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DEPARTMENT OF  
PUBLIC WORKS  
  
DEVELOPMENT SERVICES

CITY OF SACRAMENTO  
CALIFORNIA

927 TENTH STREET  
ROOM 100  
SACRAMENTO, CA  
95814-2795

916-449-8210  
FAX 916-449-8678

April 23, 1991

APPROVED  
BY THE CITY COUNCIL

APR 23 1991

OFFICE OF THE  
CITY CLERK

AG 91-070

City Council  
Sacramento, California

Honorable Members In Session:

- SUBJECT: A) ABANDONMENT OF STREETS AND ALLEYS FOR CARNATION GARDEN VILLAGE SUBDIVISION - SUMMARY AP NO. 91-02;
- B) APPROVAL OF FINAL SUBDIVISION MAP AND AGREEMENT FOR CARNATION GARDEN VILLAGE SUBDIVISION - (P-89101)

SUMMARY

- A) The Department of Public Works requests that the City Council adopt a resolution abandoning the alley bounded by Wah Avenue, Hing Avenue, Carnation Avenue and Indian Lane; the alley bounded by Hing Avenue, 57th Avenue, Carnation Avenue and Indian Lane; Carnation Avenue from 57th Avenue to Hing Avenue; 57th Avenue from Carnation Avenue to Indian Lane; and Indian Lane from 57th Avenue to Hing Avenue.
- B) Adoption of a resolution approving a Final Subdivision Map and Agreement for Carnation Garden Village Subdivision, located at the northeast corner of 57th Avenue and Carnation, is recommended.

BACKGROUND

- A) First California Homes has requested the subject abandonment to facilitate development of the Carnation Garden Village Subdivision. The Final Subdivision Map for Carnation Garden Village includes a circulation pattern that is inconsistent with the streets and alleys proposed for abandonment.

City Council  
Carnation Garden Village - Summary Abandonment  
Carnation Garden Village - Final Subdivision Map & Agreement  
April 23, 1990

The streets and alleys have not been improved and have not been in use. All property owners adjacent to those streets and alleys have no objection to the abandonment. City staff and public agencies have been contacted and have no objection to the abandonment. A Negative Declaration was filed pursuant to the Planning Department's 65402 review process.

- B) On June 19, 1990, the City Council approved a Tentative Subdivision Map by adopting Resolution No. 90-481. All conditions in the staff subdivision report have been met and the Final Subdivision Map is presented for approval.

#### **FINANCIAL DATA**

- A) A fee of \$250.00 has been charged to the applicant for staff costs associated with processing of the abandonment.
- B) All costs associated with the Subdivision Improvement Agreement shall be paid by the developer. There is no expense to the City.

#### **POLICY CONSIDERATION**

- A) Section 8300 et seq. of the State of California and Highways Code allows for abandonment of streets, alleys, and easements that are no longer needed for public use. The local governing body is the approving authority and may reserve such rights as may be needed (e.g., retaining the utility easement when approving a street abandonment). City policy, as stated in Resolution No. 82-509 which was approved by the City Council on July 20, 1982, provides for abandonment of local streets so long as there is a benefit to the community, it does not inhibit access to other properties and would be supported by the majority of property owners. This abandonment is consistent with these policies.
- B) Pursuant to Sacramento City Code, Article V, Chapter 40.515, and Government Code Section 66458, the City Council may, by resolution, approve final maps and parcel maps. The map presented conforms to all the requirements of the Government Code and Chapter 40 of the City Code, applicable at the time of conditional approval of the Tentative Map. The Final Map is, therefore, recommended for approval.

#### **MBE/WBE EFFORTS**

None, since no goods or services are being procured with this action.

