

**MEMORANDUM**

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: BOARD OF SUPERVISORS                      DATE: May 8, 2007  
FROM: KEN GREHM <sup>KGD</sup> / KEVIN ORDWAY <sup>KO</sup>  
SUBJECT: **ABANDONMENT OF PORTIONS OF A MULTIPURPOSE, SEWER, AND  
SNOW STORAGE EASEMENT - NORTHSTAR**

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**ACTION REQUESTED / RECOMMENDATION**

Adopt a Resolution to abandon portions of a Multipurpose Easement, Sewer Easement, and Snow Storage Easement – Village North Condominiums - Northstar.

**BACKGROUND / SUMMARY**

East West Partners, Inc., the owner of the Northstar-at-Tahoe Village North Condominiums project, has requested the abandonment of portions of a Multipurpose Easement, Sewer Easement, and Snow Storage Easement. The easements were all dedicated to and accepted by the County on three different easement deeds, and will be replaced in different alignments with the filing of the Village North Condominiums final map.

All processing fees have been paid, the proposed easement abandonments have been distributed for comment and no objections have been received. The proposed abandonment qualifies for Summary Vacation and therefore, does not require posting or scheduling of a separate public hearing.

**ENVIRONMENTAL CLEARANCE**

This action is categorically exempt from the provisions of CEQA Class 5 (Guideline 15305), minor alterations to land use limitations.

**FISCAL IMPACT**

Fair market value for the easements proposed for abandonment will be offset by the alternate easements to be dedicated. Therefore, there is no fiscal impact anticipated to result from this action.

Attachments: Resolution  
                  Legal Description  
                  Exhibit Map

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

In the matter of: A RESOLUTION ABANDONING  
PORTIONS OF A MULTIPURPOSE, SEWER, AND  
SNOW STORAGE EASEMENT - NORTHSTAR.

Resol. No:.....

Ord. No:.....

First Reading:.....

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

\_\_\_\_\_  
Chairman, Board of Supervisors

\_\_\_\_\_  
\_\_\_\_\_  
**WHEREAS, a Multipurpose Easement was dedicated to and accepted by Placer County and recorded in Series 2004-0175757, Official Records of Placer County; and**

**WHEREAS, a Sewer Easement was dedicated to and accepted by Placer County and recorded in Series 98-0053467, Official Records of Placer County; and**

**WHEREAS, a Snow Storage Easement was dedicated to and accepted by Placer County and recorded in Series 2004-0175758, Official Records of Placer County; and**

**WHEREAS, it has been determined that the portions of the Multipurpose, Sewer and Snow Storage Easements, as described and shown in the attached Exhibits 'A' through 'F', are no longer necessary for present or prospective public use; and**

Resolution No. \_\_\_\_\_  
**Abandonment of Portions of a Multipurpose, Sewer, and Snow Storage Easement  
– Northstar.**

**WHEREAS, summary vacation 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 portions of the Multipurpose Easement, Sewer Easement and Snow Storage Easement, as described and shown in the attached Exhibits 'A' through 'F', shall be vacated and abandoned, and shall thereafter not constitute easements for their intended purposes; and**

**BE IT FURTHER RESOLVED by the Board of Supervisors of Placer County that the above-described easements, as shown and described in the attached Exhibits, are not useful as nonmotorized transportation facilities.**

T:\DPW\Abandonments\VillageNorthCondos.res.doc

# EXHIBIT 'A'

## Multipurpose Easement Abandonment

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

A PORTION of Parcel 1 as described in the Grant Deed to Northstar Mountain Properties recorded within Document Number 2000-0077980 and a portion of that parcel of land as described within Document Number 2004-0108477, Placer County Official Records, and also a portion of Section 32, Township 17 North, Range 17 East, M.D.M., described as follows:

A MULTIPURPOSE EASEMENT over, on, across and under a strip of land, 12.50 feet in width, adjoining and Northwesterly of the following described line, described as follows:

