SUMMARY ABANDONMENT OF EASEMENT (AOE)

PURPOSE:
An Abandonment of Easement (AOE) is necessary when a property owner desires or is required to have an easement abandoned which was previously offered to the County through the Board of Supervisors. Property owners generally use this process to eliminate an unnecessary encumbrance, to accommodate for improvements, to complete a lot line adjustment, or to merge parcels.

An AOE ordinarily takes eight to sixteen weeks after the applicant has submitted a complete application package. The processing time varies depending on the complexity of the abandonment.

Easements are most commonly dedicated to the County by the recordation of a Subdivision Map. The Abandonment of Easement option may be available to you if your preliminary title report or the Owner’s Statement on the Final Map of your subdivision reflects that the County of El Dorado has an easement on your property. A copy of a Recorded Map can be obtained at the County Recorder’s Office.

There are many different types of easements. This application is designed to process the following: Public Utility, Drainage, Slope, and Road Easements that were offered to the County, but were not accepted in fee title.

AUTHORITY:
The authority to invoke the process of vacating (abandoning) an existing easement (non-fee title estate) over, under and across property in possession of the County is established under Section 66477.2 (c) of the California Government Code and Section 8335 of the Streets and Highways Code, which authorizes the Board of Supervisors, at their discretion, to summarily vacate road, drainage, and public service easements.

PROCESS:
The applicant petitions the County of El Dorado Board of Supervisors, through the County Surveyor’s Office, to adopt a Resolution to abandon the easement. If the Board approves the abandonment, the Surveyor’s Office will facilitate the recording of a Certificate of Correction, provided by the owner’s private surveyor, on the effected map.
PROCEDURE INITIATED BY THE PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE:

1. Prior to completing the Abandonment of Easement (AOE) application, the owner provides the County Surveyor with an exhibit clearly depicting the area to be abandoned. The Surveyor’s Office will verify its authority to assist the owner with the abandonment and advise the applicant on the process necessary to go forward. If it is determined that the County Surveyor’s Office has the authority to process the abandonment, the owner will receive notice to proceed with the AOE Application.

2. When the notice to proceed is received, the completed AOE application signed by the property owner may be submitted. A separate application for each Assessor’s Parcel Number (APN) held in separate ownership shall be required. The application is complete if it includes all required materials including the processing fee shown on the application. Checks should be made payable to the County of El Dorado. For multiple parcels under common ownership, contact the County Surveyor’s Office for fee information.

3. The County Surveyor’s staff reviews the application for completeness, accuracy and conformity with State law and local ordinance. Upon verification that all necessary approvals, materials and exhibits are in order, the staff prepares an agenda package for the Board of Supervisors (BOS) which includes a Resolution of Vacation for the BOS to approve and adopt, subject to any conditions they may establish.

4. On the day of the board meeting, the agenda package will be presented to the Board of Supervisors for their determination. This meeting is a public meeting open to public comment and the owner may choose to attend or send a representative. The easement abandonment is complete when the Board of Supervisors adopts the Resolution, it is recorded by the Board Clerk, and the “Certificate of Correction, Modification, or Amendment” (See Required Materials) is recorded by the County Recorder. The County Surveyor will coordinate the recording of the Certificate with the owner’s private surveyor.
REQUIRED MATERIALS:

___ AOE Application(s). A separate application for each Assessor’s Parcel Number (APN) held in separate ownership shall be required. For multiple parcels under common ownership, contact the County Surveyor’s Office for more information.

___ Letter of Authorization (if applicable). Please submit all authorizations with original signatures.

___ Fee as shown on the application. For multiple parcels under common ownership, contact the County Surveyor’s Office for fee information.

___ Release of Interest letters from affected entities having an actual or potential interest in the easement, stating their approval or conditional approval of the proposed abandonment. The Release of Interest letters must have the exhibits attached which accompanied the owner’s request for abandonment. You will need to submit either the original release letter or you may request that the entity releasing interest send a digital version directly to the Surveyor’s Office.

