



CITY OF SACRAMENTO

13

DEPARTMENT OF COMMUNITY SERVICES
3520 FIFTH AVENUE
(916) 449-5200

SACRAMENTO, CA 95817

SOLON WISHAM, JR.
DIRECTOR

CITY MANAGER'S OFFICE
RECEIVED
JAN 23 1980

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

January 23, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Supplemental Report on Proposed Park Acquisition
Adjacent to Camellia School

APPROVED
BY THE CITY COUNCIL

JAN 29 1980

OFFICE OF THE
CITY CLERK

SUMMARY

This report discusses alternative sites for park acquisition and recommends City Council approval of Site A, which was previously recommended by the City.

BACKGROUND INFORMATION

On January 2, 1980, the City Council requested a supplemental report identifying alternate sites and comparing costs for acquisition, development, and maintenance.

The City staff has prepared a map which identifies four alternate sites, including the site currently recommended for acquisition. Please refer to Exhibit A as the description of the alternate sites are discussed in the text of this memorandum.

SITE COMPARISONS

The City staff identified three additional sites utilizing the basic criteria developed for Site A, the currently recommended site. The major criteria included:

1. Adequate space for the development of a regulation softball field and two lighted tennis courts.
2. Convenience of access to the facilities by the general public.
3. Convenience of access to the facilities by school personnel.
4. Cost of acquisition, development, and operation.

The sites are as follows:

A. Site A

This site consists of 2.1 acres and is the original site recommended for acquisition. Site A represents the minimum land acquisition purchase and the maximum spatial utilization of the subject site in the school property. It also allows for the maximum integration of existing and planned facilities on the school site. There are no development plans or subdivision maps filed on this property. The estimated costs are as follows:

1. Acquisition	\$ 75,000
2. Site Development	115,000
3. Off-Site Street Improvements	35,000
4. Annual Operating Cost	<u>10,000</u>
<u>TOTAL</u>	\$235,000

B. Site B

This site consists of 3.2 acres and is immediately adjacent to the school site. It allows for an overlap in facility utilization. The land needed for the development of this site would require the City's acquisition of 16 of 20 lots of the Camellia Garden Subdivision. This acquisition would require a redesign of the subdivision and cause the City to pay engineering and investment costs for the period of the investment and during the redesign. The City Real Estate Division developed estimated acquisition costs with the assistance of the affected subdivider. The cost estimates for Site B are as follows:

1. Acquisition	\$220,000
2. Site Development	134,000
3. Off-Site Street Improvements	79,000
4. Annual Operating Cost	11,000
5. Sale of Six (6) Lots	<u>-66,000</u>
<u>TOTAL</u>	\$378,000

C. Site C

This site consists of 4.6 acres located on the north side of the existing school plant. Site C has no existing subdivision or development plans filed to date. The site is adjacent to the school and provides adequate public access to the facilities. The site fails

to provide an opportunity to integrate the facilities directly with those facilities existing or planned for the school site. Spatial requirements of the facilities and the property lines mandate a larger acquisition of property than desired. The cost estimates on Site C are as follows:

1. Acquisition	\$ 94,000
2. On-Site Development	160,000
3. Off-Site Street Improvements	25,000
4. On-Site Drainage Improvements	20,000
5. Annual Operating Cost	<u>12,000</u>
TOTAL	\$311,000

D. Site D

Site D consists of 4.7 acres. This site is part of an existing subdivision map and the configuration of the site is determined by the spatial requirements of the facilities and the design of the subdivision. Site D would require that the City assume the expense for the redesign of an existing subdivision and to acquire the site at a cost to compensate the developers for their investment. The subdivision configuration requires an extensive amount of off-street frontage. The cost estimates for Site D are as follows:

1. Acquisition	\$161,000
2. On-Site Development	151,000
3. Off-Site Street Improvements	135,000
4. Subdivision Redesign costs	11,000
5. Annual Operating Cost	<u>12,000</u>
TOTAL	\$470,000

FINANCIAL DATA

The estimated cost to the City for each of the four sites, including annual maintenance expense, is summarized as follows:

Site A	\$235,000
Site B	378,000
Site C	311,000
Site D	470,000

City Council
January 23, 1980
Page Four

RECOMMENDATION

It is recommended that the City Council approve the acquisition of Site A for public park purposes to serve the citizens of the Glen Elder community.

