#### **RESOLUTION NO. 2005-292**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE DECLARING THE NECESSITY AND AUTHORIZING THE COMMENCEMENT OF EMINENT DOMAIN PROCEEDINGS TO SECURE REAL PROPERTY INTERESTS NECESSARY TO CONSTRUCT THE GRANT LINE ROAD/STATE ROUTE 99 INTERCHANGE RECONSTRUCTION PROJECT Hershey Land Company Grantline Road, LLC Portion of APN 134-0600-029 and 134-0600-040

WHEREAS, the improvement of the interchange of Grant Line Road and State Route 99 ("Project") holds a high priority in the City of Elk Grove Transportation Capital Improvement Program and acquiring the necessary right-of-way and real property interests is an important step in completing the Project; and

WHEREAS, as a part of the Project, it is necessary to acquire certain real property interests identified as portions of APN 134-0600-029 and APN 134-0600-040 ("Property") for the construction, operation and maintenance of right-of-way and related improvements along East Stockton Boulevard and Grant Line Road; and

WHEREAS, the City of Elk Grove has investigated and examined alternatives to the Project and the acquisition of the Property, and concluded that both the Project and acquisition of the Property for the Project are necessary; and

**WHEREAS**, the Property, which is the subject of this Resolution of Necessity, consists of the parcels identified and described and depicted in Exhibits A, A-1, A-2 and B, B-1, B-2 which are attached hereto and incorporated herein; and

WHEREAS, the Property is located entirely within the municipal boundaries of the City of Elk Grove; and

WHEREAS, the City of Elk Grove has complied with the requirements of the California Environmental Quality Act, Public Resources Code section 21000, et seq., in regards to acquisition of the Properties based upon the City Council certifying an Environmental Impact Report for the Grant Line Road/State Route 99 Interchange Reconstruction Project on April 7, 2004; and

WHEREAS, the City of Elk Grove has complied with the requirements of Government Code section 7267.2, in regards to acquisition of the Property by making an offer to purchase to the known owner(s) of record; and

WHEREAS, as a result of the hearing held on September 14, 2005, and in accordance with the provisions of Code of Civil Procedure section 1245.235, the City Council of the City of Elk Grove intends to make certain findings and determinations.

**NOW, THEREFORE**, be it resolved by the City Council of the City of Elk Grove as follows:

- 1. The recitals contained herein are true and correct; and
- 2. Upon examination of the alternatives, the City of Elk Grove requires the Property for the Project; and
- The City of Elk Grove is authorized to acquire the Property pursuant to the provisions of Government Code sections 37350.5, 37353, 40401 and 40414 and the provisions of the Eminent Domain Law comprising Title 7, Part 3 of the Code of Civil Procedure (commencing at section 1230.010); and
- 4. Acquisition of the Property for Project purposes promotes public safety and the general welfare, is authorized by Government Code sections 37350.5, 37353. 40401 and 40414, and is therefore a public use: and
- 5. The City of Elk Grove hereby finds, determines and declares:
  - a. The public interest and necessity require the proposed Project; and
  - b. The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; and
  - c. The Property, consisting of a partial Fee Simple Interest described in Exhibit A and depicted in Exhibit B; a Public Utility Easement described in Exhibit A-1 and depicted in Exhibit B-1; a Temporary Construction Easement described in Exhibit A-2 and depicted in Exhibit B-2, and access rights, if any exist, along Grant Line Road, is necessary for the purposes of construction, operation and maintenance of the proposed Project; and
  - d. Prior to making the above findings and determinations, the offer required by section 7267.2 of the Government Code was made to the owner(s) of record of the Property interests described and depicted in Exhibits A, A-1,A-2, B, B-1, and B-2.
  - e. The Property is being acquired for compatible use under Code of Civil Procedure section 1240.510 in that the City of Elk Grove's use of the Property will not interfere with or impair the continued public use as it now exists or may reasonably be expected to exist in the future, or, in the alternative, for a more necessary public use under Code of Civil Procedure section 1240.610 in that the City's use of the Property is a more necessary public use than the use to which the Property is appropriated.

6. The City Attorney is hereby authorized and directed to prepare, commence and prosecute proceedings in eminent domain in the appropriate court to acquire for the City of Elk Grove the Property interests described and depicted in Exhibits A, A-1, A-2, B, B-1, and B-2. The City Attorney is further authorized to take all steps necessary to obtain such orders for immediate possession of the Property interests as may be required for the Project.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 14<sup>th</sup> day of September 2005.