BEGINNING at the most Southerly corner of Parcel U as shown on that certain map entitled "Northstar Unit 3", recorded in Book J of Maps at Page 55, Placer County Records, thence from the said Point of Beginning along the Northwesterly right of way line of Northstar Drive as shown on the above mentioned map South 36°21'45" West 157.36 feet; thence leaving said Northwesterly line along the Northwesterly line of 60' of Highway Easement recorded within Document Number 2004-0143204, Placer County Official Records, the following five (5) consecutive courses and distances:

- 1) along the arc of a 82.50 foot radius curve to the right, having a central angle of 43°07'47", being subtended by a chord which bears South 57°55'39" West 60.65 feet;
- 2) along the arc of a 137.55 foot radius curve to the left, having a central angle of 20°28'44", being subtended by a chord which bears South 69°15'10" West 48.90 feet;
- 3) South 59°00'48" West 24.63 feet;
- 4) along the arc of a 187.50 foot radius curve to the left, having a central angle of 70°37'21", being subtended by a chord which bears South 23°42'08" West 216.76 feet;
- 5) along the arc of a 492.50 foot radius curve to the right, having a central angle of 16°20'09", being subtended by a chord which bears South 3°26'39" East 139.94 feet to a point on the Westerly right of way line of said Northstar Drive;

thence along the Westerly right of way line said Northstar Drive along the arc of a 530.00 foot curve to the left, having a central angle of 12°47'04", being subtended by a chord which bears South 01°39'56" East 118.01 feet, terminating at the end of public right-of-way as shown on that map filed in Book K of Maps at Page 13, Placer County Records,

The sidelines of said easement strip will terminate at the Southwesterly line of said Parcel U on the North, and radial to the curve of the last call on the South.



### Description Basis Bearing

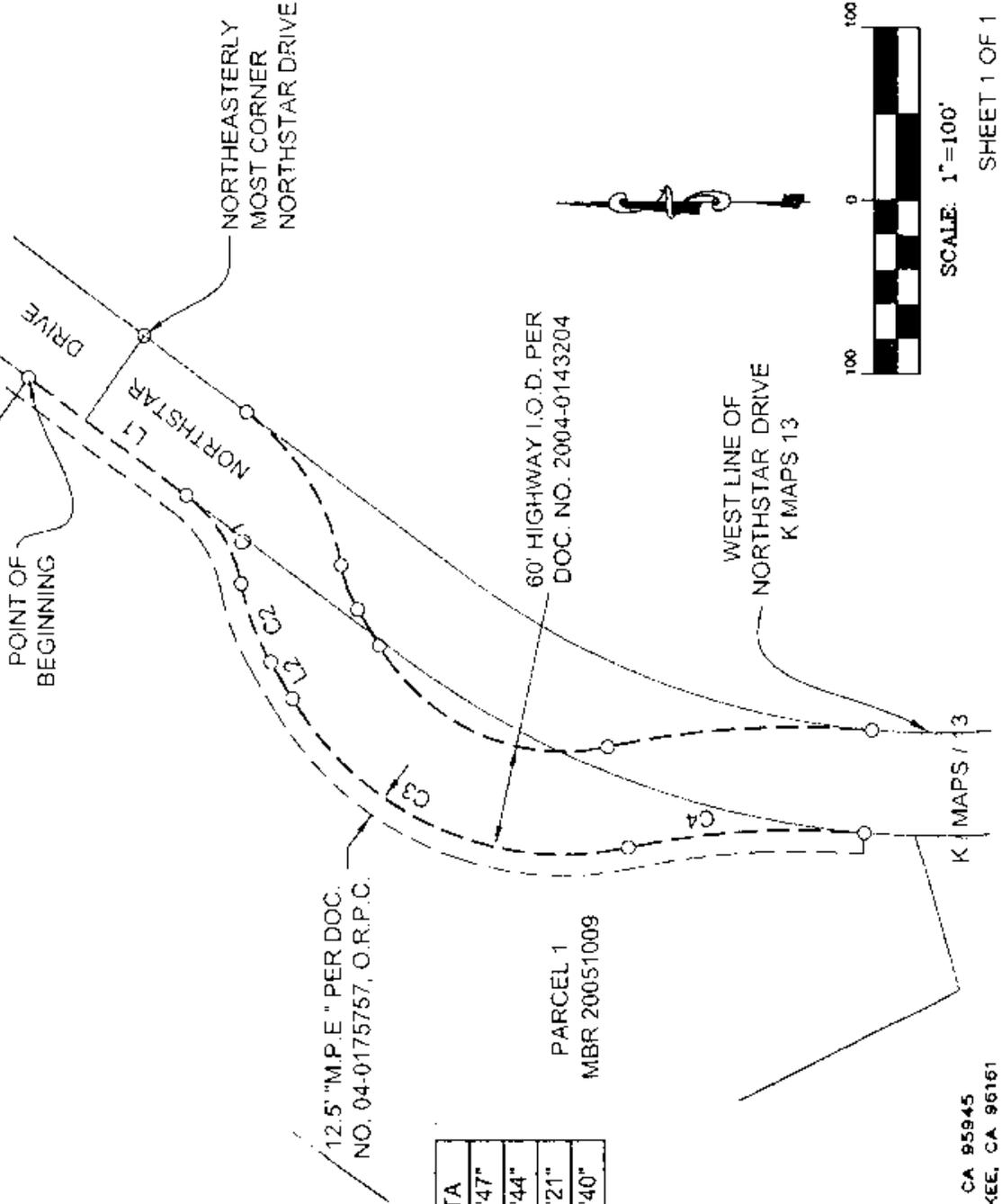
The basis bearing for the above description is based on Record of Survey No. 2392 filed in Book 18 of Surveys at Page 14, Placer County Official Record

