



MEMORANDUM
PUBLIC WORKS AND FACILITIES
ENGINEERING DIVISION
County of Placer

TO: Board of Supervisors

DATE: September 13, 2016

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

SUBJECT: Engineering / Easement Abandonment / 6400 Douglas Boulevard, Granite Bay

ACTION REQUESTED

Adopt a Resolution to abandon a Multi-Purpose Trail Easement and a Meandering Drainage Easement – Granite Bay Memory Care Project.

BACKGROUND

Guide Engineering, on behalf of Granite Bay Memory Care LLC, the owner of Parcel 1 of Parcel Map P-75735 (6400 Douglas Blvd.) has requested the County abandon a Multi-Purpose Trail Easement (MPTE) and a Meandering Drainage Easement (MDE) on their property. In exchange for the abandonment, the owner and developer of the Granite Bay Memory Care Project will dedicate an additional road easement on Douglas Boulevard and construct an 8' wide sidewalk within the right-of-way. Also as part of the project, the site will be reconfigured with parking and a detention basin at the location of the existing Meandering Drainage Easement, and a replacement Drainage Easement and Drainage Access Easement will be dedicated. Both of these easements were dedicated to and accepted by Placer County on Parcel Map P-75735, filed for record in 2003 in Book 31 of Parcel Maps, Page 71.

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 as a result of this action as replacement easements have or will be dedicated in exchange for those being abandoned.

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 a Multi-Purpose Trail Easement and a Meandering Drainage Easement – Granite Bay.

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, a Multi-Purpose Trail Easement and a Meandering Drainage Easement were dedicated to and accepted by Placer County on Parcel 1 of Parcel Map P-75735, filed for record in Book 31 of Parcel Maps, Page 71; and

WHEREAS, it has been determined that the Multi-Purpose Trail Easement on Parcel 1, as described on the attached Exhibit "A" and as shown on the attached Exhibit "B", and the Meandering Drainage Easement on Parcel 1, 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, as replacement easements have, or will be dedicated to Placer County; and

WHEREAS, summary vacation of these easements 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 Multi-Purpose Trail Easement and the Meandering Drainage Easement, 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 easements, as described and shown on the attached exhibits, are not useful as a nonmotorized transportation facility.

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EXHIBIT "A"