DANIEL BRIGGS, MAYOR of the CITY OF ELK GROVE

ATTEST:

PEGGY E AACKSON CITY CLERK

APPROVED AS TO FORM:

ANTHONY B. MANZANETTI, CITY ATTORNEY

City Parcels 04-15-22-A & -D In or near APN 134-0600-029 & -040

 $f \rightarrow$ 

Located in the City of Elk Grove, County of Sacramento, State of California, being a part Parcel 3 of the parcel map filed August 19, 1991, in Book 125 of Parcel Maps at Page 25, Records of Sacramento County, and a part of Parcel 1 of the map titled *Valley Hi Industrial Park* filed June 8, 1984, in Book 81 of Parcel Maps at Page 16, Records of Sacramento County, lying within the Lot Line Adjustment Resultant Parcel B described in the Boundary Line Adjustment recorded April 2, 2004, in Book 20040402 Page 1408, Official Records of Sacramento County, and more particularly described as follows:

**BEGINNING** at the easterly corner of said Resultant Parcel B, at the intersection of the centerline of Grant Line Road with the centerline of CMD Court as shown on said map of Valley Hi Industrial Park; thence along said centerline of Grant Line Road, South49°11'07"West a distance of 123.606 meters to the southerly corner of said Resultant Parcel B; thence along the southwesterly boundary of said Resultant Parcel B, North40°48'53"West a distance of 24.518 meters; thence North60°46'10"East a distance of 19.640 meters to a line parallel with and distant 20.574 meters northwesterly, measured at right angles, from said centerline of Grant Line Road; thence along said parallel line, North49°11'07"East a distance of 84.724 meters to a point of curvature; thence along a tangent curve to the left having a radius of 8.230 meters, a chord bearing North2°43'55"East 11.930 meters, through a central angle of 92°54'25" an arc length of 13.344 meters to a point of compound curvature on a curve concentric with the centerline of said CMD Court; thence along said concentric curve, along a tangent curve to the left having a radius of 95.379 meters, a chord bearing North58°33'07"West 48.826 meters, through a central angle of 29°39'38" an arc length of 49.375 meters to a point of tangency; thence North73°22'56"West a distance of 40.581 meters to a point of curvature; thence along a tangent curve to the right having a radius of 101.743 meters, a chord bearing North67°32'43"West 20.694 meters, through a central angle of 11°40'26" an arc length of 20.730 meters to the northwesterly boundary of said Resultant Parcel B; thence along said northwesterly boundary, North49°11'07" East a distance of 14.315 meters to said centerline of CMD Court; thence along last said centerline the following three courses: 1) along a non-tangent curve to the left having a radius of 106.679 meters, a chord bearing South68°31'10"East 41.704 meters, through a central angle of 22°32'38" an arc length of 41.974 meters to a point of reverse curvature; thence 2) along a tangent curve to the right having a radius of 106.679 meters, a chord bearing South60°18'11"East 71.180 meters, through a central angle of 38°58'36" an arc length of 72.571 meters; thence 3) South40°48'53"East a distance of 24.384 meters to the POINT OF BEGINNING.

Containing an area of 0.39265 hectares (42,264 square feet or 0.9703 acres), more or less.

**EXCEPTING THEREFROM** that portion of the property lying below a depth of 500 feet measured vertically, from the contour of the surface of said property, without the right for any purpose whatsoever to enter upon, into, or through the surface of said property or any part thereof

### Exhibit 'A' Page 2 of 3

City Parcels 04-15-22-A & -D In or near APN 134-0600-029 & -040

lying between said surface and 500 feet below said surface, as excepted in Deeds from Southern Pacific Industrial Development Company recorded in Book 800825 Page 1165, Official Records of Sacramento County, and in Book 830428 Page 236, Official Records of Sacramento County.

This conveyance is made for the purpose of a roadway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights of vehicular access, appurtenant to grantor's remaining property, over and across the courses described above having lengths of 84.724 meters and 19.640 meters.

The bearings and distances used in the above description are based upon the California Coordinate System of 1983, Zone 2. Divide the above distances by 0.99999 to obtain ground level distances. To convert meters to U.S. survey feet, multiply the distance by 3937/1200. To convert hectares to acres, multiply hectares by 2.471±.

