



CITY OF SACRAMENTO

February 9th, 1982

CITY MANAGER'S OFFICE
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IRVIN E. MORAES
REAL ESTATE SUPERVISOR

REAL ESTATE AND STREET ASSESSMENTS DIVISION
915 I STREET
CITY HALL ROOM 207

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5626

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Establishing Just Compensation for the Right of Way and Damages Caused to William and Annabelle Bishop Property, 7420 Pocket Road

SUMMARY

This report reviews the costs associated with the acquisition of necessary right of way and damages to the property located at 7420 Pocket Road (Bishop Property).

BACKGROUND INFORMATION

On August 4th, 1981, the City Council approved a tentative map for Southbridge, a condominium development. At the hearing on said tentative map, William and Annabelle Bishop appeared before the Council (see attached letter) and expressed their concern as to what the widening of Pocket Road in Southbridge would do to their property. Surveys have established that to extend this right of way westerly through the Bishop's property will place the property line less than 5 feet from their existing home. Council directed City staff to have the Bishop's property appraised and determine what right of way was necessary for the proposed alignment of Pocket Road and any cost to cure the damages to the balance of the Bishop's property.

The appraisal has been prepared and the following values established:

Value of the property to be acquired for street right of way (33 x 99.89')	\$ 8,240.00
Value of improvements with the right of way to be taken	8,605.00
Estimated cost to move the existing house back to obtain a minimum 25 foot setback	27,005.00

\$43,850.00

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In addition to the \$43,850.00 established above, \$3,000.00 is necessary for closing costs, to provide necessary temporary housing for the Bishops and storage of their personal property.

FINANCIAL DATA

Funds for the acquisition, moving of the house and temporary housing are available from Gas Tax Unappropriated Fund Balance, 2-02-2600-0000-4813.

RECOMMENDATION

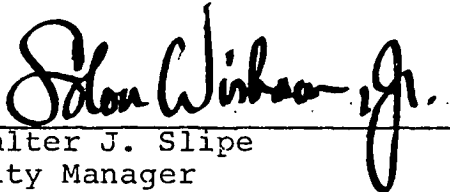
Although the final map for Southbridge has not been approved as of this date, it is staff's recommendation that the attached Resolution be adopted which establishes just compensation to the Bishops for property taken and cost to cure any severance damages.

Respectfully submitted,



R. H. Parker
City Engineer

Recommendation Approved



for: Walter J. Slipes
City Manager

RHP:IEM:bb
Attachments

February 9th, 1982
DISTRICT NO. 8

RESOLUTION NO. 82-088

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

FEBRUARY 9, 1982

AUTHORIZING EXPENDITURE OF FUNDS, LAND
IMPROVEMENT ACQUISITION RELOCATION COST
FOR 7420 POCKET ROAD (BISHOP PROPERTY)

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

That the Director of Finance be, and he is hereby authorized and directed to expend the sum of \$46,850.00 out of 2-02-2600-0000-4813 (Gas Tax Unappropriated Fund Balance) for the purchase of the necessary right of way for the widening of Pocket Road at 7420 Pocket Road and moving of the existing home to obtain the necessary 25 foot setback.

Cost of right of way	\$ 8,240.00
Cost of improvements in right of way acquired	8,605.00
Cost to move house	27,005.00
Temporary housing and storage costs	3,000.00

\$46,850.00

Pursuant to Section 7267.2 of the Government Code of the State of California, this Council does hereby find and determine that the amounts set forth herein for acquisition of real property

