

**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 / Public Utility Easement Abandonment / Alpine Meadows**

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**ACTION REQUESTED**

Adopt a Resolution to abandon a portion of a Public Utility Easement on Lot 301 in Alpine Meadows Estates Subdivision, Unit No. 9.

**BACKGROUND**

Jeffrey and Juanita Epps, the owners of Lot 301 in the Alpine Meadows Estates Subdivision, Unit No. 9 (1440 Pine Trail), have requested the County abandon a portion of a 10-foot wide 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. 9, filed for record in 1970 in Book J of Maps at Page 14. The applicants propose to construct a new two-car garage and a covered walkway, a portion of which would encroach into the PUE. The applicants have received a Subdivision Modification (PLN15-00222) for a reduction to the building setback.

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 fair market value for the abandonment of a portion of the Public Utility Easement, \$960, 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

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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 301, ALPINE MEADOWS ESTATES SUBDIVISION, UNIT NO. 9.

**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**, Public Utility Easements were dedicated to and accepted by Placer County on the map of Alpine Meadows Estates Subdivision, Unit No. 9, filed for record in Book J of Maps at Page 14; and

**WHEREAS**, it has been determined that the portion of the Public Utility Easement on Lot 301, 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 Public Utility Easement on Lot 301, Alpine Meadows Estates Subdivision, Unit No. 9, 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 easement, as described and shown on the attached exhibits, is not useful as a nonmotorized transportation facility.

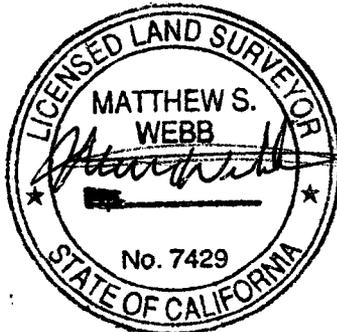
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**EXHIBIT "A"**  
**LOT 301**  
**PUBLIC UTILITY EASEMENT (P.U.E.)**  
**ABANDONMENT EXHIBIT**  
**DESCRIPTION**

Being a portion of Lot 301, Alpine Meadows Estates Unit No. 9 Subdivision, as filed in Book J of Maps at Page 14, Official Records Placer County, California, located in Section 4, Township 15 North, Range 16 East, M.D.B. & M. and more particularly described as follows:

Beginning at a point which bears South 78°52'06" West, 37.88 feet, from the southeast corner of Lot 301, as shown on that certain map titled Alpine Meadows Estates Unit No. 9, as filed in Book J of Maps at Page 14, Official Records Placer County, California; thence from said point of beginning, South 63°30'39" West, 8.50 feet; thence South 26°29'22" East, 3.38 feet; thence South 63°30'38" West, 22.50 feet; thence North 26°29'22" West, 10.81 feet; thence along the arc of a non-tangent curve to the left, having a radius of 30.00 feet, a central angle of 32°42'11", a distance of 17.12 feet, said curve subtended by a chord of North 73°34'48" East, 16.89 feet; thence North 57°13'41" East, 14.46 feet; thence South 26°29'22" East, 6.07 feet, more or less to the point of beginning.

Above described parcel contains 237 square feet more or less.



10/21/15

# EXHIBIT 'B'

## P.U.E. ABANDONMENT EXHIBIT

BEING A PORTION OF LOT 301, ALPINE MEADOWS ESTATES SUB. UNIT 9,  
 BOOK J OF MAPS AT PAGE 14, PLACER COUNTY OFFICIAL RECORDS  
 SECTION 4, TOWNSHIP 15 NORTH, RANGE 16 EAST, M.D.B. & M.

