



## **REQUEST FOR PROPOSALS (RFP)**

### **ADDENDUM NO. 2**

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#### **RFP to Hold a Conservation Easement on the Magpie Creek Floodplain Property (RFP 2020-002)**

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**Date: October 16, 2020**

Written Proposals Due:.....October 23, 2020 – 5:00 p.m.  
Contract Award Date:.....November 19, 2020

Submit Proposals Electronically to:

KC Sorgen  
Senior Natural Resource Specialist  
[SorgenK@SacCounty.net](mailto:SorgenK@SacCounty.net)

Please cc: [herediaj@sacounty.net](mailto:herediaj@sacounty.net)

## **RESPONSES TO PROPOSERS WRITTEN QUESTIONS:**

### Questions received as of October 9, 2020

1. Will there be any maintenance activities or obligations performed by SAFCA/landowner on the properties?
  - A. *SAFCA, as landowner, remains responsible for land maintenance. This includes maintaining perimeter fences, as specified in Section 6.2 of the draft conservation easement (Exhibit A to RFP 2020-002). Other activities may include debris removal, maintenance of firebreaks, and maintenance of access driveways and culverts. The City of Sacramento Department of Utilities periodically mows both sides of the creeks and banks and maintains the channels for flow conveyance.*
  
2. Will firebreaks be required and maintained annually by SAFCA/landowner?
  - A. *SAFCA, as landowner, is responsible for complying with Sacramento City Code Chapter 8.28, weed and rubbish abatement. This may consist of annual mowing of firebreaks along Raley Boulevard and/or along perimeter fences by SAFCA or a contractor to SAFCA.*
  
3. Are there performance objectives for the 2019 revegetation effort?
  - A. *No.*
  
4. Are there any endangered species?
  - A. *Special-status plants and wildlife species may occupy or use the site. More information is available in the California Environmental Quality Act Initial Study prepared for the project. It is available at:  
[http://www.safca.org/protection/NR\\_Documents/CEQA\\_Magpie-Creek-FCP\\_MND.IS\\_2018\\_07\\_19.pdf](http://www.safca.org/protection/NR_Documents/CEQA_Magpie-Creek-FCP_MND.IS_2018_07_19.pdf).*
  
5. Are there third party beneficiaries of the easement?
  - A. *The conservation easement names DWR as a third-party beneficiary with the right to petition a court of competent jurisdiction to enforce the easement. There is no other named third-party beneficiary.*

## **AMENDMENTS TO REQUEST FOR PROPOSALS**

### **EXHIBIT A: CONSERVATION EASEMENT**

Legal descriptions have been drafted for the four parcels which would be subject to the Conservation Easement. They are attached as Attachment A hereto.

## **ATTACHMENT A: LEGAL DESCRIPTIONS**

- **Assessor's Parcel No. 215-0244-009**
- **Assessor's Parcel No. 215-0244-021**
- **Assessor's Parcel No. 215-0250-045**
- **Assessor's Parcel No. 215-0271-011**

**EXHIBIT "A"**  
**CONSERVATION EASEMENT**  
**LEGAL DESCRIPTION**

All that real property situate in the County of Sacramento, State of California, as described in that certain Grant Deed recorded on October 25, 2017 in Book 20171025 Official Records, Page 0573, Sacramento County Records, and more particularly described as follows:

The west one-half of Lot 332 of Acme Acres, according to its official plat, recorded in the official Records of Sacramento County, Book 14 of Maps, Map No. 27 on May 24, 1913.

Excepting therefrom all that portion described in that certain Final Order of Condemnation recorded November 16, 1989 in Book 891116, Page 2137 of Official Records.

