



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

TO: Board of Supervisors

DATE: March 22, 2016

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

SUBJECT: Engineering / Easement Abandonment / Timilick Tahoe Phase 2A

ACTION REQUESTED

Adopt a Resolution to abandon portions of an Offer of Dedication for a "blanket" Drainage Easement over Lot M, created with the Timilick Tahoe Phase 2A Subdivision.

BACKGROUND

A Drainage Easement over Lot M was dedicated to, but not accepted by, Placer County, with the Timilick Phase 2A, filed for record in Book BB of maps, at Page 82. Lot M was then re-subdivided with the Schaffer's Mill Phase 2B, filed for record in Book CC of Maps, Page 39, and once again, the Lot M Drainage Easement was dedicated to, but not accepted by, Placer County. The portions of the Lot M Drainage Easement to be abandoned will allow for adequate buildable areas for housing footprints proposed for Lots 107 thru 129, currently shown on Schaffer's Mill Phase 2C, filed for record in Book DD of Maps, Page 37.

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 IMPACT

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 easements being abandoned will be relocated.

ATTACHMENTS

Resolution with Exhibits
Location Map

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

In the matter of:

A resolution abandoning an offer of dedication for a drainage easement on Lot "M" on the subdivision map of Timilick Tahoe Phase 2A. 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

WHEREAS, this Resolution for a Drainage Easement was dedicated to Placer County, but not accepted, on Lot "M" on the map of Timilick Tahoe Phase 2A, filed for record in Book BB of Maps at Page 82; and

WHEREAS, it has been determined that the Offer of Dedication for the Drainage Easement on Lot "M" as described on the attached Exhibit "A" and shown on the attached Exhibit "B", is no longer necessary for present or prospective public use; and

WHEREAS, summary vacation of the 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 Offer of Dedication for a Drainage Easement on Lot "M", as described and shown on the attached exhibits, shall be vacated and abandoned, and shall thereafter not constitute an Offer of Dedication for its intended purpose; and

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

Exhibit A
Exhibit B

EXHIBIT 'A'

Drainage Easement Abandonment

REAL PROPERTY in the County of Placer, State of California, described as follows:

A PORTION of Lot 'M' as shown on Book CC of Maps at Page 39, Placer County Records, also being a portion of Section 23, Township 17 North, Range 16 East, M.D.M., more particularly described as follows:

AREA 'A':

BEGINNING at a point on the Westerly boundary of Lot 120 as shown on Schaffer's Mill Phase 2C recorded in Book DD of Maps at Page 37, Placer County Records, from which the Southwesterly corner of said Lot 120 bears South 0° 31' 10" East 10.85 feet, thence from said point of beginning leaving said Westerly boundary along the parcel to be described, the following six (6) consecutive courses and distances:

- 1) North 66° 22' 47" West 31.97 feet;
- 2) North 0° 31' 10" West 159.11 feet;
- 3) North 20° 44' 57" West 77.39 feet;
- 4) North 37° 14' 46" West 72.33 feet;
- 5) North 63° 57' 51" West 80.72 feet;
- 6) North 10° 25' 15" East 20.23 feet

to the Southwesterly corner of Lot 129 as shown on the above referenced map; thence along the Easterly boundary of said Lot 'M', the following six (6) consecutive courses and distances:

- 1) South 70° 56' 55" East 42.54 feet;
- 2) South 58° 39' 37" East 46.68 feet;
- 3) South 43° 26' 01" East 43.60 feet;
- 4) South 36° 10' 29" East 51.98 feet;
- 5) South 22° 50' 10" East 75.63 feet;
- 6) South 0° 31' 10" East 175.95 feet

to the **POINT OF BEGINNING**.

Said Parcel contains 10,719 square feet more or less.

