

July 28, 2020

GOV20-0001 Exhibit A: Location/Vicinity Map

- | | | |
|----------------|-------------|---------|
| County Outline | Major Roads | Cities |
| Highway Labels | Major Roads | Parcels |
| Highways | Minor Roads | |

Sources: Esri, HERE, Garmin, Intelmap, Inceper
 FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL

0 170 340 510 680 Feet

**GENERAL VACATION OF A PUBLIC STREET, HIGHWAY
OR PUBLIC SERVICE EASEMENT APPLICATION**

We hereby petition the El Dorado County Board of Supervisors to initiate proceedings to vacate the following Public Street, highway, or public service easement:

One 10' strip of land for ROADWAY PURPOSES ONLY (not affecting utility easements) within and along the southerly line of Lot PP shown on "El Dorado Hills Specific Plan Unit No. 2", Book H, Page 81 of Maps.
APN 123-040-010-000

Main Applicant's Name and Contact Information:

Andrea Howard, Serrano Associates, 4525 Serrano Parkway, Suite 100, El Dorado Hills, CA 95762
Address City & State Zip Code Telephone
Tel: 916-939-4060

Additional Representative's Name and Contact Information:

Address City & State Zip Code Telephone

Please describe in detail the reason for the proposed vacation (attach a separate sheet, if necessary):

The County has indicated the ultimate right-of-way for Bass Lake Road to be 100'.

Lot PP was dedicated based on 120' This request is submitted to vacate the 10' of unnecessary ROW adjacent to Village J7, consistent with the approved tentative subdivision map (TM 18-1536)

What other County departments and contact person(s) are working on aspects of this request? Please list the department(s) and contact person(s):

Dave Spiegelberg, Transportation. Mel Pabalinas, Planning.

The following questions are to be answered by someone knowledgeable of the creation and use/non-use of the roadway or highway and/or public utilities easement.

1. Is this a non-exclusive road and public utilities easement? YES NO
2. Is the date of dedication to the County or acquisition less than five (5) years and more than one (1) year immediately preceding the proposed vacation? YES NO
3. Will any resident or property owner be adversely affected by this vacation? YES NO

SIGNATURES OF APPLICANT(S): *

* Attach a signed petition with printed names and addresses of properties owned, along with mailing addresses, if different.

Revised 7/10/2018

GOV20-0001 Exhibit B: General Vacation of a Public Street, Highway or Public Service Easement
Application

21-0035 B 2 of 58

**Petition to the County of El Dorado to
Vacate a Public Street, Highway
Or Public Service Easement**

1. Andrea Howard 916-939-4060
-
- Printed Name Phone Number
Andrea Howard 10/23/20
-
- Signature Date
None. At the intersectin of Bass Lake Road and future Barbary Way (E Street on the tent. map)
-
- Property Address
4525 Serrano Parkway, Suite 100, El Dorado Hills, CA 95762
-
- Mailing Address (if different)
- 2.
-
- Printed Name Phone Number
-
- Signature Date
-
- Property Address
-
- Mailing Address (if different)
- 3.
-
- Printed Name Phone Number
-
- Signature Date
-
- Property Address
-
- Mailing Address (if different)
- 4.
-
- Printed Name Phone Number
-
- Signature Date
-
- Property Address
-
- Mailing Address (if different)
- 5.
-
- Printed Name Phone Number
-
- Signature Date
-
- Property Address
-
- Mailing Address (if different)

Andrea Howard

From: Dave Spiegelberg <dave.spiegelberg@edcgov.us>
Sent: Thursday, October 8, 2020 9:18 AM
To: Rommel Pabalinas
Cc: Andrea Howard
Subject: Re: Finding of Consistency

Hey - I spoke to Phil and Andrew and all are in agreement. As with J5/J6, DOT will handle the Summary Vacation of the Bass Lake R/W strip.

Please this time, have your Surveyor deal with the easements attached to the R/W line as well. Safeway had some trouble with that.

Andrea - we would charge our time to the TM account for J7. Is that OK with you?