# NORTHSTAR DRIVE MULTI-PURPOSE EASEMENT ABANDONMENT

A PORTION OF THOSE PARCELS RECORDED WITHIN DOC. NO. 2000-0077980 AND DOC. NO. 2004-0108477, PLACER COUNTY OFFICIAL RECORDS, LOCATED IN THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.M.

J / MAPS / 55

FEBRUARY, 2007



12.5" M.P.E." PER DOC. NO. 04-0175757, O.R.P.C.

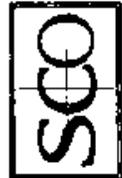
PARCEL 1  
MBR 20051009

LINE TABLE:

LINE	BEARING	LENGTH
L1	S58°21'45"W	115.28'
L2	S59°50'48"W	24.63'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA
C1	62.10'	82.50'	43°07'47"
C2	49.16'	137.55'	20°28'44"
C3	231.11'	187.50'	70°37'21"
C4	8.51'	493.76'	16°17'40"



PLANNING &  
ENGINEERING, INC.

140 LITTON DRIVE, SUITE 240, GRASS VALLEY, CA 95945  
10800 DONNER PASS ROAD, SUITE 302, TRUCKEE, CA 96161

SCALE: 1"=100'

SHEET 1 OF 1

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# EXHIBIT 'C'

## Sewer Easement Abandonment

A portion of Section 32, Township 17 North, Range 17 East, MDM, Placer County, California, and described as follows:

BEGINNING at point from which the southwest corner of Parcel 1 per MBR 20051009 bears South 28°45'22" West, 205.54 feet.