Respectfully submitted,



SOLON WISHAM, JR.
Director of Community Services

Recommendation Approved:



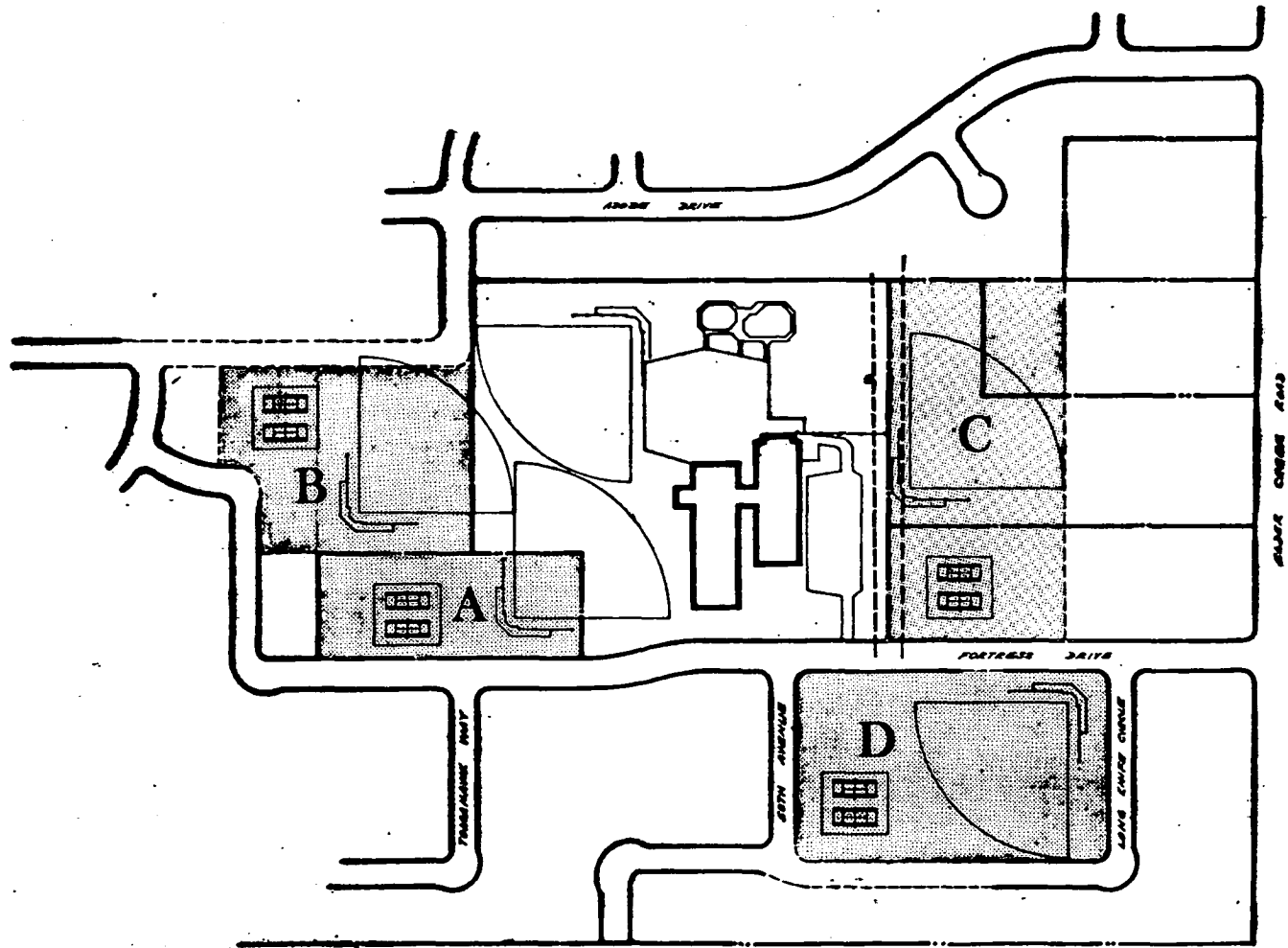
WALTER J. SLIVE
City Manager

SW/js

Attachment: Exhibit A

January 29, 1980
District 6

EXHIBIT - A



CAMELLIA GARDENS SUBDIVISION MAP

REVISIONS	
NO.	DESCRIPTION

DRAWN BY _____
 DESIGNED BY _____
 LANDSCAPE ARCHITECT _____
 DATE _____
 FIELD BOOK _____ SCALE _____

CITY OF SACRAMENTO
 DEPARTMENT OF COMMUNITY SERVICES



CAMELLIA SCHOOL

SHEET
 1
 OF
 1
 SHEETS



CITY OF SACRAMENTO

16
13*

REAL ESTATE AND STREET ASSESSMENTS DIVISION
915 I STREET
CITY HALL ROOM 207

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5626

IRVIN E. MORAES
REAL ESTATE SUPERVISOR



December 27, 1979

City Council
Sacramento, California

CITY CLERK'S OFFICE

Honorable Members in Session:

