



**MEMORANDUM**  
**DEPARTMENT OF PUBLIC WORKS**  
**AND FACILITIES**  
**ENGINEERING DIVISION**  
County of Placer

TO: Board of Supervisors DATE: February 23, 2016  
FROM: Ken Grehm, Director of Public Works and Facilities  
SUBJECT: Engineering / Easement and IOD Abandonment / Bickford Ranch

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**ACTION REQUESTED**

Adopt a Resolution to abandon five easements and one Offer of Dedication in the Bickford Ranch Development, Lincoln.

**BACKGROUND**

On behalf of LV Bickford Ranch, LLC and the Anders Trust, Westpark Communities has requested the County abandon five easements and one unaccepted Offer of Dedication dedicated on the Bickford Ranch Large Lot Subdivision map, recorded in 2007 in Book BB of Maps at Page 77. The Anders Trust owns property within the boundaries of the Bickford Ranch Specific Plan, and to enhance sensitive wetland areas, the two parties processed a Minor Boundary Line Adjustment – PLN15-00271 – leaving a portion of the Anders Trust property encumbered with easements dedicated by the Bickford Ranch large lot map. The easements to be removed from the Anders Trust property are a Conservation Easement, Cultural Resource Easement, Multi-Purpose Trail Easement, Natural Open Space Easement, Public Access Easement and Wetland Preservation Easement. Only the Multi-Purpose Trail Easement was not accepted by the County. Replacement easements will be dedicated with subsequent phases of the Bickford Ranch development in conformance with the recently approved revised Specific Plan.

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.

**ENVIROMENTAL**

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

**FISCAL IMPACT**

The easements to be abandoned will eventually be replaced by dedication in subsequent Bickford Ranch phases, so there is no fiscal impact resulting from this action.

**ATTACHMENTS**

Resolution with Exhibits  
Location Map

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

**In the matter of:**

A Resolution abandoning five easements and one Offer of Dedication in the Bickford Ranch Development - Lincoln.

Resolution 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.

\_\_\_\_\_

Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

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WHEREAS, Offers of Dedication were made to the public and accepted by Placer County for a Conservation Easement, Cultural Resource Easement, Natural Open Space Easement, Public Access Easement and Wetland Preservation Easement, and an Offer of Dedication was made for a Multi-Purpose Trail Easement, but not accepted by Placer County, on the Bickford Ranch Large Lot Subdivision Phase 1 Map, filed for record in Book BB of Maps at Page 77; and

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

WHEREAS, it has been determined that the accepted and not accepted Offers of Dedication for these easements, and as described on the attached Exhibit "A" and as shown on the attached Exhibit "B", are no longer necessary for present or prospective public use, as they will be rededicated on subsequent Bickford Ranch maps; and

WHEREAS, summary vacation of the easements and Offer of Dedication 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 easements and Offer of Dedication, as described and shown on the attached Exhibits, shall be vacated and abandoned, and shall thereafter not constitute easements or Offer of Dedication for their intended purposes; and

BE IT FURTHER RESOLVED by the Board of Supervisors of Placer County that the above described easements and Offer of Dedication, as described and shown on the attached exhibits, are not useful as a nonmotorized transportation facility.

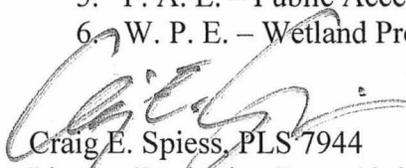
Exhibit A  
Exhibit B

## EXHIBIT "A"

### EASEMENT ABANDONMENT

All that real property situated in the County of Placer, State of California and located within Section 19, Township 12 North, Range 7 East, Mount Diablo Meridian, being all of the following easements dedicated to Placer County on that portion of Lot L-58B as shown and so designated on that certain Final Map entitled "Tract No. 918 Bickford Ranch-Large Lot Subdivision Phase 1", filed for record on July 6, 2007, in Book BB of Maps, at Page 77, Placer County Records lying within the Resultant Anders Property as described in that certain Grant Deed recorded on December 4, 2015 in Document Number 2015-0104687, Official Records of Placer County said easements being further described as follows:

1. C. E. – Conservation Easement
2. C. R. E. – Cultural Resource Easement
3. M. P. T. E. – Multi-Purpose Trail Easement
4. N. O. S. E. (N.O.S.) – Natural Open Space Easement
5. P. A. E. – Public Access Easement
6. W. P. E. – Wetland Preservation Easement

  
Craig E. Spiess, PLS 7944  
License Expiration Date: 12-31-17

Date: 1/14/16



Prepared by:

**MACKAY & SOMPS CIVIL ENGINEERS, INC.**

1552 Eureka Road, Suite 100, Roseville, CA 95661

P:\18451\survey-MS\mapping\desc\ABANDON ESMTs\BICKFORD-ESMT-ABANDON.docx

RESULTANT L-58A  
2015-0104688 O.R.P.C.

ANDERS  
2015-0104687 O.R.P.C.

(PORTION OF  
LOT L-58B(1))

C.E.  
C.R.E.  
M.P.T.E.  
N.O.S.E.  
P.A.E.  
W.P.E.

