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APPROVED
BY THE CITY COUNCIL

JUN 10 1997

CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY CLERK

A697-085
A697-086

DEPARTMENT OF
PUBLIC WORKS

TRANSPORTATION AND
DEVELOPMENT DIVISION

ADMINISTRATION &
CIP PLANNING
1023 J STREET, STE 208
SACRAMENTO, CA
95814-2819
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TRANSPORTATION
PLANNING AND
ENTITLEMENTS &
SPECIAL PROJECTS
1231 I STREET, STE 300
SACRAMENTO, CA
95814-2904
PH 916-264-7474
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SERVICES
1231 I STREET, STE 200
SACRAMENTO, CA
95814-2988
PH 916-264-7995
FAX 916-264-7046

May 27, 1997

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF FINAL MAP, SUBDIVISION IMPROVEMENT AGREEMENT AND
RECONVEYANCE AGREEMENT FOR NATOMAS MARKETPLACE - (P96-056)

LOCATION/COUNCIL DISTRICT:

Located at Interstate 80 and Truxel Road
Council District 1

RECOMMENDATION:

This report recommends the City Council approve the attached resolution:

- Approving the Final Map and Subdivision Improvement Agreement for Natomas Marketplace
- Approving the attached Property Reconveyance Agreement.

CONTACT PERSON: Ken Grehm, Associate Engineer, 264-7531
Jon Blank, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF: June 10, 1997

SUMMARY:

On December 5, 1996, the Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. All conditions of the subdivision's tentative map have been

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May 27, 1997

met by the subdivider, Donahue Schriber Realty Group, and DS Properties Co., Inc. The subdivider wishes to file the Final Map prior to completing the required subdivision improvements. The deferral of these improvements requires the subdivider to enter into a subdivision improvement agreement with the City wherein the subdivider will complete the improvements at a later date. The Final Map and the Subdivision Improvement Agreement requires approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On December 5, 1996, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

The Final Map is consistent with the North Natomas Community Plan. All conditions in the staff subdivision report have been met, the deferred improvement work has been secured through a subdivision improvement agreement, and the Final Map is presented for approval.

The City purchased right-of-way from the previous owner to construct the Truxel Road Interchange. As part of the purchase agreements (City Agreements 95-229, 95-230, 95-231), a provision was included for the property owner to repurchase portions of the property if the City no longer needed the property. The right-of-way shown in the Property Reconveyance Agreement is no longer needed by the City due to Developer constructed improvements. The Property Reconveyance Agreement also provides for a conveyance of property, for use as a turn bulb, to the City. The property owner will return the \$80,107.45 the City originally paid for the property.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, Donahue Schriber Realty Group, and DS Properties Co., Inc.

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The \$80,107.45 received in accordance with the Property Reconveyance Agreement will be reimbursed to the Truxel Road Interchange Project.

ENVIRONMENTAL CONSIDERATIONS:

On December 5, 1996, the City Planning Commission adopted a Notice of Decision and ratified the Negative Declaration and approved the mitigation monitoring plan for this project.

A Notice of Determination for the Negative Declaration for the Truxel Road Interchange Project was filed on December 13, 1989 with the County Recorder.


POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code, Chapter 40.07.711, and Government Code Section 66458, the City Council may, by resolution, approve final maps. The map presented conforms to all the requirements of the Government Code and Title 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

MBE/WBE:

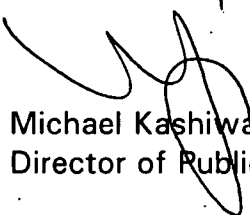
None, since no goods or services are being procured with this action.

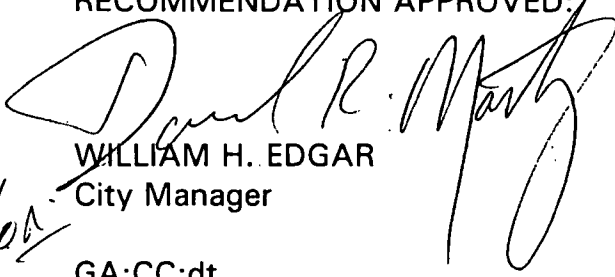
Respectfully submitted,


Gary Alm
Supervising Manager

RECOMMENDATION APPROVED:

Approved:


