

Comments on V23-0001; Atkins Garage

PC 02/22/2024  
Item # 3  
20 Pages

jennifer@gordonconsultinginc.com <jennifer@gordonconsultinginc.com>

Wed 2/21/2024 9:26 AM

To: Planning Department <planning@edcgov.us>

Cc: Joshua Atkins' <josh@ascendantcom.com>; Melanie V. Shasha <Melanie.Shasha@edcgov.us>; Brendan Ferry <brendan.ferry@edcgov.us>

📎 1 attachments (6 MB)

GCI comments on Atkins Garage for 2.22.2024 EDC PC hearing.pdf;

Hello,

I am submitting the attached comments to be distributed to the Planning Commission for Item V23-0001 at the 2/22/2024 hearing.

Please confirm receipt and distribution.

Thank you,  
Jennifer

---

*Jennifer Quashnick  
Gordon Consulting Inc.  
PO Box 4470 (USPS)  
297 Kingsbury Grade, Suite 1185 (Fedex/UPS)  
Stateline, NV 89449-4470  
(530) 577-4233 voice/text  
(888) 389-8072 fax*

# GORDON CONSULTING INC.

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El Dorado County Planning Commission  
330 Fair Lane, Building A  
Placerville, CA 95667

February 21, 2024

**Subject:** *Application for Variance to Setbacks, V23-0001, 1627 Player Court, El Dorado County, CA.*

Dear Members of the El Dorado County Planning Commission,

Thank you for the opportunity to comment on the proposed Atkins Variance (V23-0001). Gordon Consulting Inc. (GCI) has been hired by the owner, Joshua Atkins, to work with the affected agencies and utilities to pursue permit approvals for the proposed two-car garage associated with this variance request. GCI appreciates the discussion and consideration the Commission gave to this item during the 1/11/2024 hearing and the opportunity to make revisions and return with a revised proposal.

Specifically, the Commission approved a motion for a continuance based on redesigning the proposed project and variance to exclude the encroachment into the 5' side setback. GCI reviewed the coverage implications of adjusting the location and found the garage could be removed from the side setback within coverage limits if the front setback was reduced from 6' to 5' and the garage slightly rotated. The application originally submitted to the EDC Surveyor for the Abandonment Of Easement (AOE) had in fact proposed a reduction of the front Public Utility Easement (PUE) to 5'. GCI consulted with EDC planning staff and it was agreed that with the Dept. of Transportation (DOT) and affected utility companies already having approved a 5' PUE as required in the original application for the AOE, the site plan could be modified and the proposed Variance adjusted to reflect this.

We believe El Dorado County (EDC) planning staff have provided ample support detailing how the proposed Variance meets the findings required by EDC Code. The purpose of having the Variance process in the code is to address unique situations such as exist in this case. As outlined in the findings, the coverage restrictions and the unique shape of the parcel qualify the parcel for the Variance:

1. Coverage limits:

As extensively documented, TRPA's coverage requirements limit where the garage could be located based on the existence of a Stream Environment Zone (SEZ) and associated 10' 'buffer' on the property. The TRPA land capability was assessed per standard TRPA methods and a qualified expert following TRPA methodology that has been employed for decades. No evidence has been presented from a qualified soils expert challenging TRPA's findings of land capability. The TRPA does not have a variance process in their code and the coverage limits cannot be adjusted to accommodate for unique circumstances.

2. Parcel shape:

The associated Subdivision Map (E-102) for this area shows no other parcels that have this type of serpentine shape and narrowing 'tip' in the front setback which combined result in a defacto increase in the front setback to the extent placed on Mr. Atkin's property. While some other properties located on cul-de-sacs do have curved front yards, they are not as narrow or restrictive as Mr. Atkin's property in this respect.

Additional public comment was provided to EDC on 2/16 and posted online 2/20. The comments included a collection of signed "Petitions" from what the owner of 1625 Player Ct. refers to as "nearby neighbors" that oppose the project. After reviewing the submittals, addresses, and distance relative to his location, plus speaking with several of the residents who signed the Petitions, Mr. Atkins submitted comments regarding his findings on 2/20; his results are herein incorporated by reference. In addition to the information provided in his letter, it is noted that the "Petitions" refer to a 3' side setback. As was stated in the PC's approved Motion on 1/11, the proposed Variance has been changed to eliminate the request for a reduction in the side setback. The Petitions provide no evidence regarding how reducing the front setback would be injurious to their properties (which range up to almost six miles away) or detrimental to public safety (approval by the EDC DOT and public utility companies [as documented in the AOE application], and review by the fire dept. would also suggest otherwise).

Thank you again for your consideration.

Sincerely,



Jennifer Quashnick  
[jennifer@gordonconsultinginc.com](mailto:jennifer@gordonconsultinginc.com)  
(530) 577-4233

Attachments:

- Subdivision Map E-201 (annotated)
- Signed Utility Company statements for AOE application

