
File ID: 2026-01200

6/23/2026

Summary Vacation of Irrevocable Offer of Dedication for Public Road Easement and 12.5 Foot Public Utility Easement, Proceeding No. VAC25-0006

File ID: 2026-01200

Location: Club Center Drive South, District 1

Recommendation: Adopt a **Resolution** vacating a portion of the Irrevocable Offer of Dedication for public road easement (RIOD) and 12.5-foot Public Utility Easement (PUE) as filed with master parcel map Panhandle Phase 1 in Book 233 at Page 3 with the Recorder's Office of the County of Sacramento.

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 Irrevocable Offer of Dedication (RIOD) to be Vacated
- 4-Exhibit B - Plat/Map of Irrevocable Offer of Dedication (RIOD) to be Vacated
- 5-Exhibit C - Legal Description of 12.5 Foot Public Utility Easement to be Vacated
- 6-Exhibit D - Plat/Map of 12.5 Foot Public Utility Easement to be Vacated

Description/Analysis

Issue Detail: As part of the original roadway design for the roundabout intersection at the proposed Club Center Drive South and National Drive, an Irrevocable Offer of Dedication for public road easement (RIOD), together with a 12.5-foot Public Utility Easement (PUE), was dedicated with the Master Parcel Map for Panhandle Phase 1, filed in Book 255 of Parcel Maps, at Page 3, Official Records of Sacramento County. Based on the currently proposed roadway design, the RIOD and the associated PUE have both been identified as excess public right-of-way and are no longer necessary for public roadway or public utility purposes. Accordingly, the proposed vacation of the RIOD and

PUE is being processed to remove excess dedications so they will not encumber the adjacent properties.

Policy Considerations: The action recommended in this report is consistent with the Sacramento 2040 General Plan and in compliance with California Government Code Section 7050 and the California Streets and Highways Code Sections 8330-8336 for summary vacation in that the RIOD and PUE areas are excess and not required for street or highway purposes.

Economic Impacts: None.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this vacation/abandonment of Irrevocable Offer of Dedication for public road easement (RIOD) and Public Utility Easement (PUE) and determined that it 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 site has an average slope of less than 20%, and the action 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 vacating the portion of the Road Irrevocable Offer of Dedication (RIOD) together with the adjacent Public Utility Easement (PUE) will remove unnecessary encumbrances affecting the adjacent properties and allow the areas to be utilized by the current and future property owners. To accommodate the development needs for the project, the newly relocated RIOD and PUE were recorded as Documents 202602020941 and 202602020945, respectively, with the Sacramento County Recorder's Office. These new dedications ensure future road access and provide for the installation, operation, maintenance, repair, and replacement of utility facilities and related services.

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

June 23, 2026

Summary Vacation of Irrevocable Offer of Dedication for Public Road Easement and 12.5 Foot Public Utility Easement, Proceeding No. VAC25-0006

BACKGROUND

- A. An application to vacate a portion of the Irrevocable Offer of Dedication for public road easement (RIOD) and 12.5 foot Public Utility Easement (PUE) as dedicated with the Master Parcel Map for Panhandle Phase 1, filed in Book 255 of Parcel Maps, at Page 3, Official Records of Sacramento County is being processed by the City's Department of Public Works. The portions of the RIOD and PUE that are subject to this vacation request and were dedicated with the Master Parcel Map for Panhandle Phase 1, are considered excess and are no longer required for public road or public utility purposes.
- B. To accommodate the development needs for the Panhandle Planned Unit Development (P16-013), the relocation of new Irrevocable Offer of Dedication for public road easement (RIOD) and a new Public Utility Easement (PUE) were recorded as Documents 202602020941 and 202602020945, respectively, with the Sacramento County Recorder's Office. These new dedications ensure future road access and provide for the installation, operation, maintenance, repair, and replacement of utility facilities and related services.
- C. The City of Sacramento's Planning Director reviewed this vacation proceeding pursuant to Sacramento City Code 17.912.030 and 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 Irrevocable Offer for Dedication for public road easement (RIOD) and 12.5-foot Public Utility Easement (PUE), more specifically described in Exhibits A, B, C and D of this Resolution, are unnecessary for present or prospective public use and are vacated.

SECTION 2.

