



CITY OF SACRAMENTO

15C

June 12th, 1984

DEPARTMENT OF PUBLIC WORKS

Engineering and Transportation Division
915 I Street - Room 300
Sacramento, California 95814

CITY MANAGER'S OFFICE
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JUN 6 1984

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City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Greenhaven Unit No. 18 Assessment District Improvement Proceeding No. 5379 (Gloria Drive and Rush River Drive)

APPROVED
CITY COUNCIL

JUN 12 1984

SUMMARY

A Hearing has been set for this date regarding the proposed assessment district known as Greenhaven Unit No. 18 Assessment District. It is recommended that the Hearing be closed and the attached Resolution Ordering Work be adopted which calls for bids to be received on July 3rd, 1984.

OFFICE OF THE
CITY CLERK

BACKGROUND INFORMATION

When the City Council approved the tentative map for Greenhaven Unit No. 18, it placed a condition that the developer construct improvements on the north side of Gloria Drive which are outside the boundary of property that he owns. There are five different property owners along the north side of Gloria Drive and they are as follows:

John K. and Nora L. Harris
Estate of Robert Marani "et al"
Sacramento Unified School District
City of Sacramento
Sacramento Municipal Utility District

Right of way for the required improvements has been obtained for 3 of the 5 property owners. As of this date, we have not obtained the right of way from Harris or Marani "et al".

For the developer to fulfill the requirements placed on the tentative map has required that the City obtain title to the required right of way from Harris and Marani by exercising the Power of Eminent Domain. As part of this proceeding, we have scheduled a Hearing on the Resolution of Necessity to acquire said right of way for this date to be held at the same time as the Hearing on the Assessment District. Because the Hearings are related to one another, we are suggesting that they be heard together.

For information regarding the right of way acquisition see the Director of Public Works letter and Report that are being submitted with this item.

Michael J. Virga, one of the owners of the Marani "et al" property, has indicated that he wishes to address the Council on this project.

FINANCIAL DATA

This project is being jointly financed by the City and the property owners within the district. The total cost of the project is estimated to be \$1,527,366.04 with \$1,483,602.04 being assessed against the property owners in the district and the City contributing \$43,764.00 from Major City Street Fund for the center 2 lanes of Gloria Drive, a major collector street for the Pocket Area.

RECOMMENDATION

Unless there is testimony presented at the Hearing which requires staff to investigate further, it is recommended that the Hearing be closed, any protests be overruled and the Resolution Ordering Work be adopted which calls for bids to be received July 3rd, 1984.

Respectfully submitted,

M. H. Johnson
M. H. Johnson
Director of Public Works

For Transmittal to City Council

Walter J. Slupe
Walter J. Slupe
City Manager

MHJ:IEM:bb
Attachment
File # 5379

June 12th, 1984
DISTRICT NO. 8

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud.

2. The second part of the document outlines the various methods used to collect and analyze data. It describes the use of statistical techniques to identify trends and anomalies in the data, and the importance of using reliable sources of information.

3. The third part of the document discusses the role of the auditor in the process. It explains that the auditor's primary responsibility is to provide an independent and objective assessment of the financial statements, and to ensure that they are prepared in accordance with the applicable accounting standards.

4. The fourth part of the document discusses the importance of communication in the auditing process. It emphasizes that the auditor must maintain open and effective communication with the client, and must be able to clearly and concisely communicate the results of the audit.

5. The fifth part of the document discusses the importance of ethics in the auditing profession. It explains that auditors must adhere to a strict code of ethics, and must be able to resist pressure from the client to engage in unethical behavior.

6. The sixth part of the document discusses the importance of continuing education in the auditing profession. It explains that auditors must stay up-to-date on the latest developments in the field, and must be able to apply this knowledge to their work.

7. The seventh part of the document discusses the importance of teamwork in the auditing process. It explains that auditors must work closely together, and must be able to communicate effectively with each other, in order to complete the audit successfully.

8. The eighth part of the document discusses the importance of the auditor's independence. It explains that the auditor must be able to perform the audit without any bias or influence from the client, and must be able to provide an objective and unbiased assessment of the financial statements.

