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APPROVED
BY THE CITY COUNCIL
JUN 3 1997

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY CLERK
4697-081

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SERVICES
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May 22, 1997

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: **IRREVOCABLE OFFER OF DEDICATION:**
Natomas Gardens (P95-045)

LOCATION: Northwest corner of Northgate Blvd. & San Juan Road
(APN: 250-0010-069,070; 250-0390-033)

COUNCIL DISTRICT: District 1

RECOMMENDATION: Planning staff recommends that the City Council adopt the attached Resolution authorizing the City Manager to execute the attached agreement with the property owner of the future Natomas Gardens Shopping Center project.

CONTACT PERSONS: Scot Mende, Senior Planner, 264-5894

FOR COUNCIL MEETING OF: June 3, 1997

SUMMARY: The attached Agreement memorializes the condition of a rezone to allow a Shopping Center, by requiring the Irrevocable Offer of Dedication of the 5 acres. The 5 acres would be dedicated at such time that the final map or lot line adjustment is recorded, or at first building permit, whichever comes first.

BACKGROUND INFORMATION: On May 28, 1996, the City Council approved the Natomas Gardens application for a rezone and Community Plan Amendment to allow for a future 11.6 acre shopping center. As part of the application, the property owner represented that the residual 5 acres of the property would be dedicated to the City for public purpose (e.g., for a park). The Ordinance adopting the rezone required the applicant to enter into an agreement with the City to provide for the dedication of this 5 acre residual parcel.

The attached Agreement requires an Irrevocable Offer to Dedicate in fee simple, at no cost to the City, the 5± acre parcel at the north end of the subject property. The owner is not required to make any improvements to the parcel to be dedicated. If the owner should fail to meet the obligations of the Agreement, the City may initiate and proceed to rezone the Property to its original zoning designations of Office & Multiple Family.


FINANCIAL CONSIDERATIONS: The 5± acres are being dedicated to the City, at no cost to the City.

ENVIRONMENTAL CONSIDERATIONS: The Environmental Services Manager has determined that the Agreement is not a project and is exempt from CEQA, pursuant to Section 15316 of the CEQA Guidelines.

POLICY CONSIDERATIONS: The Agreement is consistent with the condition of Rezone adopted by the City Council on May 28, 1996. The decision about how to best utilize this parcel for public purposes will be the subject of future policy discussions.

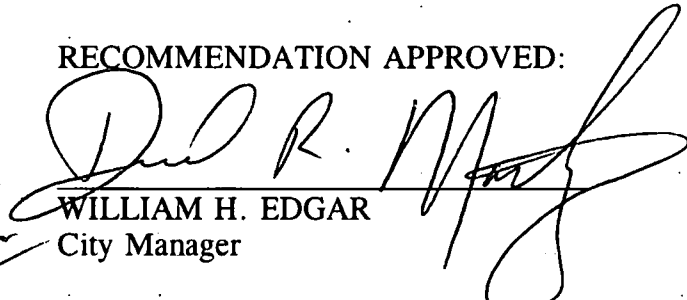
MBE/WBE: No procurement of goods or services is proposed for this project.

Respectfully submitted,


GARY L. STONEHOUSE
Planning Director

RECOMMENDATION APPROVED:

APPROVED:


WILLIAM H. EDGAR
City Manager


JACK R. CRIST
Deputy City Manager

Attachments

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RESOLUTION NO. 97-283

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION RELATING TO THE APPROVAL OF AN AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND McKL #1 TO ACCEPT AN IRREVOCABLE OFFER TO DEDICATE 5± ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF NORTHGATE BLVD. AND SAN JUAN ROAD, KNOWN AS "NATOMAS GARDENS SHOPPING CENTER" (P95-045) (APN: 250-0010-069,070; 250-0390-033)

WHEREAS, the City Council adopted Ordinance 96-029 calling for the property owner to enter into an agreement with the City, in a form satisfactory to the City Attorney, evidencing the property owner's obligations to dedicate 5± acres of property located north of the proposed 11.6 acre Natomas Gardens shopping center;

WHEREAS, the City Attorney has negotiated with the property owner and approved as to form the Irrevocable Offer of Dedication attached as Exhibit A.

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

The City Manager is hereby authorized to execute and direct the City Clerk to record said Irrevocable Offer of Dedication on behalf of the City of Sacramento. The City Manager is further authorized to execute such other agreements as necessary to carry out the purposes and intent of this Resolution and the Irrevocable Offer of Dedication. This approval and authorization is based upon the Rezone Ordinance No. 96-029 adopted by the City Council on May 28, 1996.

MAYOR

ATTEST:

CITY CLERK

P95-045

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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