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DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

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DEVELOPMENT ENGINEERING AND
FINANCE

April 14, 2004

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF PARCEL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "LA SUPERIOR MERCADO" (SUBDIVISION NO. PO1-036).

LOCATION AND COUNCIL DISTRICT:

Southwest corner of Stockton Boulevard and Perry Avenue located in Council District 5 (see Attachment A-1 for project location).

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Parcel Map and Subdivision Improvement Agreement for La Superior Mercado.

CONTACT PERSONS: **Bob Robinson, Supervising Surveyor, 808-8970**
Ronald Fong, Senior Engineer, 808-7915

FOR COUNCIL MEETING OF: May 4, 2004

SUMMARY:

On March 28, 2002, the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. The subdivider, Lawrence Properties, a California General Partnership, 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.

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

City Council
Parcel Map for La Superior Mercado (SUBDIVISION NO. P01-036)
April 14, 2004

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On March 28, 2002, the City Planning Commission approved a Tentative Parcel Map by adopting a Notice of Decision. 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 City General Plan 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, Lawrence Properties, a California General Partnership.

ENVIRONMENTAL CONSIDERATIONS:

This project is exempt from environmental review pursuant to California Environmental Quality Act Guidelines (CEQA), Section 15315, Minor Land Divisions.

POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code, Chapter 16.08.010, and Government Code Section 66458, the City Council shall approve or disapprove 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:

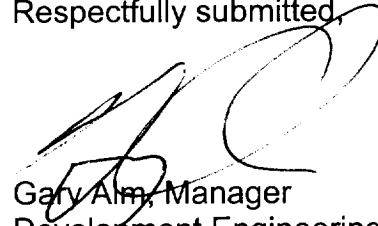
- Enhance and preserve the neighborhoods
- Promote and support economic vitality

City Council
Parcel Map for La Superior Mercado (SUBDIVISION NO. P01-036)
April 14, 2004

ESBD CONSIDERATIONS:

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

Respectfully submitted,



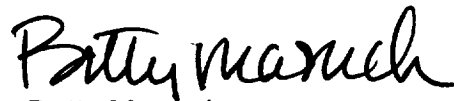
Gary Alm, Manager
Development Engineering and Finance

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Betty Masuoka
Assistant City Manager

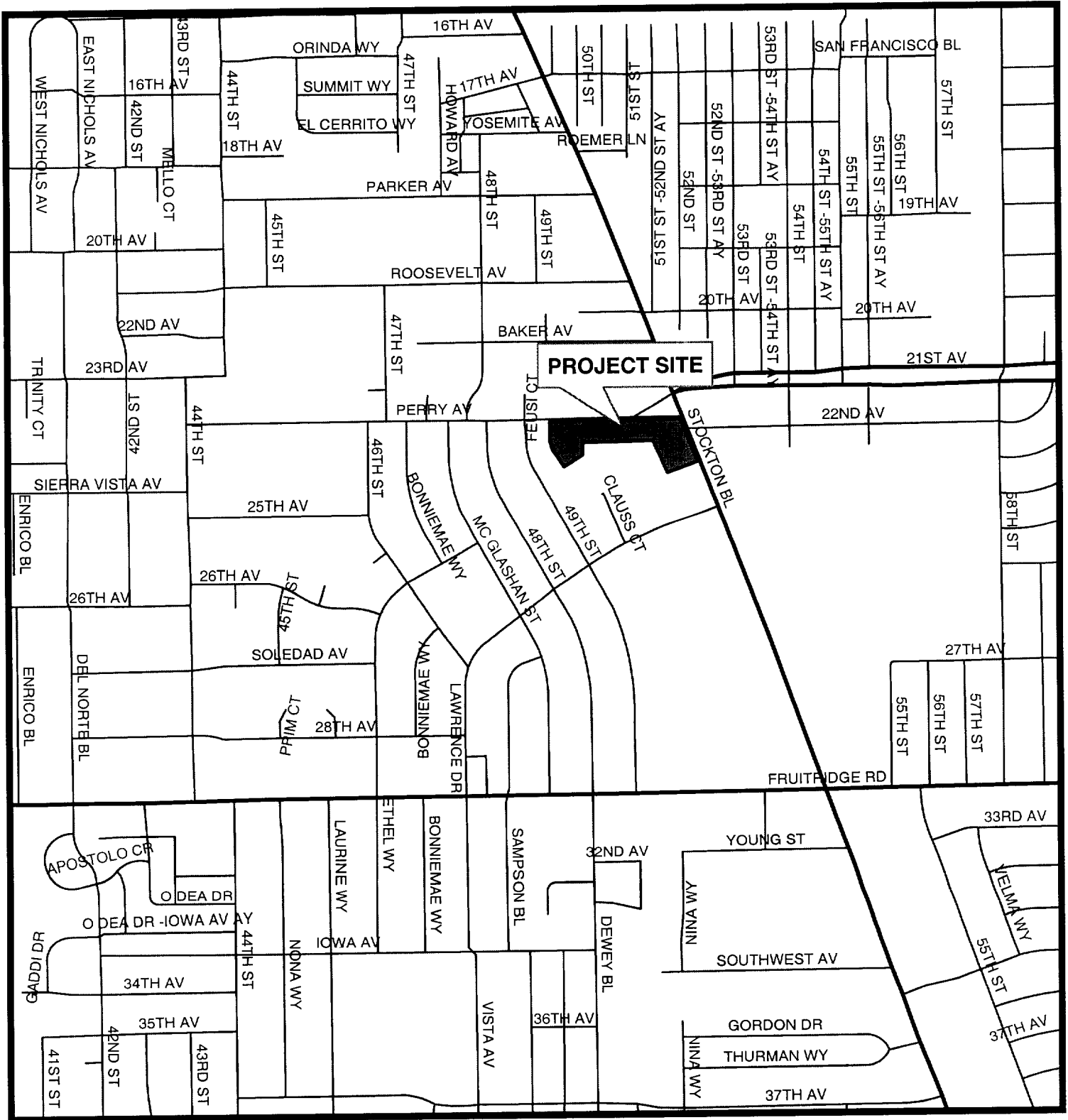
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2. Attachment A-2 through A-3, Parcel Map of La Superior Mercado, pg. 5
3. Resolution approving Parcel Map and Subdivision Improvement Agreement, pg. 7