This real property description has been prepared at Mark Thomas & Co. Inc., by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Daniel H. Thorpe

Professional Land Surveyor

California No. 6455

EXP. 12/31/66
NO. 6455

April 11, 2005 Date City Parcel 04-15-22-C In or near APN 134-0600-040

Located in the City of Elk Grove, County of Sacramento, State of California, being a part Parcel 3 of the Parcel Map filed August 19, 1991, in Book 125 of Parcel Maps at Page 25, Records of Sacramento County, lying within the Lot Line Adjustment Resultant Parcel B described in the Boundary Line Adjustment recorded April 2, 2004, in Book 20040402 Page 1408, Official Records of Sacramento County, and more particularly described as follows:

COMMENCING at the most northerly corner of said Resultant Parcel B, on the centerline of CMD Court as shown on said Parcel Map; thence along the northwesterly boundary of said Resultant Parcel B, South49°11'07"West a distance of 14.315 meets to the POINT OF BEGINNING; thence along a non-tangent curve to the left, having a radius of 101.743 meters, a chord bearing South63°02'29"East 4.735 meters, through a central angle of 2°39'59" an arc length of 4.735 meters to a point of cusp on the southerly right of way line of said CMD Court; thence along said right of way line, along a non-tangent curve to the right having a radius of 16.459 meters, a chord bearing North81°25'36"West 5.773 meters, through a central angle of 20°12'08" an arc length of 5.803 meters to said northwesterly boundary of Resultant Parcel B; thence along last said boundary, North49°11'07"East a distance of 1.967 meters to the POINT OF BEGINNING.

Containing an area of 0.00052 hectares (56 square feet or 0.0013 acres), more or less.

The bearings and distances used in the above description are based upon the California Coordinate System of 1983, Zone 2. Divide the above distances by 0.99999 to obtain ground level distances. To convert meters to U.S. survey feet, multiply the distance by 3937/1200. To convert hectares to acres, multiply hectares by 2.471±.

This real property description has been prepared at Mark Thomas & Co. Inc., by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Daniel H. Thorpe

