



4.7

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
ENGINEERING DIVISION MANAGER

CITY OF SACRAMENTO
CALIFORNIA

927 TENTH STREET
ROOM 200
SACRAMENTO, CA
95814-2705

APPROVED
BY THE CITY COUNCIL

916-449-8220

CONSTRUCTION SECTION
640 BERGUT DRIVE
SUITE B
SACRAMENTO, CA
95814-0131

FEB 6 1990

OFFICE OF THE
CITY CLERK

916-449-5282

February 6, 1990

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Hearing on Resolution of Necessity (PN:TA51) - Acquisition of Five (5) Parcels Necessary for Construction of the Norwood Avenue Street Improvement Project

SUMMARY

It is requested that the City Council adopt the attached Resolution of Necessity to acquire five (5) parcels of property needed for the construction of the Norwood Avenue Street Improvement project.

BACKGROUND

On December 5, 1989, by Resolution No. 89-925, the City Council authorized the acquisition of the rights-of-way for the construction of the Norwood Avenue Street Improvement project along Norwood Avenue between Fairbanks Avenue and Morrison Avenue.

The owners of record have been offered an amount that has been established as just compensation by Resolution No. 89-925, based on an appraisal prepared by an independent M.A.I. appraiser.

To this point, no acquisition agreements have been signed on the parcels in question. In order for project construction to proceed, these acquisitions need to progress in a timely manner and eminent domain proceedings need to begin.

Additional background information is included in the attached Engineer's Report.

The resolutions have been reviewed by the City Attorney's office.

City Council
Hearing on Resolution of Necessity (PN:TA51)
February 6, 1990
Page 2

FINANCIAL DATA

Funds for the acquisition of the properties are available in the 1989/90 Capital Improvement budget for the Norwood Improvement project, (Fund 201-500-TA51-4813; Measure A funding). As of January 30, 1990 the unobligated balance in the project is \$772,000.

POLICY CONSIDERATIONS

There are no policy considerations involved with this project.

MBE/WBE EFFORTS

There are no goods or services being purchased as a part of this recommendation.

RECOMMENDATION

It is recommended that the hearing be closed and the attached Resolution of Necessity be adopted (six ayes or two-thirds vote is required).

Respectfully submitted,

Speranza Avram for

THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:

Walter J. Slupe

WALTER J. SLIPE
City Manager

Approved:

Melvin H. Johnson

MELVIN H. JOHNSON
Director of Public Works

CONTACT PERSON

Ronald Soos, Real Property Agent
449-8602
Sabrina Thompson, Deputy City Attorney
449-5346

February 6, 1990
District No. 2

RS:rh
RE6-05ED.D
01.3090.1

Attachment

RESOLUTION NO. 90-106

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL

FEB 6 1990

OFFICE OF THE
CITY CLERK

ON DATE OF _____

RESOLUTION OF NECESSITY
ACQUISITION OF FIVE PARCELS
FOR
NORWOOD AVENUE STREET IMPROVEMENT PROJECT
(PN:TA51/JN:9812)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, TWO-THIRDS OF ALL MEMBERS OF SAID COUNCIL VOTING IN FAVOR THEREOF:

1. That the City of Sacramento intends to acquire through the exercise of the power of eminent domain the real property or interest in real property hereinafter described as Parcels TA51-09, TA51-10, TA51-16, TA51-23, and TA51-24 (herein referred to as the "Subject Parcels").
2. That the City of Sacramento intends to acquire the interest in the Subject Parcels as expressly specified in the description of said Parcels in paragraph 8.
3. That the Subject Parcels are to be taken for the following public uses listed in paragraph 8 in connection with the construction of curbs, gutters, sidewalks, and street and traffic light installation.
4. That the statute or statutes authorizing the City of Sacramento to acquire the Subject Parcels for the above-mentioned public purposes are as follows: Government Codes, Section 37350.5
5. That the Subject Parcels are generally located on Norwood Avenue.
6. That the City Council declares that it has found and determined each of the following:
 - a. The public interest and necessity requires the property acquisition for the planned improvements in the street improvement project.
 - b. The property to be acquired is planned or located in the manner that will be most compatible with the greatest public good an the least private injury.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

- c. The Subject Parcels are necessary for the planned improvements.
 - d. The offer required under Section 7267.2 of the Government Code has been made to the owners of record.
7. That the City of Sacramento, a municipal corporation, its appropriate officers, employees, and agents, are hereby authorized and empowered:
- a. To acquire in the name of the City of Sacramento, a municipal corporation, the Subject Parcels by condemnation in accordance with the provisions of the Eminent Domain Law of the State of California. Said parcels shall be acquired in the interest and for the purposes shown in paragraph 8.
 - b. To prepare, file, and prosecute in the appropriate court, such proceedings in eminent domain as are necessary for the acquisition of the Subject Parcels.
 - c. To deposit the probable amount of compensation, as fixed by the City Council in accordance with law, with the Clerk of the appropriate court and to make application to said court for an order permitting the City of Sacramento to take immediate possession and use of the Subject Parcels.
8. The Subject Parcels, being the real property or interest therein which the City is by this Resolution authorized to acquire, are situated in the City of Sacramento, State of California, and described as follows:

Parcel TA51-09
 APN: 250-0220-001 (Portion)
 (Adams)

Fee simple absolute for curbs, gutters, sidewalks, road widening, and other public utilities to be acquired. All that real property situated in the State of California, County of Sacramento, City of Sacramento, described as follows:

Beginning at the Northwest corner of said Lot 9, Block 38, as shown on the "Amended Plat of West Del Paso Heights", filed in Book 12 of Maps, Map No. 52, of official records of the County of Sacramento, said point being the intersection of the East right-of-way line of Norwood Avenue (formerly Sully Street) and the South right-of-way line of Ford Road as shown on said plat; thence North 89° 03' 13" East, 11.94 feet along the South right-of-way line of Ford Road; thence leaving said

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RESOLUTION NO.: _____

DATE ADOPTED: _____

right-of-way line along a curve to the left of 20.00 feet radius and a central angle of 49° 24' 44" and being subtended by a chord bearing South 22° 56' 22" West, 16.72 feet to a point 40.00 feet East of and perpendicular to the centerline of Norwood Avenue as shown on said plat; thence South 01° 46' 00" East, 99.71 feet parallel to said centerline to a point on the South line of the North 115.00 feet of said Lot 9; thence South 89° 03' 19" West, 4.93 feet to the East right-of-way line of Norwood Avenue; thence North 01° 46' 51" West, 115.00 feet along said right-of-way line to the point of beginning, containing an area of 600.54 square feet, more or less.

Parcel TA51-10
APN: 250-0200-041 (Portion)
(White)

Fee simple absolute for curbs, gutters, sidewalks, road widening, and other public utilities to be acquired. All that real property situated in the State of California, County of Sacramento, City of Sacramento, described as follows:

Beginning at the Southwest corner of Lot 10, Block 35, as shown on the "Amended Plat of West Del Paso Heights", filed in Book 12 of Maps, Map No. 52, of official records of the County of Sacramento, said point being the intersection of the East right-of-way line of Norwood Avenue (formerly Sully Street) and the North right-of-way line of Ford Road as shown on said plat; thence North 01° 46' 51" West, 150.00 feet along the East right-of-way line of Norwood Avenue to a point on the South line of the North 180.00 feet of said Lot 10; thence North 89° 03' 19" East, 5.01 feet along said South line to a point 40.00 feet East of and perpendicular to the centerline of Norwood Avenue as shown on said plat; thence South 01° 46' 00" East, 135.28 feet parallel to the centerline of Norwood Avenue; thence along a curve to the left of 20.00 feet radius and a central angle of 47° 46' 06" being subtended by a chord bearing South 25° 39' 03" East, 16.20 feet to a point on the North right-of-way line of Ford Road as shown on said plat; thence South 89° 03' 19" West, 11.53 feet along said North right-of-way line to the point of beginning, containing an area of 778.20 square feet, more or less.

