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APPROVED
BY THE CITY COUNCIL

SEP 15 1987

CLERK OF THE
CITY CLERK



CITY MANAGER'S OFFICE
RECEIVED

SEP 9 1987

927 TENTH STREET
ROOM 200
SACRAMENTO, CA
95814-2705

916-449-8220

CONSTRUCTION SECTION
640 BERKUT DRIVE
SUITE B
SACRAMENTO, CA
95814-0131

916-449-5282

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

ENGINEERING DIVISION

THOMAS M. FINLEY
ENGINEERING DIVISION MANAGER

September 15, 1987

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Hearing on the Resolution of Intention to Abandon Streets and Alleys in Franklin Villa Estates Units No. 2 and 2-A - Abandonment Proceeding No. 5531

SUMMARY

The Department of Public Works recommends the attached resolution to abandon the streets and alleys in Franklin Villa Estates Units No. 2 and 2-A be adopted.

BACKGROUND

Franklin Villa Estates Homeowners Association has requested the abandonment of the streets and alleys in Franklin Villa Estates Units No. 2 and 2-A. The proposed abandonment will not restrict traffic circulation through the surrounding area, and will enhance on-site security by restricting access. The City Planning Commission considered the abandonment, (65402 review), and unanimously found it to be in conformance with the General Plan.

Staff has reviewed the request and finds it is generally in conformance with the City Guidelines for Street Closures adopted July 20, 1982, except for guidelines 5 and 7.

Guideline 5 requires support by a majority of the property owners within a 300 foot radius of the requested closure. The Department of Public Works typically requires a petition indicating 100% support of those property owners whose property fronts on the proposed street or alley abandonment. This request was made by the Franklin Villa Homeowners Association which represents the property owners. The Association indicates that a majority of their members support the street and alley abandonments. However, because of the nature of this abandonment request, a petition has not been requested. The actual number of residents supporting or opposing the abandonment is not known.

City Council
Abandonment of Streets and Alleys in Franklin
Villa Estates Units No. 2 and 2-A
September 15, 1987
Page 2

Guideline 7 requires street closure in predominately residential areas to be used for "landscaping, open space, or park facilities". This cannot occur in this instance. The streets and alleys are needed for neighborhood circulation and will become private streets and alleys.

As part of the abandonment the streets, curbs, gutters, sidewalks, street lights and sanitary sewers will become the property of the Homeowners Association and will be their responsibility to maintain these improvements. Storm drainage facilities will become the property of the Homeowners Association with the exception of the 24" drainage trunk line in the alley adjacent to Morrison Creek. The water mains, 24" storm drain, gas, telephone and electrical power will remain under the ownership of the City and various utility companies and they will continue to maintain these facilities.

The Department of Public Works recommends the City perform its scheduled slurry seal of the streets before they are abandoned.

The abandonment will require the removal of the existing street openings and installation of standard curb, gutter and sidewalk. Access to the abandoned area will be via new driveways installed as part of the street closure. The estimated cost of the improvements required to convert the public streets to private roads is approximately \$84,000. This estimate does not include any costs for gates, guardhouses or operations. Several cost estimates have been prepared as this project has progressed. These have ranged between \$65,000 and \$100,000. However, it will be necessary for the homeowners to pay the actual costs, whatever they may be. If this work is to be done as an assessment district, about 30% should be added to the costs for processing the district. Annual maintenance costs are estimated to be approximately \$15,000, and will vary depending upon the level of maintenance service the Association may chose, and upon the vendors chosen by the Association.

Staff finds the request to be in conformance with State law and recommends approval of the request.

The description of the resolution ordering the abandonment has been modified from what was stated in the Resolution of Intention in order to clarify the owner-maintenance responsibilities of the existing public utilities.

A Negative Declaration was filed with the City Clerk's office on August 4, 1987. The utility companies have reviewed the abandonment and have no objection. (The letters from the utility companies are on file with the City Clerk's office).

City Council
Abandonment of Streets and
Alleys in Franklin Villa Estates
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September 15, 1987
Page 3

On August 25, 1987, the City Council adopted the Resolution of Intention setting a Hearing for this date on the proposed abandonment pursuant to the requirements of the Streets and Highways Code of the State of California. Attached is the Engineer's Report relating the facts on the abandonment.

FINANCIAL

No expense to the City is necessary for the proposed abandonment. The property owners will pay for the cost of necessary improvements.

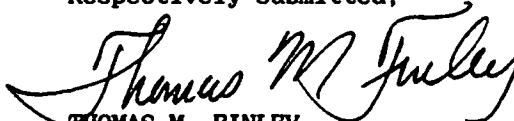
VOTE OF COMMISSION

The Planning Commission, on August 13, 1987, voted to approve the proposed abandonment. (See attached report).


RECOMMENDATION

It is recommended that the Hearing be closed and the Council approve the Engineer's Report and adopt the attached Abandonment Resolution which is the final order in the proceedings, and direct Public Works staff to prepare the necessary documents to transfer ownership of the City facilities to Franklin Villa Homeowners Association.

Respectively submitted,


THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:


WALTER J. SLIFE
City Manager

Approved:


MELVIN H. JOHNSON
Director of Public Works

RW:yg
5531-2.c
09-0387.2

September 15, 1987
District No. 7

Attachment

EXHIBIT "A"
CITY COUNCIL OF THE CITY OF SACRAMENTO
September 15, 1987

In the Matter of Abandonment)
Proceeding No. 5531, Abandonment) ENGINEER'S REPORT
of a Portion of the Streets and)
Alleys In Franklin Villa Estates)
Units No. 2 and 2-A)

A Public Hearing is scheduled for this date pertaining to the proposed abandonment of the streets and alleys in Franklin Villa Estates Units No. 2 and 2-A. The proposed abandonment has been undertaken due to the following facts:

1. On August 13, 1987, the Planning Commission voted to approve the abandonment.
2. A request from Franklin Villa Homeowners Association, was presented to the City Council on August 25, 1987.
3. That on August 25, 1987, the Director of Public Works presented to the Council the Resolution of Intention for the abandonment for approval. On that date, the Council did approve said Resolution of Intention, which set a Hearing date on the abandonment for this date.
4. That on August 26, 1987, a copy of the Resolution of Intention was mailed to all persons within a 300' radius of said abandonment notifying them of the Hearing set for this date.
5. That on August 28, and September 4, 1987, the Resolution of Intention was published in the Daily Recorder.
6. That on August 31, 1987, Notices were posted along the proposed abandonments.
7. The abandonment would consist of abandoning the streets and alleys in Franklin Villa Estates Units No. 2 and 2-A.
8. That the various utility companies (SMUD, PT and PG & E), and the City Water and Sewer Division have submitted letters stating they have no objection to the abandonment, provided public easements are retained to permit maintenance of existing or future facilities.

- 9. It is my opinion that said abandonment will not affect the aesthetics of the neighborhood or cause any undue hardship on the City.

Executed this 15th day of September, 1987.

MELVIN H. JOHNSON
DIRECTOR OF PUBLIC WORKS

5531.C

17

RESOLUTION NO. 87-741

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL
SEP 15 1987
OFFICE OF THE
CITY CLERK

RESOLUTION TO VACATE
STREET AND ALLEYS IN FRANKLIN VILLA
ESTATES UNITS NO 2 AND 2-A
ABANDONMENT PROCEEDING NO. 5531

WHEREAS, the City received a Petition to Vacate from owners of property within the City of Sacramento, requesting a public hearing before the City Council to consider abandoning and vacating:

WHEREAS, a notice that the City Council would consider the proposed vacation at a public hearing was given in compliance with California Streets and Highways Code Sections 8322 and 8323;

WHEREAS, a public hearing to consider the proposed vacation was held before the City Council at 7:30 P.M. on September 15, 1987, in the City Council Chambers and all evidence was heard by any and all parties interested in the proposed vacation.

