REPORT TO COUNCIL
City of Sacramento

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

PUBLIC HEARING
June 5, 2007

Honorable Mayor and
Members of the City Council

Title: The Vacation of a Portion of Airport Road North of Tanzanite Avenue

Location/Council District: Airport Road north of Tanzanite Avenue west of Machado subdivision located in Council District 1 (Attachment 2, Page 5)

Recommendation: Conduct a public hearing and upon conclusion adopt the attached **Resolution** vacating a portion of the Public Road and Highway Easement (Book 1212, page 28) known as Airport Road located just north of Tanzanite Avenue subject to the conditions in the resolution.

Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918;
Thomas Adams, Engineering Technician, (916) 808-7929
Presenters: Thomas Adams
Department: Development Services
Division: Development Engineering
Organization No: 4881

Description/Analysis

Issue: Wood Rodgers, Inc. on behalf of Alleghany Properties Inc. has applied to vacate the Public Road and Highway Easement book 1212 page 28 (Airport road located north of Tanzanite Avenue). The vacated road will become part of Alleghany Properties Inc., and be part of their residential development south of this subject road and easement. (See Attachment 2, Page 5)

A summary of the project's history is included in Attachment 1, Page 4.

Policy Considerations: The Council action recommended in this report is consistent with the City's Strategic Plan to promote and support economic vitality and is in compliance with the State of California, Streets and Highways Code, Section 8310- 8325 that provides the procedure for the vacation of streets, alleys, and easements.

Committee/Commission Action: The City Planning Division has reviewed and determined that the vacation of the subject Public Road and Highway Easement

is consistent with the City's General Plan in promoting safety and livability while maintaining the quality and character of residential neighborhoods.

Environmental Considerations: The Environmental Planning Services section of the Development Services Department has reviewed the previously described Public Road and Highway Easement for vacation, and has determined that it is exempt under the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA guidelines. Exempt projects that fall 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 subject public road and easement is no longer needed to get to the closed airport. Other developments along this subject road and easement are requesting the vacation of all of Airport Road north of Tanzanite Avenue. This vacation will also contribute to the enhanced development of North Natomas and the future prosperity of the City of Sacramento as a community.

Financial Considerations: The applicant, Wood Rodgers Inc., will burden all the costs associated with the processing of this vacation. Any future additional costs related to this vacation will be the responsibility of the applicant.

Emerging Small Business Development (ESBD): None

Respectfully Submitted by: Edward H. Williams
Edward Williams
Manager, Development Engineering

Approved by: Gregory J. Schulte for
William A. Thomas
Director of Development Services

Recommendation Approved:

for RAY KERRIDGE
City Manager

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Attachment 1

Background

The Vacation of a Portion of Airport Road North of Tanzanite Avenue

Wood Rodgers Inc. has requested the vacation of this public road and highway easement of Airport Road (Book 1212 Page 28). This subject road and easement is east of the applicant's subject property at Assessor Parcel Number 225-0150-033 and north of Tanzanite Avenue in the Natomas Crossing subdivision (P01-028). This subject road and easement was part of a right-of-way leading to the old Branstetter/Natomas Airport. The airport was closed in 2000 and has become part of several development projects within the Natomas Crossing Subdivision in North Natomas.

The eastern half of this public road and highway easement along Airport Road was vacated for Machado residential properties in 2005. Wood Rodgers Inc. wants to vacate the remaining portion of the subject road and highway easement for their proposed development (See Attachment 2, Page 5). Their proposed development is encompassed in the approved tentative map of Natomas Crossing Area 3. Once the vacation of this subject road and easement has been approved, the applicant will move forward to satisfy all conditions of this vacation and record the final map of Natomas Crossing Area 3 Phase 2. In addition to the conditions of this subject vacation the developer will have to remediate any existing or potential toxic soil contaminations hazards that may exist within this area to a suitable level for residential development.

