

3.9

**PLANNING AND BUILDING
DEPARTMENT**

CAROL SHEARLY
NATOMAS MANAGER

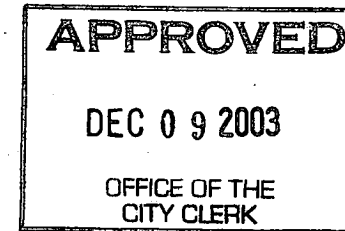
**CITY OF SACRAMENTO
CALIFORNIA**

**NORTH NATOMAS UNIT
2101 ARENA BOULEVARD
ROOM 200
SACRAMENTO, CA 95834**

PH. (916) 808-8368
FAX (916) 566-3968

November 25, 2003

City Council
Sacramento, California



Honorable Members in Session:

**SUBJECT: NORTH NATOMAS JOINT USE PROPERTY (REGIONAL PARK PN: LC51):
APPROVAL TO CONVEY A PORTION OF THE NORTH NATOMAS JOINT USE
PROPERTY (REGIONAL PARK) TO NATOMAS UNIFIED SCHOOL DISTRICT.**

LOCATION: North side of Del Paso Road, west side of Natomas Boulevard, south of North Park Drive, and approximately 1/2 mile east of Interstate 5.

COUNCIL DISTRICT: 1

RECOMMENDATION:

Approve the attached resolution authorizing the City Manager to execute the Grant Deed conveying 11.593 acres of land owned by the City of Sacramento to the Natomas Unified School District to complete the Joint Use Property transaction pursuant to the Memorandum of Understanding the parties entered into on April 24, 2001 under City Manager Agreement No. 2001-313.

CONTACT PERSONS: Carol Shearly, Natomas Manager, 264-5893

FOR COUNCIL MEETING OF: December 9, 2003

SUMMARY:

The City of Sacramento, Natomas Unified School District, Los Rios Community College District, and the Library Authority entered into a Memorandum of Understanding with the intent of purchasing property for joint use within the North Natomas Regional Park. Staff

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is seeking approval to convey the final portion of the "joint use" property to the Natomas Unified School District. The proposed 11.593- acre conveyance would complete the 45 ± acre joint use site being pursued by the school district. Ultimately a portion of the school district site, approximately 6.9 acres, will be transferred to the Los Rios Community College District, consistent with the Regional Park Master Plan approved by City Council on March 20, 2001.

COMMITTEE/COMMISSION ACTION: No action required.

BACKGROUND INFORMATION:

The Natomas Town Center and Regional Park Master Plan was approved by City Council on March 20, 2001. The Master Plan called for acquisition of 224 acres of land, which primarily comprised the regional park and included other uses such as a high school site, community college center, public library, community center, and police substation.

On April 24, 2001, the City of Sacramento entered into a Memorandum of Understanding with the Natomas Unified School District, Los Rios Community College District and the Library Authority with the intent of purchasing the property for joint use. The purpose of the Memorandum of Understanding was to establish a procedure by which fair market value of the property would be established and the manner in which certain project costs are to be paid for and shared.

Title to the joint use property (Regional Park) was conveyed to the City of Sacramento in October 2003 from each of the three former ownerships that comprise the park property, including Lewis Investments, Lennar Communities, and Alleghany Properties.

The original intent of the Memorandum of Understanding was to have the City of Sacramento acquire the entire 224 acres of land on behalf and of the Natomas Unified School District, Los Rios Community College District, Library Authority and the City. However, eminent domain proceedings required the school district to enter into separate proceedings and pursue the purchase of Alleghany's Property independent of the City of Sacramento. This independent action covered 33.758 acres of the total of 45.351 acres sought by the Natomas Unified School District. This separate transaction was consummated by a Final Order of Condemnation on July 22, 2003, at which time Natomas Unified School District took title to the land.