Attachment  
Subdivision Parcel Map

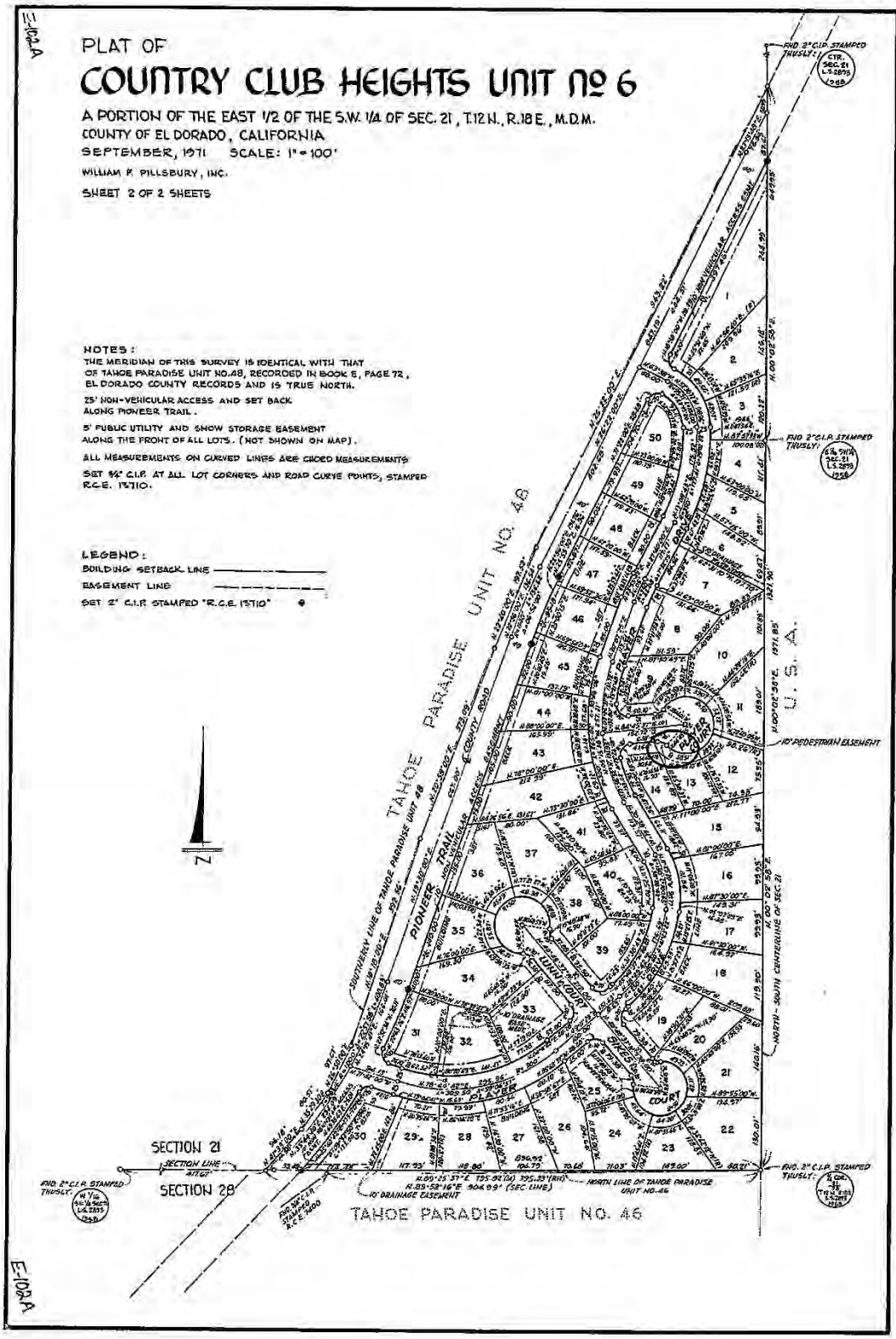
E-102A 1/22A

# PLAT OF COUNTRY CLUB HEIGHTS UNIT NO 6

A PORTION OF THE EAST 1/2 OF THE S.W. 1/4 OF SEC. 21, T12N., R.18E., M.D.M.  
 COUNTY OF EL DORADO, CALIFORNIA  
 SEPTEMBER, 1971 SCALE: 1"=100'  
 WILLIAM F. PILLSBURY, INC.  
 SHEET 2 OF 2 SHEETS

**NOTES:**  
 THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THAT OF TAHOE PARADISE UNIT NO. 48, RECORDED IN BOOK 6, PAGE 72, EL DORADO COUNTY RECORDS AND IS TRUE NORTH.  
 25' NON-VEHICULAR ACCESS AND SET BACK ALONG PIONEER TRAIL.  
 5' PUBLIC UTILITY AND SNOW STORAGE BASEMENT ALONG THE FRONT OF ALL LOTS. (NOT SHOWN ON MAP).  
 ALL MEASUREMENTS ON CURVED LINES ARE CHORD MEASUREMENTS.  
 SET 1/2" C.I.P. AT ALL LOT CORNERS AND ROAD CURVE POINTS, STAMPED R.C.E. 15710.

**LEGEND:**  
 BUILDING SETBACK LINE ————  
 BASEMENT LINE ————  
 SET 1/2" C.I.P. STAMPED "R.C.E. 15710" ●



E-102A  
 1/22A  
 F-102A

Attachment

Utility Company statements for AEO application

April 19, 2023

At&t

Attn: Astrid Willard/Easements

2700 Watt Ave. Rm 3473-11

Sacramento, CA 95821

[Ae6863@att.com](mailto:Ae6863@att.com)

(916) 484-2388

Dear Mr. Willard/Whom it May Concern:

I am requesting an abandonment of the public utility easement(s), located on the front of my property, located on Assessor's Parcel Number **081-132-003**. Please refer to the enclosed drawing of my parcel and the easement area(s) I wish the County to abandon.

The El Dorado County Surveyor's Office requires your letter of "no-objection." Please return the attached *Vacation (Abandonment) Release Letter* to me with your original signature or you may email a digital copy directly to the El Dorado County Surveyor's Office at [surveyor@edcgov.us](mailto:surveyor@edcgov.us) The letter must cite the **Assessor's Parcel Number and have the exhibit identifying the specific location of the easement(s) to be abandoned attached**. I have provided an extra copy of the exhibit for that purpose. For further clarity, your letter can reference the exhibits. (i.e. "*Please see Exhibit A and Exhibit B attached.*") The County Surveyor's Office is requesting this degree of specificity in order to protect your rights and interests.

Please forward the hard copy original of your approval to me at:

Josh Atkins

1627 Player Ct.

South Lake Tahoe, CA 96150

Thank you for your prompt attention to my request.

Sincerely,

Josh Atkins

(530) 407-8291

[josh@ascendantcom.com](mailto:josh@ascendantcom.com)



# COUNTY OF EL DORADO COUNTY SURVEYOR

360 Fair Lane, Placerville, CA 95667

Phone (530) 621-5440

e-mail: [surveyor@edcgov.us](mailto:surveyor@edcgov.us)

## Vacation (Abandonment) Release of Interest

To Agency Contact: Andrea Galeste Agency: At&t  
 Mailing Address: 2700 Watt Ave. Rm 3473-11  
 City: Sacramento State: CA Zip: 95821  
 Phone: (916) 484-2388  
 Email: ag9576@att.com

From Parcel Owner: Joshua Atkins  
 Mailing Address: 1627 Player Ct.  
 City: South Lake Tahoe State: CA Zip: 96150  
 Phone: (530) 407-8291  
 Email: josh@ascendantcom.com

- 1) Assessor's Parcel Number: 081-132-003  
 2) Recorded Map(s) where easement was dedicated: E-102 and E-102A  
 2) Location of vacation: 1627 Player Ct.  
 4) Proposed use of vacated area: Residential garage

This abandonment is being requested of El Dorado County. Please view the attached exhibit and check the appropriate box below. Please type or print any comments and return this document to the applicant within two weeks. If you prefer, you can email this letter, accompanied with the attached exhibit to the El Dorado County Surveyor's Office. [Surveyor@edcgov.us](mailto:Surveyor@edcgov.us)

- No objection to the proposed vacation.  
 No objection to the proposed vacation provided the following conditions are met.  
 Not approved.