RESOLUTION NO. 84-496

Adopted by The Sacramento City Council on date of

June 12, 1984

RESOLUTION ORDERING WORK
FOR
GREENHAVEN UNIT NO. 18
ASSESSMENT DISTRICT
IMPROVEMENT PROCEEDING NO. 5379

APPROVED
BY THE CITY COUNCIL

JUN 12 1984

OFFICE OF THE
CITY CLERK

WHEREAS, on May 22nd, 1984, the City Council of the City of Sacramento adopted its Resolution of Intention for Improvement Proceeding No. 5379, providing for the improvement of Greenhaven Unit No. 18 Assessment District;

WHEREAS, June 12th, 1984, was the time fixed by this Council for the hearing on any appeals respecting any matter relating to said Resolution of Intention; and

WHEREAS, on June 12, 1984, this Council heard appeals from certain persons whose names are set forth in the minutes of said meeting; and

WHEREAS, on hearing said appeals and other evidence relating to said Resolution of Intention, this Council desires to overrule all said protests and appeals;

RESOLVED, that the public interest and convenience require, and the City Council of the City of Sacramento hereby orders, the following work to be done, to-wit:

STREET IMPROVEMENT WORK

Improve Gloria Drive, Capela Way, Perera Circle, Sailwind Way, Pimentel Way, Peytona Way and Rush River Drive, as shown on the official plat of Greenhaven Unit No. 18, recorded in the office of the Recorder of Sacramento County in Book 157, Page 16 and also all other portions of said Gloria Drive that are shown on the Plans for Greenhaven Unit No. 18 Assessment District, by constructing concrete curbs, gutters and sidewalks, asphaltic concrete pavement, storm sewers and storm drainage facilities, sanitary sewers, a water distribution system complete, and a street lighting system complete, together with all necessary appurtenances for said improvements, and by removing and disposing of all refuse and surplus materials to the extent, with the materials, and at the locations, all as shown on the Plans and specifications for said street improvement work approved and adopted by the Council on May 22, 1984 and

SANITARY SEWER FACILITIES

Improve a 10 foot strip of land, the westerly line of which is described as follows:

Beginning at the intersection of the center line of Gloria Drive and Rush River Drive, as shown on said plat of Greenhaven Unit No. 18 thence North 03° 26' 35" West 299.61 feet by constructing sanitary sewers and manholes, together with all necessary appurtenances for said improvements and by removing and disposing of all refuse and surplus materials.

Resolved further that the public interest and convenience require and the City Council of the City of Sacramento hereby orders that the City of Sacramento, acting pursuant to the declarations that this Council made in the Resolution of Intention (Resolution No. 84-428) for Greenhaven Unit No. 18 Assessment District adopted on May 22, 1984, shall acquire each of the easements and rights of way described below:

GLORIA DRIVE

Parcel No. 1

All that portion of Sections 3 and 4, Township 7 North, Range 4 East, described as follows:

Beginning at a point from which the most easterly corner of Lot 74, as said lot is shown on the official plat of "Parkview Estates Unit No. 1", recorded in the office of the Recorder of Sacramento County in Book 126 of Maps, Map No. 17; bears North 41° 12' 43" West 99.54 feet; thence from said point of beginning North 51° 35' 19" East 64.59 feet; thence curving to the left on an arc of 568.00 feet radius, said arc being subtended by a chord bearing South 49° 14' 13" East 53.09 feet; thence South 86° 33' 25" West 90.98 feet to the point of beginning, containing 0.038 acre, more or less.

PARCEL NO. 2

All that portion of Sections 3 & 4, Township 7 North, Range 4 East, M.D.M., described as follows:

