



3.13

DEVELOPMENT SERVICES
DEPARTMENT

Development Engineering
and Finance Division

CITY OF SACRAMENTO
CALIFORNIA

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April 29, 2004

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: APPROVAL OF PARCEL MAP AND SUBDIVISION IMPROVEMENT
AGREEMENT ENTITLED "1601 EXPOSITION BOULEVARD"
(SUBDIVISION NO. Z03-220).**

LOCATION AND COUNCIL DISTRICT:

Northeast corner of Exposition Boulevard and Heritage Lane located in Council District 3 (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 1601 Exposition Boulevard.

CONTACT PERSONS: Jerry Lovato, Senior Engineering Technician, 808-7918
Ronald Fong, Senior Engineer, 808-7915

FOR COUNCIL MEETING OF: May 18, 2004

SUMMARY:

On October 9, 2003, the Zoning Administrator approved a Tentative Parcel Map by adopting Zoning Administrator Approval. The subdivider, Nationwide Mutual Insurance Company, an Ohio Mutual Insurance Company, 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
Final Map for 1601 Exposition Boulevard (SUBDIVISION NO. Z03-220)
April 29, 2004

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

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

On October 9, 2003, the City Zoning Administrator Approval approved a Tentative Parcel Map by adopting Zoning Administrator Approval. 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 Arden Arcade 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, Nationwide Mutual Insurance Company, an Ohio Mutual Insurance Company.

ENVIRONMENTAL CONSIDERATIONS:

Exempt from environmental review pursuant to California Environment Quality Act (CEQA) Guidelines, 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. 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
Final Map for 1601 Exposition Boulevard (SUBDIVISION NO. Z03-220)
April 29, 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

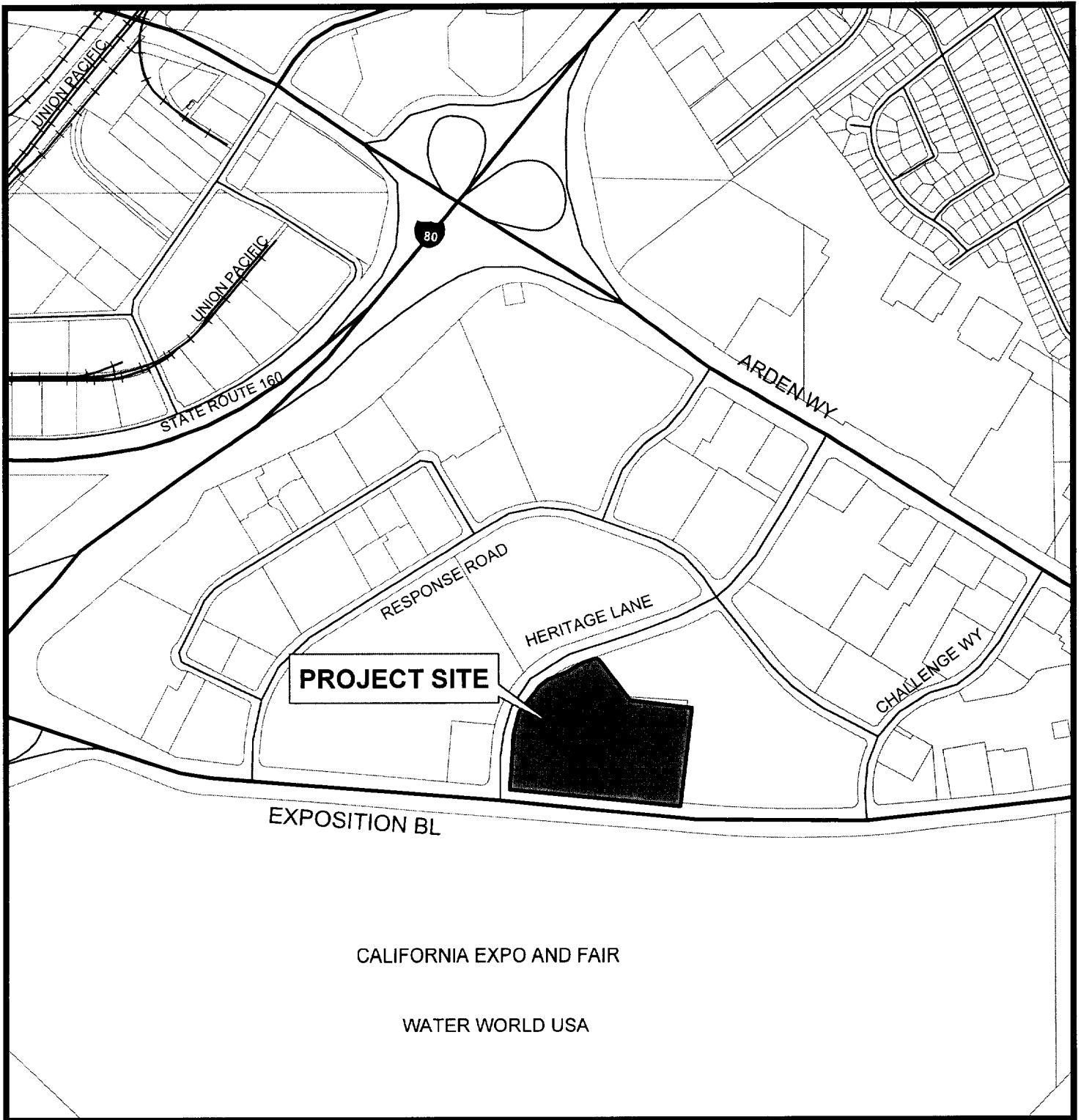
TABLE OF CONTENTS:

