

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: MONET SHEIKHALI, CONTRACT PLANNER
PLANNING & ECONOMIC DEVELOPMENT

SUBJECT: REQUEST TO SUMMARILY VACATE 2,655 SQUARE-FEET OF A
PUBLIC STORM DRAIN EASEMENT LOCATED AT 4015
SKYFARM DRIVE

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council, by Resolution, approve a summary vacation of 2,655 square-feet of a public storm drain easement located at 4015 Skyfarm Drive.

EXECUTIVE SUMMARY

This project consists of a summary vacation of a portion of the public storm drain easement located at 4015 Skyfarm Drive, which is no longer necessary due to the final storm drain design.

BACKGROUND

1. Project Description

The applicant has requested that the City vacate a portion of a public storm drain easement that is no longer necessary due to the final storm drain pipe system design. The 3.03-acre parcel was created by as a part of a larger subdivision in 1996. In 2005, the Engineering Division approved a revision to the subdivision improvement plans and relocated the 2,665-square-foot open swale.

2. Surrounding Land Uses

North: Vacant County lands
South: Single-family Residential
East: Single-family Residential
West: Single-family Residential

3. Existing Land Use

The 3.03-acre parcel, on which the easement is located, is currently vacant with some trees, vegetation, and Riebli Creek passing through the center. Public sidewalks are located on the south side of the site along Skyfarm Drive. The parcel is zoned PD72-001G (Skyfarm Unit 2) and designated Very Low Density Residential in the General Plan.

4. Project History

On January 25, 1996, the Planning Commission approved a Tentative Map and Conditional Use Permit for Skyfarm Unit 2 to allow the subdivision of 252 acres into 55 residential lots. The Final Map for Skyfarm at Fountaingrove Unit 2B included a storm drain easement for public discharge from Skyfarm Drive to the existing Riebeli Creek. The final storm drain design relocated the 2,665-square-foot open swale and instead utilized a pipe system along the south and north-westerly lines of Lot 1, avoiding impacts to future residential development of the site.

On October 14, 2005, the Engineering and Development Services Division approved the revision to the improvement plans.

On July 28, 2016, an application was received requesting a summary vacation of the portion of the storm drain easement that was no longer necessary due to the revised plans. The remaining storm drain easement will not be affected by this action.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

Vacation procedures are established by the state Public Streets, Highways, and Service Easements Vacation Law (California Streets and Highways Code §§ 8300 et seq.). Per the law, the City may summarily vacate a public easement under any of the following circumstances:

- (a) The easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation.
- (b) The date of dedication or acquisition is less than five years, and more than one year, immediately preceding the proposed vacation, and the easement was not used continuously since that date.

REQUEST TO SUMMARILY VACATE 2,655 SQUARE-FEET OF A PUBLIC STORM
DRAIN EASEMENT LOCATED AT 4015 SKYFARM DRIVE
PAGE 3 OF 3

- (c) The easement has been superseded by relocation, or determined to be excess by the easement holder, and there are no other public facilities located within the easement.

The proposed summary easement vacation is supportable because the easement is no longer necessary due to the relocation of the public storm drain pipes and there are no other public facilities located within the easement.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it meets the description of a minor alteration in land use limitations, pursuant to CEQA Guideline Section 15305.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

This item was posted to the January 31, 2017, Council agenda.

ISSUES

City staff has no unresolved issues with the project.

ATTACHMENTS

- Attachment 1 – Disclosure Form
- Attachment 2 – Location Map
- Attachment 3 – Project Plans
- Attachment 4 – Exhibit B
- Attachment 5 – Map Check Easement Vacation
- Resolution – Summary Vacation/Exhibit A

CONTACT

Monet Sheikhal, MSheikhal@srcity.org, (707) 543-4691