



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	6/9/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10431 – A Resolution Authorizing the City Manager to Purchase a 3.03-Acre Parcel (A.P.N. 071-0690-006) in the City of Folsom Made Available Through a Sacramento County Chapter 8 Auction Process
<b>FROM:</b>	Parks and Recreation Department

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council Approve Resolution No. 10431 - A Resolution Authorizing the City Manager to Purchase a 3.03-Acre Parcel (A.P.N. 071-0690-006) in the City of Folsom made available through a Sacramento County Chapter 8 Auction Process.

**BACKGROUND / ISSUE**

This 3.03-acre parcel is located within the City of Folsom and identified by Sacramento County as A.P.N. 071-0690-006 (Attachment 2). The 2015 Parks and Recreation Master Plan identifies this parcel as part of the overall plans for development of Lembi Community Park (Attachment 3).

**POLICY / RULE**

California Government Code Section 37351 provides that: “The legislative body may purchase, lease, exchange, or receive such personal property and real estate situated inside or outside the city limits as is necessary or proper for municipal purposes. It may control, dispose of, and convey such property for the benefit of the city.”

**ANALYSIS**

This 3.03-acre parcel is bounded on all sides by City-owned property: Lembi Community Park, the Steve Miklos Aquatic Center, City of Folsom Fire Station #35, and City of Folsom

open space. It is vacant, wooded, landlocked and has no utilities on it. The Sacramento County designation for the site is recreational. The City's General Plan designation is Open Space and Zoning is Open Space Conservation.

The 2015 Parks and Recreation Master Plan identified this parcel as part of the overall plans to develop a .5-mile walking trail that would provide connectivity between Lembi Community Park and the Folsom Heights community to the south. It is the City's understanding that this parcel was always intended to be deeded to the City; however, that did not occur and had been sold via auction to a private party.

In January of 2020, the City received its annual list of "Notice of Proposed Public Auctions for Tax Defaulted Properties" within Sacramento County. Upon review of over 200 properties on the list, staff noticed that this particular parcel was included in the auction notice. On January 30, 2020, the City sent a request to Sacramento County of the City's interest to purchase the property. On January 28, 2020, the City Manager received approval from the City Council in closed session to proceed with the purchase.

The purchase price of the property is based on uncollected taxes due on the parcel which is approximately \$20,325 for a sale date of October 29, 2020. The price includes property taxes, delinquent taxes, and the cost of sale. If the sale date is extended further, it could affect the sales price by approximately \$100 per month.

As part of this process, the Planning Commission must make a finding of General Plan consistency in accordance with Government Code 65402(a). The item was considered at the June 3, 2020 Planning Commission meeting and staff will report on the status of the Commission's action on June 9th.

The timeline to maintain the current purchase price is as follows:

- City Council Resolution June 9, 2020
- County Board of Supervisor Hearing approval on July 14, 2020
- Sacramento County approval on August 28, 2020
- Parties of Interest notified on September 11, 2020
- Mandated publications on October 8, 2020
- Tentative date of sale on October 29, 2020
- Payment from City of Folsom due on November 19, 2020

### **FINANCIAL IMPACT**

The fund to purchase this property would come from the City's General Fund (Fund 010) and available fund balance. The addition of this 3.03-acre parcel would complete the anticipated acreage for build-out of Lembi Community Park.

## **ENVIRONMENTAL REVIEW**

This purchase is exempt from CEQA pursuant to 15061(b)(3)-The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

## **ATTACHMENTS**

1. Resolution No. 10431 - A Resolution Authorizing the City Manager to Purchase a 3.03-Acre Parcel (A.P.N. 071-0690-006) in the City of Folsom made available through a Sacramento County Chapter 8 Auction Process
2. County of Sacramento Assessor Parcel Map
3. City of Folsom-2015 Parks and Recreation Master Plan-Lembi Park

Submitted,

---

Lorraine Poggione,  
Parks and Recreation Director

**RESOLUTION NO. 10431**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE A 3.03-ACRE PARCEL (A.P.N. 071-0690-006) IN THE CITY OF FOLSOM MADE AVAILABLE THROUGH A SACRAMENTO COUNTY CHAPTER 8 AUCTION PROCESS**

**WHEREAS**, on January 24, 2015, the City Council adopted Resolution No. 9511 approving the Parks and Recreation Master Plan – 2015 Plan Update; and

**WHEREAS**, the 2015 Parks and Recreation Master Plan Update identified the Lembi Community Park improvements to include a trail on said parcel (071-0690-006); and

**WHEREAS**, in January 2020, the City of Folsom received a “Notice of Proposed Public Auction” on February 24, 2020; and

**WHEREAS**, on June 3, 2020, the City of Folsom Planning Commission made a finding of General Plan consistency in accordance with Government Code 65402 (a); and

**WHEREAS**, the City of Folsom desires to purchase said property; and

**WHEREAS**, sufficient funds are available in the General Fund (Fund 010) reserves in the amount of \$20,325, if purchased by October 29, 2020.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to purchase a 3.03-acre parcel (A.P.N. 071-0690-006) in the City of Folsom made available through a Sacramento County Chapter 8 Auction Process.

**PASSED AND ADOPTED** this 9<sup>h</sup> day of June 2020, by the following roll-call vote:

**AYES:** Council Member(s):  
**NOES:** Council Member(s):  
**ABSENT:** Council Member(s):  
**ABSTAIN:** Council Member(s):

---

Sarah Aquino, MAYOR

ATTEST:

---

Christa Freemantle, CITY CLERK

# ATTACHMENT 2

SACRAMENTO  
COUNTY

APN: 07106900060000

Print date: 12/14/2020



1" = 297'

21

Independent verification of all data contained on this map product should be obtained by any user thereof. The County of Sacramento does not warrant the accuracy or completeness of this map product and therefore disclaims all liability for its fitness of use.

## Lembi Park

Lembi Park is situated at 1302 Riley Street near the Folsom Aquatic Center and surrounded by residential housing. Existing recreational elements include a baseball field, softball fields, a basketball court, a volleyball court, tennis courts and soccer fields. Other recreational elements already developed include the nearby Aquatic Center, benches, walking paths, grass areas, benches, picnic tables, a picnic pavilion, BBQ grills, and restrooms. There is also a large parking lot adjacent to the park.

Included in the program development is ½ mile's length of trails in the park and a trail boardwalk.



### Existing Recreational Elements



### Programing remaining to be developed



### Lembi Community Park

Programmed Facilities from the 2002 Master Plan Implementation Plan Update	Developed Facilities 2003 - 2013	2014 Master Plan Recommendation	Cost
Aquatic Center Classroom, water features, etc. <sup>1</sup>	-	-	-
	-	OS Trails (.5 Mile) <sup>2</sup>	\$ 125,000
	-	Trail boardwalk <sup>2</sup>	\$ 75,000
		<b>Sub Total</b>	<b>\$ 200,000</b>
Design, PM & Cont. (28.5%)			\$ 57,000
		<b>Total</b>	<b>\$ 257,000</b>

1. Development of the Folsom Aquatic Center is on a separate summary exhibit.

2. OS added in 2011 w/ new trail and wetland crossing planned.

Note: Where programming is listed but no cost is shown, indicates prior Commission direction to eliminate the program element to reduce the scope and total cost of the park.

This page is intentionally left blank.