



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
June 12, 2007

Honorable Mayor and
Members of the City Council

Title: Summary Vacation of the Roadway Irrevocable Offer of Dedication at Bayou Road

Location/Council District: The northeast side of Westlake Village Greens Phase 1 Subdivision east of Taboro Drive and south of Bayou road located in Council District 1 (see Attachment 2, Page 4).

Recommendation: Adopt a **Resolution** vacating the Roadway Irrevocable Offer of Dedication (IOD) west of Bayou Road at Westlake Village Greens Phase 1 subject to the conditions of 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: Murray Smith and Associates Engineering on behalf of property owners WM Housing Partners III, L. P. request the vacation of the IOD to facilitate their plans for residential development in North Natomas.

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 California Government Code Section 66477.2(c) and California Streets and Highways Code Sections 8330-8340 provide the mechanism for the vacation of irrevocable offers of dedication.

Committee/Commission Action: None

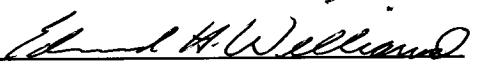
Environmental Considerations: The Environmental Planning Services section of the Development Services Department has reviewed the previously described


segment of the IOD 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 the subject IOD will contribute to the positive development of the North Natomas community and the City of Sacramento.

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 Williams
Manager, Development Engineering

Approved by: 
William Thomas
Director of Development Services

Recommendation Approved:


RAY KERRIDGE
City Manager

Table of Contents:

Report	Pg 1
Attachments	
1 Background	Pg 3
2 Map of Area to be Vacated	Pg 4
3 Resolution	Pg 5
Exhibit A: Legal Description	Pg 7
Exhibit B: Map	Pg 8

Background

Summary Vacation of the Roadway Irrevocable Offer of Dedication at Bayou Road

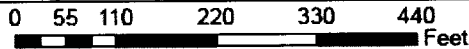
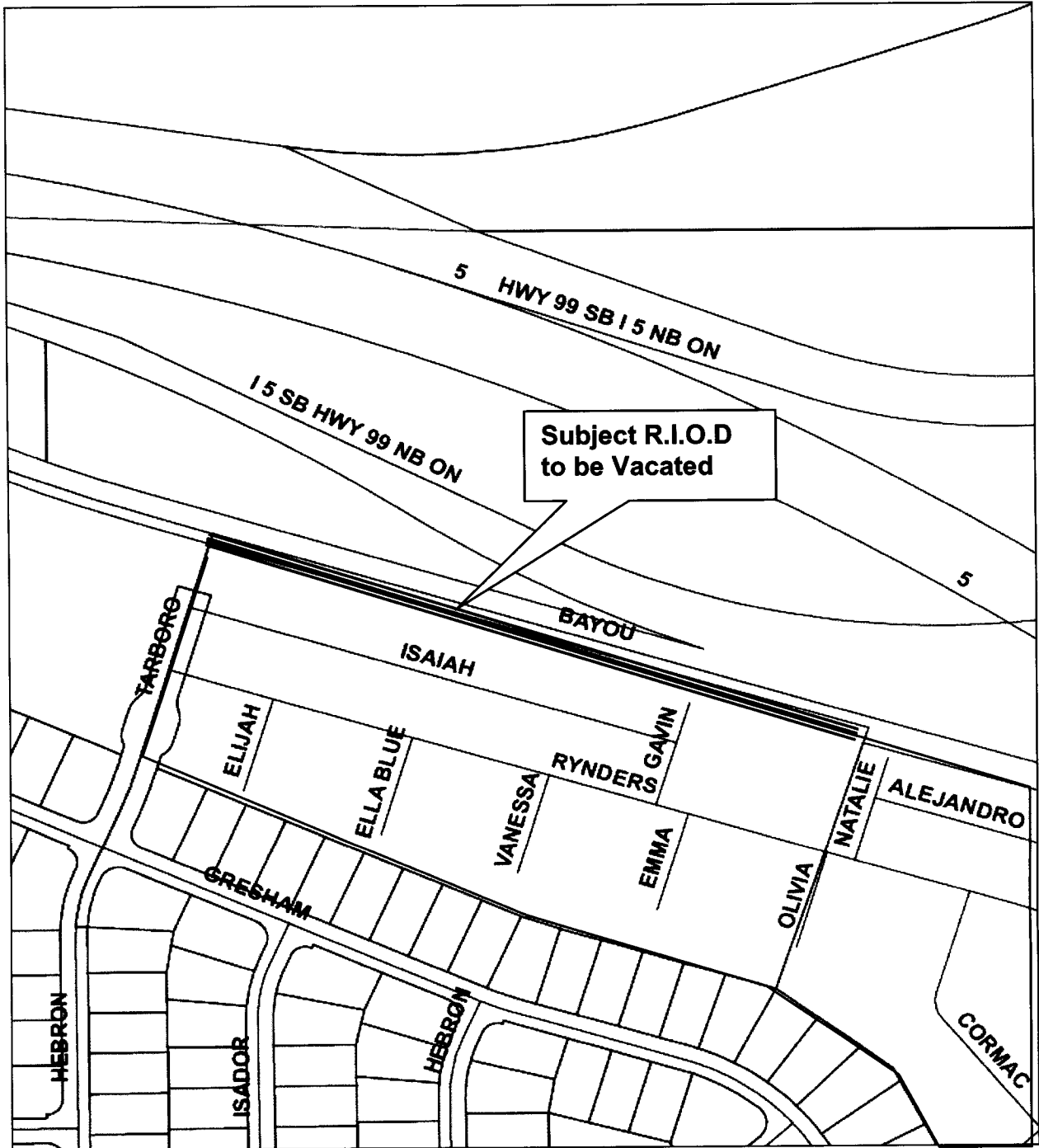
Murray Smith & Associates Engineering on behalf of property owners WM Housing Partners III, L.P. requests the vacation of the Roadway Irrevocable Offer of Dedication (IOD) at Bayou road at the Westlake Village Greens Phase 1(P04-121) subdivision for the purposes of building residential units. This subject IOD was dedicated in the Master Parcel Map of Westborough for the purposes of a public road. The subdivision of Westborough created the Westlake Village Greens Phase 1 subdivision. The subject IOD did not align itself with any other public road with the Westlake Village Greens development and so this IOD was superseded by the development of Bayou Road. This approved development removed the need for the subject IOD. The Tentative map for Westlake Village Greens Phase 1 was approved showing the vacation of this IOD. However the paper work to process the vacation with the final map of the Westlake Village Greens Phase 1 development was not pursued during the planning entitlement phase.

