



CITY OF SACRAMENTO

16A

DEPARTMENT OF PUBLIC WORKS
Engineering and Transportation Division
915 I Street - Room 300
Sacramento, California 95814

CITY MANAGER'S OFFICE
RECEIVED
OCT 25 1984

as amended

	Telephones (916)
Civil Engineering	449-5281
Electrical Engineering	449-5287
Architecture	449-5144
Construction	449-5281
Real Estate	449-5628
Traffic Engineering	449-5307
Parking	449-5354
Street Maintenance	449-5236

October 30, 1984

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

OCT 30 1984

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: Request for Filing of Multiple Final Maps for Parkway Oaks No. 5
Subdivision. Improvement Proceeding No. 5341

SUMMARY

The owner has requested that authorization be given for the filing of two final maps on Parkway Oaks No. 5. This request is based upon the unusual circumstances which involved the discovery of Indian burial mounds within the subdivision boundary. It is recommended that the filing of multiple final maps be approved with specified conditions. This approval will allow the developer to proceed with the subdivision while leaving undeveloped the area of concern.

BACKGROUND

The Tentative Map for Parkway Oaks No. 5 was approved by the City Council on August 30, 1983. (See attached Resolution and Map.) During construction of the subdivision improvements, an Indian burial mound was discovered on part of the site. Because of the need to postpone the construction of the improvements in that area, and because of a potential change in use, Angelo Tsakopoulos has requested that he be allowed to file two final maps for the approved Tentative Map. The first final map would include the 16 lots currently under development. The second final map would cover the area of the Indian burial mound, and would carry the designation "Lot B".

Section 66456.1 of the State Subdivision Map Act authorizes the filing of multiple final maps based on one Tentative Map with public agency approval. The Map Act also authorizes the public agency to establish conditions for that approval.

It is our recommendation that the applicant be authorized to file two final maps on the parcel, subject to: A) Dedication of right-of-way along Pocket Road for the entire length of the subdivision; and B) Construction or assurance of construction of street frontage improvements on Pocket Road along the entire length of the subdivision. It is also recommended that development fees for Parcel "B" be waived at this time.

[The text in this block is extremely faint and illegible. It appears to be a multi-paragraph document, possibly a letter or a report, but the specific content cannot be discerned.]

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This procedure will allow the subdivider to proceed with the sale of a portion of the subdivision which is not affected by the burial mounds as well as deferring development fees associated with Parcel "B". It is important; however, that the Pocket Road Improvements fronting Parcel "B" be assured to the satisfaction of the Director of Public Works; in order, to provide adequate traffic safety as development in the area proceeds. (See attached memorandum from Thomas Finley to Melvin H. Johnson.)

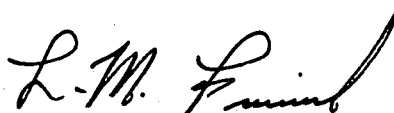
FINANCIAL DATA

None.

RECOMMENDATION


It is recommended that the request for the filing of multiple maps be approved as outlined above, subject to the condition that full frontage improvements be assured along the entire Pocket Road street frontage to the satisfaction of the Director of Public Works.

Respectfully submitted,




L. M. Frink
Deputy Director of Public Works

RECOMMENDATION APPROVED:


Walter J. Slize
City Manager

APPROVED:


M. H. Johnson
Director of Public Works

LMF:TMF:yg
Attachments

October 30, 1984
DISTRICT NO. 8

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
57 SOUTH EAST ASIAN AVENUE
CHICAGO, ILLINOIS 60607
TEL: 773-936-3700

DATE: 10/10/80
TIME: 10:00 AM
LOCATION: CHEMISTRY

RE: [Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

14A

RESOLUTION NO. 84-920

Adopted by The Sacramento City Council on date of:

OCTOBER 30TH, 1984

RESOLUTION APPROVING FINAL MAP PHASING FOR PARKWAY OAKS NO. 5 (P-83-107)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the proposed Final Map for Parkway Oaks No. 5 (See attached Exhibit "A") is in substantial compliance with the approved Tentative Map.
2. That the Pocket Road Street frontage across Lot "B" be dedicated to the City and that a Letter of Credit or other security acceptable to the Director of Public Works be furnished to assure the construction of said frontage improvements.
3. That the Parkland Dedication fees and cul-de-sac street improvements for Lot "B" be waived pending future development.