AREA 'B':

BEGINNING at the Southwesterly corner of Lot 112 as shown on the above referenced map; thence from said point of beginning along the boundary of said Lot 'M' South 66° 32' 24" West 44.58 feet; thence leaving said Lot 'M' along the parcel to be described, the following five (5) consecutive courses and distances:

- 1) North 15° 50' 27" West 115.66 feet;
- 2) North 7° 15' 26" West 111.63 feet;
- 3) North 0° 17' 10" East 115.28 feet;
- 4) North 5° 35' 26" West 98.18 feet;
- 5) South 89° 42' 02" East 20.00 feet

to the Northwesterly Corner of Lot 119 as shown on the above referenced map; thence along the Easterly boundary of said Lot 'M', the following four (4) consecutive courses and distances:

- 1) South 0° 15' 39" West 211.64 feet;
- 2) South 12° 20' 53" East 55.06 feet;
- 3) South 21° 38' 02" East 55.30 feet;

4) South 23° 51' 14" East 109.68 feet
to the **POINT OF BEGINNING**.

Said Parcel contains 8,636 square feet more or less.

AREA 'C':

BEGINNING at a point on the Northwesterly boundary of Lot 110 as shown on the above referenced map, from which the most Westerly corner of said Lot 110 bears South 51°44' 53" West 14.39 feet, thence from said point of beginning leaving said Northwesterly boundary along the parcel to be described, the following two (2) consecutive courses and distances:

- 1) North 7° 43' 04" East 14.39 feet;
- 2) North 66° 32' 24" East 39.18 feet

to a point on the Easterly boundary of said Lot 'M'; thence along said Easterly boundary South 51° 44' 53" West 48.23 feet to the **POINT OF BEGINNING**.

Said Parcel contains 241 square feet more or less.

AREA 'D':

BEGINNING at the most Southerly Southwesterly corner of Lot 106 as shown on the above referenced map; thence from said point of beginning along the parcel to be described, the following four (4) consecutive courses and distances:

- 1) South 89° 48' 00" West 16.18 feet;
- 2) South 46° 02' 27" West 11.68 feet
- 3) North 35° 18' 45" West 115.90 feet;
- 4) North 5° 36' 00" West 49.99 feet

to a point on the Easterly boundary of said Lot 'M'; thence along said Easterly boundary South 35° 18' 45" East 166.87 feet to the **POINT OF BEGINNING**.

Said Parcel contains 3,430 square feet more or less.

Description Basis of Bearing

The basis of bearing for the above description is identical to that shown on Schaffer's Mill Phase 2C, recorded in Book CC of Maps at Page 39, Placer County Records.

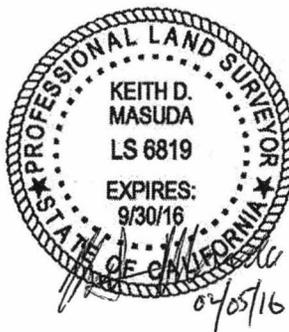


EXHIBIT 'B'
DRAINAGE EASEMENT ABANDONMENT

BEING A PORTION OF LOT 'M' PER BOOK CC OF MAPS, PAGE 39, ALSO BEING A
PORTION OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

COUNTY OF PLACER
SCALE: 1" = 200'