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

1. The public streets located in the City of Sacramento, County of Sacramento, State of California and specifically described below is hereby ordered vacated:

All that portion of El Mango Way, Sandia Way, El Limon Court, all alleys as shown on the official map entitled "Franklin Villa Estates Unit No. 2-A", Book 86 of Maps, Map No. 2 and "Franklin Villa Estates Unit No. 2", Book 85 of Maps, Map No. 4, recorded in the Office of the Recorder of Sacramento County, California, and Caselli Circle from the northerly intersection of El Mango Way to projected southerly lot line of Lots 179 and 180, as shown in "Franklin Villa Estates Units No. 2 and 2-A", EXCEPTING THEREFROM all that portion of the alley lying southerly of said Lot 179 from Caselli Circle to Morrison Creek. RESERVING HOWEVER, for the above described real property for the right of entry to repair, maintain and construct water and gas pipes and aerial or underground power, telephone and other communication facilities now in place in said streets and alleys, or which from time to time may be placed therein. ALSO RESERVING, to the City of Sacramento, the right of entry to repair, maintain and construct storm drainage lines in the North/South alley adjacent to Lots 112, 113, 170, 171, 172, 174, 175, 176, 177, 178 and 179, which from time to time may be placed therein, FURTHER RESERVING, to the City of Sacramento the right of ingress and egress for emergency and utility service vehicles over the center most 20 feet of said streets and alleys.

(A map or plan of the proposed abandonment is on file with the Department of Public Works located at 927-10th Street.)

- 2. The above described public street is unnecessary for present or prospective public use in that:
 - a. It is not necessary for traffic circulation;
 - b. The City Engineers have reviewed said abandonment and found that it will not interfere with the traffic flow in the area or affect the aesthetics of the neighborhood;
 - c. The parcels adjacent to the abandoned street described above have other access and said abandonment will not create any land locked parcels; and
 - d. The streets and alleys to be vacated are not necessary or useful as a non-motorized transportation facility as defined in Section 156 of the Streets and Highways Code.

- 3. The City Council hereby finds that the said vacation has been submitted to and reported on by the City Planning Commission as to conformity with the City General Plan and South Sacramento Community Plan. The Commission recommended that the vacation be approved. The Council, pursuant to Streets and Highways Code, Section 8313, has considered this street vacation in connection with the above General and Community Plans and finds the vacation consistent with them, in that:
 - a. The closure of the streets identified in paragraph 1 above, does satisfy the City Council's "Review Guidelines For Street Closures", adopted July 20, 1982, by Resolution No. 82-509.

- 4. The vacation is subject to the condition that:
 - a. The applicant construct curbs, gutters and sidewalks across the abandoned alley and street openings prior to the City recording the resolution abandoning said alleys and streets, or an agreement with the City, and post the necessary security guaranteeing the construction of said curbs, gutters and sidewalks.
 - b. The applicant must, within sixty days of the passage of this resolution, make a firm commitment indicating it has the financial resources necessary to complete the conditions contained in paragraph 4(a) above. This commitment shall be in writing, secured, and in a form satisfactory to the Director of Public Works.

5. After all the conditions specified in paragraph 4 of this resolution, have been completed, the City Clerk shall cause a certified copy of this resolution, attested by the City Clerk under seal, to be recorded. The vacation shall be effective when the City Clerk records this resolution.

MAYOR

ATTEST:

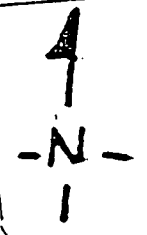
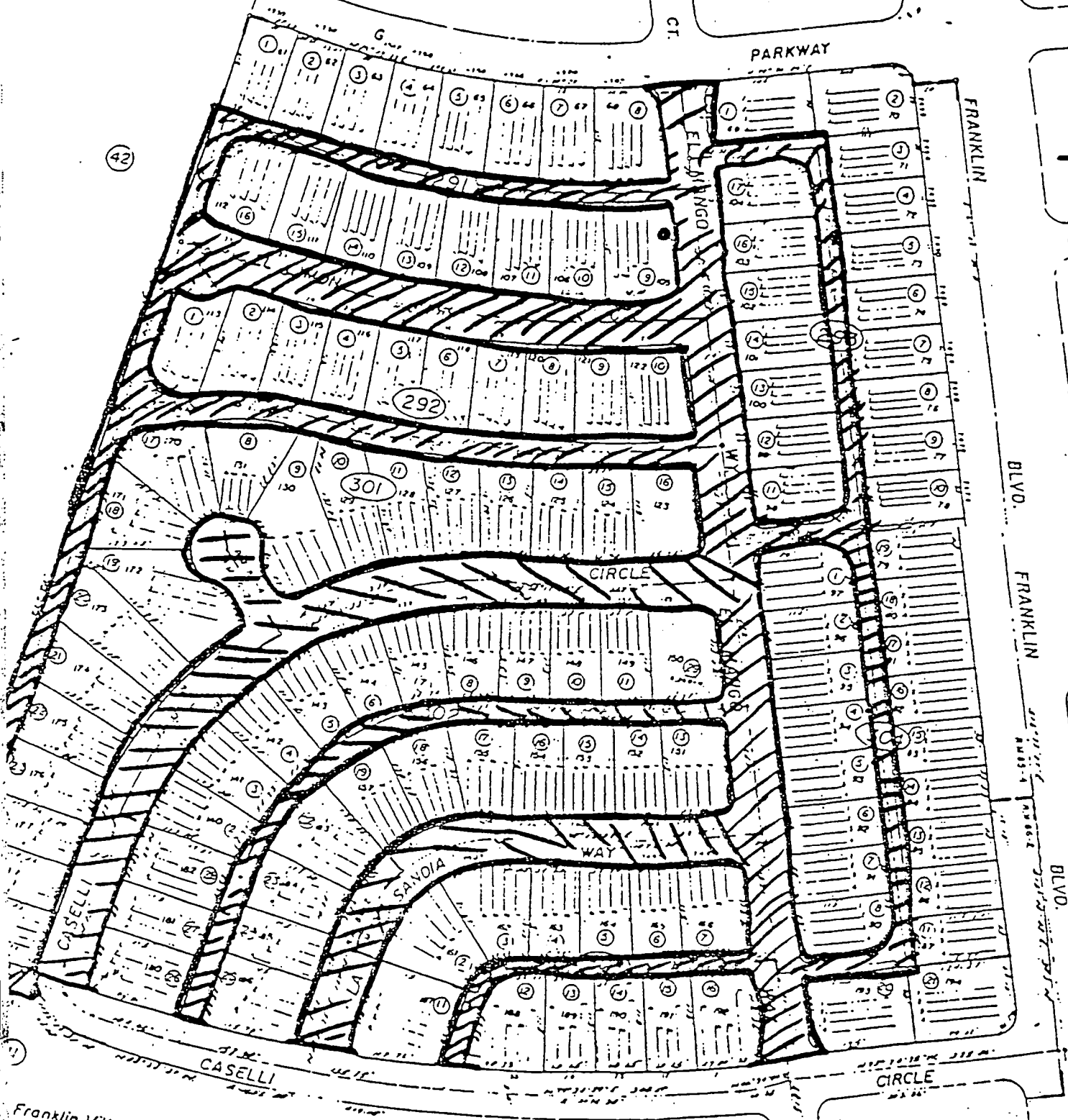
CITY CLERK

5531.1.C

Proposed Abandonment

W. 1/2 SEC. T.7N., R.5E., M.D.B. 8

LA FRESA CT. 1A



GOYA BLK. 050

LIPPI

EAST PARK

BLK. 50

10

Franklin Villa Estates Unit No. 2-A, R.M. Bk. 85, Pg. 2 (8-20-70)
 Por. of Franklin Villa Estates Unit No. 2, R.M. Bk. 85, Pg. 4 (4-17-70)

Franklin Villa 2 and 2-A

CITY OF SACRAMENTO
 Assessor's Map Bk. 49-Pg. 30
 County of Sacramento, Calif.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION TO VACATE
STREET AND ALLEYS IN FRANKLIN VILLA
ESTATES UNITS NO 2 AND 2-A
ABANDONMENT PROCEEDING NO. 5531

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WHEREAS, a notice that the City Council would consider the proposed vacation at a public hearing was given in compliance with California Streets and Highways Code Sections 8322 and 8323;

WHEREAS, a public hearing to consider the proposed vacation was held before the City Council at 7:30 P.M. on September 15, 1987, in the City Council Chambers and all evidence was heard by any and all parties interested in the proposed vacation.

