

# MEMORANDUM

## DEPARTMENT OF PUBLIC WORKS County of Placer

TO: BOARD OF SUPERVISORS                      DATE: March 11, 2014  
FROM: KEN GREHM / PETER KRAATZ  
SUBJECT: ABANDONMENT OF A PORTION OF A PUBLIC UTILITY EASEMENT  
IN ALPINE MEADOWS

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### ACTION REQUESTED / RECOMMENDATION

1. Adopt a Resolution to abandon a portion of a Public Utility Easement on Lot 50, Alpine Meadows Estates Subdivision, Unit No. 11. There is no net County cost.

### BACKGROUND / SUMMARY

Jeffrey Alpert and Lisa Wing, the owners of Lot 50 in the Alpine Meadows Estates Subdivision, Unit No. 11 (1561 Cortina Court) have requested the County abandon a portion of a Public Utility Easement (PUE) on their lot. The PUE was dedicated to and accepted by the County on the map of Alpine Meadows Estates Subdivision, Unit No. 11, filed for record in 1972 in Book J of Maps at Page 51. The applicants propose to construct an addition to the upper level deck, a portion of which would encroach into the PUE and building setback. The applicants have received a variance to the proposed construction within the building setback, PSM 20130219, with a condition of the variance to abandon the portion of the PUE being encroached upon.

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, 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, \$128, would be deposited in DPW's trust account for future right-of-way purchases.

Attachments: Resolution w/Exhibits  
Vicinity Map

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**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 50, ALPINE MEADOWS ESTATES  
SUBDIVISION, UNIT NO. 11.

Resol. No:.....

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 was dedicated to Placer County on the map of Alpine Meadows Estates Subdivision, Unit No. 11, filed for record in Book J of Maps at Page 51; and**

**WHEREAS, it has been determined that the portion of the Public Utility Easement on Lot 50, as described on the attached Exhibit "A" and as shown on the attached P.U.E. Abandonment Exhibit, is no longer necessary for present or prospective public use; and**

**WHEREAS, summary vacation of the 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 50, Alpine Meadows Estates Subdivision, Unit No. 11.**

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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 50, Alpine Meadows Estates Subdivision, Unit No. 11, 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.

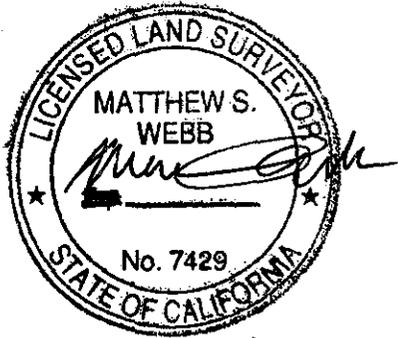
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**EXHIBIT "A"**  
**P.U.E. EASEMENT ABANDONMENT**  
**DESCRIPTION**

Being a portion of Lot 50, as shown on the Alpine Meadows Estates Subdivision, Unit No. 11, as filed in Book J of Maps at Page 15, Official Records of Placer County, California, said parcel being located in Section 4, Township 15 North, Range 16 East, M.D.B. & M., and more particularly as described as follows:

Beginning at a point which bears North 63°59'12" West, 41.94 feet from the southeasterly corner of Lot 50, as shown on the Alpine Meadows Estates Subdivision, Unit No. 11, as filed in Book J of Maps at Page 51, Official Records of Placer County, California; thence from said point of beginning, North 14°28'53" East, 3.30 feet, to a point on the northerly line of that 10 foot Public Utility Easement as shown on said map; thence along said northerly line, North 87°33'10" West, 17.25 feet; thence leaving said northerly line, South 76°30'26" East, 16.87 feet, more or less to the point of beginning.

Above described abandonment parcel contains 28 square feet, more or less.