___ Preliminary Title Reports for all parcels, current within the last 90 days, are required for most abandonments.

___ A Certificate of Correction Modification or Amendment prepared for recording. The property owner(s) or authorized representative must have a Professional Land Surveyor prepare a legal description and plat of the easement area(s) proposed to be abandoned as required by Section 120.52.140 of the County Ordinance. The legal description should be labeled “Exhibit A”, and the plat should be labeled “Exhibit B”. Both exhibits must bear the seal and signature of a Professional Land Surveyor. The surveyor should provide closure calculations, if applicable. Please note: there may need to be updates to more than one record map

___ Provide a copy of the conditions for any County project requiring the AOE. Please include any applicable communications related to the abandonment.

___ Other documentation as requested.

___ Deposit payment of $570. Checks can be made payable to the County of El Dorado.

1) The first seven (7) hours of research and document preparation for the AOE. ($500)
2) The first (1) hour of research and document preparation for the Certificate of Correction Modification or Amendment.($70)

**Additional time will be billed at a rate of $100 per hour.

If you have any questions or require additional information regarding the Abandonment of Easement process, or if you wish to submit your completed Abandonment of Easement application, please call the County Surveyor’s Office (530) 621-5440 and request to speak to a Land Survey staff member.
The Abandonment of Easement (AOE) process may take eight to sixteen weeks after the applicant has turned in a completed application. A completed application includes all supporting documents listed under the Required Materials section and the application fee. The processing time may be extended if any of the required materials submitted are found to contain errors. Application expires one (1) year after date of submission. Applicant may apply for an extension. Fees may apply.

☐ $500 ~ Base Deposit for AOE
☐ $70 ~ Base Deposit for Certificate of Correction Modification or Amendment

<table>
<thead>
<tr>
<th>This Space For County Use</th>
<th>Deposit Paid</th>
<th>Date</th>
<th>Receipt #</th>
</tr>
</thead>
</table>

I (we) hereby petition the El Dorado County Board of Supervisors, to initiate proceedings to vacate the following easements: (Please mark all that apply.)

☐ Road (offered to the County, but not in fee) ☐ Public Utility $100.00
☐ Slope $100.00 ☐ Drainage $100.00 ☐ Other _________________________

Name of all Property Owner(s): ____________________________________________

Mailing Address: __________________________________________________________
City: ___________________________ State: _____ Zip: ________________
Phone: __________________________
Email: __________________________

Representatives: (if applicable) ____________________________________________
Address: _________________________________________________________________
City: ___________________________ State: _____ Zip: ________________
Phone: __________________________
Email: __________________________

Assessor's Parcel Number(s): _____________________________________________

Objective of request (please be detailed):

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
Private Land Surveyor providing Certificate of Correction Modification or Amendment

Name: ____________________________________________________________

Mailing Address: __________________________________________________

City: ___________________________ State: _____ Zip: ________________

Phone: _____________________________

Email: _____________________________

Name(s) of other County employee(s) and/or department(s) working on files related to this request (such as a Building Permit or Lot Line Adjustment). Please list the department(s) and contact person(s):

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________

NOTE: All requests to abandon Public Utility Easements require letters from all area public utility providers. Letters must have the original signature, be on the company/agency letterhead, list the Assessor’s Parcel Number and have a copy of the supplied exhibits attached, delineating the specific location(s) of the easement(s) proposed to be abandoned.

By signing here, you are acknowledging that you believe the statements above to be true and correct as they relate to the requested abandonment of easement.

Signature ___________________________ Date ___________________________

Signature ___________________________ Date ___________________________
LETTER OF AUTHORIZATION

I (We), the undersigned, Owner(s) of Record with vested interest in Assessor’s Parcel No. ______________________, hereby authorize ______________________________ to act as my agent or representative to prepare and process the necessary documents relative to my property with the County of El Dorado, on my behalf.

Signed: ______________________________ Date: ____________
Print Name: ____________________________

Signed: ______________________________ Date: ____________
Print Name: ____________________________

Owner(s) of Record: ____________________________
Mailing Address: ____________________________
City: __________________ State: _____ Zip: ____________
Phone: __________________ Email: __________________

For multiple owners, attach additional pages as needed.

Agent for Applicant(s): ____________________________
Mailing Address: ____________________________
City: __________________ State: _____ Zip: ____________
Phone: __________________ Email: __________________
[Date]

Dear _____:

I am requesting an abandonment of the public utility easement(s), located on the [side, rear] of my property, located on Assessor’s Parcel Number [insert Assessor Parcel Number]. 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 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: [your address]

Thank you for your prompt attention to my request.