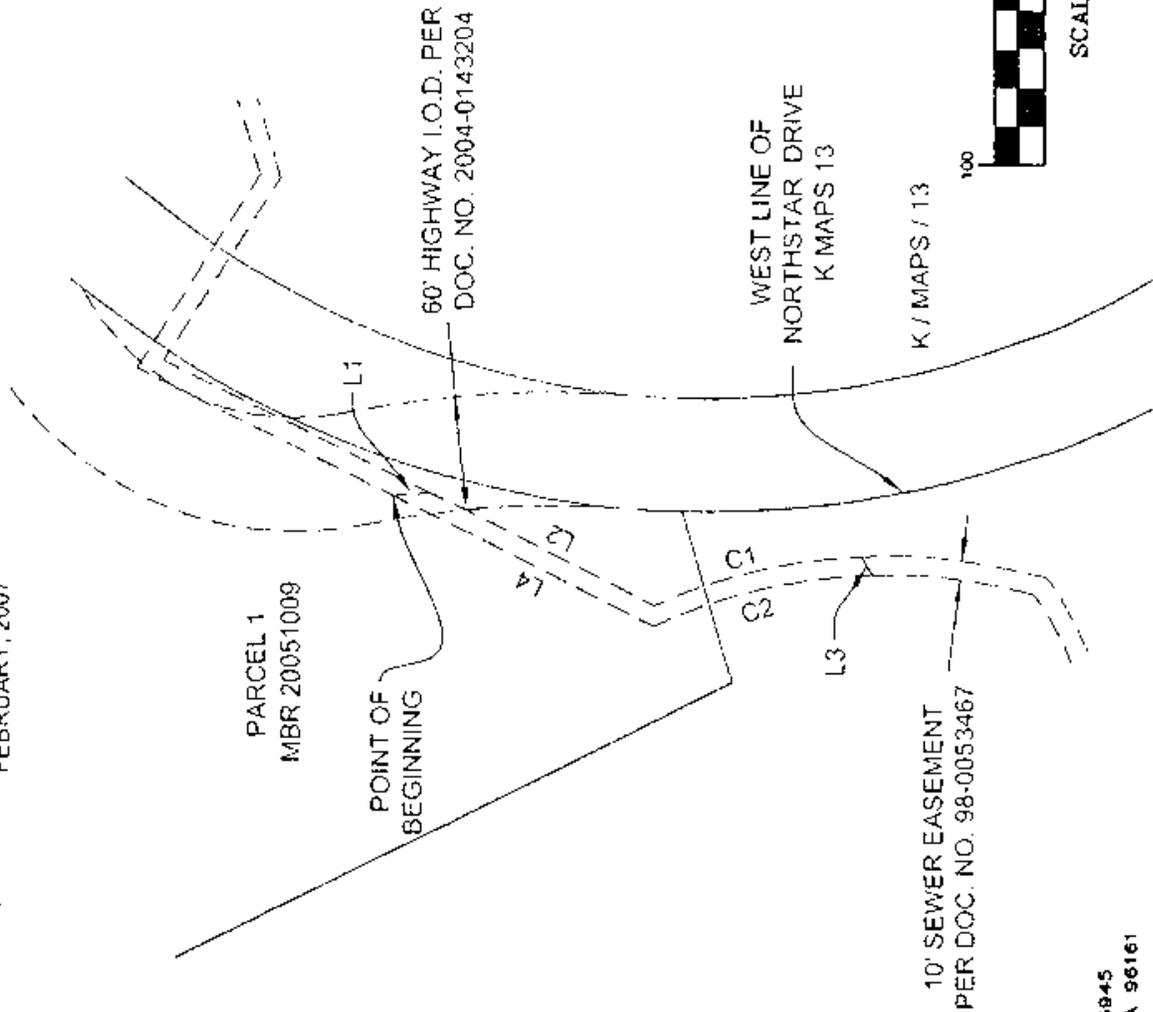
Thence from said Point of Beginning, South 04°14'05" East, 19.68 feet; Thence, South 26°23'25" West, 133.45 feet; Thence along the arc of a curve to the right having a radius of 305.00 feet through a central angle of 21°12'58" for a distance of 112.94 feet (Chord: South 13°11'55" East, 112.29 feet) Thence, South 61°57'42" West, 11.14 feet; Thence, along the arc of a curve to the left having a radius of 295.00 feet through a central angle of 23°03'04" for a distance of 118.68 feet (Chord: South 13°11'06" East, 117.88 feet); thence North 26°23'25" East, 155.12 feet to the POINT OF BEGINNING and containing 2,607 square feet of land, more or less.

