

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 / STORM DRAIN EASEMENT / ALPINE MEADOWS**

ACTION REQUESTED

Adopt a Resolution to abandon a portion of a Storm Drain Easement on Lot 198 in Alpine Meadows Estates Subdivision, Unit No. 6, in exchange for the dedication of a relocated Drainage Easement.

BACKGROUND

Paul Warner and Susana Cordero, the owners of Lot 198 in the Alpine Meadows Estates Subdivision, Unit No. 6 (1365 Mineral Spring Trail) have requested the County abandon a portion of a 40-foot wide Storm Drain Easement on their lot. The Storm Drain Easement was dedicated to and accepted by the County on the Map of Alpine Meadows Estates Subdivision, Unit No. 6, filed for record in 1967 in Book I of Maps at Page 19. The applicants propose to construct a new single family residence and detached garage, and are requesting a relocation of a portion of the existing Storm Drain Easement to accommodate their site plan. The Engineering and Surveying Division of the Community Development Resource Agency has reviewed and approved a drainage plan for this project, and has no objection to the proposed modifications to the existing drainage. The Department of Public Works has an Offer of Dedication for a relocated Drainage Easement, and it will be recorded concurrent with the abandonment.

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 A PORTION OF A STORM DRAIN EASEMENT ON LOT 198, ALPINE MEADOWS ESTATES SUBDIVISION, UNIT NO. 6.

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 Storm Drain Easement was dedicated to Placer County on the map of Alpine Meadows Estates Subdivision, Unit No. 6, filed for record in Book I of Maps at Page 19; and

WHEREAS, it has been determined that the portion of the Storm Drain Easement on Lot 198, as described on 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 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 portion of the Storm Drain Easement on Lot 198, Alpine Meadows Estates Subdivision, Unit No. 6, 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"
STORM DRAIN
EASEMENT ABANDONMENT
DESCRIPTION

Being a portion of the property described in the deed to Paul Warner and Susana Cordero, in the grant deed recorded June 4, 2014 in Document No. 20014-0036609, Official Records of Placer County, also being a portion of Lot 198, as shown on the Alpine Meadows Estates Subdivision Unit No. 6, as filed in Book I of Maps at Page 19, 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 on the northwesterly line of a 40 foot wide Storm Drain Easement as shown on the Alpine Meadows Estates Subdivision Unit No. 6, as filed in Book I of Maps at Page 19, Official Records of Placer County, California, which bears North 53°57'42" East, 9.40 feet from the intersection of the northwester line of the storm drainage easement and the westerly line of said Lot 198, as shown on said subdivision map; thence from said point of beginning the following six (6) courses:

- 1) along the northwesterly line of said easement, North 53°57'42" East, 5.85 feet;
- 2) departing said easement line, North 83°40'47" East, 19.92 feet;
- 3) South 06°19'13" East, 12.17 feet;
- 4) South 35°40'47" West, 12.34 feet;
- 5) South 83°40'47" East, 16.75 feet;
- 6) North 06°19'13" West, 18.43 feet, more or less to the point of beginning.

Above described Storm Drain Easement Abandonment contains 488 feet, more or less.

The bearings used in this document are based upon those shown on the Alpine Meadows Estates Subdivision Unit No. 6, as filed in Book I of Maps at Page 19, Official Records of Placer County, California.

This easement abandonment affects APN: 095-370-021.



