

File ID: 2026-00352

5/19/2026

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**Summary Vacation of Public Sewer Easement and Water Facilities Easement at 440 Arden Way, Proceeding No. VAC24-0008**

File ID: 2026-00352

**Location:** 440 Arden Way, District 2

**Recommendation:** Adopt a **Resolution** vacating a 10-foot-wide sewer easement and a 6-foot-wide water facilities easement.

**Contact:** Thomas Adams, Project Manager, (916) 808-7929, tadams@cityofsacramento.org; Chad Copeman, Supervising Engineer, (916) 808-1158, ccopeman@cityofsacramento.org; Ofelia Avalos, Engineering Services Manager, (916) 808-5054, oavalos@cityofsacramento.org; Department of Public Works

**Presenter:** None

**Attachments:**

1-Description/Analysis

2-Resolution

3-Exhibit A - Legal Description of Sewer Easement Area to be Vacated

4-Exhibit B - Plat/Map of Sewer Easement Area to be Vacated

5-Exhibit C - Legal Description of Water Facilities Easement Area to be Vacated

6-Exhibit D - Plat/Map of Water Facilities Easement Area to be Vacated

**Description/Analysis**

**Issue Detail:** An existing 10-foot-wide sewer easement and 6-foot-wide water facilities easement encumber a portion of the property at 440 Arden Way, also identified as 2231 Oxford Street, which is owned by the State of California. Vacating these easements will facilitate the approved Bridge Housing mixed-use development project (IR23-292), which will provide 124 affordable apartment homes, a childcare center, retail space, and other resident amenities serving North Sacramento.

**Policy Considerations:** The action recommended in this report is consistent with the Sacramento 2040 General Plan and in compliance with the California Streets and Highways Code, Section 8333 (c).

**Economic Impacts:** None.

**Environmental Considerations:** The Community Development Department, Environmental Planning Services Division has reviewed this vacation/abandonment of the existing 10-foot-wide public sewer easement and 6-foot-wide water facilities easement located at 440 Arden Way and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alteration in Land Use Limitation. The project consists of the minor alteration in land use limitations with an average slope of less than 20%, which does not result in any changes in land use or density.

**Sustainability:** Not applicable.

**Commission/Committee Action:** None.

**Rationale for Recommendation:** Adoption of the attached Resolution to vacate the 10-foot-wide sewer easement and six-foot-wide water facilities easement will assist with the proposed mixed-use housing development by removing easements that are no longer needed for public use. All public sewer and water facilities have been removed from both easement areas. Summary vacation is appropriate pursuant to Street and Highway Code section 8333(c) since the easements have been superseded by relocation, or determined to be excess by the easement holder, and there are no other public facilities located within the easements.

**Financial Considerations:** The estimated cost to process this vacation request is approximately \$5,000. The applicant is responsible for all fees required to process this application at no cost to the City.

**Local Business Enterprise (LBE):** Not applicable.

## **RESOLUTION 2026-XXXX**

Adopted by the Sacramento City Council

May 19, 2026

### **Summary Vacation of Public Sewer Easement and Water Facilities Easement at 440 Arden Way, Proceeding No. VAC24-0008**

#### **BACKGROUND**

- A. An application to vacate a 10-foot-wide sewer easement as filed with record 710 OR 243 and 6-foot-wide water facilities easement as filed with record 166 OR 241 with the Sacramento County's Recorder's Office is being processed by the City's Department of Public Works. The sewer and water facilities easements contain no public infrastructure and are no longer necessary to serve the original purpose.
- B. The vacation of the sewer and water facilities easements will help assist with the development of the approved Bridge Housing affordable housing project (IR23-292) located at 440 Arden Way, also identified as 2231 Oxford Street, that will provide 124 affordable apartment homes, a childcare center, retail and other resident amenities.
- C. The City of Sacramento's Planning Director reviewed this vacation proceeding pursuant to Sacramento City Code 17.912.030 and State of California Government Code Section 65402 and concluded that this vacation is consistent with the City of Sacramento's 2040 General Plan.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

##### **SECTION 1.**

Based upon substantial evidence present in the record of the proceedings regarding this matter, City Council hereby makes the following findings:

- A. The sewer easement and water facilities easement, more specifically described in Exhibits A, B, C and D of this Resolution, is unnecessary for present or prospective public use and are vacated.

##### **SECTION 2.**

The vacation of the sewer easement and water facilities easement, more specifically described in Exhibits A, B, C and Exhibit D, is made pursuant to the State of California Streets and Highways Code, Division 9, Part 3, Chapter 1-3, Sections 8300-8336 particularly Section 8333(c) in that the easement has been superseded by relocation, or determined to be excess by the easement holder, and there are no other public facilities located within the easements.

