

CITY OF MERCED
Planning & Permitting Division

STAFF REPORT: #20-06

AGENDA ITEM: 4.1

FROM: Kim Espinosa,
Planning Manager

PLANNING COMMISSION
MEETING DATE: May 6, 2020

PREPARED BY: Julie Nelson,
Associate Planner

CITY COUNCIL
MEETING DATE: May 18, 2020
(Tentative)

SUBJECT: **Vacation #20-01**, initiated by Tim Razzari, property owner, to abandon a 908-square-foot sewer lift station easement, a 980-square-foot temporary construction easement, and a 2,791-square-foot public utilities easement generally located at the west end of the parcel located at 1610 West 16th Street.

ACTION: Finding:

- 1) The proposed Vacation is consistent with the General Plan.

RECOMMENDATION

The owner is requesting the Vacation/Abandonment of 908-square-foot sewer lift station easement, a 980-square-foot temporary construction easement, and a 2,791-square-foot public utilities easement generally located at the west end of the parcel located at 1610 West 16th Street (Attachments A and B). Planning staff recommends the Planning Commission adopt a Finding that the proposed Vacation is consistent with the General Plan.

BACKGROUND

The existing easements were granted in 2007 prior to the construction of the existing building on the site. At that time, it was intended for a sewer lift station to be constructed in the easement area. In order to do that, a construction easement was also needed to allow access during the time of construction of the sewer lift station. The public utilities easement was granted to allow other utilities to locate in the area, but since no utilities have been located there, this area is no longer needed. There are still plans to construct the sewer lift station, therefore, prior to final approval of the proposed vacation, the owner will dedicate a new easement area as shown on Attachment C. The abandonment of this area would allow the owners to use the land for other uses and not be limited to the restrictions placed on the it by the easements.

The General Plan does not address such routine items as easements or vacating parcels, so there is little guidance provided for such a vacation. Because such matters are not addressed, the proposed Vacation is not inconsistent with any of the General Plan's goals or policies. Therefore, the proposed Abandonment is consistent with the General Plan and a Finding of Consistency is recommended. Planning staff recommends the Planning Commission adopt a Finding showing that the proposed Vacation is consistent with the General Plan.

Attachments:

- A) Location Map and Vacation Area
- B) Legal Description and Map of Proposed Vacation Area
- C) Proposed New Easement Area

HWY 59

BEAR CREEK

SUBJECT SITE

16TH ST

AUTO CENTER DR



ATTACHMENT A

EXISTING EASMENTS

Delta = 0°59'02"
 Rad. = 1235.12'
 Len. = 21.21'
 Tan. = 10.61'

**NON-EXCLUSIVE
 PUBLIC UTILITY EASEMENT
 2791 SQ. FT.**

Delta = 2°47'01"
 Rad. = 1235.12'
 Len. = 60.01'
 Tan. = 30.01'

**17' RADIUS SEWER
 LIFT STATION
 EASEMENT.
 908 SQ. FT.**

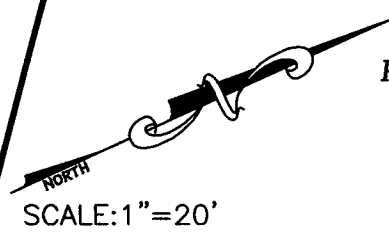
**TEMPORARY
 CONSTRUCTION EASEMENT
 980 SQ. FT.**

Existing 25' P.U.E. and private
 non-exclusive ingress/egress
 easement per Parcel Map Volume 80,
 Pages 15-19, Merced County Records.

Parcel 5

Parcel Map Volume 80, Pages 15-19,
 Merced County Records.

Existing 10' wide PG & E
 easement per 3173 O.R. 811
 Merced County Records



SCALE: 1"=20'



City of Merced
 "Gateway to Yosemite"

DEVELOPMENT SERVICES
 ENGINEERING PROJECTS AND STANDARDS
 678 W. 18th Street (209) 385-6846

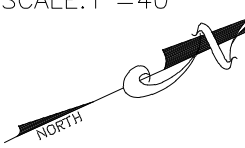
DR. BY: CARDOSO
DATE: 2/16/06
CH. BY: D. TUCKER
DATE: 2/16/06
File No. 0684
SCALE: 1"=20'

ATTACHMENT B

PROPOSED EASEMENTS

Delta = 2°51'32"
 Rad. = 1235.12'
 Len. = 61.63'
 Tan. = 30.82'

SCALE: 1" = 40'



SEWER EASEMENT
 5,498 SQ. FT.

SOUTHERN PACIFIC RAILROAD

Delta = 15°11'22"
 Rad. = 1235.12'
 Len. = 327.44'
 Tan. = 164.69'

Delta = 13°37'31"
 Rad. = 1225.12'
 Len. = 291.34'
 Tan. = 146.36'

Parcel 5
 80 P.M. 15

Existing 25' P.U.E. and private non-exclusive ingress/egress easement per Parcel Map Volume 80, Pages 15-19, Merced County Records.

Existing 10' wide PG & E easement per 3173 O.R. 811 Merced County Records

Parcel 4
 80 P.M. 15

N28°26'55"E (R)
 10.00'

BEAR CREEK

S46°29'49"W (R)

N77°41'00"E 136.40'
 N61°00'38"W 10.50'

S78°27'27"W 115.65'
 N61°00'38"W 9.12'
 N78°27'27"E 117.62'

P.O.C
 S65°20'00"E 72.23'
 55.31'

16TH STREET