SUBJECT: Hearing on Resolution of Necessity: Acquisition of Parcel
No. 2207 for Park Purpose in the Glen Elder Community (7332 Elder
Creek Road)

SUMMARY:

Adoption of the Resolution of Necessity, Acquisition of Parcel 2207 for park site adjacent to Camellia School on Elder Creek Road.

BACKGROUND:

On November 20, 1979, the City Council adopted Resolution No. 79=795 Authorizing Giving Notice of Intention to Adopt a Condemnation Resolution to acquire a two (2) acre park site adjacent to Camellia School and set a hearing pertaining to said adoption for December 26, 1979. Said hearing was continued to this date due to Mr. Dale W. Makon, attorney for the owner of the property, requesting that he be given time to review the Engineer's Report as he felt that the park site could be located elsewhere on some of the other undeveloped land.

Community Services Department has determined that this is the site necessary to enlarge the athletic field of the Camellia School so that the proper recreation facilities can be constructed to serve the Glen Elder Community. It is not feasible to move this site to the southerly or easterly boundary of the Camellia School playground as there are proposed streets in these areas that have been approved by Council by their approval of tentative subdivision maps and the developer is about ready to file its final map and construct these streets.

FINANCIAL:

There is \$100,000 available in the current Capital Improvement Budget for 1979/80 fiscal year for acquisition and design of the proposed park site.

Cont'd to
1-29-80
JAN 2 1980



RECOMMENDATION:

It is recommended that the hearing be closed and the attached Resolution of Necessity be adopted. In the event the property owners protest the proposed acquisition it will be necessary that a two-thirds vote by the Council (6 members) be recorded to continue the project.

Respectfully submitted,



R. H. PARKER
City Engineer

Recommendation Approved:


Walter J. Sligo, City Manager

January 2, 1980

CITY COUNCIL OF THE CITY OF SACRAMENTO

In the Matter of Acquisition of a Park Site)
in the Glen Elder Community, Project No. 2207-1)

ENGINEER'S AND COMMUNITY
SERVICES REPORT

A public hearing is scheduled for this date pertaining to the acquisition of a proposed 2-acre park site in the Glen Elder Community adjacent to the Camellia Elementary School. This proposed project has been undertaken due to the following facts and will provide the following benefits:

1. That this site is the only parcel of adequate size adjacent to the Camellia School playground that has not been subdivided or on which a tentative subdivision map approved by the City that can be combined with the existing playground area to enlarge the athletic playfield therefore making it in the public interest and necessity to acquire this site.
2. That with the acquisition of this parcel the Community Services Department can construct two new athletic fields and two tennis courts to serve the Glen Elder Community. This project is necessary in that said facilities are required to serve recreational needs of the Glen Elder Community.
3. The proposed location will cause the least private harm and result in the greatest public benefit because this property is the only suitable site for the project and the project is necessary.
4. That the City Council previously had approved the funds for the acquisition of this site in the current 1979/80 budget.
5. That on November 20, 1979 the City Council adopted the Resolution Authorizing Giving Notice to Adopt a Condemnation Resolution to acquire said Parcel No. 2207.
6. That on November 21, 1979 the City Clerk mailed by certified mail notice of a hearing to be held on December 26, 1979 for the adoption of the Resolution Authorizing Acquisition of Property by Exercise of the Power of Eminent Domain to all known owners of said Parcel No. 2207.
7. That on December 6, 1979 the City Clerk received a letter from Dale W. Makon, attorney representing Raul and Maria Mendoza, owner of said parcel, requesting to be heard on this matter.

APPROVED
BY THE CITY COUNCIL

JAN 29 1980

OFFICE OF THE
CITY CLERK

8. That on December 26, 1979 the hearing was held and continued to this date to allow Mr. Makon an opportunity to review the Engineer's Report on the necessity of this project and its location.

