



Agenda Date: 5/9/2006
Agenda Placement: 6J

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Martha Burdick for Robert Peterson - Director
Public Works
REPORT BY: Larry Bogner, Civil Engineer, 253-4351
SUBJECT: Summary abandonments of two offers of dedication of certain Rights-of-Way and Roadway easements

RECOMMENDATION

Director of Public Works requests adoption of two resolutions summarily vacating Irrevocable Offers of Dedication of certain road and utility easements across the lands of Michael Bruno, James and Lynda Renfrow, and Victor and Patricia Renfrow and authorization to file the resolutions with the Clerk/Recorder.

EXECUTIVE SUMMARY

The requested action will abandon two irrevocable offers of rights-of-way which have never been accepted by the County.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Adoption of the two resolutions will abandon two irrevocable offers of right-of-way. One offer was originally made to

the County by Victor Bruno, Rachel Bruno, Irma Bruno, James Renfrow, and Lynda Renfrow. The second offer was made by Irma Bruno. These offers were made as a condition of a lot line adjustment in 1978. The offers were acknowledged by the County at that time but the rights-of-way have never been accepted by the County. The offers and the County's acknowledgements were recorded on September 29, 1978 in Volume 1098, pages 132, 133, 134 and 135, of Napa County Records.

The properties affected are three parcels, two of which front Monticello Road (State Highway 121) and a third abutting piece, all immediately south of Wooden Valley Road.

Between 1974 and 1979, as a condition of every land division, building permit, Use Permit, and lot line adjustment, County policy required irrevocable dedications of rights-of-way, but did not require acceptance of the dedicated rights-of-way into the County road system at that time. This policy was implemented to guarantee standard width access to properties within the subject land, as well as to adjacent properties, if the County chose to do so in the future.

Current practice is to abandon the County's right to the offers of dedication when the affected property owner requests such abandonment so long as the County has not accepted the right-of-way and sees no future public necessity for the right-of-way.

Mike Bruno, Jim Renfrow, and Vic Bruno, the current owners of the three affected properties, have requested the County to abandon these two offers. Abandonment of the irrevocable offers would have no affect on any private easements across the properties.

SUPPORTING DOCUMENTS

A . Resolution to abandon Volume 1098 Page 132

B . Resolution to abandon Volume 1098 Page 134

CEO Recommendation: Approve

Reviewed By: Andrew Carey