Michael Kashiwagi
Director of Public Works


WILLIAM H. EDGAR
City Manager

GA:CC:dt
ES1-06.B
04.3097.2

Attachment

EXHIBIT "A"

PLAT OF
NATOMAS MARKETPLACE
 A PORTION OF PARCEL 2, 146 PM 2 &
 PARCEL A & B DESCRIBED IN DEED 97-____ O.R. ____

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA

APRIL, 1997 SCALE: 1"=200'

MORTON & PITALO, INC.
 SHEET 3 OF 8 SHEETS

BASIS OF BEARINGS

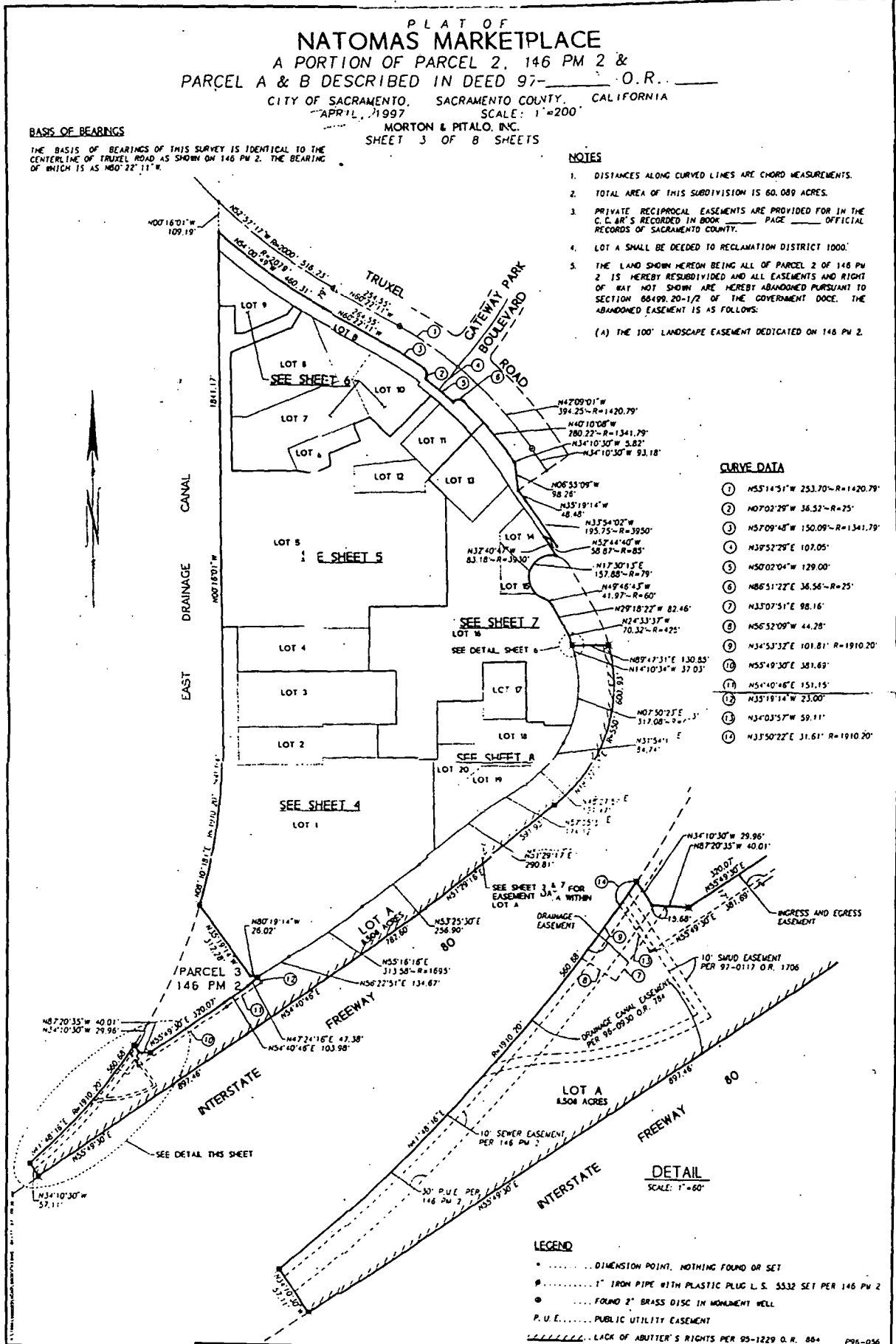
THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF TRUXEL ROAD AS SHOWN ON 146 PM 2. THE BEARING OF WHICH IS AS $N00^{\circ}22'11''$ W.