Comments:

AT&T to retain existing 5' PUE.

  
 Signature

08/08/2023  
 Date

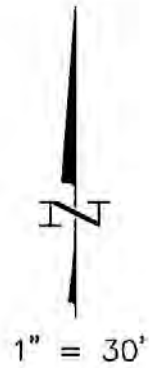
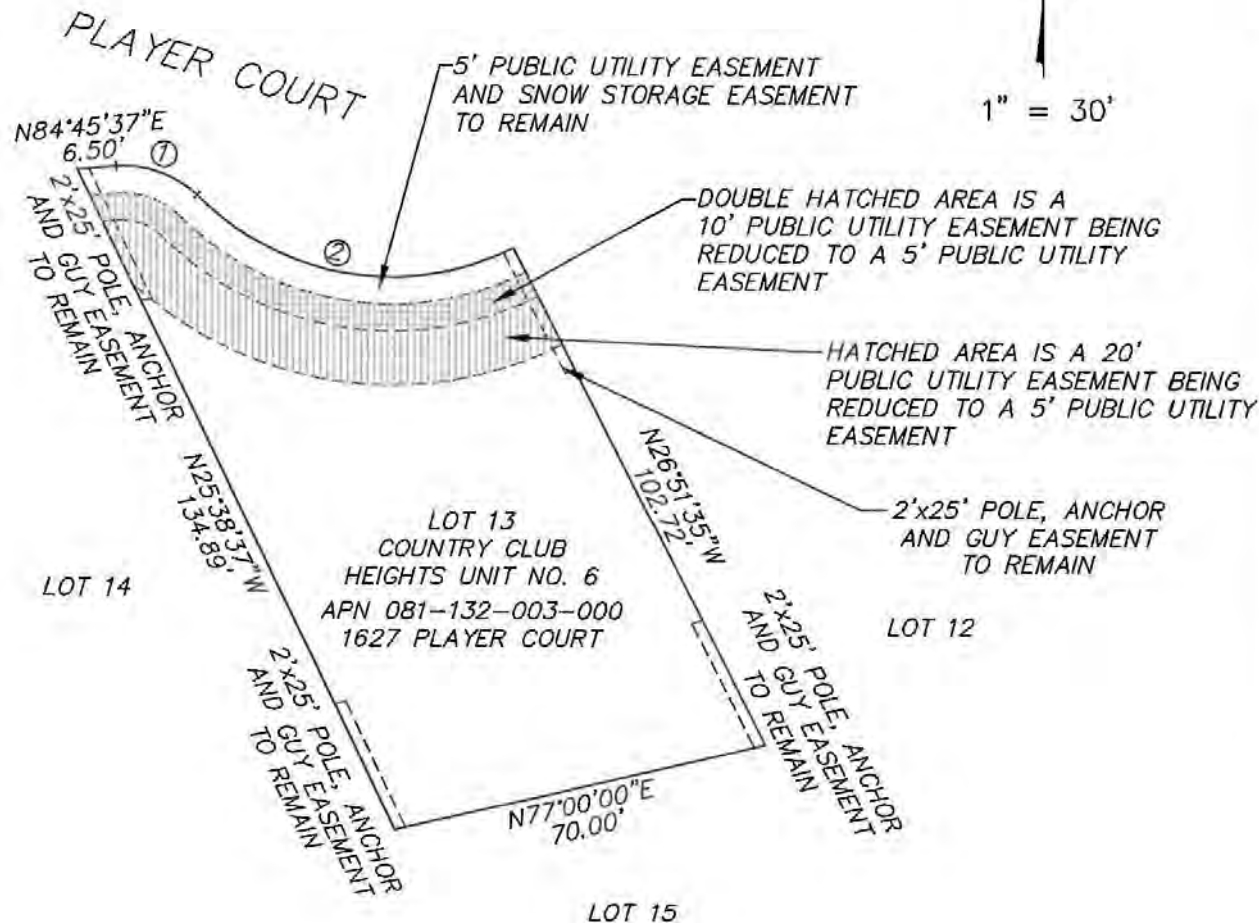


# EXHIBIT "B"

## CURVE TABLE

①  $R=20.00'$   
 $L=17.45'$   
 $CH=N70^{\circ}14'50''W$   
 $16.90'$   
 $DELTA=49^{\circ}59'06''$

②  $R=50.00'$   
 $L=62.50'$   
 $CH=N81^{\circ}03'10''W$   
 $58.51'$   
 $DELTA 71^{\circ}36'55''$



InSite Land Surveys, P.O. Box 551085, South Lake Tahoe, California 96155 530-577-4815

**EXHIBIT "A"**

**ABANDONMENT AND REDUCTION OF A PUBLIC UTILITY EASEMENT**

**DESCRIPTION OF EASEMENT AREA BEING ABANDONED**

All that certain real property located in the County of El Dorado, State of California, being a portion of the SW1/4 of Section 21, Township 12 North, Range 18 East, M.D.M., more particularly described as follows:

A strip of land, 20 feet in width, being the northerly 20 feet of Lot 13 of Country Club Heights Unit No. 6, the plat of which is filed for record in the office of the El Dorado County Recorder, in Book E of Maps, at Page 102.

EXCEPTING THEREFROM the northerly 5 feet of said strip.

See attached Exhibit "B".

This legal description was prepared by Stephen Brejc, PLS 7949 for Joshua R. Atkins, and is for the purpose of abandoning a portion of the public utilities easements that were created over the herein described strip of land with the filing of said subdivision plat.