RR/dkl

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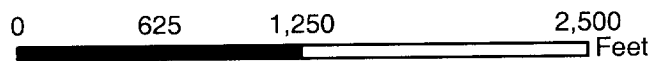
ATTACHMENT A-1



VICINITY MAP
FOR
LA SUPERIOR MERCADO



Development Services Department
City of Sacramento



PARCEL MAP
LA SUPERIOR MERCADO
SUBDIVISION NO. P01-036
PARCEL A ~ 6 P.M. 20
CITY OF SACRAMENTO
COUNTY OF SACRAMENTO, CALIFORNIA
MARCH, 2004
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 SPECIFIC PURPOSES THE FOLLOWING:

(A) EASEMENTS FOR INSTALLING AND MAINTAINING ELECTROLIERS, TRAFFIC SIGNALS, WATER AND GAS PIPES AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR CABLE TELEVISION, ELECTRIC AND TELEPHONE SERVICES UNDER AND ACROSS THOSE STRIPS OF LAND 12.50 FEET IN WIDTH LYING CONTIGUOUS TO THE BOULEVARD SHOWN HEREON.

(B) EASEMENTS FOR INSTALLING AND MAINTAINING ELECTROLIERS, TRAFFIC SIGNALS, WATER AND GAS PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR CABLE TELEVISION, ELECTRIC AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OR CONTIGUOUS TO, OR OVER, THOSE STRIPS OF LAND PARTING IN WIDTH LYING CONTIGUOUS TO THE AVENUE SHOWN HEREON.

LAWRENCE PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP

PRINT NAME _____
TITLE _____

NOTARY'S STATEMENT

STATE OF _____
COUNTY OF _____
ON _____ BEFORE ME PERSONALLY APPEARED _____ PERSONALLY
KNOWN TO ME OR _____ PERSONALLY APPEARED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO AND EXECUTED THE
SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES). THAT BY THE SAME ACTS AND INTENTIONS HE AND SHE/HIS/HER/THEIR AUTHORIZED CAPACITY(IES) OR THE
ENTIRETY UPON BEHALF OF WHICH 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 _____

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE GUARANTY COMPANY, INC., AS TRUSTEE UNDER DEED OF TRUST RECORDED IN BOOK 2001-0807 PAGE 869, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

PRINT NAME _____ TITLE _____
PRINT NAME _____ TITLE _____

NOTARY'S STATEMENT

STATE OF _____
COUNTY OF _____
ON _____ BEFORE ME APPEARED _____ PERSONALLY
KNOWN TO ME OR _____ PERSONALLY APPEARED 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/HEY EXECUTED THE
SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES). THAT BY THE SAME ACTS AND INTENTIONS HE AND SHE/HIS/HER/THEY AUTHORIZED CAPACITY(IES) OR THE
ENTIRETY UPON BEHALF OF WHICH 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 ORDINANCES. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO EMBLE THE SURVEY TO BE RETRACED.

DATED _____ CHRISTOPHER J. GORGES, L. S. 7350



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF THE SUPERIOR MERCADO SUBDIVISION AND THAT IT IS SUBSTANTIALLY THE SAME AS THE APPROVED TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED _____ SUPERVISING SURVEYOR
DEVELOPMENT SERVICES DIVISION
CITY OF SACRAMENTO
L. S. 7534, EXP. 12-31-07

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS ADOPTED THIS PARCEL MAP AND HAS ACCEPTED IN FULL THE EASEMENTS HEREOF OFFERED FOR DEDICATION.

DATED _____ 2004 _____ CITY CLERK

RECORDERS STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN 2004 AT _____ HOURS _____ M. THIS DAY OF _____ MORTON & PITALO, INC. TITLE TO THE LAND INCLUDED IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO. _____ RECORDER OF SACRAMENTO COUNTY
DEPUTY _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**APPROVING PARCEL MAP ENTITLED "LA SUPERIOR MERCADO" AND
SUBDIVISION IMPROVEMENT AGREEMENT (SUBDIVISION NO. PO1-036)**

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

- A. The Parcel Map entitled "La Superior Mercado", located at the southwest corner of Stockton Boulevard and Perry Avenue, with provisions for its design and improvement, is consistent with the City General Plan 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 Lawrence Properties, a California General Partnership, 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: _____