



APPROVED
BY THE CITY COUNCIL

OCT 20 1998

1.6

DEPARTMENT OF
PUBLIC WORKS

TECHNICAL SERVICES
REAL ESTATE SERVICES

CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY CLERK

AG 98-173

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SACRAMENTO, CA
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September 17, 1998

City Council
Sacramento, California

Honorable Members in Session

SUBJECT: RATIFY THE NEGATIVE DECLARATION FOR ACQUISITION OF THE TRUXEL ROAD SITE FOR THE NATOMAS COMMUNITY CENTER AND AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR PURCHASE OF REAL PROPERTY DESCRIBED AS APNs: 225-0570-049, 225-0570-051, & 225-0230-070 WITH NATOMAS UNIFIED SCHOOL DISTRICT (CIP LB06)

LOCATION/COUNCIL DISTRICT: Northwest corner of Truxel Road and Bannon Creek Drive, Council District.

RECOMMENDATION:

This report recommends that Council:

- ◆ Approve the attached resolution to ratify the Negative Declaration for Acquisition of the Truxel Road Site for the Natomas Community Center; and
- ◆ Authorize the City Manager to execute an Agreement for the Purchase of Real Property described as APNs: 225-0570-049, 225-0570-051, & 225-0230-070 and to execute such additional documents and take such additional actions as necessary to implement the Agreement; and
- ◆ Designate the subject site for the Natomas Community Center.

CONTACT PERSON:

Kelly Montgomery, Area Manager, 264-8224
Rhonda R. Lake, Real Property Agent, 264-7902

FOR COUNCIL MEETING OF:

October 20, 1998

City Council
Acquisition of the Truxel Road Site for the Natomas Community Center
September 17, 1998

SUMMARY:

An agreement to purchase 25+/- acres of vacant land for development of a community center in the Natomas area has been negotiated with Natomas Unified School District (NUSD). The site, shown on Exhibit "A" attached, is located at Truxel Road and Bannon Creek Drive in South Natomas. The purchase price for fee simple interest of the property is Two Million Four Hundred Seventy Thousand Dollars (\$2,470,000) based on its appraisal by two independent fee appraisers mutually selected by the City and Natomas Unified School District.

BACKGROUND INFORMATION:

The need for a community center was identified in the 1989 Parks Master Plan and South Natomas Community Plan. The Truxel site was selected as the preferred community center location as it lies within the geographic center of South Natomas and is large enough to allow for the expansion or development of additional facilities and amenities. In addition, the site has good visibility and access to public transportation.

The subject property was originally owned and identified by Grant Joint Union High School District as a possible high school site. Ownership of the site transferred to Natomas Unified School District when it became an independent school district. Subsequently, NUSD declared the property surplus and offered it for sale in June 1997.

In September 1997 the City and Natomas Unified School District entered into a Memorandum of Understanding to establish a procedure for determining the fee simple market value of the subject site. An appraisal was completed by two (2) independent fee appraisers mutually selected by the parties. The difference in value between the appraisals was approximately five percent (5%) and was deemed by the parties to be insignificant. The purchase price of Two Million Four Hundred Seventy Thousand Dollars (\$2,470,000) falls within the range of fair market value set forth in the appraisals.

FINANCIAL CONSIDERATIONS:

The South Natomas Community Center Capital Improvement Project (CIP-LB06) has sufficient funds available for this land purchase. Currently, the budget for the CIP is \$5,291,383. The amount available, after land acquisition and associated costs, will be approximately \$2,652,028.

Escrow and closing costs will be split between the City and NUSD. In addition, the City will receive a credit in escrow; which credit represents reimbursement for staff costs and the amount of appraisal fees actually paid by the City on behalf of NUSD to determine the market value of the property.