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Stephen Brejc

ADDITIONAL INFORMATION: E-102 & E-102A

E-102A

E-102

PLAT OF  
COUNTRY CLUB HEIGHTS UNIT No 6

A PORTION OF THE EAST 1/2 OF THE S.W. 1/4 OF SEC. 21, T.12N., R.18E., M.D.M.  
COUNTY OF EL DORADO, CALIFORNIA  
JUNE, 1971

WILLIAM F. PILLSBURY, INC.  
SHEET 1 OF 2 SHEETS

The undersigned owners of record title interest hereby consent to the preparation and recording of this map, and hereby convey and offer for dedication to the County of El Dorado, the streets and other public ways shown hereon, including the underlying fee thereto; for any and all public purposes, and the easements and rights of way shown hereon, for the purposes hereon specified.

- a) Rights of way and easements for water, gas, sewer, and drainage pipes; and for poles, anchors and guys and overhead and underground wires and conduits for electric and telephone service, together with any and all appurtenances appertaining thereto, on, over, across, and under these strips of land lying between the front or side lines of lots or both, and the lines shown hereon and designated "PUBLIC UTILITY EASEMENT LINE".
- b) Rights of way and easements for snow storage, poles, anchors and guys and overhead and underground wires and conduits for electric and telephone service together with any and all appurtenances appertaining thereto, on, over, across, and under strips of land 10 feet in width, contiguous to any lot line which is contiguous to any street or other public way and within such lots.
- c) Rights of way and easements for poles, anchors and guys within those strips of land lying two feet on either side of all side lot lines and extending 25 feet from the front or rear property lines or both.
- d) Easements over and across these strips of land lying between the front or side lines of lots and the lines shown hereon and designated "SET BACK LINE", said strips to be kept open and free from buildings.

COUNTRY CLUB ESTATES, a partnership

FRED-AM, INC., a corporation  
Evelyn B. Solis  
by Evelyn B. Solis, president

Ray O'Byrne  
Ray O'Byrne, partner

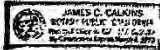
W. F. Sumner  
one of the co-administrators of the estate of  
William C. Vanderhoof, deceased.

STATE OF CALIFORNIA } ss  
County of EL DORADO

On this 30<sup>th</sup> day of April, 1971, before me, the undersigned, a Notary Public, State of California duly commissioned and sworn, personally appeared Evelyn B. Solis known to me to be the president of the Corporation that executed the within instrument and also known to be the person who executed the within instrument on behalf of Fred-Am, Inc., the corporation herein named, and acknowledged to me that said corporation executed the same pursuant to its by-laws or by a resolution of its board of directors, said corporation also known to me to be one of the partners of the partnership that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of said partnership, and personally appeared Ray O'Byrne known to me to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same, and personally appeared W. F. Sumner known to me to be the person who executed the within document on behalf of the estate of William C. Vanderhoof, deceased, and known to me to be one of the co-administrators of the estate of said decedent, known to me to be one of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in and for the said County and State, the day and year in this Certificate first above written.

James G. Calkins  
Notary Public in and for said County and State  
My Commission expires March 9, 1973



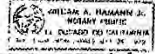
INTER-COUNTY TITLE CO., a California corporation as Trustee under Deed of Trust, recorded in Book 922 page 716 Official Records of the County of El Dorado.

Henry F. ...  
Vice-President

STATE OF CALIFORNIA } ss  
County of El Dorado

On this 24<sup>th</sup> day of September, 1971, before me, William F. Pillsbury, a Notary Public in and for said County and State, personally appeared HARRY A. SWANSON known to me to be the president of the corporation that executed the within instrument, who executed the within instrument on behalf of the corporation herein named, and acknowledged to me that such corporation executed the same.

William A. ...  
Notary Public in and for said County and State.  
My Commission expires



I, William F. Pillsbury, hereby certify that the Survey and final map of this subdivision were made under my direction in June, 1971, and are true and complete as shown; that the map and plat will be of the character and will occupy the positions shown on the map to be set by March 30, 1972, and will be sufficient to cause the same to be retraced.

William F. Pillsbury  
William F. Pillsbury, Registered Civil Engineer  
State of California No. 13710



I, Fred B. DeBerry, hereby certify that I have examined this final map, that it is substantially the same as the tentative map of this subdivision, approved on January 6, 1970 by the Board of Supervisors, that it is technically correct and that all provisions of the Subdivision Map Act and all applicable County ordinances have been complied with.

Fred B. DeBerry  
Fred B. DeBerry, L.S. 2403  
County of El Dorado, State of California

I, C. A. Steves, Jr., hereby certify that according to the records of this office, there are no liens against this subdivision or any part thereof for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, provided that the final map is accepted for record and filed prior to the next succeeding tax date.  
Dated: August 3, 1971

C. A. Steves, Jr., Tax Collector and Redemption Officer  
of the County of El Dorado, State of California

I, G. Arthur Carl, hereby certify that all required construction plans and specifications were approved and that the subdivisor has executed the necessary agreement and submitted the required bond to secure the completion of the required improvements for this subdivision.

G. Arthur Carl  
G. Arthur Carl, Director, Department of Public Works, and ex-officio  
County Engineer of the County of El Dorado, State of California.

I, Bruce W. Robinson, hereby certify that this final map conforms substantially to the tentative map of this subdivision approved on January 6, 1970, by the Board of Supervisors, and that all conditions imposed upon said approval have been satisfied.

Bruce W. Robinson  
Bruce W. Robinson, Planning Director of the County of El Dorado,  
State of California.

I, Carl A. Kelly, hereby certify that the Board of Supervisors, by order adopted August 28, 1971, approved the final map of this subdivision and accepted for public uses the streets and other public ways and easements shown hereon and offered for dedication.