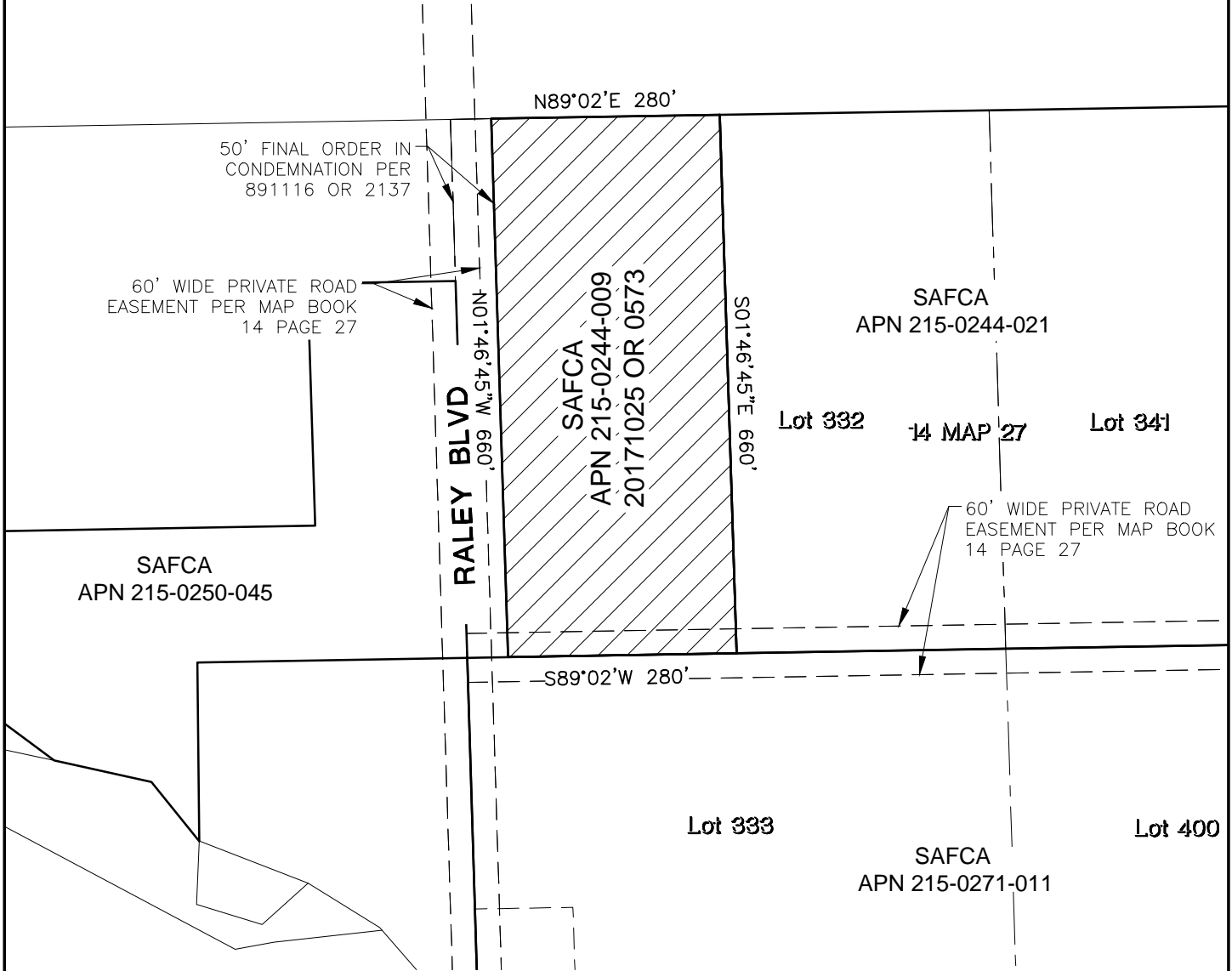
The above-described real property is identified on Exhibit 'B' attached hereto and made a part hereof.

Containing 4.2 acres, more or less.