**SECTION 3.**

The City Council finds that the vacation has been submitted to and reported on by the City of Sacramento's Planning Director and finds that the vacation is consistent with the City of Sacramento's 2040 General Plan.

**SECTION 4.**

Once this Resolution has been approved the City Clerk shall cause a certified copy of this Resolution, attested by City Clerk under seal to be recorded. The vacation shall be effective when a City designee records this Resolution in the Office of the Sacramento County Recorder.

**SECTION 5.**

Exhibits A, B, C and D are attached and are a part of this Resolution.

**TABLE OF CONTENTS:**

Exhibit A – Legal Description of Sewer Easement Area to be Vacated

Exhibit B – Plat/Map of Sewer Easement Area to be Vacated

Exhibit C – Legal Description of Water Facilities Easement Area to be Vacated

Exhibit D – Plat/Map of Water Facilities Easement Area to be Vacated

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**VACATION OF PUBLIC SEWER EASEMENT**

ALL THAT CERTAIN REAL PROPERTY, SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF THE EASEMENT AS DESCRIBED IN BOOK 710, OFFICIAL RECORDS, PAGE 243, SACRAMENTO COUNTY OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:


A STRIP OF LAND 10 FEET IN WIDTH, BEING 5 FEET ON EACH SIDE OF THE LINE FORMING THE SOUTH BOUNDARY OF LOTS 19 THROUGH 28, INCLUSIVE, OF BLOCK 11 AS SHOWN ON THAT OFFICIAL PLAT OF WOODLAKE, FILED ON AUGUST 3, 1922, IN BOOK 17 OF MAPS, MAP NO. 8, SACRAMENTO COUNTY RECORDS.

CONTAINING 2,471 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT B – PLAT TO ACCOMPANY LEGAL DESCRIPTION WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

END OF LEGAL DESCRIPTION

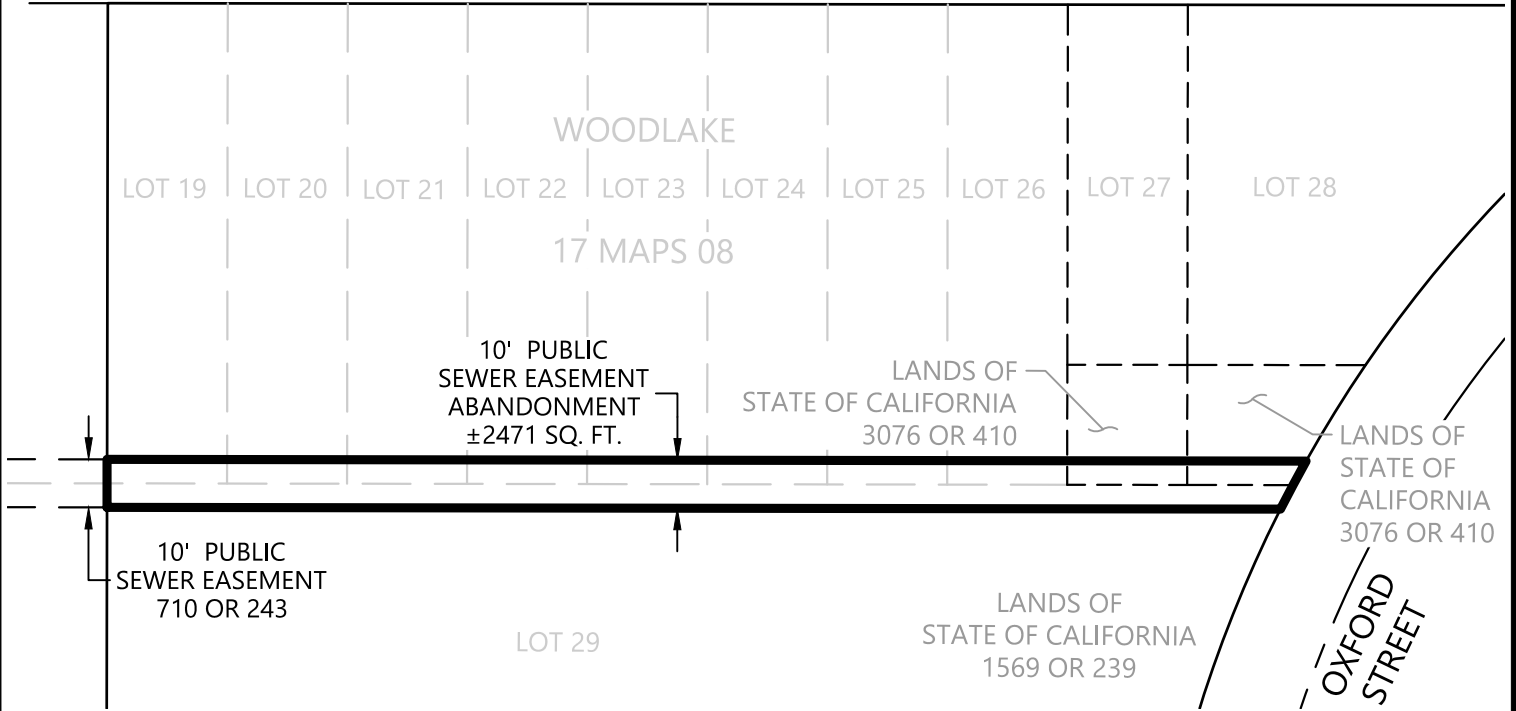
THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 8761 OF THE PROFESSIONAL LAND SURVEYORS' ACT.