The remaining 11.593 acres sought by the school district was acquired by the City of Sacramento, as originally planned. This acreage is the subject of this report. Upon completion of the proposed conveyance to Natomas Unified, the school district will hold approximately 45.35 acres. Of this, 6.9 acres will eventually be sold pursuant to the

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November 25, 2003

Memorandum of Understanding to the Los Rios Community College District. The remaining joint use piece of property, the Library site, was conveyed to the City of Sacramento earlier this year.

FINANCIAL CONSIDERATIONS:

Pursuant to the intent of the Memorandum of Understanding the property will be conveyed to Natomas Unified School District based on the equivalent price paid by the City of Sacramento plus costs. The 11.593-acre parcel shall be conveyed to the Natomas Unified School District for \$1,495,497.00, which is based on \$129,000 per acre. In addition, Natomas Unified has agreed to reimburse the City for their proportionate share of costs incurred to acquire the joint use property, which amounts to \$115,920.64. Natomas Unified School District has on deposit with the City, the sum of \$994,744.33 leaving a balance owed to the City of Sacramento of \$616,673.31.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Division evaluated the Regional Park Master Plan, including the property transactions, for compliance with the requirements of the California Environmental Quality Act (CEQA). The project was determined to fall within the scope of the Supplemental Environmental Impact Report (SEIR) for the North Natomas Community Plan (NNCP) adopted in 1994, and the Environmental Impact Report (EIR) for the North Natomas Community Plan adopted in 1986. The analyses and mitigation measures in the SEIR and the EIR are reaffirmed.

An addendum to the SEIR was prepared describing the Regional Park Master Plan, including property transactions, and evaluated the potential environmental effects of the adoption of the Master Plan and property transactions. The analysis concluded that the project would not result in new impacts of greater levels of impact than those identified in the SEIR and EIR.

POLICY CONSIDERATIONS:

The Joint Use Plan for the North Natomas Regional Park property helps support the following elements of the City's Strategic Plan:

MISSION: The City of Sacramento's mission is to protect, preserve, and enhance the quality of life for present and future generations.

GOALS: Enhance and preserve the neighborhoods.
Preserve and expand the arts and culture, open space, urban forest, parks, and recreation opportunities.
Promote and support economic vitality.

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ESBD: No goods or services are proposed to be purchased through this effort.

Respectfully submitted,


CAROL SHEARLY
Natomas Manager

APPROVED:


ROBERT T. THOMAS
City Manager

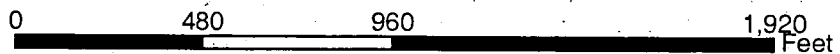
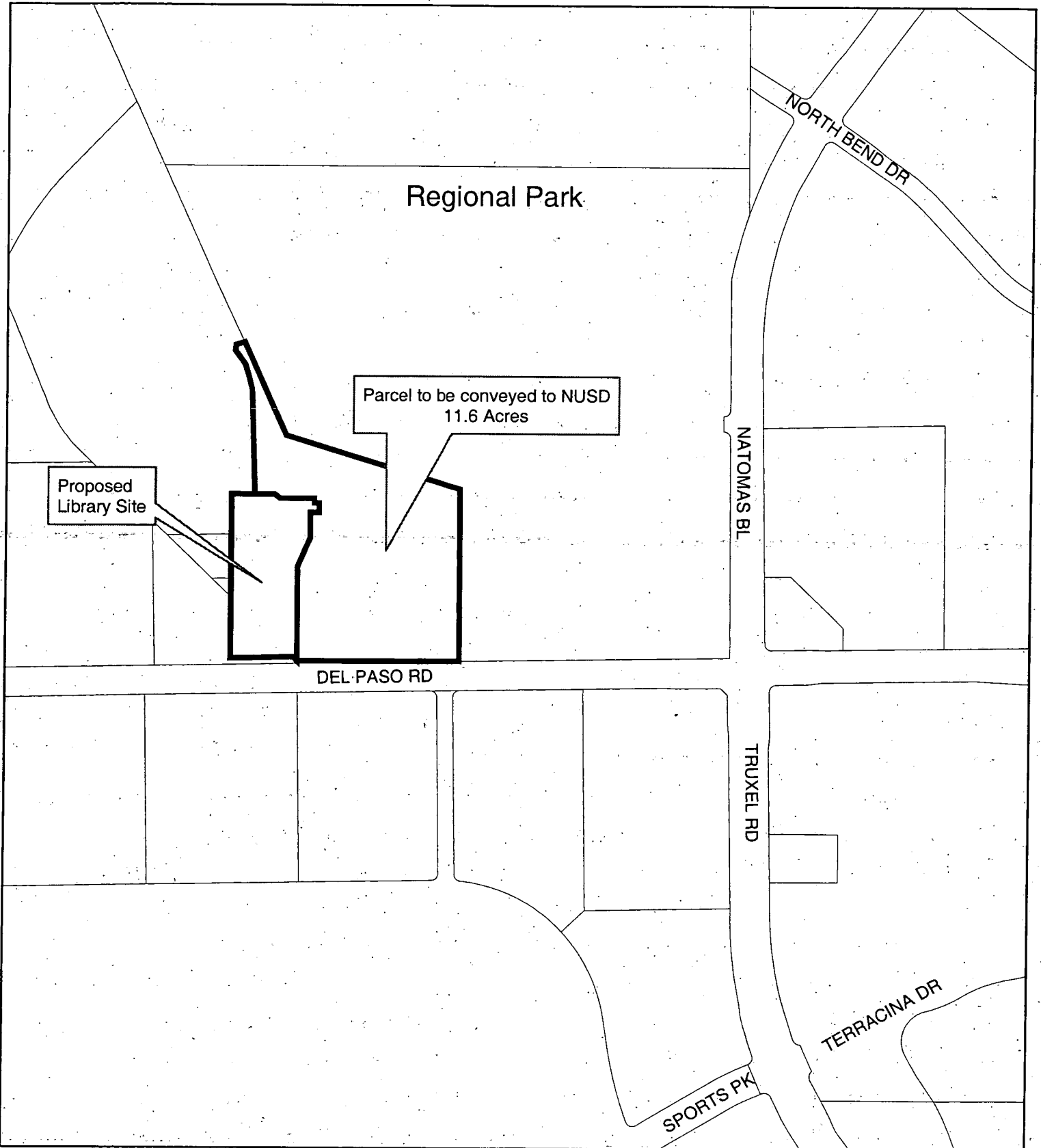
Attachments:

Location Map
Resolution to Execute Grant Deed
Exhibit A & B – Legal Description and Plat Map

S:\ITS Wrk Grp Docs\Real Estate\Administration\Council Items\Staff Report Convey Property to NUSD Budget Final Revision.ltr head doc.doc

Conveyance of Land to Natomas Unified School District

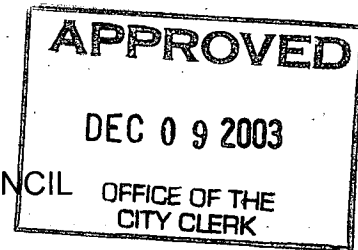
LOCATION MAP



RESOLUTION NO. 2003-860

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE GRANT DEED TO CONVEY A PORTION OF THE NORTH NATOMAS JOINT USE PROPERTY (REGIONAL PARK) TO NATOMAS UNIFIED SCHOOL DISTRICT (CIP: LC51)

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

The City Council hereby authorizes the City Manager to execute the Grant Deed conveying 11.593 acres of land owned by the City of Sacramento to the Natomas Unified School District pursuant to the Memorandum of Understanding entered into between the City of Sacramento, Natomas Unified School District, Los Rios Community College District, and the Library Authority on April 24, 2001 under City Manager Agreement No. 2001-313 at a price of \$1,495,497.00. The real property being conveyed is situated in the City of Sacramento, State of California, and described as follows:

SEE ATTACHED LEGAL DESCRIPTION AND THE CORRESPONDING DIAGRAMS MARKED EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO _____

DATE ADOPTED _____

EXHIBIT "A"