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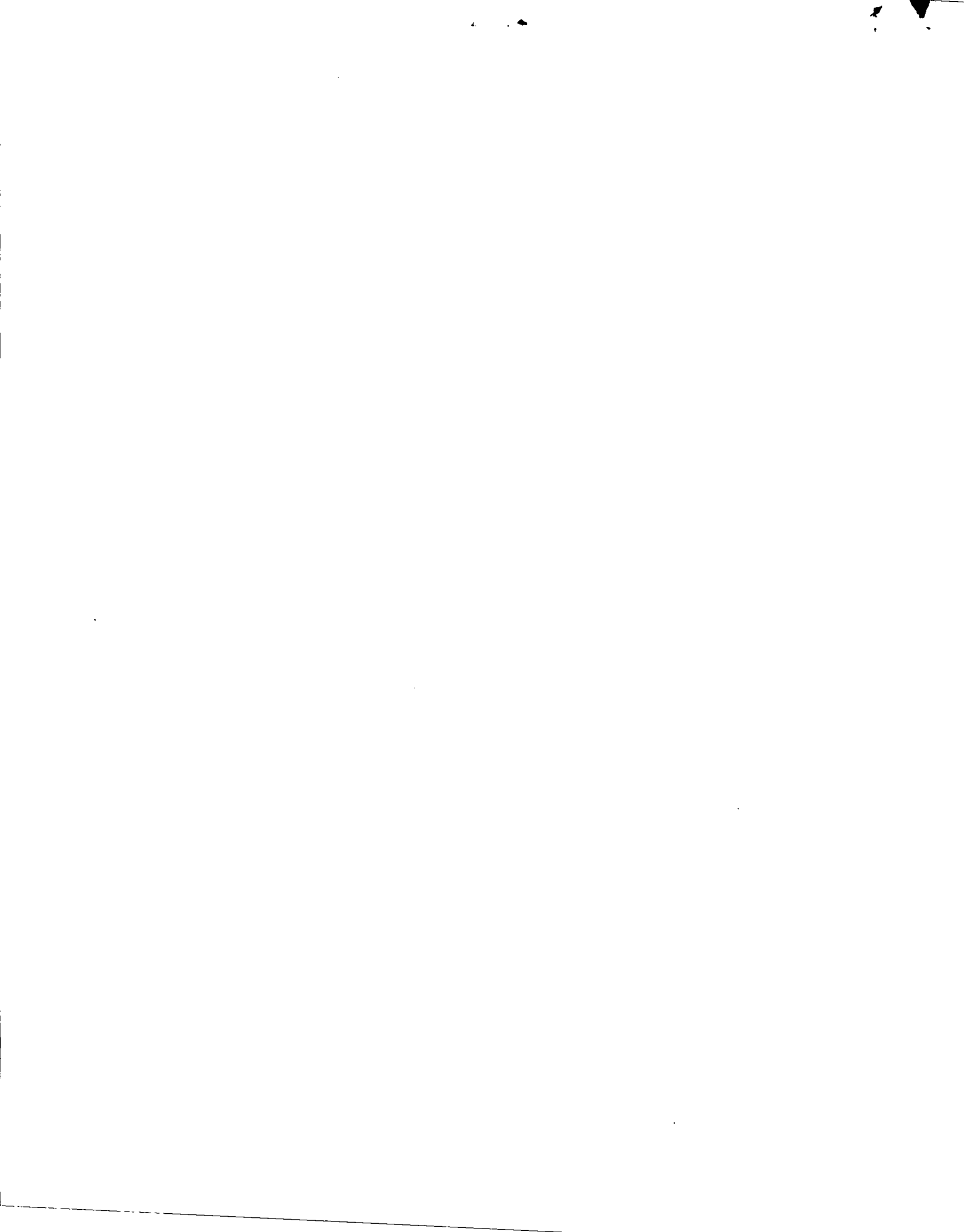
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CITY CLERK

are the amounts which this Council believes to be just compensation for the parcel to be acquired with said sum.

