

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: BOARD OF SUPERVISORS                      DATE: November 6, 2007  
FROM: KEN GREHM / KEVIN ORDWAY  
SUBJECT: ABANDONMENT OF PORTIONS OF DRAINAGE EASEMENTS –  
THUNDER VALLEY CASINO PARKING LOT

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## ACTION REQUESTED / RECOMMENDATION

Adopt a Resolution to abandon portions of Drainage Easements on Parcels 1, 2 and 5 of Parcel Map P-75965 – Thunder Valley Casino Parking Lot - to be replaced with new relocated Drainage Easements.

## BACKGROUND / SUMMARY

The United Auburn Indian Community, the owners of Parcels 1 thru 6 on Parcel map P-75965 (3011 Thunder Valley Court) have requested the County abandon portions of drainage easements on Parcels 1, 2 and 5. The property owners are reconstructing the Thunder Valley Casino parking lot, and are modifying the existing drainage system. The property owners have submitted offers of dedication to create new drainage easements to replace those being abandoned. The easements to be abandoned were dedicated to the County, but not accepted, on Parcel Map P-75965, filed for record in 2003 in Book 31 of Parcel Maps at Page 51. The Offers of Dedications submitted for drainage easement in their new locations will be recorded concurrent with the recording of the Resolution of Abandonment.

All processing fees have been paid, the proposed easement abandonment has 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 Section 15061(b)(3), no potential to cause significant environmental impact.

## FISCAL IMPACT

There is no fiscal impact anticipated to result from this action. The value of the proposed abandoned easements is balanced by the value of the new easements to be dedicated.

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

In the matter of: A RESOLUTION ABANDONING  
PORTIONS OF DRAINAGE EASEMENTS ON  
PARCELS 1, 2 AND 5 OF PARCEL MAP P-75965.

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, drainage easements on Lots 1, 2 and 5 were dedicated to Placer County on Parcel Map P-75965, filed for record in Book 31 of Parcel Maps at Page 51; and**

**WHEREAS, it has been determined that the portions of the drainage easements on Lots 1, 2 and 5, as described and shown on the attached Exhibits 'A' thru "F", are no longer necessary for present or prospective public use; 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.**

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

**A RESOLUTION ABANDONING PORTIONS OF DRAINAGE EASEMENTS ON  
PARCELS 1, 2 AND 5 OF PARCEL MAP P-75965.**

Page #2

**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 drainage easements on Parcels 1, 2 and 5 of Parcel Map P-75965, Book 31 PM 51, 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 these easements, as shown and described on the attached exhibits, are not useful as a nonmotorized transportation facility.

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May 18, 2007

**Exhibit 'A'**

**Easement Abandonment**

**APN: 017-061-084**

Portions of the tract of land shown and designated as the 35 foot drainage easement affecting Parcel 1 as shown and designated on Parcel Map P-75965 filed in Book 31 of Parcel Maps, at Page 51, Official Records of Placer County, located in Section 4, Township 11 North, Range 06 East, M.D.M., Placer County, California and described as follows:

**Area 'A'**

Beginning at a point on the Easterly line of the above described Parcel 1 and from said point the Southeast corner of said Parcel 1 bears South 00°00'02" East along said Easterly line for a distance of 10.00 feet; thence from the Point of Beginning, leaving said Easterly line the following two (2) consecutive courses and distances:

1. North 89°59'56" West for a distance of 492.11 feet and
2. North 45°01'29" West for a distance of 70.08 feet to a point on the Easterly line of the 12.5 foot multi-purpose easement as shown and designated on said Parcel Map; thence North 00°00'02" East along said Easterly line for a distance of 27.06 feet; thence leaving said Easterly line, along the Northerly line of the above described 35 foot drainage easement the following two (2) consecutive courses and distances:

1. South 45°01'29" East for a distance of 73.00 feet and
2. South 89°59'56" East for a distance of 490.05 feet to a point on the Easterly line of said Parcel 1; thence South 00°00'02" East along said Easterly line for a distance of 25.00 feet to the Point of Beginning.

Containing 13,647 square feet, more or less.

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**Area 'B'**

Beginning at a point on the Southerly line of the above described Parcel 1 and from said point the Southwest corner of said Parcel 1 bears North 89°59'56" West along said Southerly line for a distance of 79.65 feet; thence from the Point of Beginning North 45°01'21" West for a distance of 52.52 feet to a point on the Easterly line of the 12.5 foot multi-purpose easement as shown and designated on said Parcel Map; thence North 00°00'02" East along said Easterly line for a distance of 8.28 feet; thence leaving said Easterly line South 45°01'29" East for a distance of 64.23 feet to a point on said Southerly line; thence North 89°59'56" West along said Southerly line for a distance of 8.29 feet to the Point of Beginning.

