



3.15

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET, 2<sup>nd</sup> Floor  
SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

PH. (916) 264-7995  
FAX (916) 264-5786

December 3, 2003

AG 2003-228  
**APPROVED**  
DEC 16 2003  
OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF PARCEL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "KLOTZ RANCH COMMERCIAL CENTER PHASE 1" (P02-114)**

**LOCATION AND COUNCIL DISTRICT:**

Southeast corner Pocket Road and Interstate 5 located in Council District 4 (see attachment "A-1 through A-3" for project location).

**RECOMMENDATION:**

This report recommends the City Council adopt the attached resolution:

- Approving the Parcel Map and Subdivision Improvement Agreement for Klotz Ranch Commercial Center Phase 1.

**CONTACT PERSONS:**

Bob Robinson, Supervising Surveyor, 264-8970  
Kevin Love, Assistant Engineer, 264-5592

**FOR COUNCIL MEETING OF:** December 16, 2003

**SUMMARY:**

On December 12, 2002, the Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. The subdivider, Jane G. Klotz, as surviving trustee of the Klotz Family Trust dated November 30, 1998, 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 the improvements at a later date. All other conditions of the Tentative Map have been met by the subdivider.

City Council  
Parcel Map for Klotz Ranch Commercial Center Phase 1  
December 3, 2003

The Parcel Map and the Subdivision Improvement Agreement requires approval by the City Council.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND:**

On December 12, 2002, the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. Pursuant to Sacramento City Code, Chapter 16.32.130 and Government Code Section 66458, the City Council may approve Parcel Maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

The Parcel Map is consistent with the Pocket Community Plan. The deferred improvement work has been secured through a Subdivision Improvement Agreement, all other conditions of approval have been met, and the Parcel Map is presented for approval.

**FINANCIAL CONSIDERATIONS:**

All subdivision costs are being paid by the subdivider, Jane G. Klotz, as surviving trustee of the Klotz Family Trust dated November 30, 1998.

**ENVIRONMENTAL CONSIDERATIONS:**

On December 12, 2002, the Planning Commission ratified the Negative Declaration approving the Mitigation Monitoring Plan for this project.

**POLICY CONSIDERATIONS:**

Pursuant to Sacramento City Code, Chapter 16.32.130, and Government Code Section 66458, the City Council may approve Parcel Maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

The Council action recommended in this report supports the following City Strategic Plan goals:

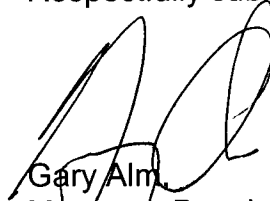
- Enhance and preserve the neighborhoods
- Promote and support economic vitality

City Council  
Parcel Map for Klotz Ranch Commercial Center Phase 1  
December 3, 2003

**ESBD CONSIDERATIONS:**

City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

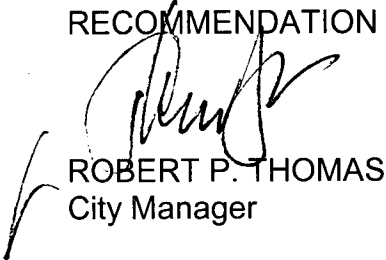
Respectfully submitted,



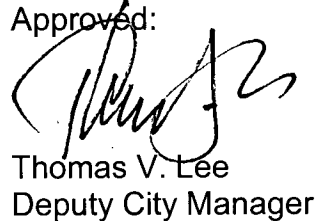
Gary Alm  
Manager, Development Services

RECOMMENDATION APPROVED:

Approved:



