

# MEMORANDUM

DEPARTMENT OF PUBLIC WORKS  
County of Placer

TO: BOARD OF SUPERVISORS                      DATE: July 9, 2013  
FROM: KEN GREHM / PETER KRAATZ  
SUBJECT: **ABANDONMENT OF A PORTION OF A MULTIPURPOSE EASEMENT  
– SUGAR BOWL**

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## ACTION REQUESTED / RECOMMENDATION

1. Adopt a Resolution to abandon a portion of a Multipurpose Easement on The Meadows Subdivision Map – Sugar Bowl. There is no net County cost.

## BACKGROUND / SUMMARY

The Sugar Bowl Corporation, the owner The Meadows, a Planned Residential Development, now referred to as Sugar Bowl Village, has requested the County abandon a portion of a Multipurpose Easement (MPE) within the development. The MPE was dedicated to and accepted by the County on the map of The Meadows, filed for record in 2003 in Book Y of Maps at Page 89. The applicant has been redeveloping portions of their resort with village and ski team facilities, and a replacement MPE was dedicated for utility companies' use in 2003. The last major component of their redevelopment plan, their "Sporthaus", a swimming and recreation facility, is proposed for the area encumbered by the MPE. This facility, and new residential development, are served by the 2003 MPE, therefore, the fair market value of the MPE to be abandoned is offset by the MPE dedicated and recorded in Series 2003-0082719.

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.

Attachments: Resolution with Exhibits A & B  
Vicinity Map

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

In the matter of: A RESOLUTION ABANDONING  
A PORTION OF A MULTIPURPOSE EASEMENT  
ON THE MEADOWS SUBDIVISION MAP – SUGAR  
BOWL.

Resol. 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.

Attest:  
Clerk of said Board

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

\_\_\_\_\_  
  
WHEREAS, a Multipurpose Easement was dedicated to, and accepted by, Placer  
County on the map of The Meadows, a Planned Residential Development, filed  
for record in Book Y of Maps at Page 89; and

WHEREAS, it has been determined that the portion of the Multipurpose  
Easement, as described on the attached Exhibit "A" and shown on the attached  
Exhibit "B", is no longer necessary for present or prospective public use; and

WHEREAS, summary vacation of this easement is permissible pursuant to  
Chapter 4 of Part 3, Division 9 of the Streets and Highways Code, commencing  
with Section 8330.

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

**A Resolution Abandoning a Portion of a Multipurpose Easement on The Meadows Subdivision Map – Sugar Bowl.**

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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 portion of the Multipurpose Easement, as described and shown on the attached exhibits, shall be vacated and abandoned, and shall thereafter not constitute an easement for its intended purpose; and

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

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**EXHIBIT "A"**  
**MPE Abandonment**

A portion of the tract of land described in the grant deed to Sugar Bowl Corporation recorded in Document No. 2011-0041607, Official Records of Placer County and lying within a portion of Section 20, Township 17 North, Range 15 East, MDBM, County of Placer, State of California described as follows:

All that portion of that certain Multi-Purpose Easement offered for dedication on the final map recorded in Book Y of Maps, at Page 89, Placer County Records hereinafter referred to as "MPE", more particularly described as follows:

Beginning at a point on the westerly line of said "MPE", from which the intersection of the centerline of said "MPE" and the centerline of Elderberry Court as shown on said Final Map, bears the following two (2) consecutive courses and distances:

1. South 66°12'42" East, a distance of 20.00 feet to a point on the centerline of said "MPE" and
2. along said centerline and the arc of a non-tangent curve to the left, concave westerly, having a radius of 175.00 feet, through a central angle of 8°19'42", an arc length of 25.44 feet and a chord bearing North 19°37'27" East, a distance of 25.42 feet;

thence from the **Point of Beginning**, along the westerly line of said "MPE" and the arc of a non-tangent curve to the left, concave southwesterly, having a radius of 155.00 feet, through a central angle of 99°42'07", an arc length of 269.72 feet and a chord bearing North 26°03'47" West, a distance of 236.96 feet to a point on the southerly line of Area 'J' as shown on said final map; thence leaving said westerly line, North 88°42'48" East, along said southerly line, a distance of 84.16 feet to a point on the easterly line of said "MPE"; thence leaving said southerly line, along said easterly line and the arc of non-tangent curve to the right, concave southwesterly, having a radius of 195.00 feet, through a central angle of 32°16'32", an arc length of 109.85 feet and a chord bearing South 35°11'01" East, a distance of 108.40 feet to a point on the westerly line of said Area 'J'; thence along said westerly line the following three (3) consecutive courses and distances:

1. South 08°42'48" West, a distance of 22.36 feet,
2. along the arc of a tangent curve to the right, concave westerly, having a radius of 180.00 feet, through a central angle of 14°34'07", an arc length of 45.77 feet and a chord bearing South 15°59'51" West, a distance of 45.65 feet and
3. South 23°47'18" West, a distance of 65.76 feet

to the **Point of Beginning**.

Containing an area of 6,874 square feet, more or less.

The Basis of Bearings of this description is identical to that of the Final Map of The Meadows - Tract No. 911 recorded in Book Y of Maps at Page 89, Placer County Records.

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

End of Description.