Parcel TA51-16
APN: 250-0331-020 (Portion)
(Nelson/Cook)

Fee simple absolute for curbs, gutters, sidewalks, road widening, and other public utilities to be acquired. All that real property situated in the State of California, County of Sacramento, City of Sacramento, described as follows:

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ORDINANCE NO.: _____

DATE ADOPTED: _____

Beginning at the Northeast corner of Lot 19 as shown on the Plat of Oak Knoll", filed in Book 11 of Maps, Map No. 20, said point being at the intersection of the South right-of-way line of Morrison Avenue and the West right-of-way line of Norwood Avenue (formerly Sully Street); thence South 01° 46' 30" East, 140.00 feet along the West right-of-way line of Norwood Avenue to a point on the North 140.00 feet of said Lot 19; thence South 89° 02' 30" West, 10.00 feet of said North line to a point 40.00 feet West of and perpendicular to the centerline of Norwood Avenue as shown on said plat; thence North 06° 30' 35" West, 60.57 feet to a point 45.00 feet West of and perpendicular to the centerline of said Norwood Avenue; thence North 01° 46' 30' West, 50.00 feet; thence along a curve to the left of 20.00 feet radius and a central angle of 89° 11' 00" being subtended by a chord bearing North 46° 22' 00" West, 28.08 feet to a point 30.00 feet South of and perpendicular to the centerline of Morrison Avenue as shown on said Map; thence South 89° 02' 30" West, 83.29 feet to a point on the West line of the East 148.00 feet of said Lot 19; thence North 01° 46' 30" West, 10.00 feet along said West line to a point on the South right-of-way line of Morrison Avenue as shown on said map; thence North 89° 02' 30" East, 118.00 feet along said South right-of-way line to the point of beginning, containing an area of 3,061.15 square feet, more or less.

Parcel TA51-23
APN: 250-0191-031 (Entire Parcel)
(McMahon/Henderson)

Fee simple absolute for curbs, gutters, sidewalks, road widening, and other public utilities to be acquired. All that real property situated in the State of California, County of Sacramento, City of Sacramento, described as follows:

The North 150.00 feet of the East 50.00 feet of Lot 26 of Johnson Heights, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on December 20, 1910, in Book 11 of Maps, Map No. 29.

Said North 150.00 feet being measured from the South line of West Silver Eagle Road, formerly Silver Eagle Road, on the North and said East 50.00 feet being measured from the West line of Norwood Avenue, formerly Pacific Avenue, on the East.

Parcel TA51-24
APN: 250-0191-014 (Portion)
(Henderson)

Fee simple absolute for curbs, gutters, sidewalks, road widening, and other public utilities to be acquired. All that real property situated in the State of California, County of Sacramento, City of Sacramento, described as follows:

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RESOLUTION NO.: _____

DATE ADOPTED: _____

All that portion of Lot 26, as shown on the "Plat of Johnson Heights", filed in Book 11 of Maps, Map No. 29, of County of Sacramento official records, more particularly described as follows:

The West 10.00 feet of the East 40.00 feet of the South 50.00 feet of the North 225.00 feet of the East 180.00 feet of said Lot 26, containing 500.00 square feet, more or less.

MAYOR

ATTEST:

CITY CLERK

RE6-05ED.D

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

February 6, 1990

CITY COUNCIL OF THE CITY OF SACRAMENTO

In the Matter of Acquiring the Property)
Necessary for Norwood Avenue Street) ENGINEER'S
Improvement Project) REPORT

A Public Hearing is scheduled for this date pertaining to the acquisition of real property necessary for the construction of the Norwood Avenue Street Improvements project. This project has been undertaken because of the following facts and will provide the following benefits:

1. That the City Council has approved the construction of curbs, gutters, sidewalks, installation of street lights, traffic signalization at Grand Avenue and Silver Eagle Road, road widening and resurfacing. All improvements will contribute to a safer condition for motorists and pedestrians alike.
2. That the existing condition of Norwood Avenue between Arcade Creek and Morrison Avenue is deteriorating as well as being too narrow for the increased traffic flow to and from Interstate 80.
3. That on December 5, 1989, the City Council approved the Negative Declaration for the Norwood Avenue widening, finding the project will not have a significant effect on the environment.
4. That on December 5, 1989, the City Council adopted the Resolution Establishing Just Compensation and Authorizing Expenditure of Funds to acquire the property.
5. That on December 7, 1989, a written offer of just compensation was mailed to the owners of record.
6. That on January 2, 1990, the City Council adopted the Resolution Authorizing Giving Notice of Intent to Adopt Condemnation Resolution to acquire said Parcels.
7. That on January 4, 1990, the City Clerk mailed, by certified mail, notice of a Hearing to be held on February 6, 1990, for the adoption of the Resolution Authorizing Acquisition of Property by Exercise of the Power of Eminent Domain to the known owner of said Parcels.

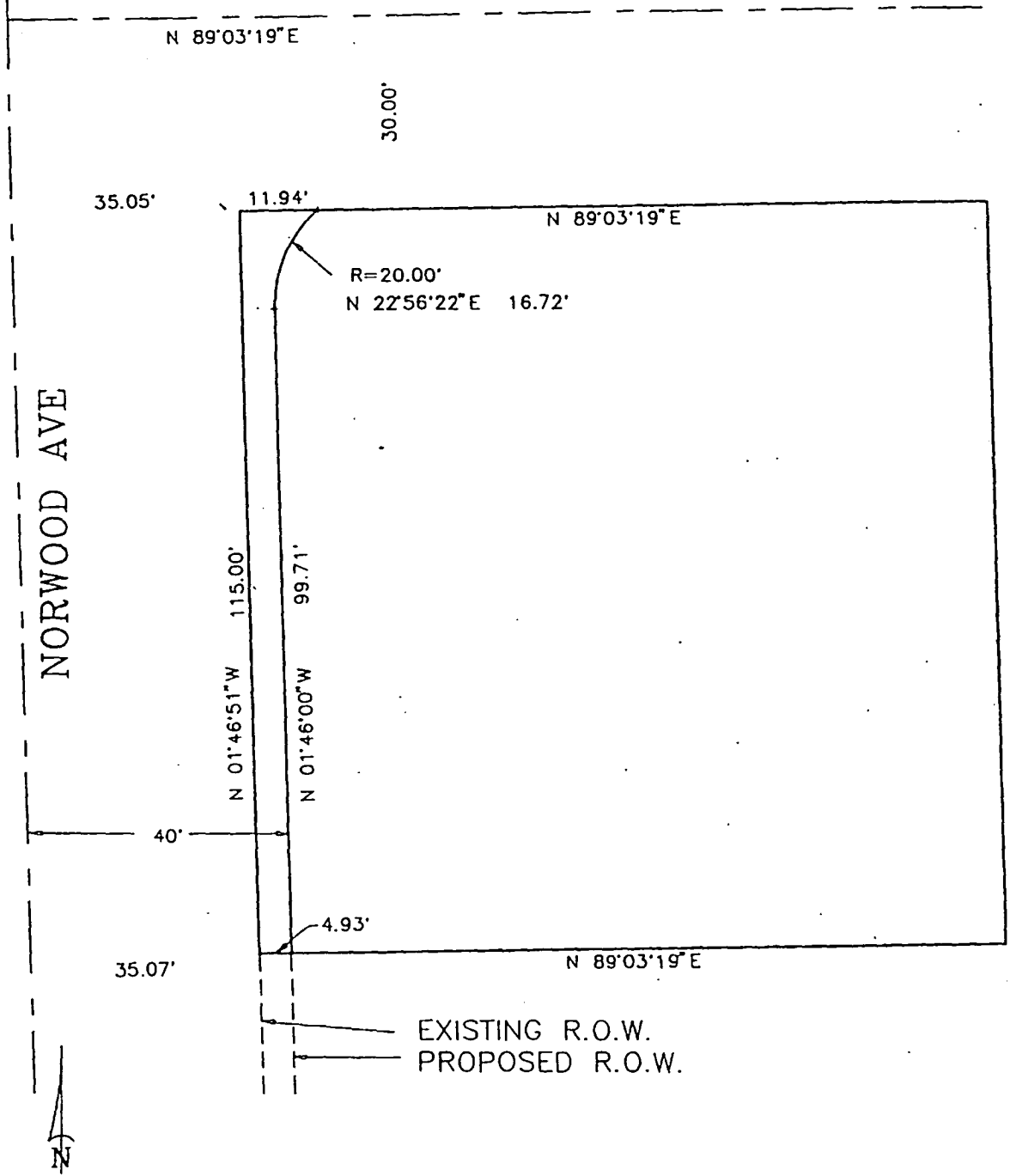
8. That the final day for receiving a written request to appear and be heard by the Council was January 30, 1990.
9. That as no written request to appear before the City Council was received by the City Clerk prior to January 30, 1990, it is recommended that the Hearing be closed and the attached Resolution Authorizing Acquisition of Property by Exercise of the Power of Eminent Domain be adopted.

