

# MEMORANDUM

## DEPARTMENT OF PUBLIC WORKS County of Placer

TO: BOARD OF SUPERVISORS                      DATE: July 10, 2007  
FROM: KEN GREHM / KEVIN ORDWAY <sup>RWD</sup> ~~NO~~  
SUBJECT: **ABANDONMENT OF A PORTION OF A PUBLIC UTILITY EASEMENT –  
ALPINE MEADOWS**

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### **ACTION REQUESTED / RECOMMENDATION**

Adopt a Resolution to abandon a portion of a Public Utility Easement on Lot 340, Alpine Meadows Estates Unit No. 9.

### **BACKGROUND / SUMMARY**

David Yakaitis, the owner of Lot 340, Alpine Meadows Estates Unit No. 9 (1105 Snow Crest Road), has requested the County abandon a portion of a Public Utility Easement (PUE) on his lot to allow for the construction of a two-car garage. The easement was dedicated to and accepted by the County on the map of Alpine Meadows Estates Unit No. 9, filed for record in 1970 in Book J of Maps at Page 14. The applicant has received a variance (PSMT20070108) to encroach into the front setback, and was conditioned to abandon the portion of the PUE encroached into.

All processing fees have been paid, the proposed abandonment has been distributed for comment and no objections have been received. The proposed abandonment qualifies for Summary Vacation and therefore, does not require posting and scheduling of a separate public hearing.

### **ENVIRONMENTAL CLEARANCE**

This action is categorically exempt from the provisions of CEQA Class 5 (Guideline 15305), minor alterations to land use limitations.

### **FISCAL IMPACT**

Fair market value for the portion of the easement proposed for abandonment, \$1,245, would be deposited in DPW's trust account for future right-of-way purchases.

Attachments: Resolution  
                  Legal Description  
                  Exhibit 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 340, ALPINE MEADOWS ESTATES 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 10' wide Public Utility Easement (PUE) was dedicated to Placer County on Lot 340 of Alpine Meadows Estates 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 340, as described in the attached Exhibit "A" and as shown on the attached Exhibit "B", is no longer necessary for present or prospective public use; and

WHEREAS, summary vacation of the portion of the Public Utility 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 340 – ALPINE MEADOWS ESTATES UNIT NO. 9.**

**Page #2**

**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 340, Alpine Meadows Estates Unit No. 9, as described in the attached Exhibits, shall be vacated and abandoned, and shall thereafter not constitute a public utility easement; and

**BE IT FURTHER RESOLVED** by the Board of Supervisors of Placer County that this Public Utility Easement, as described in the attached exhibits, is not useful as a nonmotorized transportation facility.

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**EXHIBIT "A"**  
**LOT 340**  
**PUBLIC UTILITY EASEMENT (P.U.E.)**  
**ABANDONMENT EXHIBIT**  
**DESCRIPTION**

Being a portion of Lot 340, of Tract No. 200, Alpine Meadows Estates Subdivision Unit No. 9, as filed in Book J of Maps at Page 14, Official Records Placer County, California, located in 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  $88^{\circ}16'31''$  East, 116.48 feet, from the northwest property corner of Lot 340, as shown on that certain map titled Tract No. 200, Alpine Meadows Estates Subdivision Unit No. 9, as filed in Book J of Maps at Page 14, Official Records of Placer County; thence from said point of beginning, North  $78^{\circ}23'17''$  East, 13.18 feet; thence along the arc of a tangent curve to the right, having a radius of 5.00 feet, a central angle of  $140^{\circ}46'57''$ , a distance of 12.29 feet, said curve subtended by a chord of South  $31^{\circ}13'14''$  East, 9.42 feet to a point of compound curvature; thence along the arc of a curve to the right, having a radius of 150.00 feet, a central angle of  $8^{\circ}08'25''$ , a distance of 21.31 feet, said curve subtended by a chord of South  $43^{\circ}14'26''$  West, 21.29 feet; thence departing said curve, South  $31^{\circ}12'48''$  East, 2.95 feet; thence North  $58^{\circ}47'12''$  East, 24.00 feet; thence North  $31^{\circ}12'48''$  West, 22.50 feet; thence South  $58^{\circ}47'12''$  West, 15.91 feet, more or less to the point of beginning.

Above described parcel contains 197 square feet more or less.