It is recommended that the hearing be closed and that the attached resolution Authorizing Acquisition of Property by Exercise of the Power of Eminent Domain be adopted.

EXECUTED THIS 2ND DAY OF JANUARY, 1980



R. H. PARKER
City Engineer

SOLON WISHAM
Director Community
Services

RESOLUTION NO 88-058

Adopted by The Sacramento City Council on date of

January 2, 1980.

RESOLUTION OF NECESSITY: ACQUISITION OF
PARCEL 2207 FOR A PARK SITE ADJACENT TO
CAMELLIA SCHOOL ON ELDER CREEK ROAD

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, TWO-THIRDS
OF ALL MEMBERS OF SAID COUNCIL VOTING IN FAVOR THEREOF:

1. That the City of Sacramento intends to acquire through the exercise of the power of eminent domain the real property or interests in real property hereinafter described as Parcel 2207-1, (herein referred to as the "Subject Parcel").

2. That the City of Sacramento intends to acquire the Subject Parcel in fee simple absolute unless a lesser estate is expressly specified in the description of said parcel.

3. That the Subject Parcel is to be taken for the following public use: park purposes.

4. That the statute or statutes authorizing the City of Sacramento to acquire the Subject Parcel for the above-mentioned public purposes are as follows: Government Code, Section 37350.5.

5. That the Subject Parcel is generally located at 7332 Elder Creek Road adjacent to Camellia School.

6. That the City Council declares that it has found and determined each of the following:

a. The public interest and necessity require the site for a neighborhood and school park site.

b. The park site is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

c. The Subject Parcel is necessary for the improvement of a park site adjacent to the existing Camellia School.

7. That the City of Sacramento, a municipal corporation, its appropriate officers, employees and agents, are hereby authorized and empowered:

a. To acquire in fee simple in the name of the City of Sacramento, a municipal corporation, the Subject Parcel by condemnation in accordance with the provisions of the Eminent Domain Law of the State of California.

APPROVED
BY THE CITY COUNCIL

JAN 29 1980

OFFICE OF THE
CITY CLERK

b. To prepare, file and prosecute in the appropriate court, such proceedings in eminent domain as are necessary for the acquisition of the Subject Parcel; and,

c. To deposit the probable amount of compensation, as fixed by the City Council in accordance with law, with the Clerk of the appropriate court and to make application to said court for an order permitting the City of Sacramento to take immediate possession and use of the Subject Parcel.

8. The Subject Parcel, being the real property or interests therein which the City is by this resolution authorized to acquire is situated in the City of Sacramento, State of California, and described as follows:

Parcel 2207-1

In the State of California, County of Sacramento, City of Sacramento, and being:

PARCEL NO. 1:

That portion of the Northwest 1/4 of Section 34, Township 8 North, Range 5 East, M. D. B. & M., described as follows:

Beginning at a point in said Section 34, located South 89° 55' 10" West 708.83 feet along the North line of said Section 34 from the Northwest corner of Glen Elder Unit No. 3, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on June 10, 1955, in Book 41 of Maps, Map No. 4, and from which point the Northwest corner of said Section 34, bears South 89° 55' 10" West 2504.54 feet; thence South 00° 04' 53" West through two power line poles a distance of 1217.62 feet to the point of beginning; thence from said point of beginning South 89° 55' 10" West 187.00 feet; thence South 00° 04' 53" West 465.88 feet; thence North 89° 55' 10" East 187.00 feet to a fence line; thence along said fence line North 00° 04' 53" East 465.88 feet to the point of beginning.

PARCEL NO. 2:

An easement for road purposes over the following:

That portion of the Northwest 1/4 Section 34, Township 8 North, Range 5 East, M. D. B. & M., described as follows:

Beginning at the Northeast corner of the foregoing described property; thence North 0° 04' 53" East 1217.62 feet to a point on the center line of Elder Creek Road; thence along the center line of said Elder Creek Road South 89° 55' 10" West 42.00 feet; thence South 0° 04' 53" West 1217.62 feet to a point on the North line of the foregoing described property; thence North 89° 55' 10" East 42 feet to the point of beginning.