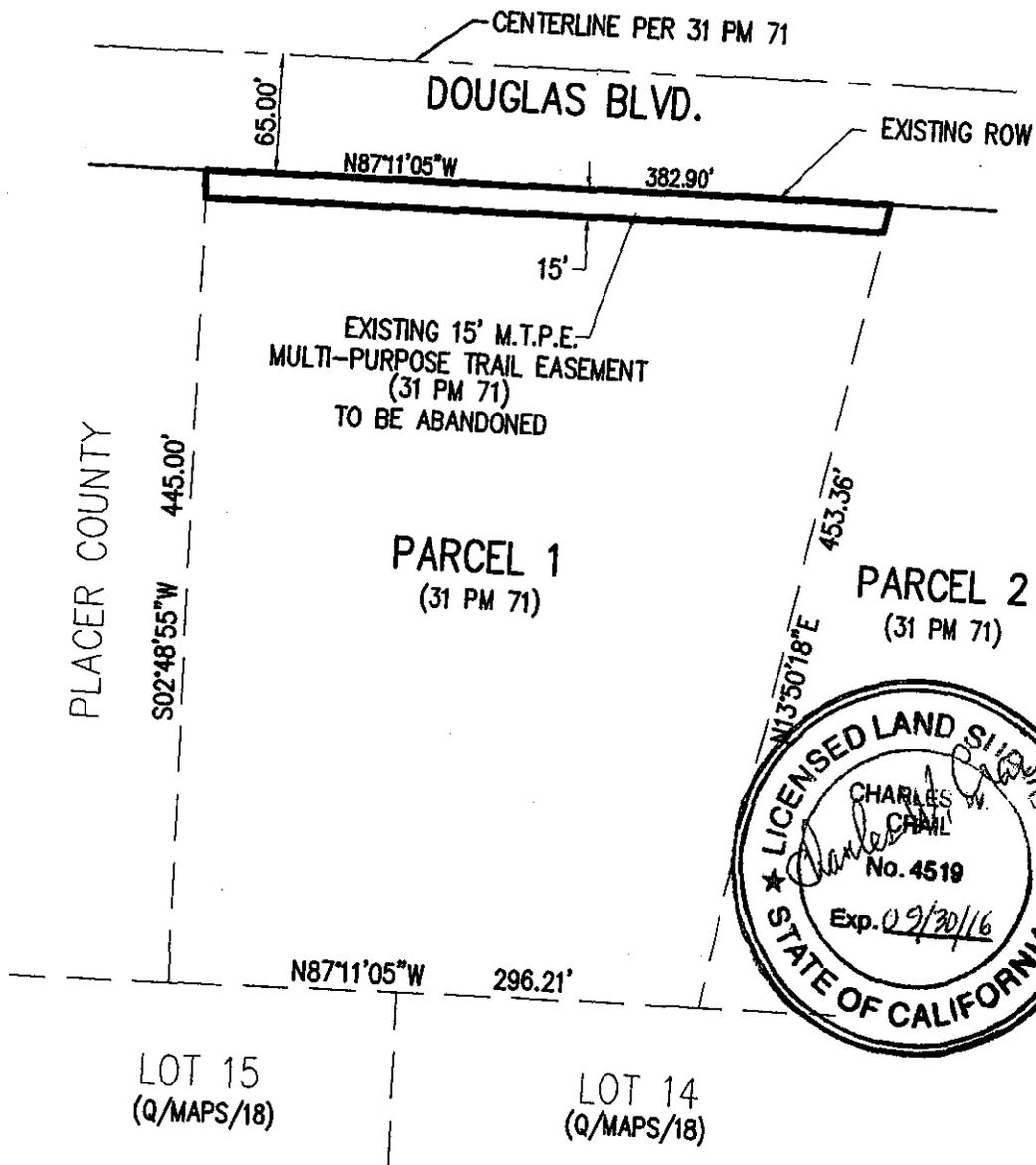
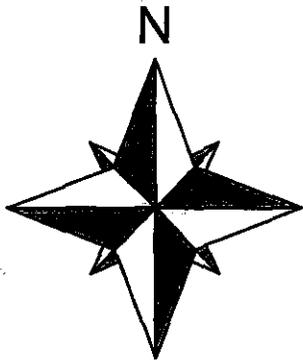
EXISTING MULTI-PURPOSE TRAIL EASEMENT ABANDONEMENT
PAGE 1 OF 1

ALL THAT REAL PROPERTY IN THE COUNTY OF PLACER, STATE OF CALIFORNIA,
DESCRIBED AS:

A PORTION OF PARCEL 1, AS SHOWN ON "PARCEL MAP NO. P-75735", RECORDED IN BOOK
31 OF PARCEL MAPS, PAGE 71, PLACER COUNTY RECORDS, BEING A PORTION OF THE
NORTHWEST 1/4 SECTION 11, TOWNSHIP 10 NORTH, RANGE 7 EAST, PLACER COUNTY,
CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the Multi-Purpose Trail Easement (M.P.T.E.) as shown on said Parcel Map.





GUIDE ENGINEERING

LAND ENGINEERING AND PLANNING
5930 GRANITE LAKE DR. #150
GRANITE BAY, CA 95746
PHONE: 916-787-0248

EXHIBIT B
MULTI-PURPOSE TRAIL EASEMENT
PARCEL 1 (31 PM 71)
DOUGLAS BLVD.
PLACER COUNTY, CALIFORNIA

SCALE:
1"=100'
DATE:
8-5-2016
SHEET
1 OF 1

EXHIBIT "C"