The vacation of the Irrevocable Offer of Dedication (RIOD) and Public Utility Easement (PUE), more specifically described in Exhibits A, B, C and Exhibit D, is made pursuant with California Code Section 7050 and the 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 Irrevocable Offer of Dedication (RIOD) to be Vacated
- Exhibit B – Plat/Map of Irrevocable Offer of Dedication (RIOD) to be Vacated
- Exhibit C – Legal Description of Public Utility Easement to be Vacated
- Exhibit D – Plat/Map of Public Utility Easement to be Vacated

**EXHIBIT A
DESCRIPTION
VACATION OF A PORTION OF IRREVOCABLE OFFER OF DEDICATION
FOR PUBLIC ROAD EASEMENT – 255 PM 3**

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN ROAD IRREVOCABLE OFFER OF DEDICATION (RIOD), AS SAID RIOD IS SHOWN AND SO DESIGNATED ON THAT CERTAIN MASTER PARCEL MAP OF "PANHANDLE PHASE 1", FILED MARCH 21, 2024, IN BOOK 255 OF PARCEL MAPS, AT PAGE 3, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, LYING WITHIN PARCEL 10, AS SAID PARCEL 10 IS SHOWN AND SO DESIGNATED ON SAID MASTER PARCEL MAP, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERN CORNER OF SAID PARCEL 10;

THENCE, FROM SAID **POINT OF COMMENCEMENT**, ALONG THE EASTERN LINE OF SAID PARCEL 10, SOUTH 05°22'11" EAST 114.86 FEET TO A POINT ON THE SOUTHWESTERN LINE OF THAT CERTAIN 71' IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC ROAD EASEMENT (RIOD) SHOWN WITHIN PARCEL 10 ON SAID MASTER PARCEL MAP;

THENCE, ALONG SAID SOUTHWESTERN LINE, THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 42°14'47" WEST 38.80 FEET,
- 2) ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 80°42'04", AN ARC DISTANCE OF 28.17 FEET, AND
- 3) ALONG THE ARC OF A REVERSE 641.50 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 32°56'51" WEST, THROUGH A CENTRAL ANGLE OF 00°28'52", AN ARC DISTANCE OF 5.39 FEET TO THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, FROM SAID **POINT OF BEGINNING**, CONTINUING ALONG SAID SOUTHWESTERN LINE, ALONG THE ARC OF SAID 641.50 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 32°27'58" WEST, THROUGH A CENTRAL ANGLE OF 13°35'37", AN ARC DISTANCE OF 152.20 FEET;

THENCE, LEAVING SAID SOUTHWESTERN LINE, NORTH 58°47'58" EAST 42.98 FEET;

THENCE, NORTH 52°07'06" EAST 35.08 FEET;

THENCE, NORTH 59°16'15" EAST 25.29 FEET;

THENCE, ALONG THE ARC OF A TANGENT 76.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°35'04", AN ARC DISTANCE OF 30.15 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 61.50 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 08°08'40" EAST, THROUGH A CENTRAL ANGLE OF 21°00'52", AN ARC DISTANCE OF 22.56 FEET TO SAID **POINT OF BEGINNING.**

CONTAINING 1,646 SQUARE FEET OF LAND, MORE OR LESS.

ATTACHED HERETO IS EXHIBIT B, PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF

END OF DESCRIPTION

 5/29/2025

MARK H. WEHBER, P.L.S.
L.S. NO. 7960



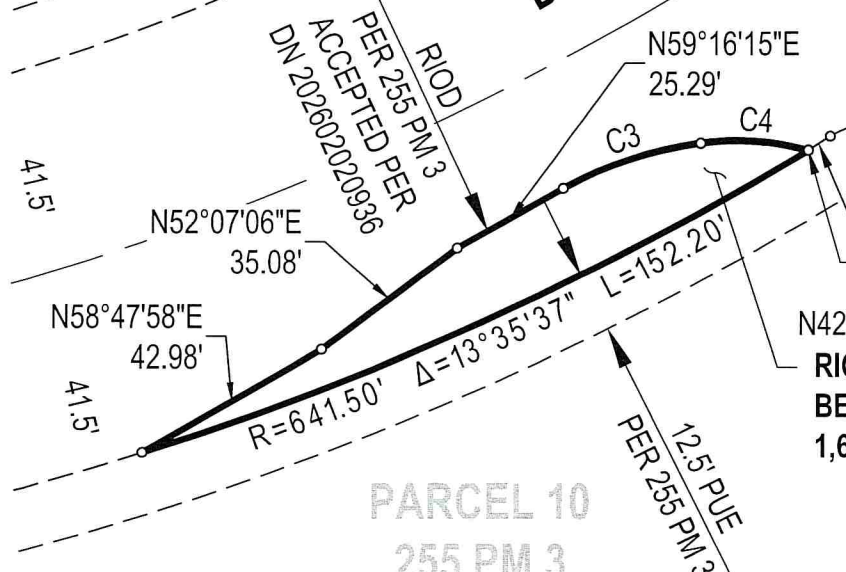


PARCEL 13
255 PM 3

CLUB CENTER
DRIVE SOUTH

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	80°42'04"	28.17'
C2	641.50'	0°28'52"	5.39'
C3	76.50'	22°35'04"	30.15'
C4	61.50'	21°00'52"	22.56'

slg/2025



POC

S05°22'14\"/>

NATIONAL
DRIVE

PARCEL B
255 PM 3

POB
38.80'