EXECUTED THIS 6th DAY of February, 1990

MELVIN H. JOHNSON
City Engineer

RS:rh
RE6-05ED.D
01.2690.1

FORD ROAD



SCALE: 1" = 20'

DATE: JUNE 1989

PLAT MAP
NORWOOD AVENUE

A.P.N. 250-0220-01

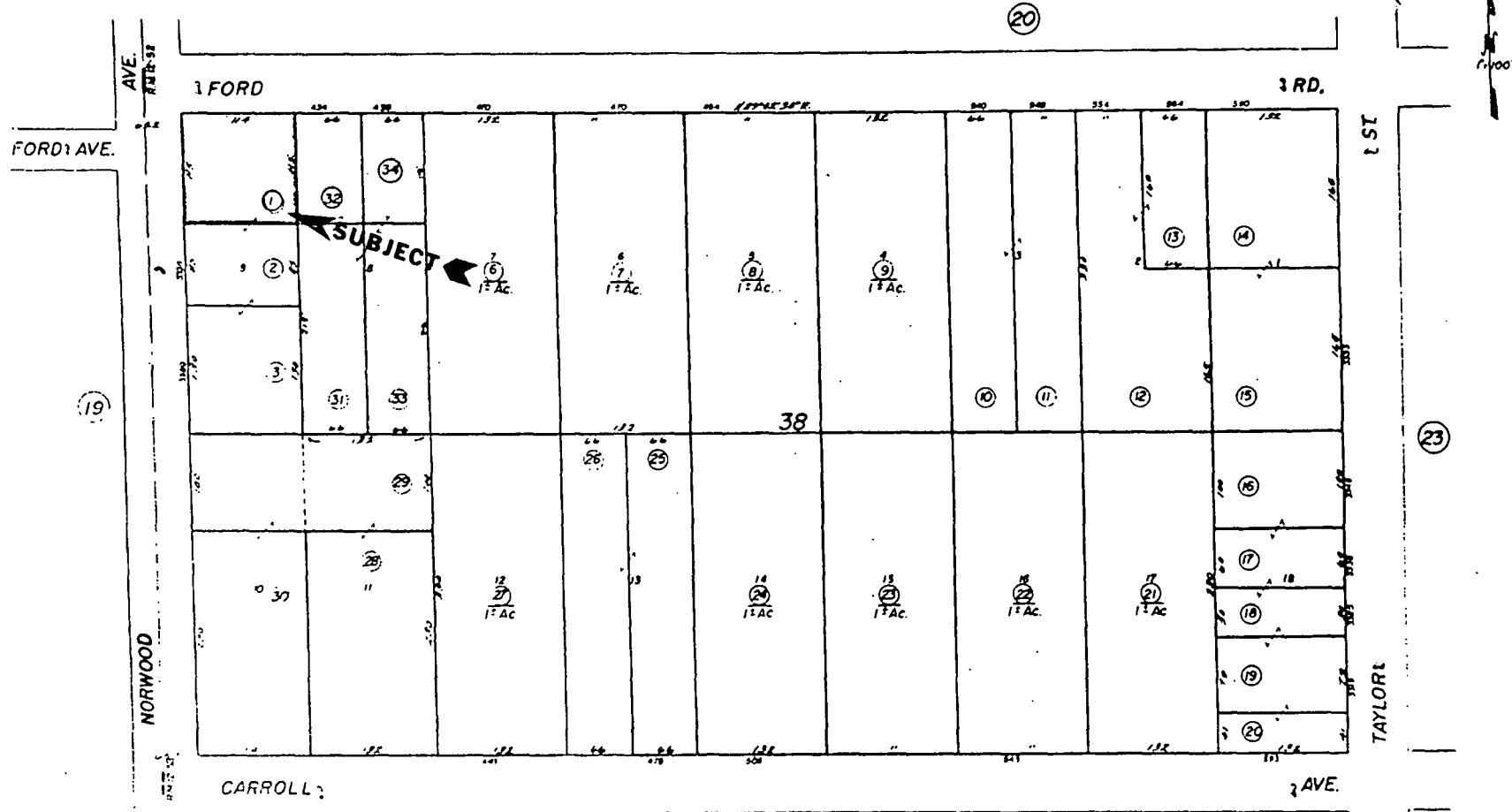
PARCEL NO. TA51-9

CITY OF SACRAMENTO PUBLIC WORKS DEPARTMENT

POR. SEC. 12, RANCHO DEL PASO

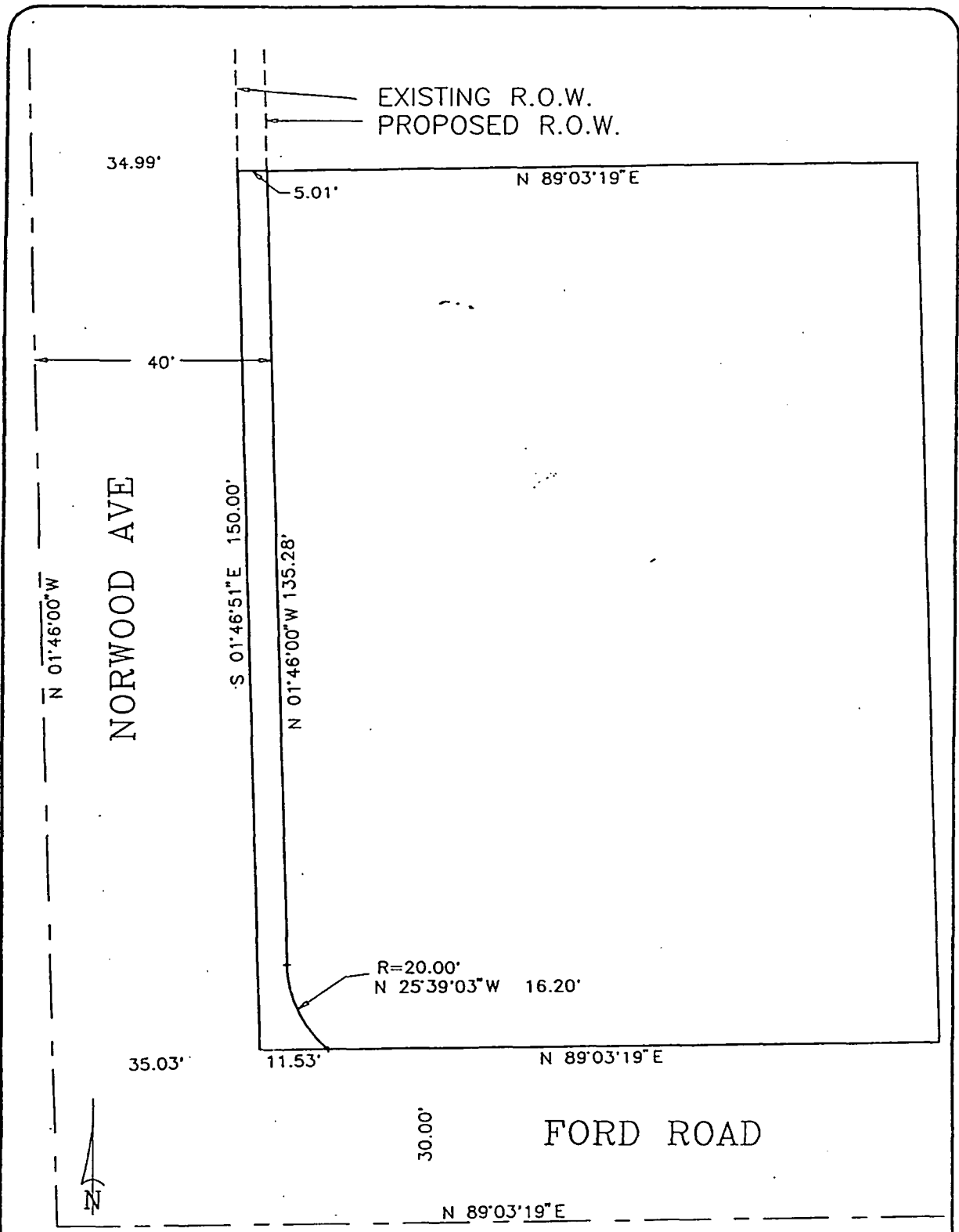
Tax Area Code

250-22



CITY OF SACRAMENTO
Assessor's Map Bk.250-Pg.22
County of Sacramento, Calif.





SCALE: 1" = 20'