Dave W. Spiegelberg, P.E.
Senior Civil Engineer

County of El Dorado
Community Development
Department of Transportation, Development Section
2850 Fairlane Court
Placerville, CA 95667
530-621-6077 / 530-957-3521 (cell) / 530-295-2655 (fax)
dave.spiegelberg@edcgov.us

On Wed, Oct 7, 2020 at 2:53 PM Rommel Pabalinas <rommel.pabalinas@edcgov.us> wrote:
Ok. I'll defer to Dave on the appropriate DOT staff that would be involved on this.

On Wed, Oct 7, 2020 at 2:48 PM Andrea Howard <ahoward@parkerdevco.com> wrote:

Hi Mel,

Just a heads up that I'm working on an application for a Finding of Consistency to vacate a 10' strip of Bass Lake Road along the frontage of Village J7. You and I worked on a similar application in 2016 along the Village J5 and J6 frontages.

GOV20-0001 Exhibit B: General Vacation of a Public Street, Highway or Public Service Easement Application

Exhibit "A"

PUBLIC HIGHWAY VACATION

All that real property situated in the County of El Dorado, State of California, being a portion of Lot PP as shown on the plat entitled "El Dorado Hills Specific Plan Unit No. 2" filed in the Recorder's office of said County in Book H of Maps, Page 81, also being a portion of the public highway known as Bass Lake Road more particularly described as follows:

Beginning at the Northeast corner of Lot 22 as shown on said plat on the right of way line of Bass Lake Road; thence from said Point of Beginning along said right of way line along a curve to the right having a radius of 1160.00 feet and a chord that bears South 41°17'19" West 594.07 feet to an angle point in the common line between said Lots 22 and PP; thence along the West line of said Lot PP North 09°35'27" East 13.83 feet; thence across Lot PP along a non-tangent curve to the left having a radius of 1150.00 feet and a chord that bears North 40°33'13" East 599.07 feet to a point on the East line of said Lot PP; thence along said East line South 00°31'11" East 22.43 feet to the Point of Beginning.

Containing 6,034 Sq. Ft.

See **Exhibit "B"** attached hereto and made a part hereof.

End of Description



Prepared by:
R.E.Y. Engineers, Inc.

