

PROPERTY SUMMARY SHEET

PROJECT NAME	Norma Court Surplus Sale (Decommissioned Chlorination Station)
LOCATION OF PROPERTY/APN	The subject property is located at 600 Norma Court, Sacramento, CA 95833 (APN 262-0026-023)
SUBMITTING AGENCY	Sacramento Area Sewer District (SacSewer)
DATE PROPERTY AVAILABLE FOR SALE	May 2024 on PublicSurplus.com
SIZE	Approximately 7,405 square feet
TOPOGRAPHY	Generally flat with some fruit trees and ground vegetation
IMPROVEMENTS	Decommissioned chlorine injection station consisting of above ground and underground structure. Utilities to site.
PRESENT USE	Decommissioned facility
ZONING	Utility parcel zoned R-1 Residential (6-8 units per acre) City of Sacramento zoning definition: <i>R-1: Standard Single-Family Zone: This is a low density residential zone composed of single-family, detached residences on lots a minimum of fifty-two (52) feet by one hundred (100) feet in size. A duplex or a half-plex is allowed on a corner lot subject to compliance with development standards. Residential neighborhoods are commonly zoned this way.</i> (Please visit https://www.cityofsacramento.org/Community-Development/Planning/Current-Planning/Zoning)
JURISDICTION	City of Sacramento
BACKGROUND AND REASON FOR DECLARING SURPLUS	The County of Sacramento decommissioned the former chlorine injection station on October 30, 1984, and transferred it to SacSewer on June 19, 2014. The site has remained idle since its decommissioning, and SacSewer has no need to retain the parcel. The subject property consisted of three separate parcels, one of which contained the chlorine injection station and the other two remained vacant land. The former parcel with chlorination station is fenced on all four sides and is accessible from Northgate Boulevard. The three separate parcels were since combined into one standard residential parcel which now has two access points, one from Norma Court and the other from Northgate Boulevard. The City will be installing either wrought iron fence or a wall along Northgate—future owner to contact the City.
LEGAL DESCRIPTION MAP	See attached legal description, assessor’s map, and site map.
LAND ENCUMBRANCE	Setback easement, Public Utility and Guy Wire easement Buyer to investigate prior to submission of bid. Preliminary Title Report attached for reference.
AS-IS SALE	The property will be sold “As-Is” through a bid or auction process. Interested parties are advised to conduct their own due diligence of fair market value prior to submission of bid.
DISCLAIMER	SacSewer San makes every effort to ensure the accuracy and completeness of the information presented. However, SacSewer makes no representations, warranties, or guarantees as to the accuracy of the information provided, and disclaims liability for omissions or errors in the contents of this property listing.