City Council  
Carnation Garden Village - Summary Abandonment  
Carnation Garden Village - Final Subdivision Map & Agreement  
April 23, 1990

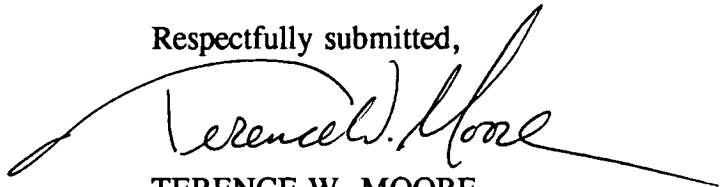
**VOTE OF COMMISSION**

- A) The proposed abandonment is exempt from review under Section 65402 of the California Government Code.
- B) Not required.

**RECOMMENDATION**

- A) It is recommended that the attached resolution approving the abandonment be adopted, which is the final order in the proceedings for the abandonment.
- B) It is recommended that the attached resolution approving the Final Subdivision Map and Agreement be adopted.

Respectfully submitted,



TERENCE W. MOORE  
Supervising Engineer

Recommendation Approved:

Approved:



FOR WALTER J. SLIPE  
City Manager



MELVIN H. JOHNSON  
Director of Public Works

SP:LR:jd  
DS6-17.D  
04.2291.3

April 23, 1991  
District No. 7

Attachments

**CONTACT PERSON**

Robert R. Jones, Senior Engineer  
449-8210

**RESOLUTION NO. 91-291**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

SUMMARY ABANDONMENT OF ALLEY BOUNDED BY WAH AVENUE, HING AVENUE, CARNATION AVENUE AND INDIAN LANE; AND, THE ALLEY BOUNDED BY HING AVENUE, 57TH AVENUE, CARNATION AVENUE AND INDIAN LANE; AND, CARNATION AVENUE FROM 57TH AVENUE TO HING AVENUE; AND, 57TH AVENUE FROM CARNATION AVENUE TO INDIAN LANE; AND, INDIAN LANE FROM 57TH AVENUE TO HING AVENUE

APPROVED BY THE CITY COUNCIL

APR 23 1991

OFFICE OF THE CITY CLERK

ABANDONMENT PROCEEDING NO. 91-02

WHEREAS, in accordance with Section 8300, Et. Seq., of the Streets and Highways code of the State of California, the City Council hereby vacates and abandons a portion of the following described streets and alleys:

That certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that real property situate in the City of Sacramento, County of Sacramento, State of California being a portion of the southwest one-quarter (¼) of Section 31, Township 8 north, range 5 east, more particularly described as follows:

- (1) All of Hing Avenue adjacent to Lots 51, 52, 69 and 70 as shown on the plat of Camellia Acres filed for record in the Office of the Recorder of said County in Book 15 of Maps, at Page 21 and bounded by the centerline of Carnation Avenue and the centerline of Indian Lane;
- (2) All of 57th Avenue (Song Avenue) adjacent to Lots 71, 72, 89 and 90 as shown on said map and bounded by the centerline of Carnation Avenue and the west right-of-way line of Indian Lane;
- (3) All of Carnation Avenue adjacent to Lots 68, 69, 72 and 73 bounded by the centerlines of Hing Avenue and 57th Avenue (Song Avenue) as shown on said map and the east 23 feet of Carnation Avenue adjacent to Lot 52 as shown on said map and bounded by the centerline of Hing Avenue on the south and the north line of Lot 52 on the north;
- (4) The west 23 feet of Indian Lane adjacent to Lots 51, 70 and 71 of said Camellia Acres, bounded by the centerline of 57th Avenue on the south and the north line of Lot 51 on the north;

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

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- (5) All of the 16 foot wide alley adjacent to Lots 49, 50, 51, and 52, and the 16 foot wide alley adjacent to Lots 69, 70, 71 and 72, said alleys are bounded by the centerline of Carnation Avenue on the west and the centerline of Indian Lane on the east.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the City Council does hereby find and declare that all of the facts, as set forth in this resolution, are true and correct; that by reason of the findings and premises aforesaid, said streets and alleys as above set forth and described, is hereby declared abandoned and vacated.

