

**MEMORANDUM
DEPARTMENT OF PUBLIC WORKS AND FACILITIES
COUNTY OF PLACER**

To: Honorable Board of Supervisors Date October 20, 2015

From: Ken Grehm, Director of Public Works and Facilities
By: Peter Kraatz, Assistant Director of Public Works

Subject: **Engineering / Multipurpose Easement Abandonment / Alpine Meadows**

ACTION REQUESTED

Adopt a Resolution to abandon a portion of a Multipurpose Easement on Lot 264 in Alpine Meadows Estates Subdivision, Unit No. 8.

BACKGROUND

Adam and Allison Sanford, the owners of Lot 264 in the Alpine Meadows Estates Subdivision, Unit No. 8 (1381 Pine Trail) have requested the County abandon a portion of a 10-foot wide Multipurpose Easement on their lot. The Multipurpose Easement was dedicated to and accepted by the County on the Map of Alpine Meadows Estates Subdivision, Unit No. 8, filed for record in 1969 in Book I of Maps at Page 53. The applicants propose to construct a new two-car garage, a portion of which would encroach into the Multipurpose Easement.

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

Fair market value for the easement rights proposed for abandonment, \$656, has been submitted by the applicant and would be deposited in the Department of Public Works and Facilities' trust account for future right-of-way acquisitions.

Attachment 1 - Resolution with Exhibits
Attachment 2 - Location 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 MULTIPURPOSE EASEMENT ON LOT 264, ALPINE MEADOWS ESTATES SUBDIVISION, UNIT NO. 8.

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 Multipurpose Easement, specifically "easements for poles, overhanging wires and conduits for electric and telephone service, over a strip of land within the lots and ten feet in width, over those portions of the lots which are contiguous to any street or public way, together with the right to trim or remove only the necessary trees, tree limbs and brush", was dedicated to Placer County on the map of Alpine Meadows Estates Subdivision, Unit No. 8, filed for record in Book I of Maps at Page 53; and

WHEREAS, it has been determined that the portion of the Multipurpose Easement on Lot 264, 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 Multipurpose Easement on Lot 264, Alpine Meadows Estates Subdivision, Unit No. 8, 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"
MULTIPURPOSE
EASEMENT ABANDONMENT
DESCRIPTION

Being a portion of the property described in the deed to, The Adam and Allison Sanford Family Trust Agreement dated March 24, 2006, recorded in Document No. 2012-0106288, Official Records of Placer County, also being a portion of Lot 264, as shown on the Alpine Meadows Estates Subdivision Unit No. 8, as filed in Book I of Maps at Page 53, 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 South 00°53'21" East, 12.14 feet from the northernmost corner of Lot 264, as shown on the Alpine Meadows Estates Subdivision Unit No. 8, as filed in Book I of Maps at Page 53, Official Records of Placer County, California, thence from said point of beginning the following eight (8) courses:

- 1) South 46°49'16" West, 30.49 feet;
- 2) South 43°10'44" East, 3.95 feet;
- 3) South 45°44'09" West, 5.98 feet;
- 4) South 44°15'51" East, 7.71 feet, to a point on the multipurpose easement, as shown on said subdivision;
- 5) along the line of said multipurpose easement, along an arc of a non-tangent curve to the left, concave to the west, having a radius of 60.00 feet, a central angle of 3°43'12", a distance of 3.90 feet, to a point of reverse curvature, said curve being subtended by chord which bears North 10°11'54" East, 3.89 feet;
- 6) continuing along said multipurpose easement, along a tangent curve to the right, having a radius of 40.00 feet, a central angle of 40°32'01", a distance of 28.30 feet, to a point of reverse curvature;
- 7) continuing along said multipurpose easement, along a tangent curve to the left, having a radius of 2,142.00 feet, a central angle of 00°11'02", a distance of 6.88 feet;
- 8) departing said multipurpose easement, North 43°10'44" West, 1.02 feet, more or less to the point of beginning.

Above described Multipurpose Easement Abandonment contains 105 feet, more or less.

The bearings used in this document are based upon those shown on the Alpine Meadows Estates Subdivision Unit No. 8, as filed in Book I of Maps at Page 53, Official Records of Placer County, California.

This easement abandonment affects APN: 095-400-040.

