



Staff Reports Details (With Text)

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Title: Summary Abandonment of a Portion of Salvador Avenue
Sponsors:
Indexes:
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Attachments: 1. ATCH 1 - Resolution, 2. EX A - Subject Property

Date	Ver.	Action By	Action	Result
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To: Honorable Mayor and Members of City Council

From: Julie Lucido, Public Works Director

Prepared By: Jeff Freitas, Property Manager

TITLE:
Summary Abandonment of a Portion of Salvador Avenue

RECOMMENDED ACTION:

Adopt a resolution authorizing the summary abandonment of a portion of Salvador Avenue that has been superseded by relocation, affecting property located at 1895 Salvador Avenue (APN 038-021-001), and determining that the actions authorized by this resolution are exempt from CEQA.

DISCUSSION:

In 1992, the City acquired the fee simple interest of a portion of the property located at 1895 Salvador Avenue (APN 038-021-001), the Chevron Service Station located at the southeast corner of Highway 29 and Salvador Avenue. The property was conveyed to the City by a Grant Deed recorded February 19, 1992 as Instrument No. 1992-005038, Napa County Official records (the "Subject Property").

The Subject Property was granted to the City for use as public right of way to be developed with public street improvements; however, the Subject Property has never been fully developed with public street improvements.

The current owner of the Chevron Station property, Napa Valley Petroleum, Inc., is upgrading their service station pursuant to the Planning Commission's approval of their project, Project No. PC2018-19, (the "Project").

Consistent with the approved Project, the alignment of Salvador Avenue is being revised in order to

match the alignment determined by the Public Works Department as best serving the current and future traffic flows on Salvador Avenue.

With the new alignment, a portion of the property acquired in the 1992 conveyance is excess to the City needs. The Project is conditioned to dedicate a new area of right of way with the revised configuration as well as a public utility easement and a temporary construction easement to be used during the construction of the public improvements, which will be constructed at a later date. The intent is to abandon and reconvey the entire area of the 1992 grant back to the property owner, and property owner will provide a new dedication of property to satisfy the requirement for public right of way in the correct alignment.

Overall, the area that is required to be dedicated with the Project provides more right of way to the City than the area proposed to be abandoned and quit claimed back to the property owner. The property owner has already dedicated the new area of right of way required as a condition of the Project to replace the Subject Property.

Since the City has been superseded by relocation, the Subject Property is excess to the City's needs, and staff recommends that the City abandon the Subject Property and quit claim the fee simple interest back to the adjoining property owner.

Abandonment of the Subject Property qualifies for a summary abandonment under Section 8330 of the California Streets and Highways Code because the Subject Property has been superseded by relocation. 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 - Subject Property

NOTIFICATION:

None.