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FEBRUARY, 2016

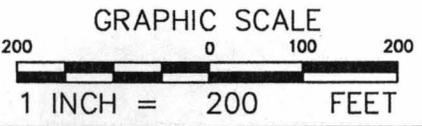
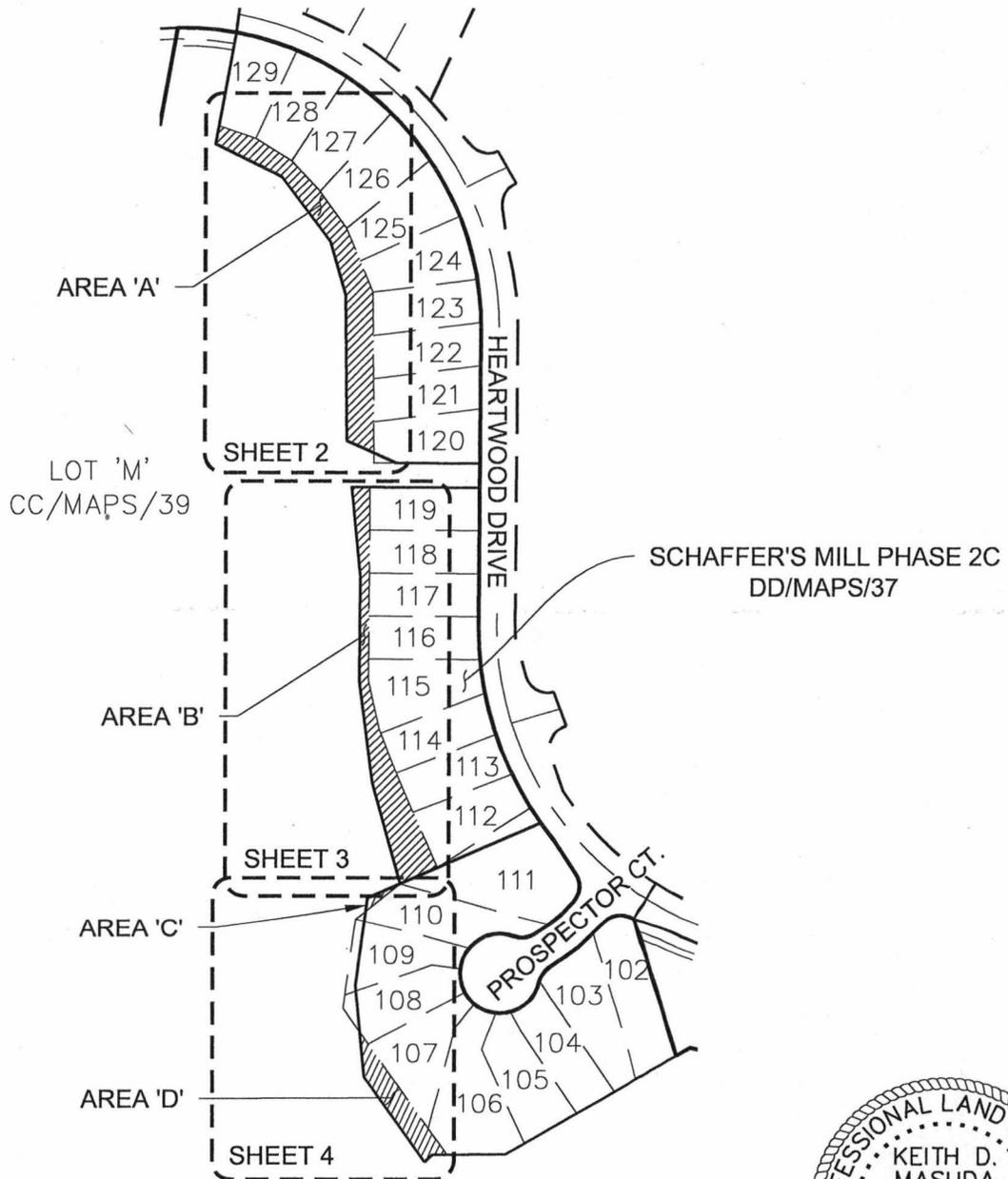


EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
PAGE 1 OF 4



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NEW MARTIS PARTNERS
2192.02C