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

1. The public streets located in the City of Sacramento, County of Sacramento, State of California and specifically described below is hereby ordered vacated:

All that portion of El Mango Way, Sandia Way, El Limon Court, all alleys as shown on the official map entitled "Franklin Villa Estates Unit No. 2-A", Book 86 of Maps, Map No. 2 and "Franklin Villa Estates Unit No. 2", Book 85 of Maps, Map No. 4, recorded in the Office of the Recorder of Sacramento County, California, and Caselli Circle from the northerly intersection of El Mango Way to projected southerly lot line of Lots 179 and 180, as shown in "Franklin Villa Estates Units No. 2 and 2-A", EXCEPTING THEREFROM all that portion of the alley lying southerly of said Lot 179 from Caselli Circle to Morrison Creek. RESERVING HOWEVER, for the above described real property for the right of entry to repair, maintain and construct water and gas pipes and aerial or underground power, telephone and other communication facilities now in place in said streets and alleys, or which from time to time may be placed therein. ALSO RESERVING, to the City of Sacramento, the right of entry to repair, maintain and construct storm drainage lines in the North/South alley adjacent to Lots 112, 113, 170, 171, 172, 174, 175, 176, 177, 178 and 179, which from time to time may be placed therein, FURTHER RESERVING, to the City of Sacramento the right of ingress and egress for emergency and utility service vehicles over the center most 20 feet of said streets and alleys.

(A map or plan of the proposed abandonment is on file with the Department of Public Works, Engineering Division, located at 927-10th Street.)

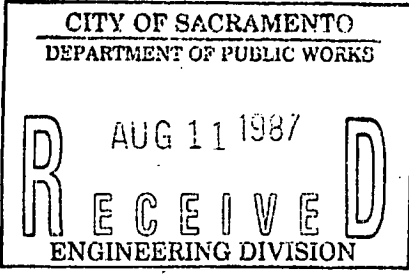
- 2. The above described public street is unnecessary for present or prospective public street use in that:
 - a. It is not necessary for through traffic circulation
 - b. Planning Commission and City Engineers have reviewed said abandonment and found that it will not interfere with the traffic flow in the area or affect the aesthetics of the neighborhood.
 - c. The streets and alleys will become private with only local resident access.
 - d. The streets and alleys to be vacated are not necessary or useful as a non-motorized transportation facility as defined in Section 156 of the Streets and Highways Code.
- 3. The vacation is subject to the condition that:
 - a. The applicant construct curbs, gutters and sidewalks across the abandoned alleys and streets opening prior to the City recording the resolution abandoning said alleys and streets, or an agreement with the City, and post the necessary security guaranteeing the construction of said curbs, gutters and sidewalks.
- 4. After all the conditions specified in paragraph 3 of this resolution have been completed, the City Clerk shall cause a certified copy of this resolution, attested by the City Clerk under seal, to be recorded.

MAYOR

ATTEST:

CITY CLERK

City Planning Commission
Sacramento, California



Members in Session:

Subject: A. Environmental Determination

B. Section 65402 (a) Review: Abandonment of a portion of El Mango Way and all of El Limon Court, Caselli Circle, Sandia Way and various alleys in Franklin Villa Estates Units 2A and 2B.

Summary: The proposed street and alley abandonment is requested by the Homeowner's Association representing 464 units in Franklin Villa for the purpose of controlling access into the area. Section 65402(a) of the State Government Code requires the Planning Commission to report on the conformance of the proposed request with the General Plan and applicable community plan. Staff recommends a finding of consistency with the General Plan and Community Plan.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 South Sacramento Community Plan Designation:	Residential 11-29 du/acres
Existing Zoning of Site:	R-3
Existing Land Use of Site:	464 Units of Townhouses in 116-four plex units

Surrounding Land Use and Zoning

North: Townhouses; R-3
 South: Apartments & Townhouses; R-3
 East : Church and Single Family; County
 West : Morrison Creek; R-1

PROJECT EVALUATION: Staff has the following comments:

A. General Plan and Community Plan Consistency

The subject site contains four fully improved streets and a series of alleys located in Franklin Villa Estates Unit Number 2. The Homeowner's Association is requesting abandonment in order to provide increased private security for the area (refer to attached correspondence). The proposed abandonment is before the Planning Commission for General Plan Consistency Findings as required by Section 65402 (a) of the California Government Code.

The 1986 South Sacramento Community Plan states the following goals, issues and implementation measures:

Goals

Implement policies and programs, and focus current programs, to eliminate the sources of blight and incompatible land uses in South Sacramento.

A Community Plan can only address crime issues in a limited fashion. The general goal of any community plan is to improve the quality of life within the community which it addresses.

Findings of Fact and Issues

Residents perceive a high crime rate in South Sacramento. Compared with other areas of the City, the rate is relatively low. Nevertheless, residents consider crime to be a major problem in South Sacramento and are supportive of increased police and park ranger personnel.

Implement Measures To Reduce Crime

Encourage the further development of crime prevention programs, particularly Neighborhood Watch. Contact community groups with information on the formation of crime alert groups and make resources available through town hall meetings and staff assistance to establish home alert groups (Police Department).

Continue to implement the City's Security Ordinance and encourage the incorporation of design features that deter criminal activity in new developments (Planning Department).

The proposed abandonment will not restrict traffic circulation through the surrounding area and will enhance on-site security by restricting access. Staff finds the proposed abandonment is consistent with the policies of the 1986 South Sacramento Community Plan.

The use of private security gates will be provided on El Mango Way with locked gates installed on other streets and alleys where access is provided outside the site. Refer to Exhibits A and B for the location and type of gate to be used.

B. Agency Review:

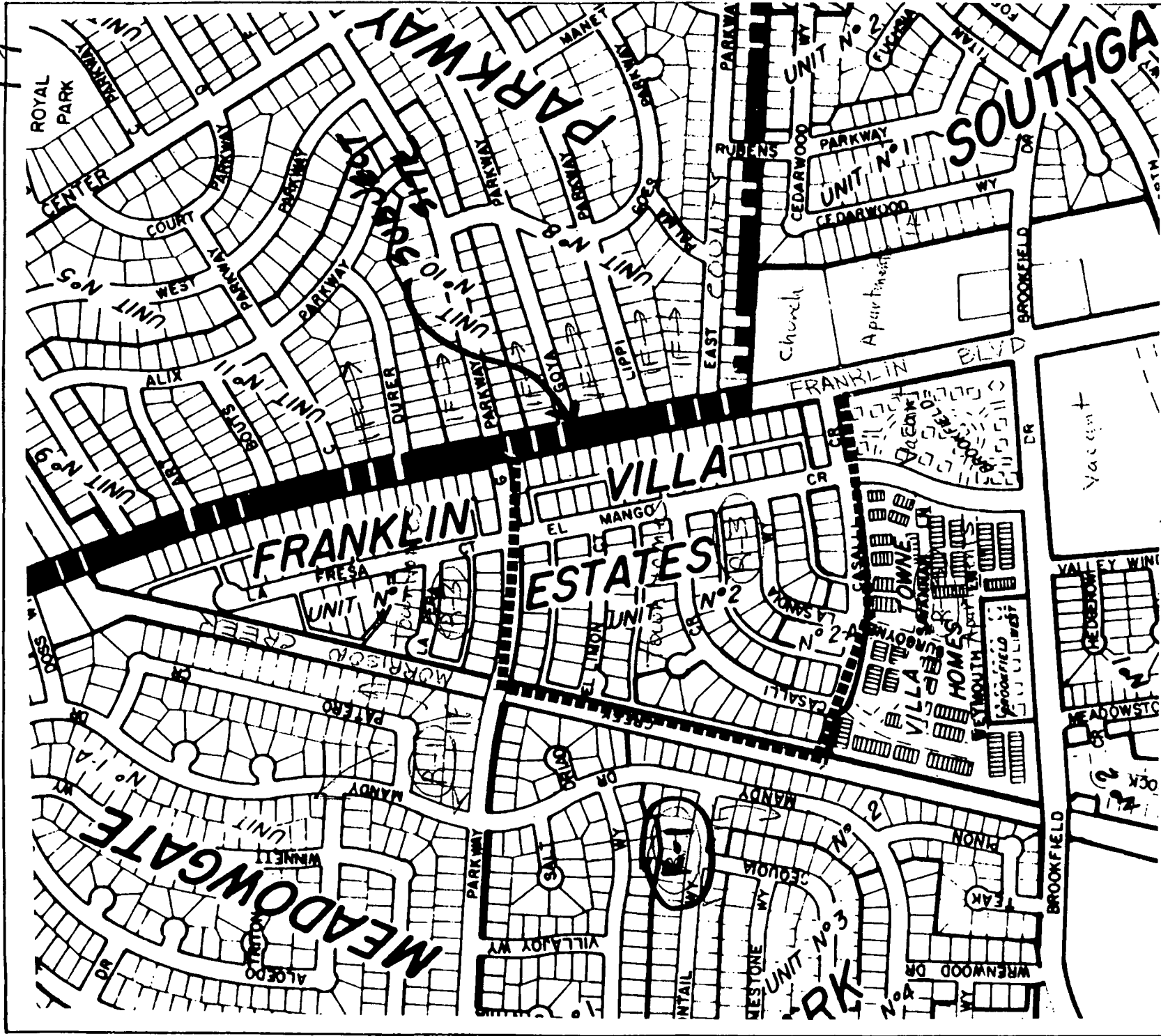
Exhibit C includes all correspondence received from the Homeowner's Association and various public utility companies. Although, the utility clearance letters are dated 1985, the applicant is currently requesting updated utility clearance letters. These updated letters will be provided to the City Real Estate Division prior to hearing on the abandonment before the City Council.

