

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

To: Honorable Board of Supervisors Date: December 8, 2015

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

Subject: **Engineering / Drainage and Multipurpose Easements Abandonment / Alpine Meadows**

ACTION REQUESTED

Adopt a Resolution to abandon a portion of a Drainage Easement and Multipurpose Easement on Lot 7 in Alpine Meadows Estates Subdivision, Unit No. 7, in exchange for the dedication of a relocated Drainage Easement.

BACKGROUND

Robert and Judith Czarnecki, the owners of Lot 7 in the Alpine Meadows Estates Subdivision, Unit No. 7 (1820 John Scott Trail) have requested the County abandon a portion of a 20-foot wide Drainage Easement and a portion of a 10-wide Multipurpose Easement (MPE) on their lot. These easements were dedicated to and accepted by the County on the Map of Alpine Meadows Estates Subdivision, Unit No. 7, filed for record in 1971 in Book J of Maps at Page 36. The applicants propose to construct two single car garages separated by a covered walkway leading to the front door of the existing residence, and are requesting a relocation of a portion of the drainage easement, and the abandonment of a portion of an MPE, 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 and Facilities 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

The drainage easement abandonment will be offset by a new relocated drainage easement. The fair market value for the abandonment of a portion of the Multipurpose Easement, \$683 will be deposited in the Department of Public Works and Facilities trust account for future right-of-way purchases.

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 DRAINAGE EASEMENT AND MULTIPURPOSE EASEMENT ON LOT 7, ALPINE MEADOWS ESTATES SUBDIVISION, UNIT NO. 7.

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, Drainage Easements and Multipurpose Easements were dedicated to Placer County on the map of Alpine Meadows Estates Subdivision, Unit No. 7, filed for record in Book J of Maps at Page 36; and

WHEREAS, it has been determined that the portion of the Multipurpose Easement on Lot 7, as described on the attached Exhibit "A" and as shown on the attached Exhibit "B", and the Drainage Easement, as described on the attached Exhibit "C" and as shown on the attached Exhibit "D", are no longer necessary for present or prospective public use; and

WHEREAS, summary vacation of the easements is permissible pursuant to Chapter 4 of Part 3, Division 9 of the Streets and Highways Code, commencing with Section 8330.

Resolution No. _____

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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 Drainage Easement and Multipurpose Easement on Lot 7, Alpine Meadows Estates Subdivision, Unit No. 7, as described and shown on the attached exhibits, shall be vacated and abandoned, and shall thereafter not constitute easements for their intended purpose; and

BE IT FURTHER RESOLVED by the Board of Supervisors of Placer County that the above described easements, as described and shown on the attached exhibits, are 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 Czarnecki, in the grant deed recorded in Book 3857, Page 512, Official Records of Placer County, also being a portion of Lot 7, as shown on the Alpine Meadows Estates Subdivision Unit No. 7, as filed in Book J of Maps at Page 36, Official Records of Placer County, California, said parcel being located in Section 5, Township 15 North, Range 16 East, M.D.B. & M., and more particularly as described as follows:

Beginning at a point which bears North 28°07'05" East, 21.47 feet from the southernmost corner of Lot 7, as shown on the Alpine Meadows Estates Subdivision Unit No. 7, as filed in Book J of Maps at Page 36, Official Records of Placer County, California, thence from said point of beginning the following five (5) courses:

- 1) North 41°48'00" West, 3.70 feet, to a point on the multipurpose easement, as shown on said subdivision;
- 2) along the line of said multipurpose easement, along an arc of a non-tangent curve to the left, having a radius of 245.19 feet, a central angle of 5°49'18", a distance of 24.91 feet, said curve being subtended by chord which bears North 39°54'39" East, 24.90 feet;
- 3) continuing along said multipurpose easement, North 37°00'00" East 9.73 feet;
- 4) departing said multipurpose easement, South 41°48'00" East, 9.18 feet;
- 5) South 48°12'00" West, 34.18 feet, more or less to the point of beginning.

Above described Multipurpose Easement Abandonment contains 209 feet, more or less.