  
\_\_\_\_\_  
JONATHAN SHATTUCK, PLS 8940

DATED: 01/29/2025



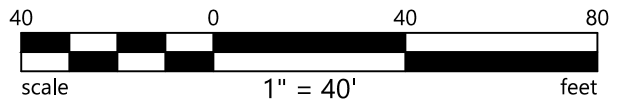
ARDEN WAY  
(FORMERLY BASSETTLAW AVENUE)



NOTE: LEGAL DESCRIPTION TO ACCOMPANY PLAT

ABBREVIATIONS

OR OFFICIAL RECORDS  
SQ. FT. SQUARE FEET

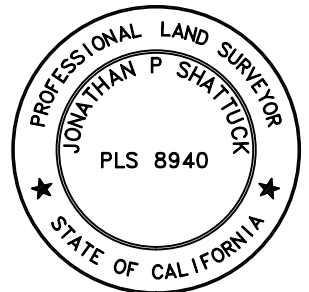


BASIS OF BEARINGS

OFFICIAL PLAT OF WOODLAKE,  
FILED ON AUGUST 3, 1922, IN  
BOOK 17 OF MAPS, MAP NO. 8, IN  
THE OFFICE OF THE RECORDER OF  
SACRAMENTO COUNTY.

*[Signature]*  
\_\_\_\_\_  
JONATHAN P. SHATTUCK

PLS 8940



**BKF ENGINEERS**  
980 9TH STREET  
SUITE 2300  
SACRAMENTO, CA 95814  
(916) 556-5800  
www.bkf.com

EXHIBIT B

VACATION  
10' PUBLIC SEWER EASEMENT  
ARDEN WAY AFFORDABLE HOUSING  
CITY OF SACRAMENTO, CALIFORNIA

JOB NO. 20202051

SCALE: 1" = 40'

DATE: 1/29/2025

SHEET 1 OF 1

**EXHIBIT 'C'**  
**LEGAL DESCRIPTION**  
**VACATION OF WATER FACILITIES EASEMENT**

ALL THAT CERTAIN REAL PROPERTY, SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF THE EASEMENT AS DESCRIBED IN BOOK 166, OFFICIAL RECORDS, PAGE 241, SACRAMENTO COUNTY OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

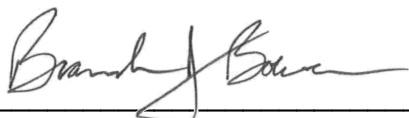
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CONTAINING 1,482 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT D – PLAT TO ACCOMPANY LEGAL DESCRIPTION WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