Staff notes that no opposition by the utilities was stated in their responses. The City Engineering Division and Traffic Divisions commented on the level of road improvements and financial responsibility. These details will require resolution prior to City Council action on the abandonment.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and a Negative Declaration has been filed.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Find the proposed abandonment consistent with the 1986 South Sacramento Community Plan and the City's Discretionary Interim Land Use Policy as required by Section 65402 (a) of the Government Code and consistent with the Review Guidelines for street closures, Resolution 82-509 (Exhibit D).



Land Use: Single family residential unless otherwise noted

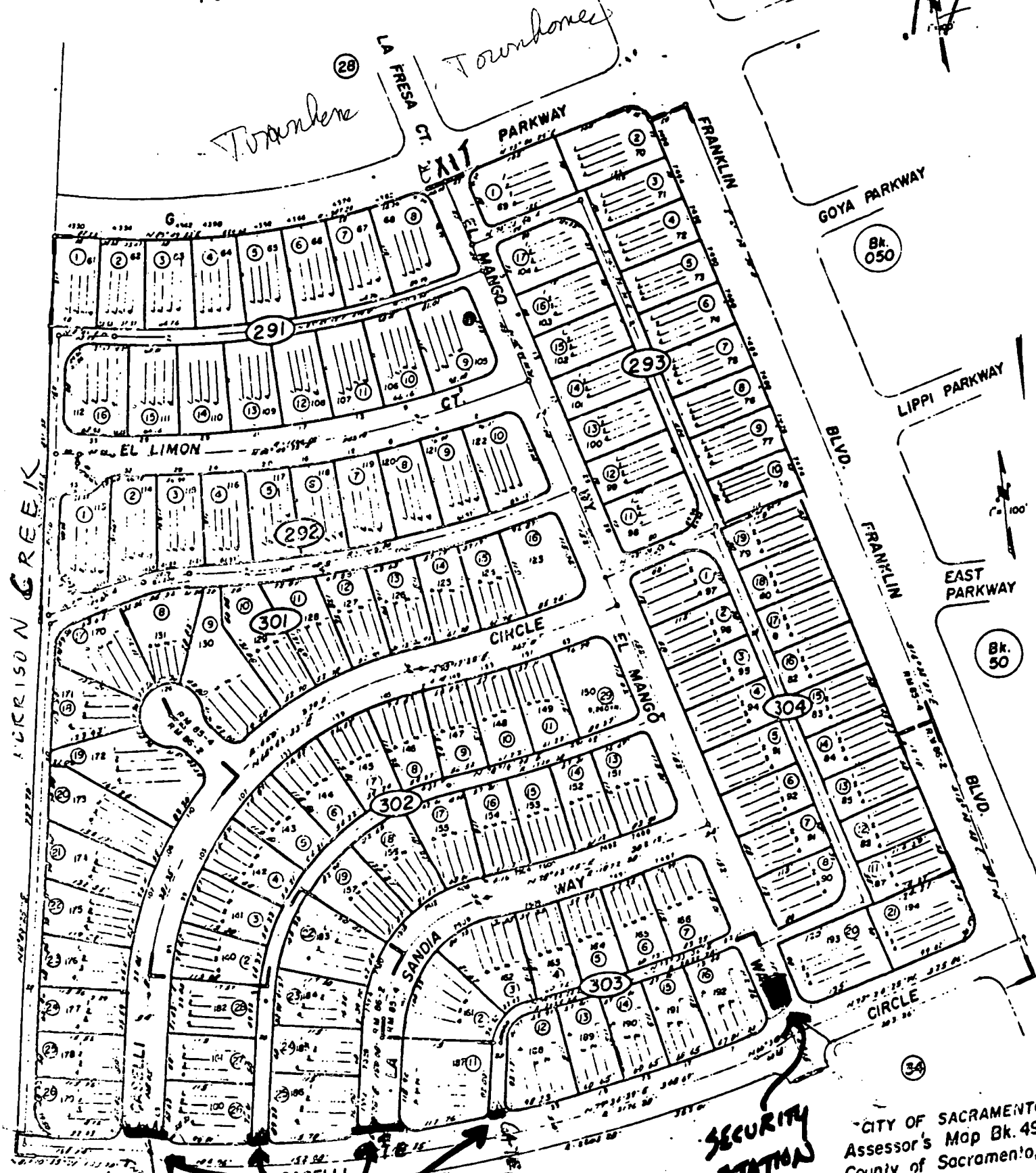


Scale: 1"=500'

VICINITY - LAND USE - ZONING

POR. W. 1/2 SEC. 5, T. 7 N., R. 5 E., M. D. B. 8

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Franklin Villa Estates Unit No. 2-A, R.M. Bk. 88, Pg. 2 (8-20-70)
 Por. of Franklin Villa Estates Unit No. 2, R.M. Bk. 85, Pg. 4 (4-17-70)

SECURITY STATION

CITY OF SACRAMENTO
 Assessor's Map Bk. 49
 County of Sacramento

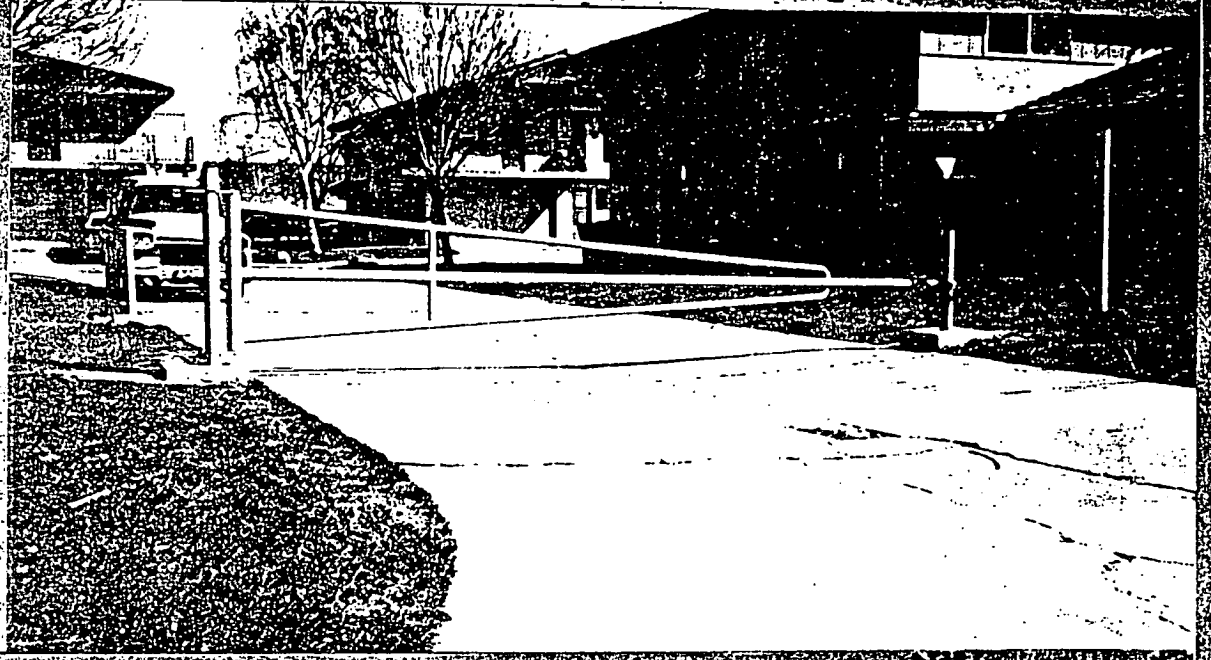
M-87-092

8-13-87

M87092

item 27

EXHIBIT B
17



87-092

9-13-87

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FRANKLIN VILLA 2-B HOMEOWNERS ASSOCIATION

EXHIBIT C

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Post Office Box 9821
Sacramento, California 95823
Telephone: 393-0820

July 8, 1987

Sacramento Planning Commission
Sacramento, California

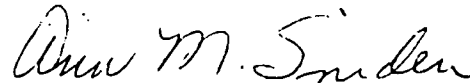
To Whom It May Concern:

Please be advised that at the regular monthly meeting of the Board of Directors of the Franklin Villa Estates 2B, Homeowners Association, held on May 12, 1987, the following action was taken:

"Joe Heller made a Motion authorizing the Board to continue the closure of the streets and make Franklin 2A and 2B a private community with twenty-four hour guard, second by Ann Snider. Motion carried."