1. Attachment A-1, 1601 Exposition Boulevard Location Map, pg. 4
2. Attachment A-2 through A-3, Parcel Map of 1601 Exposition Boulevard, pg. 5
3. Resolution approving Parcel Map and Subdivision Improvement Agreement, pg. 7

RR/dkl

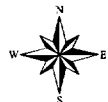
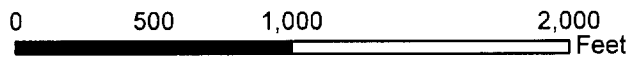
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ATTACHMENT A-1



Development Services Department

VICINITY MAP
FOR
1601 EXPOSITION BOULEVARD



PARCEL MAP
1601 EXPOSITION BOULEVARD
SUBDIVISION NO. 03-220
A SUBDIVISION OF PARCEL 1, 40 P.M. 23
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 RECORDATION OF THIS PARCEL MAP OF 1601 EXPOSITION BOULEVARD

NATIONWIDE MUTUAL INSURANCE COMPANY, AN OHIO MUTUAL INSURANCE COMPANY

PERSONAL NAME _____ PRINT NAME _____
TITLE _____ TITLE _____

NOTARY'S STATEMENT

STATE OF _____
COUNTY OF _____
ON _____ BEFORE ME, _____ PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME _____ OR _____ PROVED 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 HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC, STATE OF _____
PRINT NAME _____
MY PRINCIPAL PLACE OF BUSINESS IS _____
BY 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 SURVEYING MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF NATIONWIDE MUTUAL INSURANCE COMPANY IN JUNE 2003. I HEREBY STATE THAT THIS PARCEL MAP OF 1601 EXPOSITION BOULEVARD 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 ENABLE THE SURVEY TO BE RETRACED.



DATED _____ CHRISTOPHER J. GOMEZ, P. L. S. 7330

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF 1601 EXPOSITION BOULEVARD AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE APPROVED TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION AND THAT ALL PROFESSIONAL SURVEYING MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED _____ ROBERT T. ROBINSON
SUPERVISING SURVEYOR
FOR THE DIRECTOR OF PUBLIC WORKS
CITY OF SACRAMENTO, CALIFORNIA
L.S. 7534, EXP. 12-31-09

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS PARCEL MAP OF 1601 EXPOSITION BOULEVARD.

DATED _____ CITY CLERK
CITY OF SACRAMENTO

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 _____ 2004 AT _____ HOURS _____ MINUTES _____ P.M. AT THE REQUEST 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 _____

PARCEL MAP
1601 EXPOSITION BOULEVARD
 SUBDIVISION NO. 03-220
 A SUBDIVISION OF PARCEL 1, 40 P.M. 23
 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
 SCALE: 1"=100'
MORTON & PITALO, INC.
 SHEET 2 OF 2 SHEETS

