

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS County of Placer

TO: BOARD OF SUPERVISORS DATE: August 22, 2006
FROM: KEN GREHM / KEVIN ORDWAY *KO*
SUBJECT: ABANDONMENT OF A PORTION OF A PUBLIC UTILITY EASEMENT –
ALPINE MEADOWS

ACTION REQUESTED / RECOMMENDATION

Adopt a Resolution to abandon a portion of a Public Utility Easement on Lot 307, Alpine Meadows Estates Subdivision Unit No. 9.

BACKGROUND / SUMMARY

Kirk and Robin Walton, the owners of Lot 307 in Alpine Meadows Estates Subdivision Unit No. 9 (1429 Pine Trail) have requested the County abandon a portion of a Public Utility Easement (PUE) on their lot. The PUE was dedicated to the County on the map of Alpine Meadows Estates Subdivision Unit No. 9, filed for record in 1970 in Book J of Maps at Page 14. The applicants propose to construct a two-car garage, a portion of which would encroach into the PUE.

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 as the easement has not been used for its intended purpose, 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

Fair market value for the portion of the easement proposed for abandonment, \$995, would be deposited in DPW's trust account for future right-of-way purchases.

Attachments: Resolution
Description
Plat Map

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

In the matter of: A RESOLUTION ABANDONING
A PORTION OF A PUBLIC UTILITY EASEMENT
ON LOT 307, ALPINE MEADOWS ESTATES
SUBDIVISION UNIT NO. 9.

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

WHEREAS, a Public Utility Easement on Lot 307 was dedicated to Placer County on the map of Alpine Meadows Estates Subdivision Unit No. 9, filed for record in Book J of Maps at Page 14; and

WHEREAS, it has been determined that the portion of the Public Utility Easement on Lot 307, as described on Exhibit "A" and as shown on Exhibit "B", is no longer necessary for present or prospective public use; and

WHEREAS, summary vacation of this 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 Public Utility Easement on Lot 307, Alpine Meadows Estates Subdivision Unit No. 9.

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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 Public Utility Easement on Lot 307, Alpine Meadows Estates Subdivision Unit No. 9, 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"
LOT 307
P.U.E ABANDONMENT
DESCRIPTION

Being a portion of Lot 307, of the Alpine Meadows Estates Unit No. 9, Tract No. 200, as filed in Book J of Maps at Page 14, Official Records Placer County, California, located in the South ½ of Section 4, Township 15 North, Range 16 East, M.D.B. & M. and more particularly described as follows:

Beginning at a point which bears North 87°22'40" East, 54.35 feet, from the northwesterly property corner of Lot 307, said corner also being on the southerly right of way line of Pine Trail Road, as shown on that certain map titled Alpine Meadows Estates Unit No. 9, Tract 200, as filed in Book J of Maps at Page 14, Official Records of Placer County; thence from said point of beginning, North 14°29'02" West, 4.55 feet; thence North 75°30'58" East 29.00 feet; thence South 14°29'02" East 6.96 feet to a point on a non-tangent curve to the left, thence along the arc of said curve having a radius of 155.00 feet, a central angle of 10°46'22", a distance of 29.14 feet, said curve subtended by a chord of South 80°16'07" West, 29.10 feet, more or less to the point of beginning.

Above described parcel contains 154 square feet more or less.

