SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIO VISTA ACCEPTING DEEDS FOR PARCELS C, D AND G AS SHOWN ON THE MAP OF "TRILOGY PHASE 8" FILED ON NOVEMBER 3, 2004 IN BOOK 80, PAGE 40, AND PARCEL D AS SHOWN ON THE MAP OF "TRILOGY PHASE 9" FILED ON APRIL 11, 2006 IN BOOK 82, PAGE 66, SOLANO COUNTY RECORDS

MEETING DATE: May 6, 2010

RECOMMENDATION

It is recommended that the City Council of the City of Rio Vista consider adopting Resolution No. _____, “Accepting the deed for “Parcels C, D and G in Trilogy Phase 8 book 80, page 40 and Trilogy Phase 9 Parcel D Book 82, page 66” from Shea Homes Inc.”

BACKGROUND

In November of 2003 and April of 2006 the final maps for Phase 8 and Phase 9, respectively, of the Trilogy subdivision were recorded. Included on the owner’s statements of each respective map (cover sheet), it stated that the City would be the recipient of certain properties. The detailed information as to the location and the parcel should have been conveyed to the City once the final map was recorded. Due to an oversight by the title company, the properties where never deeded over to the city as stated.

Moreover, on November 15, 2007 the City Council accepted Phase 8 improvements (including all of the underground utilities). A year later on November 6, 2008 the City Council accepted the Phase 9 improvements (including all of the underground utilities).

As Shea Homes/Trilogy continues to develop the site and continued to monitor its property they discovered that the parcels in question were still under the ownership of Shea. Shea Homes is now requesting that the properties to deeded over to the City and that the City accept the parcels.

REVIEW AND ANALYSIS

The parcels in Phase 8 which should have been deeded to the City are as follows:

Parcel C – this parcel serves as the site for one of the City’s sewer lift station. The City must have ownership of this parcel in order to access or limit access of non-city personnel to the lift station.
Parcel D – this parcel serves as a drainage ditch for the Marks Channel and is located behind the old Trilogy Plant. The City required that the parcel be deeded to the City as part of the development.

Parcel G – this parcel is a small strip of land between the Trilogy sound/retaining wall and the sidewalk on Airport Road. This area will be landscaped as part of the landscaping plans along Airport Road.

The parcels in Phase 9 which should have been deeded to the City are as follows:

Parcel D Phase 9 is a landscape strip on the outside of the wall and is part of the Airport Road right away.

Attached for your review are the signed final maps for Phase 8 and 9, along with a map of the location of the parcels in question. The City Engineer has reviewed all documents and agrees that the parcels should have been deeded to the City and that the City accept the parcels at this time.

**FINANCIAL CONSIDERATIONS**

There may be a minor cost for the recording of the documents. There will also be maintenance costs for continued cleaning of the drainage channel.

**ALTERNATIVES**

- None

________________________________
Finance Manager

________________________________
City Manager

Attachment:  Resolution
            Phase 8, 9 Final Map
RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIO VISTA
ACCEPTING DEEDS FOR PARCELS C, D AND G AS SHOWN ON THE MAP OF
"TRILOGY PHASE 8" FILED ON NOVEMBER 3, 2004 IN BOOK 80, PAGE 40, AND
PARCEL D AS SHOWN ON THE MAP OF "TRILOGY PHASE 9" FILED ON APRIL
11, 2006 IN BOOK 82, PAGE 66, SOLANO COUNTY RECORDS.

WHEREAS, in November of 2003 and April of 2006 the final maps for Phase 8 and
Phase 9, respectively, of the Trilogy subdivision were recorded; and

WHEREAS, included on the owner’s statements of each respective map it stated that the
City would be the recipient of certain properties; and

WHEREAS, due to an oversight by the title company the properties outlined in Phase 8
and 9 to be conveyed to the City where never deeded over to the City; and

WHEREAS, in the Trilogy Final Map Phase 8, Parcels C, D and G are to be recorded
and deeded to the City; and

WHEREAS, in the Trilogy Final Map Phase 9, Parcels D is to be recorded and deeded to
the City; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF RIO VISTA that the City Council does hereby accept deeds for Parcel C, D and G of
Trilogy Phase 8, and parcel D of Trilogy Phase 9, as shown on the maps hereunto attached as
Exhibit A.

PASSED, ADOPTED AND APPROVED the sixth day of May, 2010, by the following
roll call vote:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS
ABSTAIN: COUNCILMEMBERS

ATTEST:

Carolyn Parkinson, MMC
Interim City Clerk