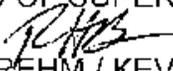


MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: November 17, 2009
FROM:  KEN GREHM / KEVIN ORDWAY
SUBJECT: **ABANDONMENT OF A PORTION OF A PUBLIC UTILITY EASEMENT –
ALPINE MEADOWS**

ACTION REQUESTED / RECOMMENDATION

Adopt a Resolution to abandon a portion (281 square feet) of a Public Utility Easement on Lot 61, Alpine Meadows Estates Subdivision Unit No. 11, for the amount of \$688.

BACKGROUND / SUMMARY

Paul Rothbard, the owner of Lot 61 in Alpine Meadows Estates Subdivision Unit No. 11 (1585 Zurs Court) has requested the County abandon a portion of a Public Utility Easement (PUE) on his lot. The PUE was dedicated to the County on the map of Alpine Meadows Estates Subdivision Unit No. 11, filed for record in 1972 in Book J of Maps at Page 51. The applicant proposes to construct a two-car garage, a portion of which would encroach into the PUE.

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 as the easement has not been used for its intended purpose, 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 easement proposed for abandonment, \$688, would be deposited in DPW's trust account for future right-of-way purchases.

Attachments: Resolution
Description
Plat Map
Location Map

T:\DPW\Abandonments\Rothbard.PUE.bm.doc

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

In the matter of: A RESOLUTION ABANDONING
A PORTION OF A PUBLIC UTILITY EASEMENT
ON LOT 61, ALPINE MEADOWS ESTATES
SUBDIVISION UNIT NO. 11.

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, a Public Utility Easement on Lot 61 was dedicated to Placer County on the map of Alpine Meadows Estates Subdivision Unit No. 11, filed for record in Book J of Maps at Page 51; and

WHEREAS, it has been determined that the portion of the Public Utility Easement on Lot 61, as described on Exhibit "A" and as shown on 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.

Resolution No. _____

A Resolution Abandoning a Portion of a Public Utility Easement on Lot 61, Alpine Meadows Estates Subdivision Unit No. 11.

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 portion of the Public Utility Easement on Lot 61, Alpine Meadows Estates Subdivision Unit No. 11, 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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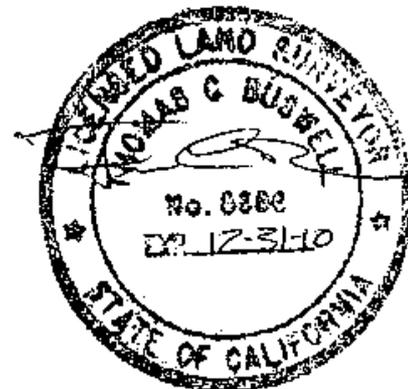
Exhibit "A"

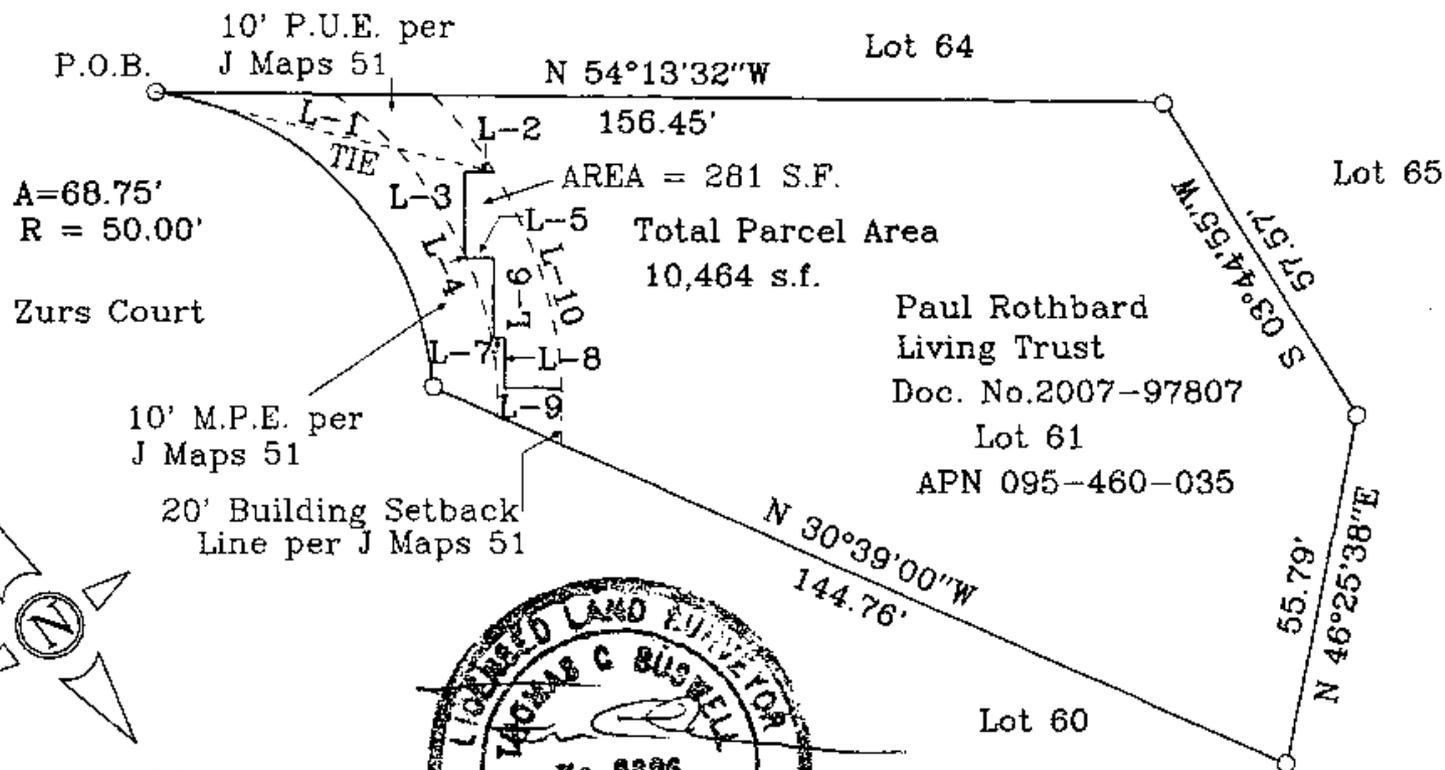
All that real property situate in Placer County, California lying within the North one half of Section 4, Township 15 North, Range 16 East, Mount Diablo Base and Meridian, being a portion of the 20 foot setback area within Lot 61, Alpine Meadows Estates Subdivision, Unit No. 11, recorded in the office of the Placer County, California Recorder in Book J of Maps at Page 51 and being more particularly described as follows:

Commencing at the most Northwesterly corner of Lot 61, thence South 41 degrees, 38 minutes and 23 seconds East for 54.36 feet to a point on the 20' setback line, being also the True Point of Beginning. Thence, leaving said setback line, North 54 degrees, 44 minutes and 59 seconds West for 4.44 feet. Thence, South 35 degrees, 15 minutes and 01 seconds West for 12.87 feet to a point on a non tangent 60.00 foot radius curve to the right being also the Easterly line of a 10' Multipurpose easement as shown on Book J of Maps at Page 51. Thence, Southwesterly following along the arc of said curve, through a central angle of 00 degrees, 39 minutes and 06 seconds for an arc distance of 0.68 feet. (Said curve being subtended by a chord bearing South 11 degrees, 35 minutes and 06 seconds West for 0.68 feet.) Thence, leaving said curve, South 54 degrees, 44 minutes and 59 seconds East for 4.23 feet. Thence, South 35 degrees, 15 minutes and 01 seconds West for 12.50 feet. Thence, South 54 degrees, 44 minutes and 59 seconds East for 1.70 feet. Thence, South 35 degrees, 15 minutes and 01 seconds West for 8.00 feet. Thence, South 54 degrees, 44 minutes and 59 seconds East for 8.91 feet to a non tangent 70.00 foot radius curve to the left, being also the 20 foot setback line. Thence, Northeasterly following along the arc of said curve, through a central angle of 29 degrees, 29 minutes and 32 seconds for an arc distance of 36.03 feet to the True Point of Beginning. (Said curve being subtended by a chord bearing North 17 degrees, 49 minutes and 34 seconds East for 35.64 feet.)

Containing 281 square feet , more or less.

Prepared by Thomas C. Buswell, CA. PLS 5886





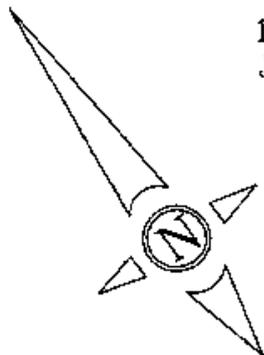
A=68.75'
R = 50.00'

Zurs Court

10' M.P.E. per
J Maps 51

20' Building Setback
Line per J Maps 51

Paul Rothbard
Living Trust
Doc. No.2007-97807
Lot 61
APN 095-460-035



Scale 1" = 30'

COURSE	BEARING	DISTANCE
L-1	S 41°38'23"E	54.36'
L-2	N 54°44'59"W	4.44'
L-3	S 35°15'01"W	12.87'
L-4	RAD.: 60.00' TAN.: 0.34' LEN.: 0.68' DELTA.: 0°39'06"	0.68'
CHORD	S 11°35'06"W	0.68'
L-5	S 54°44'59"E	4.23'
L-6	S 35°15'01"W	12.50'
L-7	S 54°44'59"E	1.70'
L-8	S 35°15'01"W	8.00'
L-9	S 54°44'59"E	8.91'
L-10	RAD.: 70.00' TAN.: 18.42' LEN.: 36.03' DELTA.: 29°29'32"	35.64'
CHORD	N 17°49'34"E	35.64'

Exhibit B
Being a portion of the 20' setback
within Lot 61, Alpine Meadows Estates
Subdivision, Unit No. 11
Book J of Maps, Page 51
a portion N 1/2 Sec.4, T.15N.,R.16E. M.D.B. & M.
1585 Zurs Court, Alpine Meadows
Placer County, California A.P.N. 095-460-065
June 2008 Scale 1" = 30'
revised November 2008

TAHOE BASIN LAND SURVEYING
THOMAS C. BUSWELL, PLS
290 OAK STREET
POST OFFICE BOX 2, TAHOE, CALIFORNIA 96142
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177

Location Map