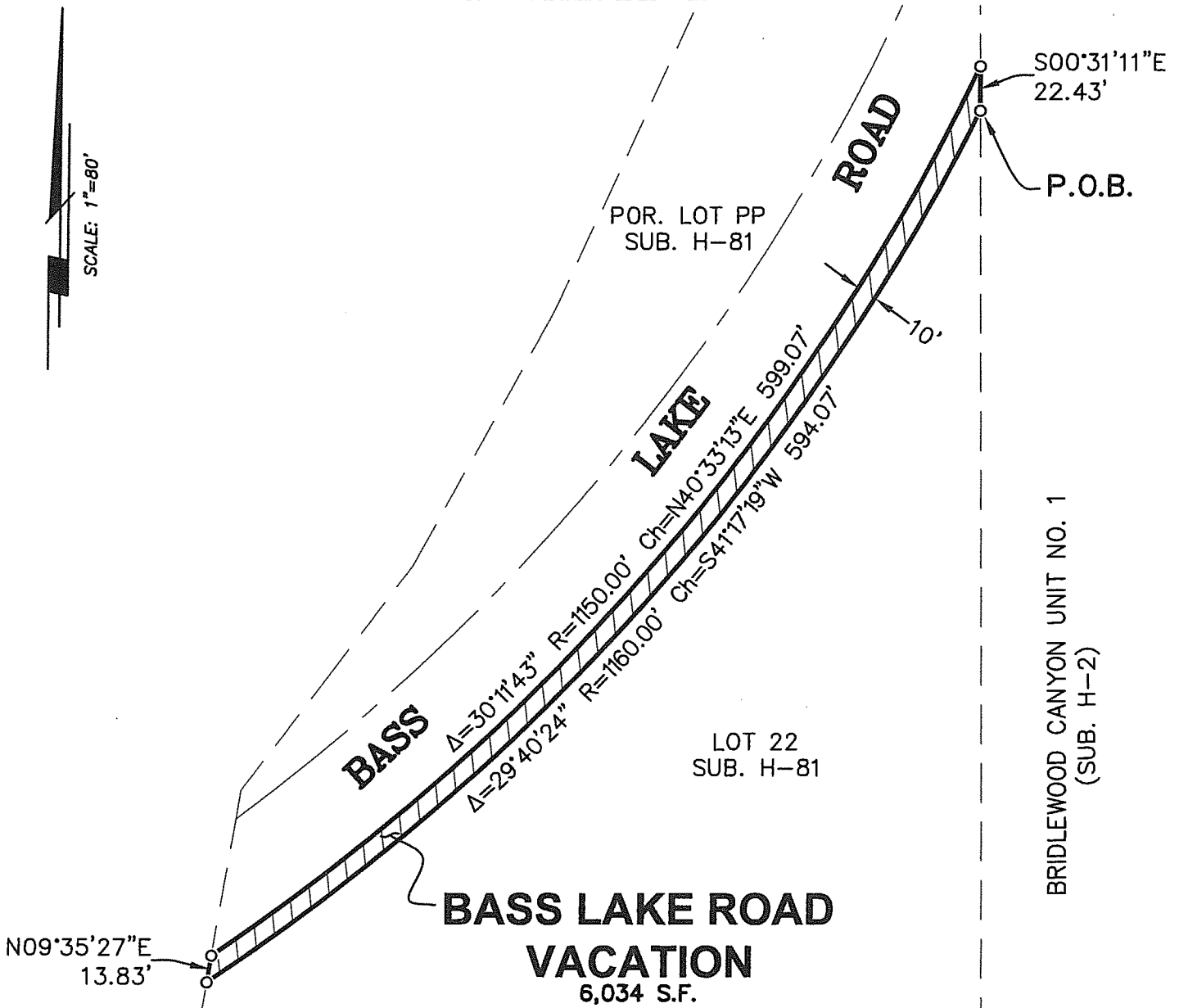
 10/8/20

Brian Thionnet Date
P.L.S. 6866

GOV20-0001 Exhibit B: General Vacation of a Public Street, Highway or Public Service
Easement Application

EXHIBIT 'B'

SCALE: 1"=80'



BASS LAKE ROAD VACATION
6,034 S.F.

S00°31'11\"E
22.43'
P.O.B.

BRIDLEWOOD CANYON UNIT NO. 1
(SUB. H-2)



REVISION	JOB NO. 2677-233	TITLE: PUBLIC HIGHWAY VACATION	905 Sutter St. Folsom, Ste 200, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 07-24-2020	PORTION OF LOT PP, SUB. H-81	
	F.B. PAGE:	COUNTY OF EL DORADO, CALIFORNIA	
	SCALE: 1"=80'	CLIENT: SERRANO ASSOCIATES	
	DRAWN BY: JG		
CHECKED BY: BT		SCALE IN INCHES	DRAWING/LAYOUT 2677-233-BAS VACATION RM/BLR VAC

DRAFT

Parcel Map Check Report

Client: Prepared by:
ClientPreparer
Client Company Your Company Name
Address 1 123 Main Street
Date: 7/1/2020 9:53:54 AM

Parcel Name: Site 1 - BLR VACATION

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:369,857.8759""East:2,280,903.3166""

Segment# 1: Curve

Length: 600.76' "Radius: 1,160.00""

"Delta: 29°40'24"" Tangent: 307.28'

Chord: 594.07' "Course: S41° 17' 19""W"

"Course In: N63° 32' 53""W" "Course Out: S33° 52' 29""E"

"RP North: 370,374.5945"" "East: 2,279,864.7590""

"End North: 369,411.4949"" "East: 2,280,511.3185""

Segment# 2: Line

"Course: N9° 35' 27""E" Length: 13.83'

"North: 369,425.1316"" "East: 2,280,513.6227""

Segment# 3: Curve

Length: 606.06' "Radius: 1,150.00""

"Delta: 30°11'43"" Tangent: 310.24'

Chord: 599.07' "Course: N40° 33' 13""E"

"Course In: N34° 20' 56""W" "Course Out: S64° 32' 39""E"

"RP North: 370,374.5913"" "East: 2,279,864.7574""

"End North: 369,880.3038"" "East: 2,280,903.1118""

Segment# 4: Line

"Course: S0° 31' 11""E" Length: 22.43'

"North: 369,857.8747"" "East: 2,280,903.3153""

"Perimeter: 1,243.08"" "Area: 6,033.58Sq.Ft."