The bearings used in this document are based upon those shown on the Alpine Meadows Estates Subdivision Unit No. 7, as filed in Book J of Maps at Page 36, Official Records of Placer County, California.

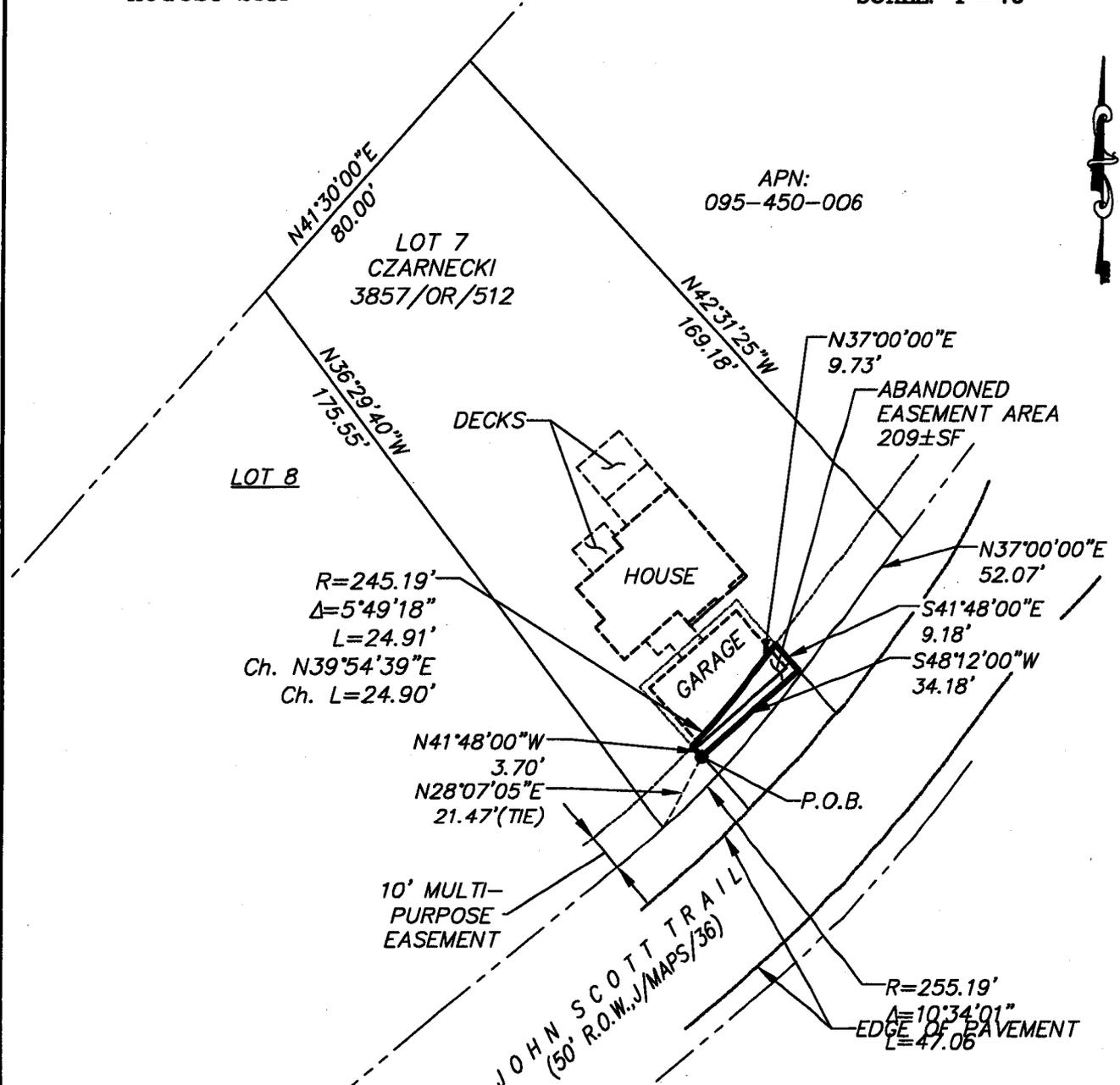
This easement abandonment affects APN: 095-450-005.

