



Legislation Text

File #: 16-0272, **Version:** 1

Surveyor's Office recommending the Board adopt and authorize the Chair to sign Resolution **091-2016** of Vacation for Abandonment of Easement 16-003 (AOE 16-003) to abandon a portion of the public utility easement on Lot 618 of " West Valley Village Unit 5B-Phase 1," recorded at Book J of Subdivisions at Page 119, identified as Assessor's Parcel Number 118-620-01.

DEPARTMENT RECOMMENDATION

Surveyor's Office recommending the Board adopt a Resolution of Vacation for Abandonment of Easement 16-003 (AOE 16-003) to abandon a portion of the public utility easement on Lot 618 of " West Valley Village Unit No.

5B-Phase 1," further identified as Assessor's Parcel Number (APN) 118-620-01. Abandonment was requested by the owner, Meritage Homes Of California, Inc., A California Corporation. Said easement is more particularly described in Exhibit A, and depicted on Exhibit B of the attached Resolution. This abandonment of easement is required prior to approval of the construction permits desired by the owner.

DISCUSSION / BACKGROUND

The public utility easement, as shown on Lot 618 of "West Valley Village Unit No. 5B-Phase 1", recorded at Book J of Subdivisions at Page 119 was offered to the County of El Dorado by, Meritage Homes Of California, Inc., A California Corporation, on October 9, 2013. The easements were accepted by the County of El Dorado on November 5, 2013 and the Subdivision Map recorded on November 13, 2013.

On April 30, 2014 the County of El Dorado, Board of Supervisors, authorized the abandonment of a portion of the subject easement by Resolution of Vacation Number 034-2014 which was filed for record in the County of El Dorado, Recorder's Office at Document No. 2014-0016223, leaving a portion of said easement remaining

These types of public utility easements are required by the public utility companies on subdivisions in El Dorado County. These required offers of easement are not generally based on an established need, but are a standard requirement in case there is a current or future need for them. When a member of the public requests an abandonment of easement, the concerned utilities review exhibits of the proposed abandonment to determine if they ever have used the easement area for their infrastructure or if a future need actually exists.

ALTERNATIVES

An alternative would be to not adopt a Resolution of Vacation for, Abandonment of Easement 16-003. By utilizing this alternative, the owners of Assessor's Parcel Number 118-620-01, would be unable to obtain approval for the construction permits they need.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

AT&T, Comcast, El Dorado Irrigation District, and Pacific Gas & Electric have not used that portion of said easement for the purpose for which it was dedicated and find no present or future need exists

for that portion of the easement and do not object to its vacation, and to that end, have provided approval letters to the County Surveyor's Office.

CAO RECOMMENDATION

Chief Administrative Office concurs with staff's recommendations.

FINANCIAL IMPACT

There is no fiscal impact associated with the requested actions.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk of the Board to obtain the Chair's signature on two (2) originals of the Resolution.
- 2) Clerk of the Board to record the Resolution and attached Exhibits at the County Recorder's Office.
- 3) Clerk of the Board to return one (1) copy of the recorded Resolution and attached Exhibits to the Surveyor's Office for further processing.

STRATEGIC PLAN COMPONENT

Infrastructure

CONTACT

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