IT IS FURTHER ORDERED that a copy of this resolution, attested by the Clerk of this Council, be recorded in the office of the Recorder of the County of Sacramento.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

DS6-17.D  
04.1991.2

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

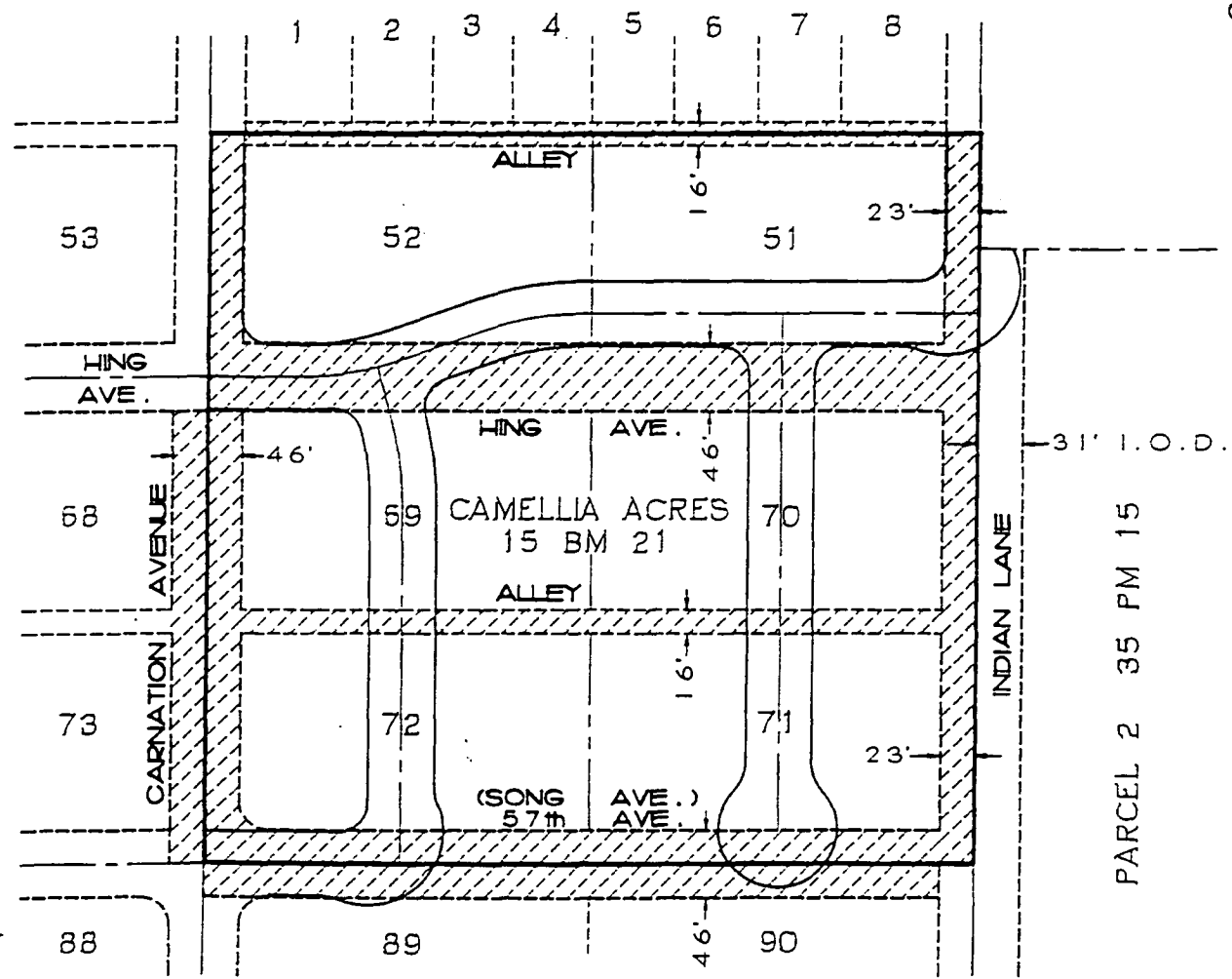
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CARNATION GARDEN  
58 BM 10


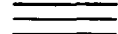


# EXHIBIT B

## RIGHT-OF-WAY AND ALLEY ABANDONMENT

CITY OF SACRAMENTO, STATE OF CALIFORNIA  
KENT BAKER & ASSOC.



