



Legislation Text

File #: 23-839, Version: 1

Planning Commission Staff Report

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SUBJECT: Vacation #23-04 - initiated by the Merced City School District, property owner, to abandon a 15-foot-wide Public Utilities Easement (PUE) on their property located at 2111 Wardrobe Avenue.

ACTION FINDING:

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

SUMMARY

This request is to vacate a 15-foot-wide Public Utilities Easement (PUE) that generally runs north and south through the property at 2111 Wardrobe Avenue. The applicant would grant a new 15-foot-wide PUE to accommodate the existing utilities in the area.

RECOMMENDATION

Planning staff recommends that the Planning Commission adopt a Finding that the proposed Vacation is consistent with the General Plan.

DISCUSSION

Project Description

The project site is located on the north side of Wardrobe Avenue, approximately 1,360 feet east of Thornton Road (Attachment A). The Site Plan Review Committee approved the construction of a new Operational Services Support Center to be constructed on the project site (Attachment B). Because the new development on the site would interfere with the existing PUE, a condition of approval requires the existing 15-foot-wide PUE that generally runs north and south through the property must be abandoned and a new PUE dedicated. The legal description and map of the proposed vacation area is provided at Attachment C.

There is currently a sewer line and a storm drain line running through the easement area. The utilities would be relocated to the new easement to be dedicated near the southern property line of the site. The Engineering Department has reviewed the applicant's request and are supportive of this request to vacate the existing easement. The Engineering Department will work with School District on the dedication of the new easement.

The General Plan does not address such routine issues as abandoning streets and rights-of-way. Therefore, the abandonment would not conflict with any goals, policies, or actions in the General Plan, and the proposed vacation is consistent with the General Plan.

ATTACHMENTS

- A) Location Map
- B) Site Plan
- C) Legal Description and Site Plan for Vacation #23-04