MAYOR

ATTEST:

APPROVED
BY THE CITY COUNCIL

OCT 30 1984

OFFICE OF THE
CITY CLERK

CITY CLERK

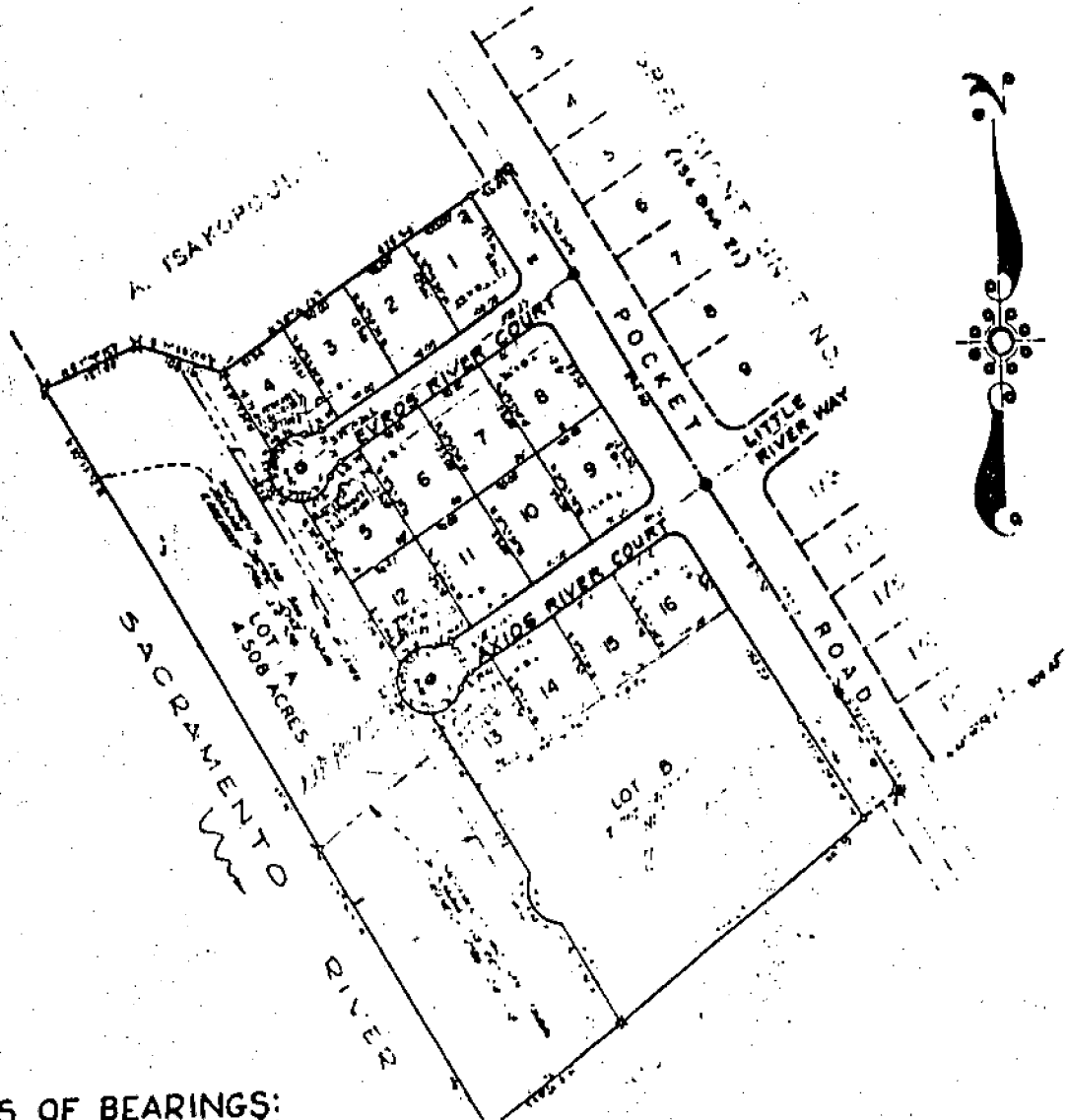
16A

PLAT OF PARKWAY OAKS UNIT No. 5

PORTION OF SECTION 4 T7N., R4E., M.D.B.M.
CITY OF SACRAMENTO, CALIFORNIA

SCALE 1"=100'