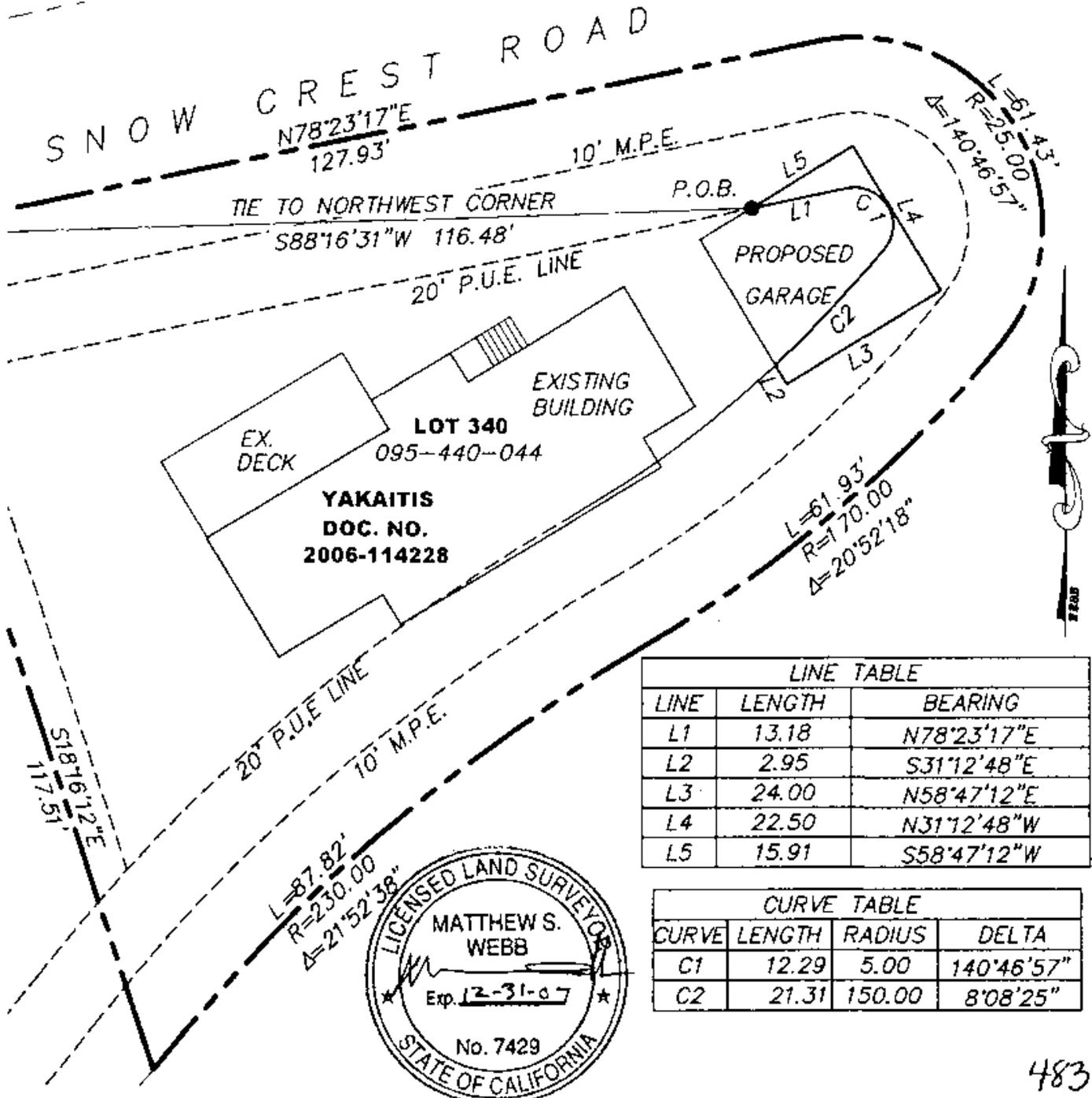
EXHIBIT B

**P. U. E ABANDONMENT EXHIBIT**

A POR. LOT 340, ALPINE MEADOWS ESTATES SUBDIVISION UNIT NO. 9  
 BOOK J OF MAPS AT PAGE 14, PLACER COUNTY OFFICIAL RECORDS  
 SECTION 4, TOWNSHIP 15 NORTH, RANGE 16 EAST, M.D.B. & M.  
 COUNTY OF PLACER CALIFORNIA

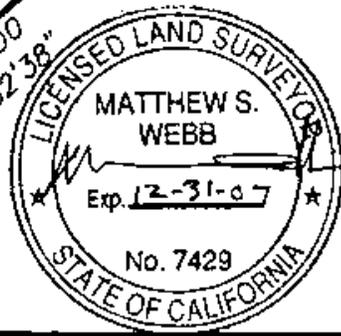
SCALE: 1" = 20'

MAY, 2007



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.18	N78°23'17"E
L2	2.95	S31°12'48"E
L3	24.00	N58°47'12"E
L4	22.50	N31°12'48"W
L5	15.91	S58°47'12"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	12.29	5.00	140°46'57"
C2	21.31	150.00	8°08'25"



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**WLS**  
 WEBB LAND SURVEYING, INC.  
 2931 Lake Forest Blvd, Ste. 205  
 P.O. Box 1222  
 Cornelian Bay, CA 96140  
 (530) 581-2599  
 FAX (530) 581-3231

EXHIBIT TO ACCOMPANY  
 LEGAL DESCRIPTION  
 PREPARED FOR:  
 DAVID YAKAITIS  
 APN: 095-440-044 1042.02  
 104202EXH.DWG  
 08 MAY 07