City Council
Acquisition of the Truxel Road Site for the Natomas Community Center
September 17, 1998

ENVIRONMENTAL CONSIDERATIONS:

The Office of Environmental Affairs in the City's Neighborhoods, Planning and Development Services Department prepared and circulated a Negative Declaration for the acquisition of the subject site in July 1998. The Initial Study of the Negative Declaration addressed potential impacts that could arise from purchase of the property. It was determined that the project, with mitigation measures for cultural resources as identified in the Initial Study, will not have a significant effect on the environment.

The Negative Declaration was circulated for a 20-day public review period from July 15, 1998 through August 3, 1998. One letter of comment in support of the project was received from a South Natomas resident (see Exhibit "B").

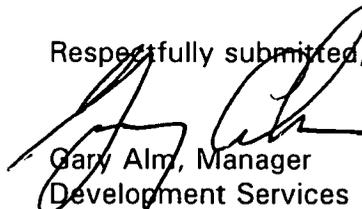
This report recommends that the City Council ratify the proposed Negative Declaration.

POLICY CONSIDERATIONS:

Purchase of the Truxel site is consistent with the 1989 Parks Master Plan and South Natomas Community Plan, which identifies a community center as a priority facility to be developed.

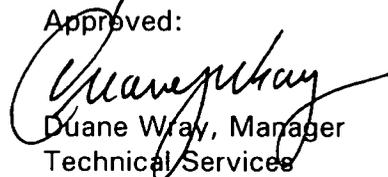
MBE/WBE: None. No goods or services are being purchased.

Respectfully submitted,



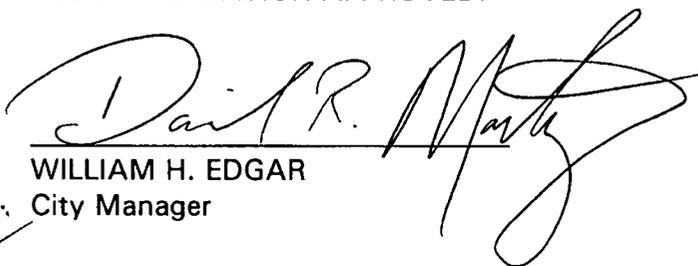
Gary Alm, Manager
Development Services

Approved:



Duane Wray, Manager
Technical Services

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR
City Manager

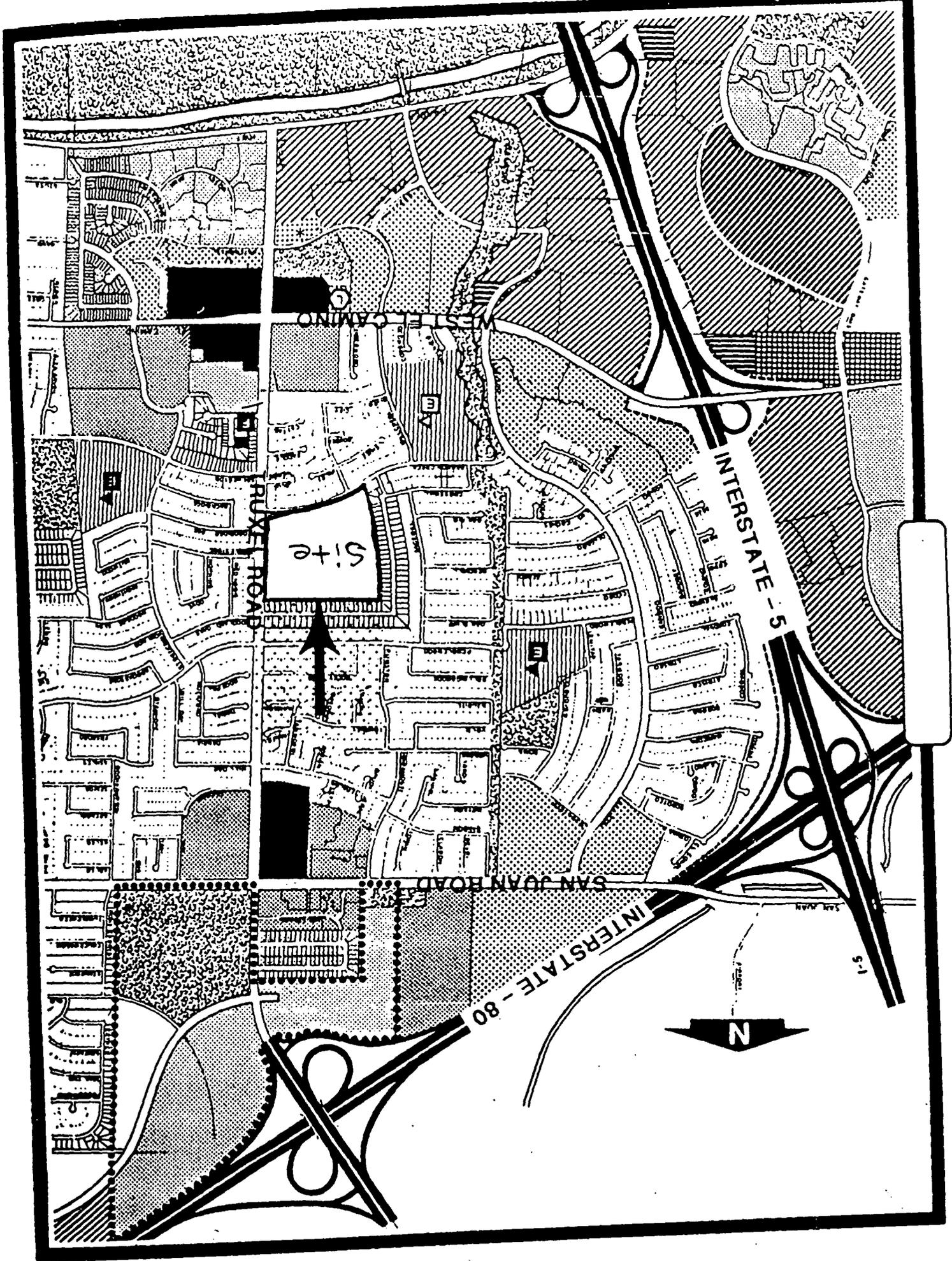
Approved:



Michael Kashiwagi
Director of Public Works

for:

Exhibit "A"



07/31/98 13:02

Exhibit "B"

City of Sacramento
Neighborhoods, Planning and Development Services Department
Office of Environmental Affairs
Attn: Grace Hovey
1231 I Street, Room 300
Sacramento, CA 95814

7/24/98

RECEIVED
JUL 30 1998
CITY OF SACRAMENTO
CITY PLANNING DIVISION

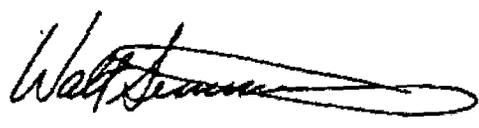
Dear Ms. Hovey:

I write to offer my unbridled support for the Community Center/Library/Park plan for the Truxel Road/Bannon Creek Road site in South Natomas. My interest in this project comes from two fronts: One is that I am a board member (Secretary) for the Natomas Community Association, and two, my wife and I own a home on adjacent Bridgecreek Drive.

The first meeting I attended on this project was one Heather put together over six months ago. Good meeting! Lots of good ideas were circulated. My concern prior to the project was mainly over this plot of land being re-zoned for high density housing; a land use of which South Natomas proper is already well represented. With that no longer an issue, my concerns are mainly limited to making sure recreational elements on this development promote public safety, aesthetics, and are harmonious with adjacent residences. For example, baseball diamonds near the back fences of Bridgecreek Drive residents will naturally entail foul balls landing in neighbors' yards. This sort of rationale seems pretty obvious; much elaboration is hardly necessary. I hear that several adjacent neighbors oppose this project on the premise that parks breed crime. I find this sort of thinking myopic and patently absurd for several reasons. First of all, crime problems are known to occur on school properties, and so many other potential developed areas. Who among us would *really* want to live in a city without parks? This issue should be debated on its merits, not simply shot down in the name of NIMBYism. It is certain that this land will not remain undeveloped indefinitely. What alternative then, would these naysayers suggest would be more benign in nature than what is proposed? Naturally, intelligent planning can mitigate many potential negative side effects in projects such as this one. That, not fear and resistance, should chart the direction of this project.