Carl A. Kelly, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of El Dorado, State of California.

by Carl A. Kelly

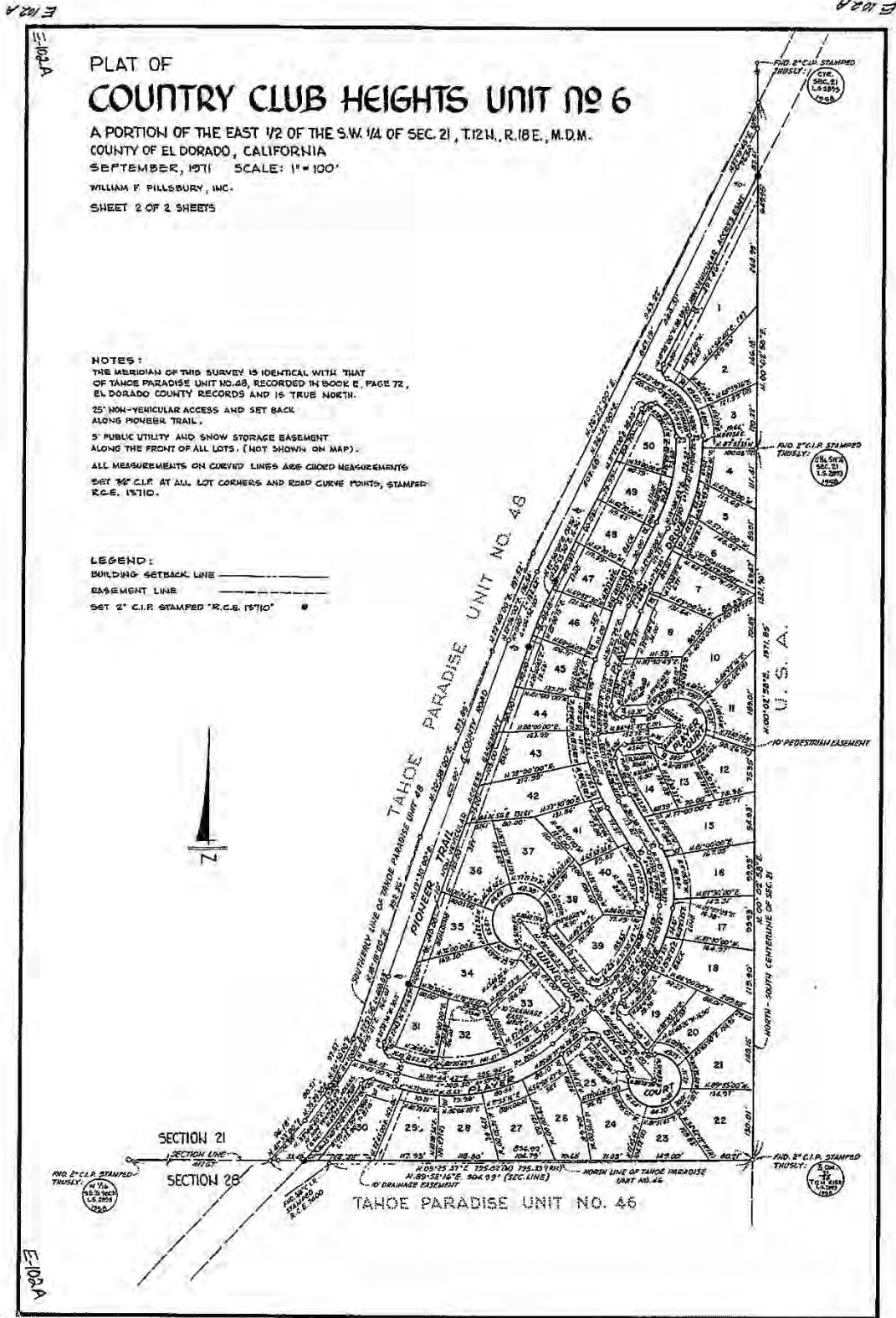
I, James W. Sweeney, hereby certify that the INTER-COUNTY TITLE Co. title certificate No. 27272 was filed with this office and that this final map was accepted for record and filed in Map Book E, Page 122, Document No. 26616 on SEPT 29, 1971, at 12 minutes past 11 o'clock A.M.

JAMES W. SWEENEY  
James W. Sweeney, Recorder of the County of El Dorado,  
State of California.

by Thomas ...  
deputy

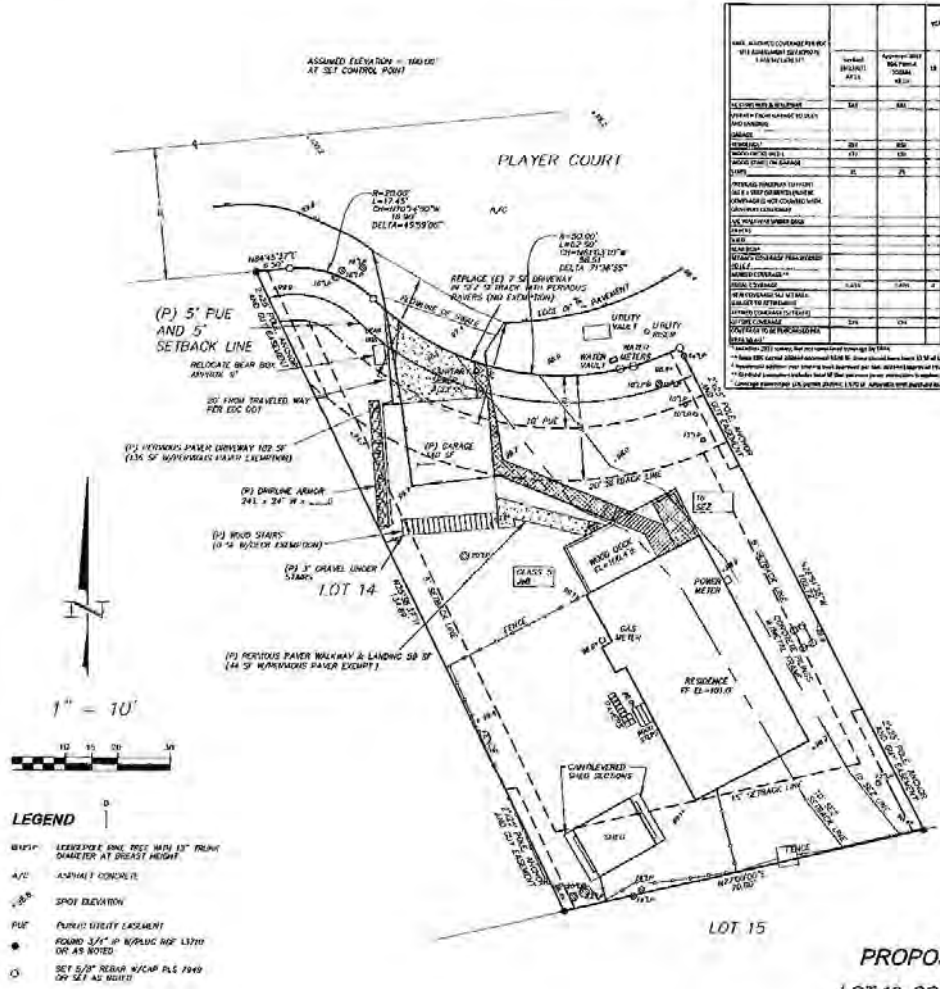
2853 REC'D RECORDS DIVISION 10/27/71 10:55 AM