EXHIBIT 'B'
MULTI-PURPOSE EASEMENT ABANDONMENT EXHIBIT

BEING A PORTION OF LOT 7, ALPINE MEADOWS ESTATES SUBDIVISION UNIT NO. 7,
 BOOK J OF MAPS AT PAGE 36, O.R.P.C., AND A PORTION OF SECTION 5,
 TOWNSHIP 15 NORTH, RANGE 16 EAST, M.D.B. & M.

COUNTY OF PLACER
 AUGUST 2015

CALIFORNIA
 SCALE: 1"=40'



THE BASIS BEARINGS USED IN THIS DESCRIPTION ARE BASED UPON THOSE SHOWN ON THE ALPINE MEADOWS ESTATES UNIT NO.7 SUBDIVISION, FILED IN BOOK J OF MAPS, PAGE 36, O.R.P.C.

WLS
 WEBB LAND SURVEYING, INC.

3190 Fabian Way, Unit C
 Tahoe City, CA 96145
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PREPARED FOR:
 MARTY & JUDITH CZARNECKI
 APN: 095-450-005 1042.10
 104210 exhib.dwg

EXHIBIT "C"
DRAINAGE
EASEMENT ABANDONMENT
DESCRIPTION

Being a portion of the property described in the deed to Czarnecki, in the grant deed recorded in Document No. 1990-3857512, Official Records of Placer County, also being a portion of Lot 7, as shown on the Alpine Meadows Estates Subdivision Unit No. 7, as filed in Book J of Maps at Page 36, Official Records of Placer County, California, said parcel being located in Section 5, Township 15 North, Range 16 East, M.D.B. & M., and more particularly as described as follows:

Beginning at a point which bears North 14°24'23" East, 37.03 feet from the southernmost corner of Lot 7, also being a point on the northerly right of way of John Scott Trail, as shown on the Alpine Meadows Estates Subdivision Unit No. 7, as filed in Book J of Maps at Page 36, Official Records of Placer County, California, thence from said point of beginning, along the westerly line of the drainage easement, as shown on said map, the following four (4) courses:

- 1) North 53°00'00" West, 12.99 feet;
- 2) North 10°26'47" East, 32.34 feet;
- 3) North 41°14'44" West, 47.75 feet;
- 4) North 23°10'39" West, 17.23 feet;

thence departing said drainage easement line the following four (4) courses:

- 1) South 41°53'29" East, 80.85 feet;
- 2) South 03°02'59" West, 17.91 feet, to a point on the northerly right of way of John Scott Trail;
- 3) continuing along said right of way, South 37°00'00" West, 6.79 feet;
- 4) continuing along said right of way, along an arc of a tangent curve to the right, having a radius of 255.19 feet, a central angle of 02°14'45", a distance of 10.00 feet, more or less to the point of beginning.

Above described Drainage Easement Abandonment contains 939 feet, more or less.

The bearings used in this document are based upon those shown on the Alpine Meadows Estates Subdivision Unit No. 7, as filed in Book J of Maps at Page 36, Official Records of Placer County, California.

This easement abandonment affects APN: 095-450-005.

