



Agenda Date: 2/27/2007
Agenda Placement: 6I

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Public Works
REPORT BY: Larry Bogner, Civil Engineer, 253-4351
SUBJECT: Abandonment of an unused roadway and public use easement on APN 024-192-031 (Angwin area)

RECOMMENDATION

Director of Public Works requests adoption of a resolution summarily abandoning an unused roadway and public use easement on Madrone Road, Angwin (Assessor's Parcel No. 024-192-031).

EXECUTIVE SUMMARY

Adoption of the resolution will abandon Napa County's rights to a part of Madrone Road in Angwin which was never constructed. The affected property is Assessor's Parcel No. (APN) 024-192-031. Ednah Aiken dedicated the parcel to the County for road purposes in 1925 as part of a subdivision. The parcel has never been used for roadway or public use purposes.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and therefore the project is not subject to CEQA.

BACKGROUND AND DISCUSSION

A subdivision map was recorded on November 2, 1925, in Book 2 of Maps at Page 54 in the office of the County Recorder. Ednah Aiken, the owner and subdivider at the time, dedicated Madrone Road for public road purposes as a part of the subdivision. However, a road was never constructed in that location. In the opinion of First American Title Insurance Company, the County's rights to Madrone Road are an easement, not fee title interest.

Madrone Road was considered by the Napa County Planning Commission on May 17, 1989. At this meeting, it was determined that the Circulation Element of the Napa County General Plan did not require development of Madrone Road. The Planning Commission recommended its support of the abandonment of the road. On June 13, 1989, the Board of Supervisors adopted Resolution No. 89-90 abandoning the County public roadway rights to Madrone Road where it fronted 12 parcels. However, APN 024-192-031 was not included in the abandonment proceedings. This parcel has never been used for roadway or public use purposes. Abandonment of the easement will release the property from the encumbrance on its title due to the original dedication.

SUPPORTING DOCUMENTS

- A . Plat of road being abandoned
- B . Resolution

CEO Recommendation: Approve

Reviewed By: Andrew Carey