I will be involved in the upcoming planning process to some extent, and do hope to meet you.

Sincerely,



Walt Simmons
1829 Bridgecreek Drive
Sacramento, CA 95833 W 445-5916 H 925-6705 waltsmns@jps.net

APPROVED
BY THE CITY COUNCIL

OCT 20 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-522

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION RATIFYING THE NEGATIVE DECLARATION AND APPROVING THE
PROJECT FOR ACQUISITION OF THE TRUXEL ROAD SITE FOR THE NATOMAS
COMMUNITY CENTER

WHEREAS, the City of Sacramento has determined the need for Acquisition of the Truxel Road Site for the Natomas Community Center (hereinafter called the "Project"), and has conditionally included the Project in the City of Sacramento Capital Improvement Program pending CEQA compliance, and

WHEREAS, the City of Sacramento has conducted an initial study to determine if the project may have a significant effect on the environment, and

WHEREAS, the Initial Study concludes that there is no substantial evidence that the Project, or any of its aspects, may cause a significant effect on the environment and a Negative Declaration is therefore appropriate, and

WHEREAS, the Initial Study concluded that the Project involves no potential for any adverse effect, either individually or cumulatively on wildlife resources, and

WHEREAS, the City of Sacramento has provided for public review to accommodate response to the proposed Negative Declaration on the Project,

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

1. The City Council hereby ratifies and approves the Negative Declaration and mitigation reporting program for Acquisition of the Truxel Road Site for the Natomas Community Center Project, finding on the basis of the Initial Study and comments received that there is no substantial evidence that the Project may have a significant effect on the environment.
2. The City Council hereby approves the implementation of the Acquisition of the Truxel Road Site for the Natomas Community Center Project.

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

3. The City Council hereby finds that there is no evidence before them that Acquisition of the Truxel Road Site for the Natomas Community Center Project, located in Sacramento County, will have any potential for adverse effect on wildlife resources.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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APPROVED
BY THE CITY COUNCIL

OCT 20 1998

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-523

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED
AT TRUXEL ROAD AND BANNON CREEK DRIVE DESCRIBED AS APNs: 225-
0570-049, 225-0570-051 & 225-0230-070 FOR THE NATOMAS COMMUNITY
CENTER

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

1. That the City Manager is hereby authorized and directed to execute an Agreement for Purchase of Real Property with Natomas Unified School District, a political subdivision of the State of California, for the amount of Two Million Four Hundred Seventy Thousand Dollars (\$2,470,000) for the fee simple interest of APNs: 225-0570-049, 225-0570-051 and 225-0230-070, more specifically described in Exhibits "A" attached, which Agreement is on file with the City Clerk.
2. That the City Manager is further authorized to execute such additional documents and to take such additional actions as necessary to implement the Agreement for Purchase of Real Property.

MAYOR

ATTEST:

CITY CLERK

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT " A "

PARCEL NO. 1:

All that portion of Lot 124 of Natomas East Side Subdivision, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on January 18, 1924, in Book 17 of Maps, Map No. 34, described as follows:

Beginning at a concrete monument marking the Northeast corner of said Lot 124, said concrete monument being 22.50 feet East from the West line of San Juan Way (now Truxel Road) as shown on said plat; thence along the North line of said Lot 124 South 89°50' West 1185.75 feet; thence leaving said North line South 19°23'30" West 139.02 feet; thence North 89°50' East 13.54 feet; thence South 00°10' East 79.02 feet; thence curving to the left on the arc of a tangent curve having a radius of 1700.00 feet, said arc being subtended by a chord bearing South 12°09'30" East 706.42 feet to a point; thence on the Southwesterly prolongation of a radial line of said curve through said point South 65°51' West 5.00 feet to a point on a curve concave to the Northeast and having a radius of 1835.30 feet (a tangent to said 1835.30 foot radius curve at said point bears South 24°09' East); thence Southeasterly, curving to the left on the arc of said 1835.30 foot radius curve, said arc being subtended by a chord bearing South 28°18' East 265.64 feet to the point of intersection of said curve with a curve concave to the Southeast and having a radius of 1600.00 feet (a tangent to said 1600.00 foot radius curve at said point of intersection bears North 57°33' East); thence curving to the right on the arc of said 1600.00 foot radius curve, said arc being subtended by a chord bearing North 73°42' East 890.09 feet; thence tangent to the preceding curve North 89°51' East 96.00 feet to a point in the East line of said Lot 124, said point being 22.50 feet East from the West line of San Juan Way (now Truxel Road) as shown on said plat; thence along said East line of Lot 124 North 00°09' West 890.00 feet to the point of beginning.

EXCEPTING THEREFROM the following three (3) parcels:

- (a) All oil, oil rights, natural gas rights and other hydrocarbons, by whatsoever name known, and any other minerals, and mineral rights, whether or not similar to those herein mentioned, in and under the herein conveyed land, below a depth of 500 feet (including the right to drill, mine, explore and operate under and through the herein conveyed land for the purpose of extracting and producing oil, gas and other hydrocarbons by whatsoever name known, and all other minerals, whether or not similar to those herein mentioned, from other lands); provided that defendants shall not drill, mine, explore or otherwise operate upon the surface of sub-surface of said land herein conveyed, or any portion thereof, above the depth of 500 feet, or otherwise in such manner as to endanger the safety of any structure that may be constructed on said lands, in the exercise of any of the herein excepted rights; as excepted and reserved in the Judgment entered in the Superior Court of the State of California, in and for the County of Sacramento, Action No. 126544, entitled: Grant Union High School District of Sacramento County, a political subdivision of the State of California, Plaintiff, vs. Graydon Oliver, Boyd Emery Oliver, John Doe, Jane Doe, Richard Roe, and Black and White Company, a corporation, Defendants, on September 26, 1961, a certified copy of which was recorded on September 26, 1961, in Book 4316 of Official Records, Page 514.
- (b) The North 80.00 feet of the East 170.00 feet.
- (c) A portion of said Lot 124, being a portion of that certain real property acquired by Grant Union High School District, a political subdivision of the State of California, by Judgment recorded September 26, 1961, in Book 4316 of Official Records, Page 514, described as follows: — —

Beginning at a point on the Westerly boundary of said school district property, which lies South 19°23'30" West 21.41 feet from the Northwest corner thereof; thence continuing on said Westerly boundary on the following four (4) courses and distances: (1) South 19°23'30" West 119.06 feet, (2) North 89°50'00" East 13.54 feet, (3) South 00°10'00" East 79.02 feet, and (4) on the arc of a 1,700 foot radius curve to the right, through a central angle of 20°46'25", for an arc length of 616.37 feet; thence leaving said Westerly boundary on the following nine (9) courses and distances: (1) North 13°51'00" West 171.01 feet, (2) North 12°20'40" West 89.77 feet, (3) North 09°53'50" West 89.77 feet, (4) North 06°49'15" West 134.64 feet, (5) North 03°44'40" West 89.77 feet, (6) South 01°17'07" West 89.82 feet, (7) North 00°10'00" West 45.00 feet, (8) North 01°41'00" East 34.13 feet, and (9) North 11°18'51" East 59.96 feet to the point of beginning.