ROBERT P. THOMAS  
City Manager

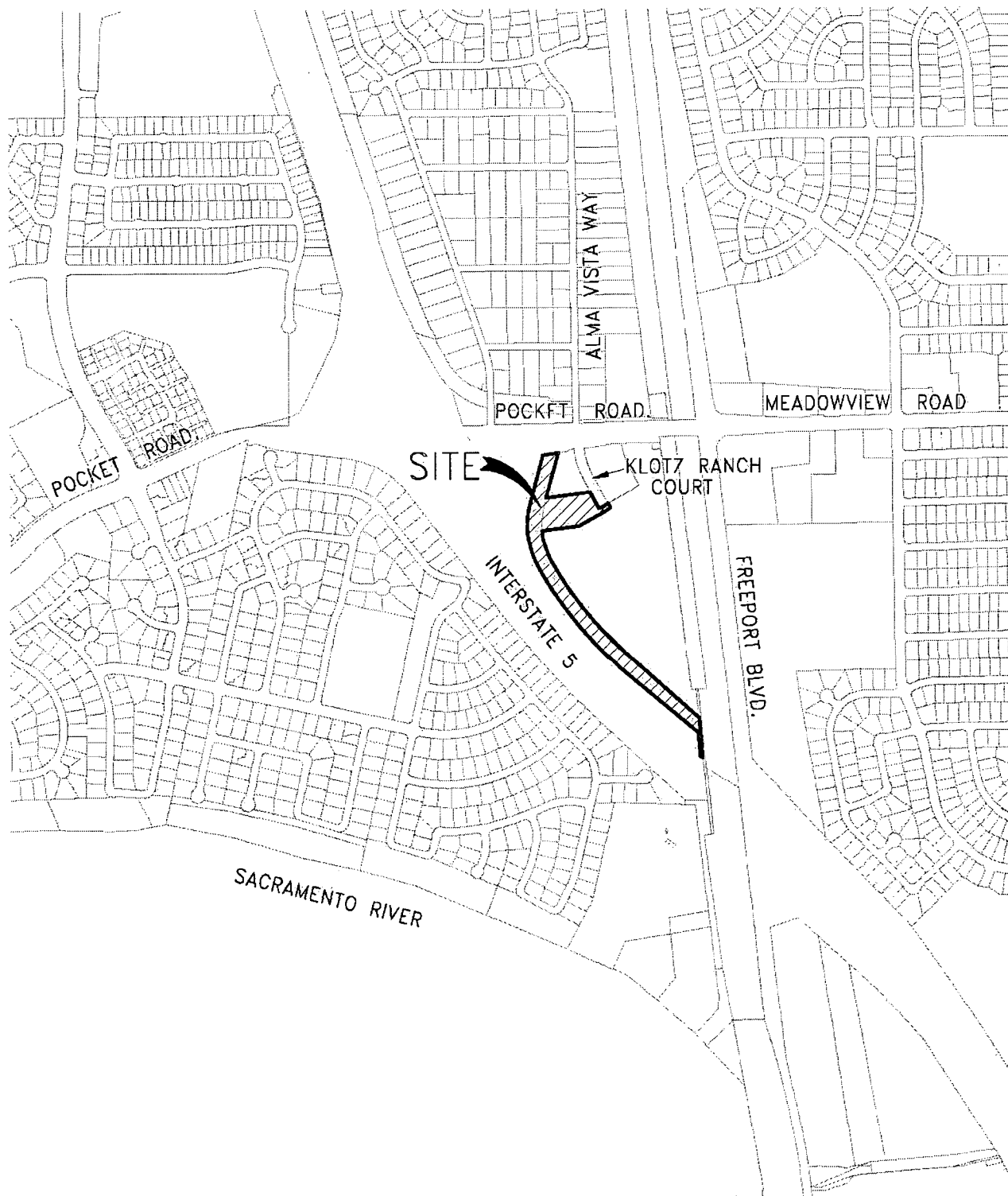


Thomas V. Lee  
Deputy City Manager

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2. Attachment A-2 through A-3, Parcel Map of Klotz Ranch Commercial Center Phase 1, pg. 5
3. Resolution approving Parcel Map and Subdivision Improvement Agreement, pg.7

RR/sr



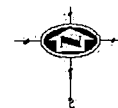
x:\PROJ\920074\DWG\SAC\_CITY-VMAP.DWG 10-29-03 3:00 pm - CGorges

MAP CONTACT:  
MORTON & PITALO, INC.



SCALE: 1"=800'

### KLOTZ RANCH COMMERCIAL CENTER



APRIL 2003

**PARCEL MAP**  
**KLOTZ RANCH COMMERCIAL CENTER PHASE 1**  
**SUBDIVISION NO. P02-T14**  
**PARCEL 2 - BOOK 134 OF PARCEL MAPS AT PAGE 17**  
**SACRAMENTO COUNTY RECORDS**

CITY OF SACRAMENTO  
 COUNTY OF SACRAMENTO, CALIFORNIA  
 NOVEMBER, 2005  
**MORTON & PITALO, INC.**  
 SHEET 1 OF 2 SHEETS

**OWNER'S STATEMENT**

THE UNDERSIGNED, HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP, AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO AND ALL SPECIFIC PUBLIC USES THE ROAD AND DRIVE SHOWN HEREON, AND ALSO OFFERS FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENTS FOR INSTALLATION AND MAINTENANCE OF ELECTRICITIES, TRAFFIC CONTROL DEVICES, WATER SEWER, AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND LINES AND CONDUITS FOR ELECTRIC, CABLE TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO OR OVER, UNDER AND ACROSS THESE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).