**MULE EARS DRIVE**

AREA 'J' PER  
2003-0082719, ORPC

SUGAR BOWL CORP  
2011-0041607

MPE PER  
Y MAPS 89

**CURVE TABULATION**

NO.	RADIUS	DELTA	LENGTH	BEARING	DIST
C1	175.00'	8°19'42"	25.44'	N19°37'27"E	25.42'
C2	155.00'	99°42'07"	269.72'	N26°03'47"W	236.96'
C3	195.00'	32°16'32"	109.85'	S35°11'01"E	108.40'
C4	180.00'	14°34'07"	45.77'	S15°59'51"W	45.65'

**LINE TABULATION**

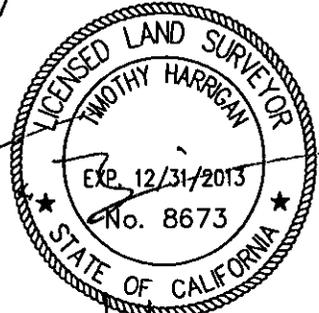
NO.	BEARING	DIST.
L1	S08°42'48"W	22.36'
L2	S23°47'18"W	65.76'

S66°12'42"E 20.00'(TIE)

**ELDERBERRY COURT**

POB

**MULE EARS DRIVE**



4/2/2013

**EXHIBIT "B"**  
**MPE**  
**ABANDONMENT**

PTN OF SECTION 20,  
T17N, R15E, MDBM  
PLACER COUNTY, CALIFORNIA

FEBRUARY 2013

**ANDREGG**  
**GEOMATICS**

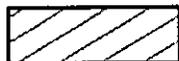
www.andregg.com

800-400-7072

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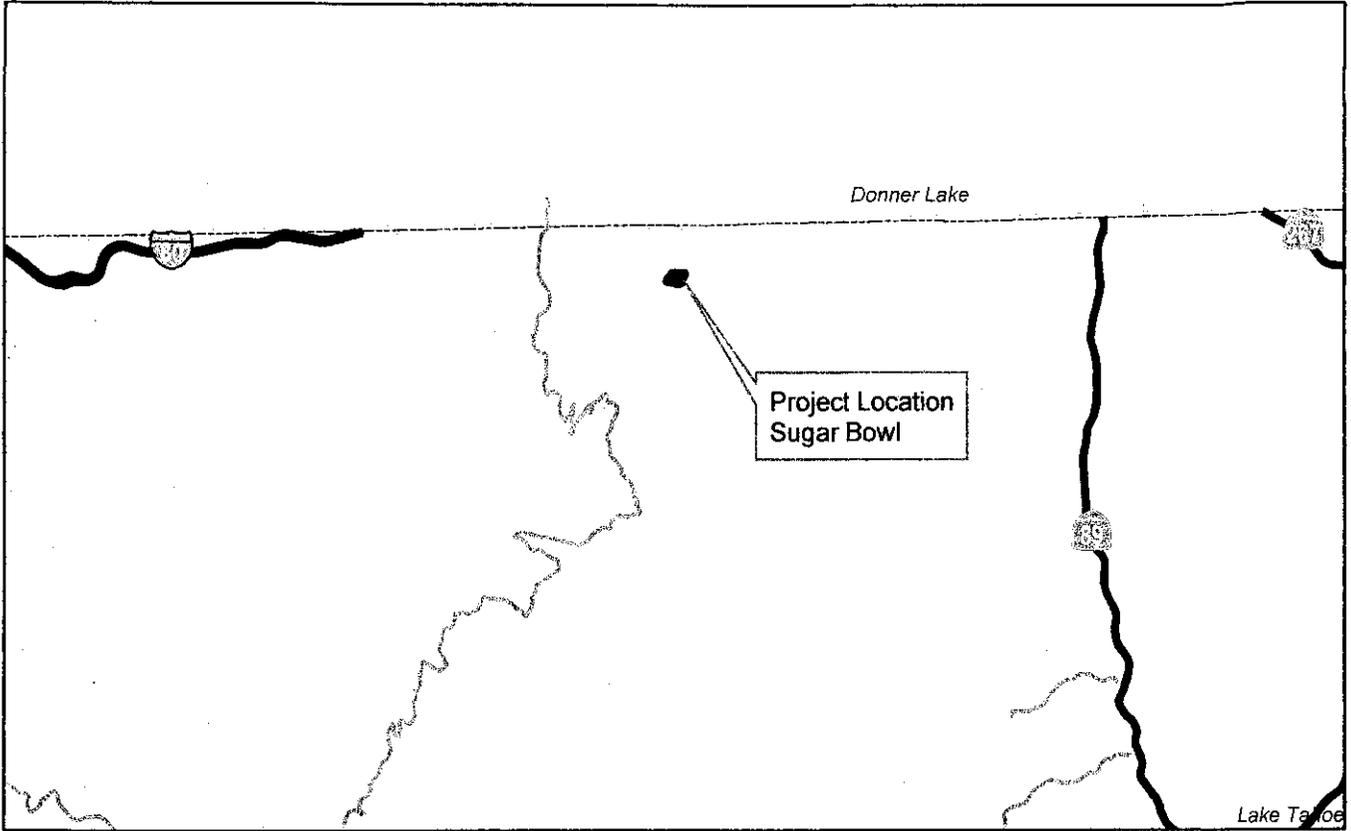
SCALE:  
1"=60'



AREA: 6,874±SF

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# Project Location Map



# Vicinity Map