Legal Description

Those portions of Parcel 1 and Parcel 3 as shown by map of "MASTER PARCEL MAP OF NORTHBOROUGH PHASE 1" thereof on file in Book 152 of Parcel Maps, Map No. 15, in the Office of the County Recorder, County of Sacramento, State of California, lying within Section 2, Township 9 North, Range 4 East, M.D.M. described as follows:

Beginning at the southeast corner of said Parcel 1, said point being on the centerline of Del Paso Road as shown on said map;

Thence along the centerline of said Del Paso Road and the southerly line of said Parcels 1 and 3, South 88°49'25" West, 560.15 feet to the southwest corner of said Parcel 3;

Thence along the westerly line of said Parcel 3, North 45°56'52" West, 49.93 feet;

Thence departing said westerly line, North 00°58'44" West, 368.33 feet;

Thence North 25°46'27" East, 97.03 feet;

Thence North 00°58'43" West, 93.44 feet;

Thence North 89°01'17" East, 32.66 feet;

Thence North 00°58'43" West, 35.92 feet;

Thence South 89°01'17" West, 18.00 feet;

Thence North 00°58'43" West, 16.67 feet;

Thence South 89°01'17" West, 127.44 feet;

Thence North 45°58'43" West, 25.27 feet;

Thence South 89°01'17" West, 68.01 feet;

Thence North 00°58'35" West, 338.04 feet;

Thence curving to the left along the arc of a 344.00 foot radius curve, concave southwesterly, through a central angle of 33°01'16", an arc length of 198.26 feet (Chord: North 17°29'13" West, 195.52 feet) to a point to which a radial line bears North 56°00'09" East, said point being on the arc of a non-tangent 25.00 foot radius curve to which a radial line bears South 56°00'15" West;

Thence curving to the right along the arc of said non-tangent 25.00 foot radius curve, concave easterly, through a central angle of 89°21'27", an arc length of 38.99 feet (Chord: North 10°40'59" East, 35.16 feet);

Thence North 55°21'42" East, 14.16 feet to a point on the easterly line of said Parcel 3;

Thence along said easterly line, South 24°20'23" East, 372.58 feet;

Thence continuing along said easterly line, South 73°10'23" East, 680.15 feet;

Thence continuing along said easterly line, South 00°16'23" East, 670.07 feet to the **Point of Beginning**.

EXHIBIT "A"

Containing 11.593 acres (504,982 square feet), more or less.

