

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: BOARD OF SUPERVISORS                      DATE: April 6, 2010  
FROM: <sup>JCS</sup> KEN GREHM / KEVIN ORDWAY  
SUBJECT: QUITCLAIM DEED TO THE PLACER COUNTY WATER AGENCY,  
GOLD RUN ROAD

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## ACTION REQUESTED / RECOMMENDATION

Adopt a Resolution authorizing the Chairman to execute a Quitclaim Deed between the County of Placer and the Placer County Water Agency (PCWA) for a portion of County Road Right-of-Way adjacent to Interstate 80 in Gold Run for a PCWA Valve Station.

## BACKGROUND / SUMMARY

The Placer County Water Agency has requested the County quitclaim to them a portion of County owned property adjacent to the freeway in the Gold Run area. PCWA is requesting to purchase a portion of old Interstate 80 right-of-way acquired by the State of California, and relinquished to Placer County in 1960. PCWA's Boardman Canal flows within a pipeline in the vicinity of Gold Run, and they have been replacing significant portions of this pipeline to improve water system reliability. The next phase of their pipeline replacement includes a Pressure Sustaining Valve Station that they would like to construct on 0.36 acres of the County property (relinquished State right-of-way) at the end of Gold Run Road. The Station will be housed within a small building to be constructed on the site and fenced for security.

California Government Code Section 25526.5 allows this property to be quitclaimed to the Water District provided the property value does not exceed \$25,000. Based on a current appraisal submitted by PCWA, the market value of the area to be quitclaimed is below the government code threshold. Approval of this action constitutes a finding by your Board that the conveyance of this property is in the public interest.

## 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

The appraised sales value, \$6,677, will be deposited in DPW's account for future right-of-way purchases.

Attachments: Resolution  
Area Map  
Quitclaim Deed

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

In the matter of: A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN TO EXECUTE A QUITCLAIM DEED BETWEEN THE COUNTY OF PLACER AND THE PLACER COUNTY WATER AGENCY.