DATE: JUNE 1989

PLAT MAP
NORWOOD AVENUE

A.P.N. 250-0200-41

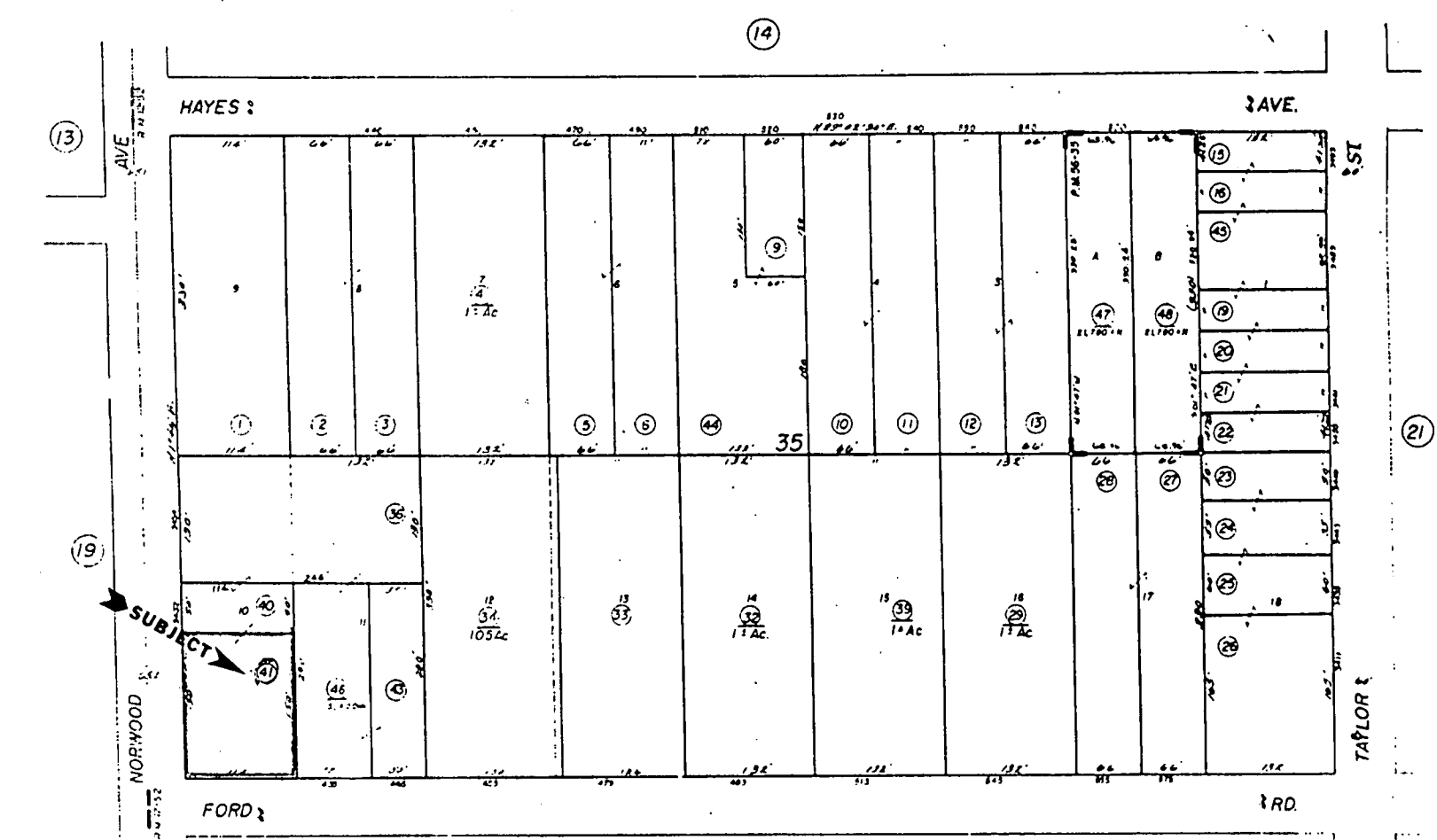
PARCEL NO. TA51-10

CITY OF SACRAMENTO PUBLIC WORKS DEPARTMENT

POR SEC.12, RANCHO DEL PASO

Tax Area Code

250-20

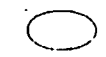


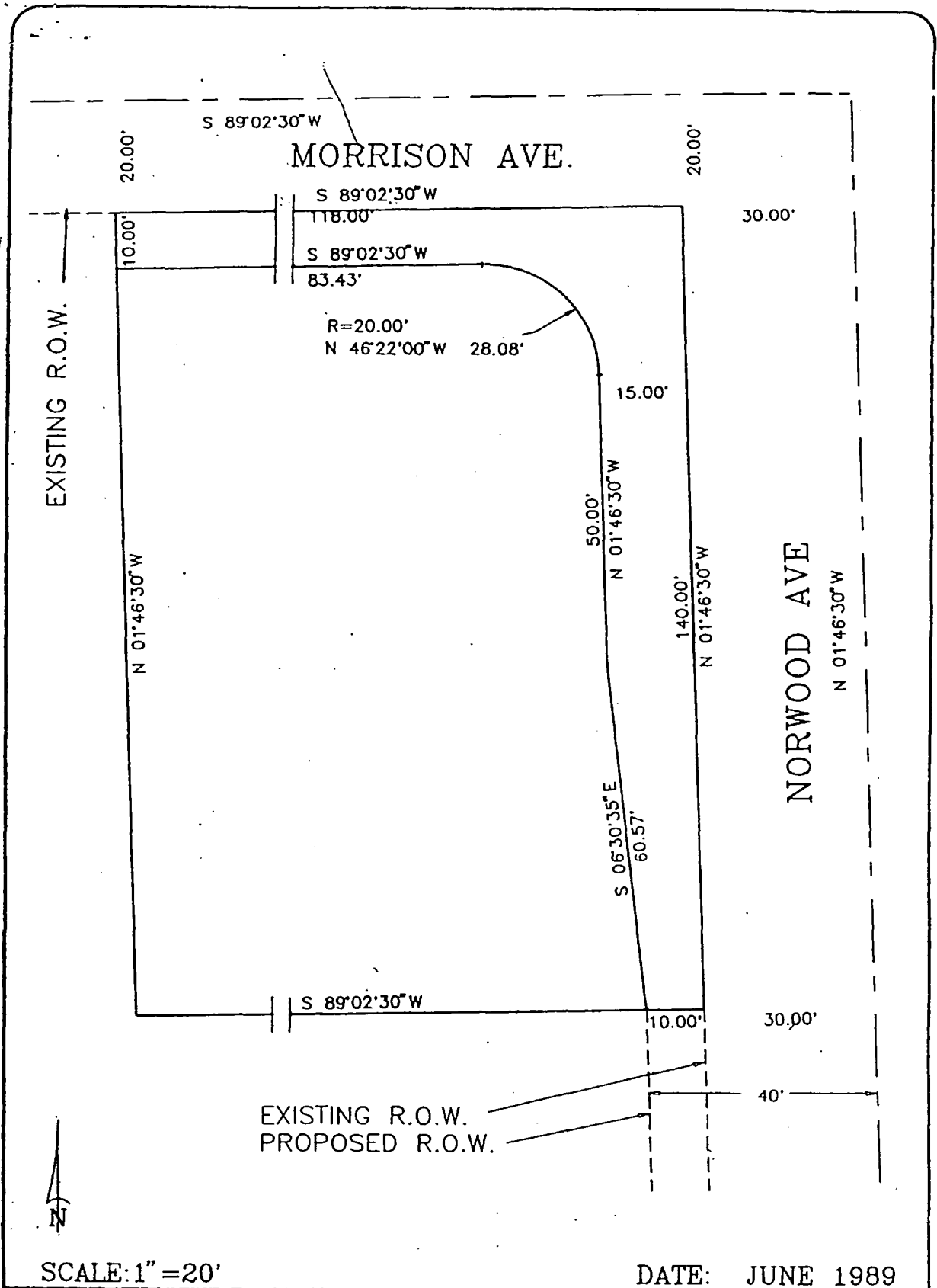
FORD AVE

West Del Paso Hts (Amd. Plat), RM. Bk.12, Pg.52

NOTE- Assessor's Black Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

CITY OF SACRAMENTO
Assessor's Map Bk.250-Pg.20
County of Sacramento, Calif.