6/26/15

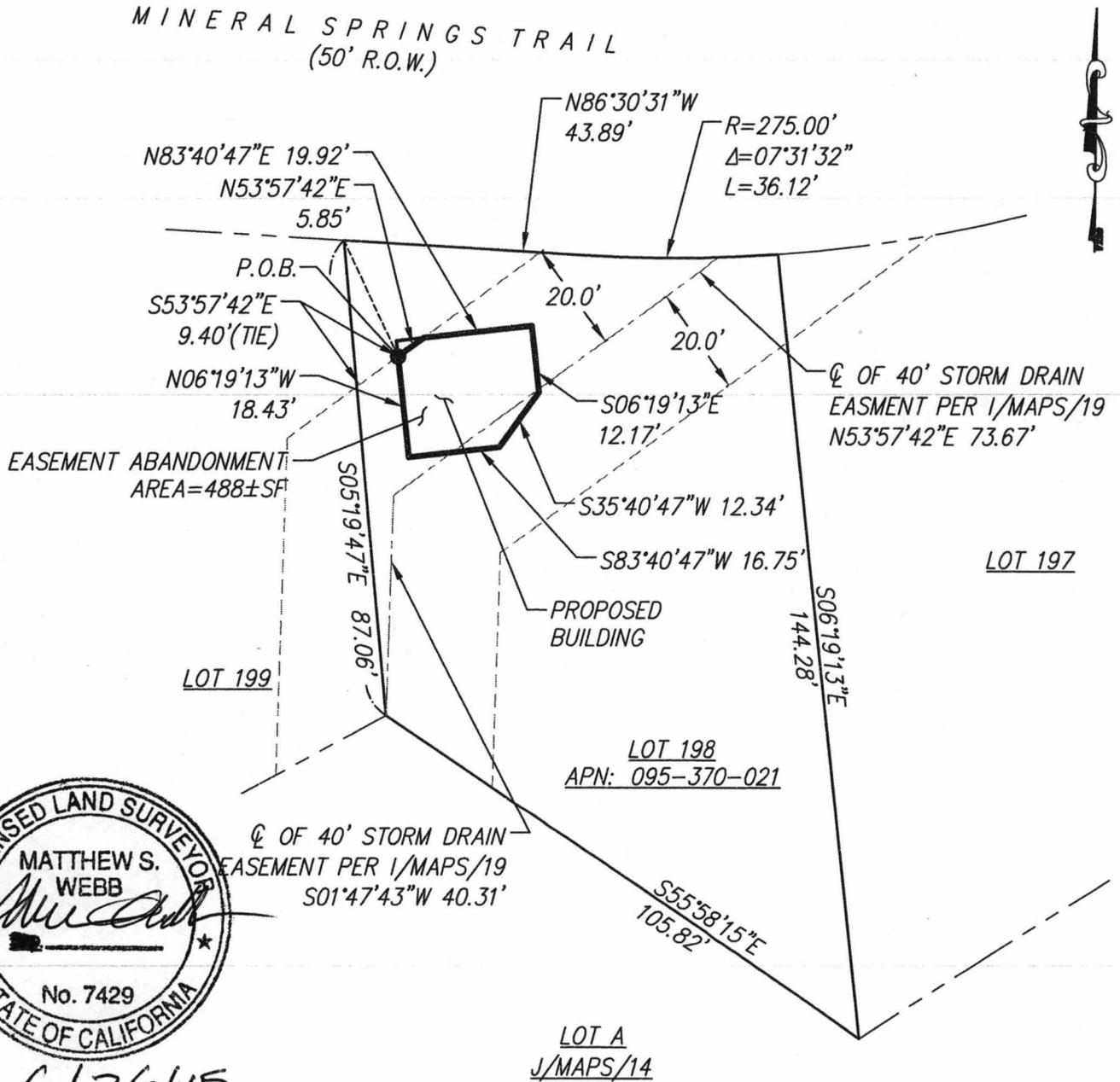
EXHIBIT 'B'

STORM DRAIN EASEMENT ABANDONMENT EXHIBIT

BEING A PORTION OF LOT 198, ALPINE MEADOWS ESTATES SUBDIVISION UNIT NO. 6, BOOK I OF MAPS AT PAGE 19, O.R.P.C., AND A PORTION OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 16 EAST, M.D.B. & M.

COUNTY OF PLACER
JUNE 2015

CALIFORNIA
SCALE: 1"=30'



THE BASIS BEARINGS USED IN THIS DESCRIPTION ARE BASED UPON THOSE SHOWN ON THE ALPINE MEADOWS ESTATES UNIT NO.6 SUBDIVISION, FILED IN BOOK I OF MAPS, PAGE 19, O.R.P.C.

