

**MEMORANDUM  
DEPARTMENT OF FACILITY SERVICES  
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **APRIL 12, 2011**

From:  **JAMES DURFEE / MARY DIETRICH** 

Subject: **MODIFICATION OF CURTOLA RANCH ROAD EASEMENT**

**ACTION REQUESTED / RECOMMENDATION:** It is recommended that your Board, by Resolution, authorize the Director of Facility Services, or his designee, to execute all necessary documents and take all necessary actions to extinguish and/or quitclaim certain existing access rights over portions of Curtola Ranch Road and to accept an easement providing enhanced access rights over portions of Curtola Ranch Road to the Bruin Ranch located in the Auburn Valley/Big Hill area of Placer County.

**BACKGROUND:** On December 4, 2010, your Board approved the acquisition of a Conservation Easement over 1,773 acres of the Bruin Ranch located in the Auburn Valley/Big Hill area of Placer County. Fee title to the property was purchased by the Trust for Public Land and subsequently granted to the Placer Land Trust (PLT). This acquisition included conveyance of access rights to PLT and the County as held by the property owner, Harvego Real Estate LLC. One of the easements, commonly referred to as Curtola Ranch Road and located at the west end of the Auburn Valley Subdivision, provides access over other privately held parcels to the north-eastern portion of the Bruin Ranch. This easement grants rights for "ingress, egress and utilities" to the Bruin Ranch.

Parties interested in acquiring the property underlying the Curtola Ranch Road easement (Harvego Real Estate LLC and Peter and Jackie Caswell) have contacted PLT and the County propose that PLT and the County extinguish and/or quitclaim certain rights in the existing easement in consideration of the granting of new easement rights in accordance with the Material Terms described in Exhibit A.

Staff recommends that your Board delegate authority to the Director of Facility Services to effectuate this proposal because the new easement will provide enhanced public access rights to the Bruin Ranch and will rectify two areas where the existing traveled way falls outside of the granted easement. PLT has been a party to all of the discussions and they believe their requirements for management and maintenance of the property are adequately addressed in the proposal.

**ENVIRONMENTAL CLEARANCE:** Modification of the easement is exempt from the California Environmental Quality Act pursuant to Section 15301, Existing Facilities.

**FISCAL IMPACT:** The acquiring owners will prepare all of the documentation required to modify the easement as proposed. Except for staff review, there are no expected expenses.

ATTACHMENT: EXHIBIT A: MATERIAL TERMS  
EXHIBIT B: SITE PLAN  
RESOLUTION

cc: COUNTY EXECUTIVE OFFICE  
COUNTY COUNSEL

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## EXHIBIT A

### MATERIAL TERMS MODIFICATION OF CURTOLA RANCH ROAD EASEMENT

As shown in Exhibit B, the County will extinguish and/or quitclaim certain rights in the existing easement over portions of Curtola Ranch Road and received other easement rights in accordance with the following terms and conditions:

1. Harvego Real Estate LLC and Peter and Jackie Caswell (Acquiring Owners) will deed to PLT and County a new non-exclusive easement for public road purposes over portions of APN 026-370-043, -044 and -045 (New Easement);
2. The width of the New Easement will vary between 50' and approximately 90' to accommodate construction in the future of a County road and will include such adjacent areas to this easement as necessary for cut and fill slopes to construct a roadway to County standards;
3. Public use of the New Easement will be effective only after completion of an operations, management and recreation plan by PLT and improvement of the roadway to a standard acceptable to PLT and the County;
4. Upon design of the roadway, the New Easement will be reduced to the width necessary for maintenance of the road.
5. Acquiring Owners will deed to PLT a non-exclusive easement over the East Road portion of the existing easement for non-public use.
6. Caswell will grant to PTL a non-exclusive easement over a 350' portion of roadway for non-public vehicular use and non-motorized public use.
7. PLT will be allowed to use the East Road and the 350' road as granted until such time as Caswell constructs a residence on APN 026-370-045 and constructs a New Connecting Road.
8. The New Connecting Road will be constructed at Caswell's expense. Upon such construction, PLT will abandon its rights to use the 350' portion of roadway and the East Road easement will be modified to allow use only for emergency vehicle access to the PTL property.
9. The parties utilizing the New Easement will enter into an agreement for road maintenance and repair based an equitable allocation of costs considering the character and frequency of use by each party.

APN: 026-370-043  
026-370-044

EXHIBIT MAP  
**AUBURN VALLEY**  
200 ACRES  
A PORTION OF  
SECTION 1, T.13 N., R.7 E., M.D.M.  
PLACER COUNTY, CALIFORNIA  
SCALE: 1"=400' APRIL 6, 2011

**ANDREGG**  
GEOMATICS  
www.andregg.com  
916-400-7072

PROPOSED  
ROAD EASEMENT

75' PROPOSED  
ROAD EASEMENT

50' PROPOSED  
ROAD EASEMENT

#1, #2, #3, #4, #9

#6, #7, #8

#5, #7, #8

#8

#5, #7, #8

APN: 026-370-047  
026-370-048

2006-0137294  
47.21±AC GROSS

APN: 026-370-045  
026-370-046

EXHIBIT B

Note: Numbered items correlate  
to areas described in Exhibit A



36 31

1 6

1.52 ± 39

R7E  
R8E

1 6

183

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

Resol. No: \_\_\_\_\_

**In the matter of:** A Resolution authorizing the Director of Facility Services, or his designee, to execute all necessary documents and take all necessary actions to extinguish and/or quitclaim certain existing access rights over portions of Curtola Ranch Road and to accept an easement providing enhanced access rights over portions of Curtola Road to the Bruin Ranch located in the Auburn Valley/Big Hill area of Placer County

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

\_\_\_\_\_  

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WHEREAS, the County of Placer (County) holds a Conservation Easement over 1,773 acres of property known as the Bruin Ranch located in the Auburn Valley/Big Hill area of Placer County; and

WHEREAS, the Conservation Easement included conveyance of access rights to the County including rights over the roadway commonly referred to as Curtola Ranch Road; and

WHEREAS, parties interested in acquiring the property underlying the Curtola Ranch Road easement propose that the County extinguish and/or quitclaim certain rights in the existing easement in consideration of enhanced access rights.

WHEREAS, it has been determined that the proposal will benefit future public access to the Bruin Ranch.

NOW THEREFORE, BE IT RESOLVED, that the Placer County Board of Supervisors does hereby authorize the Director of Facility Services, or his designee, to execute all necessary documents and take all necessary actions to extinguish and/or quitclaim certain existing access rights over portions of Curtola Ranch Road and to accept an easement providing enhanced access rights over portions of Curtola Ranch Road to the Bruin Ranch.