Containing 342 square feet, more or less.

The basis of bearing for this description is the same as that of Parcel Map P-75965 filed in Book 31 of Parcel Maps, at Page 51, Official Records of Placer County.

The above described Easement is shown on Exhibit 'B' attached hereto and made a part hereof.



THUNDER VALLEY COURT

**PARCEL 1**

31 PM 51  
APN 017-061-084

12.5' MPE  
31 PM 51

N00°00'02"E  
27.06

S45°01'29"E  
73.00

N45°01'29"W  
70.08

35' DRAINAGE  
EASEMENT  
31 PM 51

EXISTING DRAINAGE  
EASEMENT  
TO BE ABANDONED

S89°59'56"E 490.05

N89°59'56"W 492.11

S00°00'02"E  
25.00

PARCEL 5

31 PM 51

APN 017-061-088

**POB**  
AREA 'A'

S00°00'02"E  
10.00(TIE)

10' DRAINAGE  
EASEMENT

**PARCEL 2**

31 PM 51  
APN 017-061-085

THUNDER  
VALLEY COURT

12.5' MPE  
31 PM 51

N00°00'02"E  
8.28

S45°01'29"E 64.23

N45°01'21"W 52.52

EXISTING DRAINAGE  
EASEMENT  
TO BE ABANDONED

N89°59'56"W  
8.29

N89°59'56"W  
79.65(TIE)

**POB**  
AREA 'B'

BASIS OF BEARINGS:  
31 PM 51, ORPC

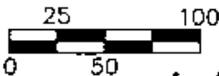


DRAINAGE EASEMENT PER 31 PM 51  
AREA 'A' = 13,647±SF



AREA 'B' = 342±SF

SCALE:  
1"=100'



**EXHIBIT 'B'**

**DRAINAGE EASEMENT  
ABANDONMENT**

A PORTION OF  
SECTION 4, T.11 N., R.06 E., M.D.M.  
PLACER COUNTY, CALIFORNIA  
SCALE: 1"=100' MAY 18, 2007

**ANDREGG  
GEOMATICS**  
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SHEET 1 OF 1





May 18, 2007

Exhibit 'C'

**Easement Abandonment**  
**APN: 017-061-085**

The tract of land shown and designated as 15 foot drainage easement affecting Parcel 2 as shown and designated on Parcel Map P-75965 filed in Book 31 of Parcel Maps, at Page 51, Official Records of Placer County, located in Section 4, Township 11 North, Range 06 East, M.D.M., Placer County, California, and described as follows:

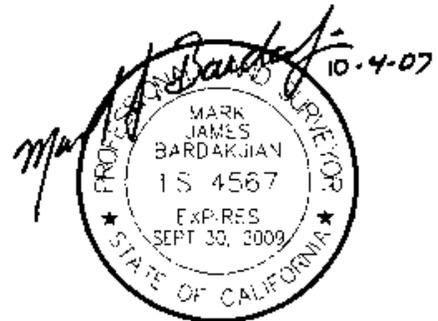
Beginning at the Northeast corner of the above described Parcel 2; thence South 00°00'02" East along the Easterly line of said Parcel 2 for a distance of 361.30 feet; thence leaving said Easterly line the following two (2) consecutive courses and distances:

1. along the arc of a non-tangent curve to the right, concave Northeasterly, having a radius of 70.00 feet, a central angle of 38°12'48", a length of 46.69 feet and a chord bearing North 19°06'26" West for a distance of 45.83 feet; and
2. North 00°00'02" West for a distance of 318.00 feet to a point on the Northerly line of said Parcel 2; thence South 89°59'56" East along said Northerly line for a distance of 15.00 feet to the Point of Beginning;

Containing 5,213 square feet, more or less.

The basis of bearing for this description is the same as that of Parcel Map P-75965 filed in Book 31 of Parcel Maps, at Page 51, Official Records of Placer County.

The above described Easement is shown on Exhibit 'B' attached hereto and made a part hereof.