PLAT MAP
 NORWOOD AVENUE

A.P.N. 250-0331-20

PARCEL NO. TA51-16

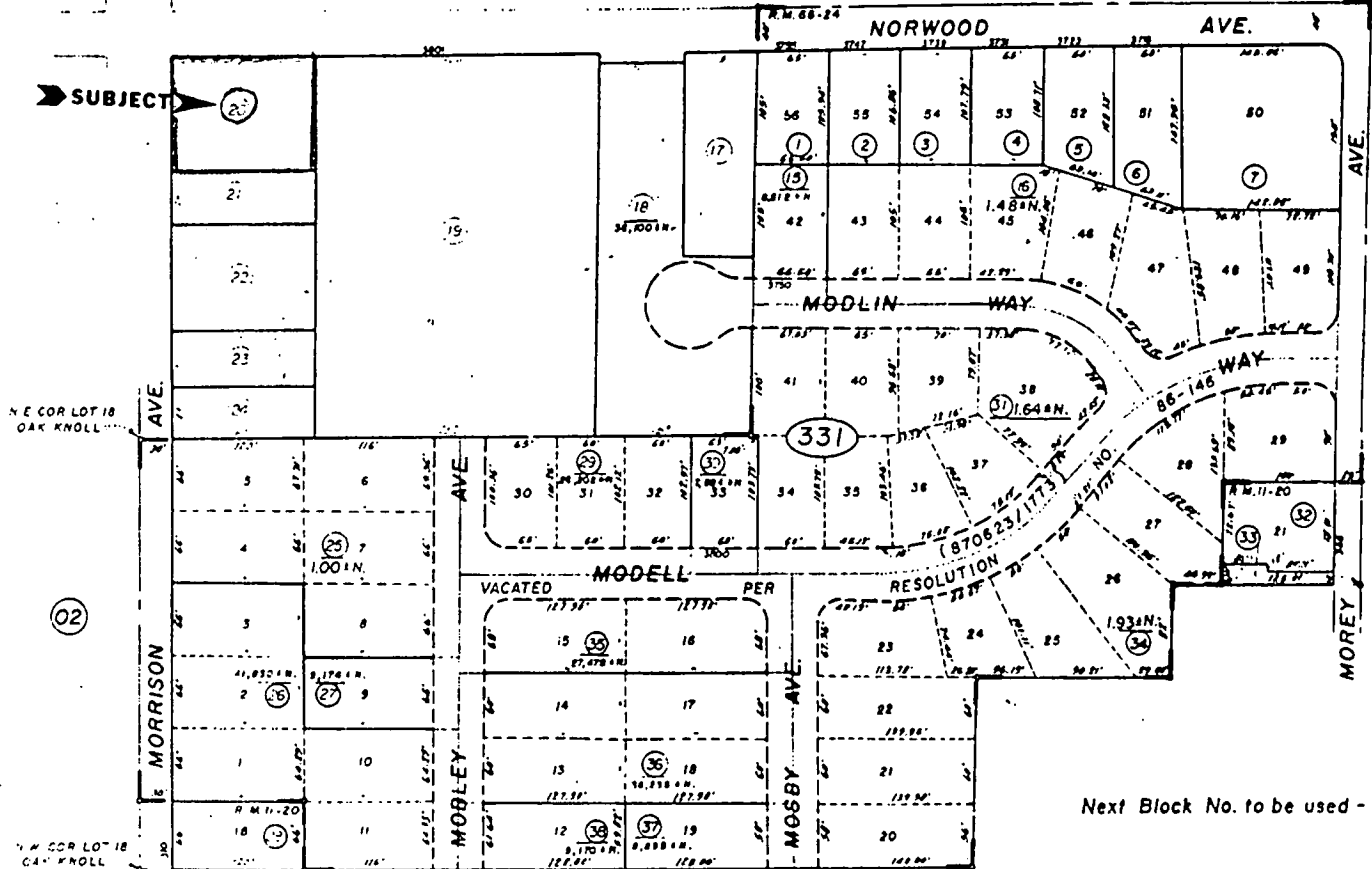
CITY OF SACRAMENTO PUBLIC WORKS DEPARTMENT

POR. SEC. 3, RANCHO DEL PASO

Tax Area Code

250-33

08



► SUBJECT

N E COR LOT 18
OAK KNOLL

S W COR LOT 18
OAK KNOLL

Next Block No. to be used - BLOCK 336

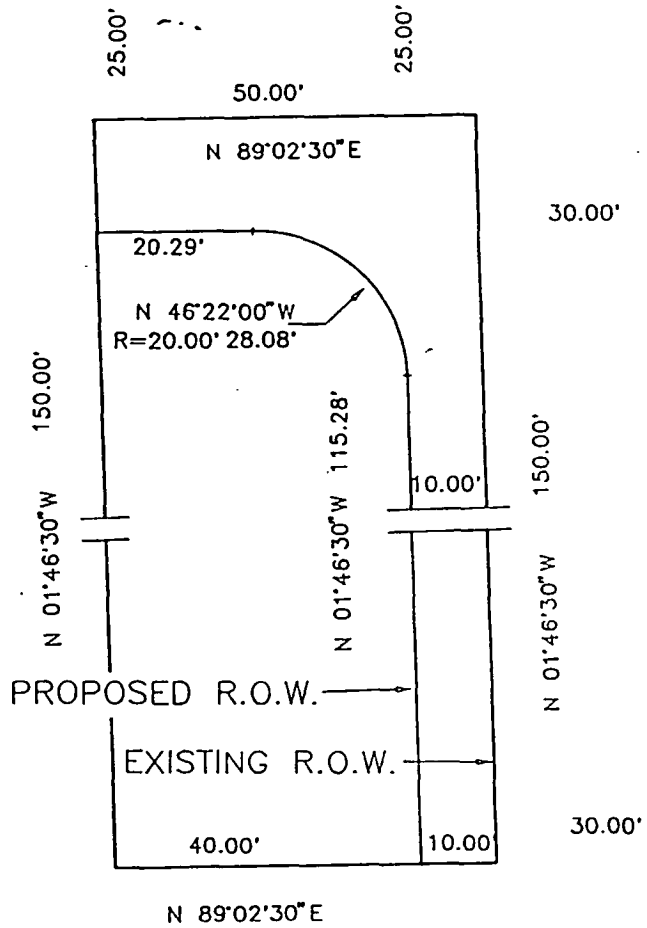
Oak Knoll, R.M. Bk. 11, Pg. 20
Morey Terrace, R.M. Bk. 66, Pg. 24

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

CITY OF SACRAMENTO
Assessor's Map Bk. 250—Pg. 33
County of Sacramento, Calif.

SILVER EAGLE RD.

N 89°02'30"E



NORWOOD AVE



SCALE: 1" = 20'

DATE: JUNE 1989

PLAT MAP
NORWOOD AVENUE

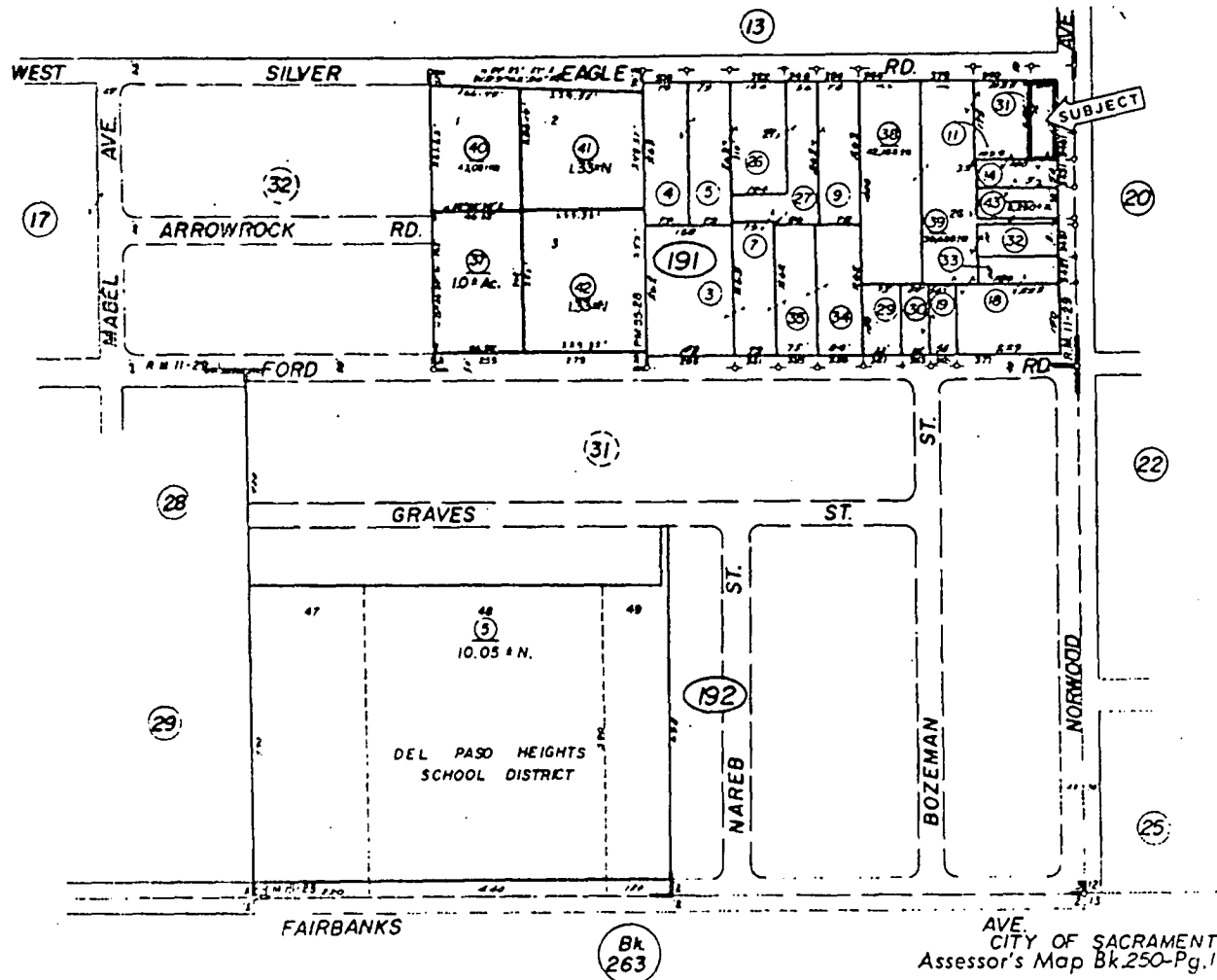
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PARCEL NO. TA51-23