KLOTZ FAMILY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY \_\_\_\_\_  
 JANE C. KLOTZ, MANAGER

**NOTARY'S STATEMENT**

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_ PERSONALLY  
 KNOWN TO ME OR \_\_\_\_\_ APPEARED \_\_\_\_\_ PERSONALLY  
 KNOWN TO ME OR \_\_\_\_\_ PRESENT TO ME ON THE BASIS OF SATISFACTORY  
 EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE  
 WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE  
 SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY  
 HE/HEM/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), BY THE  
 DEED/TITLE UPON BEHALF OF WHOM THE PERSON(S) ACTED EXECUTED THE  
 INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF \_\_\_\_\_  
 PRINT NAME \_\_\_\_\_  
 PRINCIPAL PLACE OF BUSINESS IS \_\_\_\_\_  
 COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A  
 FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION  
 MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KLOTZ FAMILY LLC IN  
 JANUARY, 2004. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY  
 CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.  
 ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE  
 POSITIONS INDICATED. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY  
 TO BE RETRACED.

DATED \_\_\_\_\_, 2005  
 CHRISTOPHER J. BORNES L.S. 7090



**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF "KLOTZ RANCH  
 COMMERCIAL CENTER PHASE 1" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS  
 CITY PLANNING COMMISSION, THAT ALL PROVISIONS OF THE SUBDIVISION MAP  
 THE APPROVED TENTATIVE MAP SUBMITTED TO THE ACT AND ALL APPLICABLE  
 CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT  
 SAID MAP IS TECHNICALLY CORRECT.

DATED \_\_\_\_\_  
 SUPERVISOR BUREAU  
 DEVELOPMENT SERVICES DIVISION  
 CITY OF SACRAMENTO  
 L. E. 7534, EXP. 12-31-05

**CITY CLERK'S STATEMENT**

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS  
 APPROVED THIS PARCEL MAP OF "KLOTZ RANCH COMMERCIAL CENTER PHASE 1" AND  
 HAS ACCEPTED IN BEHALF OF THE PUBLIC THE WAY AND EASEMENTS HEREOF OFFERED  
 FOR DEDICATION.

DATED \_\_\_\_\_, 2005  
 CITY CLERK

**RECORDER'S STATEMENT**

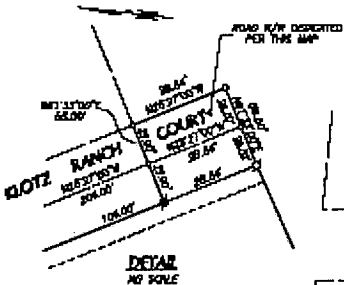
ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF  
 SACRAMENTO COUNTY IN BOOK \_\_\_\_\_ OF PARCEL MAPS, PAGE NO. \_\_\_\_\_ THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_, 2005 AT \_\_\_\_\_ HOURS, MINUTES, \_\_\_\_\_ P., AT THE  
 REQUEST OF MORTON & PITALO, INC. TITLE TO THE LAND INCLUDED IN THIS  
 PARCEL MAP BEING NESTED AS PER CERTIFICATE NO. \_\_\_\_\_ ON FILE IN THIS  
 OFFICE.