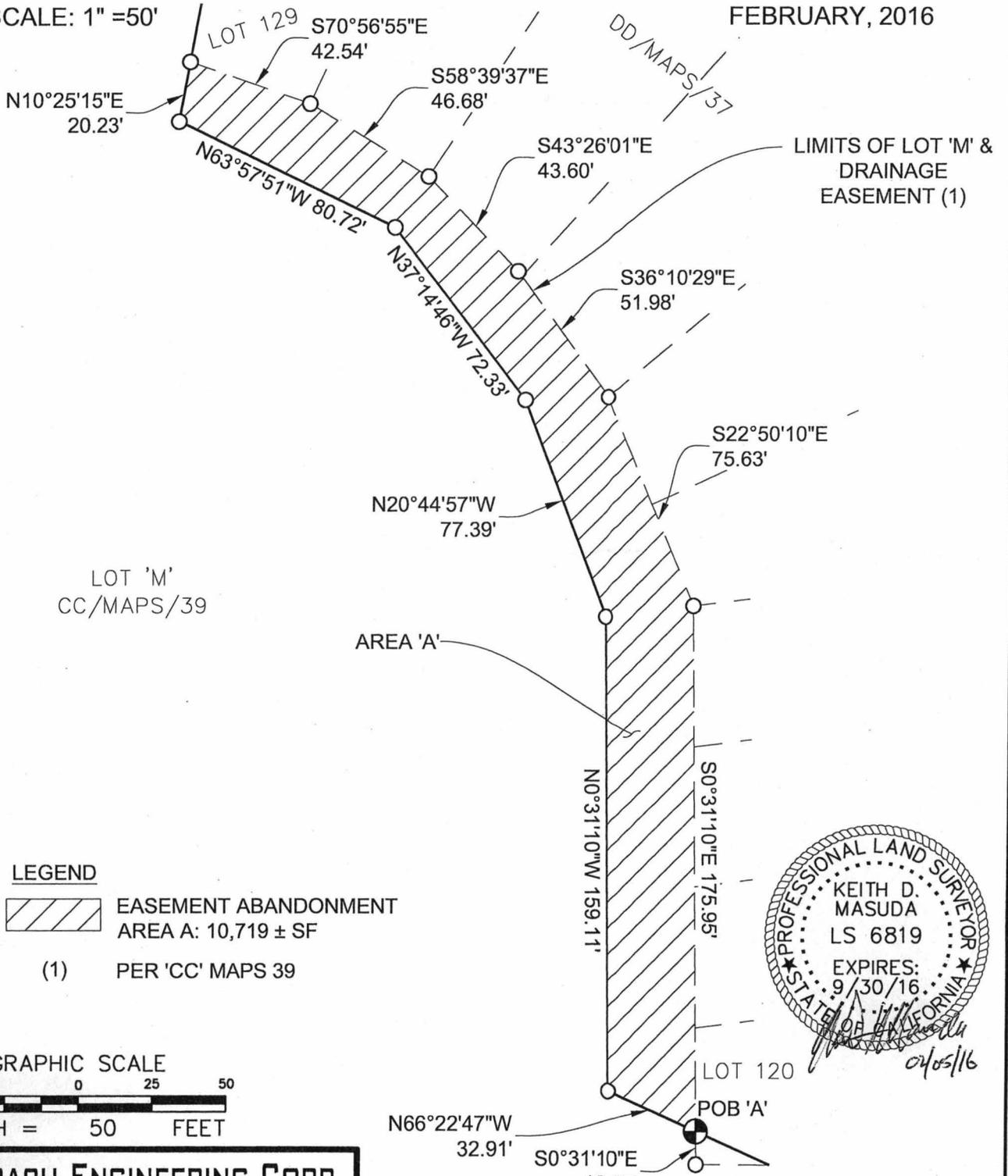
EXHIBIT 'B' DRAINAGE EASEMENT ABANDONMENT

BEING A PORTION OF LOT 'M' PER BOOK CC OF MAPS, PAGE 39, ALSO BEING A PORTION OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

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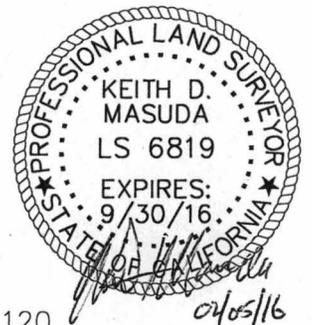
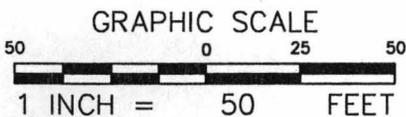
SCALE: 1" = 50'



LEGEND

EASEMENT ABANDONMENT
AREA A: 10,719 ± SF

(1) PER 'CC' MAPS 39



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EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
PAGE 2 OF 4

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2192.02C

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EXHIBIT 'B'