We hope this letter is sufficient for your needs.

Yours truly,



Ann M. Snider, President
FRANKLIN VILLA ESTATES 2B
HOMEOWNERS ASSOCIATION

M87092

FRANKLIN VILLA ESTATES 2A

Homeowners Association
7300 Franklin Boulevard, Suite 105
Sacramento, CA 95823
393-0820

17

July 8, 1987

Sacramento Planning Commission
Sacramento, California

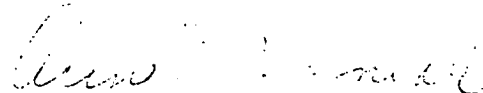
To Whom It May Concern:

At the regular monthly meeting of the Board of Directors of the Franklin Villa Estates 2A, Homeowners Association, on Tuesday, May 19, 1987, the following action was taken:

"Motion made, seconded and approved that the Board concur with the proposal of the closure of the public streets of 2A and 2B, to make a private community, as defined in the minutes of a community meeting of April 30, 1987."

This action was unanimous by the Board of Directors on this date.

Sincerely,



Ann M. Snider, President
FRANKLIN VILLA ESTATES 2A
HOMEOWNERS ASSOCIATION

107002

RESOLUTION NO. 82-509

EXHIBIT D

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

July 20, 1982

17

REVIEW GUIDELINES FOR STREET CLOSURES

WHEREAS, the following listing represents review guidelines which the City of Sacramento City Council and staff will consider in evaluating the merits of a proposed street closure;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the following review guidelines will be applicable to all street closure proposals within the City of Sacramento:

- 1) Designated major and minor streets should not be the subject of a proposed street closure.
- 2) Local streets which provide a through connection between two adjacent, intersecting major or minor streets should not be closed. (Evaluated on a block-by-block basis.)
- 3) Local streets should not be closed merely to provide additional acreage for building development.
- 4) Approval of local street closures should be dependent upon a finding of substantial benefit for the community planning area affected.
- 5) The closure of a local street should be supported by a majority of the property owners and tenants of the uses located along the affected block and within 300 feet from the street being closed.
- 6) When considering local street closures, consideration should be given to the impacts on the following areas:
 - (a) Elimination of public street access for the land uses located along the affected block.
 - (b) Disruption to land use along parallel or intersecting adjacent streets.
 - (c) Elimination or modification of existing bus route patterns.
 - (d) Significant increases in emergency response times for uses along the affected street as well as in the surrounding area.
 - (e) Reduction of the ability to provide fire protection to the affected block(s) and surrounding area.
 - (f) Increases or decreases in the level of parking along adjacent residential streets.
- 7) Local street closures within predominately residential areas should only occur for purposes of creating new landscaped, open space or park facilities.
- 8) Local street closures for parking purposes should be considered only if viable alternatives, including administrative remedies, for providing needed parking supplies are unavailable.
- 9) If local street closures for parking purposes are approved, the design of the abandoned street should incorporate measures to enhance pedestrian and bicycle access and should be landscaped to significantly improve and modify the appearance of the closed street where appropriate.
- 10) If a local street closure is approved, the City should consider, where appropriate, requesting the project proponent to construct public or private improvements reasonably related to community needs created by the street closure. Such improvement project may include utility relocations, construction of a new parallel street, street lighting, landscaping, pedestrian amenities, or other appropriate facilities.

APPROVED

BY THE CITY COUNCIL

MAYOR

JUL 20 1982

ATTEST:

OFFICE OF THE
CITY CLERK

CITY CLERK

M-87-092

8-13-87

item 22

FRANKLIN VILLA - HOMEOWNERS ASSOCIATIONS

7300 Franklin Boulevard, Suite 105

Sacramento, CA 95823

393-0820

M E M O R A N D U M

July 1, 1987

TO: All Public Utilities, Public Agencies, City Officials, City Departments, including Police and Fire.

FROM: Franklin Villa Estates, 2A and 2B, Homeowners Association, consisting of 464 property owners.

SUBJECT: Street abandonment to create a private community for the entire area of Franklin Villa 2A and 2B, as shown on map on reverse side. The accesses for Caselli Circle and La Sandia Way and the two alleys, having gates, for easy access by fire department. There is to be a one lane exit only at El Mango Way and G Parkway with spikes. The guard house is to be located on El Mango Way at Caselli Circle.

We have done everything possible to eliminate the drug dealers who have invaded our neighborhood and this private community with a 24 hour a day guard at the entrance, is our last resort.

Your prompt response will be deeply appreciated by all the homeowners and residents of Franklin Villa Estates.

Sincerely,

Ann M. Snider, President
Franklin Villa Estates 2A and 2B
Homeowners Association

M87092

M-87-092

8-13-87

item 27



CITY OF SACRAMENTO

DEPARTMENT OF POLICE

HALL OF JUSTICE
813 6TH STREET

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5121

JOHN P. KEARNS
CHIEF OF POLICE

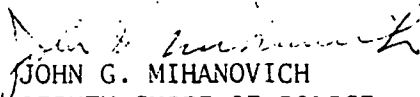
April 24, 1985

Re: DC-4-24

Franklin Villa Homeowners Assoc.
7325 Franklin Boulevard
Sacramento, CA 95823

Dear Eugene Gini:

The concept of abandoning the streets in the proposed area should present no police patrol problems. Uppermost in our mind is the safety of the citizens residing within the area described in your letter. In order that these residents are adequately provided timely service by us as well as the fire and ambulance services, it is essential that emergency traffic have immediate access to El Mango, La Fresa Court and Caselli Circle.


JOHN G. MIHANOVICH
DEPUTY CHIEF OF POLICE
OFFICE OF OPERATIONS

JGM:FJL:rs

187092

M-87-092

8-13-87

item 27

PACIFIC GAS AND ELECTRIC COMPANY

PG&E + 5555 FLORIN PERKINS ROAD • P. O. BOX 7444 • SACRAMENTO, CALIFORNIA 95826

April 24, 1985

SA-LA-1158
641

Honorable City Council
City of Sacramento
City Hall, 915 J Street
Sacramento, CA 95814

Gentlemen:

You have before you a petition to abandon all city streets and alleys in the area west of Franklin Boulevard, east of Morrison Creek and north of the south right of way line of the southerly portion of Caselli Circle, except "G" Parkway and the portion of Caselli Circle between Franklin Boulevard and the west right of way line of El Mango Way.

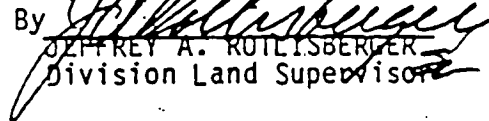
This Company has gas facilities in the subject area and has no objection to the proposed abandonment provided a Reservation Clause is inserted to protect the existing facilities in these areas. Please forward a certified copy of the abandonment resolution to: Pacific Gas and Electric Company, P.O. Box 7444, Sacramento, CA 95826, Attention: Land Department.

We suggest the following clause:

"Reserving, however, to Pacific Gas and Electric Company the right from time to time to install, maintain, repair, operate, replace, remove and renew such underground pipes, fixtures and appurtenances for the operation of gas facilities within said area."

