



Staff Reports

File #: 335-2020, **Version:** 1

To: Honorable Mayor and Members of City Council

From: Julie Lucido, Public Works Director

Prepared By: Jeff Freitas, Property Manager

TITLE:

Abandonment of a Water Line Easement at 1802 Silverado Trail

RECOMMENDED ACTION:

Adopt a resolution authorizing the summary abandonment of a portion of a Water Line Easement no longer used for the purpose for which it was acquired, affecting property located at 1802 Silverado Trail (APN 052-071-011), and determining that the actions authorized by this resolution are exempt from CEQA.

DISCUSSION:

George Altamura recently acquired the real property located at 1802 Silverado Trail in Napa. According to a search of title records for that property, the property is encumbered with an easement for water line purposes that was recorded December 16, 1885 in Book 39 of Deeds at page 100, Napa County Official Records, (the "Subject Easement"). The Subject Easement was granted to the Napa City Water Company for the purpose of conveying water from the reservoir the Napa City Water Company used to operate on the east side of town, the "Old Waterworks" site, and the Subject Easement appears to encumber several properties, one of which is the property located at 1802 Silverado Trail (the "Encumbered Parcel").

On October 23, 1922 the City of Napa adopted Ordinance No. 624 stating the City's intention to purchase the water system and property of the Napa City Water Company and appointing certain employees to conduct and manage the water system as a municipal utility. The assets of the Napa City Water Company were conveyed to the City of Napa by way of the document recorded October 31, 1922 in Book 137 of Deeds at page 298, Napa County Official records.

The City no longer operates the Old Waterworks reservoir and sold that property in 1980. The City has no existing water lines or any other water related infrastructure on the Encumbered Parcel, so the portion of the Subject Easement located on the Encumbered Parcel is no longer needed for City operations, and City staff within the Water Division have agreed that the portion of the Subject Easement within the Encumbered Parcel can be abandoned.

Abandonment of the portion of the Subject Easement within the Encumbered Parcel qualifies for a summary abandonment under Section 8333(a) of the California Streets and Highways Code because the portion of the Subject Easement within the Encumbered Parcel has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the

proposed vacation. 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 Easement

NOTIFICATION:

None.