This existing subject IOD on the final map of Westlake Village Greens Phase 1 currently covers the area of the detached sidewalk, a public service easement, a bike lane and some of the property owner's area of development. The existing public service easement along with the existing detached sidewalk are not part of this vacation and will remain. Bayou road will not be changed allowing vehicular traffic as well as the bike lane to exist.

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. Various City agencies and utility companies have reviewed and support this vacation.

AREA MAP

Roadway Irrevocable Offer of Dedication Vacation



Westlake Green Village Phase 1



RESOLUTION NO.

Adopted by the Sacramento City Council

**SUMMARY VACATION OF THE ROADWAY IRREVOCABLE OFFER OF DEDICATION
WITHIN COUNCIL DISTRICT 1**

VACATION PROCEEDING NO. VP06-13

BACKGROUND

- A. Murray Smith & Associates Engineering on behalf of property owners WM Housing Partners III, L. P. has requested that the City vacate the Roadway Irrevocable Offer of Dedication (IOD) south of Bayou road located 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.

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

- Section 1. The Roadway Irrevocable Offer of Dedication (IOD) south of Bayou road in the Westlake Village Greens Subdivision Phase 1 within Council District 1, specifically described in Exhibit A and Exhibit B of this Resolution, is hereby ordered vacated. The existing 12.5 foot public service easement and the existing detached sidewalk located within the same area as the IOD are not part of this vacation.
- Section 2. The vacation of the IOD of south of Bayou road within Council District 1, 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 1, 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 Director and finds that the said vacation is consistent with the City's General Plan.
- Section 4. 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.

Table of Contents:

- Exhibit A: Legal Description
- Exhibit B: Exhibit Plat/Map

EXHIBIT "A"

All of that that "Roadway Irrevocable Offer of Dedication" (R.I.O.D.) on the "Designated Remainder, a portion of Parcel 14, 158 P.M. 1", as said Parcel is shown on that map entitled "Final Map of Westborough, Village 4, Phase 1" filed in Book 279 of Maps, Page 8, situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

COMMENCING at the most easterly corner of said Parcel 14 as shown on that Parcel Map entitled "Master Parcel Map of Westborough" filed in Book 158 of Parcel Maps, Page 1; thence from said POINT OF COMMENCEMENT, along the easterly line of said Parcel, South 18°36'06" West 5.67 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING, continuing along said easterly line, South 18°36'06" West 27.45 feet to the southeasterly corner of said R.I.O.D.; thence, along the southwesterly boundary of said R.I.O.D. the following two (2) courses: 1) North 72°55'23" West 871.96 feet to a point of curvature; and 2) along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 90°00'00", an arc length of 31.42 feet, and a chord bearing South 62°04'37" West 28.28 feet to a point of cusp, said point being on the easterly line of Tarboro Drive as shown on said Map; thence along the northerly projection of said easterly line, North 17°04'37" East 27.13 feet to a point of curvature; thence, along the arc of a curve to the right, having a radius of 27.00 feet, a central angle of 48°19'47", an arc length of 22.77 feet, and a chord bearing North 41°14'31" East 22.11 feet to a point 5.67 feet, measured perpendicularly, from the southwesterly line of Bayou Road as shown on said map; thence, along a non-tangent line, parallel with said southwesterly line of Bayou Road, South 72°55'56" East 883.64 feet to the POINT OF BEGINNING.