RESULTANT L-58A  
2015-0104688 O.R.P.C.

LEGEND

O.R.P.C. OFFICIAL RECORDS PLACER COUNTY

REFERENCES

(1) BB MAPS 77



SCHOOL RANCH ROAD (1)

M-2B  
BB MAPS 77

M-3  
BB MAPS 77  
SHEET 1 OF 1

LEGEND

- C.E. CONSERVATION EASEMENT(1)
- C.R.E. CULTURAL RESOURCE EASEMENT(1)
- M.P.T.E. MULTI-PURPOSE TRAIL EASEMENT(1)
- N.O.S.E. NATURAL OPEN SPACE EASEMENT(1)
- P.A.E. PUBLIC ACCESS EASEMENT(1)
- W.P.E. WETLAND PRESERVATION EASEMENT(1)

**EXHIBIT "B"**  
**EASEMENT ABANDONMENTS**

PER BB MAPS 77

PORTION OF SECTION 19, T. 12 N. R. 7 E. M.D.M.  
COUNTY OF PLACER STATE OF CALIFORNIA

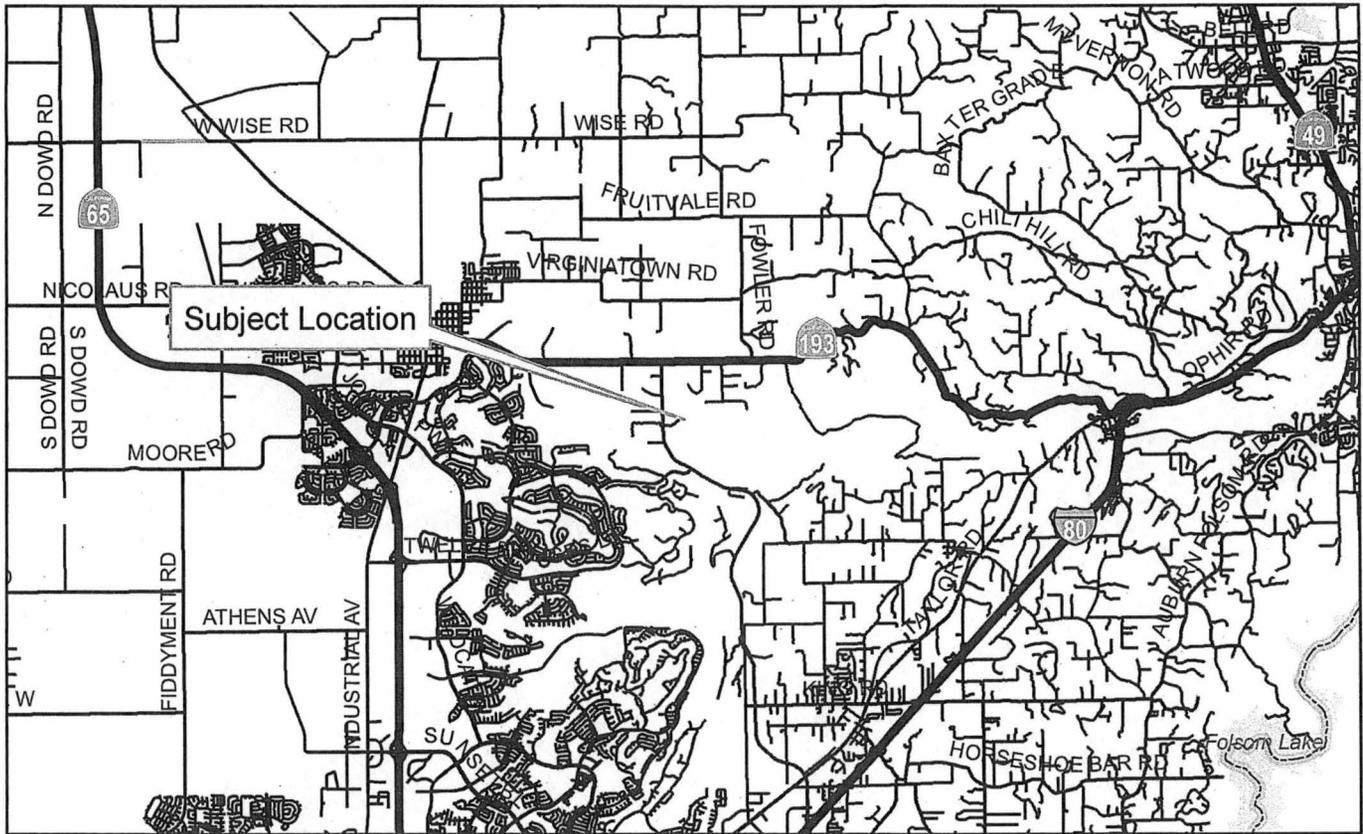
**MACKAY & SOMPS**

ENGINEERS PLANNERS SURVEYORS  
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION,  
THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

MJB	1"= 200'	01/14/2016	18451.000
DRAWN BY	SCALE	DATE	JOB NO.

# Location Map



# Vicinity Map