SCALE  
1" = 100'

-  AREA TO BE ABANDONED
-  PROPOSED RIGHT-OF-WAY
-  EXISTING LOT LINE
-  EXISTING RIGHT-OF-WAY

PARCEL 2 35 PM 15

# RESOLUTION NO. 91-292

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

APPROVING FINAL SUBDIVISION MAP AND AGREEMENT FOR CARNATION GARDEN VILLAGE SUBDIVISION - (P-89101)

APPROVED BY THE CITY COUNCIL

APR 23 1991

OFFICE OF THE CITY CLERK

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

- A. The Final Subdivision Map for Carnation Garden Village Subdivision, located at the northeast corner of 57th Avenue and Carnation Avenue, with provisions for its design and improvement, is consistent with the Meadowview Community Plan.
- B. The Final Subdivision 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 Final Subdivision Map for this project is hereby approved subject to the execution by all parties of the Subdivision Improvement Agreement for that subdivision.
- 2. All offers of dedication shown on said map are hereby accepted subject to the improvement thereof required by the Subdivision Agreement.
- 3. The City Manager and City Clerk be authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and First California Homes, General Partnership, to provide for the subdivision improvements required by the Subdivision Map Act and Chapter 40 (Subdivision Regulations) of the Sacramento City Code.
- 4. The Real Estate Supervisor is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

ATTEST:

\_\_\_\_\_  
MAYOR

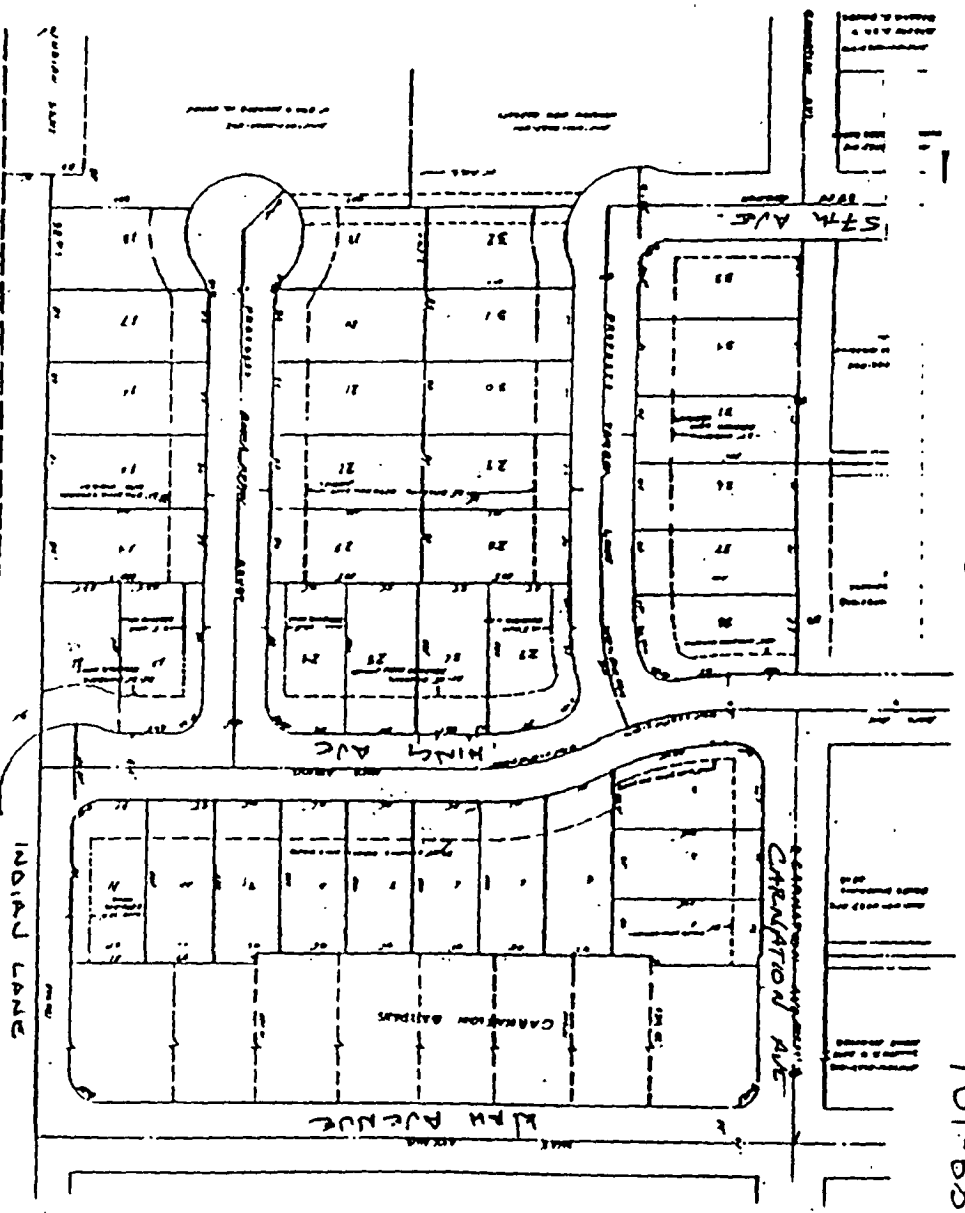
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**FOR CITY CLERK USE ONLY**