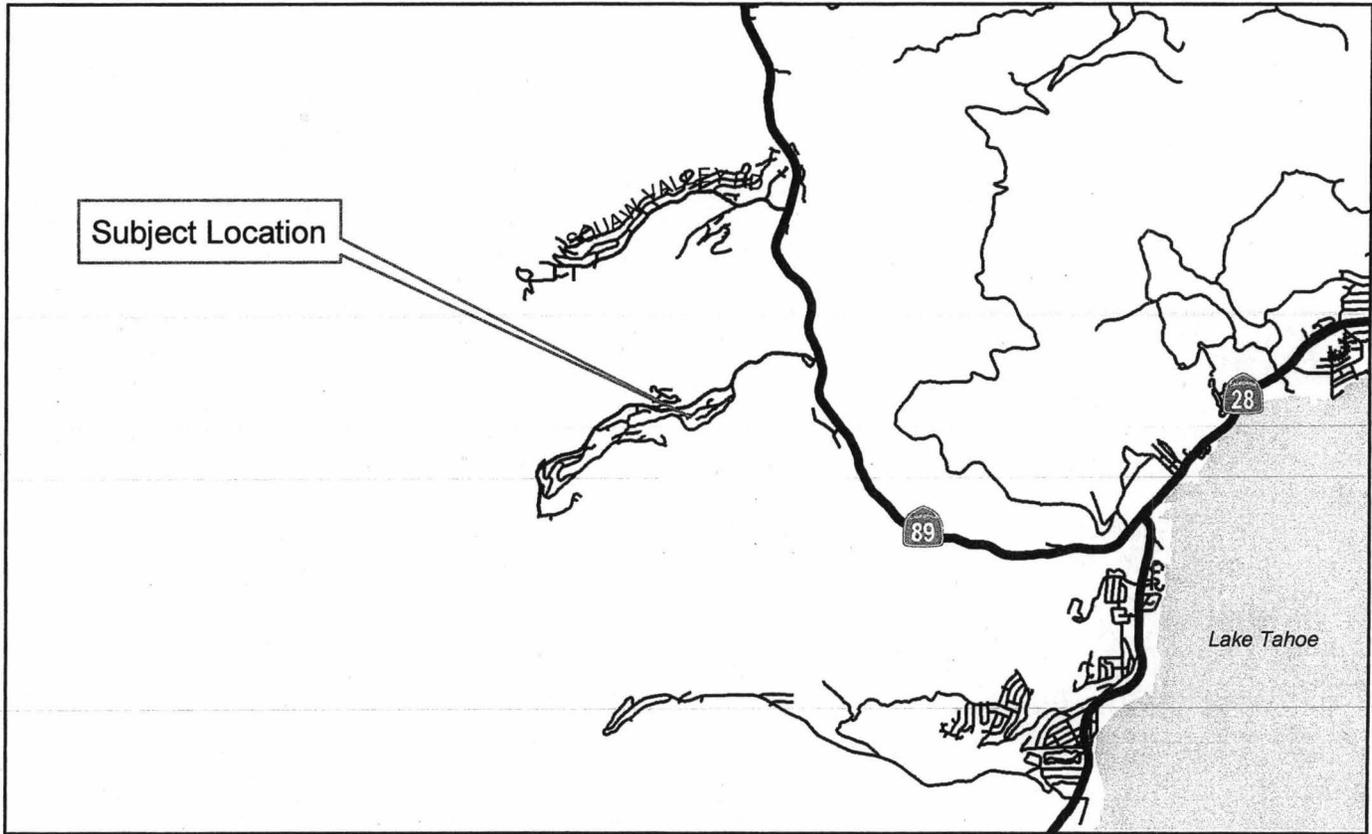
WLS
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PREPARED FOR:
PAUL WARNER
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APN: 095-370-021

Location Map



Vicinity Map