Sincerely,

M. R. AMERIO
Manager, General Services

By 
JEFFREY A. RUTLISBERGER
Division Land Supervisor

DWChambers/ka

180002

M-87-092

8-13-87

item 27



SMUD

SACRAMENTO MUNICIPAL UTILITY DISTRICT 6201 S Street, P.O. Box 15830, Sacramento, CA 95813; (916) 452-3211
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

MAY 3 1985

SMUD FILE PWC/C 446

FRANKLIN VILLA
HOMEOWNERS ASSOCIATIONS
7325 FRANKLIN BLVD
SACRAMENTO CA 95823

ATTN: EUGENE GINI

Enclosed is our letter to the City Council which states we will not object to the abandonment of the streets and alleys, as shown shaded in red on Exhibit "A" of said letter, within Franklin Villa Estates Unit Nos. 1, 2 and 2-A provided the usual "continuing-use" clause is incorporated in the abandonment ordinance.

Mike Kirby
Mike Kirby
Land Agent
Land Department

Enclosure

87-092

M-87-092

8-13-87

item 27



SMUD

SACRAMENTO MUNICIPAL UTILITY DISTRICT 6201 S Street, P.O. Box 15830, Sacramento, CA 95813; (916) 452-3211
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

MAY 3 1985

SMUD FILE PWC/C 446

CITY COUNCIL
CITY OF SACRAMENTO
CITY HALL
SACRAMENTO CA 95814

Eugene Gini, chairman for the Franklin Villa Homeowners Association has informed us of the proposed abandonment of the streets and alleys, as shown shaded in red on the attached Exhibit "A", of Franklin Villa Estates No. 1 recorded in the office of the Recorder of Sacramento County on October 11, 1968 in Book 83 of Maps, Map No. 5, Franklin Villa Estates Unit No. 2 recorded in said Recorder's Office on April 17, 1970 in Book 85 of Maps, Map No. 4 and Franklin Villa Estates Unit No. 2-A recorded in said Recorder's Office on August 20, 1970 in Book 86 of Maps, Map No. 2.

This District is presently occupying these streets and alleys with underground electric power facilities. However, provided the usual "continuing-use" clause as cited in the State of California Streets and Highways Code is incorporated in the abandonment resolution, reserving all rights for the District to construct, reconstruct, operate and maintain electrical facilities within these streets and alleys, we will not object to the abandonment

Keith D. Shorey
Keith D. Shorey
Supervising Land Specialist
Land Department

cc: Franklin Villa
Homeowners Associations

1002

M-87-092

8-13-87

Item 27



CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

DIVISION OF WATER AND
SEWERS

LARRY L. COMARSH
Division Manager

May 14, 1985

Eugene Gini, Chairman
Franklin Villa
Homeowners Association
7325 Franklin Boulevard
Sacramento, CA 95823

SUBJECT: Abandonment of Streets in Franklin
Villa Estates

We have reviewed the proposed abandonment of Streets and Alleys shown on the attached maps and have no objections provided all existing easements, streets, and Alley Right-of-ways be retained for water and sewer mains and no structure is to be constructed over said easement or Right-of-ways.

If you have any further questions, please contact me at 449-5277.

Sincerely,


Ed Hollis
Engineering Technician

lrg
attachment
cc: Harry Behrens
Irv Clark
Larry Comarsh

581002

1260 Fulton Avenue
Sacramento, California 95825

PACIFIC  BELL

April 29, 1985

Franklin Villa Homeowners Associations
7325 Franklin Boulevard
Sacramento, CA. 95823

Atten: Eugene Gini, Chairman

Re: Abandonment - Portion of El Mango Way

Dear Mr. Gini:

This is in reference to your letter regarding the proposed abandonment of that portion of El Mango Way from G Parkway to Caselli Circle.

This will inform you that Pacific Bell shall have no objection to the abandonment request.

Sincerely,



R. A. Beemer
Public Works Coordinator

18002

M-87-092

8-13-87

item 27



CITY OF SACRAMENTO

M87092

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
Engineering Division Manager

May 1, 1985

Mr. Eugene Gini, Chairman
Franklin Villa Homeowners Association
7325 Franklin Blvd.
Sacramento, CA 95823

Dear Mr. Gini:

Reference is made to your memorandum concerning the proposed abandonment of streets in the Franklin Villa Estates area.

I have the following general comments concerning the proposed abandonments:

1. The details of the proposed street abandonments and related structures will have to be reviewed in detail to assure that emergency vehicles, utility vehicles, and moving vans have satisfactory access. Entrance into private streets will have to be designed to insure that visitors and residents in the area will not cause a back up onto City streets. Curbs, gutters, and sidewalks are generally extended and driveway sections constructed to clearly delineate the private streets. It may also be necessary to modify existing drainage facilities at these locations.
2. Maintenance of the abandoned streets will be the responsibility of the Homeowners Association. These costs will be significant over a period of years.
3. The portion of the existing drainage system which extends south through the area and drains G Parkway and a portion of Franklin Blvd. at the northeasterly corner of the area shall remain in a public easement and be maintained by the City. The remaining drain lines shall be maintained by the Association.
4. County Sanitation District No. 1 maintains the sewer system in the area and will submit their comments separately. It is expected that they will require easements for and maintain sewer lines that transport flows from public areas and would agree to abandon lines serving strictly private streets and facilities.

M-87-092

8-13-87

item 27



COUNTY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

WATER QUALITY DIVISION F.I. Hodgkins, Chief

ENGINEERING SECTION J.P. Gaffney, Principal Engineer

9660 Ecology Lane
Sacramento, California 95827

May 1, 1985

D500.400.1
D500.450
D500.500.3
D500.800.3

Council for Franklin Villa Homeowners Association
7325 Franklin Boulevard
Sacramento, California 95823

Attention: Eugene Giri, Chairman

Dear Association Members:

This letter is in response to your memorandum regarding the possible formation of a private community by the Franklin Villa Homeowners Association.

Sanitary sewers within currently existing public streets are operated and maintained by County Sanitation District No. 1 of Sacramento County. If there is a problem with the sewer, the County of Sacramento (the operating agency for the District) presently can be called for assistance.

In creating your private community, you plan to request the City Council to abandon certain public streets. It is the District's policy not to operate or maintain local sanitary sewers within private streets. Following abandonment of the public streets, the operation and maintenance of the sanitary sewers located within the then created private streets will be the responsibility of the Association. If a sanitary sewer problem is experienced in any of these facilities, the Association's maintenance contractor will correct it.

As a condition of abandonment of the public streets, the Sanitation District will request the City of Sacramento to require the Association to construct two-way cleanouts on the private lateral sewers at the point of connection to the public sanitary sewers. The cleanout will be located at the edge of the public right-of-way and identify the point where responsibility for sewer maintenance and repair passes from the District to the Association.

Council for Franklin Villa Homeowners Assoc.
 May 1, 1985
 Page 2

Certain residences of the proposed private community will continue to receive sewer service directly from District facilities located in what will remain public streets. District service to these residences will remain unchanged and the District's current Sanitary Sewer Service Policy will apply. Attachment A is a copy of the current policy.

With reference to the accompanying map, I submit the following summary for your consideration:

1. Sewer lines in all areas shaded "yellow" are to be operated and maintained by the Association.
2. Sewer lines in areas shaded "blue" are and shall continue to be operated and maintained by the District.
3. Two way cleanouts are to be installed at locations where responsibility for maintenance passes from the District to the Association. These locations are shown on the map.
4. The District's current Sewer Service Policy will apply to all Association's Sewer services that are within the public right-of-way.

If the Association is prepared to accept the conditions that have been presented and construct the required cleanouts, the District is prepared to issue a "letter of clearance" to allow the proposed street abandonment to proceed. The Association's acceptance should be in writing to the District.

If additional information is required or your desire further assistance, please contact me by phoning 366-2251.

