



APPROVED
BY THE CITY COUNCIL

JUL 1 1997

OFFICE OF THE
CITY CLERK

AG 97-106

1.14

CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
PUBLIC WORKS

TRANSPORTATION AND
DEVELOPMENT DIVISION

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SACRAMENTO, CA
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PLANNING AND
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SPECIAL PROJECTS
1231 I STREET, STE 300
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ENGINEERING
SERVICES
1231 I STREET, STE 200
SACRAMENTO, CA
95814-2988
PH 916-264-7995
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June 10, 1997

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF PARCEL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "NORWOOD-80 BUSINESS PARK UNIT NO. 2B" -
(P92-266)

LOCATION/COUNCIL DISTRICT:

Northeast of Display Way and Taylor Street
Council District 2

RECOMMENDATION:

This report recommends that the City Council approve the attached resolution for the Parcel Map and Subdivision Improvement Agreement for Norwood-80 Business Park Unit No. 2B.

CONTACT PERSON:

Charles Capron, Assistant Engineer, 264-7449
Jon Blank, Associate Engineer, 264-7493

FOR COUNCIL MEETING OF:

July 1, 1997

SUMMARY:

On July 11, 1996 the City Planning Commission approved a Tentative Parcel Map by adopting a "Notice of Decision". All conditions of the tentative map have been met by the subdivider, 880 Norwood Joint Venture, Edwin C. Lial and Margaret L. Lial. The subdivider wishes to file the Parcel Map prior to completing the required subdivision improvements. The deferral of these improvements requires the subdivider to enter into a subdivision improvement agreement with the City wherein the subdivider will complete

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Parcel Map (P92-266)
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the improvements at a later date. The Parcel Map and the Subdivision Improvement Agreement requires approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On July 11, 1996, the City Planning Commission approved a Tentative Parcel Map by adopting a "Notice of Decision".

Pursuant to Sacramento City Code, Chapter 40.08.813, and Government Code Section 66458, the City Council may, by resolution, approve parcel maps. The map presented conforms to all the requirements of the Government Code and Chapter 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

The Parcel Map is consistent with the North Sacramento Community Plan. All conditions in the staff subdivision report have been met, the deferred improvement work has been secured through a subdivision improvement agreement, and the Parcel Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, 880 Norwood Joint Venture, A General Partnership and Edwin C. Lial and Margaret L. Lial, Husband and Wife as Community Property.

ENVIRONMENTAL CONSIDERATIONS:

On August 20, 1996, the City Council adopted Resolution No. 96-074 ratifying the Negative Declaration and approving the mitigation monitoring plan for this project.

POLICY CONSIDERATIONS:


Pursuant to Sacramento City Code, Chapter 40.08.813, and Government Code Section 66458, the City Council may, by resolution, approve parcel maps. The map presented conforms to all the requirements of the Government Code and Chapter 40 of the City Code, applicable at the time of conditional approval of the Tentative Map.

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MBE/WBE:

None, since no goods or services are being procured with this action.

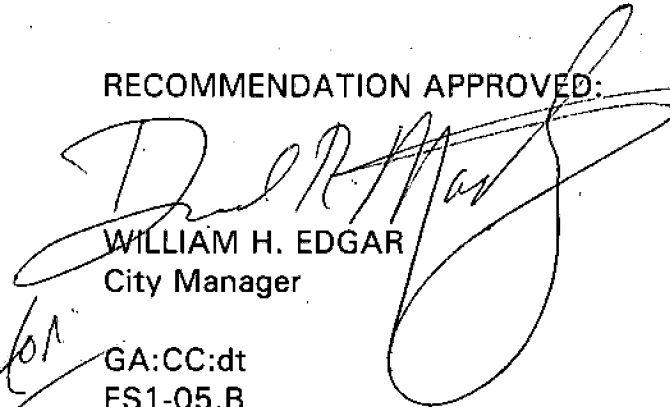
Respectfully submitted,



Gary Alm
Supervising Engineer

RECOMMENDATION APPROVED:

