



Staff Reports

File #: 337-2020, **Version:** 1

To: Honorable Mayor and Members of City Council

From: Julie Lucido, Public Works Director

Prepared By: Tim Wood, Senior Civil Engineer

TITLE:

Summary Abandonment of a Portion of Excess Right of Way in Parcels 'A' and 'E', Chesapeake Village Subdivision

RECOMMENDED ACTION:

Adopt a resolution authorizing the summary abandonment of excess right of way not used for the purposes for which it was dedicated or acquired, affecting property located on Parcels 'A' and 'E', Chesapeake Village Subdivision (APNs 043-561-021 and 043-562-022), and determining the actions authorized by this resolution are exempt from CEQA.

DISCUSSION:

In late 2018, representatives from Chesapeake Village subdivision made an informal request to the City to close through traffic on a private court within the Chesapeake Village subdivision. The representatives requested to block the vehicle access at the edge of Ponder Court with bollards to prevent any traffic from using the direct access between Ponder Court and Eva Street. The property, a portion of Parcel 'E' on the subdivision final map, is privately owned and provides a public access and utility easement between the Chesapeake Village and the Sheveland Ranch subdivision. Counsel for the Chesapeake Village Homeowners Association (Association) followed up with a formal letter request in early 2019 requesting to install bollards asserting safety issues. The City responded indicating that bollards would not be appropriate. Blocking this access would eliminate one of two essential emergency access routes to the Sheveland Ranch development. City staff began working collaboratively with the Association to address their concerns.

After additional correspondence and a field review, staff determined the best course of action to address the concerns while keeping the vehicle access open would be for the City to accept the roadway as public street right of way and construct traffic calming measures. An irrevocable offer of dedication for public right of way that predated the Chesapeake Village subdivision was still active and had not previously been accepted by the City. As part of the overall solution, the Public Works Director will accept the irrevocable offer of dedication for public right of way on behalf of the City pursuant to the authority conferred by the City of Napa Council Resolution 88-157. The action of acceptance will incorporate the street into the City's street maintenance program and allow the City to expend public funds to construct the traffic calming measures.

The action before the City Council will abandon that portion of the excess right of way that is outside of Eva Street on Parcel 'A' and Eva Court on Parcel 'E' of the Chesapeake Village subdivision.

FINANCIAL IMPACTS:

The action of accepting a portion of Parcel 'E' (Eva Court) will increase the public street network maintained by the City by 0.04 miles and will not require any modifications to maintenance budgets. The construction of traffic calming measures will be incorporated in the Public Works operations work schedule with no budget adjustment necessary.

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
EX B1 & B2 - Plat Maps
ATCH 2 - Irrevocable Offer of Dedication
ATCH 3 - Final Map of Chesapeake Village

NOTIFICATION:

None.