DOCUMENT NO. \_\_\_\_\_  
 RECORDER OF SACRAMENTO COUNTY  
 FBI \_\_\_\_\_ BY \_\_\_\_\_ DEPUTY

020074

ATTACHMENT A-2

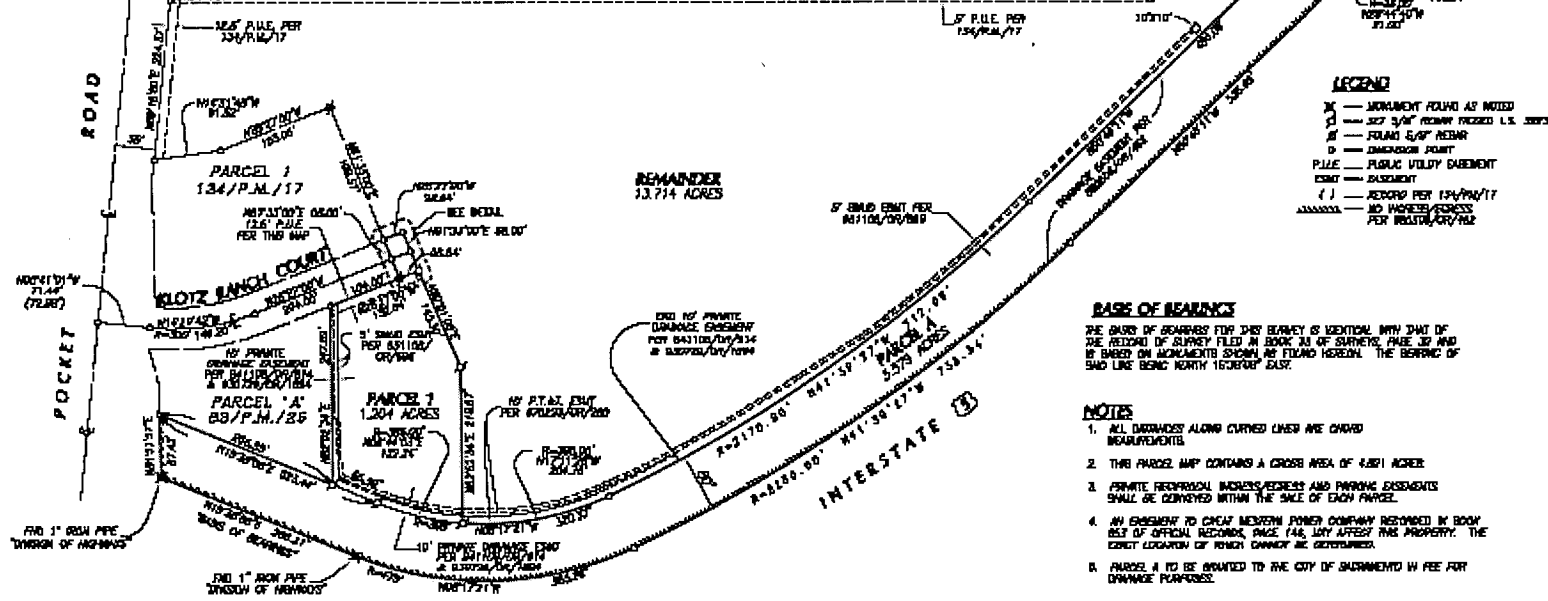
**PARCEL MAP**  
**KLOTZ RANCH COMMERCIAL CENTER PHASE 1**  
**SUBDIVISION NO. P02-T14**  
**PARCEL 2 - BOOK 134 OF PARCEL MAPS AT PAGE 17**  
**SACRAMENTO COUNTY RECORDS**  
 CITY OF SACRAMENTO  
 COUNTY OF SACRAMENTO, CALIFORNIA  
 SCALE 1"=100' NOVEMBER, 2003  
**MORTON & PITALO, INC.**  
 SHEET 2 OF 2 SHEETS



FREEPORT BOULEVARD

SOUTHERN PACIFIC RAILROAD COMPANY

COUNTY OF SACRAMENTO



- LEGEND**
- M — MONUMENT FOUND AS NOTED
  - 3 — SET 3/8" REBAR MARKED U.S. 3000
  - 11 — FOUND 5/8" REBAR
  - D — DIMENSION POINT
  - P.U.E. — PUBLIC UTILITY EASEMENT
  - ESMT — EASEMENT
  - 11 — RECORD PER 154/P.M./17 AND VARIOUS RECORDS PER 154/P.M./17

**BASE OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE RECORD OF SURVEY FILED IN BOOK 28 OF SURVEYS, PAGE 32 AND IS BASED ON ALIGNMENTS SHOWN AS FOUND HEREON. THE BEARING OF SAID LINE BEING NORTH 15°00'00" EAST.

- NOTES**
1. ALL DIMENSIONS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
  2. THIS PARCEL MAP CONTAINS A GROSS AREA OF 4.261 ACRES.
  3. PRIVATE RECREATIONAL BACKLASH ACCESS AND PARKING EASEMENTS SHALL BE DERIVED WITHIN THE SALE OF EACH PARCEL.
  4. AN EASEMENT TO GREAT WESTERN POWER COMPANY RECORDED IN BOOK 163 OF OFFICIAL RECORDS, PAGE 146, DOES AFFECT THIS PROPERTY. THE EXACT LOCATION OF WHICH CANNOT BE DETERMINED.
  5. PARCEL #1 TO BE DEeded TO THE CITY OF SACRAMENTO IN FEE FOR DAMAGE PURPOSES.

920074

ATTACHMENT A-3

**RESOLUTION NO. 2003-889**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_



**APPROVING PARCEL MAP ENTITLED "KLOTZ RANCH COMMERCIAL CENTER PHASE 1" AND SUBDIVISION IMPROVEMENT AGREEMENT (P02-114)**

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

- A. The Parcel Map entitled "Klotz Ranch Commercial Center Phase 1", located at the southeast corner of Pocket Road and Interstate 5, with provisions for its design and improvement, is consistent with the Pocket Community Plan.
- B. The Parcel Map is in substantial compliance with the previously approved Tentative 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 dedications 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 are authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and Jane G. Klotz, as surviving trustee of the Klotz Family Trust dated November 30, 1998, to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.
- 4. The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_