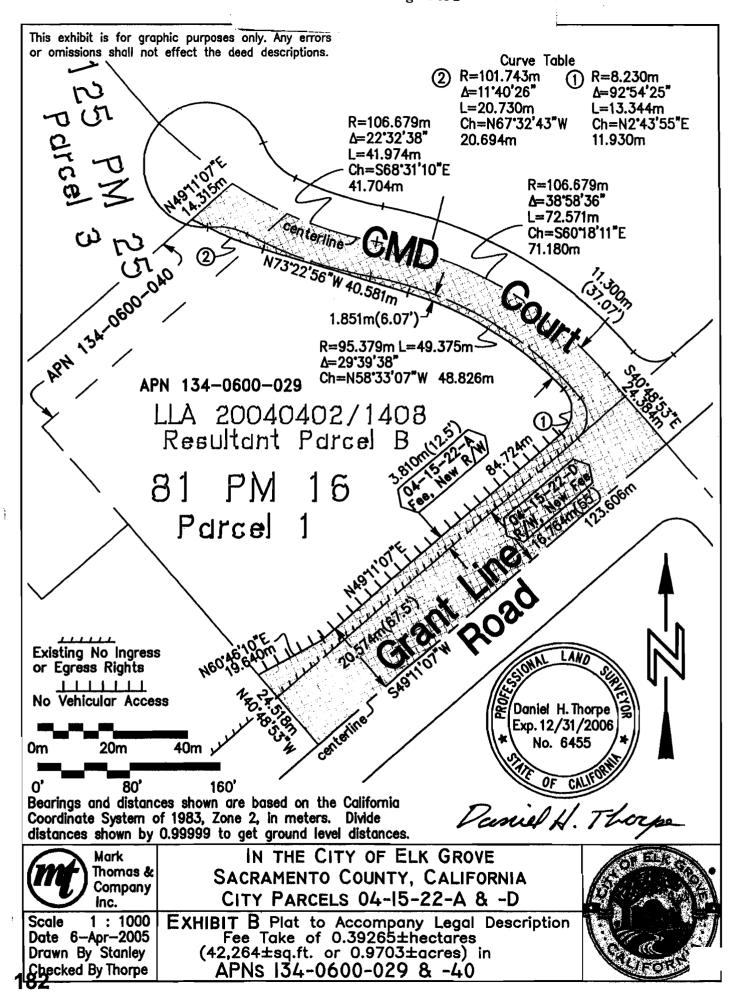
Professional Land Surveyor

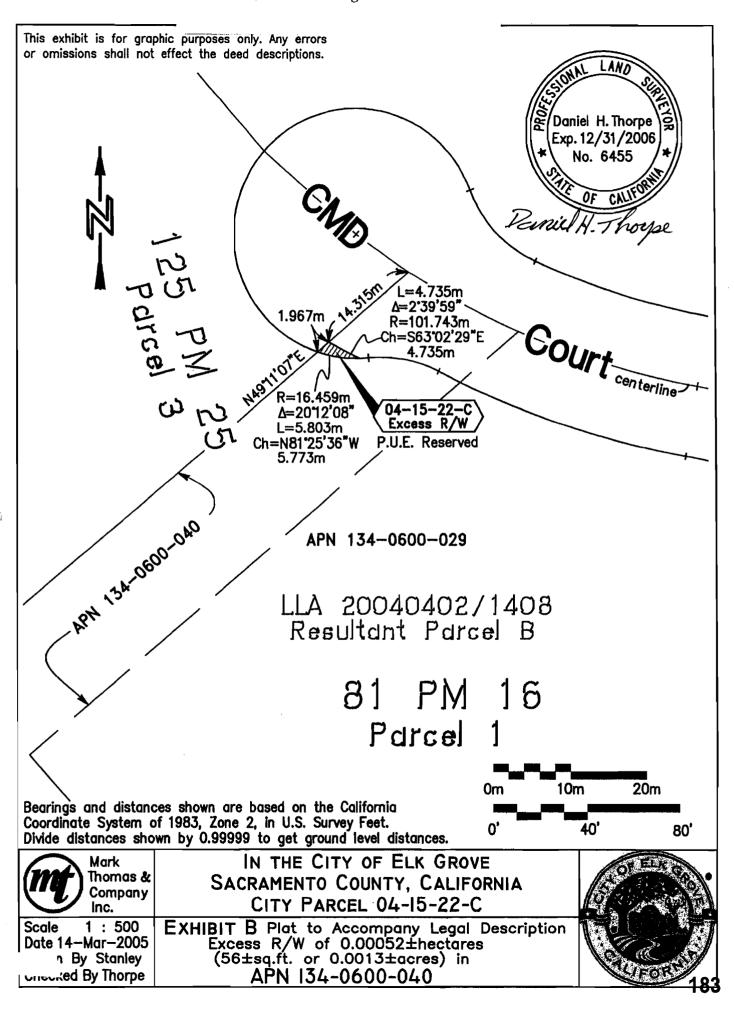
Duniel H. Thorne

California No. 6455

EXP/Z/ZI/OG NO. 6455

April 11, 2005 Date





City Parcel 04-15-22-B In APN 134-0600-029 & -040

Located in the City of Elk Grove, County of Sacramento, State of California, being a part Parcel 3 of the Parcel Map filed August 19, 1991, in Book 125 of Parcel Maps at Page 25, Records of Sacramento County, and a part of Parcel 1 of the map titled *Valley Hi Industrial Park* filed June 8, 1984, in Book 81 of Parcel Maps at Page 16, Records of Sacramento County, lying within the Lot Line Adjustment Resultant Parcel B described in the Boundary Line Adjustment recorded April 2, 2004, in Book 20040402 Page 1408, Official Records of Sacramento County, and more particularly described as follows:

COMMENCING at the easterly corner of said Resultant Parcel B, at the intersection of the centerline of Grant Line Road with the centerline of CMP Court as shown on said map of Valley Hi Industrial Park; thence along said centerline of Grant Line Road, South49°11'07"West a distance of 123.606 meters to the southerly corner of said Resultant Parcel B; thence along the southwesterly boundary of said Resultant Parcel B, North40°48'53"West a distance of 24.518 meters to the POINT OF BEGINNING; thence continuing along the southwesterly boundary of said Resultant Parcel B, North40°48'53"West a distance of 3.889 meters; thence North60°46'10"East a distance of 20.035 meters to a line parallel with and distant 24.384 meters northwesterly, measured at right angles, from said centerline of Grant Line Road; thence along said parallel line, North49°11'07"East a distance of 84.338 meters to a point of curvature; thence along a tangent curve to the left having a radius of 4.420 meters, a chord bearing North2°43'55"East 6.407 meters, through a central angle of 92°54'25" an arc length of 7.167 meters to a point of compound curvature on a curve concentric with the centerline of said CMD Court; thence along said concentric curve, along a tangent curve to the left having a radius of 91.569 meters, a chord bearing North58°33'07"West 46.876 meters, through a central angle of 29°39'38" an arc length of 47.403 meters to a point of tangency; thence North73°22'56"West a distance of 40.581 meters to a point of curvature; thence along a tangent curve to the right, having a radius of 105.553 meters, a chord bearing North69°07'00"West 15.702 meters, through a central angle of 8°31'52" an arc length of 15.717 meters to a point of cusp on the general southwesterly boundary of the 12.5 feet wide Public Utility Easement, adjoining the general southwesterly side of said CMD Court, as shown on said map of Valley Hi Industrial Park, thence along last said boundary the following five courses: 1) along a non-tangent curve to the left having a radius of 20.269 meters, a chord bearing North87°43'50"East 2.436 meters, through a central angle of 6°53'25" an arc length of 2.438 meters to a point of reverse curvature; thence 2) along a tangent curve to the right having a radius of 12.954 meters, a chord bearing South 79°05'02" East 7.415 meters, through a central angle of 33°15'41" an arc length of 7.520 meters to a point of reverse curvature; thence 3) along a tangent curve to the left having a radius of 119.938 meters, a chord bearing South71°07'20"East 36.156 meters, through a central angle of 17°20'18" an arc length of 36.294 meters to a point of reverse curvature; thence 4) along a tangent curve to the right having a radius of 93.420 meters, a chord bearing South60°18'11"East 62.333 meters, through a central angle of 38°58'36" an arc length of 63.551 meters to a point of compound curvature; thence 5) along a tangent curve to the right having a radius of 3.810 meters, a chord bearing

# Exhibit 'A-1' Page 2 of 3

City Parcel 04-15-22-B In APN 134-0600-029 & -040

South33°55'55"East 0.913 meters, through a central angle of 13°45'56" an arc length of 0.915 meters; thence along a non-tangent curve to the right, having a radius of 8.230 meters, a chord bearing South24°21'02"West 6.913 meters, through a central angle of 49°40'09" an arc length of 7.134 meters to the northwesterly boundary of the 12.5 feet wide Public Utility Easement, adjoining the northwesterly side of said Grant Line Road, as shown on said map of *Valley Hi Industrial Park*, thence along last said boundary, South49°11'07"West a distance of 84.724 meters; thence South60°46'10"West a distance of 19.640 meters to the **POINT OF BEGINNING**.

Containing an area of 0.05910 hectares (6,361 square feet or 0.1460 acres), more or less.

The bearings and distances used in the above description are based upon the California Coordinate System of 1983, Zone 2. Divide the above distances by 0.99999 to obtain ground level distances. To convert meters to U.S. survey feet, multiply the distance by 3937/1200. To convert hectares to acres, multiply hectares by 2.471±.

This real property description has been prepared at Mark Thomas & Co. Inc., by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Daniel H. Thorpe

