

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: November 3, 2009
FROM: KEN GREHM / KEVIN ORDWAY
SUBJECT: ABANDONMENT OF PUBLIC UTILITY EASEMENTS IN NORTHSTAR
 HIGHLANDS RESORT - NORTHSTAR

ACTION REQUESTED / RECOMMENDATION

Adopt a Resolution to abandon existing public utility easements in Northstar Highlands Phase 2, in exchange for public utility easements to be dedicated in different locations.

BACKGROUND / SUMMARY

Highlands Hotel Company LLC, the owners of Northstar Highlands Resort, has requested the County abandon the existing public utility easements (PUEs) in the Northstar Highlands Phase 2 development. The PUEs were dedicated to and accepted by the County on the map of Northstar Highlands Phase 2, Tract No. 961, filed for record in 2007 in Book BB of Maps at Page 72. The existing easement locations do not coincide with the "as-build" utilities; therefore, new Public Utility Easements in alternate locations will be recorded concurrent with the Resolution of Abandonment. Additionally, PUEs were dedicated over various drainage systems, and they will be re-dedicated as Drainage Easements. The abandonment and dedication of the new PUEs has been coordinated with the servicing utility companies in Northstar, and all agree that the easements to be dedicated are the only ones necessary for their respective facilities.

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

Fair market value for the portion of the easements proposed for abandonment is offset by the easements to be dedicated.

Attachments: Resolution
 Description
 Plat Map
 Dedication Exhibit

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

In the matter of: A RESOLUTION ABANDONING
AND RELOCATING PUBLIC UTILITY
EASEMENTS IN NORTHSTAR HIGHLANDS
RESORT.

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, Public Utility Easements were dedicated to Placer County on the map
of Northstar Highlands Phase 2, filed for record in Book BB of Maps at Page 72;
and

WHEREAS, it has been determined that the Public Utility Easements in Northstar
Highlands Phase 2, as described on Exhibit "A" and as shown on Exhibit "B",
are no longer necessary for present or prospective public use; and

WHEREAS, summary vacation of the 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 and Relocating Public Utility Easements in Northstar Highlands Resort.

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NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Placer County that from and after the date this Resolution is recorded, the Public Utility Easements in Northstar Highlands Phase 2, as described and shown on the attached exhibits, shall be vacated and abandoned, and shall thereafter not constitute easements for their intended purpose; and