ADDITIONAL INFORMATION: E-102 & E-102A



E-102A

ADDITIONAL INFORMATION: PROPOSED SITE PLAN FOR GARAGE



AREA SUBJECT TO VARIANCE PER THE SUBMITTAL REQUIREMENTS (SECTION 175.2)	LOCAL ZONING MAP	APPROVED USE	PERMITTED COVERAGE BY ZONING (LAND CLASSIFIED BY ZONING MAP)						PROPOSED COVERAGE PER AREA BY TYPE (%)		PROPOSED COVERAGE BY ZONING		EXCESS COVERAGE		REMARKS	
			FRONT	REAR	SIDE	STREET	REAR	STREET	FRONT	REAR	FRONT	REAR	FRONT	REAR		
RESIDENCE #1	RS	RESIDENCE	25	10	10	10	10	10	10	10	10	10	10	10	10	
GARAGE	RS	GARAGE	25	10	10	10	10	10	10	10	10	10	10	10		
WOOD DECK	RS	WOOD DECK	25	10	10	10	10	10	10	10	10	10	10	10		
WATER METER	RS	WATER METER	25	10	10	10	10	10	10	10	10	10	10	10		
GAS METER	RS	GAS METER	25	10	10	10	10	10	10	10	10	10	10	10		
POWER METER	RS	POWER METER	25	10	10	10	10	10	10	10	10	10	10	10		
PERVIOUS PAVERS	RS	PERVIOUS PAVERS	25	10	10	10	10	10	10	10	10	10	10	10		
SETBACKS	RS	SETBACKS	25	10	10	10	10	10	10	10	10	10	10	10		

- (P) PERVIOUS PAVERS
- COVERAGE TO BE REMOVED
- SETBACK COVERAGE PREVIOUSLY VERIFIED

**PROPOSED VARIANCE SITE PLAN**  
 LOT 13, COUNTRY CLUB HEIGHTS UNIT NO. 6  
 1627 PLAYER COURT, A.P.N. 081-132-003-000  
 EL DORADO COUNTY, CA

A 3:1 HEIGHT REDUCTION WAS USED IN THE COVERAGE CALCULATIONS FOR THE EXCESS COVERAGE AND REAR SIDE SETBACKS UNDER THE EXISTING THAT WAS USED IN THE COVERAGE CALCULATIONS IS UNDER THE EXISTING OF THE EXISTING THAT WAS NOT COUNTED DUE TO THE HEIGHT REDUCTION.

**LAND AREA**  
 TOTAL SQUARE FEET

**NOTES**  
 LAND CAPABILITY INFORMATION OBTAINED FROM MAP STATED 'LAND CAPABILITY' REPORT FROM FILE LCA0002-0002, SIGNED BY MJC, ROLL DATED 07/26/2003.  
 HIGHLIGHTED SETBACKS DEVELOPED BY BIRDSON CONSULTING INC. FROM 2002 TOPOGRAPHIC MAP PREPARED BY BIRDE LAND SURVEYS, TO BE USED FOR VARIANCE APPLICATION TO EL DORADO COUNTY.

**OWNER & MAILING ADDRESS**  
 JOHN ANDROS  
 1627 PLAYER COURT  
 SOUTH LANE, DAVIS, CA 95755

**PROPOSED VARIANCE SITE PLAN**

ATYKINS, GARDNER & ASSOCIATES, INC.  
 SOUTH LANE, SUITE 201, DAVIS, CA 95755  
 PHONE: 916-835-3333

PSP



# COUNTY OF EL DORADO COUNTY SURVEYOR

360 Fair Lane, Placerville, CA 95667

Phone (530) 621-5440

e-mail: [surveyor@edcgov.us](mailto:surveyor@edcgov.us)

## Vacation (Abandonment) Release of Interest

To Agency Contact: John Cressaty Agency: Liberty Utilities  
 Mailing Address: 933 Eloise Ave.  
 City: South Lake Tahoe State: CA Zip: 96150  
 Phone: (775) 721-0994  
 Email: John.cressaty@libertyutilities.com

From Parcel Owner: Joshua Atkins  
 Mailing Address: 1627 Player Ct.  
 City: South Lake Tahoe State: CA Zip: 96150  
 Phone: (530) 407-8291  
 Email: josh@ascendantcom.com

- 1) Assessor's Parcel Number: 081-132-003
- 2) Recorded Map(s) where easement was dedicated: E-102 and E-102A
- 2) Location of vacation: 1627 Player Ct.
- 4) Proposed use of vacated area: Residential garage

This abandonment is being requested of El Dorado County. Please view the attached exhibit and check the appropriate box below. Please type or print any comments and return this document to the applicant within two weeks. If you prefer, you can email this letter, accompanied with the attached exhibit to the El Dorado County Surveyor's Office. [Surveyor@edcgov.us](mailto:Surveyor@edcgov.us)

- No objection to the proposed vacation.  
 No objection to the proposed vacation provided the following conditions are met.  
 Not approved.

Comments:

Please see Exhibit A & Exhibit B attached

  
 Signature

4/20/2023  
 Date

**EXHIBIT "A"**

**ABANDONMENT AND REDUCTION OF A PUBLIC UTILITY EASEMENT**

**DESCRIPTION OF EASEMENT AREA BEING ABANDONED**

All that certain real property located in the County of El Dorado, State of California, being a portion of the SW1/4 of Section 21, Township 12 North, Range 18 East, M.D.M., more particularly described as follows:

A strip of land, 20 feet in width, being the northerly 20 feet of Lot 13 of Country Club Heights Unit No. 6, the plat of which is filed for record in the office of the El Dorado County Recorder, in Book E of Maps, at Page 102.

