

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: November 4, 2014

FROM: KEN GREHM / PETER KRAATZ

SUBJECT: ABANDONMENT OF A PORTION OF A UTILITY EASEMENT LOCATED AT
1702 NAVAJO COURT – SQUAW VALLEY

ACTION REQUESTED / RECOMMENDATION

1. Adopt a Resolution to abandon a portion of a Utility Easement on Lot 16, Squaw Valley Estates Subdivision No. 4. There is no net County cost.

BACKGROUND / SUMMARY

Luca and Alisa Adriani, the owners of Lot 16 in the Squaw Valley Estates Subdivision, Unit No. 4 (1702 Navajo Court) have requested the County abandon a portion of a Utility Easement on their lot. The easement was dedicated to the County on the map of Squaw Valley Estates Subdivision, Unit No. 4, filed for record in 1956 in Book F of Maps at Page 9. The applicants propose to construct a new single family residence, a portion of which would encroach into the easement and building setback. The applicants have received a variance for the proposed construction within the building setback, PVAA 20140169, with a condition of the variance to abandon the portion of the easement being encroached upon.

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

An easement for the benefit of the Squaw Valley Mutual Water Company has been granted over the portion of the easement to be abandoned, therefore, the fair market value for the portion of the easement to be abandoned is considered nominal.

Attachments: Resolution w/Exhibits
Vicinity Map

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

In the matter of: A RESOLUTION ABANDONING A
PORTION OF A UTILITY EASEMENT ON LOT 16 –
SQUAW VALLEY ESTATES SUBDIVISION, UNIT NO.
4.

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

Chair, Board of Supervisors

**WHEREAS, a Utility Easement was dedicated on the Map of Squaw Valley Estates
Subdivision, Unit No. 4, filed for record in Book F of Maps at Page 9; and**

**WHEREAS, it has been determined that the portion of the Utility Easement on Lot 16, 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 Portion of a Utility Easement on Lot 16 – Squaw Valley Estates Subdivision, Unit No. 4.

Page 2

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 on Lot 16, Squaw Valley Estates Subdivision, Unit No. 4, 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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EXHIBIT "A"
PUE ABANDONMENT
DESCRIPTION

Being a portion of that tract of land as described in those certain Grant Deed conveyed to, Luca & Alisa Adriani, recorded in Document No. 2005-0006644, Official Records of Placer County, California, also being a portion of Lot 16, Block Q, Unit 3, as shown on the Squaw Valley Estates Subdivision No.4, as filed in Book F of Maps at Page 9, Official Records of Placer County, California, said parcel being located in Section 29, Township 16 North, Range 16 East, M.D.B. & M., and more particularly described as follows:

Beginning at a point that bears South 09°22'22" West, 10.80', from the northeast corner of Lot 16, Block Q, Unit 3, as shown on the Squaw Valley Estates Subdivision No.4, as filed in Book F of Maps at Page 9, Official Records of Placer County, California, thence from said point, South 77°10'00" West, 46.13; thence North 13°19'09" West, 5.26'; thence North 72°40'00" East, 45.00 feet; thence South 21°20'51" East, 8.88 feet, more or less to the point of beginning.

Above described parcel contains 321 square feet, more or less.