Very truly yours,



Herman C. Muller

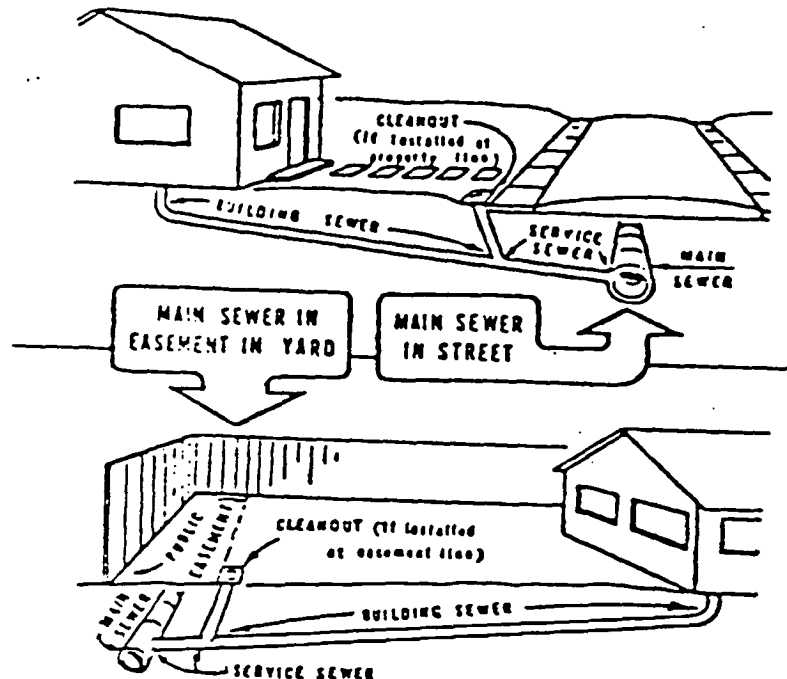
HCM:eb

Attachments: Attachment A: "Sanitary Sewer Service Policy"
 Franklin Villa Map

cc: J. P. Gaffney
 V. Scotti
 City of Sacramento, Engineering, D. Lewis
 City of Sacramento, Real Estate, R. Wicky
 Project File: Franklin Villa Homeowners Assoc.

ATTACHMENT A

SANITARY SEWER SERVICE POLICY
SACRAMENTO COUNTY
WATER QUALITY DIVISION



WHEN A CLEANOUT HAS BEEN INSTALLED AT THE PROPERTY LINE OR EASEMENT LINE:

1. The owner/resident is responsible for blockage clearance in and making repairs to the building sewer.
2. The Water Quality Division is responsible for blockage clearance in and making repairs to the service sewer and the main sewer.

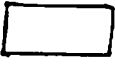
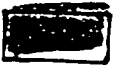
WHEN NO CLEANOUT EXISTS AT THE PROPERTY LINE OR EASEMENT LINE:

1. The owner/resident is responsible for blockage clearance in and repairs to the building sewer, and for blockage clearance in the service sewer.
2. The Water Quality Division is responsible for blockage clearance in and repairs to the main sewer and repairs to the service sewer.
3. If, in clearing a blockage, the owner/resident makes an excavation and exposes the service sewer at the property or easement line, the Water Quality Division will, without charge, install a cleanout. Future blockages in the service sewer will then be cleared by the Water Quality Division.

FRANKLIN VILLA HOMEOWNE ASSOCIATION

Proposed Private Community

Legend

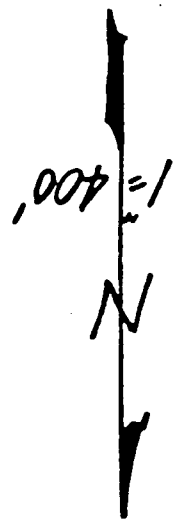
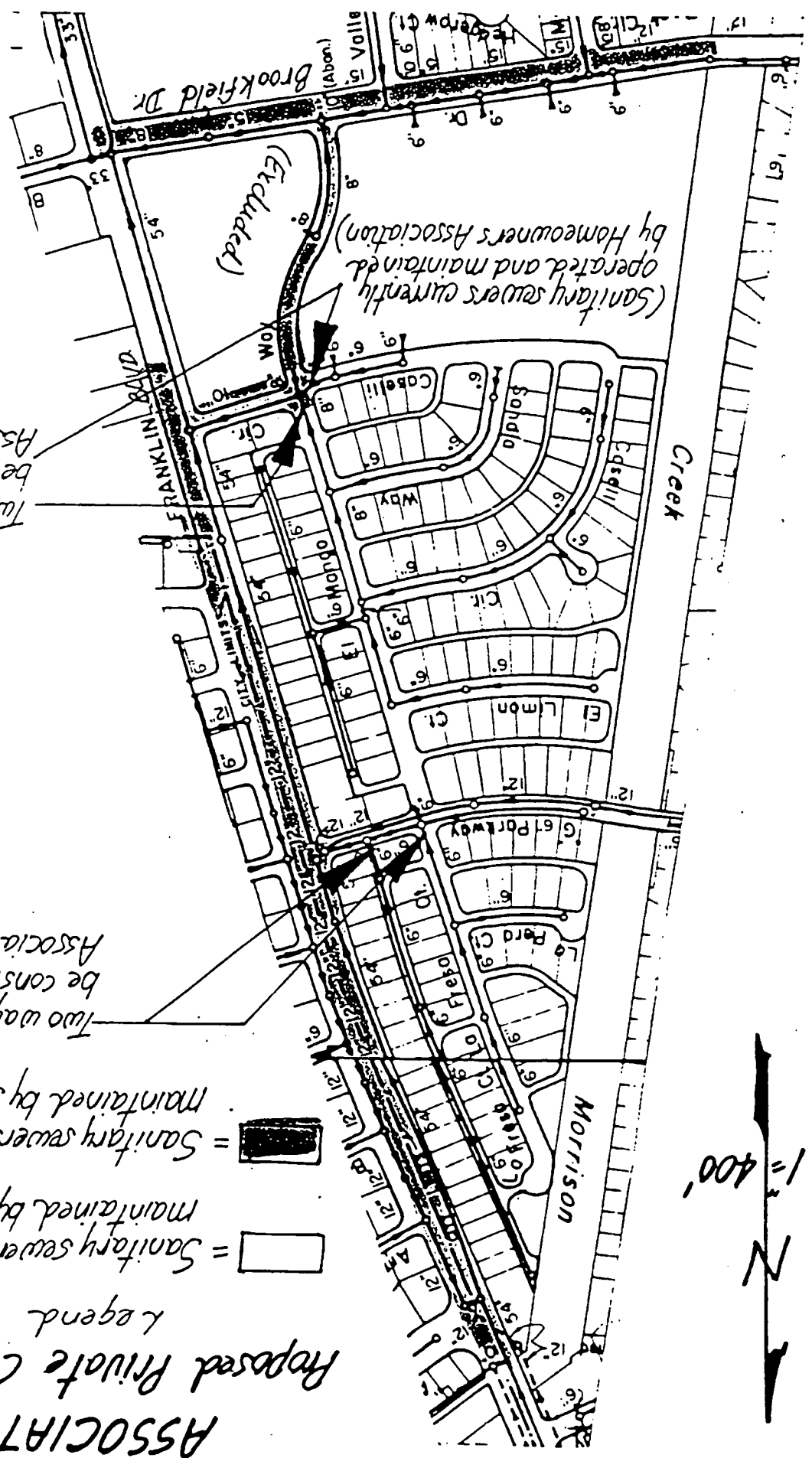
-  = Sanitary sewers to be operated and maintained by Association
-  = Sanitary sewers to be operated and maintained by District

Two way Cleanouts to be constructed by Association

Two way Cleanouts to be constructed by Association

(Sanitary sewers currently operated and maintained by Homeowners Association)