BASIS OF BEARINGS

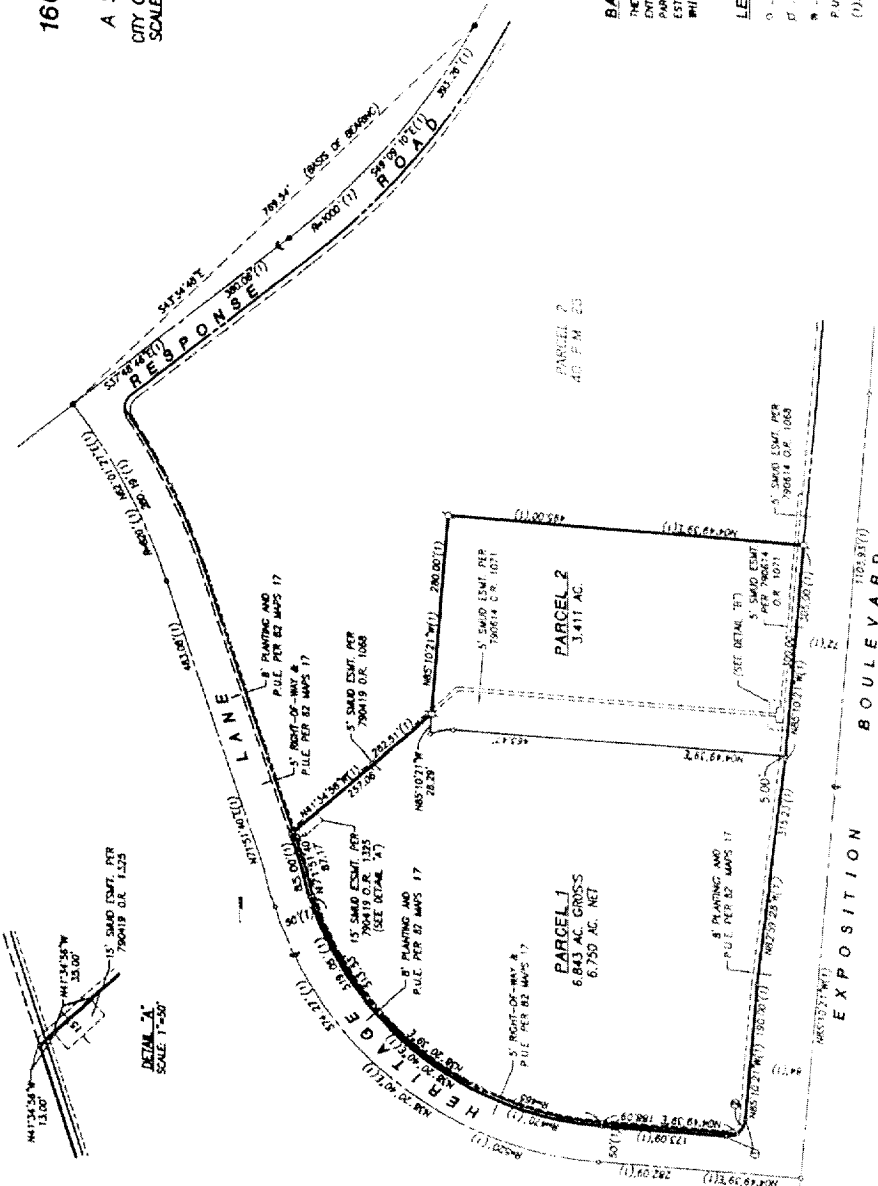
THE MERIDIAN OF THIS SURVEY IDENTICAL TO THAT CERTAIN PARCEL MAP ENTITLED "PARCEL 5, POINT WEST, S. 21. 177", FILED IN BOOK 40 OF PARCEL MAPS, PAGE 23, SACRAMENTO COUNTY RECORDS, AND HAS ESTABLISHED FROM MONUMENTS SHOWN HEREON AS FOUND, THE BEARING OF WHICH BEING S43°34'48"E.

LEGEND

- DIMENSION POINT; NOTHING FOUND OR SET
- ⊕ SET 5/8" REBAR TAGGED LS 7.150
- ⊕ FOUND PK NAIL (NO RECORD)
- PUBLIC UTILITY EASEMENT
- (1) RECORD PER 40 P.M. 23

NOTES

1. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT (BOOK _____, P. PAGE _____)



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF: _____

APPROVING PARCEL MAP ENTITLED "1601 EXPOSITION BOULEVARD" AND SUBDIVISION IMPROVEMENT AGREEMENT (SUBDIVISION NO. Z03-220)

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

- A. The Parcel Map entitled "1601 Exposition Boulevard", located at the northeast corner of Exposition Boulevard and Heritage Lane, with provisions for its design and improvement, is consistent with the Arden Arcade 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. 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 Nationwide Mutual Insurance Company, an Ohio Mutual Insurance Company, to provide for the subdivision improvements required by the Subdivision Map Act and Title 16 (Subdivision Regulations) of the Sacramento City Code.
3. 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: _____