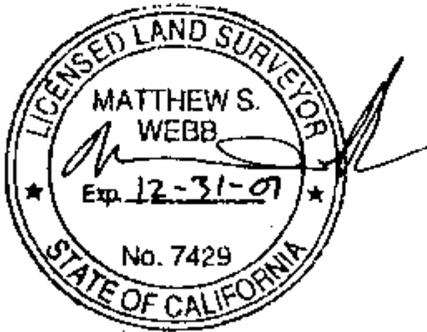


EXHIBIT "B"
**LEGAL EXHIBIT FOR P.U.E.
 ABANDONMENT**

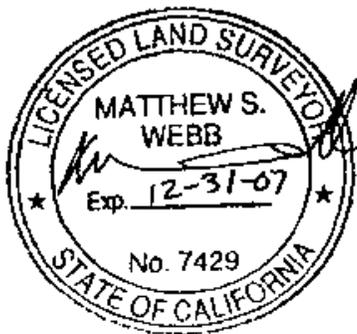
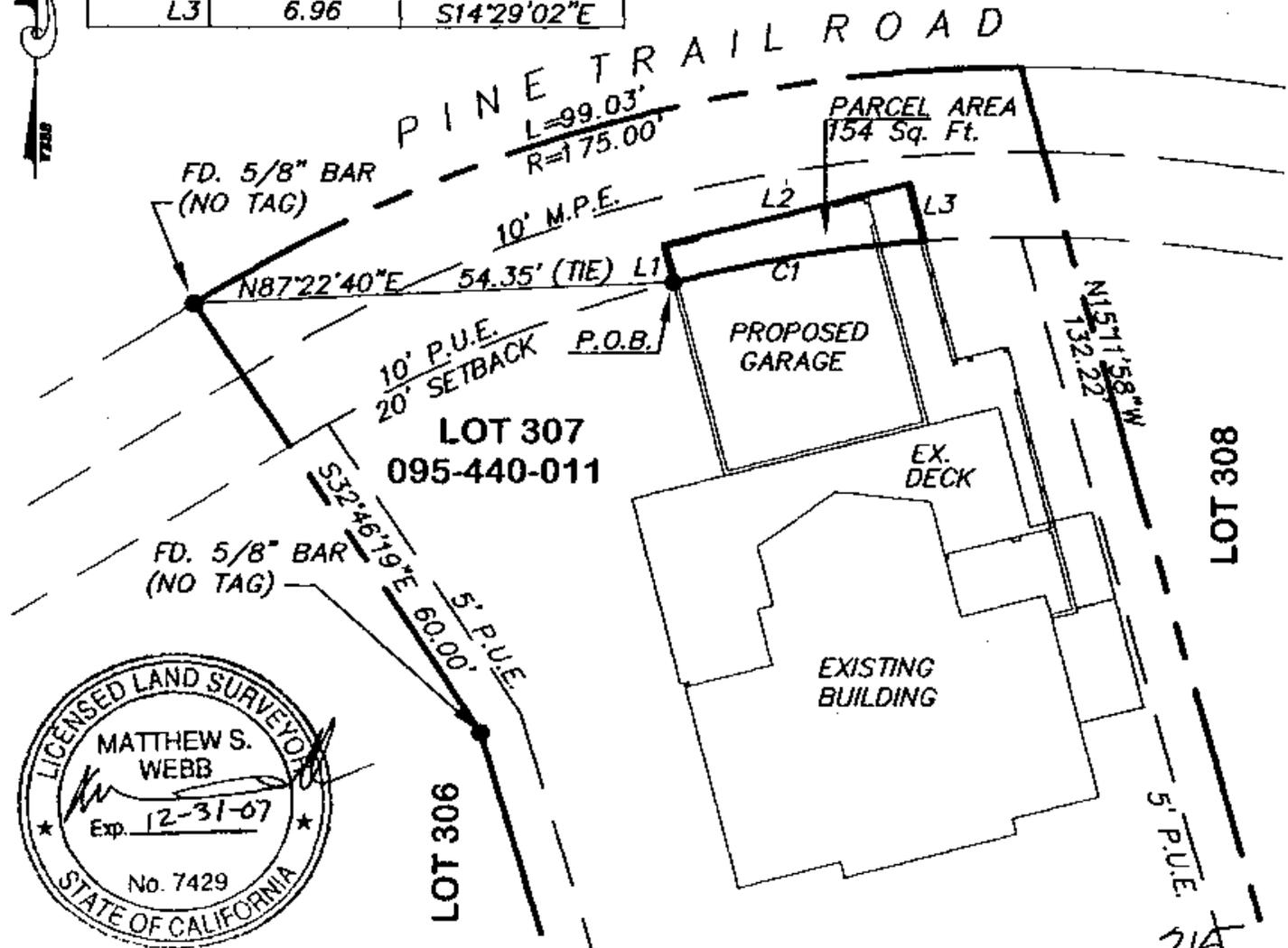
BEING A PORTION OF LOT 307, ALPINE MEADOWS ESTATES UNIT
 NO. 9, TRACT No. 200, BOOK J, OF MAPS AT PAGE 14, PLACER
 COUNTY OFFICIAL RECORDS PORTION OF SOUTH 1/2 OF SECTION
 4, TOWNSHIP 15 NORTH, RANGE 16 EAST, M.D.B. & M.

COUNTY OF PLACER
 SCALE: 1" = 20'

CALIFORNIA
 MARCH, 2006

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.55	N14°29'02"W
L2	29.00	N75°30'58"E
L3	6.96	S14°29'02"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	29.14	155.00	10°46'22"
Chord	29.10 SOUTH 80°16'07" WEST		



WLS
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 FAX (530) 581-3231

1042.01
 PREPARED FOR:
 KIRK & ROBIN WALTON
 APN: 095-440-011
 104201EXH.DWG
 EXHIBIT TO ACCOMPANY
 LEGAL DESCRIPTION