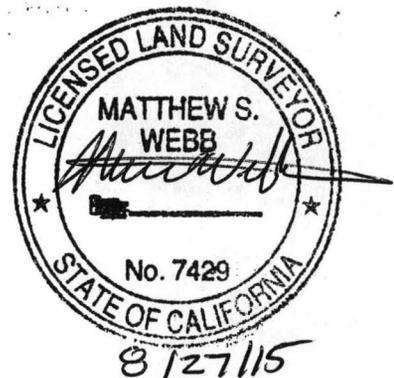
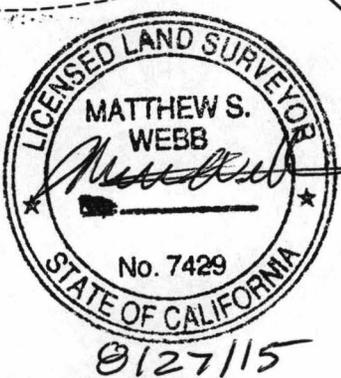
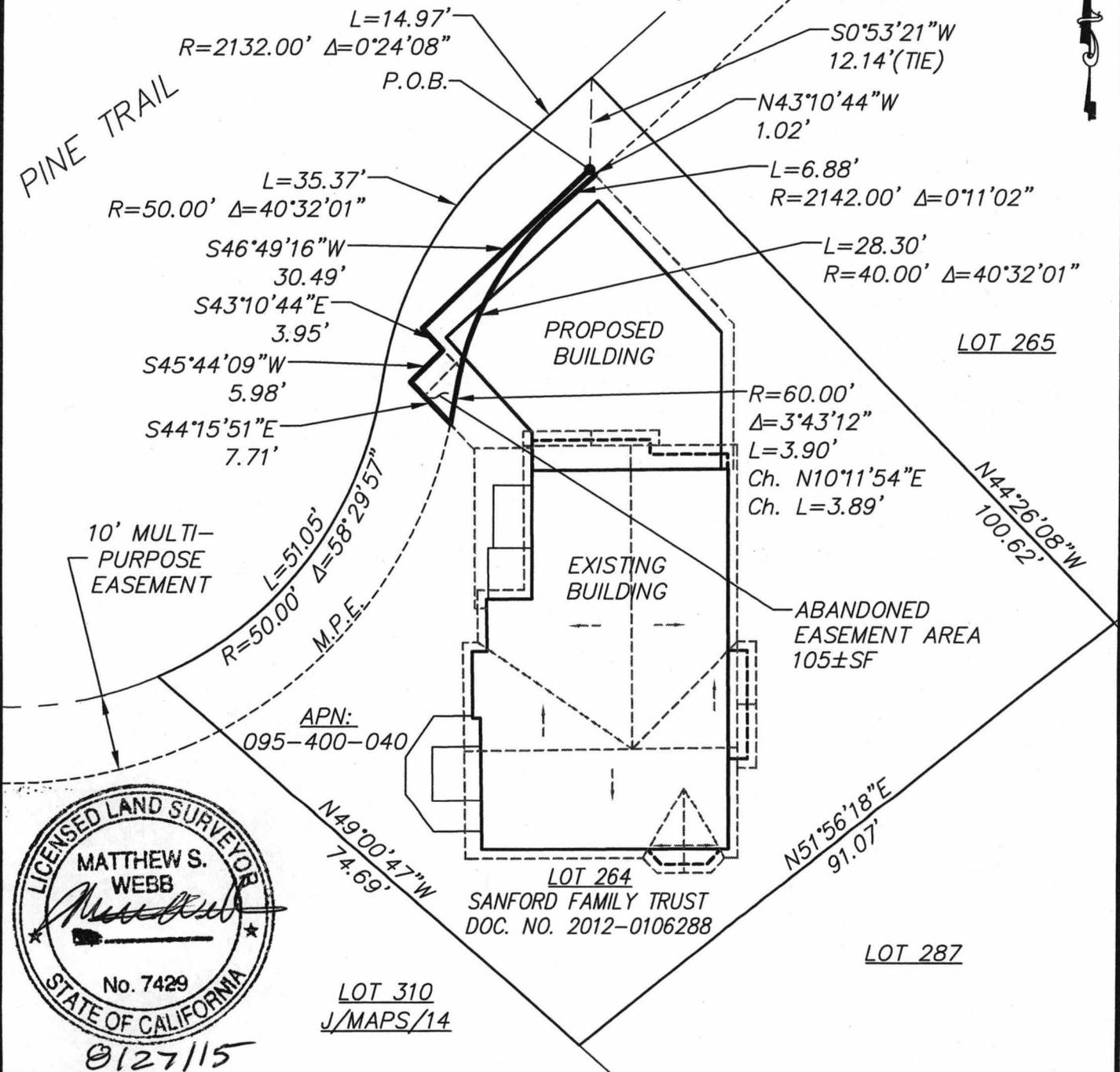


EXHIBIT 'B'
MULTI-PURPOSE EASEMENT ABANDONMENT EXHIBIT

BEING A PORTION OF LOT 264, ALPINE MEADOWS ESTATES SUBDIVISION UNIT NO. 8,
 BOOK I OF MAPS AT PAGE 53, O.R.P.C., AND A PORTION OF SECTION 4, TOWNSHIP 15
 NORTH, RANGE 16 EAST, M.D.B. & M.

