



Staff Reports

File #: 1484-2018, Version: 1

To: Honorable Mayor and Members of City Council

From: Jacques R. LaRoche, Public Works Director

Prepared By: Jeff Freitas, Property Manager

TITLE:

Vacation and Abandonment of Easement and Right of Way for Pipe Line Purposes Within Silverado Country Club; Located Northwest of Hillcrest Drive

RECOMMENDED ACTION:

Adopt a resolution authorizing Summary Vacation and Abandonment of a Pipe Line Easement and Right of Way on property owned by Silverado Resort Investment Group, LLC (APNs 060-010-001 and 061-131-003), and determining that the actions authorized by this resolution are exempt from CEQA.

DISCUSSION:

The City of Napa has received a request to vacate and abandon a portion of a 3-foot wide Pipe Line Easement ("Subject Easement"), from a representative of the Silverado Resort Investment Group, LLC, owner of the property, Napa County APNs 060-010-001 and 061-131-003 ("Property") encumbered by the Subject Easement.

The Subject Easement was granted by Harold G. Garrard to the City of Napa in 1954 by that certain Agreement and Grant of Easement recorded September 27, 1954 in Book 453, at page 169, Napa County Official Records.

The Subject Easement is also identified as "20' WATER LINE ESM'T 453 OR 174" on that certain Record of Survey Map titled "*Boundary of Silverado Golf Course, Portion of Lands of Silverado Properties Book 751, Page 440 & Portion of Lands of Westgate Factors Book 739, Page 230*" filed for record September 22, 1967 in Book 13 of Surveys, at pages 81-84.

The property owner is completing a lot line adjustment of the two parcels encumbered by the Subject Easement and is in the process of selling one of the adjusted parcels for development. The location of the Subject Easement conflicts with the proposed development of that site. The City has not used the Subject Easement for many years because the pipe line infrastructure has been relocated. The request, therefore, is to vacate and abandon the Subject Easement.

Vacation and abandonment of the Subject Easement qualifies for a summary abandonment under Section 8333(c) of the California Streets and Highways Code because the Subject Easement has been superseded by relocation. Under the summary abandonment process, a public hearing is not required.

FINANCIAL IMPACTS:

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 - Legal Description and Plat Map of Subject Easement

NOTIFICATION:

None.