APPROVED:



WILLIAM H. EDGAR
City Manager



Michael Kashiwagi
Director of Public Works

for
GA:CC:dt
ES1-05.B
04.2897.2

Attachment

APPROVED
BY THE CITY COUNCIL
JUL 1 1997
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 97-388

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING PARCEL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR
PARCEL MAP ENTITLED "NORWOOD-80 BUSINESS PARK UNIT NO. 2B" (P92-266)**

**WHEREAS, THE COUNCIL OF THE CITY OF SACRAMENTO FINDS AND DETERMINES AS
FOLLOWS:**

- A. The Parcel Map entitled "Norwood-80 Business Park Unit No. 2B", located Northeast of Display Way and Taylor Street, with provisions for its design and improvement, is consistent with the North Sacramento Community Plan.
- B. The Parcel Map is in substantial compliance with the previously approved tentative parcel map.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO
AS FOLLOWS:**

1. The Parcel Map for this project is hereby approved subject to the execution by all parties of the Subdivision Improvement Agreement for that subdivision.
2. All offers of dedication shown on said map are hereby accepted subject to the improvement thereof required by the Subdivision Improvement Agreement.
3. The City Manager and City Clerk be authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and 880 Norwood Joint Venture, A General Partnership and Edwin C. Lial and Margaret L. Lial, Husband and Wife as Community Property to provide for the subdivision improvements required by the Subdivision Map Act and Chapter 40 (Subdivision Regulations) of the Sacramento City Code.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

4. The Director of Public Works is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK

ES1-05.B

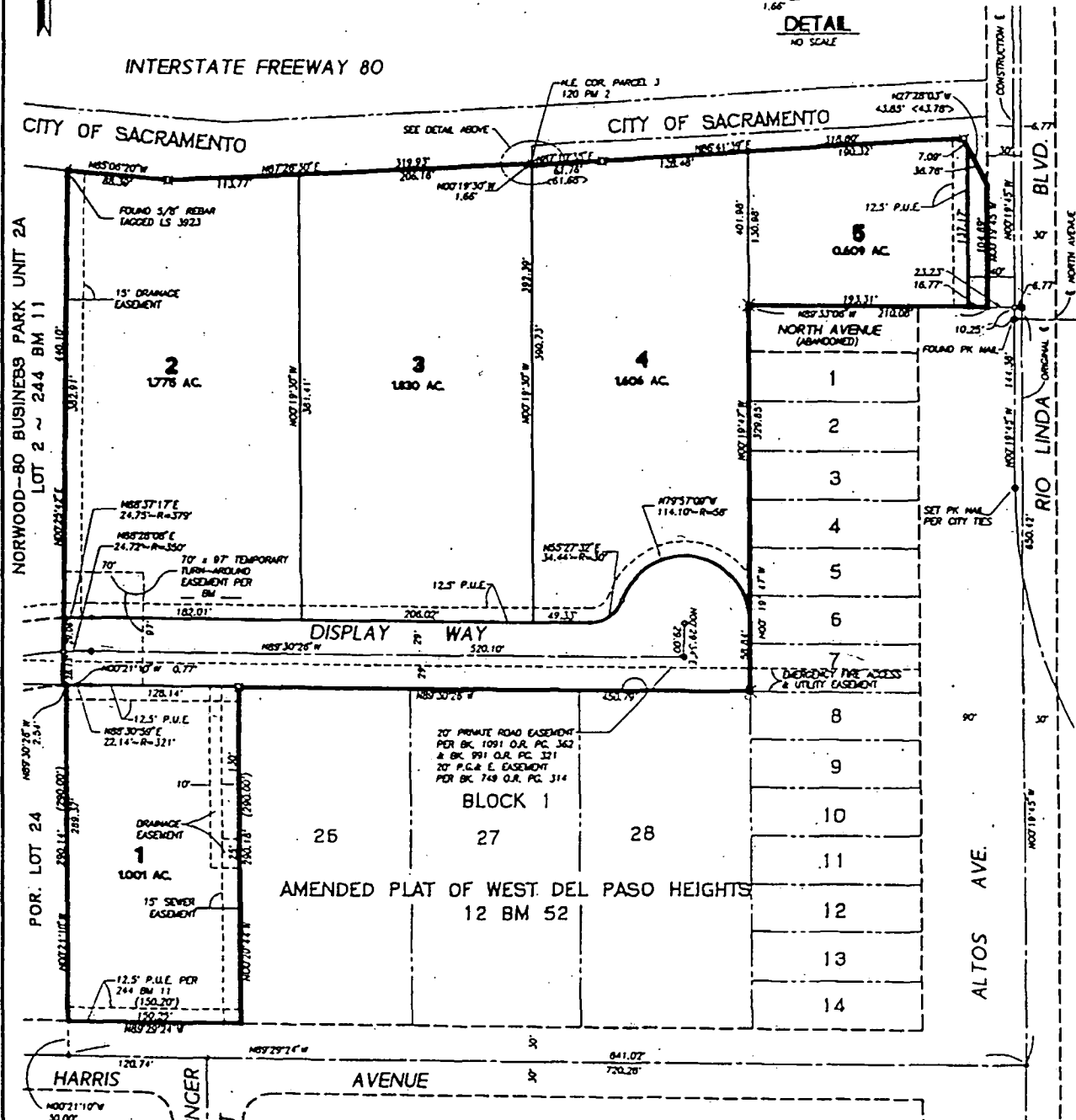
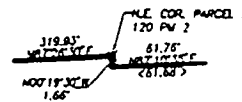
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