- End of Description -

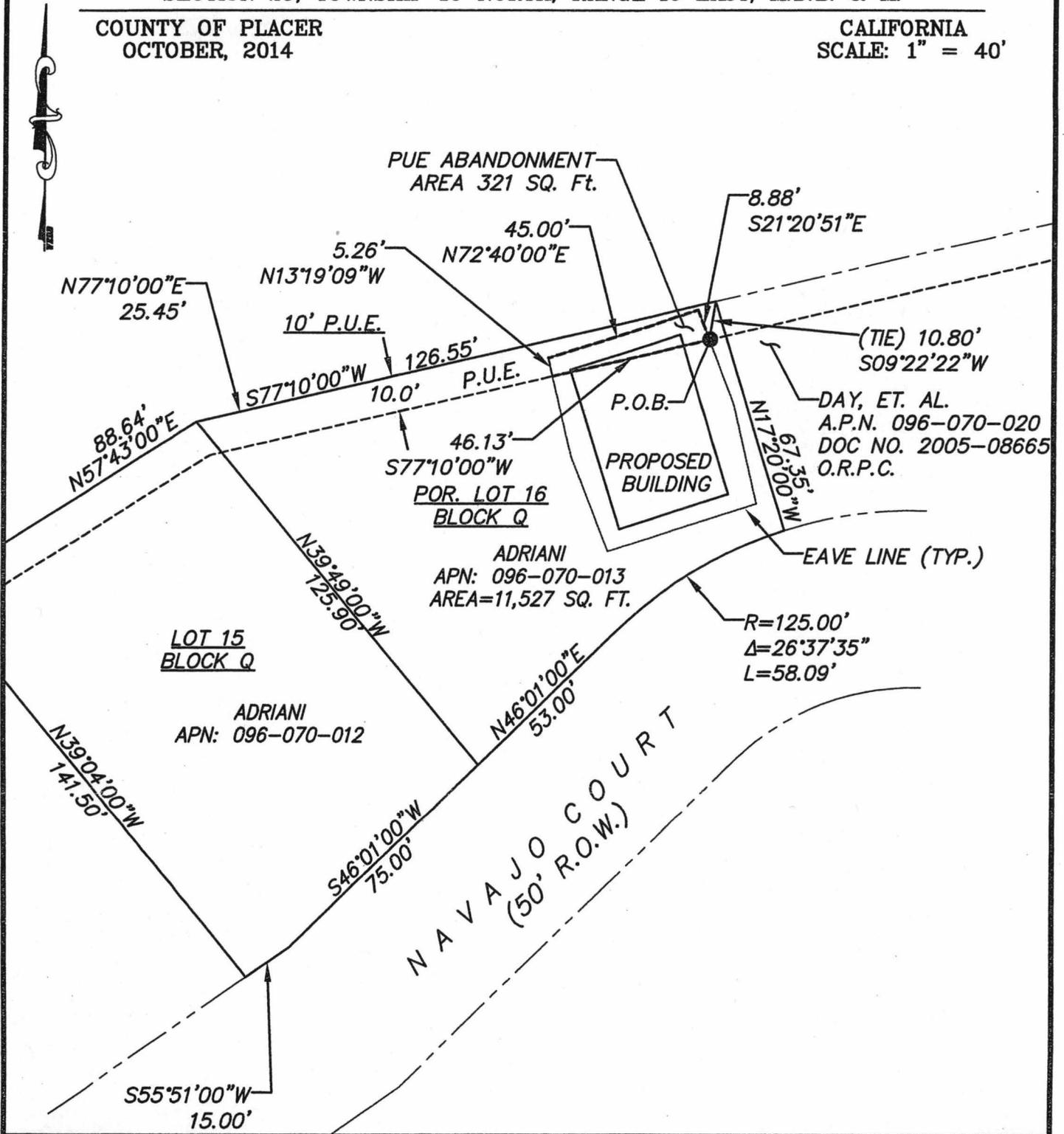
EXHIBIT 'B'

PUE ABANDONMENT EXHIBIT

BEING A PORTION OF LOT 16, BLOCK Q, UNIT 3 OF THE SQUAW VALLEY ESTATES
SUBDIVISION NO.4, BOOK F, OF MAPS AT PAGE 9, O.R.P.C., AND A PORTION OF
SECTION 29, TOWNSHIP 16 NORTH, RANGE 16 EAST, M.D.B. & M.

