

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS County of Placer

TO: BOARD OF SUPERVISORS DATE: August 20, 2013
FROM: ^{JOD} KEN GREHM / PETER KRAATZ
SUBJECT: ALEXANDRIA ESTATES SUBDIVISION - GRANITE BAY

ACTION REQUESTED / RECOMMENDATION

1. Adopt a Resolution to abandon an Irrevocable Offer of Dedication for the private entry road in the Alexandria Estates subdivision in Granite Bay. There is no net County cost.

BACKGROUND / SUMMARY

The Alexandria Estates subdivision is a 10-lot subdivision on Barton Road in Granite Bay. Premier United Communities acquired all of the lots and is currently developing them. They have requested the County abandon an Irrevocable Offer of Dedication (IOD) created on the map of Alexandria Estates, filed for record in 2006 in Book BB of Maps at Page 21. The IOD requested for abandonment is for the main entry road of Granite Lake Drive, and is to legitimize an existing entry gate. Final building permits for this development are conditioned with abandonment of the IOD.

All processing fees have been paid, the proposed abandonment has been distributed for comment and no objections have been received. The proposed abandonment qualifies for Summary Vacation, pursuant to Streets and Highways Code Section 8330 et seq, 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, since the roads in Alexandria Estates have always been private.

Attachments: Resolution
Legal Description
Exhibit Map

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

In the matter of: A RESOLUTION ABANDONING
AN OFFER OF DEDICATION FOR GRANITE
LAKE DRIVE IN THE ALEXANDRIA ESTATES
SUBDIVISION – GRANITE BAY.

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

Chair, Board of Supervisors

WHEREAS, Granite Lake Drive, shown as Lot B, was dedicated to, but not accepted by, Placer County on the Alexandria Estates Subdivision map, filed for record in Book BB of Maps at Page 21; and

WHEREAS, it has been determined that the Offer of Dedication for this road easement is no longer necessary for present or prospective public use; and

WHEREAS, summary vacation of the Offer of Dedication 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 an Offer of Dedication for Granite Lake Drive in the Alexandria Estates Subdivision – Granite Bay.

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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 Offer of Dedication for Lot B, Granite Lake Drive, in the Alexandria Estates Subdivision, filed for record in Book BB of Maps at Page 21, and as described on the attached Exhibit "A" and shown on the attached Exhibit "B", shall be vacated and abandoned, and shall thereafter not constitute an Offer of Dedication for an easement for a public road; and

BE IT FURTHER RESOLVED by the Board of Supervisors of Placer County that the above described easement is not useful as a nonmotorized transportation facility.

EXHIBIT 'A'
Legal Description

All of Lot B, being all of Granite Lake Drive, as shown on that certain Subdivision Map entitled "Tract No. 921, Alexandria Estates", filed in Book BB of Maps, at Page 21, Placer County Records, County of Placer, California.

Containing 0.53 acres (23,014 square feet) more or less.

END OF DESCRIPTION

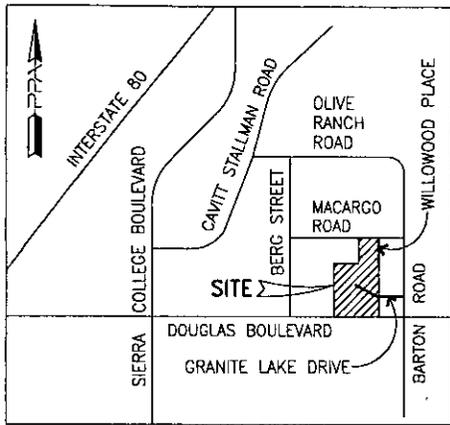
See Exhibit "B", plat to accompany description, attached hereto and made a part hereof.

This legal description was prepared by me or under my direct supervision pursuant to section 8729(2) of the Professional Land Surveyors Act.

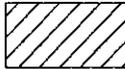
Richard A. Marino
Richard A. Marino P.L.S. 6376

Date signed: 03/08/13





VICINITY MAP
NOT TO SCALE

 OFFER OF DEDICATION OF PUBLIC ROAD BEING VACATED

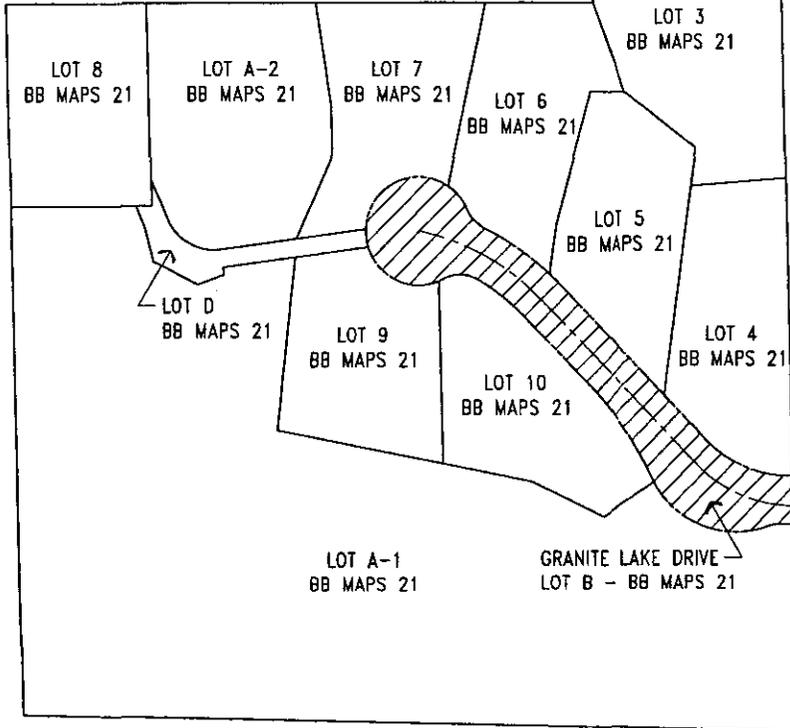


Exhibit "B"

NOTE:
BB MAPS 21 MEANS THE MAP ENTITLED "TRACT NO. 921 ALEXANDRIA ESTATES" FILED
IN BOOK BB OF MAPS, PAGE 21, OFFICIAL RECORDS OF PLACER COUNTY, CALIFORNIA

Offer of Dedication of Public Road Vacation		PPA Job #022004
Alexandria Estates		
A Portion of Section 3, T. 10 N., R. 7 E., M.D.M., Placer County, California		
Premier United Communities		Phone (916) 783-6100
8483 Douglas Plaza Drive, Suite 110, Granite Bay, CA 95746		Fax (916) 783-2056
Plot Plan Associates www.plotplans.org		Date Drawn: 02/05/13
PO Box 4991, Pasco, WA (916) 769-9063		Drawn By: BEB
022004\Plotplans\Alex_LOD_S.dwg		Scale: 1"=100'