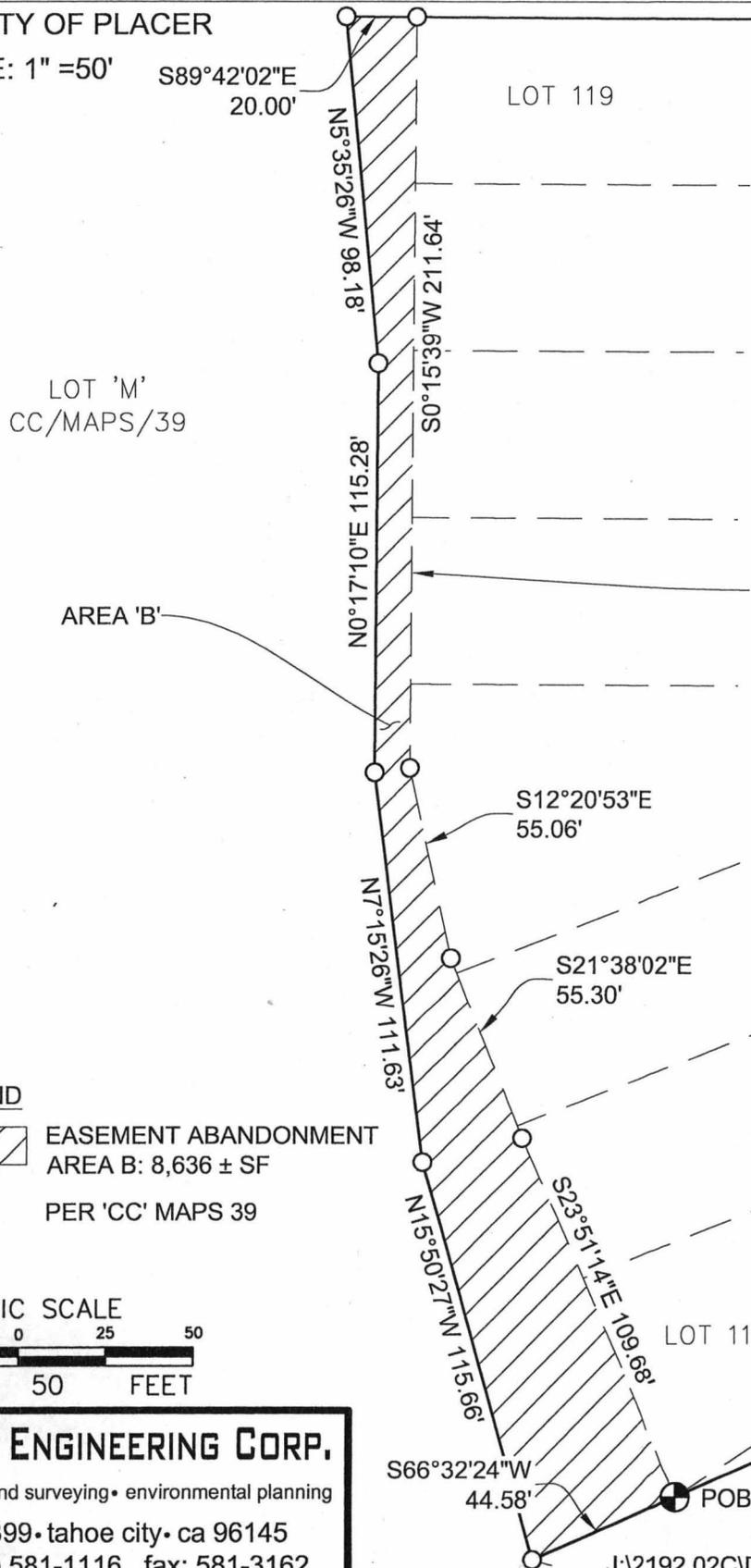
DRAINAGE EASEMENT ABANDONMENT

BEING A PORTION OF LOT 'M' PER BOOK CC OF MAPS, PAGE 39, ALSO BEING A PORTION OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

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SCALE: 1" = 50'



DD/MAPS/37

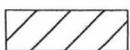
LOT 'M'
CC/MAPS/39

AREA 'B'

LIMITS OF LOT 'M' &
DRAINAGE
EASEMENT (1)