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

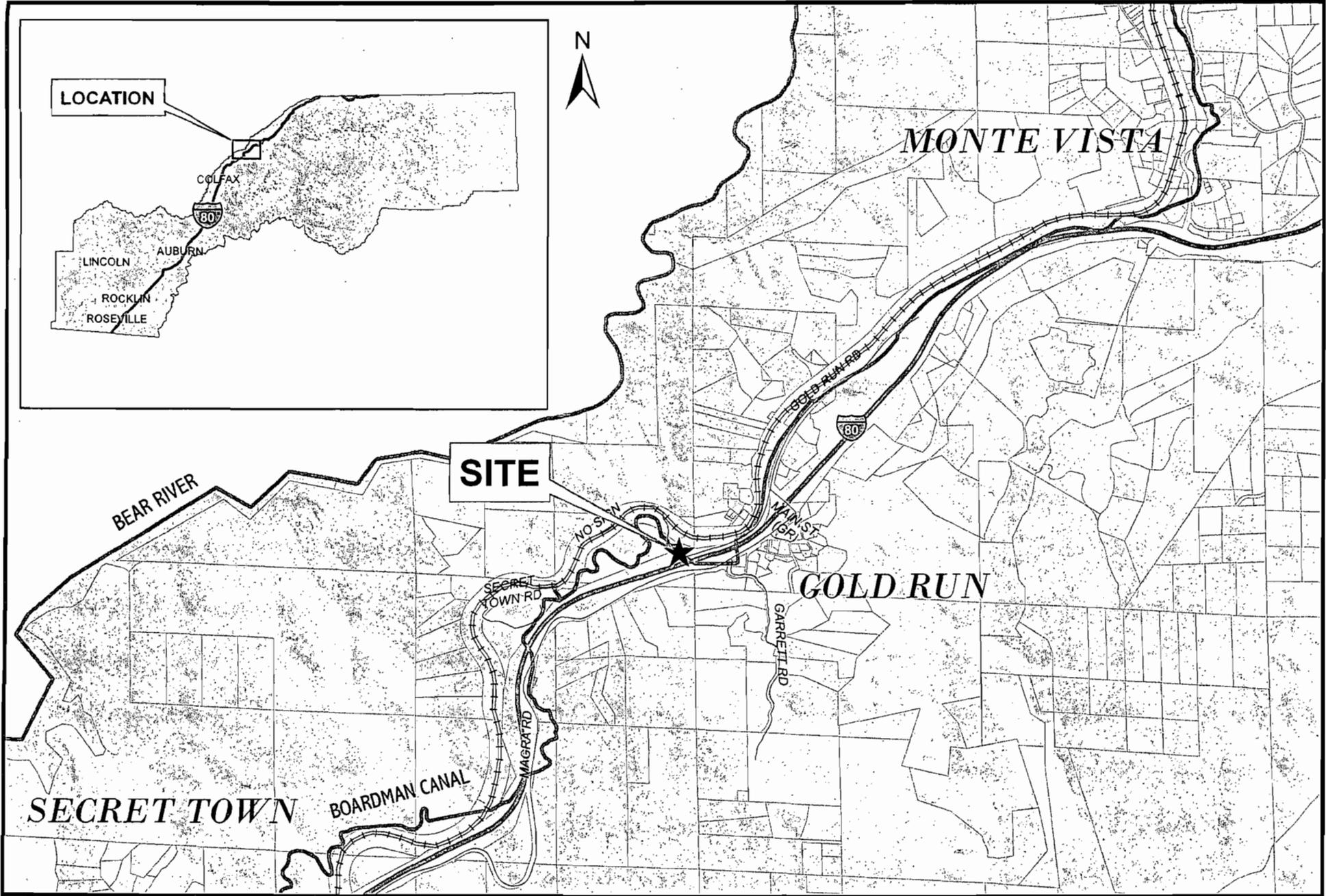
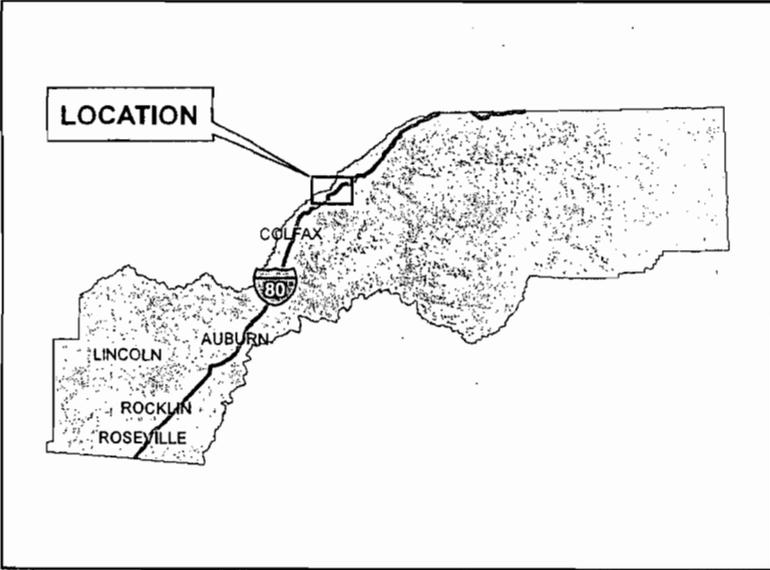
\_\_\_\_\_  
Chairman, Board of Supervisors

\_\_\_\_\_

\_\_\_\_\_

BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Placer, State of California, that the Chairman is authorized to execute a Quitclaim Deed between the County of Placer and the Placer County Water Agency.

AREA MAP



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# PCWA Gold Run Phase IV

Pipeline Replacement Project - Proposed Property Acquisition



Project Name

**T15N., R.10E., Sec 05, SE1/4  
A.P. No.: portion of Gold Run  
Road  
Project 09007E - Gold Run  
Phase IV  
Map No.: 51-D-13**

When recorded return to  
Placer County Department  
of Public Works

**COUNTY OF PLACER**

**Department of Public Works**

# **QUITCLAIM DEED**

THE COUNTY OF PLACER does hereby REMISE, RELEASE AND FOREVER  
QUITCLAIM TO

**PLACER COUNTY WATER AGENCY, a public body,**

all that real property situate in the County of Placer, State of California described as  
follows:

**See attached Exhibit 'A' for Legal Description**

**See attached Exhibit 'B' for Exhibit Map**

Dated: \_\_\_\_\_

\_\_\_\_\_

Chairman, Board of Supervisors

# ACKNOWLEDGMENT

State of California }  
County of Placer

On \_\_\_\_\_ before me, \_\_\_\_\_  
Date Here Insert Name and Title of the Officer

personally appeared \_\_\_\_\_  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature \_\_\_\_\_  
Signature of Notary Public

## EXHIBIT "A"

A portion of the tract of land lying northerly of Station C400+00, North of the Highway right-of-way, described in that Document entitled "Relinquishment of State Highway in the County of Placer Road III-PLA-37-C, D" recorded in Volume 837 at Page 510, Official Records of Placer County, and shown as Parcel No. 13993-X on the State Highway Plat "III-PLA-37-C, D-Sheet No. 6" filed for record on August 31, 1959 in State Highway Mapbook No. 2 at Page 296, Placer County Records located in Section 5, Township 15 North, Range 10 East, Mount Diablo Meridian, County of Placer, State of California, more particularly described as follows:

