

STAFF REPORT



Meeting Date: October 21, 2020
To: Board of Directors
From: Michael J. Aho – District Administrator
Subject: Disposal and Sale of Surplus Property at Jim Streng Park, Resolution No. 102120-01

I. **Recommendation**

Approve Resolution No. 102120-01 for disposal of surplus land at Streng Park and authorize and direct the District Administrator to (a) negotiate, approve, and sign a real property purchase and sale contract and deed and other documents and certificates as may be necessary or appropriate to effectuate the disposal and sale of the Surplus Area, (b) prepare, file, and process a lot line adjustment with the County of Sacramento to move the Surplus Area to the adjacent landowner's parcel and reduce the size of the District parcel, and (c) take such other actions as necessary or appropriate to implement the disposal and sale of the Surplus Area.

II. **Background**

The Surplus Land Act (Government Code sections 54220 – 54234) governs the disposal of surplus land by local agencies, including Fair Oaks Recreation and Park District (District). The disposal and transfer of surplus land that is less than 5,000 square feet to an owner of adjacent land is considered "exempt surplus land," and therefore exempt from the more detailed requirements of the Surplus Land Act. District staff has determined that the disposal of the Surplus Area is "exempt surplus land" under that exemption.

Fair Oaks Recreation and Park District currently owns in fee a small park site (now known as the Jim Streng Park) located at the northeast corner of Lake Nimbus Drive and Swallow Way in Fair Oaks, Sacramento County, CA. There is a narrow sliver of land at the north end of the site between an existing concrete sound wall and the fence of the adjacent landowner, as shown on the attached Attachment A (the "Surplus Area"). The Surplus Area

is less than 5,000 square feet in area. The area is behind the existing sound wall and is therefore difficult to access and maintain and is relatively unusable.

III. Problem /Situation/ Request

Because of the size, shape, and inaccessibility of the Surplus Area, it is not practical or economical to develop or use the area for park purposes. District staff is not aware of any current or practicable reasonably foreseeable future use for the Surplus Area by the District, and accordingly recommends that it would be in the District's best interests to dispose of the Surplus Area pursuant to the Surplus Land Act.

District staff have been in discussions with the landowner owning the house and single-family lot adjacent and to the north of the Surplus Area regarding the possible disposal and sale of the land. District staff have evaluated the issues, benefits, and risks associated with approving the disposal of the Surplus Area in accordance with the Surplus Land Act, and now recommend that the Board adopt a resolution approving the disposal and authorizing the District Administrator to further evaluate and, if prudent, to proceed with approving and executing a contract with and deed to the adjacent landowner in order to effect the disposal and sale.

IV. Financial Analysis

Approval of the disposal would rid the District of any cost and liability that currently exists through its ownership and maintenance of the Surplus Area. Possible additional costs could be up to \$5,000 to pay for the lot line adjustment and/or the survey.

Respectfully Submitted,

Michael J. Aho
District Administrator

Attachment A: Surplus Area
Attachment B: Resolution No. 102120-01