RIOD EASEMENT
BEING VACATED
1,646 SF±

71' RIOD
PER 255 PM 3
ACCEPTED PER
DN 202602020936

PARCEL 10
255 PM 3

12.5' PUE
PER 255 PM 3



- LEGEND**
- PM PARCEL MAP
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - RIOD ROAD IRREVOCABLE OFFER OF DEDICATION
 - SF SQUARE FEET
 - o DIMENSION POINT

EXHIBIT B

SHEET 1 OF 1

PLAT TO ACCOMPANY LEGAL DESCRIPTION
 VACATION OF IRREVOCABLE OFFER OF DEDICATION EASEMENT FOR PUBLIC ROAD
 PORTION OF PARCEL 10 (255 PM 3)
 CITY OF SACRAMENTO, CALIFORNIA
 MAY 29, 2026



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
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**EXHIBIT A
DESCRIPTION
VACATION OF A PORTION OF PUBLIC UTILITY EASEMENT- 255 PM 3**

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN PUBLIC UTILITY EASEMENT (PUE), AS SAID PUE IS SHOWN AND SO DESIGNATED ON THAT CERTAIN MASTER PARCEL MAP OF "PANHANDLE PHASE 1", FILED MARCH 21, 2024, IN BOOK 255 OF PARCEL MAPS, AT PAGE 3, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, LYING WITHIN PARCEL 10, AS SAID PARCEL 10 IS SHOWN AND SO DESIGNATED ON SAID MASTER PARCEL MAP, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERN CORNER OF SAID PARCEL 10;

THENCE, FROM SAID **POINT OF COMMENCEMENT**, ALONG THE EASTERN LINE OF SAID PARCEL 10, SOUTH 05°22'11" EAST 114.86 FEET TO A POINT ON THE NORTHERN BOUNDARY LINE OF SAID PUE, SAID POINT BEING THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, FROM SAID **POINT OF BEGINNING**, CONTINUING ALONG SAID EASTERN LINE OF PARCEL 10, SOUTH 05°22'11" EAST 20.83 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF SAID PUE;

THENCE, ALONG SAID SOUTHERN BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 42°14'47" WEST 55.47 FEET,
- 2) ALONG THE ARC OF A TANGENT 7.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 80°42'04", AN ARC DISTANCE OF 10.56 FEET, AND
- 3) ALONG THE ARC OF A REVERSE 654.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 32°56'51" WEST, THROUGH A CENTRAL ANGLE OF 14°04'29", AN ARC DISTANCE OF 160.66 FEET;

THENCE, LEAVING SAID SOUTHERN BOUNDARY LINE, NORTH 18°52'22" WEST 12.50 FEET TO A POINT ON SAID NORTHERN BOUNDARY LINE OF SAID PUE;

THENCE, ALONG SAID NORTHERN BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT 641.50 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 18°52'22" WEST, THROUGH A CENTRAL ANGLE OF 14°04'29", AN ARC DISTANCE OF 157.58 FEET,

- 2) ALONG THE ARC OF A REVERSE 20.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 32°56'51" EAST, THROUGH A CENTRAL ANGLE OF 80°42'04", AN ARC DISTANCE OF 28.17 FEET, AND
- 3) SOUTH 42°14'47" EAST 38.80 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2,820 SQUARE FEET OF LAND, MORE OR LESS.

ATTACHED HERETO IS EXHIBIT B, PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF

END OF DESCRIPTION

 5/29/2024

MARK H. WEHBER, P.L.S.
L.S. NO. 7960

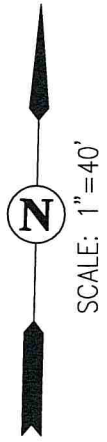
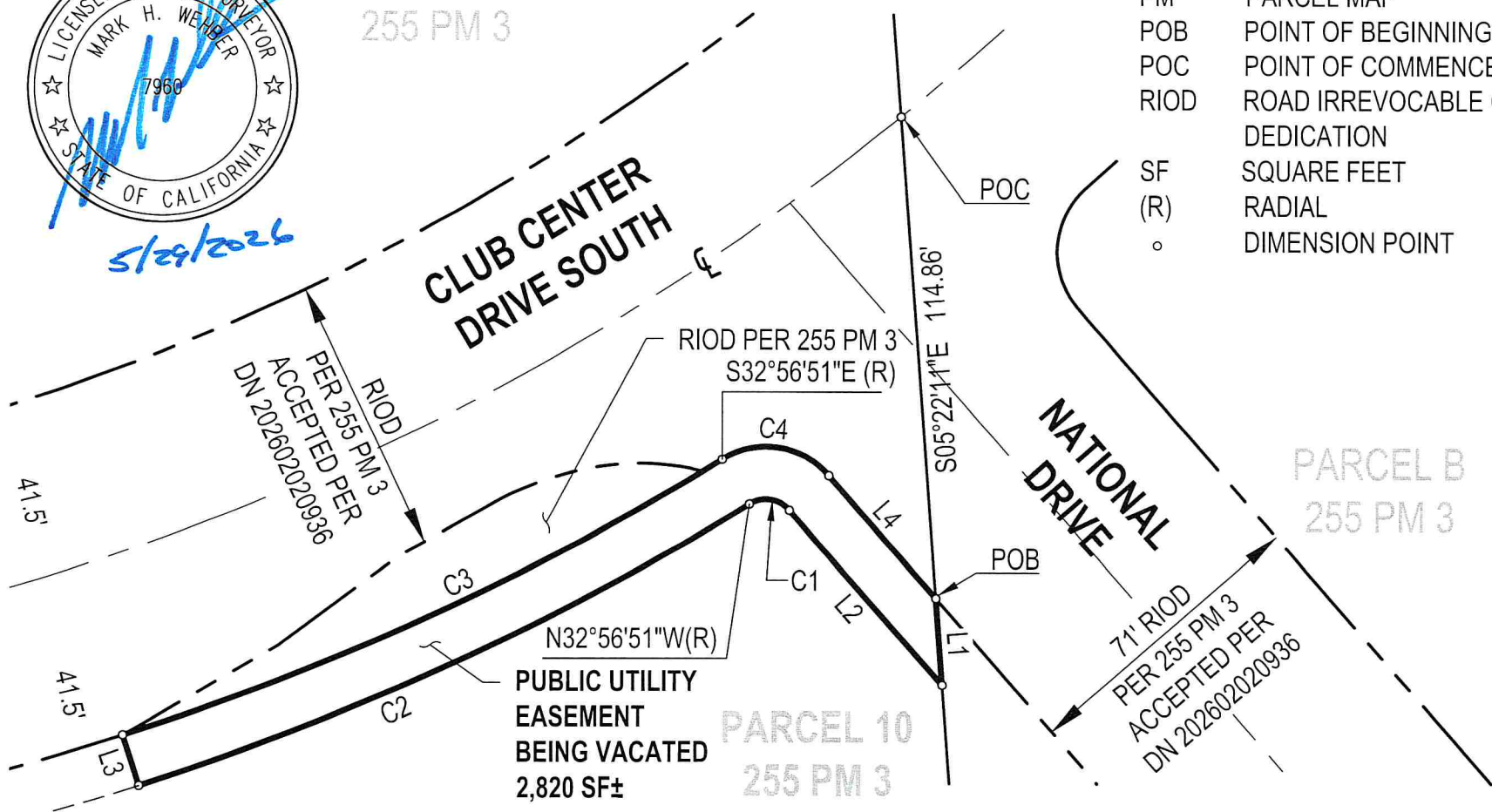




PARCEL 13
255 PM 3

LEGEND

- PM PARCEL MAP
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RIOD ROAD IRREVOCABLE OFFER OF DEDICATION
- SF SQUARE FEET
- (R) RADIAL
- o DIMENSION POINT



PARCEL B
255 PM 3

**PUBLIC UTILITY
EASEMENT
BEING VACATED
2,820 SF±**

PARCEL 10
255 PM 3

SEE SHEET 2 FOR COURSE TABLES

EXHIBIT B

SHEET 1 OF 2

PLAT TO ACCOMPANY LEGAL DESCRIPTION

VACATION OF PUBLIC UTILITY EASEMENT
 PORTION OF PARCEL 10 (255 PM 3)
 CITY OF SACRAMENTO, CALIFORNIA
 MAY 29, 2026



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LINE TABLE		
NO	BEARING	LENGTH
L1	S05°22'11"E	20.83'
L2	N42°14'47"W	55.47'
L3	N18°52'22"W	12.50'
L4	S42°14'47"E	38.80'

(R)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	7.50'	80°42'04"	10.56'
C2	654.00'	14°04'29"	160.66'
C3	641.50'	14°04'29"	157.58'
C4	20.00'	80°42'04"	28.17'

EXHIBIT B

SHEET 2 OF 2

PLAT TO ACCOMPANY LEGAL DESCRIPTION

VACATION OF PUBLIC UTILITY EASEMENT
 PORTION OF PARCEL 10 (255 PM 3)
 CITY OF SACRAMENTO, CALIFORNIA
 MAY 29, 2026



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