



**M E M O R A N D U M**  
**PUBLIC WORKS AND FACILITIES**  
**PROPERTY MANAGEMENT DIVISION**  
County of Placer

TO: Board of Supervisors DATE: May 17, 2016  
FROM: Ken Grehm, Director of Public Works and Facilities  
By: Laurie Morse, Property Manager  
SUBJECT: Property Management / Lincoln Former Titan 1-A Missile Facility Site Minor Land Division Parcel Map / Owner's Statement Authorization

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**ACTION REQUESTED**

Adopt a Resolution authorizing the Director of Public Works and Facilities, or designee, to sign the Owner's Statement associated with the Former Titan 1-A Missile Facility Site Minor Land Division Parcel Map, and to execute all documentation necessary to process and record a Final Parcel Map.

**BACKGROUND**

In 1968, Placer County acquired the former Titan 1-A Missile Facility Site described as APN 021-274-031 and located on Oak Tree Lane near Lincoln, from the United States Department of Defense. The County continues to use a portion of the 46-acre site as a corporation yard (Attachment – County's Property).

On July 9, 2013, the City of Lincoln approved a proposed Village 1 Specific Plan and a Village 1 General Development Plan that were prepared for 1,832 acres of land directly east of the City. The County's Property is within the proposed boundary of Village 1 Specific Plan Area. The Specific Plan proposes 10 acres of the northwestern portion of the County's Property be zoned Mixed-Use and the remaining 36 acres be zoned Park.

On March 17, 2016, the Placer County Parcel Review Committee Chairman conditionally approved a Minor Land Division (Parcel Map Project: PLN16-00043) that will result in the creation of three parcels from the one parcel (Attachment - Tentative Parcel Map County Property). The boundaries of the three parcels align with the future proposed zoning pursuant to the Specific Plan and provide the County with future flexibility should your Board authorize staff to divest portions of the County's Property. At this time there are no proposed or recommended changes in the current land use or operation of the County's Property. Furthermore, the Minor Land Division process does not commit the County to being a participating landowner in the Village 1 Specific Plan.

To satisfy specific Final Conditions of Approval, a Parcel Map must be filed in substantial conformance with the approved Tentative Parcel Map. It is necessary your Board authorize the Director of Public Works and Facilities, or designee, to sign the Owner's Statement of the Parcel Map and to approve all other documents required to satisfy the Final Conditions of Approval and to record the Parcel Map.

**ENVIRONMENTAL IMPACT**

The project is Categorically Exempt from environmental review pursuant to the provisions of Section 15315 of the California Environmental Quality Act (CEQA) guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15, Minor Land Divisions).