Error Closure: 0.0018 "Course: S49° 37' 10""W"

Error North : -0.00116 East: -0.00137

"Precision 1: 690,600.00"

Andrea Howard

From: Andrea Howard
Sent: Tuesday, July 28, 2020 11:42 AM
To: john.dagostini@edso.org; croot@chp.ca.gov; firemarshal@edhfire.com; adinsdale@eid.org; helen.m.isaac@usps.gov; ae6863@att.com; Jennifer_Klepperich@cable.comcast.com; PJWF@pge.com
Cc: Andrea Howard
Subject: General Vacation of a Public Street
Attachments: Agency letter 07.28.2020.pdf; Attachment 1_Lg Lot Dedication.pdf; Attachment 2_Vicinity Map.pdf; Attachment 3_Legal Desc.pdf

Ladies and Gentlemen,

Please see the attached cover letter and attachments seeking your approval or no objection regarding the vacation of an existing 10' strip of right-of-way along Bass Lake Road (fronting Serrano Village J7 near the Bridlewood subdivision).

Please let me know if you have any questions or concerns.

Thank you,

Andrea Howard

PRINCIPAL PLANNER



OVER 60 YEARS OF PRIDE IN THE COMMUNITIES WE BUILD
4525 Serrano Parkway, Suite 100 • El Dorado Hills, CA 95762 • Office: 916.939.4060

ahoward@parkerdevco.com
<https://www.parkerdevco.com/about-us>



SERRANO

July 28, 2020

Sheriff John D'Agostini john.dagostini@edso.org
El Dorado County Sheriff's Office

Lieutenant Craig Root croot@chp.ca.gov
California Highway Patrol

Ron Phillips firemarshal@edhfire.com
El Dorado Hills Fire Department

Aaron Dinsdale adinsdale@eid.org
El Dorado Irrigation District

Helen Isacc helen.m.isaac@usps.gov
US Postal Service

Astrid Willard ae6863@att.com
AT&T

Jennifer Klepperich Jennifer_Klepperich@cable.comcast.com
Comcast Cable

Piper Wagner PIWF@pge.com
PG&E

RE: General Vacation of a Public Street
Portion of Bass Lake Road adjacent to Serrano Village J7

Dear Ladies and Gentlemen,

In 1994, the El Dorado Hills Development Company (which is currently known as Serrano Associates, LLC) dedicated a 120-foot wide right-of-way to the County for portions of Bass Lake Road shown as Lot PP on the plat "El Dorado Hills Specific Plan Unit No. 2" (Attachment 1). The subject segment of Bass Lake Road is contiguous to Serrano Village J7 lying west of the Bass Lake Road and Bridlewood Drive intersection shown on the attached vicinity map (Attachment 2).

SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY, SUITE 100, EL DORADO HILLS, CA 95762-7510
Tel 916.939.4060

Bass Lake Road Request for General Vacation

July 28, 2020

Page Two

The County has determined the ultimate right-of-way for Bass Lake Road to be 100 feet. The purpose of this letter is to initiate a general vacation for the 10 feet adjacent to Serrano Village J7 as described and depicted in Attachment 3 (affecting Lot 22 of Subd. H-81). The subject 10 feet is currently undeveloped, with no existing structures or permanent driveway encroachments.

As an agency having an interest or potential easement along Bass Lake Road and as required by the County's Code of Ordinances, I am contacting you for your concurrence to the proposed vacation. Please indicate your approval, conditional approval, or statement of no objection in an **original letter printed on letterhead** to:

Andrea Howard
Serrano Associates, LLC
4525 Serrano Parkway, Suite 100
El Dorado Hills, CA 95762

I kindly ask that you send your letter to my attention, as I must submit all agency letters as a complete application package to the County for their further review and processing.

