

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: BOARD OF SUPERVISORS                      DATE: November 5, 2013  
FROM: KEN GREHM / PETER KRAATZ  
SUBJECT: **ABANDONMENT OF SCENIC EASEMENT IN EDEN ROC  
SUBDIVISION – GRANITE BAY**

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## ACTION REQUESTED / RECOMMENDATION

1. Adopt a Resolution to abandon a Scenic Easement on Lot 29, Eden Roc Subdivision.  
There is no net County cost.

## BACKGROUND / SUMMARY

John and Shalen Robison, the owners of Lot 29 in the Eden Roc Planned Unit Development (9130 Eden Oaks Circle, Granite Bay) have requested the County abandon a Scenic Easement which encumbers the rear portion of their lot. The Scenic Easement was dedicated to and accepted by the County on the map of Eden Roc Planned Unit Development, filed for record in 1990 in Book R of Maps at Page 20. The applicants propose to construct a pool and a fence around the rear of the lot, both of which are not allowed by the language dedicating the Scenic Easement. The Eden Roc Homeowners Association and the Planning Department both support the abandonment as the dedication of the Scenic Easement was not a condition of approval for the development.

All processing fees have been paid, the proposed easement 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 easement proposed for abandonment, \$3,800, would be deposited in DPW's trust account for future right-of-way purchases.

Attachments: Resolution w/Exhibits  
Vicinity Map

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

In the matter of: A RESOLUTION ABANDONING  
A SCENIC EASEMENT ON LOT 29 – EDEN ROC  
SUBDIVISION – GRANITE BAY.

Resol. No:.....

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, a Scenic Easement on Lot 29 was dedicated to Placer County on the map of Eden Roc, A Planned Unit Development, filed for record in Book R of Maps at Page 20; and**

**WHEREAS, it has been determined that the Scenic Easement on Lot 29, as described on the attached Exhibit "A" and as shown on the attached Exhibit "B", is no longer necessary for present or prospective public use; and**

**WHEREAS, summary vacation of the easement 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 Scenic Easement on Lot 29 – Eden Roc Subdivision – Granite Bay.**

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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 Scenic Easement on Lot 29, Eden Roc Subdivision, as described and shown on the attached exhibits, shall be vacated and abandoned, and shall thereafter not constitute an easement for its intended purpose; and

**BE IT FURTHER RESOLVED** by the Board of Supervisors of Placer County that the above described easement, as described and shown on the attached exhibits, is not useful as a nonmotorized transportation facility.

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September 26, 2013

**EXHIBIT 'A'**

**Easement Abandonment**

All that portion of Lot 29 as shown and designated as Scenic Easement on the map of Eden Roc, Tract No. 716, filed in Book 'R' of Maps, at Page 20, Placer County Records, located in Section 19, Township 11 North, Range 8 East, M.D.M., Placer County, California, being more particularly described as follows:

Beginning at the southwesterly corner of Lot 29 as shown and designated on the above described map of Eden Roc, being the southwesterly corner of the above described Scenic Easement; thence from the **Point of Beginning**, along the westerly and northerly lines of said Lot 29, being the westerly and northerly line of said Scenic Easement for the following two (2) consecutive courses and distances:

1. North 01° 07' 20" West for a distance of 143.83 feet and
2. North 67° 30' 00" East for a distance of 121.20 feet;

thence leaving said northerly line, along the easterly line of said Scenic Easement for the following two (2) consecutive courses and distances:

1. along the arc of a non-tangent curve to the right, concave southwesterly, having a radius of 250.00 feet, a central angle of 13° 17' 30", a length of 58.00 feet, and a chord bearing South 26° 40' 07" East for a distance of 57.87 feet and
2. along the arc of a reverse curve to the left, concave northeasterly, having a radius of 250.00 feet, a central angle of 40° 28' 38", a length of 176.62 feet, and a chord bearing South 40° 15' 41" East for a distance of 172.97 feet to a point on the southerly line of said Lot 29, being a point on the southerly line of said Scenic Easement;

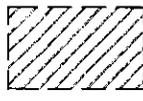
thence South 88° 29' 40" West along said southerly lines for a distance of 246.99 feet to the **Point of Beginning**.