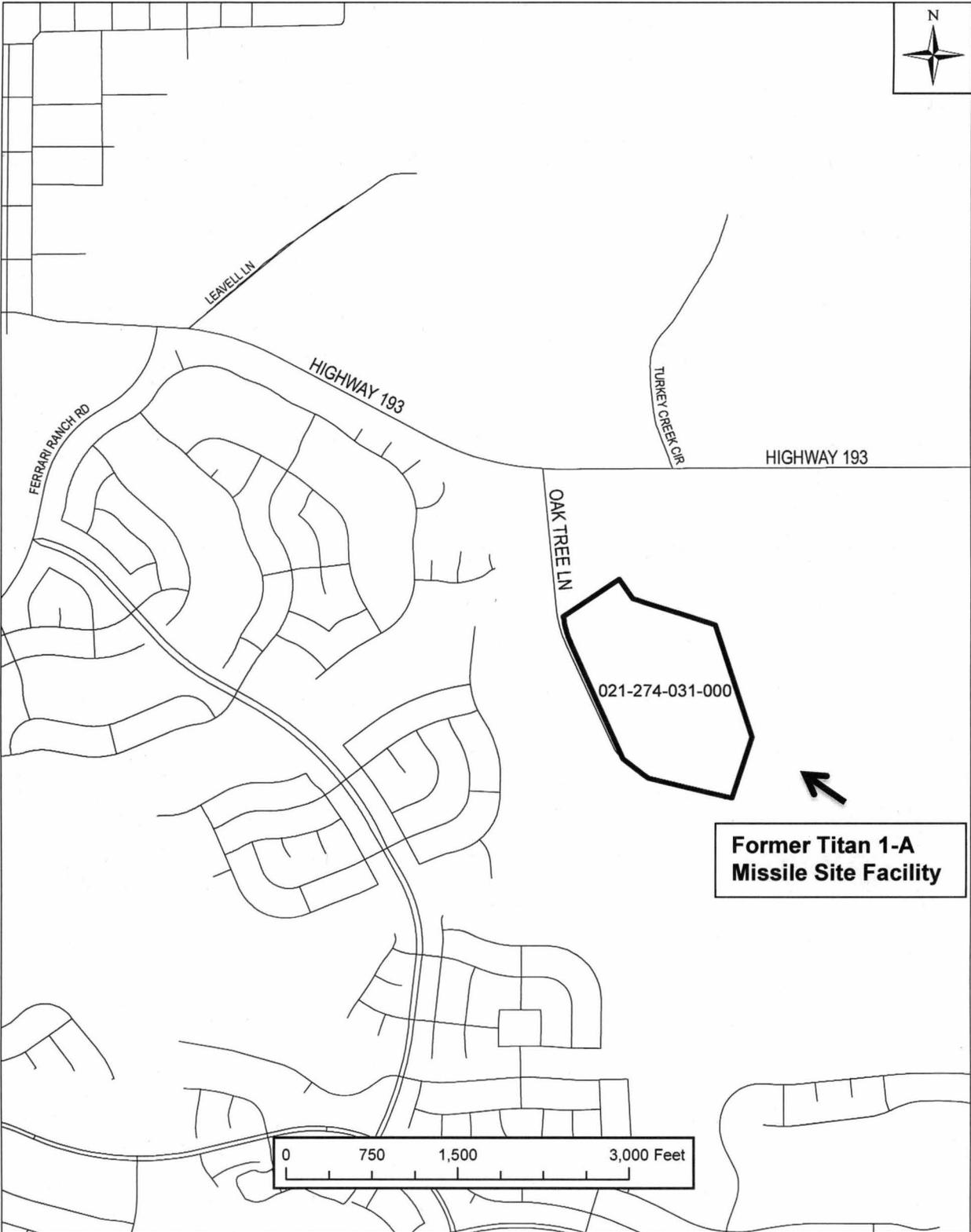
**FISCAL IMPACT**

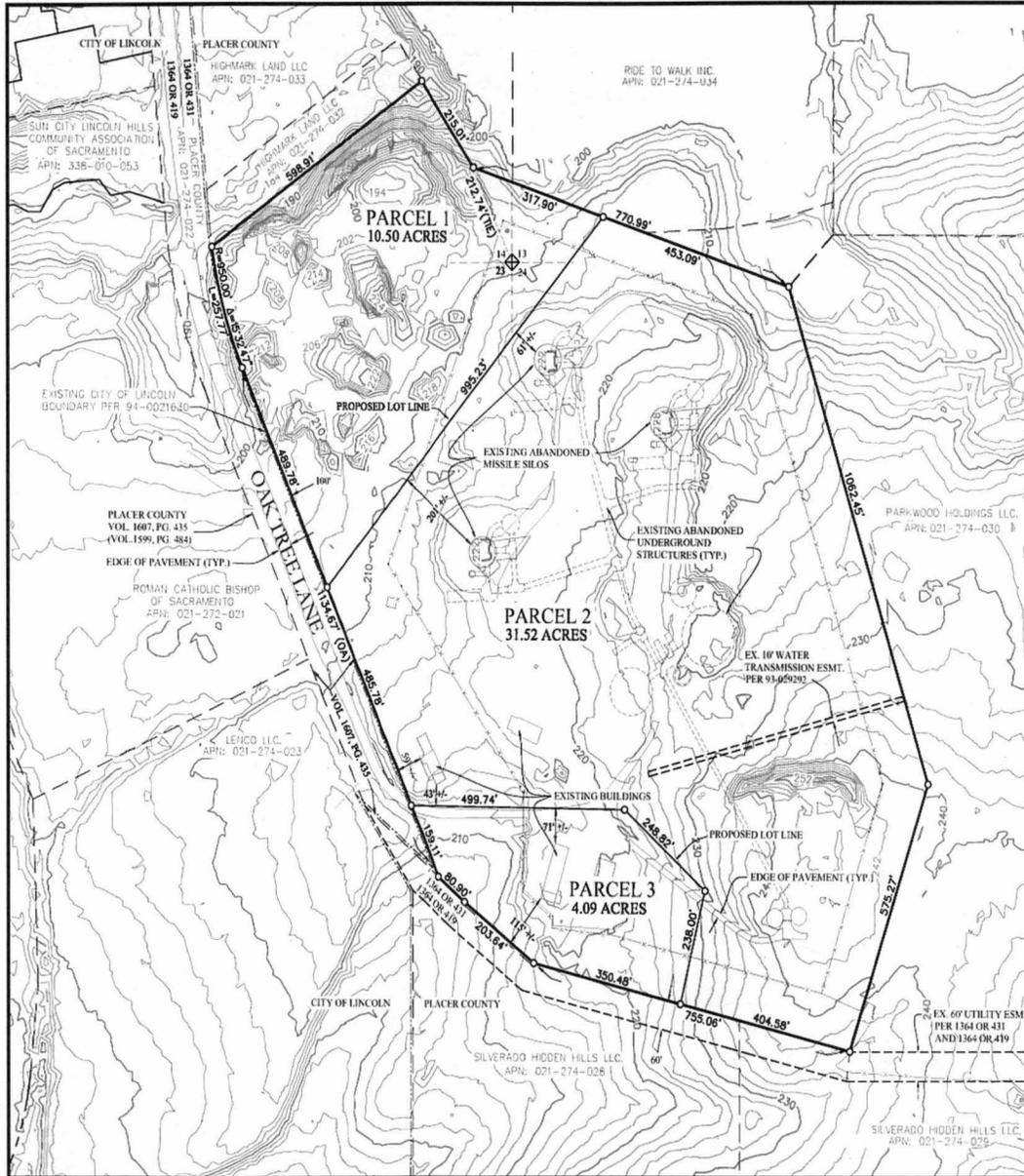
Total project cost to prepare and process the Parcel Map is estimated at \$14,500. Funding is available in the FY 2015-16 Capital Projects Fund, Lincoln Missile Site Project No. 04762.

**ATTACHMENTS**

County's Property  
Tentative Parcel Map County's Property  
Resolution

County's Property





**OWNER:**  
 COUNTY OF PLACER  
 3091 COUNTY CENTER DR.  
 AUBURN, CA, 95603  
 C/O ERIC FINDLAY  
 530-886-4944  
 EFindlay@Placer.ca.gov

**SURVEYOR:**  
 COUNTY OF PLACER, DPW  
 3091 COUNTY CENTER DR.  
 AUBURN, CA, 95603  
 GREG VIGIL  
 530-745-7509  
 gvigil@placer.ca.gov

**ASSESSOR'S PARCEL NUMBER(S):**  
 021-274-031  
**GROSS AREA:**  
 46.11± ACRES  
**EXISTING USE:**  
 COUNTY CORPORATION YARD  
**PROPOSED USE:**  
 MIXED USE-PARK-COUNTY YARD  
**EXISTING ZONING:**  
 F-B-X 50 AC. MIN.



