

RESOLUTION NO. 2015-039

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE SALE
OF CITY-OWNED REAL PROPERTY FOR AN AMOUNT OF \$275,000 AND A
RECIPROCAL GRANT OF EASEMENTS AGREEMENT WITH CRAZY HEART
PROPERTIES, LLC., A CALIFORNIA LIMITED PARTNERSHIP, DOING BUSINESS AS
MR. MOTORHOME FOR 42,270 SQUARE FEET OF PROPERTY LOCATED ON EAST
STOCKTON BOULEVARD, EAST OF HIGHWAY 99, WEST OF EMERALD VISTA
DRIVE AND NORTH OF ELK GROVE BOULEVARD
[PORTION OF ASSESSOR PARCEL NUMBER 125-0010-003]**

WHEREAS, the City acquired APN 125-0010-003 ("Property") in 2012, a 3.43 acre vacant parcel, located on the east side of E. Stockton Boulevard, just north of Elk Grove Boulevard, in conjunction with the Elk Grove Creek Floodplain Management Restoration Project; and

WHEREAS, City staff determined a portion of City Property, approximately 42,270 square feet, is not required for City purposes ("Remainder Property"); and

WHEREAS, Lon C. Lundgren, Crazy Heart Properties, LLC, doing business as "Mr. Motorhome", owns the adjoining parcel and desires to purchase and City desires to sell Remainder Property; and

WHEREAS, the purchase price of \$275,000 is consistent with the appraised market value, determined by an independent appraiser to be between \$260,000 and \$322,000; and

WHEREAS, for the reasons presented, the City Council determines that seeking competitive proposals for the sale of the property is not in the best interests of the City; and

WHEREAS, the City desires to grant and accept a Reciprocal Grant of Easements to establish a shared access driveway, which will be constructed and maintained by Crazy Heart Properties, LLC; and

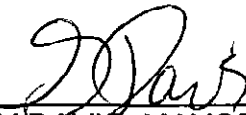
WHEREAS, pursuant to Elk Grove Municipal Code 23.10.020 and 23.10.030, City Council has determined that the sale is consistent with the City's General Plan and Section 65402(a) of the Government Code; and

WHEREAS, The proposed sale is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15378(a) of the State CEQA Guidelines; and

WHEREAS, revenue generated from the sale of the Remainder Property will be credited to the City's Drainage Fund.


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove authorizes the City Manager to execute an agreement for the sale of City-owned real property for an amount of \$275,000 and authorizes the City Manager to execute a reciprocal grant of easements agreement with Crazy Heart Properties, LLC, in substantially the form presented with the accompanying staff report.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 11th day of March 2015.




GARY DAVIS, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2015-039

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)
CITY OF ELK GROVE) *ss*

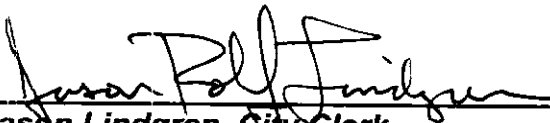
I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on March 11, 2015 by the following vote:

AYES : **COUNCILMEMBERS:** *Davis, Hume, Detrick, Ly, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN : **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California