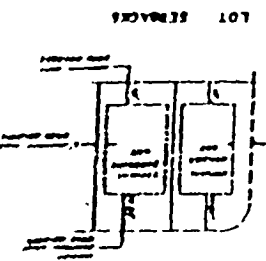
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DATE ADOPTED: \_\_\_\_\_

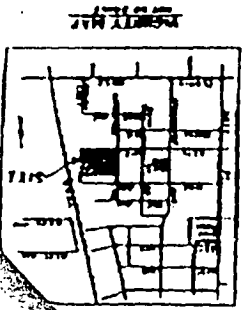


TENTATIVE REVISIONS MAP OF  
CARNATION GARDEN VILLAGE  
CITY OF SACRAMENTO  
FEBRUARY 1, 1988

EXHIBIT A



REVISIONS  
NO. DATE BY  
1 10/1/87 J.S.  
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MATERIAL NOT FURNISHED AT TIME OF AGENDA PREPARATION.

**APPROVALS FOR CARNATION GARDEN VILLAGE SUBDIVISION : (P-89101) (D7)**

*Res*

A. Abandonment of the alley bounded by Wah Avenue, Hing Avenue, Carnation Avenue, Indian Lane and the alley bounded by Hing Avenue, 57th Avenue, Carnation Avenue and Indian Lane, and also Carnation Avenue from 57th Avenue to Hing Avenue, and 57th Avenue from Carnation Avenue to Indian Lane.

*Res Govt*

B. Approval of Final Subdivision Map and Agreement with First California Homes, for Carnation Garden Village, located at the Northeast corner of 57th Avenue at Carnation Avenue.

**RECOMMENDATION OF STAFF: ADOPT STAFF RECOMMENDATIONS**



OFFICE OF THE  
CITY CLERK  
OPERATION SERVICES

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 304  
915 I STREET  
SACRAMENTO, CA  
95814-2671

916-449-5426

May 7, 1991

First California Homes  
21 Blue Sky Court Suite B  
Sacramento CA 95828

On April 23, 1991, the Sacramento City Council adopted Resolution No. 91-292 authorizing the execution of Agreement No. 91-070 regarding final subdivision map for Carnation Garden Village.

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,

Valerie A. Burrowes  
City Clerk

mls/3.16

Enclosures

cc: Public Works  
Risk Management