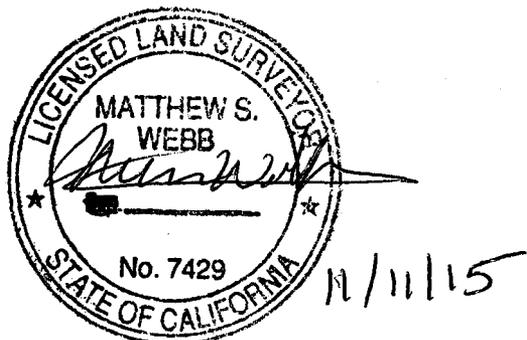
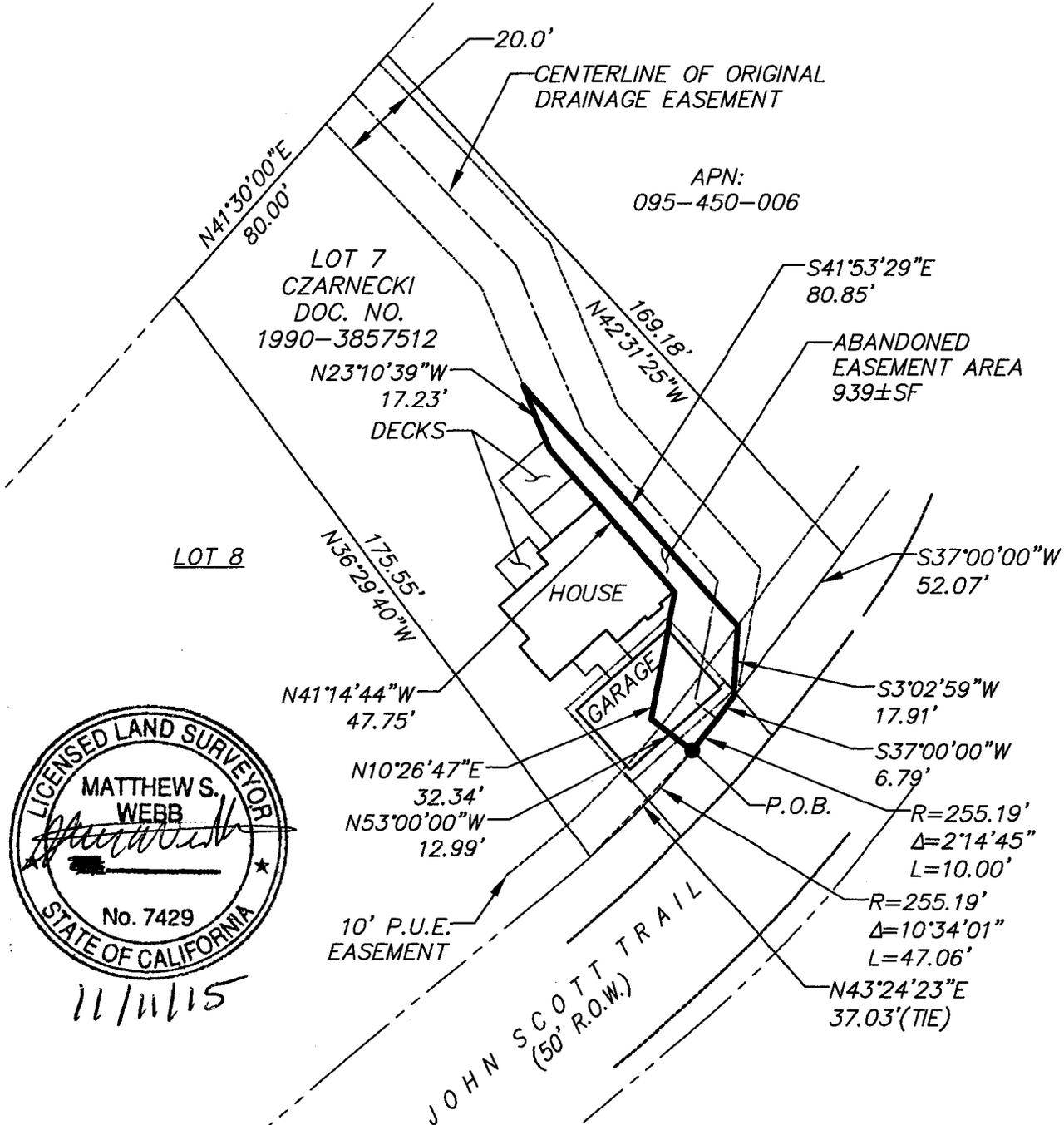


EXHIBIT 'D'
DRAINAGE EASEMENT ABANDONMENT EXHIBIT

BEING A PORTION OF LOT 7, ALPINE MEADOWS ESTATES SUBDIVISION UNIT NO. 7,
 BOOK J OF MAPS AT PAGE 36, O.R.P.C., AND A PORTION OF SECTION 5,
 TOWNSHIP 15 NORTH, RANGE 16 EAST, M.D.B. & M.