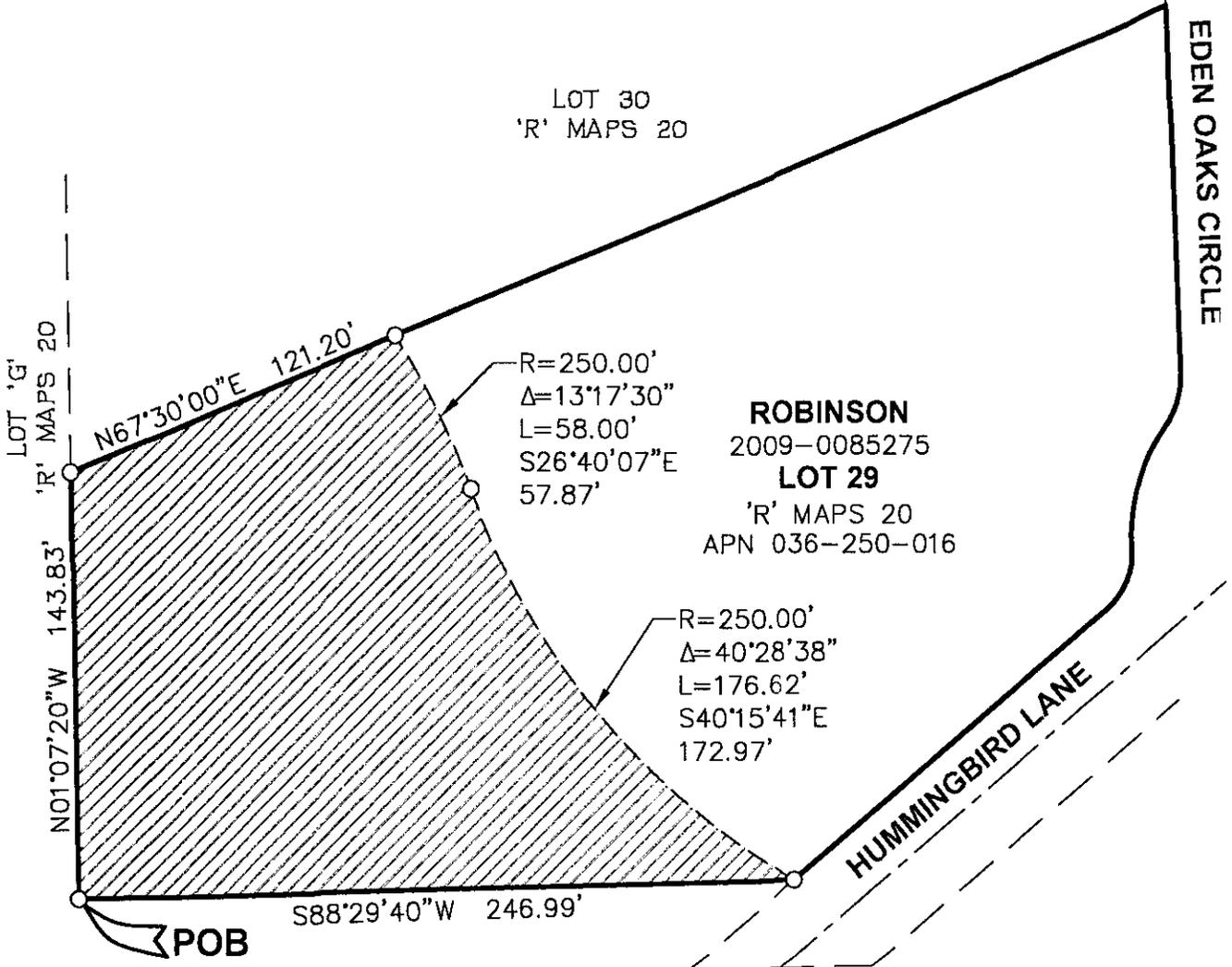
Containing an area of 28,339 square feet (0.65 acres), more or less.

End of description.

Note: The above described parcel is shown on Exhibit 'B' attached hereto and made a part hereof.