COUNTY OF PLACER

SCALE: 1" = 20'

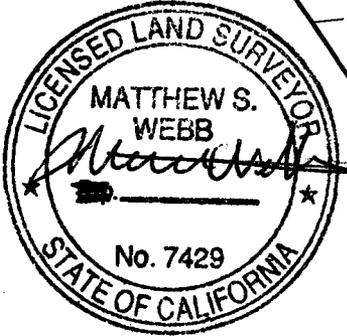
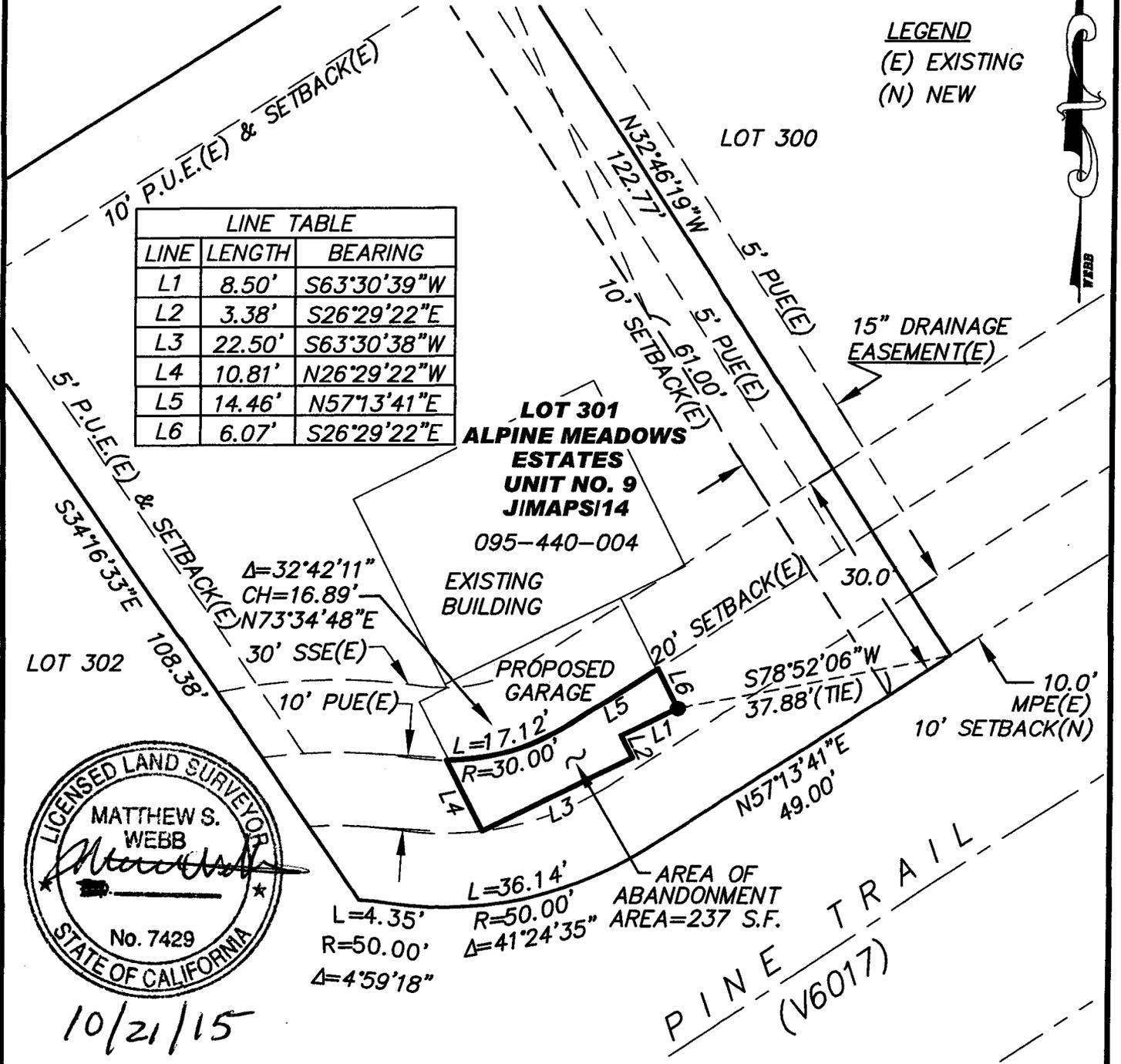
CALIFORNIA

OCTOBER, 2015

**LEGEND**

(E) EXISTING  
 (N) NEW

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.50'	S63°30'39"W
L2	3.38'	S26°29'22"E
L3	22.50'	S63°30'38"W
L4	10.81'	N26°29'22"W
L5	14.46'	N57°13'41"E
L6	6.07'	S26°29'22"E