COUNTY OF PLACER
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 SCALE: 1"=40'



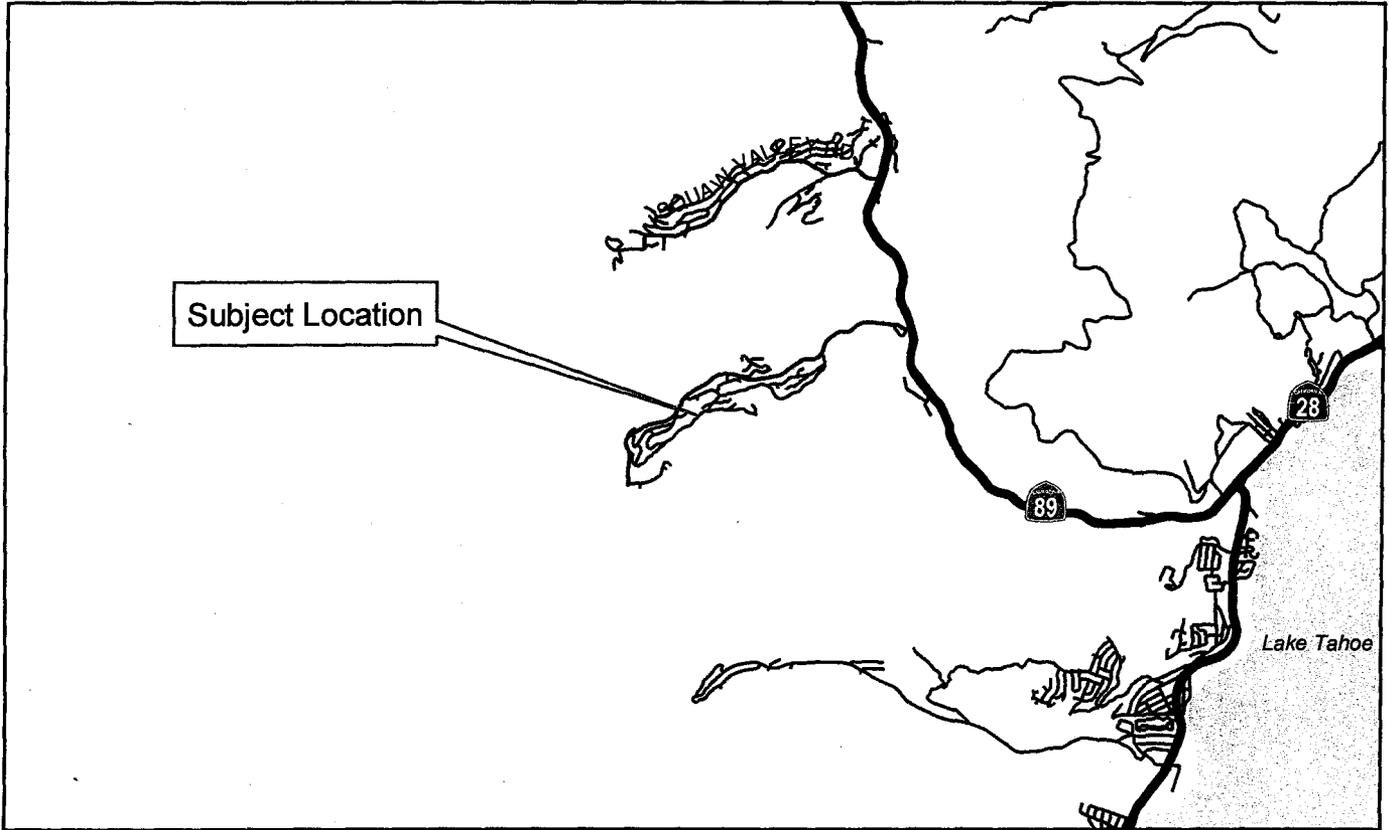
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Location Map



Vicinity Map