PLAT OF
NORWOOD-80 BUSINESS PARK UNIT NO. 2B
 LOT 4 OF "NORWOOD-80 BUSINESS PARK UNIT NO. 2A" ~ 244 BM 11

CITY OF SACRAMENTO CALIFORNIA
 APRIL, 1987 SCALE: 1" = 60'
 MORTON & PITLCO, INC.
 SHEET 2 OF 2 SHEETS



- LEGEND**
-DIMENSION POINT, NOTHING FOUND OR SET
 -FOUND P.K. NAIL
 -FOUND 1-1/4" IRON PIPE TAGGED L.S. 3923
 -SET 1-1/4" IRON PIPE TAGGED L.S. 3923
 -SET 1/4" DIA. x 1-1/2" P.K. NAIL
 -FOUND MONUMENT AS DESCRIBED HEREON.
 - P.U.E.....PUBLIC UTILITY EASEMENT
 - ().....RECORD PER 12 BM 52
 - < >.....RECORD PER 86-0327 O.R. 54

- BASE OF BEARING**
- THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THE EAST BOUNDARY LINE OF NORWOOD-80 BUSINESS PARK UNIT NO. 2A FILED IN BOOK 244 OF MAPS, MAP NO. 11, THE BEARING OF WHICH IS GIVEN AS N 00°19'41" W.
- NOTES**
1. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
 2. TOTAL AREA OF THIS SUBDIVISION IS 7.794 ACRES.
 3. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED AND ALL EASEMENTS AND RIGHTS OF WAY NOT SHOWN ARE ABANDONED PURSUANT TO SECTION 66499.20-1/2 OF THE GOVERNMENT CODE. THE ABANDONED ITEMS ARE AS FOLLOWS:
 - 1) THE IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD AND PUBLIC UTILITIES FOR DISPLAY WAY DEDICATED ON 120 PM 2.
 - 2) THE 12.5' IRREVOCABLE OFFER OF DEDICATION FOR P.U.E. ADJACENT TO THE DISPLAY WAY DEDICATED ON 120 PM 2.

11/18/87, 10/29/10, 0011, 14/02, 03/78, 11/2, 11/02, 01-75-97, 304 BM