CITY OF SACRAMENTO PUBLIC WORKS DEPARTMENT

FOR SEC. 3, RANCHO DEL PASO

Tax Area Code

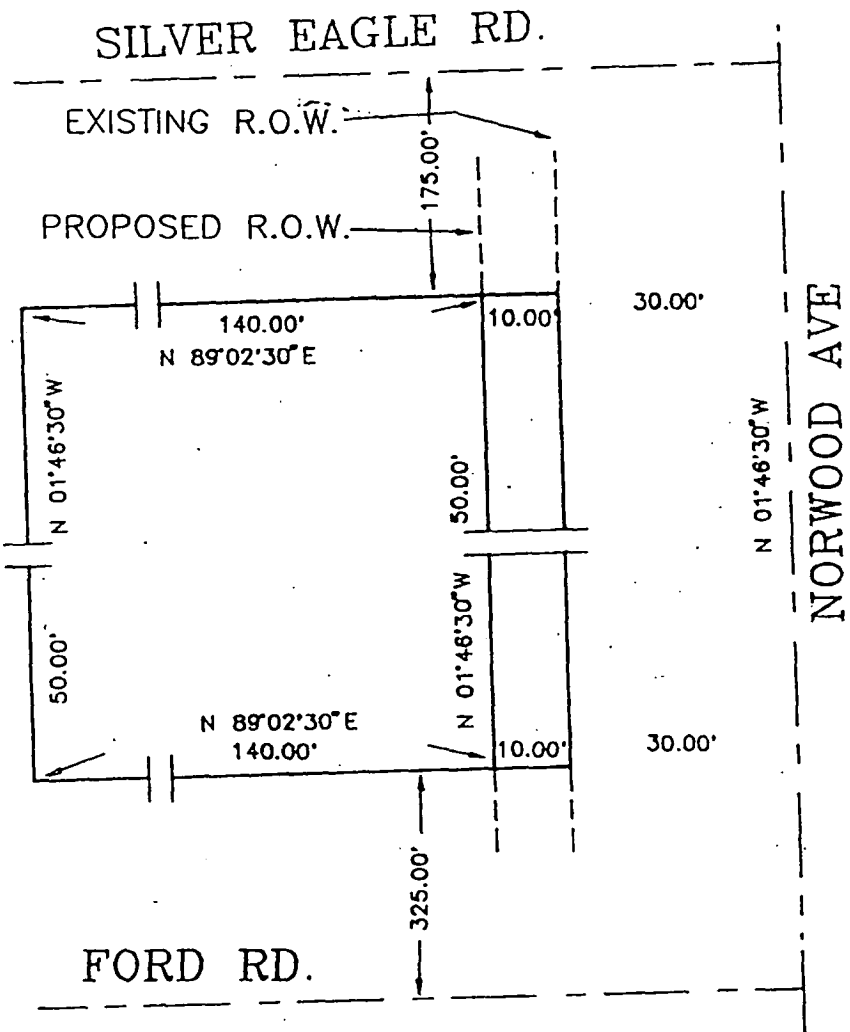
250-19



Johnson Heights, R.M. Bk. 11, Pg. 29
Johnson Heights Amended Plat, R.M. Bk. 15, Pg. 25

NOTE--Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

AVE.
CITY OF SACRAMENTO
Assessor's Map Bk. 250-Pg. 19
County of Sacramento, Calif.



SCALE: 1" = 20'