THE SPINK CORPORATION
SHEET 2 OF 2 SHEETS



BASIS OF BEARINGS:

The Basis of Bearings of this survey is identical with that of the centerline of Pocket Road, a public street as shown on the Plat Map entitled "Greenmont Unit No. 1" recorded in Book 134 of Maps, at page 21 on which the bearing is given as N 3° 53' 34" W

NOTES:

- All distances along curved lines are chord measurements
- Radii shown are centerline radii unless otherwise noted
- Distances along street frontages or corner lots are to the intersection of property lines produced
- All street corners have a twenty foot radius curve at the property lines unless otherwise noted.
- Sells report prepared by

LEGEND:

- Dimension Point
- Set 1/2" P.K. Nail
- Set 1 1/2" Iron Pipe Monument tagged L.S. 3013
- Set Buck Line
- Found 1/2" P.K. nail
- Top of levee



CITY OF SACRAMENTO

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October 24, 1984

MEMORANDUM

TO: Melvin H. Johnson, Director of Public Works
FROM: Thomas M. Finley, Principal Engineer *Tom Finley*
SUBJECT: Frontage Improvements Along Pocket Road, Parkway Oaks No. 5

On Tuesday, October 30, the Council will consider a request to file multiple final maps on Parkway Oaks No. 5. As a condition of approval for granting this request, we have recommended that the applicant construct or assure construction of full frontage improvements along their Pocket Road frontage. It is very important that this condition be approved.

The applicant concurs with this request except that they wish to defer improvement construction along Parcel B, the site of the Indian burial mound.

We recognize the applicant's concern over the cost and timing of the improvements, but we strongly believe the frontage improvements should be constructed along Parcel B as soon as it is practical.

As development continues its rapid pace in the Pocket Area, it becomes increasingly important that Pocket Road be completed as development occurs. If this does not occur, current and future residents will be exposed to jogs in street width. These jogs create unnecessary traffic hazards.

As you can see on the attached map, frontage improvements have been constructed, or will soon be constructed, in the area of Parkway Oaks No. 5. Home construction is underway in South Park Estates and will soon be underway in adjacent developments.

16A

Each developer must continue to contribute their share to completing the area road network and each segment must be completed in a timely manner.

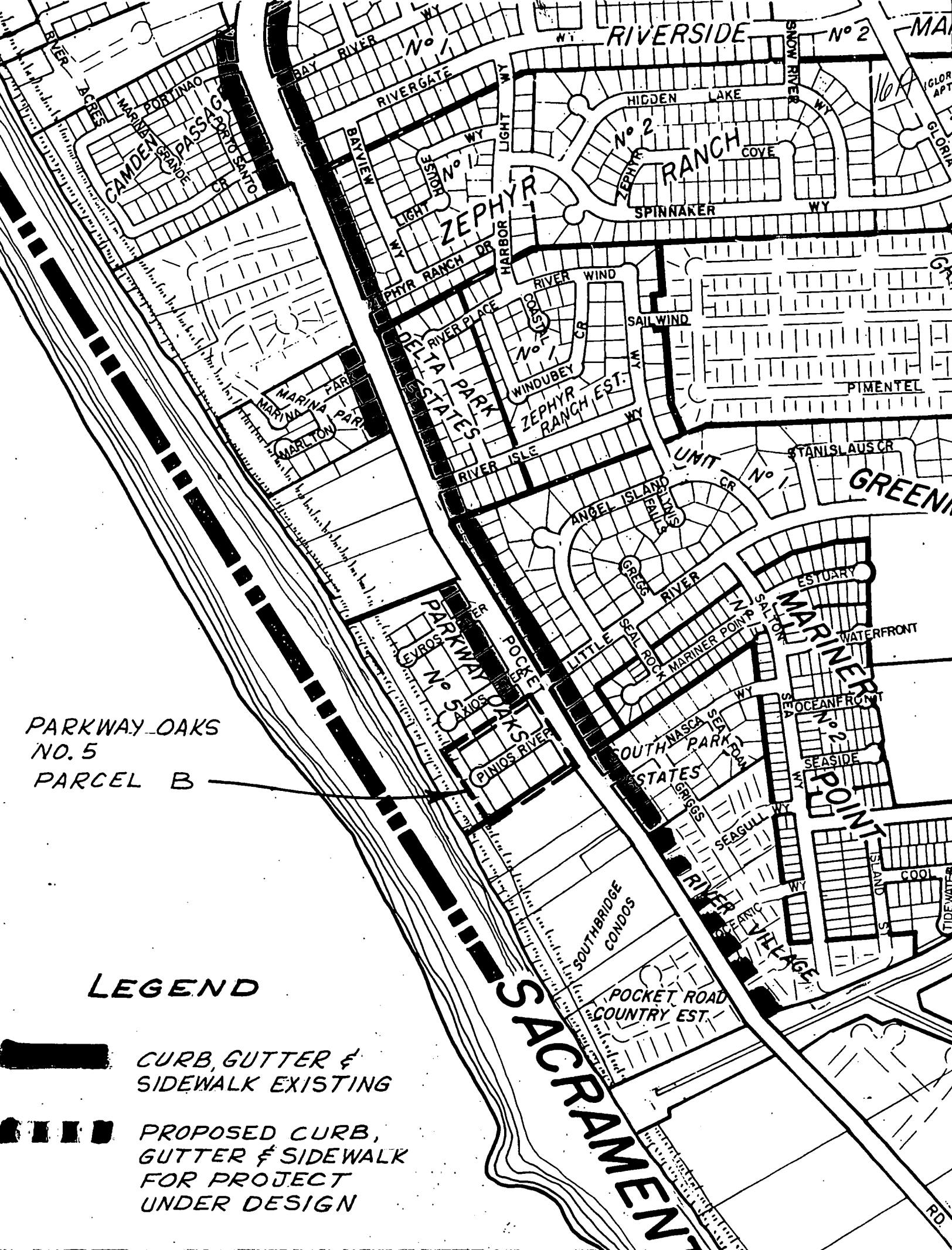
Parkway Oaks No. 5's Indian mound may preclude development of Parcel B for many years. For this reason, if we are to complete the road network, the frontage improvements must be assured now. If not, a jog may remain for many years or the City may be forced to pay for necessary improvements to eliminate the jog.