aniel

Professional Land Surveyor

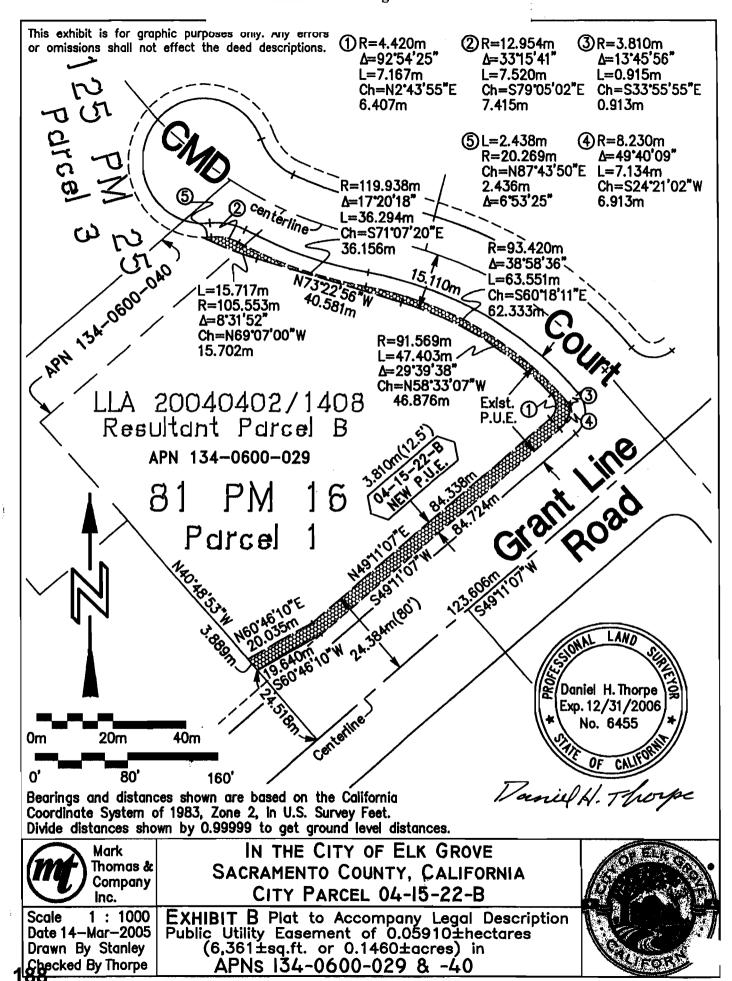
California No. 6455



April 11, 2005
Date

## Exhibit 'A-1' Page 3 of 3

The purpose of the Public Utility Easement is for construction, re-construction, installation, use, repair, rehabilitation and maintenance of public utilities inclusive of water, gas, sewer, drainage pipes, poles, overhead wires and appurtenances thereto, over, across, and under all that real property situated in the City of Elk Grove, County of Sacramento, State of California.



# Exhibit A-2 and B-2

City Parcel 04-15-22-E In or near APNs 134-0600-029 & -040

Located in the City of Elk Grove, County of Sacramento, State of California, being a 3.810 meter wide strip of land in Parcel 3 of the Parcel Map filed August 19, 1991, in Book 125 of Parcel Maps at Page 25, Records of Sacramento County, and in Parcel 1 of the map titled *Valley Hi Industrial Park* filed June 8, 1984, in Book 81 of Parcel Maps at Page 16, Records of Sacramento County, bounded by the Lot Line Adjustment Resultant Parcel B described in the Boundary Line Adjustment recorded April 2, 2004, in Book 20040402 Page 1408, Official Records of Sacramento County, and more particularly described as follows:

**COMMENCING** at the most southerly corner of said Resultant Parcel B, on the centerline of Grant Line Road as shown on said map of Valley Hi Industrial Park; thence along the southwesterly boundary of said Resultant Parcel B, North40°48'53"West a distance of 24.518 meters to the POINT OF BEGINNING; thence continuing along the southwesterly boundary of said Resultant Parcel B, North40°48'53"West a distance of 3.889 meters; thence North60°46'10"East a distance of 20.035 meters to a line parallel with and distance 24.384 meters northwesterly, measured at right angles, from said centerline of Grant Line Road; thence along said parallel line, North49°11'07" East a distance of 84.338 meters to a point of curvature; thence along a tangent curve to the left having a radius of 4.420 meters, a chord bearing North2°43'55"East 6.407 meters, through a central angle of 92°54'25" an arc length of 7.167 meters to point of compound curvature on a curve concentric with the centerline of CMD court as shown on said map of Valley Hi Industrial Park; thence along said concentric curve, along a tangent curve to the left having a radius of 91.569 meters, a chord bearing North58°33'07" West 46.876 meters, through a central angle of 29°39'38" and arc length of 47.403 meters to a point of tangency; thence North73°22'56"West a distance of 40.581 meters to a point of curvature; thence along a tangent curve to the right having a radius of 105.553 meters, a chord bearing North67°09'05"West 22.912 meters, through a central angle of 12°27'41" and arc length of 22.957 meters to the northwesterly boundary of said Resultant Parcel B; thence along last said boundary, North49°11'07" East a distance of 4.068 meters; thence along a non-tangent curve to the left having a radius of 101.743 meters, a chord bearing South67°32'43"East 20.694 meters, through a central angle of 11°40'26" an arc length of 20.730 meters to a point of tangency; thence South73°22'56"East a distance of 40.581 meters to a point of curvature; thence along a tangent curve to the right having a radius of 95.379 meters, a chord bearing South58°33'07"East 48.826 meters, through a central angle of 29°39'38" an arc length of 49.375 meters to a point of reverse curvature; thence along a tangent curve to the right having a radius of 8.230 meters, a chord bearing South2°43'55"West 11.930 meters, through a central angle of 92°54'25" an arc length of

### Exhibit 'A-2' Page 2 of 3

City Parcel 04-15-22-E In or near APNs 34-0600-029 & -040

13.344 meters to a point of tangency; thence South49°11'07West a distance of 84.724 meters; thence South60°46'10West a distance of 19.640 meters to the **POINT OF BEGINNING.** 

Containing an area of 0.08592 hectares (9,245 square feet or 0.2122 acres), more or less.