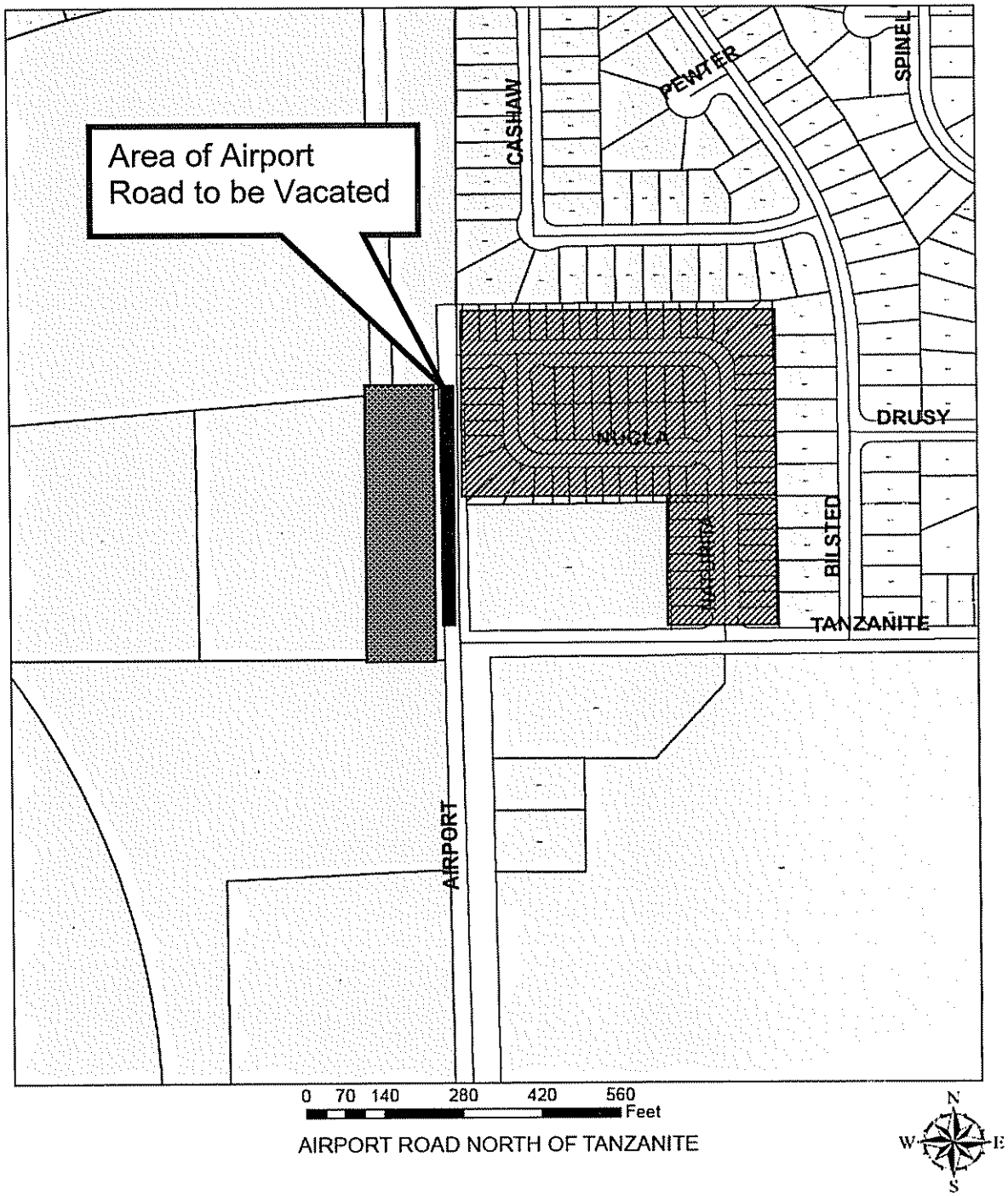
Staff finds that this request for vacation is in conformance with the State of California Streets and Highways Code (S&HC) Sections 8310-8325. Staff recommends that the City Council approve this vacation request. Various City agencies and utility companies reviewed and support this vacation. In addition the City Clerk is directed to publish the Notice of Hearing of the proposed vacation, and the Notice of Hearing has been posted at the subject Public Road and Highway Easement site as required by law pursuant to Streets and Highways Code Sections 8222 and 8223 respectively.

ATTACHMENT 2

Applicants Project Site, Natomas Crossing Area 3

Machado Properties

AREA MAP



AIRPORT ROAD NORTH OF TANZANITE

Attachment 3

RESOLUTION NO.