Beginning at a point on the northerly line of the above described tract of land from which point a six-inch by six-inch concrete highway monument at Station C394+40 205' and marking the westernmost corner of said tract of land bears South 59°26'22" West, along said northerly line, a distance of 89.55 feet; thence from the **Point of Beginning**, North 59°26'22" East, along said northerly line, a distance of 174.07 feet; thence leaving said northerly line, South 16°19'45" East, a distance of 139.23 feet to a point that lies 40.00 feet northerly and at right angles to the southerly line of said tract of land; thence along a line parallel with and lying 40.00 feet northerly of said southerly line, the following two (2) consecutive courses and distances:

- 1) South 73°05'30" West, a distance of 8.66 feet and
- 2) along a tangent curve to the right, concave northerly, having a radius of 178.00 feet, through a central angle of 63°20'36", an arc length of 196.79 feet and a chord bearing North 75°14'12" West, a distance of 186.92 feet to the **Point of Beginning**.

Containing 15,527 square feet, more or less.

**RESERVING THEREFROM**, an easement for drainage purposes and uses appurtenant thereto, including but not limited to the construction and maintenance of gravity flow or pressure pipe or open drainage channel, on, over, across and under a strip of land having a right angle width of fifteen (15.00) feet, lying seven-and-one-half (7.50) feet on each side of the following described centerline:

Beginning at a point on the southerly line of the above described portion of the aforesaid tract of land from which point said six-inch by six-inch concrete highway monument bears the following two (2) consecutive courses and distances:

- 1) along said southerly line a curve to the right, concave northeasterly, having a radius of 178.00 feet, through a central angle of 28°36'22", an arc length of 88.87 feet and a chord bearing North 57°52'05" West, a distance of 87.95 feet to a point on the northerly line of the above described tract of land and
- 2) South 59°26'22" West, along said northerly line, a distance of 89.55 feet;

thence from the **Point of Beginning** of the above described fifteen (15.00) foot strip of land, North 35°31'07" East, a distance of 140.40 feet to the easterly line of the above described portion of said tract of land and the **Point of Termination** of this easement.

The sidelines of the above described easement shall be lengthened or shortened accordingly to begin at the above described southerly line and terminate at the above described easterly line.

Containing 2,105 square feet, more or less.

**ALSO RESERVING THEREFROM**, an easement for public road purposes and incidentals thereto, including utility rights, on, over, across and under the following described property:

Beginning at a point on the northerly line of the above described tract of land from which point said six-inch by six-inch concrete highway monument bears South 59°26'22" West along said northerly line for a distance of 89.55 feet; thence from the **Point of Beginning**, North 59°26'22" East along said northerly line, a distance of 25.43 feet; thence leaving said northerly line, South 31°44'54" East, a distance of 30.03 feet to the beginning of a non-tangent curve to the left, concave southeasterly, having a radius of 15.00 feet; thence along said curve through a central angle of 60°32'37", an arc length of 15.85 feet and a chord bearing South 21°41'18" West, a distance of 15.12 feet to a point on the southerly line of the above described portion of the aforesaid tract of land and the beginning of a non-tangent curve to the right, concave northeasterly, having a radius of 178.00 feet; thence along said curve and southerly line through a central angle of 13°27'47", an arc length of 41.83 feet and a chord bearing North 50°17'47" West, a distance of 41.73 feet to the **Point of Beginning**.

Containing 695 square feet, more or less.

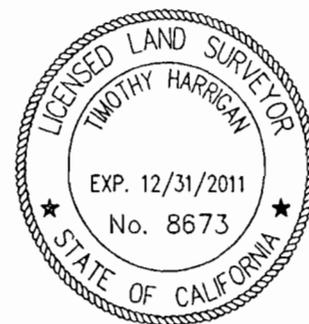
The Basis of Bearings of this description is identical to that of said State Highway Plat filed for record on August 31, 1959 in State Highway Mapbook No. 2 at Page 296, Placer County Records.

End of Description.