NOTES

- DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
- TOTAL AREA OF THIS SUBDIVISION IS 60.089 ACRES.
- PRIVATE RECIPROCAL EASEMENTS ARE PROVIDED FOR IN THE C. L. R.'S RECORDED IN BOOK ____ PAGE ____ OFFICIAL RECORDS OF SACRAMENTO COUNTY.
- LOT 4 SHALL BE DECEDED TO RECLAMATION DISTRICT 1000.
- THE LAND SHOWN HEREON BEING ALL OF PARCEL 2 OF 146 PM 2 IS HEREBY RESUBDIVIDED AND ALL EASEMENTS AND RIGHT OF WAY NOT SHOWN ARE HEREBY ABANDONED PURSUANT TO SECTION 68499.20-1/2 OF THE GOVERNMENT CODE. THE ABANDONED EASEMENT IS AS FOLLOWS:
 (A) THE 100' LANDSCAPE EASEMENT DEDICATED ON 146 PM 2.

CURVE DATA

- | | |
|---|---|
| ① | $N55^{\circ}14'51''$ W 253.70' R=1420.79' |
| ② | $N07^{\circ}02'29''$ W 36.52' R=25' |
| ③ | $N57^{\circ}09'48''$ W 150.09' R=1341.79' |
| ④ | $N39^{\circ}52'29''$ E 107.05' |
| ⑤ | $N50^{\circ}02'04''$ W 129.00' |
| ⑥ | $N86^{\circ}51'22''$ E 36.56' R=25' |
| ⑦ | $N33^{\circ}07'51''$ E 98.16' |
| ⑧ | $N56^{\circ}52'09''$ W 44.28' |
| ⑨ | $N34^{\circ}53'32''$ E 101.81' R=1910.20' |
| ⑩ | $N55^{\circ}49'30''$ E 381.69' |
| ⑪ | $N54^{\circ}40'46''$ E 151.15' |
| ⑫ | $N35^{\circ}19'14''$ W 23.00' |
| ⑬ | $N34^{\circ}03'57''$ W 59.11' |
| ⑭ | $N33^{\circ}50'22''$ E 31.61' R=1910.20' |



LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ⊙ 1" IRON PIPE WITH PLASTIC PLUG L. S. 5532 SET PER 146 PM 2
- ⊙ FOUND 2" BRASS DISC IN MONUMENT WELL
- P. U. E. PUBLIC UTILITY EASEMENT
- LACK OF ADJUTER'S RIGHTS PER 95-1229 O. R. 864

DETAIL
 SCALE: 1"=60'

APPROVED
BY THE CITY COUNCIL
JUN 10 1997
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 97-307

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING FINAL MAP, SUBDIVISION IMPROVEMENT AGREEMENT AND RECONVEYANCE AGREEMENT FOR NATOMAS MARKETPLACE (P96-056)

WHEREAS, THE COUNCIL OF THE CITY OF SACRAMENTO FINDS AND DETERMINES AS FOLLOWS:

- A. The Final Map for Natomas Marketplace, located at Interstate 80 and Truxel Road, with provisions for its design and improvement, is consistent with the North Natomas Community Plan.
- B. The Final Map is in substantial compliance with the previously approved tentative map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

- 1. The Final Map for this project is hereby approved subject to the execution by all parties of the Subdivision Improvement Agreement for that subdivision.
- 2. All offers of dedication shown on said map are hereby accepted subject to the improvement thereof required by the Subdivision Improvement Agreement.
- 3. The City Manager and City Clerk be authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and Donahue Schriber Realty Group, L.P. and DS Properties Co., Inc. to provide for the subdivision improvements required by the Subdivision Map Act and Chapter 40 (Subdivision Regulations) of the Sacramento City Code.
- 4. The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

5. The City Manager is authorized and directed to execute a Property Reconveyance Agreement with Donahue Schriber Realty Group, L.P. and DS Properties Co., Inc.
6. The City Manager is authorized to execute such documents as necessary to carry out the purposes and intent of the Property Reconveyance Agreement.

MAYOR

ATTEST:

CITY CLERK

ES1-01.B
01.0697.3

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____