PARCEL NO. 2:

A right of way for road and utility purposes, upon, over, across and under the following described portion of Lot 124 of Natomas East Side Subdivision, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on January 18, 1924, in Book 17 of Maps, Map No. 34:

Beginning at the Southeast corner of the Parcel No. 1 above described, said point being in the East line of said Lot 124; thence from said point of beginning South 00°09' East 30.00 feet along the East line of said Lot 124; thence leaving said East line South 89°51' West 96.00 feet; thence curving to the left on an arc of a tangent curve having a radius of 1570.00 feet, said arc being subtended by a chord bearing South 73°42' West 873.40 feet; thence tangent to said curve South 57°33' West 26.00 feet; thence North 32°27' West 30.00 feet; thence curving to the right on the arc of a tangent curve having a radius of 1861.30 feet, said arc being subtended by a chord bearing North 28°18' West 269.40 feet; thence on a radial line of said curve North 65°51' East 10.00 feet to a point in a curve concave to the Northeast and having a radius of 1721.00 feet (a tangent to said 1721.00 foot radius curve at said point bears North 24°09' West); thence curving to the right on the arc of said 1721.00 foot radius curve, said arc being subtended by a chord bearing North 12°09'30" West 715.14 feet; thence tangent to said curve North 00°10' West 79.02 feet; thence North 89°50' East 21.00 feet; thence South 00°10' East 79.02 feet; thence curving to the left on the arc of a tangent curve having a radius of 1700.00 feet, said arc being subtended by a chord bearing South 12°09'30" East 706.42 feet; thence on the Southwesterly prolongation of a radial line of said curve through said point South 65°51' West 5.00 feet to a point in a curve concave to the Northeast and having a radius of 1835.30 feet (a tangent to said 1835.30 foot radius curve at said point bears South 24°09' East); thence curving to the left on the arc of said 1835.30 foot radius curve, said arc being subtended by a chord bearing South 28°18' East 265.64 feet to a point in a curve concave to the Southeast and having a radius of 1600.00 feet (a tangent to said 1600.00 foot radius curve at said point bears North 57°33' East); thence curving to the right on the arc of said 1600.00 foot radius curve, said arc being subtended by a chord bearing North 73°42' East 890.09 feet; thence tangent to said curve North 89°51' East 96.00 feet to the point of beginning.

PARCEL NO. 3:

All that portion of Lot "A" of Woodcreek Unit No. 2, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on September 22, 1978, in Book 125 of Maps, Map No. 1, described as follows:

Beginning at the Southeast corner of said Lot "A" on the Northerly right-of-way line of Bannon Creek Drive; thence on said right-of-way line on the following two (2) courses and distances: (1) on the arc of a 1,627.00 foot radius curve to the left, from a tangent bearing of South 57°33'25" West, through a central angle of 00°00'25", for an arc length of 0.20 of a foot and (2) South 57°33'00" West 56.70 feet; thence leaving said right-of-

way line on the following three (3) courses and distances: (1) North $32^{\circ}27'00''$ West 95.00 feet, (2) North $01^{\circ}13'42''$ East 64.93 feet, and (3) North $13^{\circ}51'00''$ West 192.02 feet to the East boundary of said Lot "A"; thence on last-named line on the following three (3) courses and distances: (1) on the arc of a 1,700.00 foot radius curve to the left, from a tangent bearing of South $20^{\circ}56'25''$ East, through a central angle of $03^{\circ}12'35''$, for an arc length of 95.24 feet, (2) South $65^{\circ}51'00''$ West 5.00 feet, and (3) on the arc of a 1,835.30 foot radius curve to the left, from a tangent bearing of South $24^{\circ}09'00''$ East, through a central angle of $07^{\circ}27'25''$, for an arc length of 238.87 feet to the point of beginning.

PARCEL NO. 4:

All that portion of Lot "A" of Woodcreek Unit No. 2, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on September 22, 1978, in Book 125 of Maps, Map No. 1, described as follows:

Beginning at the Northeast corner of Lot "A"; thence on the East line thereof South $19^{\circ}23'30''$ West 21.41 feet; thence leaving said East line North $1^{\circ}18'51''$ East 20.59 feet to the North line of said Lot "A"; thence on said North line North $89^{\circ}51'42''$ East 3.07 feet to the point of beginning.

Assessor's Parcel Nos.: 225-0570-049,051 & 225-0230-070

— —
— —