



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
July 17, 2007

Honorable Mayor and
Members of the City Council

Title: Summary Vacation of the Irrevocable Offer of Dedication at Santa Ana Business Park

Location/Council District: The Irrevocable Offer of Dedication located between Santa Ana Avenue and Main Avenue located in Council District 2 (see Attachment 1, Page 3).

Recommendation: Adopt a **Resolution** vacating the Irrevocable Offer of Dedication (IOD) subject to the condition in the Resolution.

Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918; Thomas Adams, Engineering Technician, (916) 808-7929

Presenters: Not Applicable

Department: Development Services

Division: Development Engineering

Organization No: 4881

Description/Analysis

Issue: Baker-Williams Engineering Group has requested the vacation of the 58' IOD to facilitate their plans to develop office buildings on behalf of the adjacent property owners, McClellan Business Park, LLC.

A summary of the project's history is included in Attachment 1, Page 3.

Policy Considerations: The Council action recommended in this report supports the City Strategic Plan goal to promote and support economic vitality. The State of California, Streets and Highways Code, Section 8330-8340 allows for the vacation of streets, alleys, and easements.

Committee/Commission Action: None

Environmental Considerations: The Environmental Planning Services section of the Development Services Department has reviewed the previously described segment of the alley subject for vacation, and has determined that the vacation is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines. Projects exempted under

Section 15061(b)(3) are determined to have no significant effect on the environment. Any future development of the property must comply with all regulatory requirements.

Rationale for Recommendation: The vacation of this IOD will contribute to the positive development of the community and assist in creating a new road to access the newly developed Santa Ana Business Park.

Financial Considerations: The applicant is responsible for all fees associated with this vacation and there will be no cost to the City.

Emerging Small Business Development (ESBD): None

Respectfully Submitted by: Edward H. Williams
Edward Williams
Manager, Development Engineering

Approved by: William Thomas
William Thomas
Director of Development Services

Recommendation Approved:

Ray Kerridge
RAY KERRIDGE
City Manager

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Background

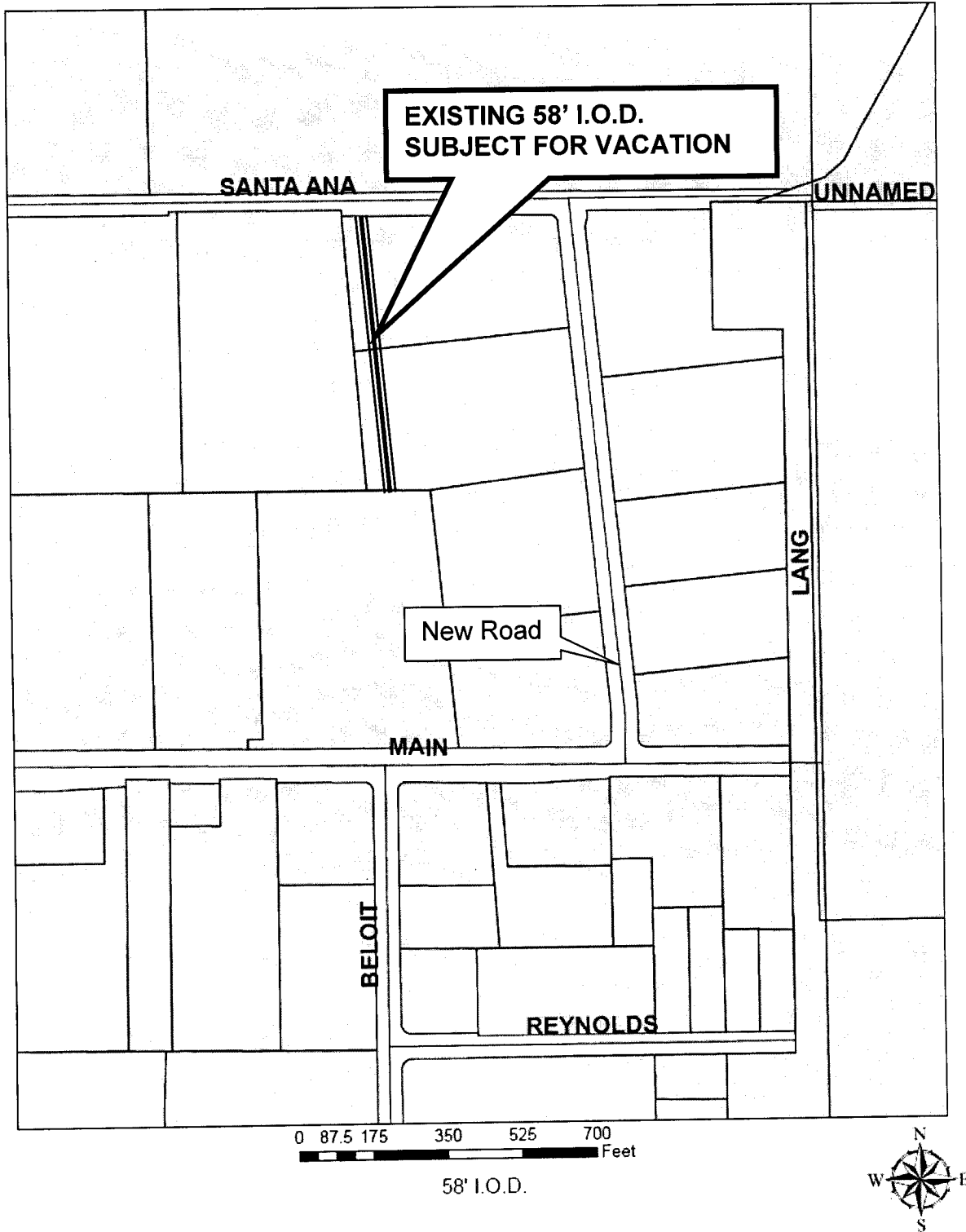
Summary Vacation of the 58' Irrevocable Offer of Dedication

