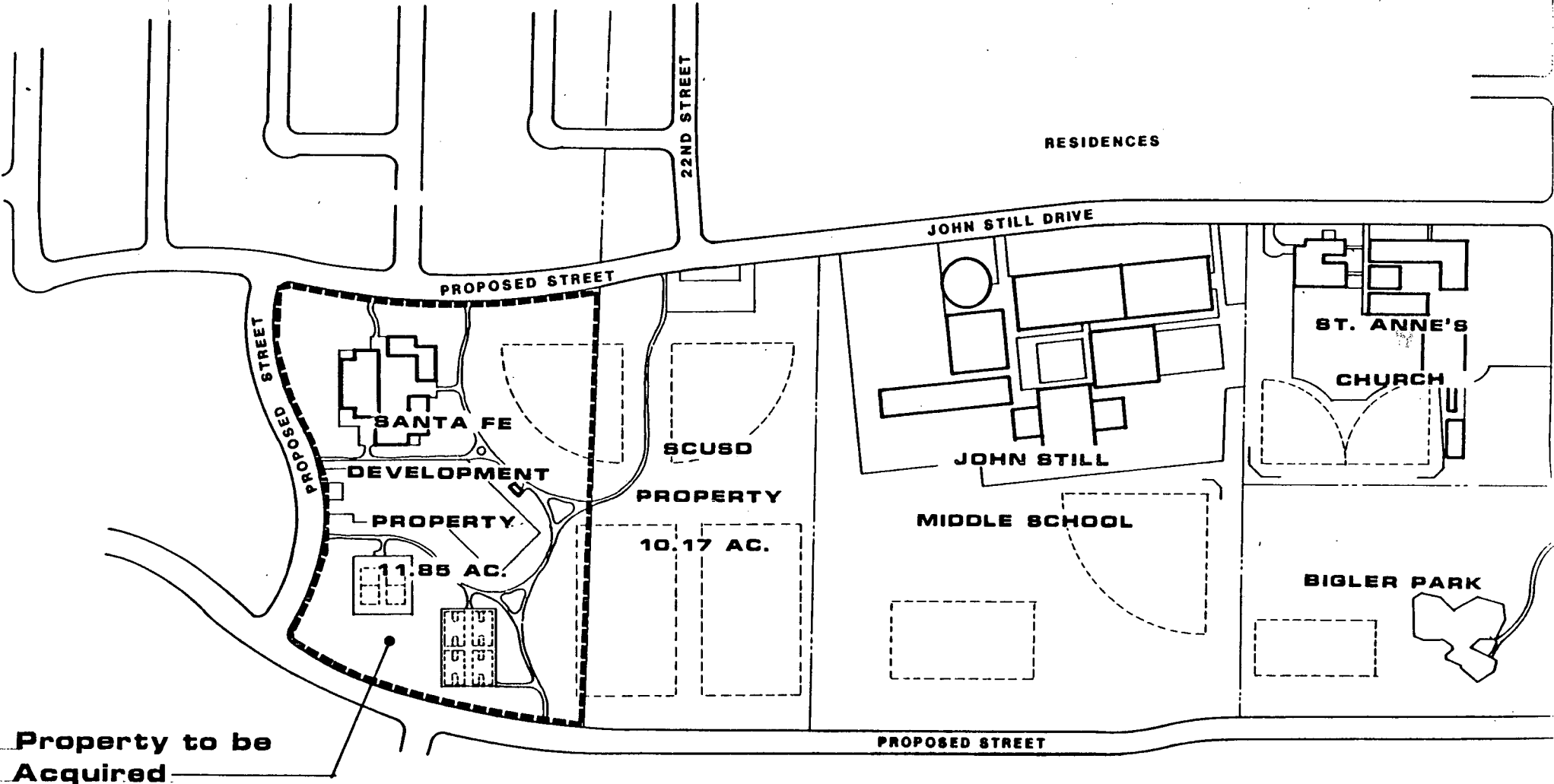
NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



Existing Willow Rancho Park

Proposed New School/Neighborhood Park

COSUMNES RIVER COLLEGE



Meadowview Sports Center

EXHIBIT C
BCA