The bearings and distances used in the above description are based upon the California Coordinate System of 1983, Zone 2. Divide the above distances by 0.99999 to obtain ground level distances. To convert meters to U.S. survey feet, multiply the distance by 3937/1200. To convert hectares to acres, multiply hectares by 2.471±.

This real property description has been prepared at Mark Thomas & Co. Inc., by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Daniel H. Thorpe

Professional Land Surveyor

California No. 6455

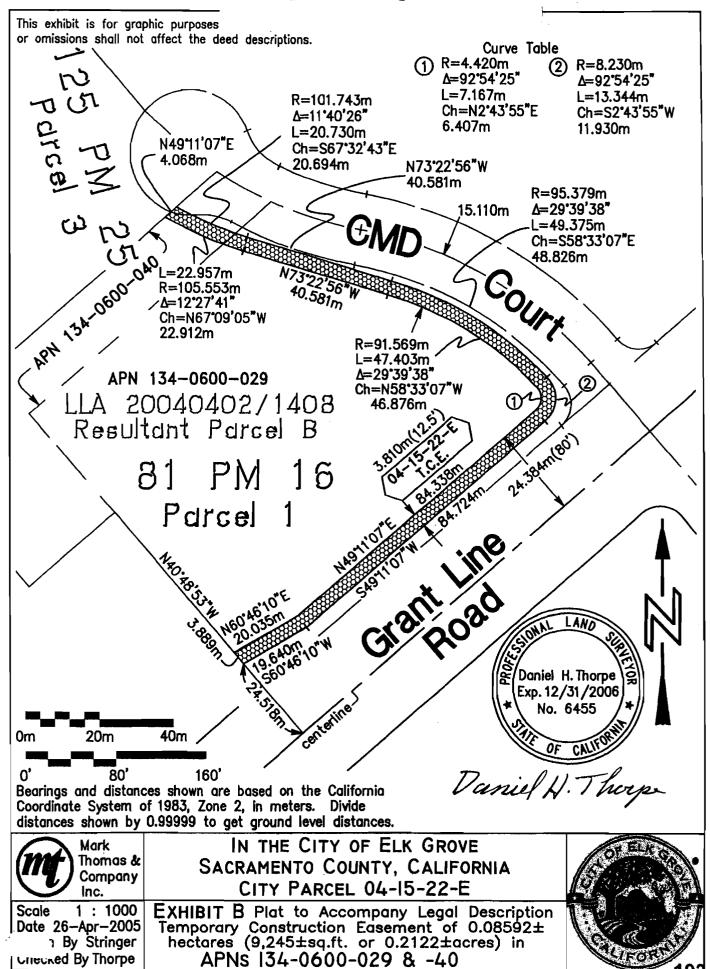
EXP. 12/31/06

MO. 6455

April 26, 2005 Date

# Exhibit 'A-2' Page 3 of 3

The term of the Temporary Construction Easement is for two years and shall terminate upon the complete of the construction of the Grant Line Road/State Route 99 Interchange Project, or March 1, 2008 whichever occurs earlier.



### CERTIFICATION ELK GROVE CITY COUNCIL RESOLUTION NO. 2005-292

STATE OF CALIFORNIA	)	
COUNTY OF SACRAMENTO	)	SS
CITY OF ELK GROVE	)	

I, Peggy E. Jackson, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on the 14th day of September, 2005 by the following vote:

AYES 5: COUNCILMEMBERS: Scherman, Soares, Briggs, Cooper, Leary

NOES 0: COUNCILMEMBERS:

ABSTAIN 0: COUNCILMEMBERS:

ABSENT 0: COUNCILMEMBERS:

Peggy E. Jackson, City Clerk City of Elk Grove, California

WILLIAM IN