

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: BOARD OF SUPERVISORS                      DATE: September 1, 2015  
FROM: KEN GREHM / PETER KRAATZ *PK*  
SUBJECT: ENGINEERING / ABANDONMENT / ACCESS EASEMENT / NORTHSTAR

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## **ACTION REQUESTED**

Adopt a Resolution to abandon an Access Easement, previously dedicated to but no longer beneficial to, Placer County, due to rerouting of access to a parcel of land now owned and operated by the Northstar Community Services District.

## **BACKGROUND**

In 1992, the County of Placer quitclaimed, recorded in Series 92-0403003, to the Northstar Community Services District (NCSD) a parcel of land off of Northstar Drive which they use as their Corporation Yard. The access to this parcel was via an easement granted to the County in 1972 by Fibreboard Corporation and Trimont Land Company. The Corporation Yard was formerly a Placer County facility but was transferred to the NCSD upon District formation. When the Northstar Drive Roundabout was constructed, access to the District's Corporation Yard was rerouted and the easement no longer covers the travelled way. A new entrance to the Corporation Yard was constructed as part of the Highlands View Road Project in 2008. The NCSD has requested Placer County abandon the old access easement; a new access easement will be dedicated to the NCSD by CLP Northstar, LLC, and the abandonment and new easement recorded concurrently.

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

## **ENVIRONMENTAL**

This action is categorically exempt from the provisions of CEQA Section 15061(b)(3), no potential to cause significant environmental impact.

## **FISCAL IMPACT**

There is no fiscal impact anticipated to result from this action, as the easement is being relocated.

Attachment 1 - Resolution with Exhibits

Attachment 2 - Location Map

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

**In the matter of: A RESOLUTION ABANDONING  
AN ACCESS EASEMENT – NORTHSTAR**

**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**

\_\_\_\_\_  
**Chair, Board of Supervisors**

\_\_\_\_\_  
**WHEREAS**, a non-exclusive access easement was granted to Placer County and filed for record in Book 1394 of Deeds at Page 478, Official Records of Placer County; and

**WHEREAS**, it has been determined that the access easement, copy attached as Exhibit "A", 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.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Placer County that from and after the date this Resolution is recorded, the access easement to Placer County recorded in Book 1394 of Deeds at Page 478, Official Records of Placer County, and as described on Exhibit "A" of said deed, shall be vacated and abandoned, and shall thereafter not constitute an easement for its intended purpose; and

Resolution No. \_\_\_\_\_

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**BE IT FURTHER RESOLVED** by the Board of Supervisors of Placer County that the above described easement, as described on the attached exhibit, is not useful as a nonmotorized transportation facility.

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# EXHIBIT "A"

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Return to: Walt Sady - 966

OFFICIAL RECORDS  
PLACER COUNTY - CALIF.  
RECORD REQUESTED BY  
DEPT. PUBLIC WORKS

JAN 17 11:05 AM 1972

MARJANE I. DOBBAS  
COUNTY RECORDER

GRANT OF EASEMENT

966

THIS GRANT OF EASEMENT, made this 13th day of  
December, 1971, by FIBREBOARD CORPORATION, a Delaware  
corporation and TRIMONT LAND COMPANY, a California corpor-  
ation (hereinafter referred to as "GRANTORS"), to the COUNTY  
OF PLACER, a body politic (hereinafter referred to as  
"GRANTEE"),

WITNESSETH:

1. GRANTORS by their officers, duly authorized,  
hereby grant to GRANTEE a non-exclusive access easement  
across that certain real property more particularly described  
in Exhibit A, attached hereto and incorporated herein by  
reference thereto.

2. This non-exclusive easement is granted for the  
limited purpose of providing ingress and egress to and from  
that certain corporation yard site, the precise location of  
which is more particularly described in Exhibit B, attached  
hereto and incorporated herein by reference thereto.

IN WITNESS WHEREOF, GRANTORS and GRANTEE have execu-  
ted these presents the day and year first above written.

"GRANTORS"  
FIBREBOARD CORPORATION

"GRANTEE"  
COUNTY OF PLACER

By Malvin L. Lewis  
Its President

By \_\_\_\_\_

By J. E. Trickett  
Its Secretary

By \_\_\_\_\_

TRIMONT LAND COMPANY

By [Signature]  
Its Vice President

By Shirley C. Smith  
Its Secretary

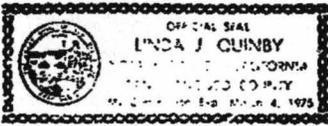
ORIGINAL

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Placer County

STATE OF CALIFORNIA.

City & County of San Francisco } ss.
On this 10th day of January in the year one thousand nine hundred and seventy-two before me, Linda J. Quinby a Notary Public, State of California, duly commissioned and sworn, personally appeared 1/Melvin L. Lavine and 2/ I. S. Mitchell known to me to be the 1/President & 2/Secretary of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.



IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City and County of San Francisco the day and year in this certificate first above written.