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PARCEL 1  
31 PM 51  
APN 017-061-084

S89°59'56"E  
15.00

POB

15' DRAINAGE  
EASEMENT  
31 PM 51

NORTHEAST CORNER  
OF PARCEL 2

PARCEL 2  
31 PM 51  
APN 017-061-085

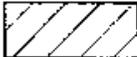
PARCEL 5  
31 PM 51  
APN 017-061-088

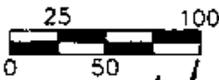
N00°00'02"W 318.00  
S00°00'02"E 361.30

R=70.00  
Δ=38°12'48"  
L=46.69  
N19°06'26"W  
45.83

PLATO COURT

BASIS OF BEARINGS:  
31 PM 51, ORPC

 DRAINAGE EASEMENT PER 31 PM 51  
AREA = 5,213±SF



# EXHIBIT 'D' DRAINAGE EASEMENT ABANDONMENT

A PORTION OF  
SECTION 4, T.11 N., R.06 E., M.D.M.  
PLACER COUNTY, CALIFORNIA  
SCALE: 1"=100' MAY 18, 2007

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**GEOMATICS**  
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May 18, 2007

**Exhibit 'E'**

**Easement Abandonment**

**APN: 017-061-088**

The Southerly portion of the tract of land shown and designated as drainage easement affecting Parcel 5 as shown and designated on Parcel Map P-75965 filed in Book 31 of Parcel Maps, at Page 51, Official Records of Placer County, located in Section 4, Township 11 North, Range 06 East, M.D.M., Placer County, California, and described as follows:

Beginning at a point on the Southerly line of the above described Parcel 5 and from said point the Southwest corner of said Parcel 5 bears North 89°59'58" West along said Southerly line for a distance of 104.07 feet; thence from the Point of Beginning, leaving said Southerly line the following two (2) consecutive courses and distances:

1. North 43°53'19" West for a distance of 143.55 feet and
2. along the arc of a tangent curve to the right, concave Northeasterly, having a radius of 70.00 feet, a central angle of 05°40'29", a length of 6.93 feet and a chord bearing North 41°03'04" West for a distance of 6.93 feet to a point on the Westerly line of said Parcel 5; thence North 00°00'02" West along said Westerly line for a distance of 396.30 feet; thence leaving said Westerly line the following four (4) consecutive courses and distance:

1. North 89°59'56" East for a distance of 15.00 feet;
2. South 00°00'01" East for a distance of 355.01 feet;
3. along the arc of a tangent curve to the left, concave Northeasterly, having a radius of 35.00 feet, a central angle of 43°53'17", a length of 26.81 feet and a chord bearing South 21°56'41" East for a distance of 26.16 feet; and
4. South 43°53'19" East for a distance of 174.43 feet to a point on said Southerly line; thence North 89°59'58" West along said Southerly line for a distance of 41.63 feet to the Point of Beginning.

Containing 10,847 square feet, more or less.

The basis of bearing for this description is the same as that of Parcel Map P-75965 filed in Book 31 of Parcel Maps, at Page 51, Official Records of Placer County.

The above described Easement is shown on Exhibit 'B' attached hereto and made a part hereof.



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PARCEL 1  
31 PM 51  
APN 017-061-084

PARCEL 2  
31 PM 51  
APN 017-061-085

PARCEL 5  
31 PM 51  
APN 017-061-088

PLATO COURT  
SOUTHWEST CORNER  
OF PARCEL 5

R=70.00  
Δ=5°40'29"  
L=6.93  
N41°03'04"W  
6.93

R=35.00  
Δ=43°53'17"  
L=26.81  
S21°56'41"E  
26.16

N00°00'02"W 396.30  
S00°00'01"E 355.01

S43°53'19"E 174.43  
N43°53'19"W 143.55

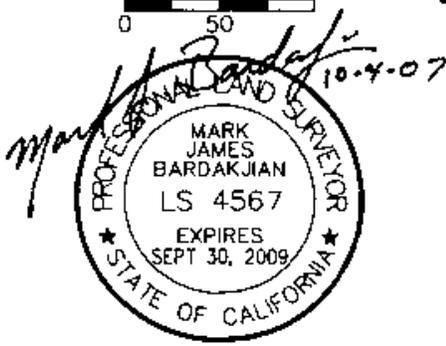
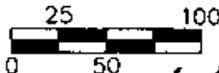
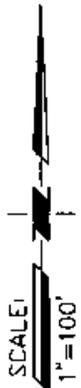
N89°59'58"W  
41.63

PARCEL 6  
31 PM 51  
APN 017-061-089

BASIS OF BEARINGS:  
31 PM 51, ORPC



DRAINAGE EASEMENT PER 31 PM 51  
AREA = 10,847±SF



# EXHIBIT 'F' DRAINAGE EASEMENT ABANDONMENT

A PORTION OF  
SECTION 4, T.11 N., R.06 E., M.D.M.  
PLACER COUNTY, CALIFORNIA  
SCALE: 1"=100' MAY 18, 2007

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