 SCENIC EASEMENT - 'R' MAPS 20  
TO BE ABANDONED  
AREA: 28,339±SF (0.65±AC)



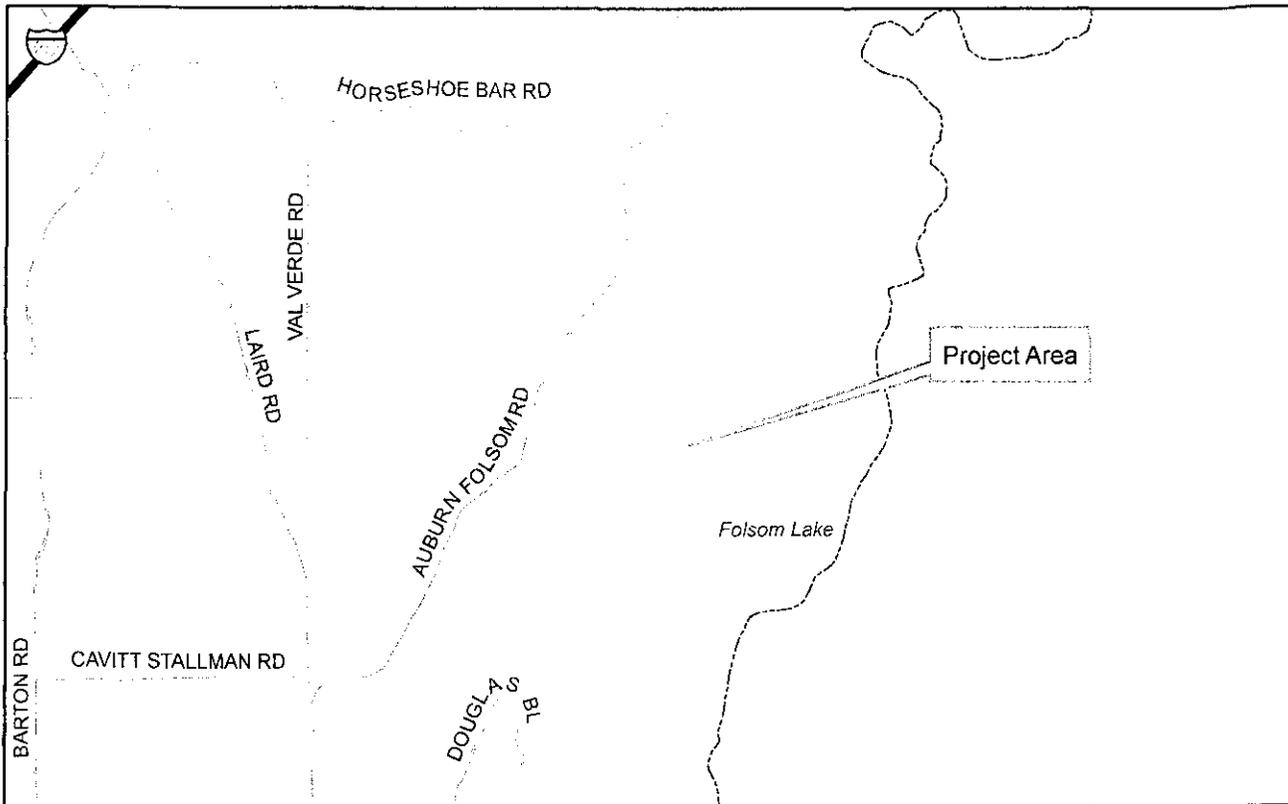
*[Handwritten Signature]*  
 PROFESSIONAL LAND SURVEYOR  
 BENJAMIN JAMES BARDAKJIAN  
 LS 8373  
 EXPIRES DEC 31, 2013  
 STATE OF CALIFORNIA  
*09/26/13*

**EXHIBIT 'B'**  
**EASEMENT**  
**ABANDONMENT**  
 A PORTION OF  
 SECTION 19, T.11 N., R.8 E., M.D.M.  
 PLACER COUNTY, CALIFORNIA  
 SCALE: 1"=60' SEPTEMBER 26, 2013

**ANDREGG**  
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# Location Map



# Vicinity Map