LEGEND



EASEMENT ABANDONMENT
AREA B: 8,636 ± SF

(1) PER 'CC' MAPS 39

GRAPHIC SCALE

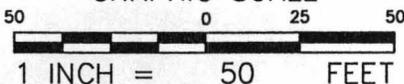


EXHIBIT TO ACCOMPANY
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EXHIBIT 'B' DRAINAGE EASEMENT ABANDONMENT

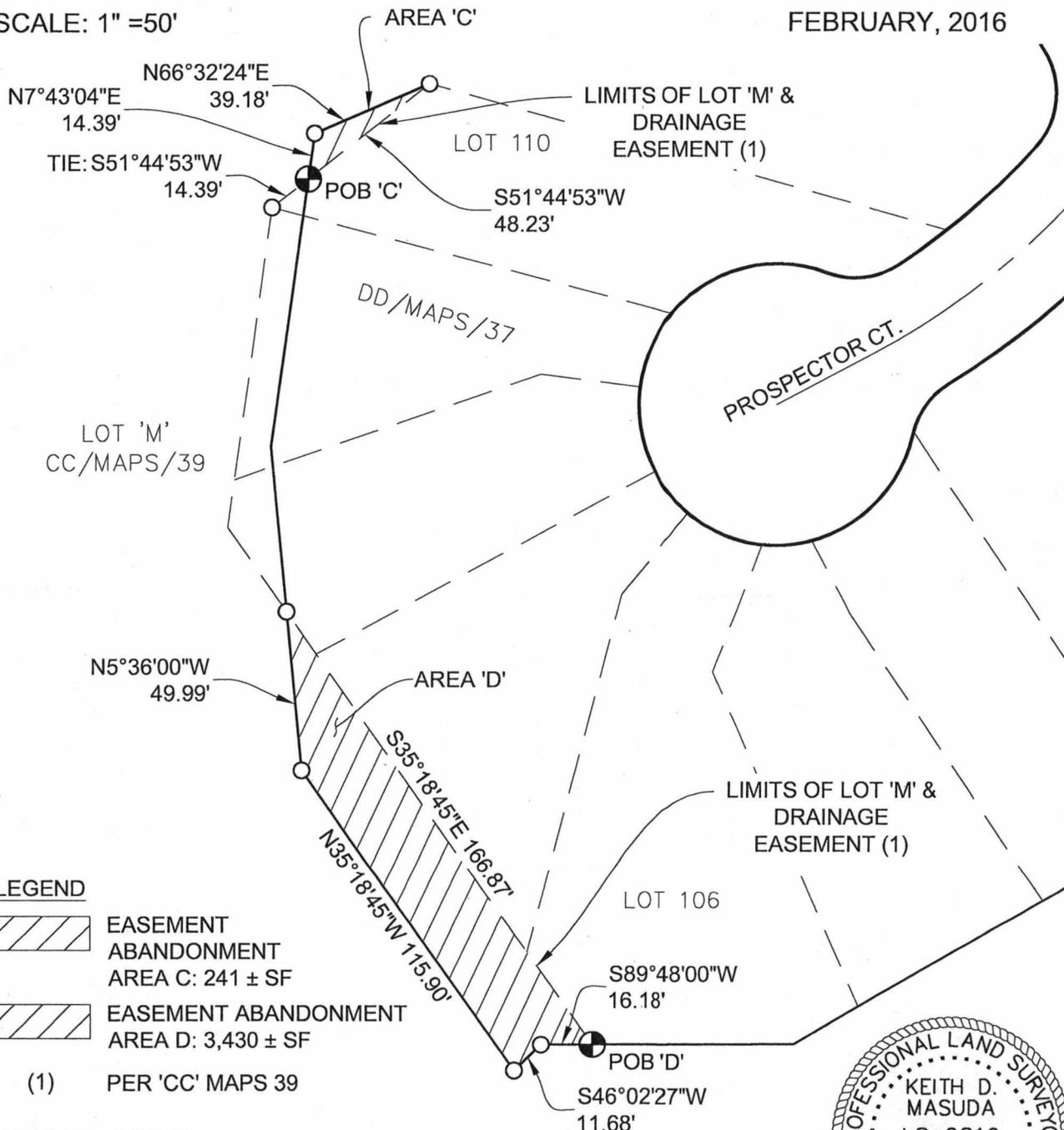
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SCALE: 1" = 50'