Beginning at a point from which the Southwest corner of Lot A, as said lot is shown on the official plat of "Parkview Estates Unit No. 3", recorded in the office of the recorder of Sacramento County in Book 131 of Maps, Map No. 12, bears North $03^{\circ} 26' 35''$ West 229.61 feet and North $86^{\circ} 33' 25''$ East 27.00 feet; thence from said point of beginning South $03^{\circ} 26' 35''$ East 70.00 feet; thence South $86^{\circ} 33' 25''$ West 1000.43 feet; thence North $00^{\circ} 26' 06''$ West 63.30 feet thence curving to the left on an arc of 568.00 feet radius, said arc being subtended by a chord bearing South $79^{\circ} 07' 21''$ East 94.28 feet; thence curving to the left on an arc of 20.00 feet radius, said arc being subtended by a chord bearing North $48^{\circ} 55' 09''$ East 29.35 feet; thence South $88^{\circ} 16' 43''$ East 44.00 feet, thence curving to the left on an arc of 20.00 feet radius said arc being subtended by a chord bearing South $47^{\circ} 26' 24''$ East 30.26 feet; thence North $83^{\circ} 23' 56''$ East 235.07 feet; thence curving to the left on an arc of 20.00 feet radius, said arc being subtended by a chord bearing North $36^{\circ} 24' 43''$ East 29.25 feet; thence North $79^{\circ} 25' 29''$ East 44.00 feet; thence curving to the right on an arc of 587.53 feet radius, said arc being subtended by a chord bearing South $10^{\circ} 04' 49''$ East 10.15 feet; thence curving to the left on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South $51^{\circ} 30' 51''$ East 26.73 feet; thence North $86^{\circ} 33' 25''$ East 171.49 feet, thence curving to the left on an arc of 25.00 feet radius, said arc being subtended by a chord bearing North $41^{\circ} 33' 25''$ East 35.36 feet; thence North $86^{\circ} 33' 25''$ East 58.00 feet; thence curving to the left on an arc of 25.00 feet radius, said arc being subtended by a chord bearing South $48^{\circ} 26' 35''$ East 35.36 feet; thence North $86^{\circ} 33' 25''$ East 156.00 feet; thence curving to the left on an arc of 25.00 feet radius, said arc being subtended by a chord bearing North $41^{\circ} 33' 25''$ East 35.36 feet; thence North $86^{\circ} 33' 25''$ East 38.99 feet to the point of beginning, containing 1.109 acres, more or less.

SANITARY SEWER FACILITIES

All that portion of Sections 3 & 4, Township 7 North, Range 4 East, M.D.M., described as follows:

A strip of land ten (10.00) feet in width, measured at right angles, the westerly line of which is described as follows:

Beginning at a point from which the Southeast corner of Lot 1, as said lot is shown on the official plat of "Parkview Estates Unit No. 1", recorded in the office of the Recorder of Sacramento County in Book 126 of Maps, Map No. 17 bears South $86^{\circ} 33' 25''$ West 27.00 feet; thence from said point of beginning South $03^{\circ} 26' 35''$ East 229.61 feet.

RESOLVED FURTHER, that this Council hereby overrules all protests filed against said work and improvements and hereby denies all protests filed against the extent of the district proposed to be assessed to pay for the costs, including incidental expenses, of said work and improvements.

The City Clerk is hereby directed to post conspicuously for five (5) days on or near the Council Chamber door of the City Council notice hereof, with specifications, inviting sealed proposals or bids for doing said work; and to publish twice a notice hereof, inviting sealed proposals or bids for doing said work, and referring to the specifications posted and on file, the said publication to be in the Daily Recorder, a newspaper published five times a week, published and circulated in said City of Sacramento and hereby designated for that purpose.

All such proposals or bids shall be received by the City Clerk at her office in the City Hall of said City, up to the hour of 10:30 o'clock a.m., on the date of July 3rd, 1984 and said bids shall be opened shortly thereafter, all of which shall be specified in said notice, and said notice shall require with said proposals or bids a check certified by a responsible bank, payable to the City of Sacramento for an amount not less than ten percent (10%) of the aggregate of the Proposal, or by a bond for the said amount, and so payable, signed by the bidder and two sureties, all as prescribed by law.

This Resolution was passed and adopted by the City Council of the City of Sacramento, this 12th day of June, 1984.

MAYOR

ATTEST:

CITY CLERK

June 12th, 1984
CITY COUNCIL OF THE CITY OF SACRAMENTO

In the Matter of Improvement)
Proceeding No. 5379, Greenhaven) ENGINEER'S REPORT
Unit No. 18 Assessment District)

A Public Hearing is scheduled for this date pertaining to the proposed public improvement work in Greenhaven Unit No. 18 Assessment District, Improvement Proceeding No. 5379.

This public improvement proceeding has been undertaken due to the following facts:

1. A petition from the property owners was presented to the Council on May 15th, 1984 which was signed by 84% of the property owners within the District.

2. That on May 22nd, 1984, the Director of Public Works presented to the Council the Resolution of Intention for the project for approval. On that date, the Council did approve said Resolution, which set a Hearing date on the project for this date.

3. The project consists of constructing concrete curbs, gutters and sidewalks, asphaltic concrete pavement, storm and sanitary sewers, water mains and street lights in the proposed district.

The purpose of the project is to construct these improvements in order to subdivide what is now vacant land into residential lots.

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1. The first part of the report deals with the general situation in the country at the end of 1943. It is noted that the economy is still in a state of depression, and that the government is struggling to meet its obligations. The report also mentions the need for a more active role for the state in the economy.