End of Description



# EXHIBIT 'B'



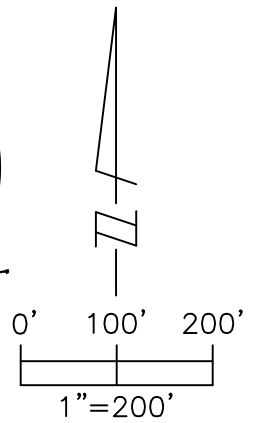
**LEGEND**

 CONSERVATION EASEMENT (4.2± ACRES)

O.R.: Official Records

**NOTES**

- 1) TITLE REPORT USED: FIDELITY NATIONAL TITLE CO. REPORT NO. 01000330-010-PA DATED 05/24/2017 (AMENDMENT NO. 1).
- 2) ALL RECORD REFERENCES ARE SACRAMENTO COUNTY RECORDS.
- 3) THIS PLAT WAS COMPILED FROM RECORD INFORMATION ONLY. NO SURVEY WAS PERFORMED.



## SAFCA APN 215-0244-009

CITY OF SACRAMENTO		COUNTY OF SACRAMENTO	STATE OF CALIFORNIA
DATE: 10/12/2020		SCALE: 1" = 200'	
DRWN. BY: TLC    CHK. BY: BEB		SHEET 1 OF 1	
<small>Plotted: Oct/12/2020 10:36 AM   By: Tiffany.carter                  DWG: P:\SAFCA\6SAF021904\SURVEY\Task 6 Magpie Conservation Esmts\SURVEY\LEGALS\215-0244-009\Exhibit\215-0244-009.dwg</small>		<b>PSOMAS</b> <small>1075 Creekside Ridge Drive, Suite 200                  Roseville, CA 95678                  (916) 788-8122 (916) 788-0600 (FAX)</small>	

**EXHIBIT "A"**  
**CONSERVATION EASEMENT**  
**LEGAL DESCRIPTION**

All that real property situate in the County of Sacramento, State of California, as described in that certain Grant Deed recorded on October 25, 2017 in Book 20171025 Official Records, Page 0572, Sacramento County Records, and more particularly described as follows:

The east one-half of Lot 332 and all of Lot 341 of Acme Acres, according to the official plat thereof, filed in the Office of the Recorder of Sacramento County, California, on May 24, 1913 in Book 14 of Maps, Map No. 27.

The above-described real property is identified on Exhibit 'B' attached hereto and made a part hereof.

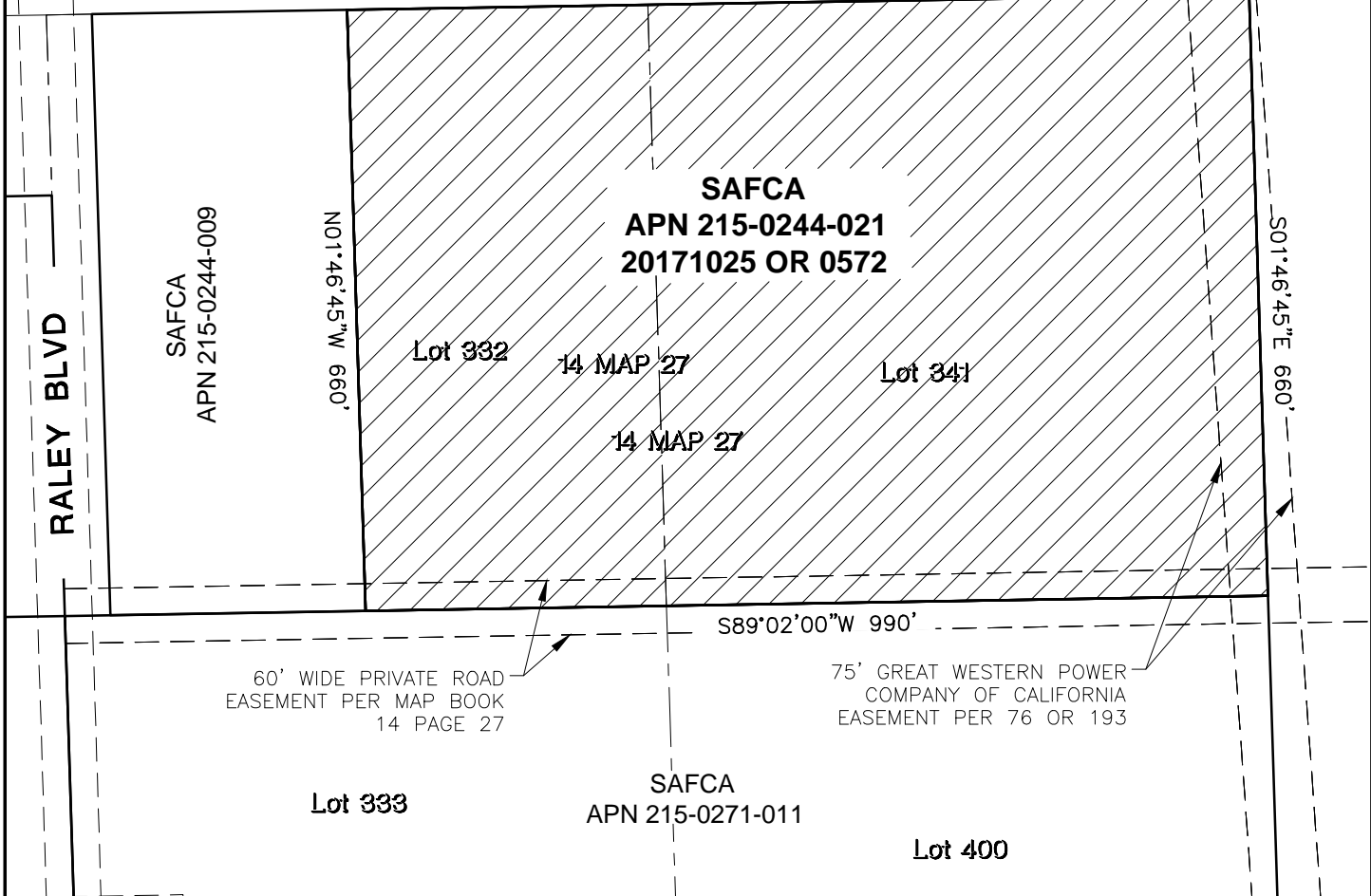
Containing 15 acres, more or less.