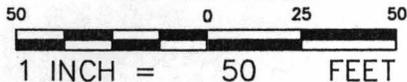
FEBRUARY, 2016



LEGEND

- EASEMENT ABANDONMENT
AREA C: 241 ± SF
- EASEMENT ABANDONMENT
AREA D: 3,430 ± SF
- (1) PER 'CC' MAPS 39

GRAPHIC SCALE



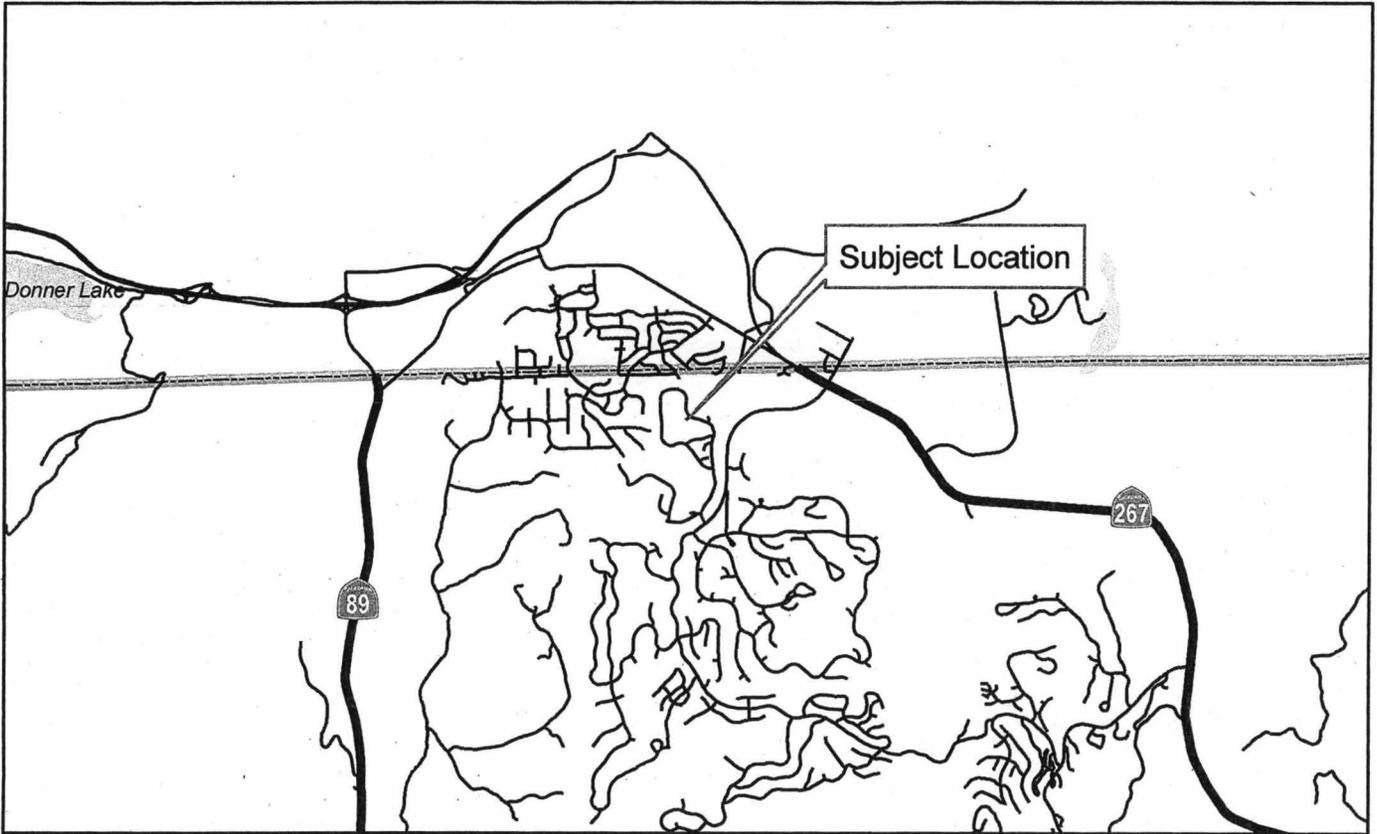
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Location Map



Vicinity Map