Sincerely,
Vacation (Abandonment) Release of Interest

To Agency Contact: __________________________ Agency: __________________________
Mailing Address: ____________________________________________________________
City: __________________________ State: ____ Zip: ______________
Phone: __________________________ Email: __________________________

From Parcel Owner: __________________________________________________________
Mailing Address: ____________________________________________________________
City: __________________________ State: ____ Zip: ______________
Phone: __________________________ Email: __________________________

1) Assessor’s Parcel Number: _____________________________________________
2) Recorded Map(s) where easement was dedicated: ____________________________
3) Location of vacation: ____________________________________________________________________
4) Proposed use of vacated area: _______________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________

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

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

Comments:

____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________

_________________________    ______________________
Signature            Date
**PUBLIC UTILITY COMPANY CONTACT LIST**

*Please Note: This list is provided to assist applicants in their effort to obtain release letters from utility companies. There may be other utility companies with rights to easements on the subject property.*

### West Slope

<table>
<thead>
<tr>
<th>Utility Company</th>
<th>Contact Person</th>
<th>Address</th>
<th>City, State, Zip</th>
<th>Email Address</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AT&amp;T</strong></td>
<td>Astrid Willard</td>
<td>2700 Watt Ave. Rm 3473-11</td>
<td>Sacramento, CA 95821</td>
<td><a href="mailto:ae6863@att.com">ae6863@att.com</a></td>
<td>(916) 484-2388</td>
</tr>
<tr>
<td><strong>Pacific Gas &amp; Electric</strong></td>
<td>Land Division</td>
<td>343 Sacramento Street</td>
<td>Auburn, CA 95603</td>
<td><a href="mailto:pjwf@pge.com">pjwf@pge.com</a></td>
<td>(530) 889-5089</td>
</tr>
<tr>
<td><strong>Comcast</strong></td>
<td>Steve Abelia, Construction Specialist</td>
<td>1242 National Drive</td>
<td>Sacramento, CA 95834</td>
<td><a href="mailto:Steve_Abelia@cable.comcast.com">Steve_Abelia@cable.comcast.com</a></td>
<td>(916) 830-6757</td>
</tr>
</tbody>
</table>

There is more than one water provider for the West Slope. Applicant is only required to secure a release from the utility company that services the subject parcel.

<table>
<thead>
<tr>
<th>Utility Company</th>
<th>Contact Person</th>
<th>Address</th>
<th>City, State, Zip</th>
<th>Email Address</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>El Dorado Irrigation District (EID)</strong></td>
<td>Aaron Dinsdale, Engineering Technician II</td>
<td>2890 Mosquito Road</td>
<td>Placerville, CA 95667</td>
<td><a href="mailto:adinsdale@eid.org">adinsdale@eid.org</a></td>
<td>(530) 642-4178</td>
</tr>
<tr>
<td><strong>Georgetown Divide Public Utility District</strong></td>
<td>Wendall Wall, Operations Manager</td>
<td>6425 Main Street</td>
<td>(or) P.O. Box 4240</td>
<td><a href="mailto:gm@gd-pud.org">gm@gd-pud.org</a></td>
<td>(530) 333-4356</td>
</tr>
</tbody>
</table>

*It is the applicant’s responsibility to ensure that ALL utility companies that may have interest in the proposed abandonment, provide original letters of release.*
PUBLIC UTILITY COMPANY CONTACT LIST

Please Note: This list is provided to assist applicants in their effort to obtain release letters from utility companies. There may be other utility companies with rights to easements on the subject property.

