



Staff Reports

File #: 370-2020, **Version:** 1

To: Honorable Mayor and Members of City Council

From: Julie Lucido, Public Works Director

Prepared By: Jeff Freitas, Property Manager

TITLE:

Summary Abandonment of Excess Right of Way at 316 Hickory Street With the Reservation of a Public Utility Easement

RECOMMENDED ACTION:

Adopt a resolution authorizing the summary abandonment of excess right of way of a street or highway not required for street or highway purposes affecting property located at 316 Hickory Street (APN 004-241-009) with the reservation of a Public Utility Easement, and determining that the actions authorized by this resolution are exempt from CEQA.

DISCUSSION:

In 2009, Brandon and Lorri Sax (“Applicant”), owners of the properties located at 308 and 316 Hickory Street, submitted an application for a project to construct two duplexes, one on each property (the “Project”). The properties are located on the east side of Hickory Street at its northern terminus.

The subject portion of Hickory Street was dedicated on the Map of Hoffman’s Subdivision of Part of Lots 1 and 2 of Block H of the Odd Fellows College and Home Tract, filed December 10, 1909 in book 2 of Record Maps at page 18, Napa County Official records. As originally mapped, it appears that Hickory Street was intended to extend further north at some point, but residential development north of the end of Hickory Street now prevents any northerly extension of that street.

Given that Hickory Street cannot be extended, the Applicant was conditioned as part of their Project to construct cul-de-sac improvements along their frontage to complete the easterly side of the cul-de-sac and provide for a full-width turn-around at the end of Hickory Street. Since the cul-de-sac was intended to be a public street, the Applicant was required to dedicate additional right of way to the City for the newly constructed street improvements, which they did in 2010.

It was understood at the time that, in exchange for the dedication of additional land to accommodate the new cul-de-sac, the City would process an abandonment of the excess right of way of Hickory Street that is no longer necessary since the street will not extend further north than the end of the cul-de-sac. There are public utility services that extend north from the new cul-de-sac, so the proposed abandonment will reserve a public utility easement to accommodate those utilities.

The area proposed for abandonment is the excess right of way of Hickory Street that lies north of and outside the public improvements that comprise the new cul-de-sac (the “Subject Property”).

Since the street will not extend further north, the Subject Property is excess right-of-way of a street or highway not required for street or highway purposes, and staff recommends that the City abandon the Subject Property.

Abandonment of the Subject Property qualifies for a summary abandonment under Section 8334(a) of the California Streets and Highways Code because the Subject Property is excess right-of-way of a street or highway not required for street or highway purposes. A public hearing is not required under the procedures for a summary abandonment.

FINANCIAL IMPACTS:

There is no financial impact to the City of Napa anticipated as a result of the proposed action.

CEQA:

City staff recommends that the City Council determine that the Recommended Action is exempt from CEQA, pursuant to CEQA Guidelines Section 15301 (minor alteration of existing facilities).

DOCUMENTS ATTACHED:

ATCH 1 - Resolution

EX A & EX B - Subject Property

NOTIFICATION:

None.