Baker-Williams Engineering Group on behalf of the property owners McClellan Business Park, LLC, requests the vacation of the 58' IOD to facilitate their plans to develop new office buildings. The proposed development would create new industrial warehousing, storage and office space for businesses and business owners. Their proposed plans will create and dedicate a new road that will run parallel to the existing IOD. There are three adjacent parcels to the subject alley with only two owners and both have given their consent to vacate the IOD.

Currently the IOD is not accessible to motorized vehicles. There is no driveway access and no improvements within the IOD. AT&T does have service lines within the IOD area and they're requesting dedication of a 10' easement for their existing facilities. The adjacent property owners along with various city agencies and utility companies have reviewed and support this vacation of this subject IOD.

Staff finds that this request for vacation is in conformance with the California Government Code Section 66477.2(c) and Streets and Highways Code Section 8334(a) in that the subject IOD concerns potential right-of-way that would be excess right-of-way not required for street or highway purposes.

AREA MAP



IOD Between Santa Ana Avenue and Main Avenue

RESOLUTION NO.

Adopted by the Sacramento City Council

SUMMARY VACATION OF THE IRREVOCABLE OFFER OF DEDICATION AT SANTA ANA BUSINESS PARK WITHIN COUNCIL DISTRICT 2

VACATION PROCEEDING NO. VP06-15

BACKGROUND

- A. Baker-Williams Engineering Group on behalf of McClellan Business Park, LLC, the adjacent property owners have requested that the City vacate the recorded Irrevocable offer of Dedication(IOD per 891004 O.R. 997) located between Santa Ana Avenue and Main Avenue within the City of Sacramento.
- B. The City of Sacramento Planning Director reviewed this vacation proceeding pursuant to Sacramento City Code 2.112.080 and State of California Government Code Section 65402 and concluded that this vacation is consistent with the City's General Plan and applicable Community Plan.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The IOD bounded by Santa Ana Avenue and Main Avenue within Council District 2, specifically described in Exhibit A and Exhibit B of this Resolution, is hereby ordered vacated subject to the conditions specified in Section 4.
- Section 2. The vacation of the IOD within the Santa Ana Business Park south of Santa Ana Avenue within Council District 2, specifically described in Exhibit A and Exhibit B is made pursuant to California Government Code Section 66477.2(c) and California Streets and Highways Code, Division 9, Part 3, Chapter 4. Pursuant to California Streets and Highways Code Section 8334(a), the City Council finds that the IOD within Council District 2, specifically described in Exhibit A and Exhibit B concerns potential right-of-way that would be excess right-of-way not required for street or highway purposes.
- Section 3. The City Council finds that the said vacation has been submitted to and reported on by the City's Planning Division and finds that the said vacation is consistent with the City's General Plan and applicable Community Plan.
- Section 4. This vacation is subject to the following condition:

a) Dedication of a 10' easement over AT&T facilities within the I.O.D. area to the satisfaction of the Development Services Department.

Section 5. The condition specified in Section 4 of this Resolution must be completed within two years of the date of this Resolution. If the condition is not completed within the two years specified, this Resolution approving the vacation shall become void, unless the City Council grants one or more time extensions.

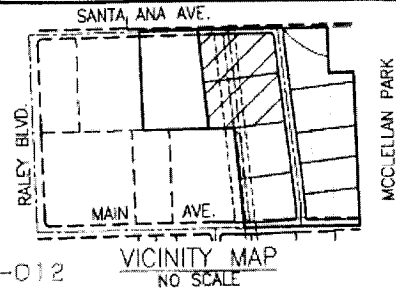
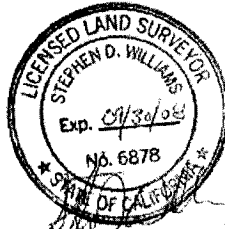
Section 6. Once the condition in Section 4 is met, the City Clerk shall cause a certified copy of this Resolution, attested by the City Clerk under seal, to be recorded. The vacation shall be effective when the City Clerk records this Resolution with the County Recorder.