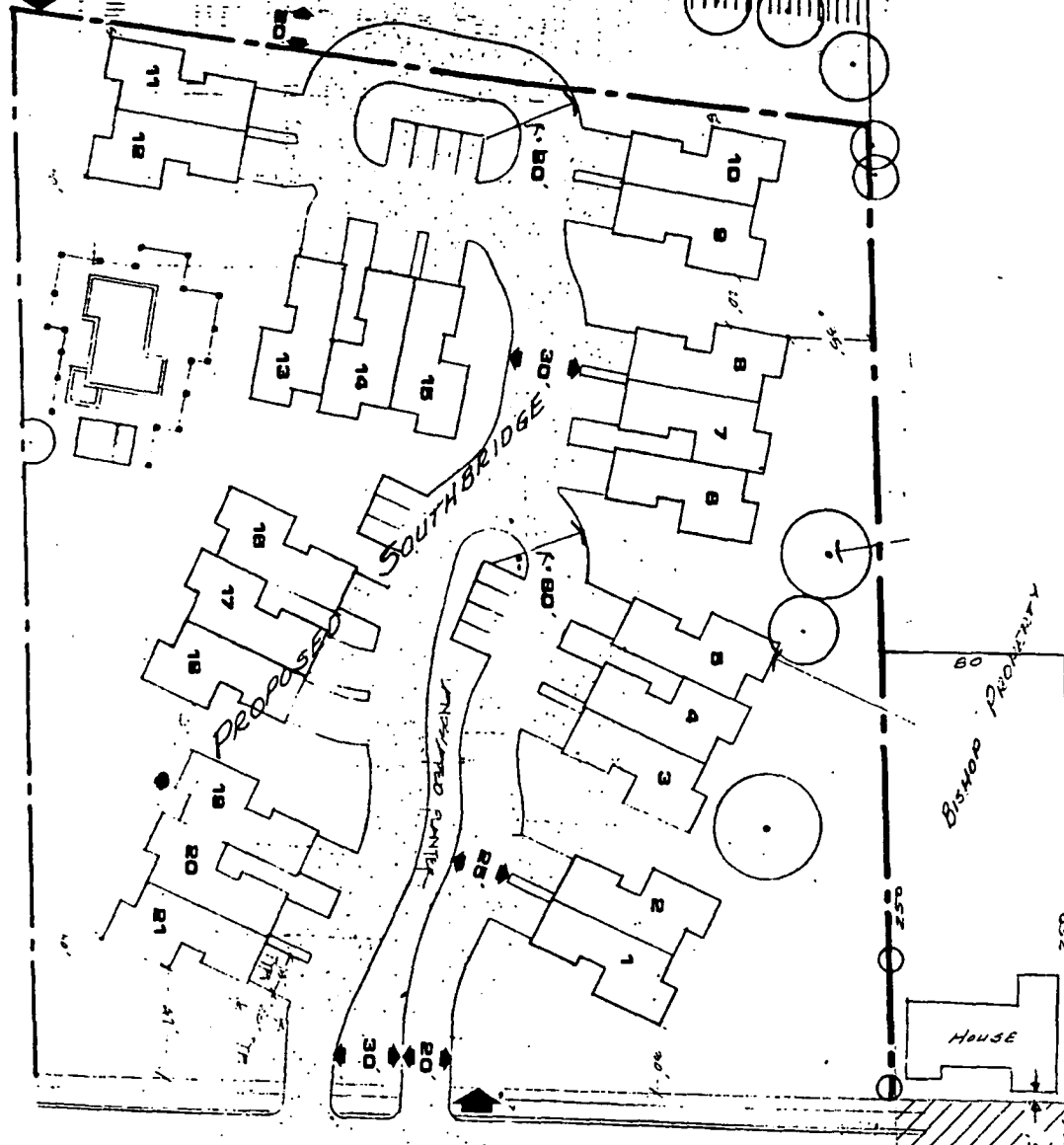
MAYOR

ATTEST:

CITY CLERK



river parkway



SUBJECT PROPERTY



PROPOSED R/W LINE 7
5' TAKE AREA
EXISTING R/W LINE

E POCKET ROAD

60
22' 93"
13.89'

William and Annabelle Bishop
7420 Pocket Road
Sacramento, CA 95831

April 8, 1981

Honorable Sandra Simpson
Chairwoman, City Planning
Commission
725 J Street/City Hall
Sacramento, CA 95814

Re: Parcel 031-0320
Ref. No. P-9304

Dear Ms. Simpson:

We are writing this letter regarding the referenced subdivision which is located on Pocket Road, 1500 feet north of Garcia Park. Our property borders this proposed subdivision on the north.

We strongly object to the manner in which this proposed subdivision is being presented, and has been presented in the past, since it has an adverse effect on our property. The proposed subdivision map shows the widening of Pocket Road in front of our residence to the width of 110 feet. The substantiation used for the proposed width is that Pocket Road is a "main feeder" road. We would like to go on record as being in opposition of the widening of Pocket Road to the proposed 110 feet.

The widening of Pocket Road to 110 feet is absurd. There are other main feeder roads in the area that are not 110 feet wide -- South Land Park Drive, 43rd Avenue, Sutterville Road, and numerous others that lead into Interstate 5. Further, Pocket Road, south of Interstate 5, is approximately 80 feet wide. In addition, there is a bridge that was put on Pocket Road between the proposed subdivision and Garcia Park that is only 53 feet wide (this bridge was put in only six years ago, in 1975). We have already paid bonds for this bridge once. Are we to pay further for another bridge now? In this time of trying to cut costs, is all this really necessary? Can you, in earnest, warrant this extra expense and are you willing to pass this on, again, to the taxpayers?