The Basis of Bearings of this description is based on Record of Survey No. 2393 filed in Book 18 of Surveys at Page 14, Placer County Records, Placer County, California.



# SEWER EASEMENT ABANDONMENT

A PORTION OF THOSE PARCELS RECORDED WITHIN DOC. NO. 2000-0077980 AND DOC. NO. 2004-0108477, PLACER COUNTY OFFICIAL RECORDS, LOCATED IN THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 17 EAST, M.D.M. FEBRUARY, 2007



LINE TABLE:

LINE	BEARING	LENGTH
L1	S04°14'05"E	19.68'
L2	S26°23'25"W	133.45'
L3	S61°57'42"W	11.14'
L4	N26°23'25"E	155.12'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA
C1	112.94'	305.00'	21°12'58"
C2	118.68'	295.00'	23°03'04"



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140 LITTON DRIVE, SUITE 240, GRASS VALLEY, CA 95945  
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10' SEWER EASEMENT  
PER DOC. NO. 98-0053467

WEST LINE OF  
NORTHSTAR DRIVE  
K/MAPS 13



SCALE: 1"=100'

SHEET 1 OF 1

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# EXHIBIT 'E'

## Snow Storage Easement Abandonment

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

A PORTION of Parcel I as described in the Grant Deed to Northstar Mountain Properties recorded with Document Number 2000-0077980 and a portion of that parcel of land as described within Document 2004-0108477, Placer County Official Records, and also a portion of Section 32, Township 17 North, Range 17 East, M.D.M., described as follows:

A SNOW STORAGE EASEMENT over a strip of land, 20.00 feet in width, adjoining and Northwesterly of the following described line, described as follows:

BEGINNING at the most Southerly corner of Parcel U as shown on that certain map entities "Northstar Unit 3", recorded in Book J of Maps at Page 55, Placer County Records, thence from the said Point of Beginning along the Northwesterly right of way line of Northstar Drive as shown on the above mentioned map South 36°21'45" West 157.36 feet; thence leaving said Northwesterly line along the Northwesterly line of 60' Highway Easement recorded within Document Number 2004-0143204, Placer County Official Records, the following five (5) consecutive courses and distances:

- 1) along the arc of a 82.50 foot radius curve to the right, having a central angle of 43°07'47", being subtended by a chord which bears South 57°55'39" West 60.65 feet;
- 2) along the arc of a 137.55 foot radius curve to the left, having a central angle of 20°28'44", being subtended by a chord which bears South 69°15'10" West 216.76 feet;
- 3) South 59°00'48" West 24.63 feet;
- 4) along the arc of a 187.50 foot radius curve to the left, having a central angle of 70°37'21", being subtended by a chord which bears South 23°42'08" West 216.76 feet;
- 5) along the arc of a 492.50 foot radius curve to the right, having a central angle of 16°20'09", being subtended by a chord which bears South 3°26'29" East 139.94 feet to a point on the Westerly right of way line of said Northstar Drive;

thence along the Westerly right of way line said Northstar Drive along the arc of a 530.00 foot curve to the left, having a central angle of 12°47'04", being subtended by a chord which bears South 01°39'56" East 118.01 feet, terminating at the end of public right-of-way as shown on that map filed in Book K of Maps at Page 13, Placer County Records.

The Sidelines of said easement strip will terminate at the Southwesterly line of said Parcel U on the North, and radial to the curve of the last call on the South.