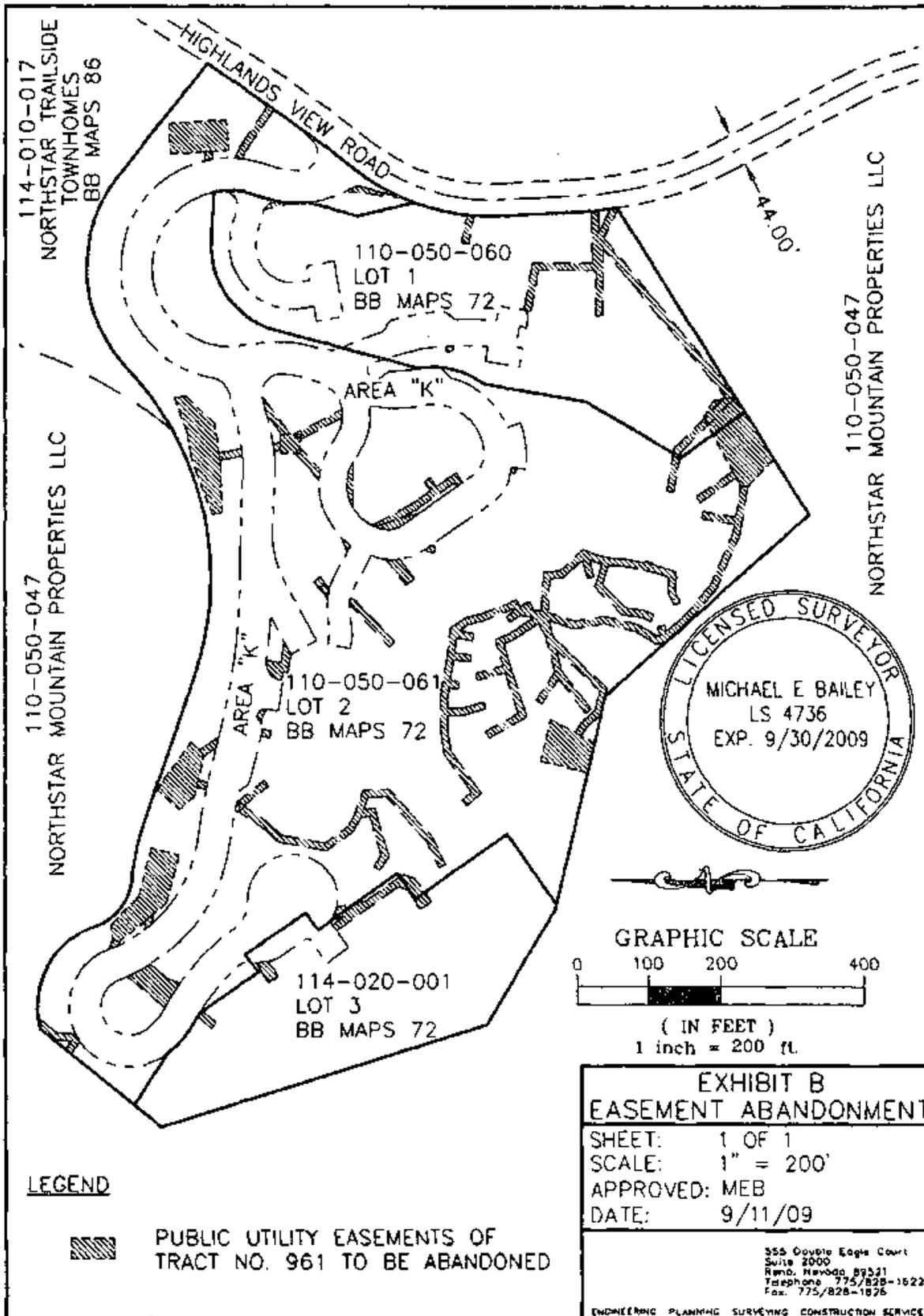
BE IT FURTHER RESOLVED by the Board of Supervisors of Placer County that the above described easements, as described and shown on the attached exhibits, are not useful as a nonmotorized transportation facility.

