

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: September 28, 2010

FROM: KEN GREHM / KEVIN ORDWAY ^{KG} ^{PO}

SUBJECT: ABANDONMENT OF A PORTION OF A UTILITY EASEMENT AND AN
EASEMENT FOR LIGHT AND AIR – TAHOE CITY

ACTION REQUESTED / RECOMMENDATION

Adopt a Resolution to abandon a portion of a Utility Easement and an Easement for Light and Air – Tahoe City Industrial Park Subdivision – Tahoe City.

BACKGROUND / SUMMARY

Mr. Eric Schaefer, the owner of Lot 20 in the Tahoe City Industrial Park subdivision (410 Cynos Way) has requested the County abandon a portion of a Utility Easement and an Easement for Light and Air on his lot. The Utility Easement and Easement for Light and Air were dedicated to and accepted by the County on the map of Tahoe City Industrial Park, filed for record in 1965 in Book H of Maps at Page 85. The applicant's two-car garage currently encroaches into these two easements, and they've requested a building permit to construct a second story on the garage, to include living space.

All processing fees have been paid, the proposed abandonment has been distributed for comment and no objections have been received. The proposed abandonment qualifies for Summary Vacation, and therefore, does not require posting or scheduling of a separate public hearing.

ENVIRONMENTAL CLEARANCE

This action is categorically exempt from the provisions of CEQA Section 15061(b)(3), no potential to cause significant environmental impact.

FISCAL IMPACT

Fair market value for the portion of the easements proposed for abandonment, \$460, would be deposited in DPW's trust account for future right-of-way purchases.

Attachments: Resolution
Area Map
Legal Description
Exhibit Map

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**Before the Board of Supervisors
County of Placer, State of California**

In the matter of: A RESOLUTION ABANDONING
A PORTION OF A UTILITY EASEMENT AND AN
EASEMENT FOR LIGHT AND AIR ON LOT 20 –
TAHOE CITY INDUSTRIAL PARK SUBDIVISION.

Resol. No:.....

Ord. No:.....

First Reading:.....

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

WHEREAS, an easement for slope grading and electrical and underground utilities, and also an easement for light and air, were dedicated to Placer County on the map of Tahoe City Industrial Park, filed for record in Book H of Maps at Page 85; and

WHEREAS, it has been determined that the portion of the utility easement and the easement for light and air on Lot 20, as described on Exhibit "A" and as shown on Exhibit "B", are no longer necessary for present or prospective public use; and

WHEREAS, summary vacation of these easements is permissible pursuant to Chapter 4 of Part 3, Division 9 of the Streets and Highways Code, commencing with Section 8330.

Resolution No. _____

A Resolution Abandoning a Portion of a Utility Easement and an Easement for Light and Air on lot 20 – Tahoe City Industrial Park Subdivision.

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NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Placer County that from and after the date this Resolution is recorded, the portion of the utility easement and the easement for light and air on Lot 20 , Tahoe City Industrial Park Subdivision, as described and shown on the attached exhibits, shall be vacated and abandoned, and shall thereafter not constitute easements for their intended purpose; and

BE IT FURTHER RESOLVED by the Board of Supervisors of Placer County that the above described easements are not useful as a nonmotorized transportation facility.

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EXHIBIT "A"
LOT 20
EASEMENT ABANDONMENT
DESCRIPTION

Being a portion of Lot 20, of the Tahoe City Industrial Park Subdivision, as filed in Book H of Maps at Page 85, Official Records Placer County, California, located in Section 32, Township 16 North, Range 17 East, M.D.B. & M. and more particularly described as follows:

All that portion of the easement for slope grading, electric and underground utilities and that portion of the easement for light and air as shown on said map filed in Book H, of Maps at Page 85, lying within the following described strip of land:

Beginning at a point which bears South 71°47'30" West, 10.14 feet, from the southeasterly property corner of Lot 20, said corner also being on the northerly right of way line of Cynos Way, formerly known as Industrial Drive, as shown on that certain map titled Tahoe City Industrial Park, as filed in Book H, of Maps at Page 85, Official Records of Placer County; thence from said point of beginning, along said northerly right of way line South 71°47'30" West, 26.25 feet; thence leaving said line, North 18°12'10" West 15.24 feet; thence North 71°47'30" East 26.25 feet; thence South 18°12'10" East, 15.24 feet, more or less to the said right of way line the point of beginning.

Above described area contains 400 square feet more or less.