If the developer had requested the filing of multiple maps originally, the Department would have requested Pocket Road be improved with the initial final map. We are not requesting anything unusual at this time.

Thomas M. Finley
Principal Engineer

TMF:bb

cc: Dee Lewis
Les Frink



PARKWAY OAKS
NO. 5
PARCEL B

LEGEND

———— CURB, GUTTER &
SIDEWALK EXISTING

- - - - - PROPOSED CURB,
GUTTER & SIDEWALK
FOR PROJECT
UNDER DESIGN

1944

1944

1944

1944

1944

1944

AMENDED

RESOLUTION No. 84-920

Adopted by The Sacramento City Council on date of

OCTOBER 30TH, 1984

RESOLUTION APPROVING FINAL MAP PHASING
FOR PARKWAY OAKS NO. 5 (P-83-107)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the proposed Final Map for Parkway Oaks No. 5 (see attached Exhibit "A") is in substantial compliance with the approved Tentative Map.
2. That the Pocket Road street frontage across the surveyed remainder parcel be dedicated to the City and that, upon conveyance, division, or development of the parcel or the granting of a building permit for any structure on that parcel, such frontage improvements will be constructed or assurances of construction acceptable to the Director of Public Works will be furnished.

If subdivider transfers remainder parcel to any other person or entity, including but not limited to a governmental or non-profit entity, subdivider shall pay to the City the costs of improvement of the roadway of Pocket Road dedicated as provided heretofore. As used herein, transfer shall include, but not be limited to, acquisition by eminent domain, other than the City of Sacramento. Subdivider shall enter into an agreement within thirty (30) days with the City to implement the provisions of this condition.

3. That the Parkland Dedication fees and cul-de-sac street improvements for Lot "B" be waived pending future development.