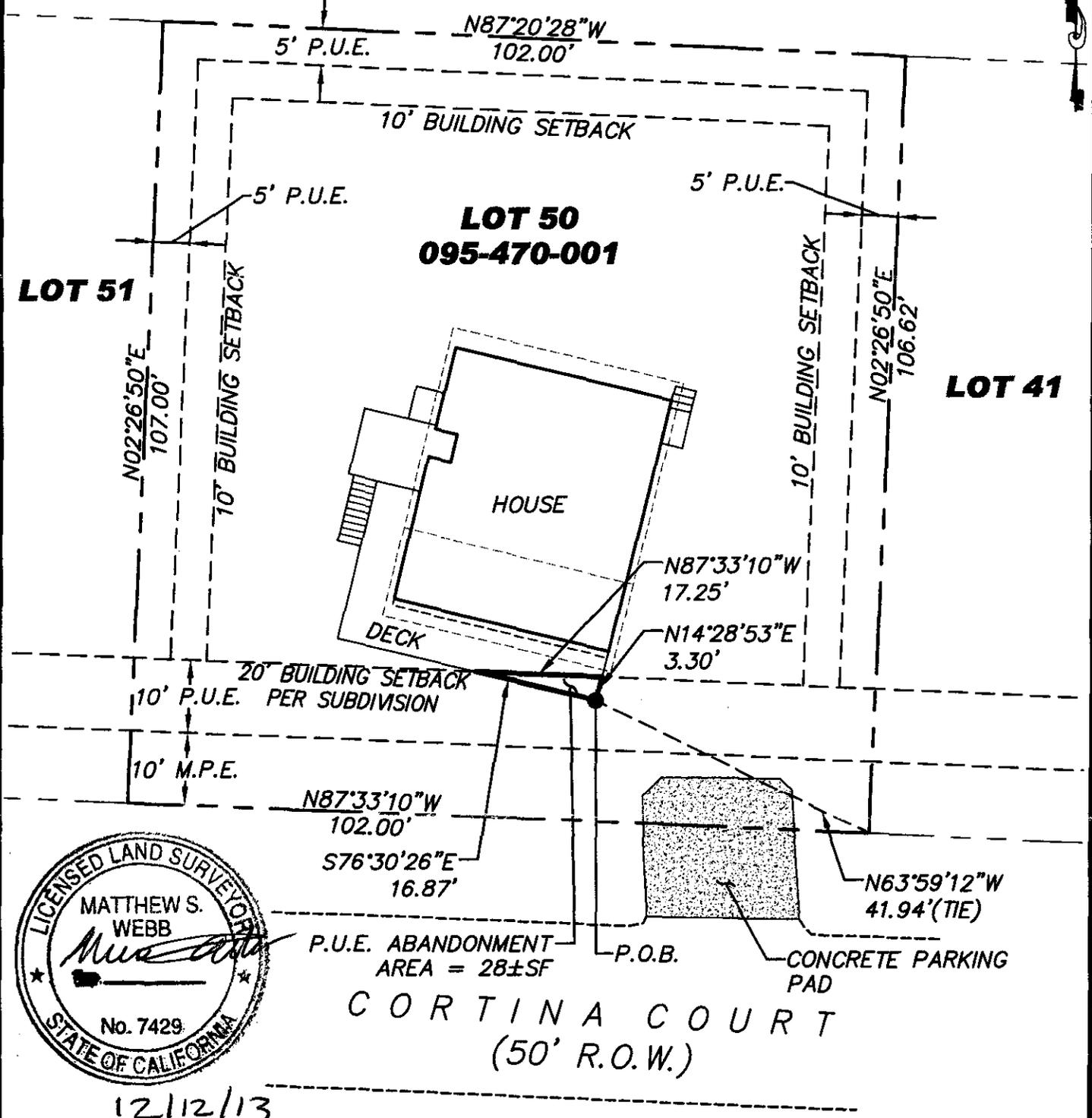
12/12/13

# P. U. E. ABANDONMENT EXHIBIT

BEING A PORTION OF LOT 50, ALPINE MEADOWS ESTATES SUBDIVISION,  
 UNIT NO. 11 BOOK J, OF MAPS AT PAGE 51, O.R.P.C., ALSO A PORTION OF  
 SECTION 4, TOWNSHIP 15 NORTH, RANGE 16 EAST, M.D.B. & M.