EXCEPTING THEREFROM the northerly 5 feet of said strip.

See attached Exhibit "B".

This legal description was prepared by Stephen Brejc, PLS 7949 for Joshua R. Atkins, and is for the purpose of abandoning a portion of the public utilities easements that were created over the herein described strip of land with the filing of said subdivision plat.

---

Stephen Brejc

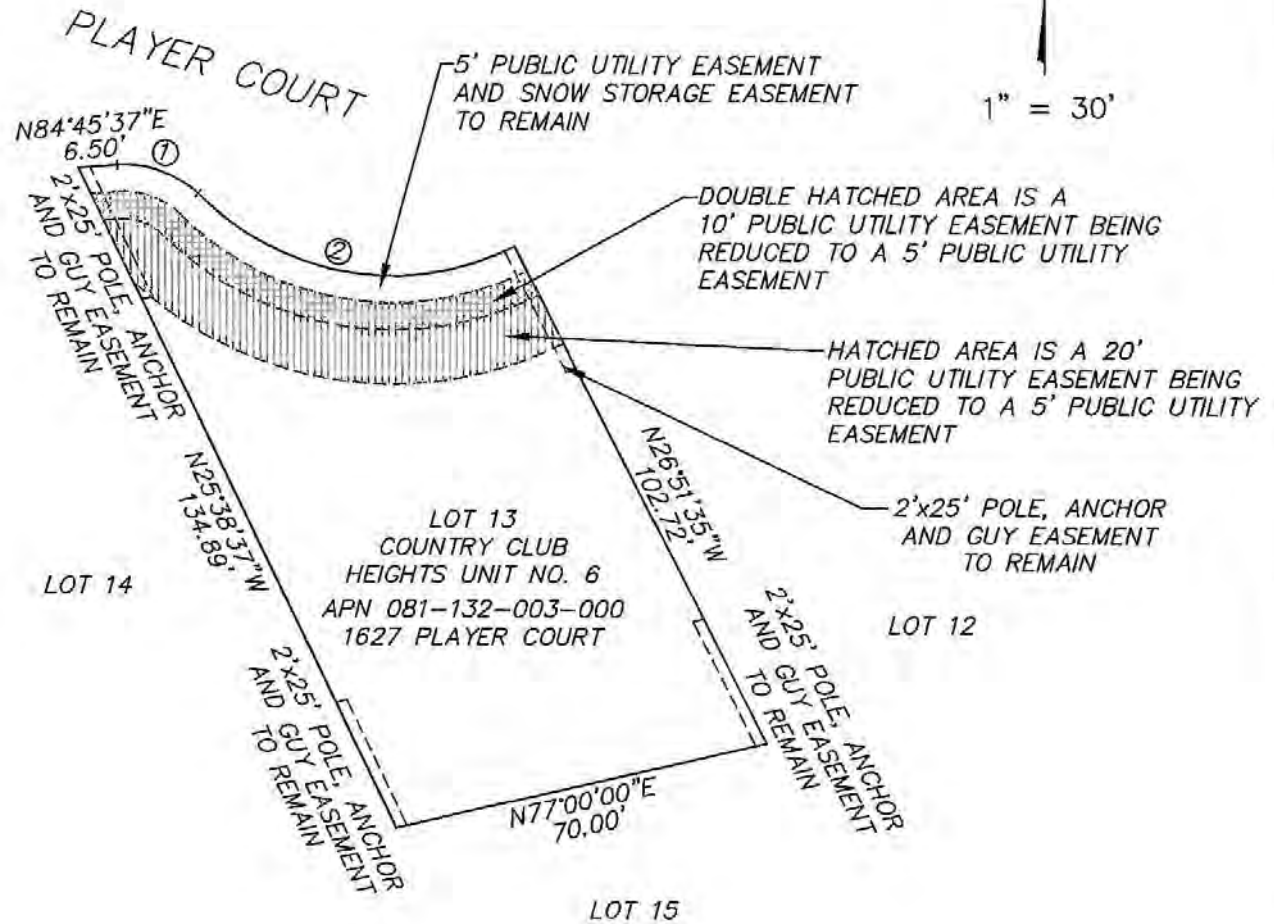
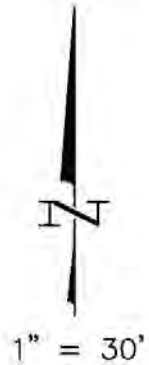


# EXHIBIT "B"

## CURVE TABLE

①  
 $R=20.00'$   
 $L=17.45'$   
 $CH=N70^{\circ}14'50''W$   
 $16.90'$   
 $DELTA=49^{\circ}59'06''$

②  
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InSite Land Surveys, P.O. Box 551085, South Lake Tahoe, California 96155 530-577-4815





# COUNTY OF EL DORADO COUNTY SURVEYOR

360 Fair Lane, Placerville, CA 95667

Phone (530) 621-5440

e-mail: [surveyor@edcgov.us](mailto:surveyor@edcgov.us)

## Vacation (Abandonment) Release of Interest

To Agency Contact: Ryan Lee, Customer Service Manager Agency: South Tahoe PUD  
 Mailing Address: 1275 Meadow Crest Dr.  
 City: South Lake Tahoe State: CA Zip: 96150  
 Phone: (530) 543-6221  
 Email: RLee@stpud.us

From Parcel Owner: Joshua Atkins  
 Mailing Address: 1627 Player Ct.  
 City: South Lake Tahoe State: CA Zip: 96150  
 Phone: (530) 407-8291  
 Email: josh@ascendantcom.com

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- No objection to the proposed vacation.  
 No objection to the proposed vacation provided the following conditions are met.  
 Not approved.

Comments:  
 Please see attached Exhibit A and Exhibit B describing the easement area to be abandoned.

The South Tahoe Public Utility District has no objection to this proposed vacation.

  
 Signature

4/21/2023  
 Date

**EXHIBIT "A"**

**ABANDONMENT AND REDUCTION OF A PUBLIC UTILITY EASEMENT**

**DESCRIPTION OF EASEMENT AREA BEING ABANDONED**

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EXCEPTING THEREFROM the northerly 5 feet of said strip.