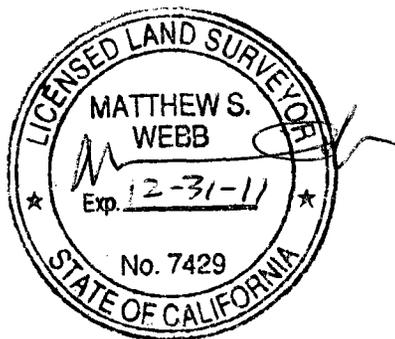
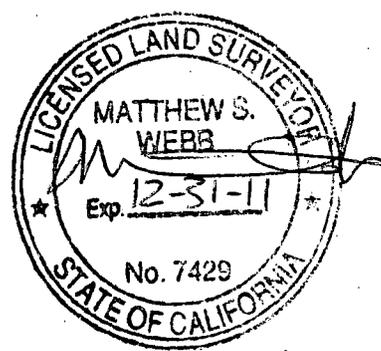
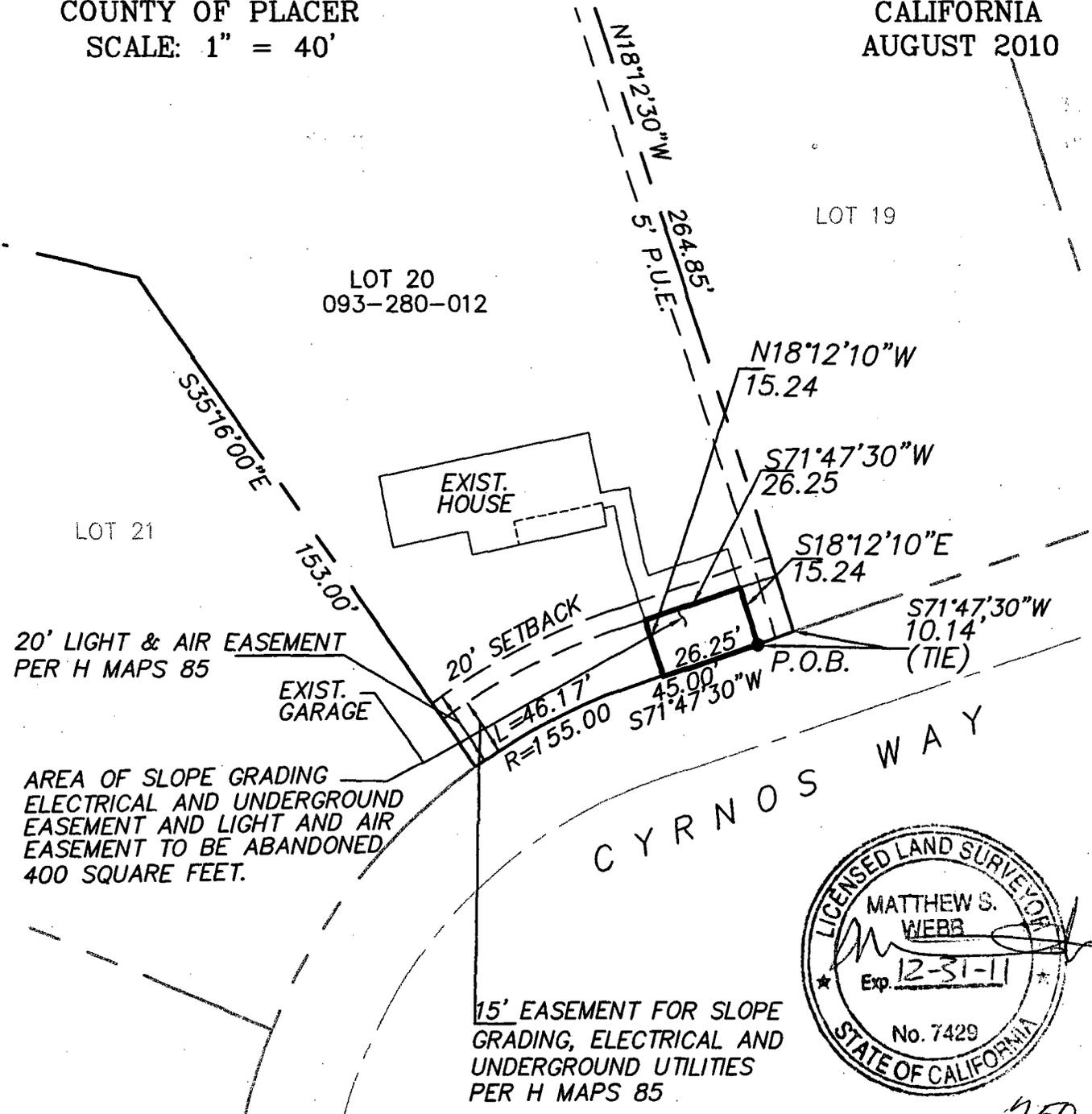


EXHIBIT 'B' EXHIBIT FOR EASEMENT ABANDONMENT

BEING A PORTION OF LOT 20, TAHOE CITY INDUSTRIAL PARK,
BOOK H, OF MAPS AT PAGE 85, PLACER COUNTY OFFICIAL
RECORDS ALSO A PORTION OF SECTION 32, TOWNSHIP 16 NORTH,
RANGE 17 EAST, M.D.B. & M.

COUNTY OF PLACER
SCALE: 1" = 40'

CALIFORNIA
AUGUST 2010



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WLS
WEBB LAND SURVEYING, INC.
3190 Fabian Way, Ste. C
Tahoe City, CA 96145
P.O. Box 1222
Carnelian Bay, CA 96140
(530) 581-2599
FAX (530) 581-3231

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
PREPARED FOR:
ERIC & INGRID SCHAFFER
APN: 093-280-012
76400E01.DWG