MAYOR

ATTEST:

RESOLUTION No. 84-920

OCT 30 1984

CITY CLERK

17 48



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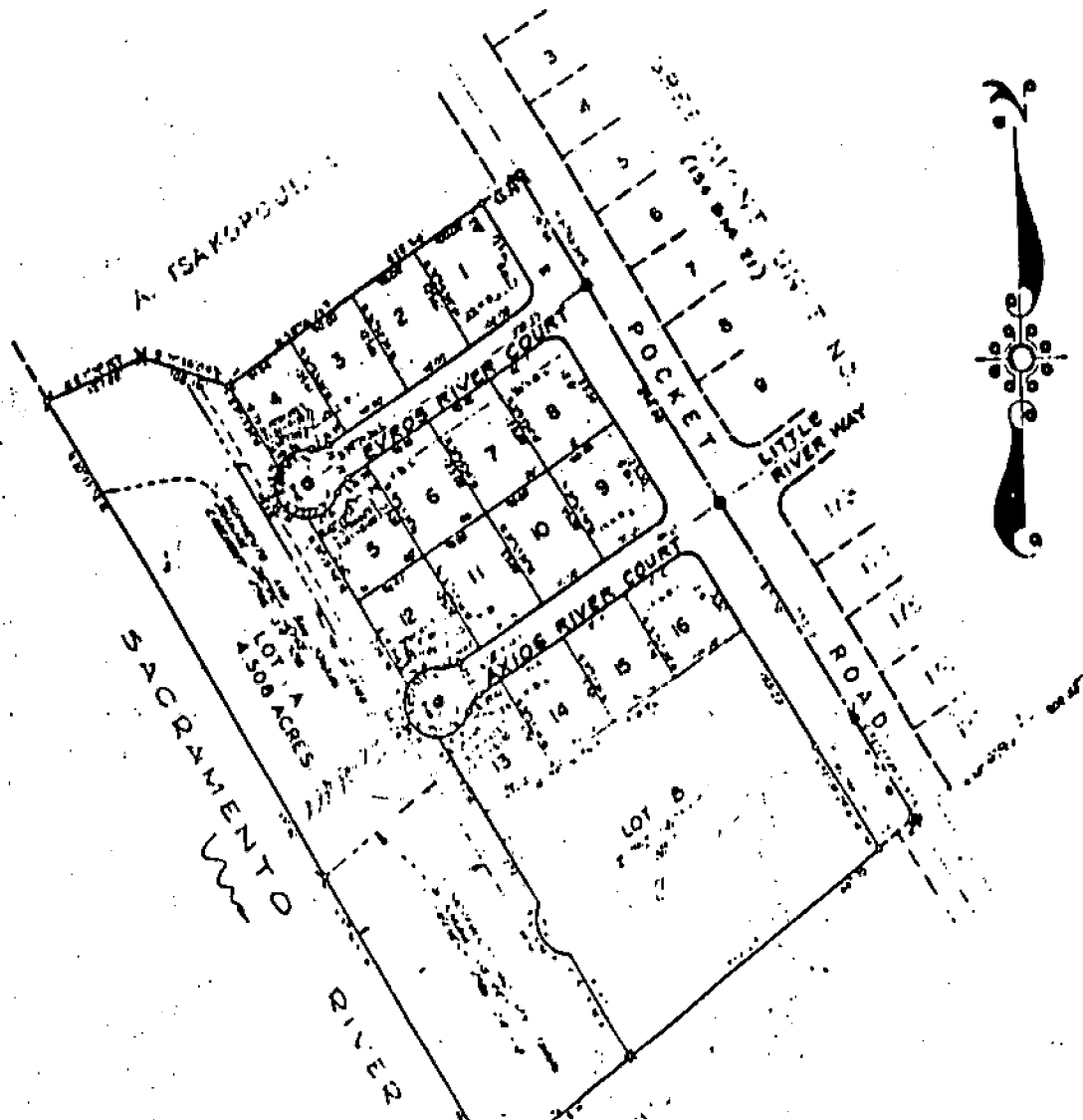
17 48

17 48

PLAT OF PARKWAY OAKS UNIT NO. 5

PORTION OF SECTION 4 T 7N., R 4E., M DBBM.
CITY OF SACRAMENTO, CALIFORNIA
SCALE 1"=100'

THE SPINK CORPORATION
SHEET 2 OF 2 SHEETS



BASIS OF BEARINGS:

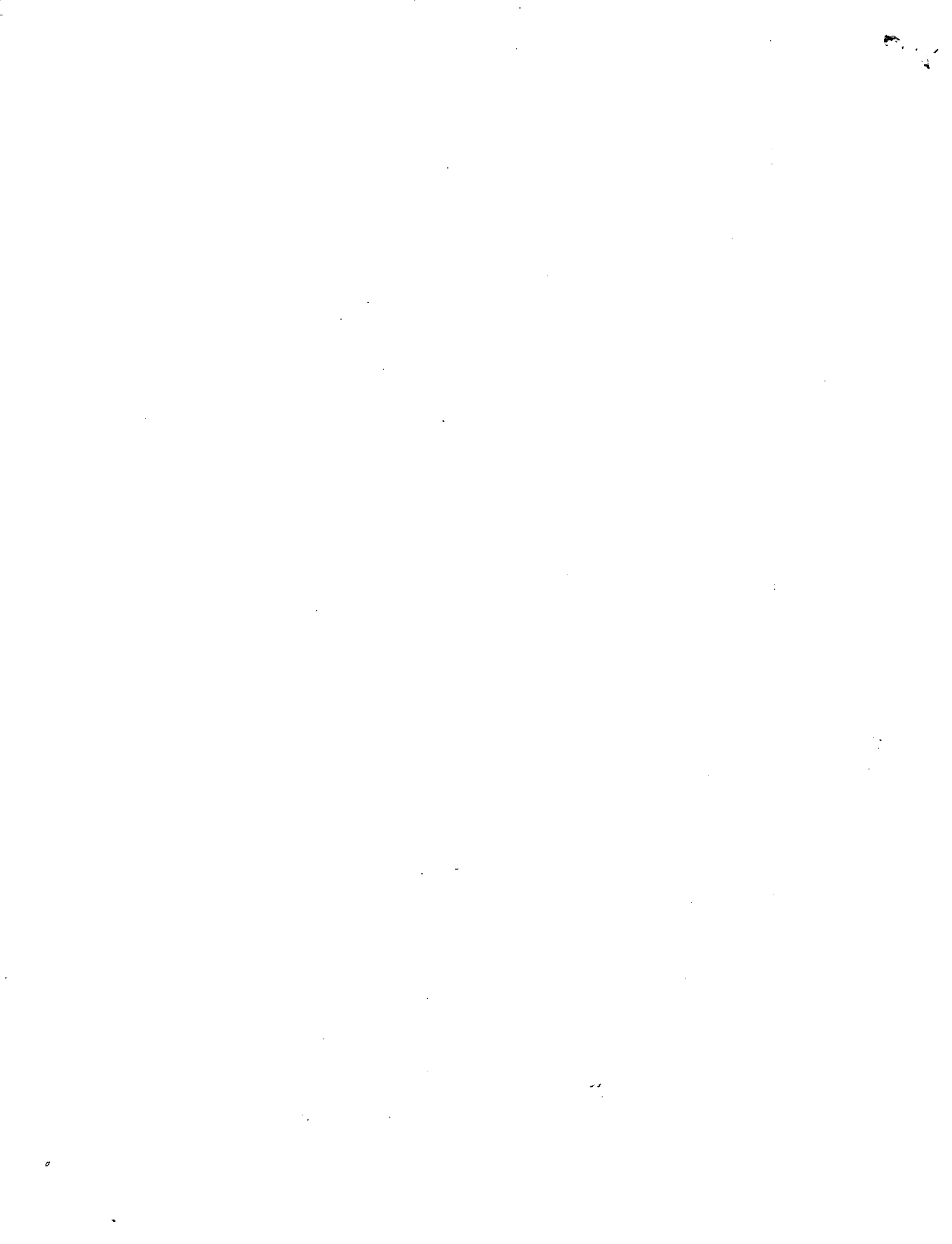
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NOTES:

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Sells report prepared by

LEGEND:

- Dimension Point
- Set 1/2" PK Nail
- Set 1" Iron Pipe Monument tagged "L B 3013"
- Set Buck Line
- Found 1/2" PK nail
- Top of levee



2. That the Pocket Road street frontage across the surveyed remainder parcel be dedicated to the City and that, upon conveyance, division, or development of the parcel or the granting of a building permit for any structure on that parcel, such frontage improvements will be constructed or assurances of construction acceptable to the Director of Public Works will be furnished.

remainder parcel

If subdivider transfers ~~lot B~~ to any other person or entity, including but not limited to a governmental or non-profit entity, subdivider shall pay to the City the costs of improvement of the roadway of Pocket Road/ dedicated as provided heretofore.

As used herein, transfer shall include but not be limited to, acquisition by eminent domain, *other than the City of Sacto* Subdivider shall enter into an agreement within thirty (30) days with the City to implement the provisions of this condition.

~~City~~
Change Condition to read as furnished above.

make sure corrected copy gets into meeting folder.