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Exhibit A: Exhibit Plat/Map

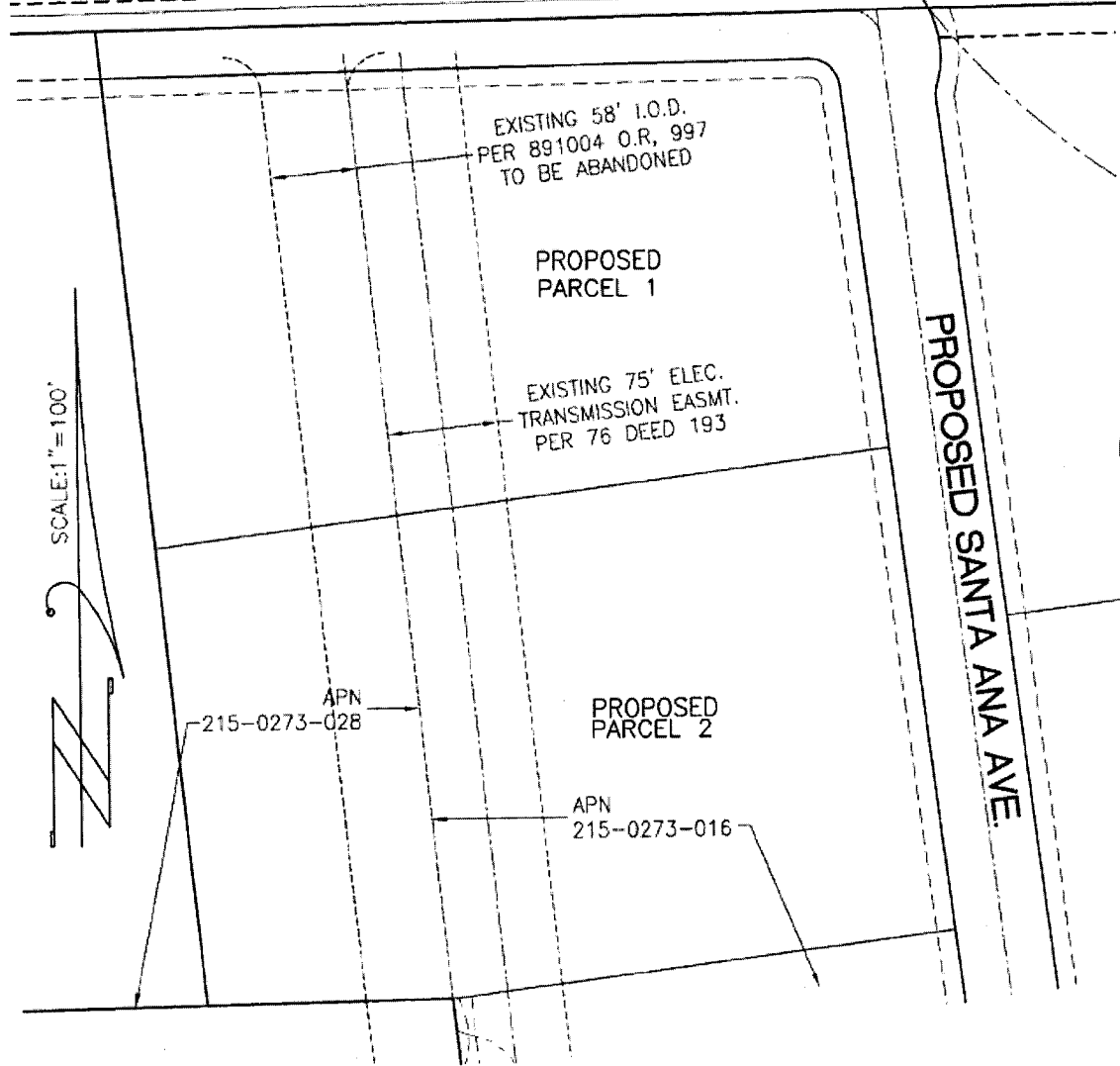
Exhibit B: Legal Description

EXHIBIT A



215-0271-012

SANTA ANA AVENUE



BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 - Carmichael, CA 95608
(916) 231-4285 - fax (916) 231-4420 - office@bwiengineers.com

SCALE: 1" = 100'

JOB #: 03-10-117

DATE: AUG. 7, 2006

I.O.D. ADANDONMENT
PARCELS 1 AND 2
SANTA ANA BUSINESS PARK
CITY OF SACRAMENTO, CALIFORNIA

EXHIBIT B

LEGAL DESCRIPTION

SANTA ANA BUSINESS PARK
I.O.D. ABANDONMENT

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING ALL OF THAT 58' IRREVOCABLE OFFER OF DEDICATION DESCRIBED IN THAT DOCUMENT FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 89-10-04, AT PAGE 997, LOCATED WITHIN PARCELS 1 AND 2 AS SHOWN ON THAT PARCEL MAP ENTITLED, "SANTA ANA BUSINESS PARK", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SAID COUNTY IN BOOK 198 OF PARCEL MAPS, AT PAGE 12.