- NOTES:**
1. THIS TENTATIVE MAP CONFORMS WITH THE APPLICABLE REQUIREMENTS OF SECTION 16.20.230 OF PLACER COUNTY CODE.
  2. THE HORIZONTAL DATUM OF THIS MAP IS NAVD 88.
  3. THE VERTICAL DATUM OF THIS MAP IS NAVD 88.
  4. UNDERGROUND STRUCTURE LOCATIONS ARE APPROXIMATE AND WERE NOT SURVEYED.
  5. DOCUMENTS RECORDED IN BOOK 69 PAGE 151 AND BOOK 139, PAGE 175 AS SHOWN IN THE PRELIMINARY TITLE REPORT BY PLACER TITLE COMPANY ARE NOT PLOTTABLE.
  6. DOCUMENT RECORDED IN BOOK 916, PAGE 553 AS SHOWN IN THE PRELIMINARY TITLE REPORT BY PLACER TITLE COMPANY BLANKETS NUMEROUS PARCELS BUT EXCEPTS OUT THE BOUNDARIES OF THE PARCEL BEING SUBDIVIDED.

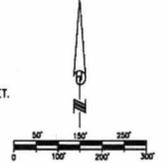
**PUBLIC SERVICES/UTILITIES:**  
 SCHOOL DISTRICT: WESTERN PLACER UNIFIED SCHOOL DISTRICT  
 FIRE PROTECTION: WESTERN PLACER FPD CSA 28 ZONE 76  
 LAW ENFORCEMENT: PLACER COUNTY SHERIFF  
 WATER: PCWA  
 GAS: PG&E  
 ELECTRIC: PG&E  
 COMMUNICATIONS: AT&T

**TENTATIVE MAP STATEMENT:**  
 I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE, AND RECORDING INFORMATION OF ALL RECORD EASEMENTS IDENTIFIED IN THE PRELIMINARY TITLE REPORT PREPARED BY PLACER TITLE COMPANY, ORDER NO. P-129568 DATED AS OF DECEMBER 24, 2015. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED ARE IDENTIFIED HEREON. EASEMENTS WHICH CANNOT BE LOCATED FROM RECORD INFORMATION (IF ANY) ARE NOTED ABOVE.



GREGORY S. VIGIL, LS 7941 DATE \_\_\_\_\_  
 LICENSE EXPIRES: 12/31/2017

- LEGEND**
- ◆ SECTION CORNER.
  - DIMENSION POINT. NOTHING FOUND/SET.
  - CITY OF LINCOLN BOUNDARY



TENTATIVE PARCEL MAP  
 No. PLN16-00  
 FOR THE  
**COUNTY OF PLACER**  
 A PORTION OF  
 SECTIONS 13, 14, 23, 24, T12N, R6E, MDBM  
 COUNTY OF PLACER, STATE OF CALIFORNIA  
 JANUARY 2016 SCALE: 1"=150'

Tentative Parcel Map County's Property

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

**In the matter of:** Adopt a Resolution authorizing the Director of Public Works and Facilities, or designee, to sign the Owner's Statement and execute all documentation necessary to process and record a Final Parcel Map for the Former Titan 1-A Missile Facility Site in 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

WHEREAS, the County of Placer is the owner of 46 acres east of Lincoln, California known as the Former Titan 1-A Missile Facility Site (County's Property); and,

WHEREAS, the land is currently encompassed in a single parcel APN 021-274-031; and,

WHEREAS, on March 17, 2016, the Placer County Parcel Review Committee Chairman conditionally approved a Minor Land Division and Tentative Parcel Map (Parcel Map Project: PLN16-00043) that will result in the creation of three parcels from existing APN 021-274-031; and,

WHEREAS, pursuant to the terms of Final Conditions of Approval, a Parcel Map in substantial conformance with the approved Tentative Parcel Map is to be filed with the County of Placer.

NOW, THEREFORE, BE IT RESOLVED, that the County of Placer Board of Supervisors delegates authority to the Director of Public Works and Facilities, or designee, to sign the Owner's Statement, execute all documentation necessary to process and record the Final Parcel Map for the County's Property.