<table>
<thead>
<tr>
<th>East Slope (South Lake Tahoe, Tahoma)</th>
<th>Where there is more than one provider for a utility. Applicant is only required to secure a release from the utility company that services the subject parcel.</th>
</tr>
</thead>
</table>
| AT&T                                  | Attn: Astrid Willard  
2700 Watt Ave. Rm 3473-11  
Sacramento, CA 95821  
ae6863@att.com  
Phone: (916) 484-2388 |
| Southwest Gas Corporation             | Attn: Larry Gibson, Engineer R & D  
P.O. Box 1190 (or) 400 Eagle Station Lane  
Carson City, NV 89701  
larry.gibson@swgas.com  
nndengineering@swgas.com  
Phone: (775) 887-2863 |
| Liberty Energy                        | 933 Eloise Avenue  
South Lake Tahoe, CA 96150  
customerservicewest@libertyutilities.com  
530-543-5281 |
| NV Energy                             | Attn: Senior Utility Administrator  
6100 Neil Road  
Reno, NV 89511  
Phone: (775) 687-2962 ext. 4057, or ext. 3182 |
| South Tahoe Public Utility District   | Attn: Randy Curtis, Manager of Field Operations  
1275 Meadowcrest Drive  
South Lake Tahoe, CA 96150-7401  
rcurtis@stpud.dst.ca.us  
Phone: (530) 543-6251 |
| Tahoe Cedars Water Company            | Robert Marr  
Tahoma, CA 96142  
tahoerobb@gmail.com  
Phone: (530) 525-7555 |
| Lukins Brothers Water Co              | 2031 West Way  
South Lake Tahoe, CA 96150  
info@lukinswater.com  
530-541-2606 |

It is the applicant’s responsibility to ensure that ALL utility companies that may have interest in the proposed abandonment, provide original letters of release. The above list is provided as a courtesy, but does not cover every utility company in the South Lake Tahoe Basin.
EXHIBIT “A”

ABANDONMENT OF PUBLIC UTILITIES EASEMENT
DESCRIPTION OF EASEMENT AREA

All that certain real property located in the County of El Dorado, State of California, being a portion of Section 30, Township 10 North, Range 11 East, M. D. M., more particularly described as follows:

A strip of land, 5 feet in width, being the easterly 5 feet of Lot 17 of Diamond Oaks Estates, Unit No. 2, the plat of which is filed for record in the office of the El Dorado County Recorder, in Book H of Maps, at page 55.

EXCEPTING THEREFROM the northerly 20 feet of said strip.

See attached Exhibit “B”.

This legal description was prepared by John Doe, PLS XXXX for (client name), and is for the purpose of abandoning the public utilities easement that was created over the herein described strip of land with the filing of said subdivision plat.

SIGN

SEAL

PLEASE NOTE:
Metes and Bounds descriptions are not necessary if a simple strip description like the one shown will suffice. Boundary courses are optional for this type of description.

If a metes and bounds description is used, all bearings must agree in direction with the description, or it will be rejected for corrections. If two descriptions share a common line, such as a slope easement together with a landscape easement, one will have to read clockwise and the other counter clockwise in order to agree in direction, or two exhibit maps will be required. Also, a point of beginning must be shown on the exhibit map for metes & bounds.

Proofreading will often find errors that will prevent rejections and speed up the process.

Legal descriptions must be prepared by a Licensed Land Surveyor or as specified in Section 8731 of the California Business and Professions Code.
CERTIFICATE OF CORRECTION, MODIFICATION, OR AMENDMENT

Pursuant to the authority outlined in County Ordinance Code 120.72 and California Government Code Section 66470 and 66472.1 of the Subdivision Map Act, I hereby certify the following correction, modification or amendment to apply to Lot/Parcel _______ of that certain ____________ Map entitled ____________________________ filed in the office of the County Recorder, County of El Dorado, in Book _______ of _______________ Maps, at Page ________ of Subdivision Maps.

At the regular meeting of the El Dorado County Board of Supervisors, a noticed public hearing, on __________________, 20____, Resolution of Vacation Number ______-_____________ was adopted and filed for record on __________________, 20____, in the El Dorado County Recorder’s Office at Document # 20____-_____________. At the meeting the findings required to authorize the following amendments were made.

See Attached Exhibits A and B.

__________________________   _____________
Surveyor Plumb Bob, LS 1234              Date

Fee Owners affected:

This certificate has been examined this _______ day of _____________, 20___, for conformance with Section 66471 and 66472 of the Subdivision Map Act.

________________________________________________
Philip R. Mosbacher, PLS 7189
County Surveyor
County of El Dorado, California

________________________________________________
Brian K. Frazier, PLS 9190
Deputy Surveyor
County of El Dorado, California