DATE: JUNE 1989

PLAT MAP
 NORWOOD AVENUE

A.P.N. 250-0191-14

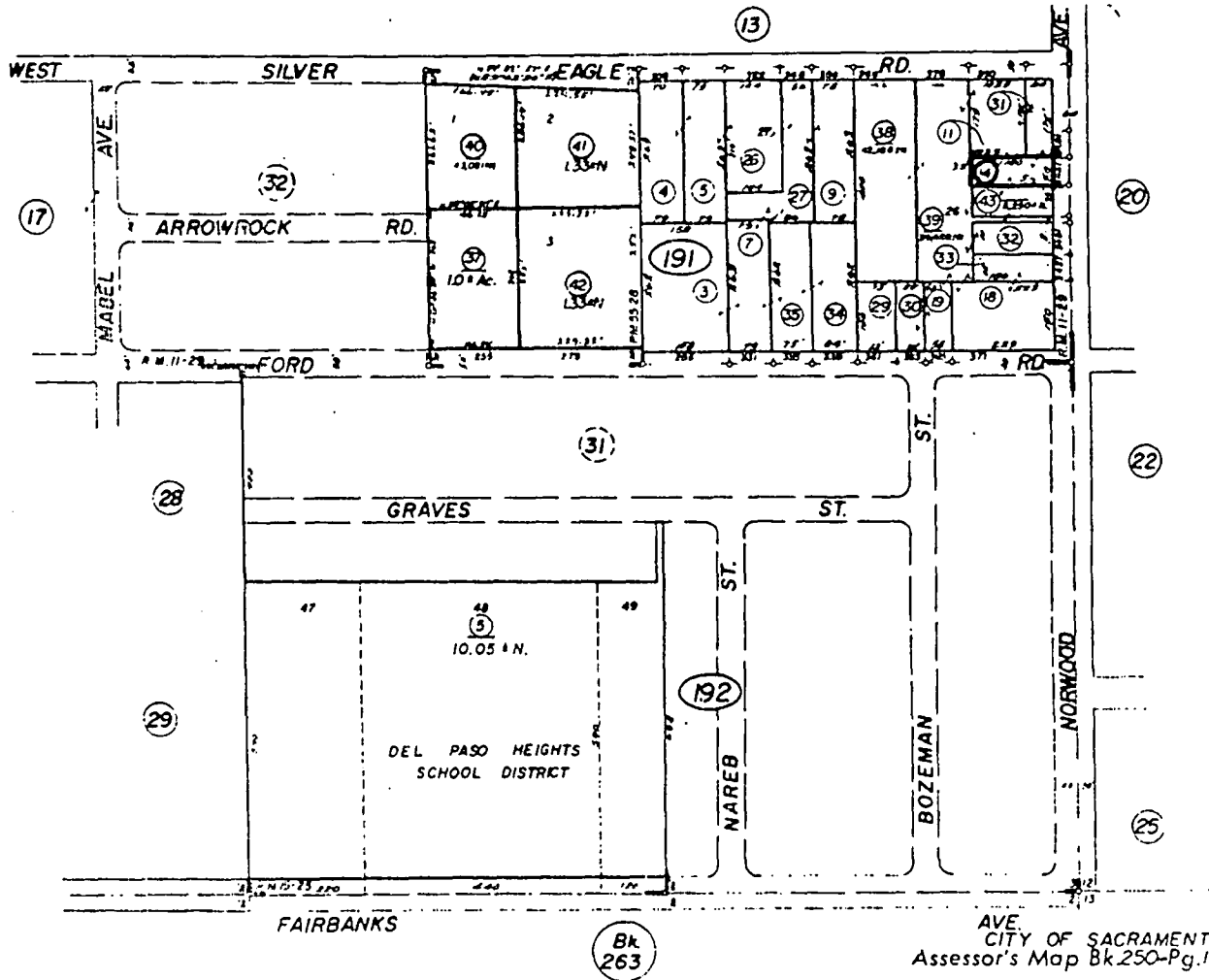
PARCEL NO. TA51-24

CITY OF SACRAMENTO PUBLIC WORKS DEPARTMENT

POR SEC. 3, RANCHO DEL PASO

Tax Area Code

250-19



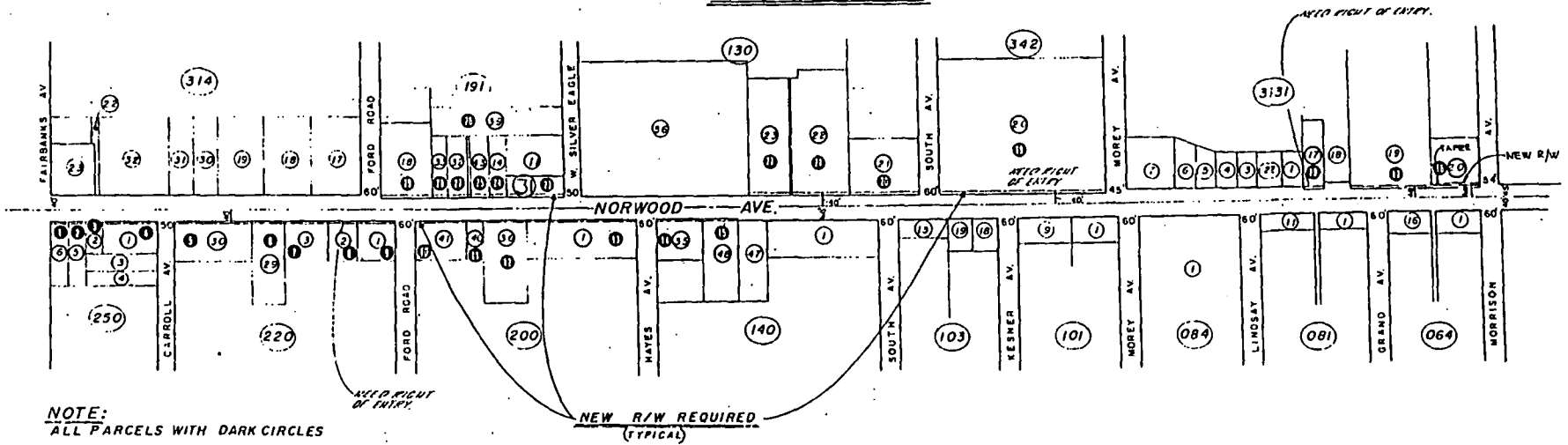
Johnson Heights, R.M. Bk. 11, Pg 29
Johnson Heights Amended Plat, R.M. Bk. 15, Pg. 25

NOTE--Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

AVE.
CITY OF SACRAMENTO
Assessor's Map Bk. 250-Pg. 19
County of Sacramento, Calif.



BOOK 250

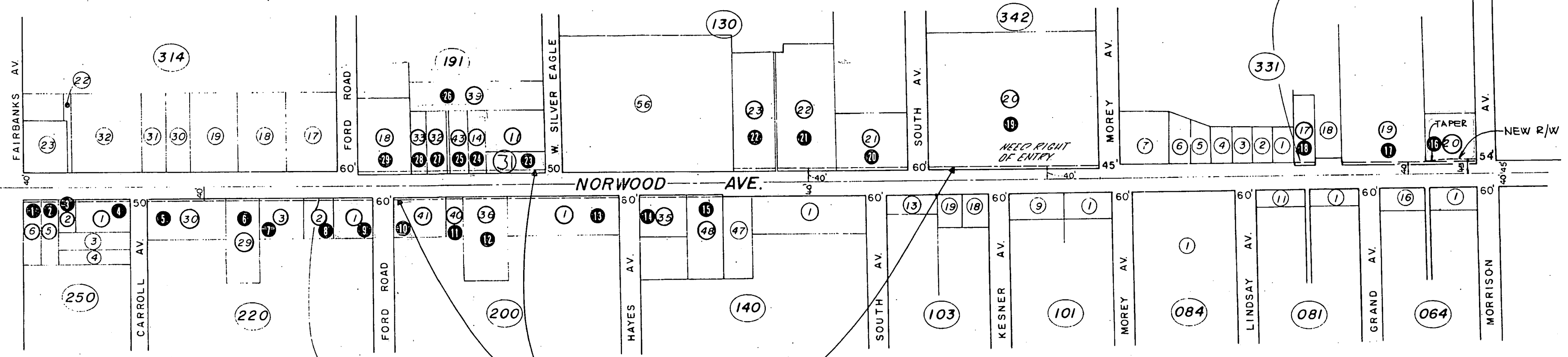


NOTE:
ALL PARCELS WITH DARK CIRCLES
REQUIRE NEW RIGHT OF WAY.

● - PROJECT PARCEL NUMBER

| OWNER'S NO. NAME | OWNER'S NO. NAME | OWNER'S NO. NAME | OWNER'S NO. NAME |
|---------------------|---------------------|---------------------|---------------------|
| 1 MEDRINO E-28 | 16 NELSON N-1 | 21 HODGE E-28 | 26 HODGE E-28 |
| 2 MEDRINO E-28 | 17 CARO E-3 | 22 SIOE CHURCH E-28 | 27 JOHNSON E-28 |
| 3 CALVES E-28 | 18 FISHER E-28 | 23 HENDERSON/ E-28 | 28 JOHNSON E-28 |
| 4 DE LEOB E-28 | 19 ROYAL CALIF. E-3 | 24 HENDERSON E-28 | 29 JOHNSON E-28 |
| 5 CHASEY E-28 | 20 HODGE E-28 | 25 JOHNSON E-28 | 30 JOHNSON E-28 |
| 6 POSTY E-28 | 21 HODGE E-28 | 31 JOHNSON E-28 | 32 JOHNSON E-28 |
| 7 POSTY E-28 | 22 SIOE CHURCH E-28 | 33 JOHNSON E-28 | 34 JOHNSON E-28 |
| 8 POSTY E-28 | 23 HENDERSON/ E-28 | 35 JOHNSON E-28 | 36 JOHNSON E-28 |