COUNTY OF PLACER
 AUGUST 2015

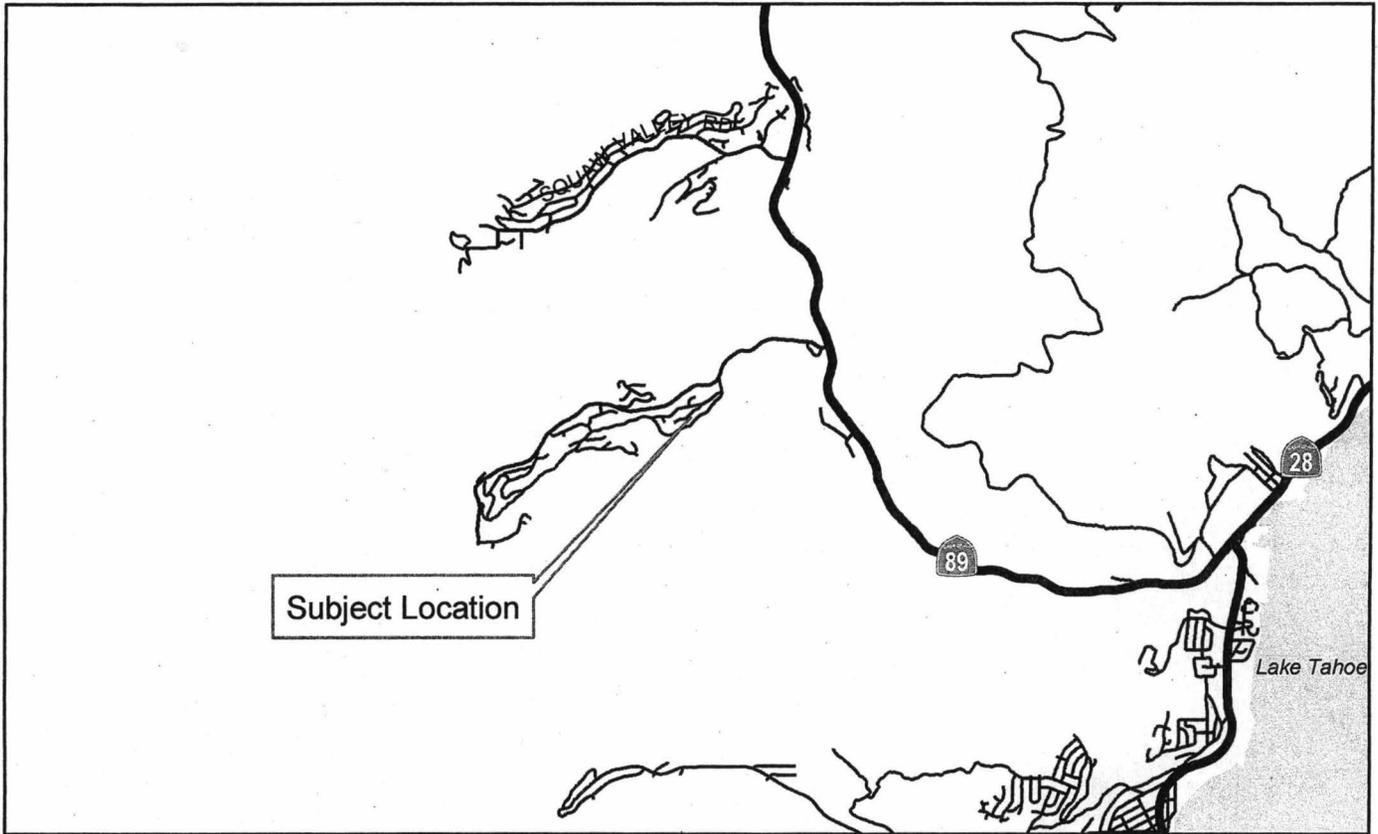
CALIFORNIA
 SCALE: 1"=20'



THE BASIS BEARINGS USED IN THIS DESCRIPTION ARE BASED UPON THOSE SHOWN ON THE ALPINE MEADOWS ESTATES UNIT NO.8 SUBDIVISION, FILED IN BOOK I OF MAPS, PAGE 53, O.R.P.C.

<p>WLS WEBB LAND SURVEYING, INC.</p>	<p>3190 Fabian Way, Unit C Tahoe City, CA 96145 P.O. Box 1222 Carnelian Bay, CA 96140 (530) 581-2599 FAX (530) 581-3231</p>	<p>PREPARED FOR: ADAM & ALLISON SANFORD FAMILY TRUST APN: 095-400-040 2333.00 233300abandonments.dwg</p>
	<p>LOT 264 SANFORD FAMILY TRUST DOC. NO. 2012-0106288</p>	

Location Map



Vicinity Map