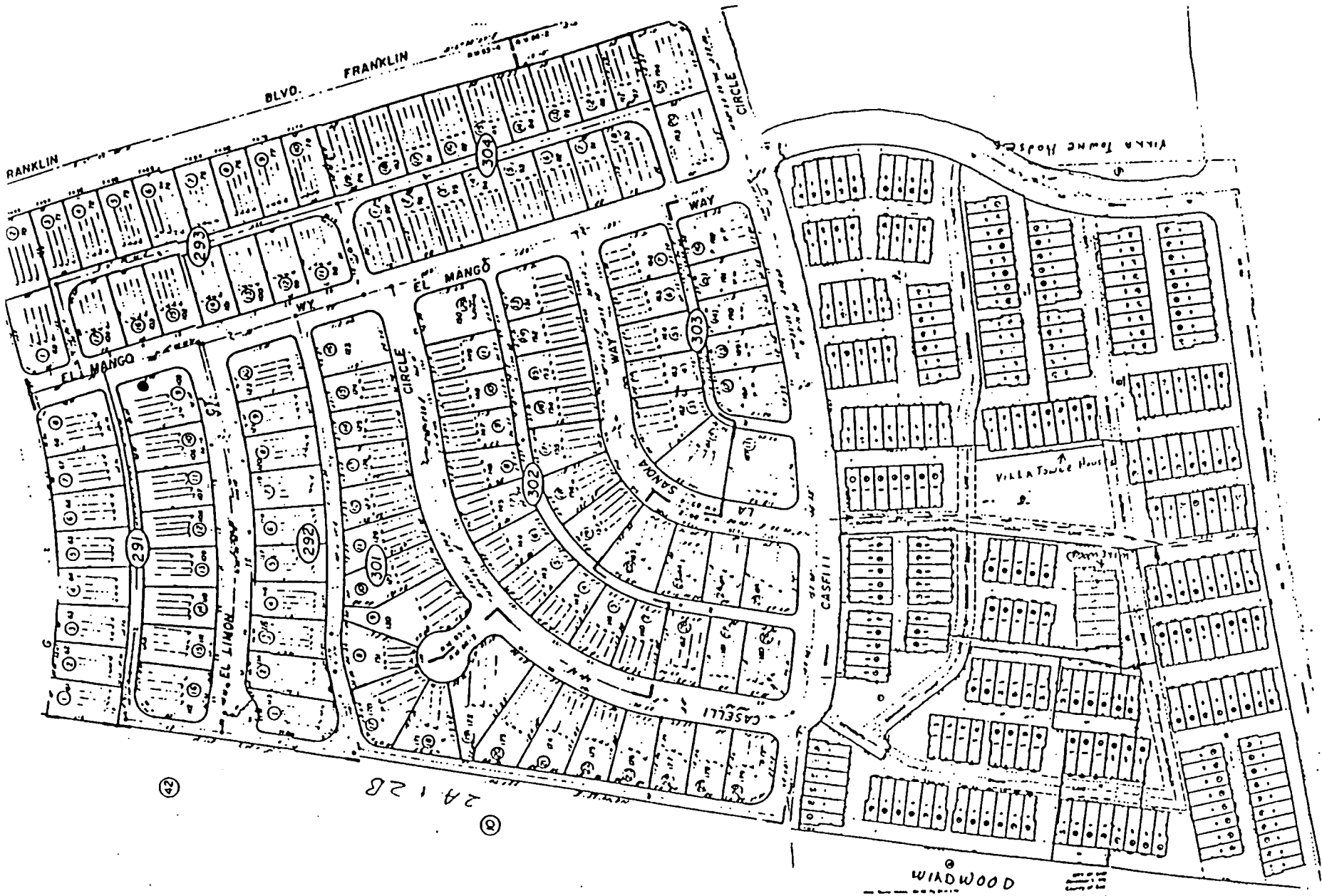
(Excluded)



Plan 27

8-13-87

M-87-092



2412B
 291
 292
 293
 301
 302
 303
 304

8-07-092
 Item 27

8-13-87

M-87-092



CITY OF SACRAMENTO

487092

DEPARTMENT OF ENGINEERING

915 I STREET
CITY HALL ROOM 207

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5281

J.F. VAROZZA
CITY ENGINEER
M.H. JOHNSON
ASSISTANT CITY ENGINEER

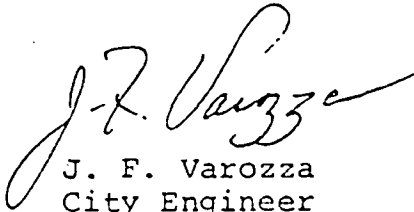
April 8, 1983

Ms. Snider
1517 12th Street
Sacramento, CA 95814

Dear Ms. Snider:

The alleys you inquired about in the Franklin Villa subdivision are dedicated public alleys under the control of the City of Sacramento. Any maintenance problems should be referred to our Street Maintenance Division at 449-5234.

Very truly yours,


J. F. Varozza
City Engineer

JFV/IEM/hma

Handwritten notes:
11/22 -
They need to be...

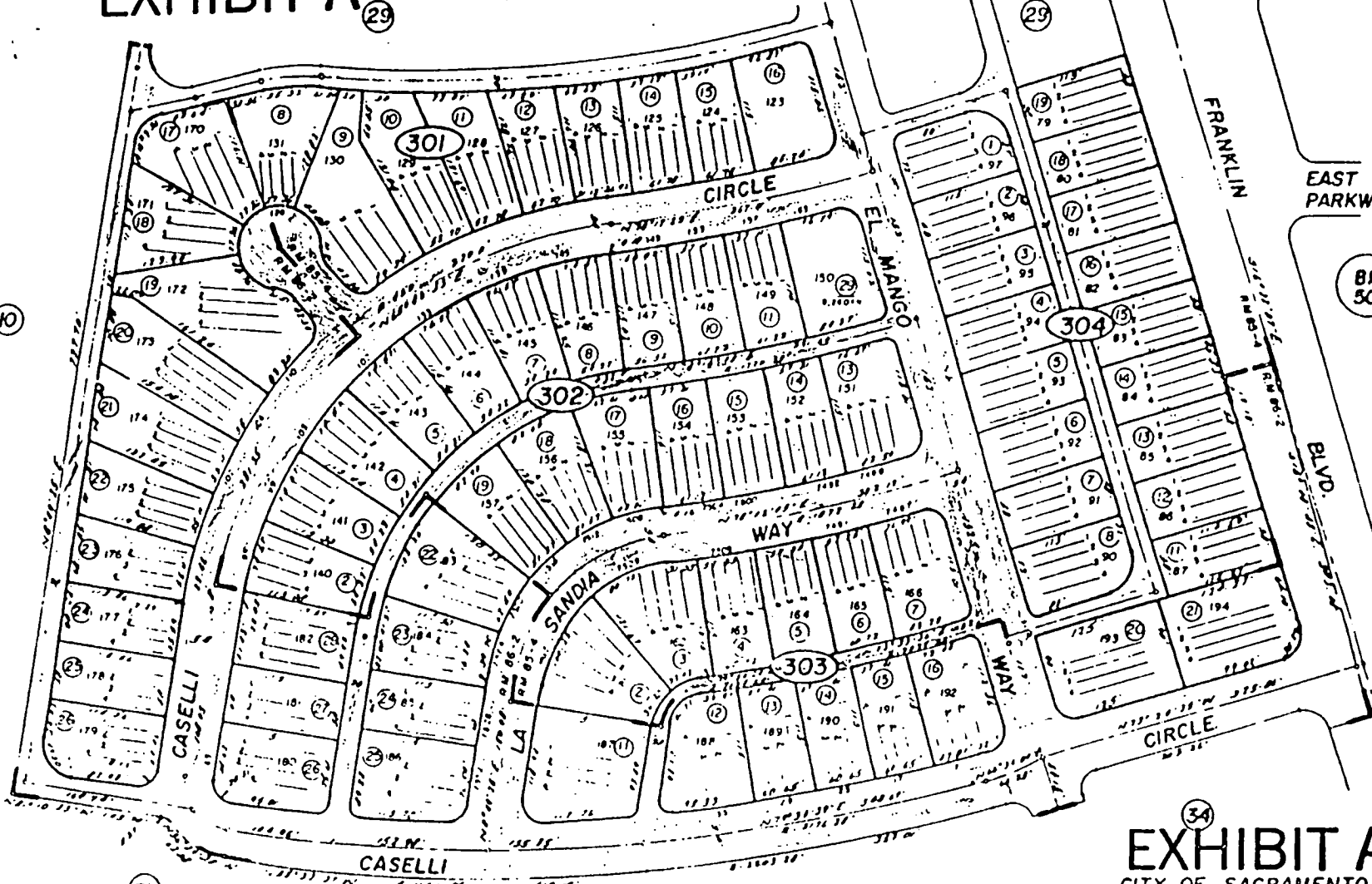
POR. W 1/2 SEC. 5, T7N, R5E, M.D.B.8M.

26092

EXHIBIT A

049-30

Sheet 3 of 3



EAST PARKWAY

Bk. 50

EXHIBIT A

EXHIBIT A

CITY OF SACRAMENTO
Assessor's Map Bk. 49-Pg. 30
County of Sacramento, Calif.

Franklin Villa Estates Unit No. 2-A, R.M. Bk. 86, Pg. 2 (8-20-70)
Por. of Franklin Villa Estates Unit No. 2, R.M. Bk. 85, Pg. 4 (4-17-70)

21
8-13-87
M-87-092

Willow
Modification