COUNTY OF PLACER
OCTOBER, 2014

CALIFORNIA
SCALE: 1" = 40'



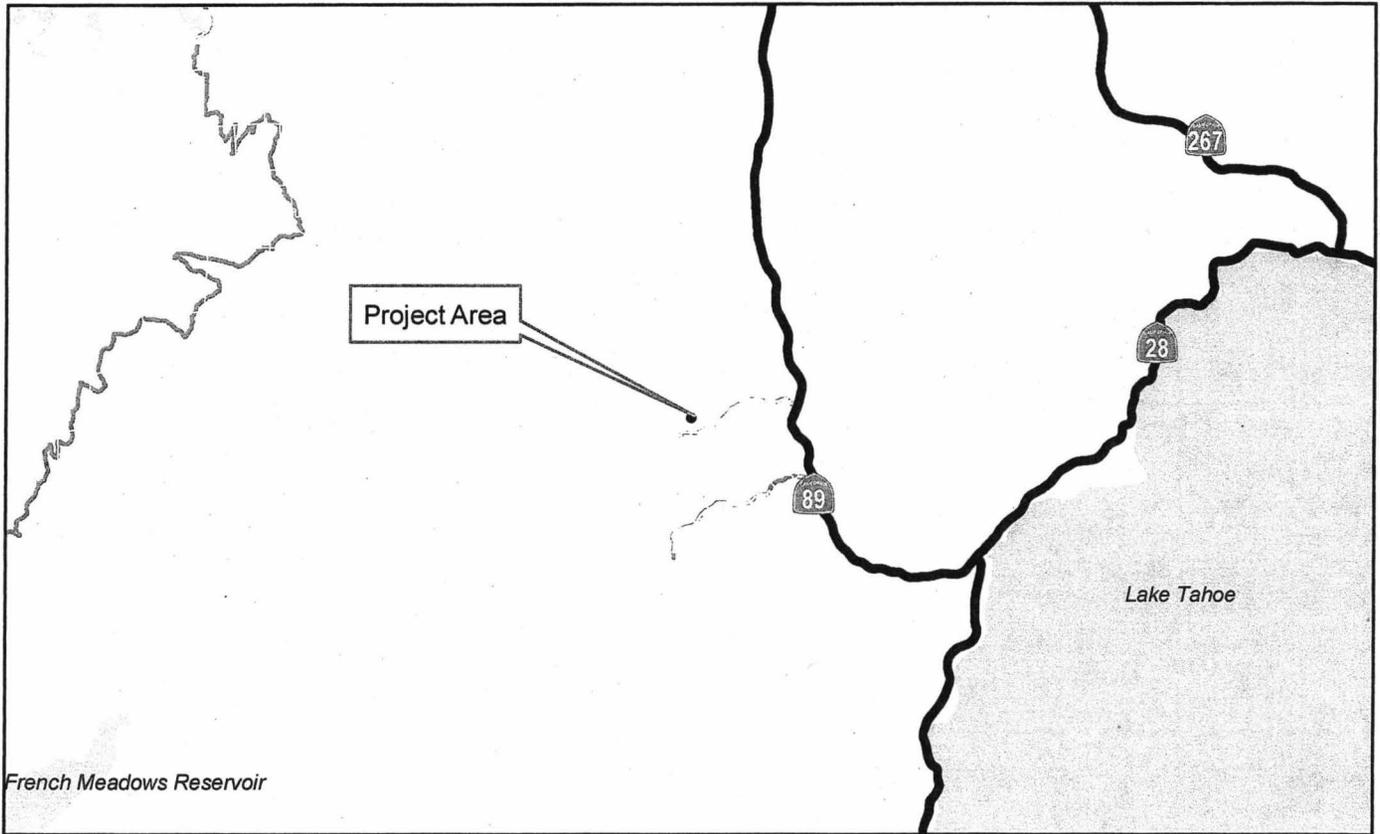
WLS
WEBB LAND SURVEYING, INC.

3190 Fabian Way, Unit 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:
LUCA & ALISA ADRIANI
APN: 096-070-012 & 013 1258.01
125801 mbla.dwg

Location Map



Vicinity Map