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Murray Smith & Associates
Engineering Inc.

October 10, 2006
05-010



EXHIBIT "B"

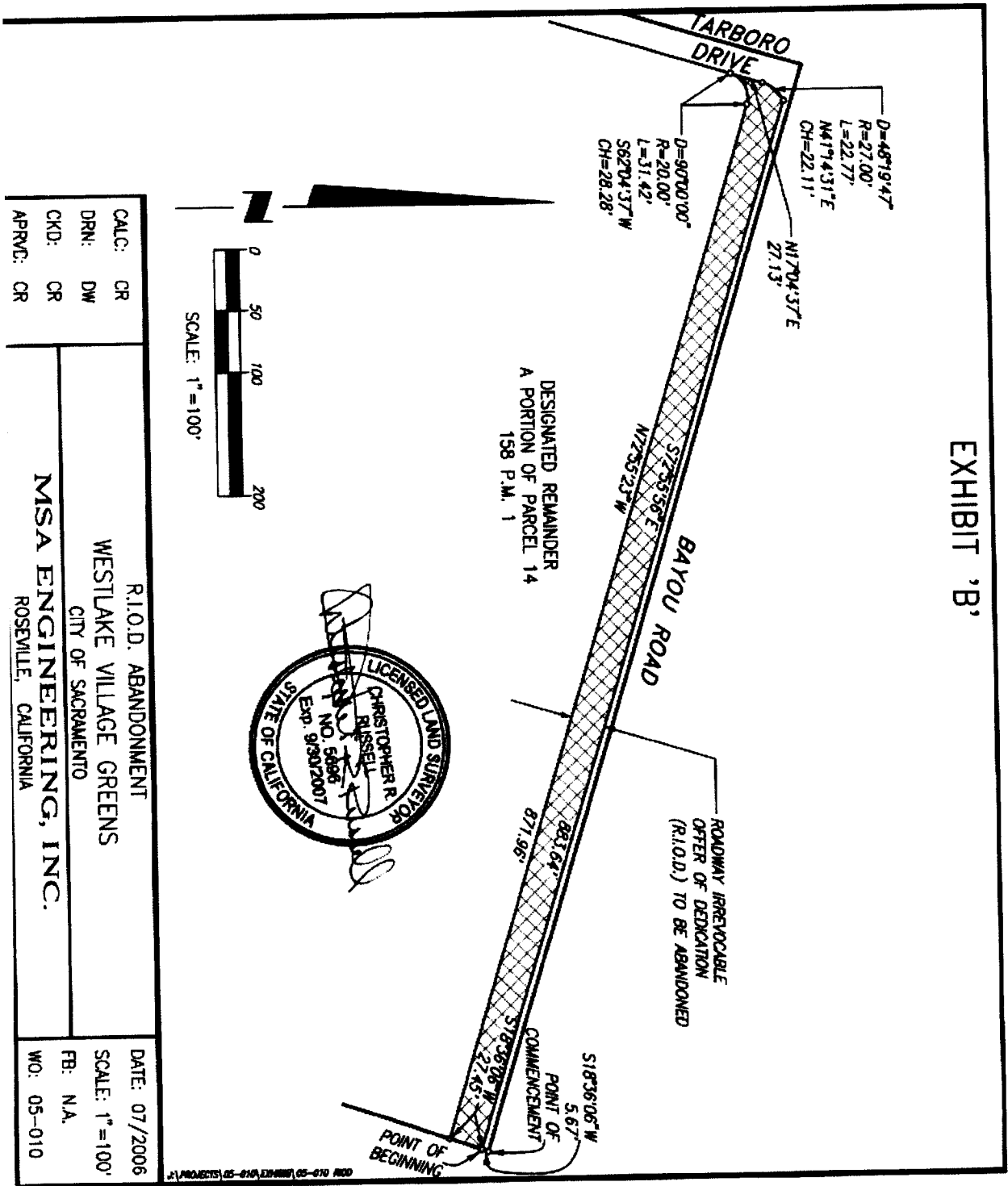


EXHIBIT 'B'

CALC:	CR
DRN:	DW
CKD:	CR
APRVC:	CR

R.I.O.D. ABANDONMENT
 WESTLAKE VILLAGE GREENS
 CITY OF SACRAMENTO

MSA ENGINEERING, INC.
 ROSEVILLE, CALIFORNIA

DATE: 07/2006
 SCALE: 1" = 100'
 FB: N.A.
 WO: 05-010