Further, the subdivisions that are being developed at this time in the Pocket Area, south of Riverside Boulevard, appear to be standing idle. With our economy in its present situation, our concern is that this area may turn into a "ghost town" type area where land has been developed for subdivisions, significant amounts of money spent for roads that will not be used to their capacity for years to come, due to the fact that the economy is such that new dwellings are out of reach to the consumer.

P. 9304

JUNE 11, 1981

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In addition to the unnecessary expense that would go into the widening of Pocket Road ~~to meet~~ the needs of the developers of this subdivision, the proposed widening would cut into our home -- our bedroom to be exact.

We have heard no plans from the City regarding remedies for this situation. Does the City plan to purchase our property via eminent domain?

Does the City plan to undertake the expense of moving our home to meet the customary setback standard for Sacramento so as to make our property's value remain for resale purposes? Will this include bringing our home up to code and connecting it to the City water and sewer systems (which the proposed condominiums will be connected to)? Can the City give written assurance of a customary setback of our residence for resale purposes that binds future landowners, as well as future City representatives?

Has the City considered any alternatives to widening the road to the proposed 110 feet? We understand that Spink Corporation has mentioned feasible alternatives. Have these alternatives been taken into consideration? We would like to be assured that all feasible alternatives are presented to the City at the earliest possible stage and that all such alternatives are considered thoroughly.

Has the City Attorney's Office given a written opinion on the effects, both to the City and to us as landowners, of widening this road as proposed, without consideration of alternatives at this point?

We feel that if the road is any wider than 80 feet, the City should be made responsible to answer to the above questions. We feel that a setback of less than what is customary for new subdivisions is unfair. A lesser setback would greatly affect the value of our property for resale purposes. Who would buy a portion of land where the house sets unusually close to the road?

We urge you to consider and answer all of these questions and considerations and incorporate them into the plan before approving this proposed subdivision.

Sincerely,

William D. Bishop *W.D. Bishop* Annabelle Bishop *Annabelle Bishop*
Annabelle Bishop

- cc: Hon. Philip Isenberg, Mayor
- Hon. Lynn Robie, City Councilwoman
- Members, City Planning Commission
- Lawrence Augusta
- James Fond
- Edward Goodin, Jr.
- Brian Holloway
- Susan Larson
- George Muraki
- Chris Hunter
- Fred Silva

February 9, 1982

City of Sacramento
City Council
Sacramento, California

Honorable Members in Session:

Subject: Establishing Just Compensation for the Right of Way and Damages Caused to William and Annabelle Bishop Property, 7420 Pocket Rd.

Honorable Members in Session:

Questions:

1. When and who will be responsible for cost of and improvements of future street, curb, sidewalk etc.?
2. Are all necessary permits for moving our house assured and included in this compensation?
3. Why can't the City assume the responsibility of the moving as I originally understood?
4. If the house is not up to current codes, do we have to bring it up to date at our expense? We are satisfied with it as it is and cannot afford repairs or improvements.
5. If the house lot is smaller, will our sewer and water well still be legal and acceptable? If not, can we connect to city water and sewer and is this cost included in this compensation?
6. Will we be allowed to keep Propane for our heat? It is cheaper than PG&E or SMUD.
7. Our mortgage holder will have to be satisfied if part of the land is taken and this will probably require a title search, etc. Has this been considered? Has this cost been included?
8. Has the cost of the little things such as a temporary connect and disconnect of phone, electric, gas been thought of and what the costs add up to? Are these " little things " included in this " compensation ."

Discrepancy:

1. We had three estimates for moving and storing our personal property and they all exceed \$4500.00. Your figure of \$3000.00 is supposed to cover that and a temporary place to live that will accept our two dogs and two cats.
2. The Spink Map, that was approved by City Council, was to scale, stamped, signed, and accepted as correct. The map in this last letter is different, shows the line in a different place and is unsigned. Why?
3. If we were to " work this problem out together "; Why were the Contractors asked not to reveal their prices or discuss these things with us? This was not the understanding that I thought I heard at my last appearance before this Council.

I Sincerely hope that you can relieve my mind and fears of this move by allowing me, or us, to see how and what this included in this price figure and allow us to talk to the Contractors and Engineers involved. We do not expect to profit by this but we cannot afford unexpected costs in money or emotional worry.

Thank you.

William D. Bishop

Annabelle J. Bishop