See attached Exhibit "B".

This legal description was prepared by Stephen Brejc, PLS 7949 for Joshua R. Atkins, and is for the purpose of abandoning a portion of the public utilities easements that were created over the herein described strip of land with the filing of said subdivision plat.

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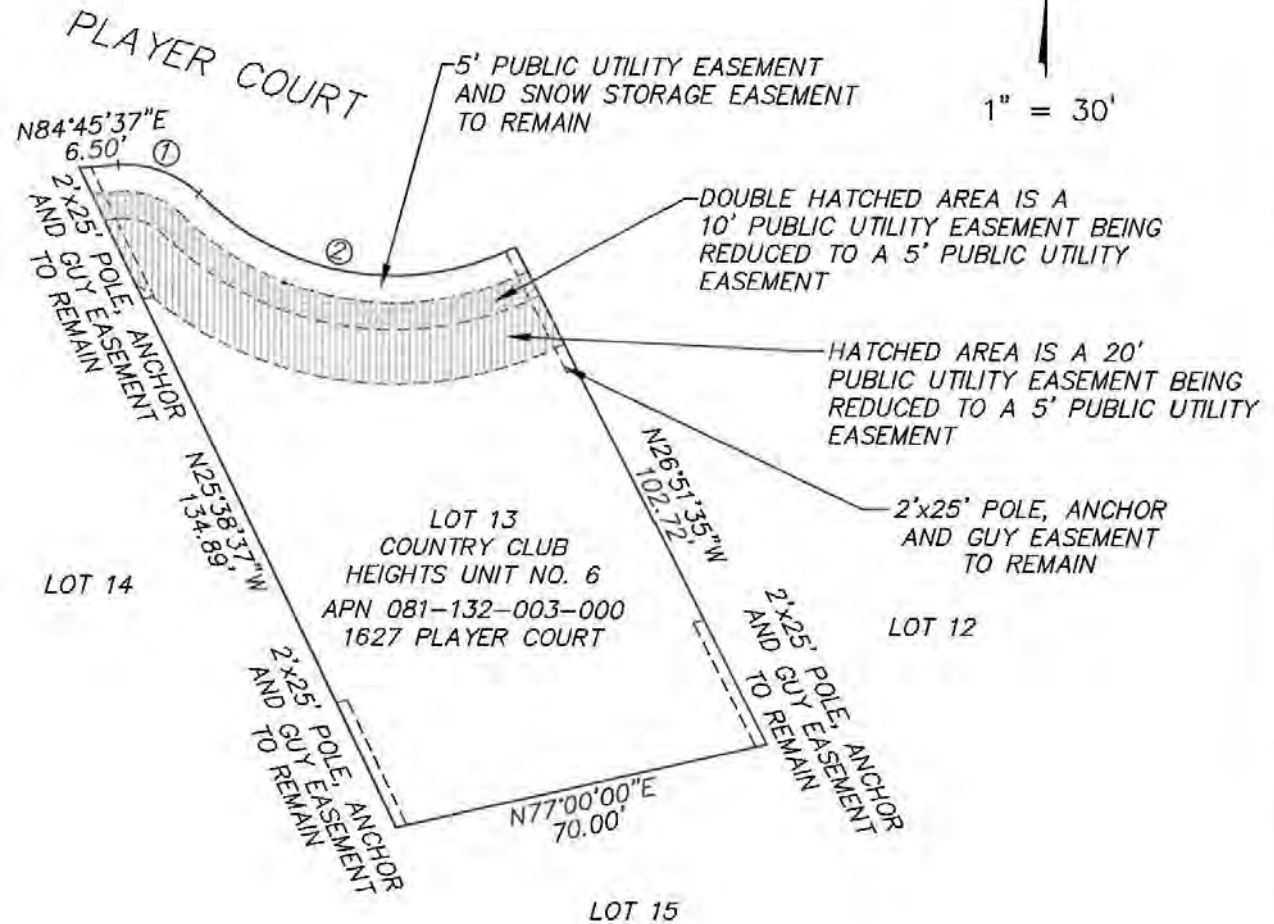
Stephen Brejc

# EXHIBIT "B"

## CURVE TABLE

①  
 $R=20.00'$   
 $L=17.45'$   
 $CH=N70^{\circ}14'50''W$   
 $16.90'$   
 $DELTA=49^{\circ}59'06''$

②  
 $R=50.00'$   
 $L=62.50'$   
 $CH=N81^{\circ}03'10''W$   
 $58.51'$   
 $DELTA 71^{\circ}36'55''$



InSite Land Surveys, P.O. Box 551085, South Lake Tahoe, California 96155 530-577-4815



# COUNTY OF EL DORADO COUNTY SURVEYOR

360 Fair Lane, Placerville, CA 95667

Phone (530) 621-5440

e-mail: [surveyor@edcgov.us](mailto:surveyor@edcgov.us)

## Vacation (Abandonment) Release of Interest

To Agency Contact: Frank Lee Agency: Southwest Gas  
 Mailing Address: PO Box 1190  
 City: Carson City State: NV Zip: 89702-1190  
 Phone: 775-887-2898  
 Email: frank.lee@swgas.com

From Parcel Owner: Joshua Atkins  
 Mailing Address: 1627 Player Ct.  
 City: South Lake Tahoe State: CA Zip: 96150  
 Phone: (530) 407-8291  
 Email: josh@ascendantcom.com

- 1) Assessor's Parcel Number: 081-132-003  
 2) Recorded Map(s) where easement was dedicated: E-102 and E-102A  
 2) Location of vacation: 1627 Player Ct.  
 4) Proposed use of vacated area: Residential garage

This abandonment is being requested of El Dorado County. Please view the attached exhibit and check the appropriate box below. Please type or print any comments and return this document to the applicant within two weeks. If you prefer, you can email this letter, accompanied with the attached exhibit to the El Dorado County Surveyor's Office. [Surveyor@edcgov.us](mailto:Surveyor@edcgov.us)

- No objection to the proposed vacation.  
 No objection to the proposed vacation provided the following conditions are met.  
 Not approved.

Comments:

Southwest Gas has no issues with the 5 ft reduction in the PUE.

Frank Lee  
Signature

6/5/2023

Date