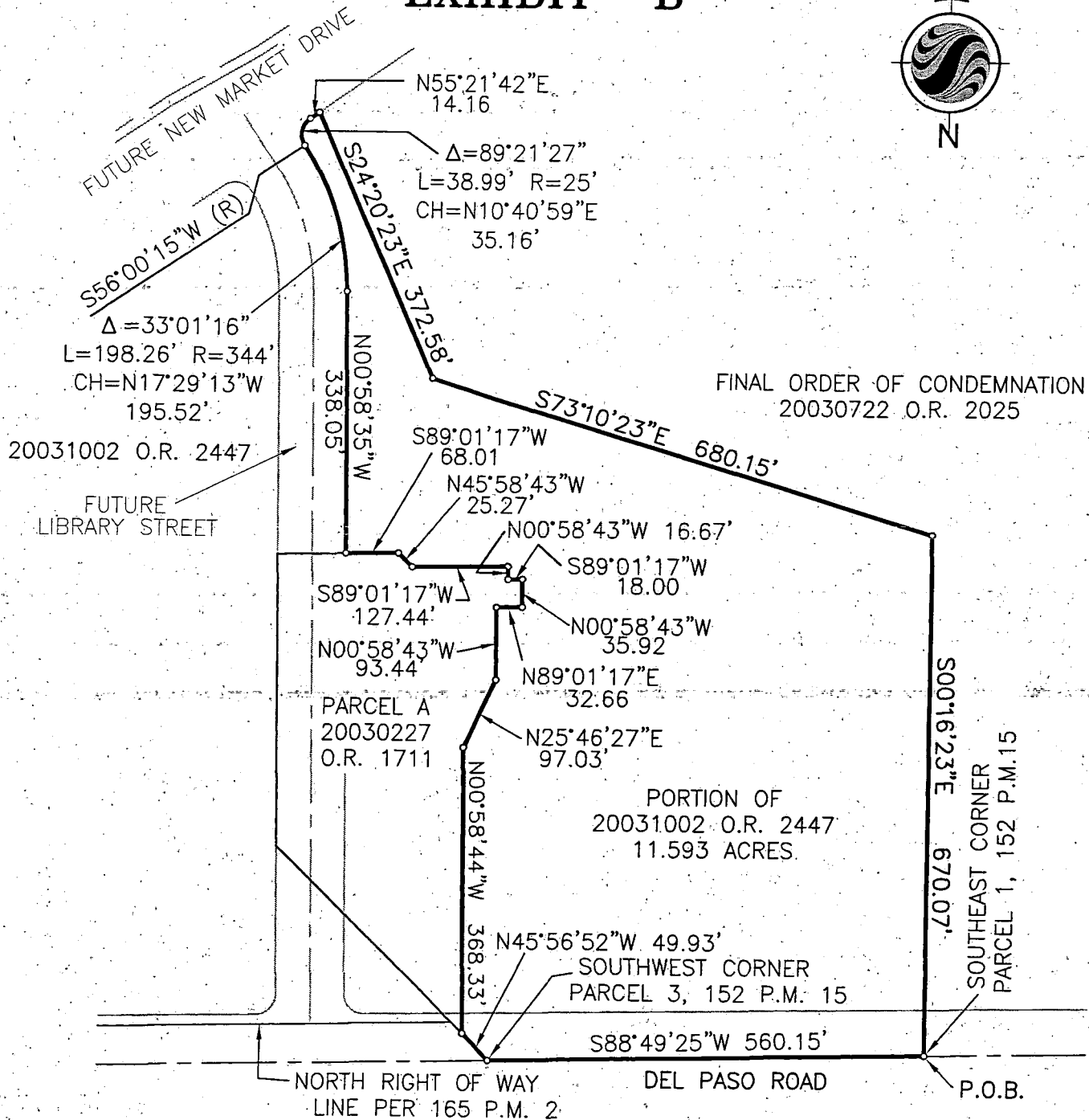
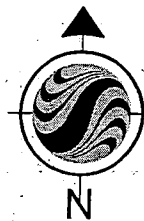
STANTEC CONSULTING, INC.



Roy G. Hollowell
Roy G. Hollowell, LS 7811

11-19-03
Date

EXHIBIT "B"



FINAL ORDER OF CONDEMNATION
20030722 O.R. 2025

20031002 O.R. 2447

FUTURE LIBRARY STREET

PARCEL A
20030227
O.R. 1711

PORTION OF
20031002 O.R. 2447
11.593 ACRES.

SOUTHWEST CORNER
PARCEL 3, 152 P.M. 15

PARCEL 7
143 P.M. 10

PARCEL 8
143 P.M. 10

PARCEL 9
143 P.M. 10

NORTH RIGHT OF WAY
LINE PER 165 P.M. 2

DEL PASO ROAD

P.O.B.



Stantec

Client/Project
NATOMAS UNIFIED
SCHOOL DISTRICT
TOWN CENTER
EDUCATION COMPLEX

Title
PORTION OF FORMER LENNAR
PROPERTY TO BE CONVEYED BY
THE CITY OF SACRAMENTO TO
THE NATOMAS UNIFIED SCHOOL
DISTRICT.

Stantec Consulting Inc. Tel. 916.569.2500
2590 Venture Oaks Way Fax. 916.921.9274
Sacramento, CA 95833-3288 www.stantec.com

DATE: 11-18-03
JOB #: 84600156
DRAWN BY: RH
CHECKED BY: BW
SCALE: -1"=200'
CODE: L-13
DRAWING #: H-8737