10/21/15

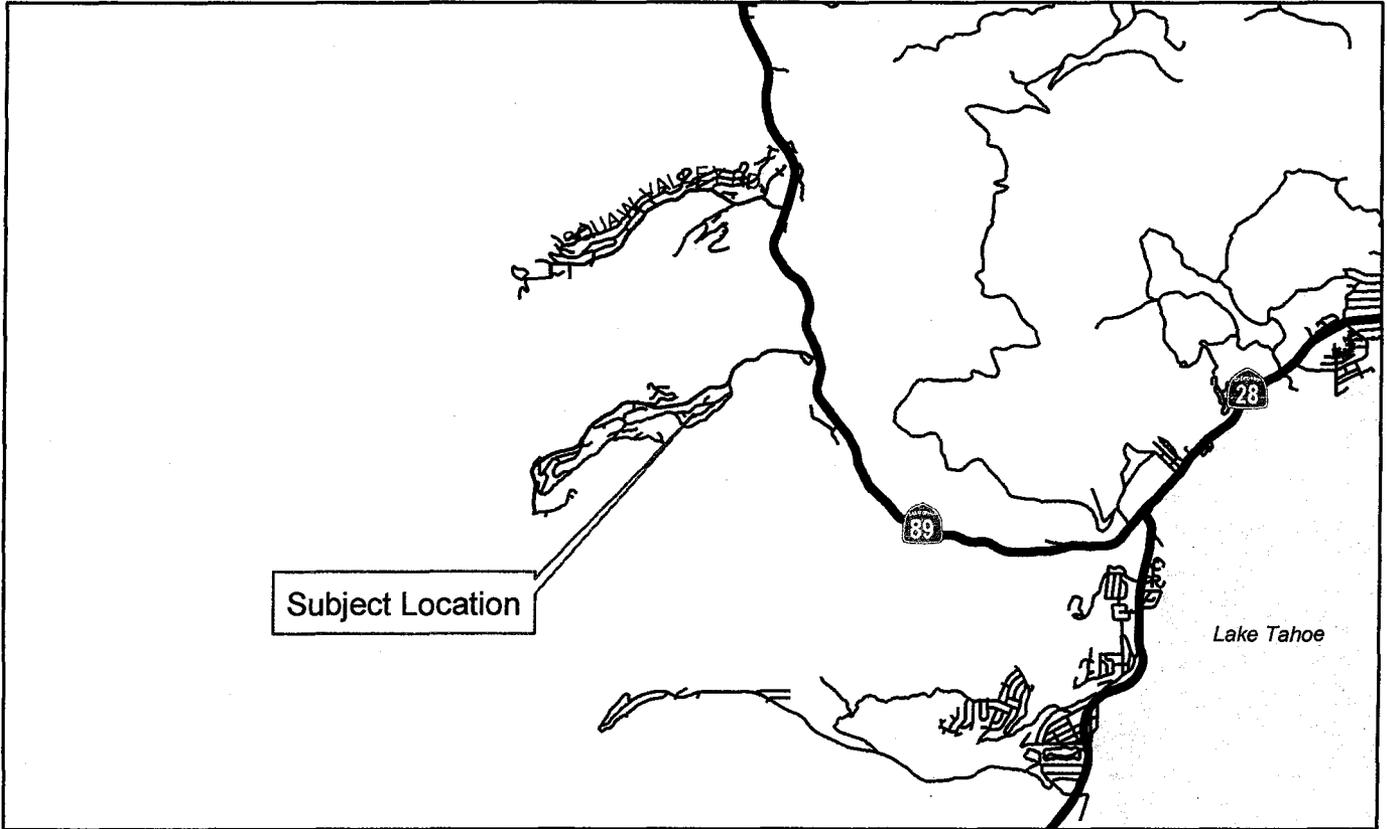
**WLS**  
 WEBB LAND SURVEYING, INC.

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

EXHIBIT TO ACCOMPANY  
 LEGAL DESCRIPTION

PREPARED FOR:  
 JEFFREY & JUANITA EPPS  
 APN: 095-440-004 1466.00  
 146600EXB.DWG

# Location Map



# Vicinity Map