| 9 ADAMS E-28 | 24 HENDERSON E-28 | 37 JOHNSON E-28 | 38 JOHNSON E-28 |
| 10 WHITE E-28 | 25 JOHNSON E-28 | 39 JOHNSON E-28 | 40 JOHNSON E-28 |
| 11 FRANKLIN E-28 | 26 JOHNSON E-28 | 41 JOHNSON E-28 | 42 JOHNSON E-28 |
| 12 PRZIS C-1 | 27 JOHNSON E-28 | 43 JOHNSON E-28 | 44 JOHNSON E-28 |
| 13 PRZIS C-1 | 28 JOHNSON E-28 | 45 JOHNSON E-28 | 46 JOHNSON E-28 |
| 14 ANDERSON C-1 | 29 JOHNSON E-28 | 47 JOHNSON E-28 | 48 JOHNSON E-28 |
| 15 ANDERSON C-1 | 30 JOHNSON E-28 | 49 JOHNSON E-28 | 50 JOHNSON E-28 |

BOOK 250



NOTE:
ALL PARCELS WITH DARK CIRCLES
REQUIRE NEW RIGHT OF WAY.

NEW R/W REQUIRED
(TYPICAL)

● - PROJECT PARCEL NUMBER

| NO. | OWNER'S NAME | ZONING | NO. | OWNER'S NAME | ZONING |
|-----|--------------|--------|-----|--------------|--------|
| 1 | MEDEIROS | R-2B | 16 | NELSON | M-1 |
| 2 | MEDEIROS | R-2B | 17 | CHANG | R-3 |
| 3 | CHAVEZ | R-2B | 18 | PIERSON | R-2A |
| 4 | DE LEON | R-2B | 19 | RURAL CALIF. | R-3 |
| 5 | CHANEY | R-2B | | HOUSING | |
| 6 | DOSTY | R-2B | 20 | HODGE | R-2B |
| 7 | DOSTY | R-2B | 21 | HODGE | R-2B |
| 8 | DOSTY | R-2B | 22 | ZION CHURCH | R-2B |
| 9 | ADAMS | R-2B | 23 | HENDERSON/ | R-2A |
| 10 | WHITE | R-2B | | McMAHON | |
| 11 | FRANKLIN | R-2B | 24 | HENDERSON | R-2A |
| 12 | PREIS | C-1 | 25 | JOHNSON | R-2A |
| 13 | PREIS | C-1 | 26 | JOHNSON | R-3R |
| 14 | ANDERSON | C-1 | 27 | BLEDSON | R-2A |
| 15 | ANDERSON | C-1 | 28 | BLEDSON | R-2A |
| | | | 29 | OLSEN | R-2B |