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OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

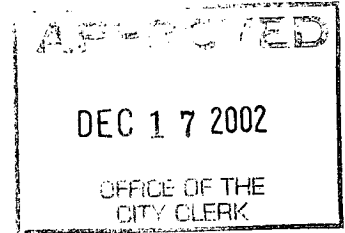
CITY HALL
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December 12, 2002

City Council
Sacramento, California

Honorable Members in Session:



**SUBJECT: LAND ACQUISITION AT TRUXEL ROAD AND I-80,
PORTIONS OF APNs: 225-0160-023, 053 and 072**

LOCATION AND COUNCIL DISTRICT: South side of I-80 between Truxel Road and Northgate Boulevard in Council District 1

RECOMMENDATION:

This report requests the City Council to adopt the attached resolution to:

- Approve the business points for purchase of real property described as portions of APNs: 225-0160-023, 053 and 072; and
- Authorize the City Manager to execute an Agreement of Purchase and Sale which will include the business points approved and to execute such additional documents as necessary to implement the Agreement.

CONTACT PERSONS:

Thomas V. Lee, Deputy City Manager, 264-8888
Rhonda R. Lake, Real Property Agent, 264-7902

FOR THE COUNCIL MEETING OF: December 17, 2002

SUMMARY:

Agreement has been reached with Mike and Cindy Daugherty on the primary business points to be included in an Agreement of Purchase and Sale for 25 acres of vacant land for public use in the South Natomas area:

1. **Purchase Price:** For total consideration of \$3,452.130, which represents a purchase price of \$3.17 per square foot, the City will acquire all right, title and interest to 25 acres of vacant land located along I-80 and Truxel Road.

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December 12, 2002

2. **Condition of Title:** Fee title will be conveyed free and clear of all liens and encumbrances, excepting easements, rights-of-way or other matters of record, subject to approval by the City upon receipt of an updated Preliminary Title Report to be provided by the Seller.
3. **Due Diligence:** City shall have fifteen (15) days following execution of the Agreement to complete any remaining or additional due diligence activities related to the property.
4. **Costs and Expenses of Escrow:** Seller shall provide and pay for title insurance and the policy of title. All other escrow fees and costs shall be split equally between the parties.
5. **Pro-rations:** As of the close of escrow, taxes, assessments, and other expenses shall be prorated between the parties.
6. **Close of Escrow:** Escrow shall close within sixty (60) days of execution of the Agreement, unless extended by mutual agreement of the parties.

COMMITTEE/COMMISSION ACTION: None

BACKGROUND INFORMATION:

The subject property is comprised of 25 acres of vacant land assembled from 3 parcels. Due to the short supply of available land in the South Natomas area, this assemblage will provide significant opportunities for public use. The purchase price reflects the fair market value of the site as determined by an independent fee appraisal.

FINANCIAL CONSIDERATIONS:

Funds to acquire the property are available in the storm drainage contingency reserve fund (\$2,052,130) and from July 2002 bond proceeds for property acquisition (\$1,400,000).

ENVIRONMENTAL CONSIDERATIONS:

Acquisition of the subject property is exempt from the California Environmental Quality Act (CEQA) under section 15316 of the CEQA guidelines. This section allows the acquisition of land when the land is in a natural condition with no development on site. CEQA analysis will be conducted at the time of development.

POLICY CONSIDERATIONS:



This acquisition is consistent with the City's Strategic Plan to preserve and expand open space, parks and recreation opportunities.

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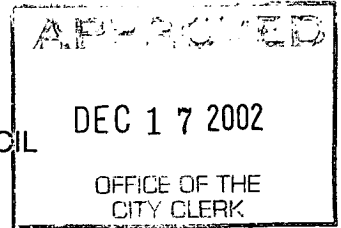
ESBD CONSIDERATIONS:

None. No goods or services are being purchased.

Respectfully submitted,


 Thomas V. Lee
Deputy City Manager

RESOLUTION NO. 2002 - 850



ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION OF NECESSITY FOR ACQUISITION OF A PROPERTY FOR PUBLIC PURPOSES.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

RESOLUTION APPROVING THE BUSINESS POINTS FOR PURCHASE OF REAL PROPERTY AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR PURCHASE AND SALE WITH MIKE AND CINDY DAUGHERTY FOR PORTIONS OF APNs: 225-0160-023, 053 and 072

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT THE CITY COUNCIL:

Approves the business points of the transaction with Mike and Cindy Daugherty and authorizes the City Manager to execute an Agreement for Purchase and Sale for 25 acres of real property described as portions of APNs: 225-0160-023, 053 and 072 and to execute such additional documents as may be necessary to implement the Agreement.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO _____

DATE ADOPTED _____

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