

# MEMORANDUM

## DEPARTMENT OF PUBLIC WORKS County of Placer

TO: BOARD OF SUPERVISORS                      DATE: June 13, 2006  
FROM: <sup>KD</sup> KEN GREHM / KEVIN ORDWAY  
SUBJECT: QUITCLAIM DEED TO DELBERT RAPINI – ROLLINS LAKE ROAD

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### ACTION REQUESTED / RECOMMENDATION

Adopt a Resolution authorizing the Chairman to execute a Quitclaim Deed between the County of Placer and Delbert Rapini.

### BACKGROUND / SUMMARY

Mr. Delbert Rapini has requested the County quitclaim to him a portion of unused Rollins Lake Road right-of-way which extends into property he owns at Rollins Lake Road and Interstate 80. Rollins Lake Road was the state highway prior to the construction of I-80. With the construction of the interstate, a portion of state owned right-of-way was relinquished to Placer County in 1959, and another portion in 1975 with the construction of the Magra overpass, and parts of each of these relinquishments extends into a 35-acre parcel owned by Mr. Rapini. Mr. Rapini has plans to develop his acreage at some point in the future.

All pertinent County departments and public utilities have been notified and no objections have been received. A 15' wide overhead public utility easement is being reserved from the transfer for an existing overhead electrical line.

California Government Code Section 25526.5 allows this property to be quitclaimed to Mr. Rapini provided the property value does not exceed \$25,000. Fair market value for the 0.699 acres to be quitclaimed to Mr. Rapini has been established at \$10,900.00.

### 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 portion of the right-of-way to be quitclaimed, \$10,900, would be deposited in DPW's trust account for future right-of-way purchases.

Attachments: Resolution  
Quitclaim Deed  
Plat Map

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

**In the matter of: A RESOLUTION APPROVING  
AND AUTHORIZING THE CHAIRMAN TO  
EXECUTE THE ATTACHED QUITCLAIM DEED  
BETWEEN THE COUNTY OF PLACER AND  
DELBERT RAPINI.**

**Resol. No:.....**

**Ord. No:.....**

**First Reading:.....**

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**

\_\_\_\_\_  
**BE IT HEREBY RESOLVED** by the Board of Supervisors of the County of Placer,  
State of California, that the Chairman is authorized to execute the attached  
Quitclaim Deed between the County of Placer and Delbert Rapini.

Project Name

APN 063-330-010

When recorded return to  
Placer County Department  
of Public Works

COUNTY OF PLACER

Department of Public Works

**QUITCLAIM DEED**

THE COUNTY OF PLACER does hereby REMISE, RELEASE AND FOREVER  
QUITCLAIM TO..... DELBERT E. RAPINI, TRUSTEE OF THE  
DELBERT E. RAPINI 2003 SEPARATE PROPERTY  
TRUST, U/D/T DATED AUGUST 20, 2003,

all that real property situate in the County of Placer, State of California described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION  
SEE ATTACHED EXHIBIT "B" FOR EXHIBIT MAP

Dated: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Board of Supervisors

## EXHIBIT "A"

A portion of Lot 4 of the Southwest one-quarter of Section 18, Township 15 North, Range 10 East, M.D.M., being a portion of that area of land relinquished by the State of California to Placer County per Document recorded in Volume 790 at Page 470 of the Official Records of Placer County and as delineated on State highway Map filed in Book 2 of Highway Maps at Page 257 filed in the Office of the Placer County Recorder, hereinafter designated as Parcel "A", and a portion of that area of land relinquished by the State of California to Placer County per Document recorded in Volume 1619 at Page 184 of said Official Records and as delineated on State Highway Map filed in Book 3 of Highway Maps at Page 213 filed in the Office of the Placer County Recorder, hereinafter designated as Parcel "B", described as follows:

Beginning at the Southeast corner of said Parcel "B", identical to the Point of Beginning of that parcel of land described in deed to the State of California recorded in Volume 732 at Page 46 of the Official Records of Placer County, from which point the West one-quarter corner of said Section 18 bears North  $31^{\circ}13'35''$  West 1759.75 feet. Thence, from said Point of Beginning, along the Northeasterly line of said Parcel "B", North  $44^{\circ}46'11''$  West 210.00 feet and; North  $02^{\circ}19'55''$  East 38.38 feet to the Southeast corner of said Parcel "A". Thence, along the Northeasterly line of said Parcel "A" the following three(3) courses; (1) North  $02^{\circ}19'55''$  East 91.14 feet; (2) South  $63^{\circ}35'40''$  West 100.00 feet and; (3) North  $44^{\circ}46'11''$  West 169.70 feet to a point lying a right angle distance of 40 feet Easterly from the "L" line designated on Interstate 80 right of way map No. Pla. 309, Rt. 37, Sheet 11 of 14, dated June 4, 1956, said "L" line being the revised centerline of Long Ravine Road per said right of way map. Thence, leaving said Northeasterly line of said Parcel "A", along a line parallel to and at a right angle distance of 40 feet Easterly from said "L" line the following two(2) courses; (1) Along the arc of a curve to the right having a radius of 665 feet and a delta angle of  $15^{\circ}21'04''$  for a length of 178.17 feet subtended by a chord bearing South  $34^{\circ}04'52''$  East 177.64 feet and; (2) South  $26^{\circ}24'20''$  East 64.92 feet to a point on the Southerly line of said Parcel "A". Thence, continuing along said line, South  $26^{\circ}24'20''$  East 193.44 feet to a point on the Southerly line of said Parcel "B". Thence, along said Southerly line, North  $80^{\circ}04'09''$  East 139.35 to the Point of Beginning, containing 0.699 acres, more or less.

RESERVING THEREFROM a Public Utilities Easement, 15 feet in width, extending 7.50 feet in each direction from the centerline of an existing overhead power line.

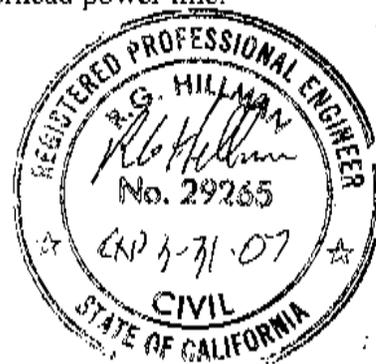


EXHIBIT "B"

SW 1/4 COR.  
# 30-13

PLACER COUNTY to RAPINE  
A PORTION OF THE SW 1/4 OF SECTION 19,  
T15N R10E W. 1/4 M.  
PLACER COUNTY, CALIFORNIA



0.659 ac.  
PLACER COUNTY  
to  
RAPINE

EASTERLY  
LINE

PROCEL  
2-16-1974 MAPS-257

SARVILLE 1697B  
10' 11-665  
X-1-13-12125

N 61° 13' 35" E 177.00'  
177.00'

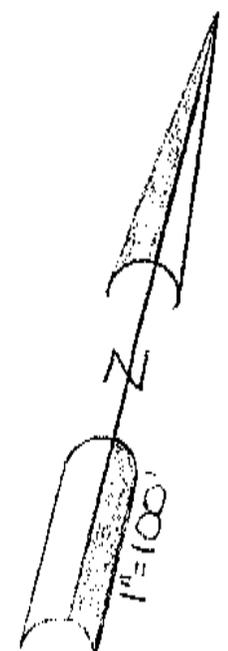
N 63° 35' 40" E  
100.00'

5.00' 100.00'  
B. 100.00'

M 63° 35' 40" E  
100.00'

SARVILLE 1697B  
100.00'

N 63° 35' 40" E  
100.00'



E-301/W