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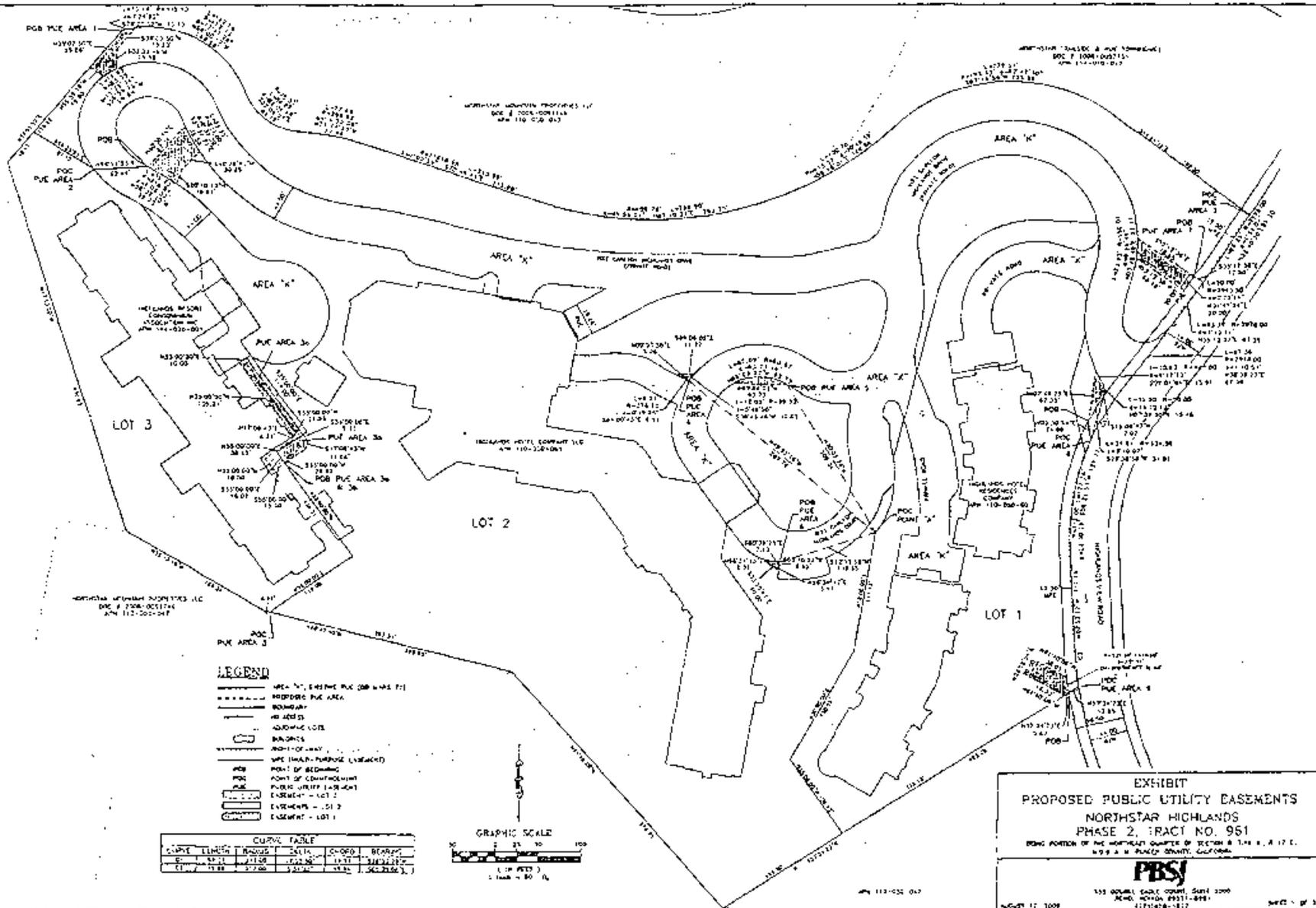
EXHIBIT "A"
ABANDONMENT OF EASEMENTS
LEGAL DESCRIPTION

All of those easements identified as Public Utility Easements (P.U.E.) lying within Lots 1, 2, and 3 as shown on that map entitled "Northstar Highlands Phase 2, Tract No. 961" filed in Book BB of Maps, at Page 72, Official Records of Placer County, EXCEPTING THEREFROM the Public Utility Easement (P.U.E.) over Area "K" as shown on said map, situate in the Northeast $\frac{1}{4}$ of Section 6, Township 16 North, Range 17 East, M.D.B.&M., County of Placer, State of California.

End of this description.



DEDICATION EXHIBIT



- LEGEND**
- AREA X, EXISTING PUE (DASHED LINE)
 - PROPOSED PUE AREA
 - BOUNDARY
 - NO ACCESS
 - ADJACENT LOT
 - BOUNDARY
 - NO-1-OF-WAY
 - USE (MULTI-PURPOSE (EASEMENT))
 - POB POINT OF BEGINNING
 - POB POINT OF BEGINNING
 - PUE PUBLIC UTILITY EASEMENT
 - EASEMENT - LOT 1
 - EASEMENT - LOT 2
 - EASEMENT - LOT 3

CURVE TABLE

CURVE LENGTH	INSIDE	OUTSIDE	CHORD	BEARING
11.4371	271.58	164.38	11.11	318.22 (S)
11.4371	271.58	164.38	11.11	318.22 (S)

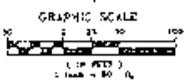


EXHIBIT
PROPOSED PUBLIC UTILITY EASEMENTS
NORTHSTAR HIGHLANDS
PHASE 2, TRACT NO. 951
 PORTION OF THE NORTHWEST QUARTER OF SECTION 8 T.14 N., R.17 E.,
 S.19 & 20, PLUMS COUNTY, CALIFORNIA

PBSJ

135 WILSON CIRCLE, SUITE 2000
 RENO, NEVADA 89511-4891
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SHEET 1 OF 3