END OF LEGAL DESCRIPTION

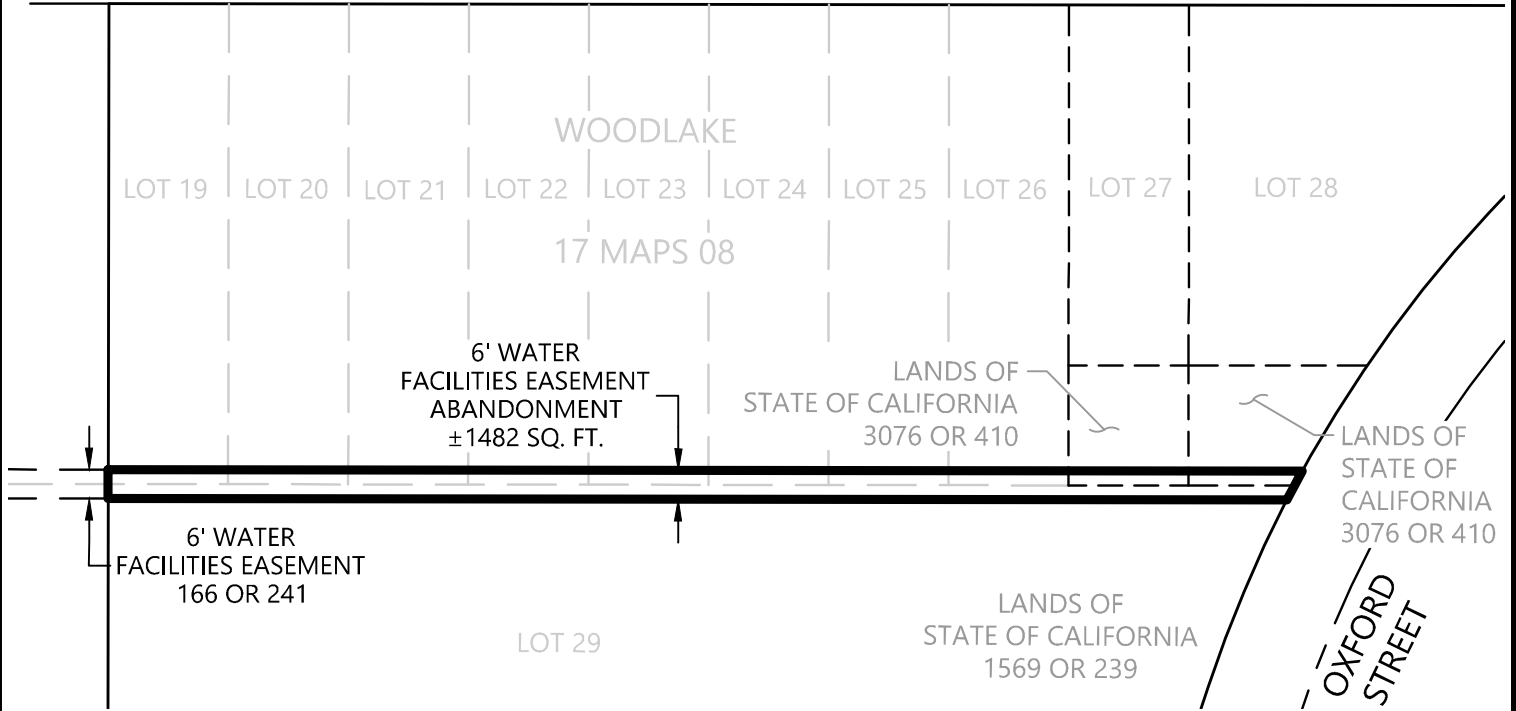
THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 8761 OF THE PROFESSIONAL LAND SURVEYORS' ACT.



\_\_\_\_\_  
BRANDON BOWEN, PLS 9746

DATED: 12/19/2025

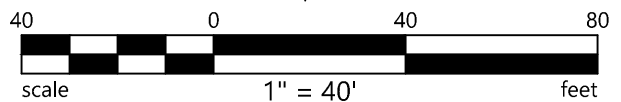
ARDEN WAY  
(FORMERLY BASSETTLAW AVENUE)



NOTE: LEGAL DESCRIPTION TO ACCOMPANY PLAT

ABBREVIATIONS

OR OFFICIAL RECORDS  
SQ. FT. SQUARE FEET

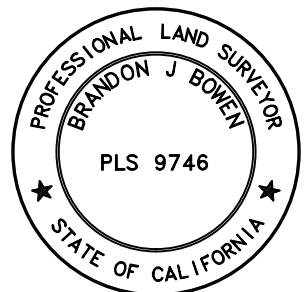


BASIS OF BEARINGS

OFFICIAL PLAT OF WOODLAKE,  
FILED ON AUGUST 3, 1922, IN  
BOOK 17 OF MAPS, MAP NO. 8, IN  
THE OFFICE OF THE RECORDER OF  
SACRAMENTO COUNTY.

BRANDON J. BOWEN

PLS 9746



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EXHIBIT D

VACATION (ABANDONMENT)  
6' WATER FACILITIES EASEMENT  
ARDEN WAY AFFORDABLE HOUSING  
CITY OF SACRAMENTO, CALIFORNIA

JOB NO. 20202051

SCALE: 1" = 40'

DATE: 12/19/25

SHEET 1 OF 1