The above described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

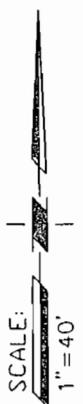
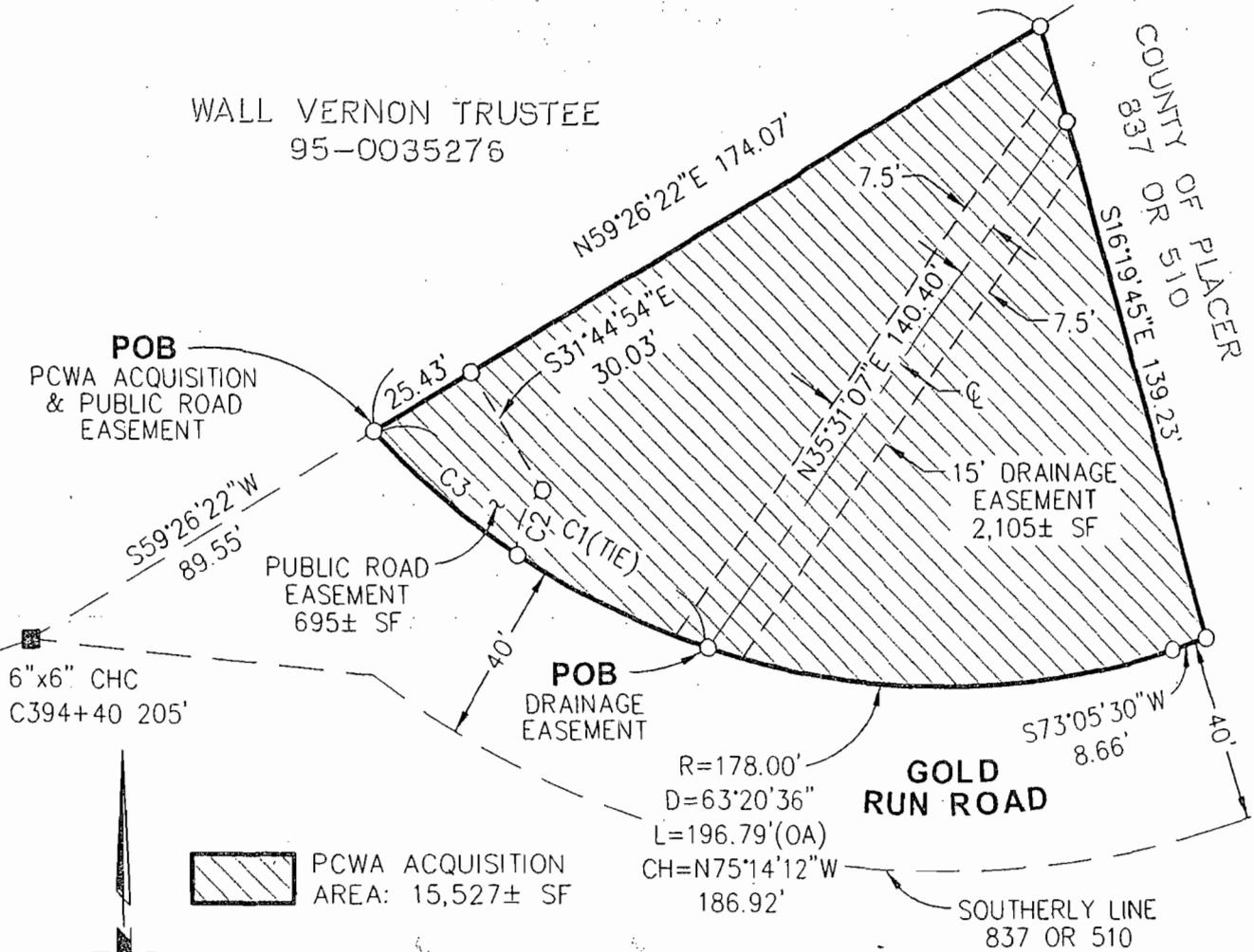
For and on behalf of Andregg Geomatics

  
Timothy Harrigan, CS 8673  
3/9/2010  
Date



WALL VERNON TRUSTEE  
95-0035276

COUNTY OF PLACER  
837 OR 510  
S16°19'45"E 139.23'



**CURVE TABULATION**

NO.	RADIUS	DELTA	LENGTH	BEARING	DIST
C1	178.00'	28°36'22"	88.87'	N57°52'05"W	87.95'
C2	15.00'	60°32'37"	15.85'	S21°41'18"W	15.12'
C3	178.00'	13°27'47"	41.83'	N50°17'47"W	41.73'



**EXHIBIT "B"**  
**PCWA**  
**GOLD RUN ROAD**  
A PORTION OF  
SECTION 5, T15 N, R10 E, M.D.M.  
COUNTY OF PLACER, STATE OF CALIFORNIA  
MARCH 2010

**ANDREGG**  
**GEOMATICS**  
www.andregg.com  
800-400-7072

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION.

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