COUNTY OF PLACER  
 DECEMBER, 2013

CALIFORNIA  
 SCALE: 1" = 20'



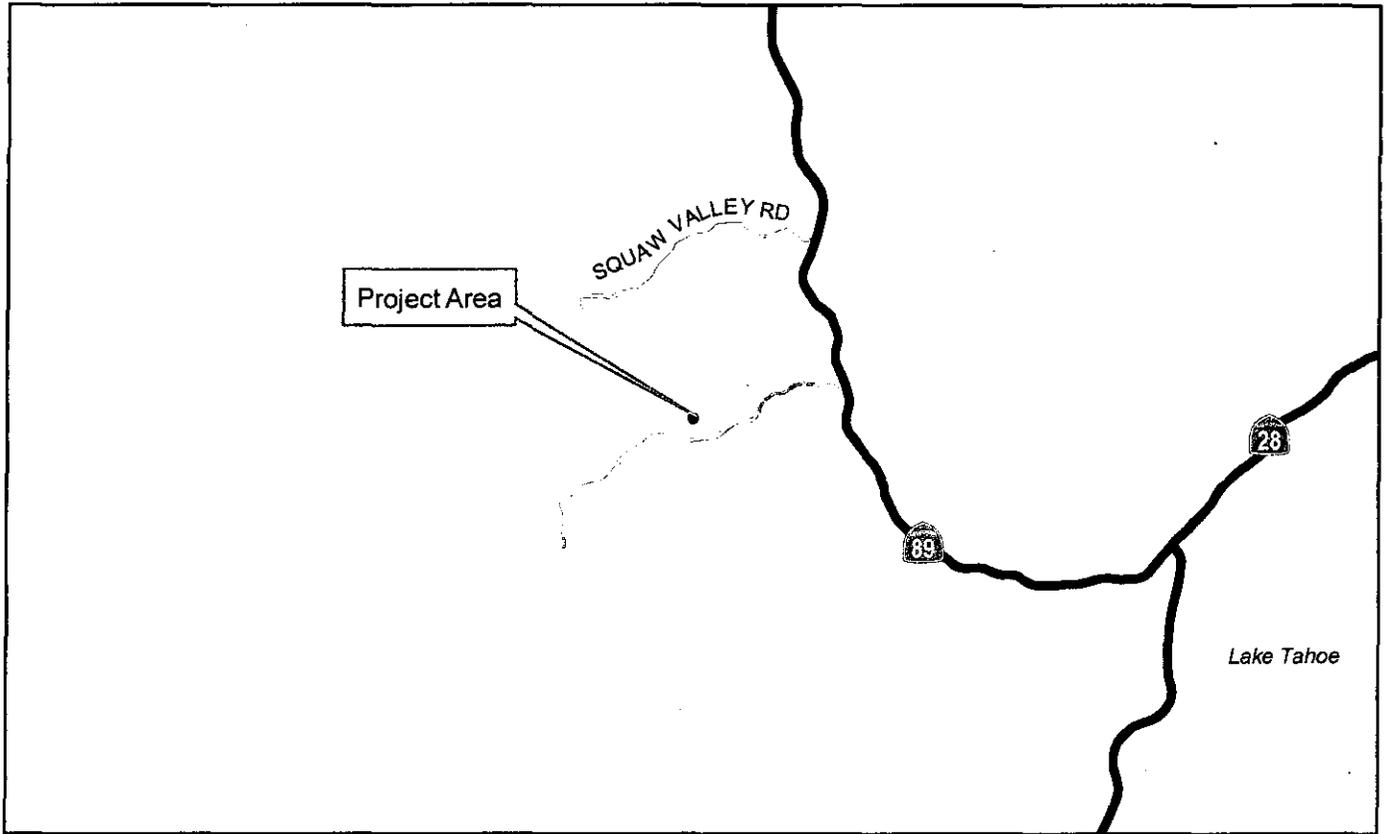
**WLS**  
 WEBB LAND SURVEYING, INC.

3190 Fabian Way, Unit C  
 Tahoe City, CA 96145  
 P.O. Box 1222  
 Carnelian Bay, CA 96140  
 (530) 581-2599  
 FAX (530) 581-3231

PREPARED FOR:  
 ALPERT & WING  
 2174.00  
 217400 E01.DWG

APN: 095-470-001

# Location Map



# Vicinity Map