Adopted by the Sacramento City Council

VACATING A PORTION OF AIRPORT ROAD NORTH OF TANZANITE AVENUE DISTRICT 1

VACATION PROCEEDING NO. VP07-01

BACKGROUND

A. Wood Rodgers Inc. on behalf of Alleghany Properties Inc. has requested that the City vacate the subject Public Road and Highway Easement (book 1212 page 28) known as Airport Road. This subject road was used as an access route to the Branstetter/Natomas Airport, and it has not been used for aircraft for several years and is located within the Natomas Crossing Subdivision.

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 and Community Plan.

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

Section 1. The City Council finds that the Public Road and Highway Easement (book 1212 page 28) commonly known as Airport Road, Sacramento located north of Tanzanite Avenue, more particularly described in Exhibit A and Exhibit B is unnecessary for present or prospective public use and is hereby ordered vacated subject to the conditions specified in Section 3.

Section 2. The City Council hereby finds that said vacation has been submitted to and reported on by the City Planning Division and finds that said vacation is consistent with the City's General Plan and applicable Community Plan.

Section 3. This vacation is pursuant to the following conditions:

a. Property owner will dedicate right of way for a north-south transportation facility, including a bikeway. Such right of way will be aligned with the new road to the north in the Natomas Field Subdivision

b. In the proposed improvements for Alleghany property located at APN: 225-0150-033, the property owner will provide a looped-water system from Naturita Way to Tanzanite Avenue.

Section 4. The conditions specified in Section 3 of this Resolution must be completed within two years of the date of this Resolution. If all conditions are not completed within the two years specified, this Resolution approving the vacation shall become void, unless the City Council grants one or more time extensions.

Section 5. Once the conditions in Section 3 are met, 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

1109 059

EXHIBIT "A"

LEGAL DESCRIPTION
ABANDONMENT OF
PUBLIC ROAD & HIGHWAY EASEMENT
1212 O.R. 28

All that portion of the Public Road & Highway Easement, as described in the document recorded in Book 1212 of Official Records, at Page 28, Sacramento County Records, and lying within Parcel 3, as shown on the Certificate of Compliance for Lot Line Adjustment recorded in Book 941212 of Official Records, at Page 0030, in said County, in the City of Sacramento, County of Sacramento, State of California.

EXCEPTING THEREFROM that portion lying within the south 50.00 feet of said Parcel.