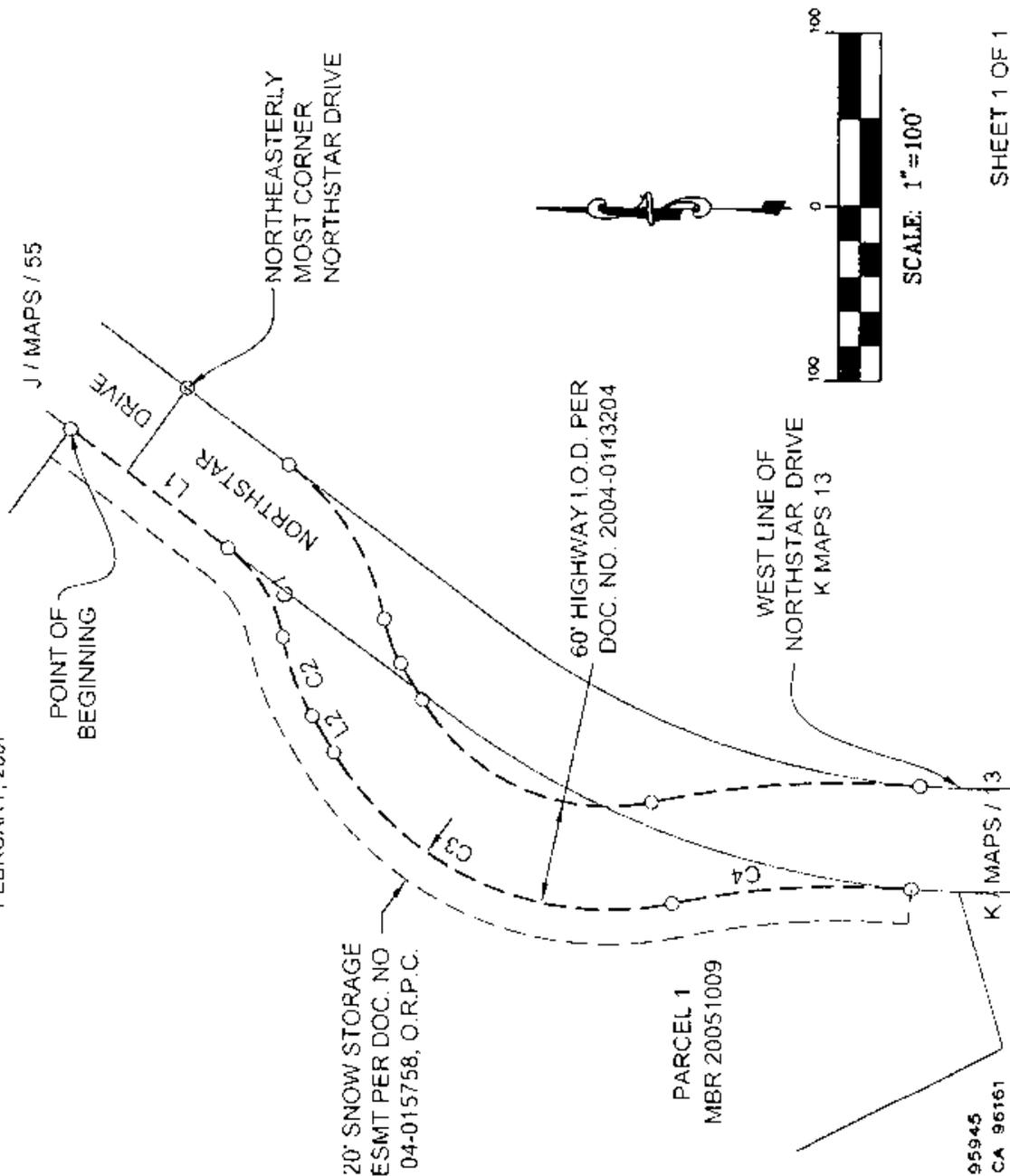
### Description Basis of Bearing

The basis of bearing for the above description is based on Record of Survey no. 2392 filed in Book 18 of Surveys at Page 14, Placer County Official Records

# NORTHSTAR DRIVE SNOW STORAGE EASEMENT ABANDONMENT

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FEBRUARY, 2007



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