ATTEST:

MAYOR

CITY CLERK

#16

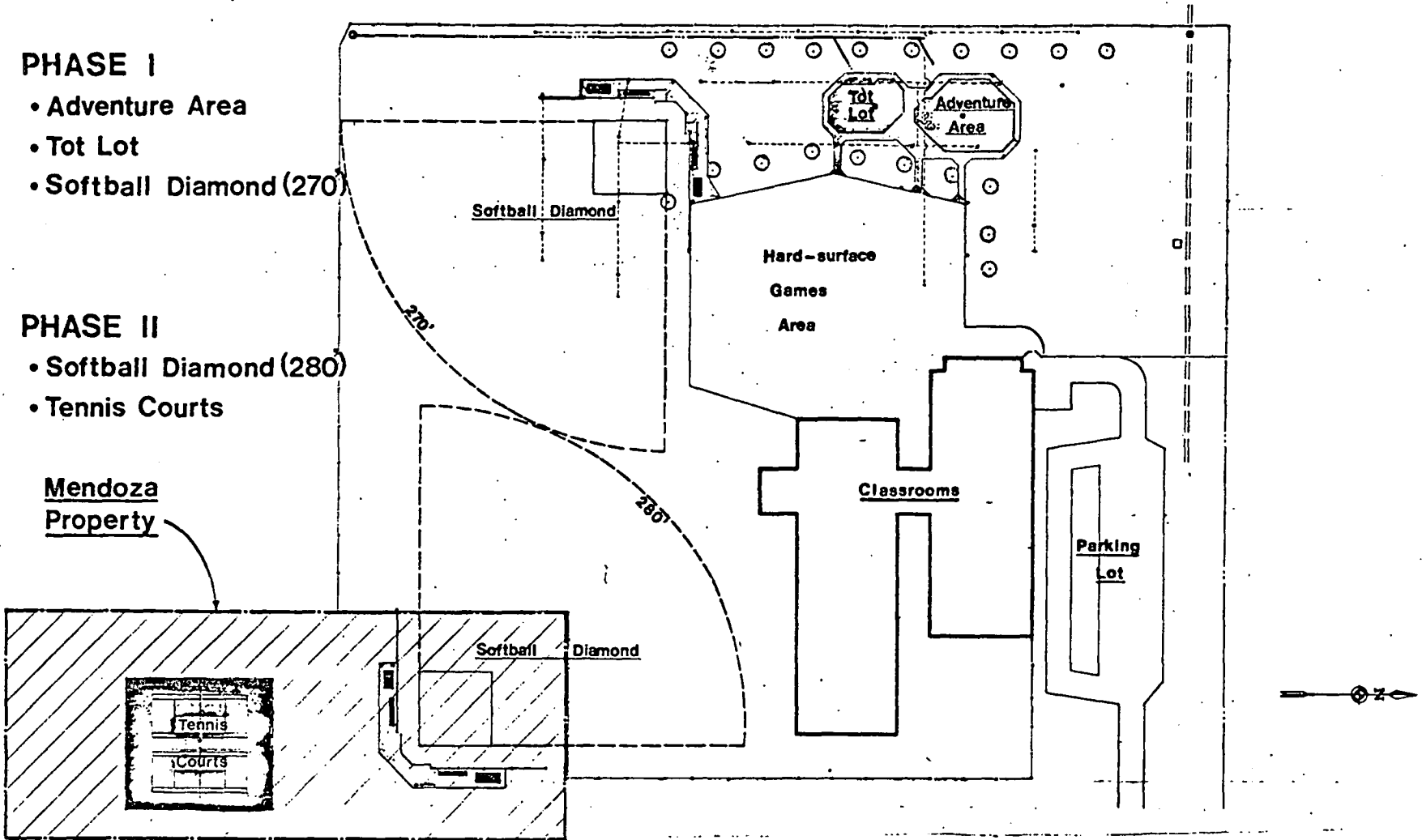
PHASE I

- Adventure Area
- Tot Lot
- Softball Diamond (270')

PHASE II

- Softball Diamond (280')
- Tennis Courts

Mendoza Property



REVISIONS	NO.	DESCRIPTION	DATE	BY

DRAWN BY J. W. U.
 DESIGNED BY _____
 LANDSCAPE ARCHITECT
 DATE Jan. 1980
 FIELD BOOK _____ SCALE 1" = 40'

CITY OF SACRAMENTO
 DEPARTMENT OF COMMUNITY SERVICES



CAMELLIA SCHOOL

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 SHEETS