May 10, 2007

END OF DESCRIPTION

PREPARED BY WOOD-RODGERS, INC.
SACRAMENTO, CALIFORNIA

NC-A3-AR-ABAND doc

EXHIBIT B

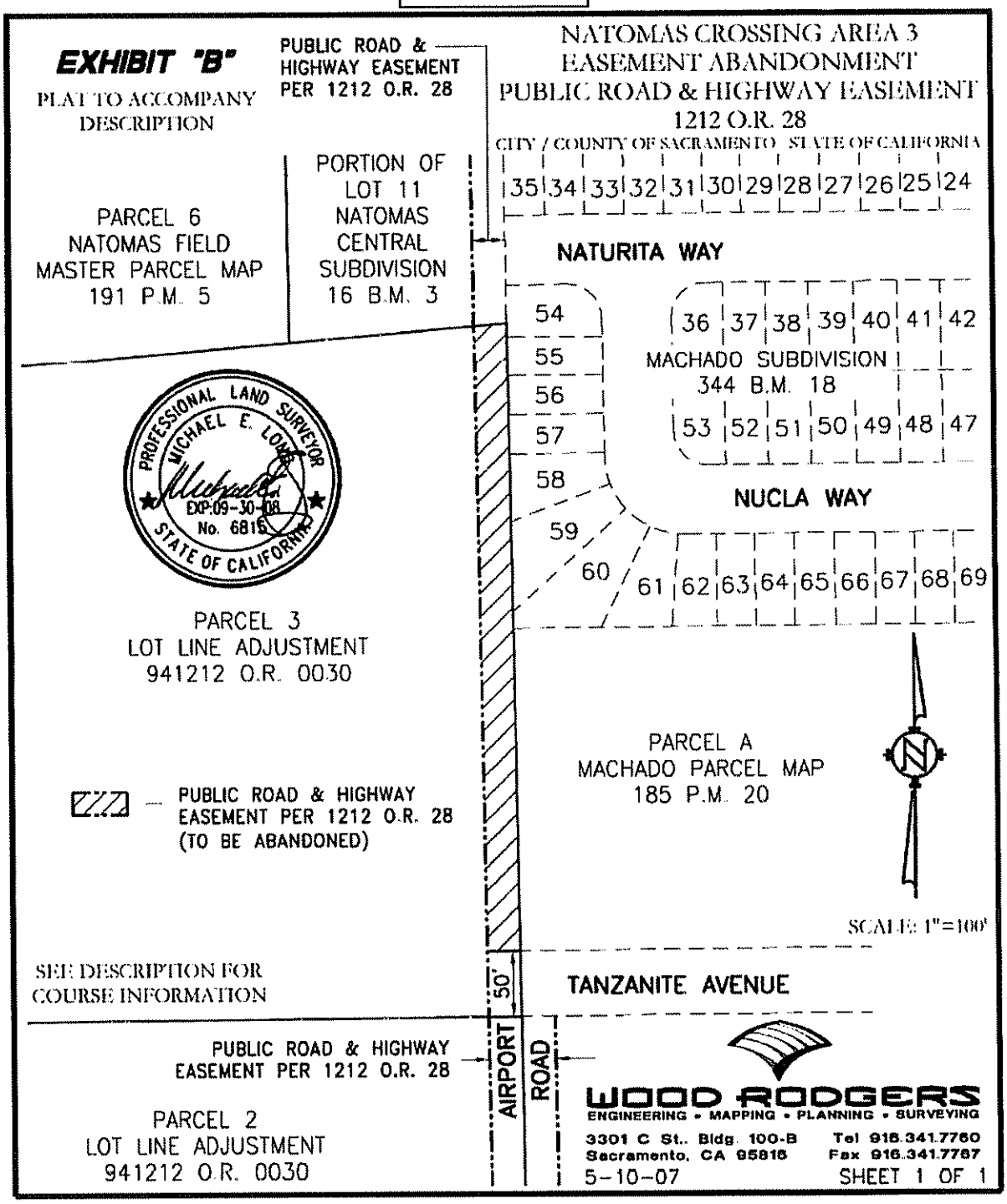


EXHIBIT "B"
PLAT TO ACCOMPANY DESCRIPTION
PUBLIC ROAD & HIGHWAY EASEMENT PER 1212 O.R. 28
NATOMAS CROSSING AREA 3
EASEMENT ABANDONMENT
PUBLIC ROAD & HIGHWAY EASEMENT
1212 O.R. 28
CITY / COUNTY OF SACRAMENTO STATE OF CALIFORNIA
35 34 33 32 31 30 29 28 27 26 25 24
PARCEL 6
NATOMAS FIELD
MASTER PARCEL MAP
191 P.M. 5
PORTION OF
LOT 11
NATOMAS
CENTRAL
SUBDIVISION
16 B.M. 3
NATURITA WAY
54
55
56
57
58
59
60
36 37 38 39 40 41 42
MACHADO SUBDIVISION
344 B.M. 18
53 52 51 50 49 48 47
NUCLA WAY
61 62 63 64 65 66 67 68 69
PROFESSIONAL LAND SURVEYOR
MICHAEL E. LOWE
EXP:09-30-08
No. 6815
STATE OF CALIFORNIA
PARCEL 3
LOT LINE ADJUSTMENT
941212 O.R. 0030
PARCEL A
MACHADO PARCEL MAP
185 P.M. 20
PUBLIC ROAD & HIGHWAY EASEMENT PER 1212 O.R. 28 (TO BE ABANDONED)
SCALE: 1"=100'
SEE DESCRIPTION FOR COURSE INFORMATION
50'
TANZANITE AVENUE
PUBLIC ROAD & HIGHWAY EASEMENT PER 1212 O.R. 28
AIRPORT ROAD
PARCEL 2
LOT LINE ADJUSTMENT
941212 O.R. 0030
WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
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Sacramento, CA 95816
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5-10-07
SHEET 1 OF 1