End of Description



# EXHIBIT 'B'

N89°02'E 990'



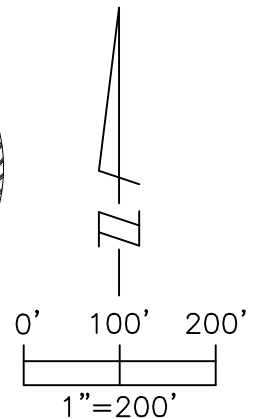
## LEGEND

 CONSERVATION EASEMENT (15± ACRES)

O.R.: Official Records

## NOTES

- 1) TITLE REPORT USED: FIDELITY NATIONAL TITLE CO. REPORT NO. 01000331-010-PA-CDT DATED 05/24/2017 (AMENDMENT NO. 1).
- 2) ALL RECORD REFERENCES ARE SACRAMENTO COUNTY RECORDS.
- 3) THIS PLAT WAS COMPILED FROM RECORD INFORMATION ONLY. NO SURVEY WAS PERFORMED.
- 4) ADDITIONAL EASEMENTS NOT PLOTTED: 20070717 OR 0641 AND 2253 OR 86.



## SAFCA APN 215-0244-021

CITY OF SACRAMENTO

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA

DATE: 10/12/2020

SCALE: 1" = 200'

DRWN. BY: TLC    CHK. BY: BEB

SHEET 1 OF 1

# PSOMAS

1075 Creekside Ridge Drive, Suite 200  
Roseville, CA 95678  
(916) 788-8122 (916) 788-0600 (FAX)

**EXHIBIT "A"**  
**CONSERVATION EASEMENT**  
**LEGAL DESCRIPTION**

All that real property situate in the County of Sacramento, State of California, being the lands of the Sacramento Area Flood Control Agency as said lands are described in that certain Grant Deed recorded in Book 20181004 of Official Records at Page 0993, Sacramento County Records, said lands also being portions of Lots 324 and 325 as said lots are shown on that certain subdivision map entitled "Plat of Acme Acres" filed for record in Book 14 of Maps at Page 27, Sacramento County Records; said real property lying southerly and easterly of the following described lines:

**COMMENCING** at a 2 ½" brass disk (no stamping) in monument well as said disk is shown on a that certain Record of Survey filed for record in Book 80 of Surveys at Page 15, Sacramento County Records; said brass disk lying 1.15 feet south along the centerline of Raley Boulevard from the Northeast corner of Lot 326 of said subdivision map; thence from said point for commencement along the east line of said Lot 326 and centerline of Raley Boulevard South 01°47'10" East 658.88 feet to the northeast corner of Lot 325; thence along the east line of said Lot 325 and continuing along said centerline of Raley Boulevard South 01°47'10" East 198.11 feet to the **POINT OF BEGINNING**; thence from said point of beginning, leaving said east line of Lot 325 South 89°00'31" West 181.16 feet; thence South 01°47'10" East 296.88 feet; thence South 89°00'31" West 479.09 feet to the west line of said Lot 325 and the **POINT OF TERMINATION**.

Containing 4.54 acres, more or less.

The above-described real property is identified as "Parcel" on Exhibit 'B' attached hereto and made a part hereof.

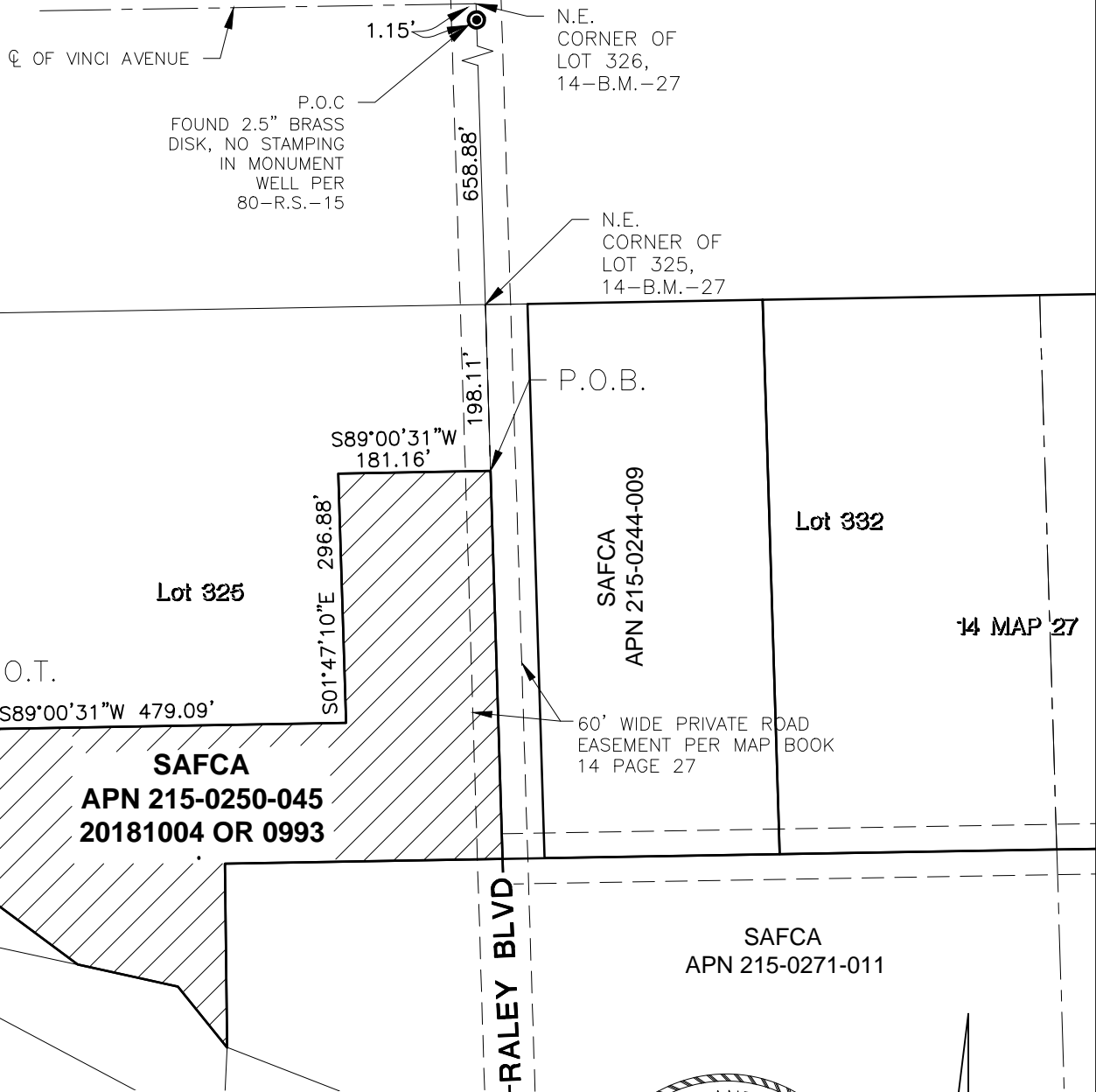
The basis of bearings for this description is identical to that which is described on said Record of Survey.