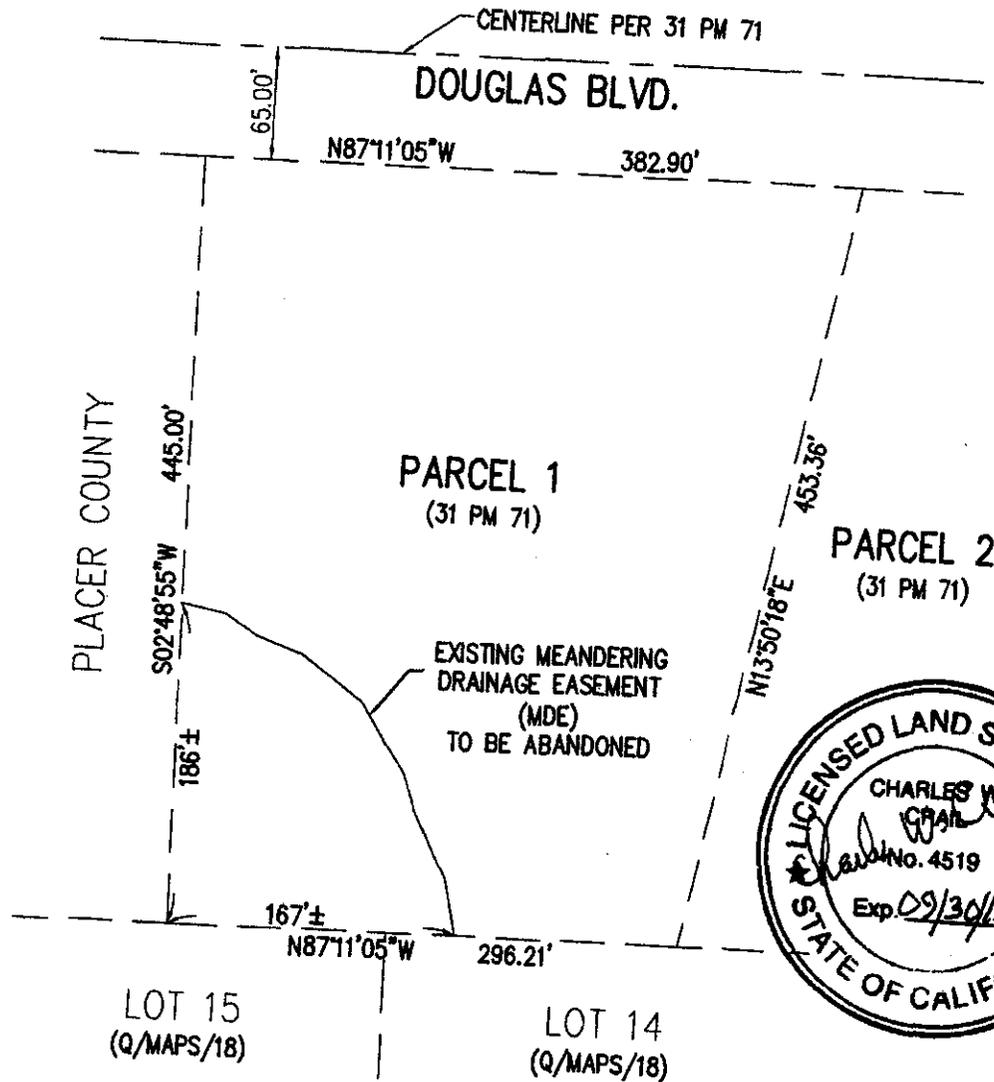
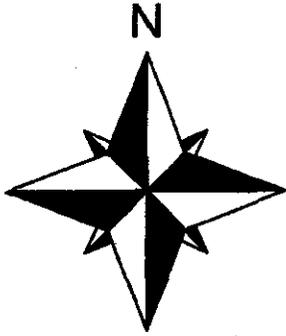
MEANDERING DRAINAGE EASEMENT ABANDONMENT
PAGE 1 OF 1

ALL THAT REAL PROPERTY IN THE COUNTY OF PLACER, STATE OF CALIFORNIA,
DESCRIBED AS:

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31 OF PARCEL MAPS, PAGE 71, PLACER COUNTY RECORDS, BEING A PORTION OF THE
NORTHWEST 1/4 SECTION 11, TOWNSHIP 10 NORTH, RANGE 7 EAST, PLACER COUNTY,
CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the Meandering Drainage Easement (M.D.E.) as shown on said Parcel Map.