2. The second part of the report discusses the financial situation. It is pointed out that the government's budget is in a deficit, and that the public debt is increasing. The report suggests that the government should take steps to reduce its expenditures and to increase its revenues.

3. The third part of the report deals with the social situation. It is noted that the standard of living is still low, and that there is a need for social reforms. The report also mentions the need for a more active role for the state in social welfare.

4. The fourth part of the report discusses the political situation. It is pointed out that the government is still in a state of transition, and that there is a need for a more stable government. The report suggests that the government should take steps to strengthen its institutions and to improve its administration.

5. The fifth part of the report deals with the international situation. It is noted that the country is still in a state of isolation, and that there is a need for a more active role for the state in international relations. The report also mentions the need for a more active role for the state in the economy.

4. That Michael J. Virga, one of the property owners on the north side of Gloria Drive, has notified the City Clerk that he wishes to appear before the Council on this matter.

5. That this project has a major city collector street (Gloria Drive) that is to be constructed along the north boundary line of Greenhaven Unit No. 18. To construct said collector street requires that right of way be acquired or dedicated for the north one half of said street from owners other than the developer of Greenhaven Unit No. 18.

6. That the Council placed a condition on the approval of the tentative map for Greenhaven Unit No. 18 that the north one half of Gloria Drive be improved as part of said subdivision which requires the acquisition or dedication of right of way by parties other than the developer.

7. That as of this date, two owners on the north side of Gloria Drive have not executed the required right of way deed for said roadway which is requiring the City to pursue their acquisition by use of the City Power of Eminent Domain.

8. It is my opinion that said improvements will improve the aesthetics, safety and traffic circulation of the Pocket Area.

Executed this 12th day of June, 1984.


M. H. JOHNSON
CITY ENGINEER

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

JUNE 12, 1984

RESOLUTION ORDERING WORK
FOR
GREENHAVEN UNIT NO. 18
ASSESSMENT DISTRICT

IMPROVEMENT PROCEEDING NO. 5379

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WHEREAS, on June 12th, 1984, this Council heard appeals from certain persons whose names are set forth in the minutes of said meeting; and

WHEREAS, on hearing said appeals and other evidence relating to said Resolution of Intention, this Council desires to overrule all said protests and appeals;

RESOLVED, that the public interest and convenience require, and the City Council of the City of Sacramento hereby orders, the following work to be done, to-wit:

The improvement of Greenhaven Unit No. 18
Assessment District

to the extent, with the materials and in the manner set forth in Resolution of Intention for Improvement Proceeding No. 5379, passed and adopted by the said City Council on May 22nd, 1984, reference to which Resolution of Intention is hereby made for a description of said work and improvement.

RESOLVED FURTHER, that this Council hereby overrules all protests filed against said work and improvements and hereby denies all protests filed against the extent of the district proposed to be assessed to pay for the costs, including incidental expenses, of said work and improvements.

The City Clerk is hereby directed to post conspicuously for five (5) days on or near the Council Chamber door of the City Council notice hereof, with specifications, inviting sealed proposals or bids for doing said work; and to publish twice a notice hereof, inviting sealed proposals or bids for doing said work, and referring to the specifications posted and on file, the said publication to be in the Daily Recorder, a newspaper published five times a week, published and circulated in said City of Sacramento and hereby designated for that purpose.

All such proposals or bids shall be received by the City Clerk, at her office in the City Hall of said City, up to the hour of 10:30 o'clock A. M., on the date of July 3rd, 1984 and said bids shall be opened shortly thereafter, all of which shall be specified in said notice, and said notice shall require with said proposals or bids a check certified by a responsible bank, payable to the City of Sacramento for an amount not less than ten per cent (10%) of the aggregate of the proposal, or by a bond for the said amount, and so payable, signed by the bidder and two sureties, all as prescribed by law.

This Resolution was passed and adopted by the City Council of the City of Sacramento, this 12th day of June, 1984.

MAYOR

ATTEST:

CITY CLERK

6/12/84

Item 15C

The Improvement Plans for this district show improvement work to be done on the whole area of Gloria Drive and I recommend that all that work on Gloria Drive be ordered done. I make this statement to remove any ambiguity. The Resolution of Intention literally says that Gloria Drive within Greenhaven No. 18 will be improved. It is a fact that a portion of Gloria Drive that must be improved is outside of the boundaries of Greenhaven No. 18 and this area of Gloria Drive is fully shown on the plans that the Council has approved on May 22, 1984, and that were referred to in the Resolution of Intention.