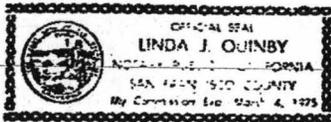
Signature of Linda J. Quinby, Notary Public, State of California, My Commission Expires March 4, 1975.

County's Form No. 28 - (Acknowledgment Corporation), (C. C. Sec. 120-120.1)

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STATE OF CALIFORNIA.

City & County of San Francisco } ss.
On this 10th day of January in the year one thousand nine hundred and seventy-two before me, Linda J. Quinby a Notary Public, State of California, duly commissioned and sworn, personally appeared 1/G. H. DeBacker and 2/Philip C. Smith known to me to be the 1/Vice President & 2/Secretary of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.



IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City and County of San Francisco the day and year in this certificate first above written.

Signature of Linda J. Quinby, Notary Public, State of California, My Commission Expires March 4, 1975.

County's Form No. 28 - (Acknowledgment Corporation), (C. C. Sec. 120-120.1)

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ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant deed dated Jan 13, 1971 from Summit Land Co - Yubahead Corp to the County of Placer, a governmental agency, is hereby accepted by the undersigned agent on behalf of the Board of Supervisors of the County of Placer pursuant to authority conferred by resolution No. 67-156 of said Board adopted on April 18, 1967, and the Grantee consents to the recordation thereof by its duly authorized agent.

Dated: Jan 14, 1972

Signature of John Macconn, Director of Public Works, County of Placer

EXHIBIT A

637-6352-15  
12/15/71  
ALR/k

LEGAL DESCRIPTION  
INGRESS/EGRESS EASEMENT  
FOR  
CSA #21 CORPORATION YARD, PHASE I

A non-exclusive ingress, egress easement situate in the County of Placer, State of California and lying in, on, over, under and along a portion of Section 32, Township 17 North, Range 17 East, M.D.M., said easement being a strip of land 50 feet in width and lying 25 feet on each side of the following described centerline:

COMMENCING at the north corner of said Section 32; said northeast corner of Section 32 being an iron pipe with a 2 1/2 inch U.S.C.C. cap stamped section corner and being distant N 85°39'44" E 2783.39 feet from a chiseled cross in rock designated P-80 ECC. on that certain Record of Survey filed for record on July 28, 1971 in Book 4 of Surveys at Page 10, Placer County Records; thence leaving said Point of Commencement westerly along the northerly section line of said Section 32 S 89°04'39" W 548.59 feet to a point on the centerline of Northstar Drive as said centerline is shown on that certain Map of Tract No. 222 filed for record on November 11, 1971 in Book J at Page 38, Placer County Records; thence southwesterly along said centerline S 50°55'00" W 37.35 feet to a point thereon; thence leaving said centerline southeasterly S 39°05'00" E 30 feet to a point on the southeasterly right-of-way line of said Northstar Drive and the TRUE POINT OF BEGINNING of the easement to be herein described; thence from said TRUE POINT OF BEGINNING S 39°05'00" E 36 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 200 feet and a central angle of 41°00'30", an arc length of 143.12 feet to a point of reverse curvature; thence tangent to the preceding curve along the arc of a curve to the left having a radius of 200 feet and a central angle of 35°30'00", an arc length of 123.92 feet; thence tangent to the preceding curve S33°35'00" E 35.70 feet; thence N 64°30'00" E 77.92 feet to the general southeasterly centerline terminus of the herein described easement, said centerline terminus being distant from the above mentioned northeast corner of Section 32 S 48°07'00" W 494.16 feet, said easement being contiguous for its full width at its southeasterly terminus to a line that bears N 25°30'00" W and at its northwesterly terminus to said southeasterly right-of-way line of Northstar Drive.

The California Coordinate System, Zone 11, has been used as the basis of bearings herein. All bearings are grid bearings. All distances have been converted to ground distances.

APPROVED: Alan Richter  
Alan Richter - L. S. 3383

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EXHIBIT B

637-6352-15  
12/15/71  
ALR/k

**LEGAL DESCRIPTION  
CSA #21 CORPORATION YARD, PHASE I**

All that certain real property situate in the County of Placer, State of California, being a portion of Section 32, Township 17 North, Range 17 East, M.D.N., more particularly described as follows:

COMMENCING at the northeast corner of said Section 32; said northeast corner of Section 32 being an iron pipe with a 2 1/2 inch U.S.C.E. cap stamped section corner and being distant N 85°39'44" E 2783.39 feet from a chiseled cross in rock designated P-80 ECC, on that certain Record of Survey, filed for record on July 28, 1971 in Book 4 of Surveys at Page 10, Placer County Records; thence leaving said Point of Commencement westerly along the northerly section line of said Section 32 S 89°04'39" W 548.59 feet to a point on the centerline of Northstar Drive as said centerline is shown on that certain Map of Tract No. 222, filed for record on November 11, 1971 in Book J at Page 38, Placer County Records; thence southwesterly along said centerline S 50°55'00" W 37.35 feet to a point thereon; thence leaving said centerline southeasterly S 39°05'00" E 30 feet to a point on the southeasterly right-of-way line of said Northstar Drive; thence continuing S 39°05'00" E 36 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 200 feet and a central angle of 41°00'00", an arc length of 143.12 feet to a point of reverse curvature; thence tangent to the preceding curve along the arc of a curve to the left having a radius of 200 feet and a central angle of 35°30'00", an arc length of 123.92 feet; thence tangent to the preceding curve S 33°35'00" E 35.70 feet; thence N 64°30'00" E 77.92 feet to the TRUE POINT OF BEGINNING of the parcel described herein; said TRUE POINT OF BEGINNING being distant from the above mentioned northeast corner of said Section 32 S 48°07'00" W 494.16 feet; thence from said TRUE POINT OF BEGINNING N 25°30'00" W 25 feet, N 64°30'00" E 275 feet, S 25°30'00" E 240 feet, S 64°30'00" W 275 feet, N 25°30'00" W 215 feet to the TRUE POINT OF BEGINNING and containing 1.515 acres of land, more or less.

The California Coordinate System, Zone 11, has been used as the basis of bearings herein. All bearings are grid bearings. All distances have been converted to ground distances.

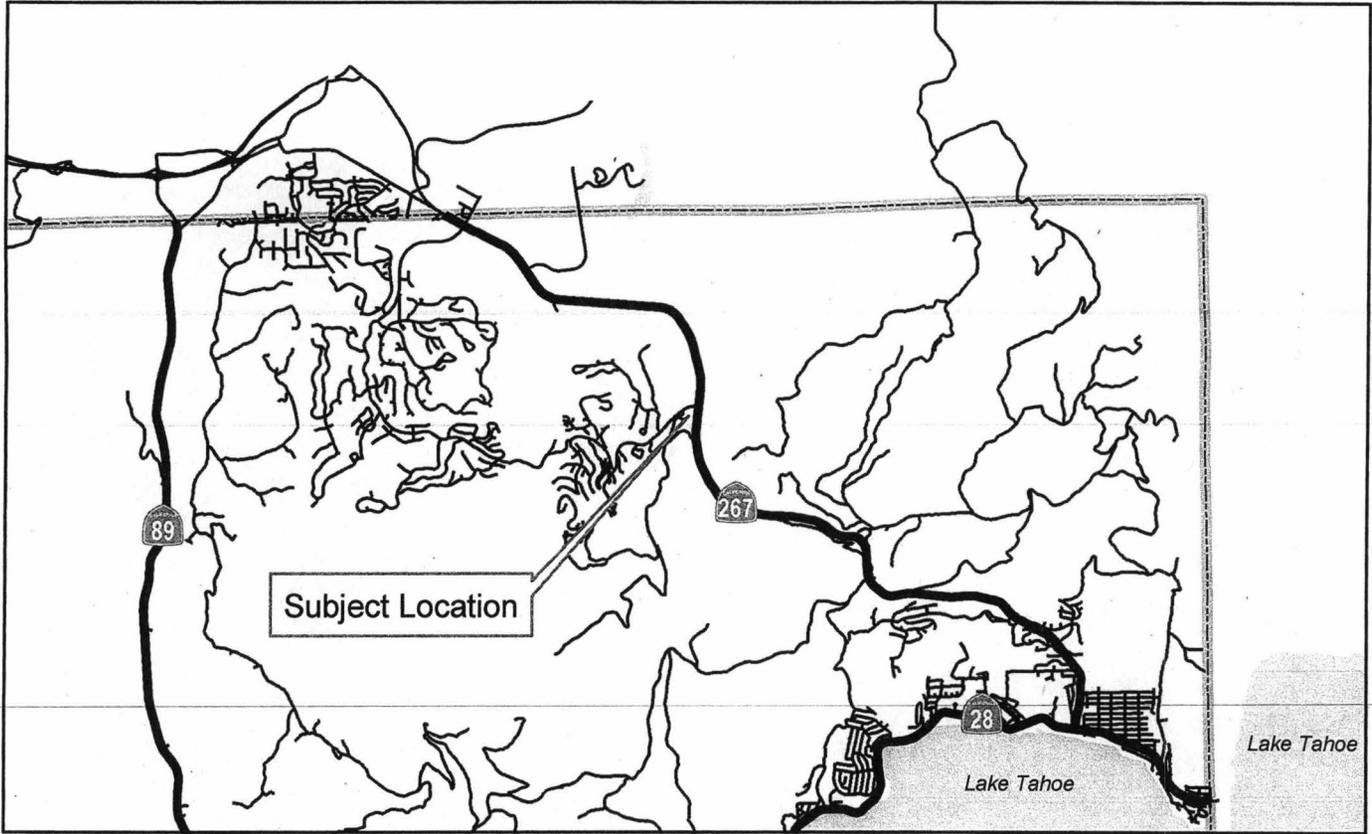
APPROVED: Alan Richter

Alan Richter - L. S. 3383

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# Location Map



# Vicinity Map