GUIDE ENGINEERING

LAND ENGINEERING AND PLANNING
5930 GRANITE LAKE DR. #150
GRANITE BAY, CA 95746
PHONE: 916-787-0248

EXHIBIT D
**MEANDERING DRAINAGE
EASEMENT ABANDONMENT**

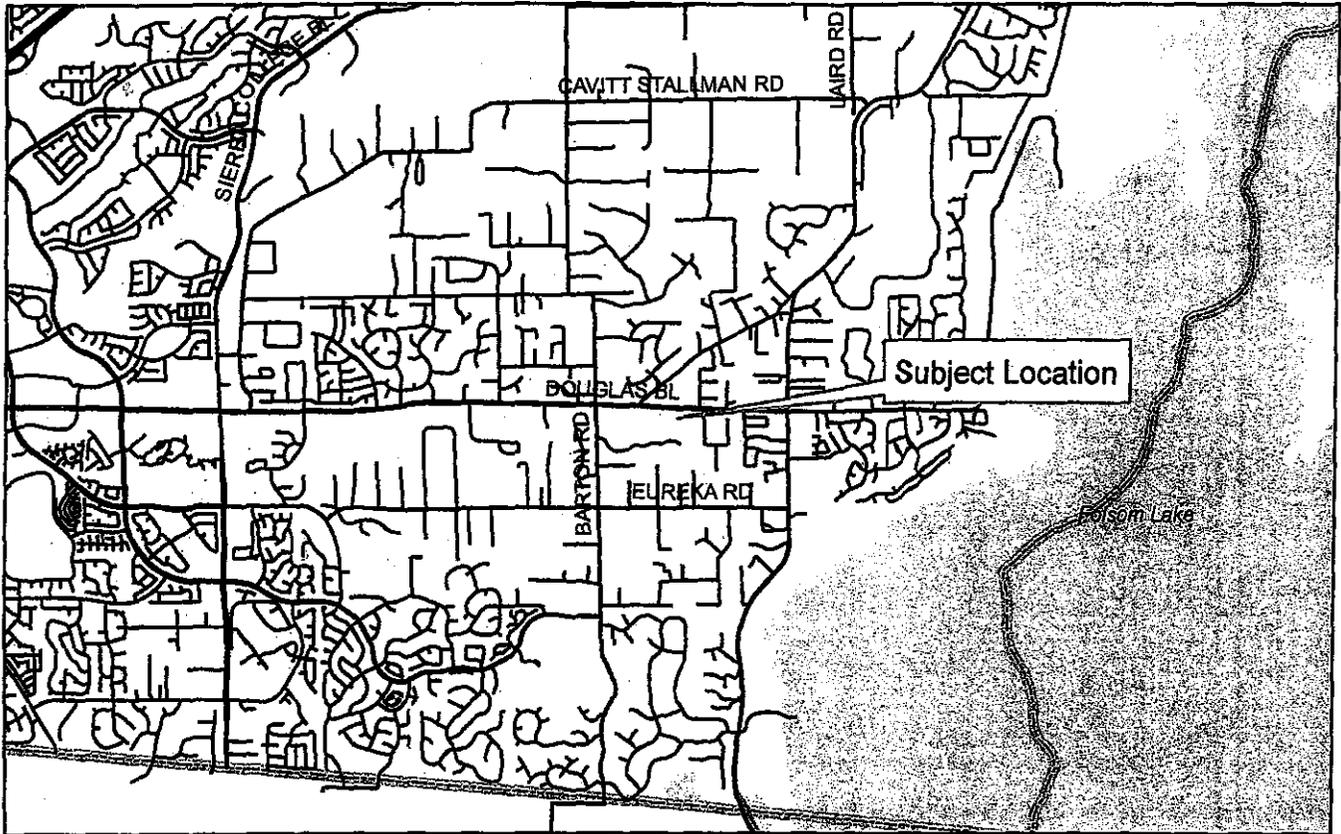
PARCEL 1 (31 PM 71)
PLACER COUNTY, CALIFORNIA

SCALE:
1"=100'

DATE:
7-22-2016

SHEET
1 OF 1

Location Map



Vicinity Map