End of Description





# EXHIBIT 'B'



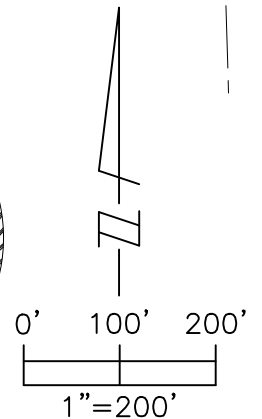
## LEGEND

 CONSERVATION EASEMENT (4.5± ACRES)

O.R.: Official Records

### NOTES

- 1) NO TITLE REPORT USE
- 2) ALL RECORD REFERENCES ARE SACRAMENTO COUNTY RECORDS.
- 3) THIS PLAT WAS COMPILED FROM RECORD INFORMATION ONLY. NO SURVEY WAS PERFORMED.



## SAFCA APN 215-0250-045

CITY OF SACRAMENTO

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA

DATE: 10/12/2020

SCALE: 1" = 200'

DRWN. BY: TLC    CHK. BY: BEB

SHEET 1 OF 1

# P S O M A S

1075 Creekside Ridge Drive, Suite 200  
 Roseville, CA 95678  
 (916) 788-8122 (916) 788-0600 (FAX)

**EXHIBIT "A"**  
**CONSERVATION EASEMENT**  
**LEGAL DESCRIPTION**

All that real property situate in the County of Sacramento, State of California, as described in that certain Grant Deed recorded on October 25, 2017 in Book 20171025 Official Records, Page 0571, Sacramento County Records, and more particularly described as follows:

Lot 333 and Lot 340, as shown on the "Plat of Acme Acres," recorded on May 24, 1913, in Book 14 of Maps, Map No. 27, records of Sacramento County.

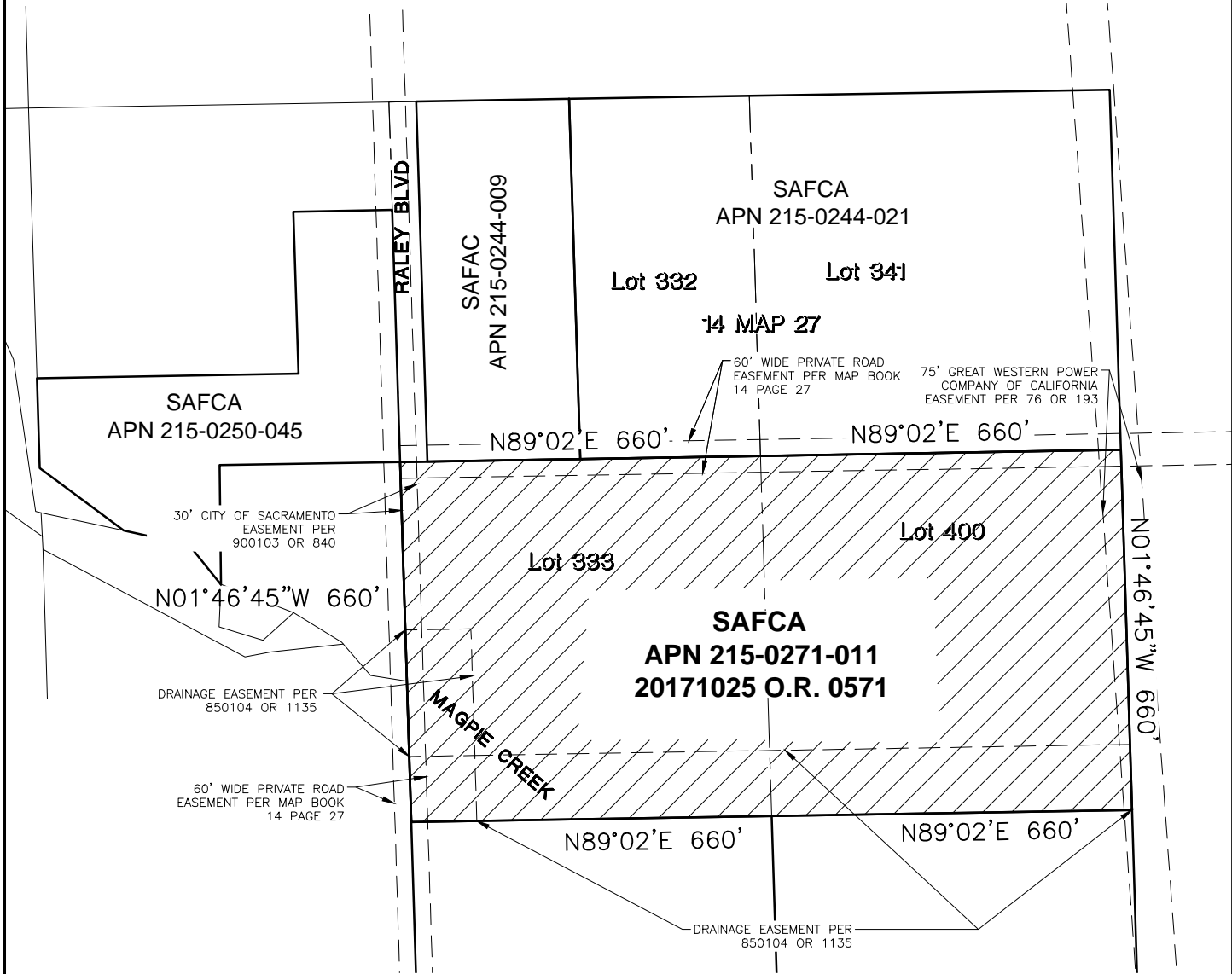
The above-described real property is identified on Exhibit 'B' attached hereto and made a part hereof.

Containing 20 acres, more or less.

End of Description



# EXHIBIT 'B'



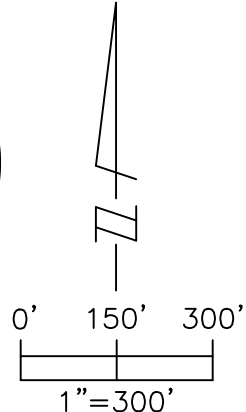
### LEGEND

 CONSERVATION EASEMENT (20± ACRES)

O.R.: Official Records

### NOTES

- 1) TITLE REPORT USED: FIDELITY NATIONAL TITLE CO. REPORT NO. 01000332-010-PA-CDT DATED 05/24/2017 (AMENDMENT NO. 1).
- 2) ALL RECORD REFERENCES ARE SACRAMENTO COUNTY RECORDS.
- 3) ADDITIONAL EASEMENTS: 2220 O.R. 411 AND 3524 O.R. 582
- 4) THIS PLAT WAS COMPILED FROM RECORD INFORMATION ONLY. NO SURVEY WAS PERFORMED.



## SAFCA APN 215-0271-011

CITY OF SACRAMENTOCOUNTY OF SACRAMENTOSTATE OF CALIFORNIA

DATE: 10/12/2020      SCALE: 1" = 300'

DRWN. BY: TLC    CHK. BY: BEB      SHEET 1 OF 1

# P S O M A S

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