If you have any questions, please contact me at (916) 941-7030 or ahoward@parkerdevco.com. I look forward to hearing from you **no later than August 28, 2020.**

Sincerely,

Andrea Howard

Andrea Howard
Principal Planner

Attachments:

1. Sheets 1, 3, and 23 of El Dorado Hills Specific Plan Unit No. 2
2. Vicinity Map of the Serrano Village J7 area
3. Legal description and plat of proposed 10' vacation

SERRANO ASSOCIATES, LLC

4525 SERRANO PARKWAY, SUITE 100, EL DORADO HILLS, CA 95762-7510

Tel 916.939.4060

EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2

POR. OF SEC. 1, 2 & THE N1/2 OF SEC. 11, T.9N., R.9E., M.D.M., &
POR. OF SEC. 25, 26, 35 & 36, T.10N., R.9E., M.D.M. &
POR. OF THE SW1/4 OF SEC. 30, SEC. 31 &
THE SW1/4 OF SEC. 32, T.10N., R.9E., M.D.M.
BEING POR. OF TRACT 1 OF R.S. 16-147

COUNTY OF EL DORADO STATE OF CALIFORNIA

SEPTEMBER 1993

GENE E THORNE & ASSOCIATES, INC.

NOTICE OF RESTRICTION:

BOOK 4227 PAGE 419
NOTICE OF RESTRICTION AFFECTING THIS SUBDIVISION.

OWNER'S STATEMENT:

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO THOSE PORTIONS OF BASS LAKE ROAD SHOWN HEREON AS LOTS MM, NN AND PP, INCLUDING THE UNDERLYING FEE THERETO, FOR ANY AND ALL PUBLIC PURPOSES.

WHERE ROAD SLOPES EXTEND BEYOND THE BOUNDARIES OF SAID LOTS MM, NN AND PP, THE UNDERSIGNED ALSO OFFER TO THE COUNTY OF EL DORADO, SLOPE AND DRAINAGE EASEMENTS TO FIVE FEET BEYOND THE TOP OF CUT OR TOE OF FILL.

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

EL DORADO HILLS DEVELOPMENT COMPANY,
A CALIFORNIA GENERAL PARTNERSHIP

W.R. PARKER, INC.
GENERAL PARTNER

BY: [Signature]
WILLIAM R. PARKER
IT'S PRESIDENT

NOTARY'S ACKNOWLEDGEMENT:

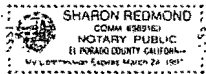
STATE OF CALIFORNIA
COUNTY OF El Dorado } S.S.

ON January 14, 1994 BEFORE ME, Sharon Redmond

PERSONALLY APPEARED, WILLIAM R. PARKER,
PERSONALLY KNOWN TO ME (OR 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.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Sharon Redmond



ENGINEER'S STATEMENT:

I HEREBY STATE THAT THE SURVEY AND FINAL MAP OF THIS SUBDIVISION WERE MADE UNDER MY DIRECTION IN SEPTEMBER 1993 AND ARE TRUE AND COMPLETE AS SHOWN; ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
GENE E THORNE R.C.E. 20462

REG. EXP. DATE: 09/30/97

COUNTY ENGINEER'S STATEMENT:

I, RON BUTLER, HEREBY STATE THAT THERE WERE NO PUBLIC IMPROVEMENTS REQUIRED TO BE MADE PRIOR TO FILING THIS FINAL MAP.

[Signature]
RON BUTLER R.C.E. 47410 33122

Adm. COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA

REG. EXP. DATE: 6/06/97

COUNTY TAX COLLECTOR'S STATEMENT:

I, C.L. RAFFETY, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

DATE: 2/22/94

[Signature]
C.L. RAFFETY

TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: Judith A. Smith
DEPUTY

PLANNING DIRECTOR'S STATEMENT:

I, THOMAS A. PARILO, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON NOVEMBER 3, 1992, BY THE BOARD OF SUPERVISORS AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

[Signature]
THOMAS A. PARILO

PLANNING DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

DATE: 2/25/94

COUNTY SURVEYOR'S STATEMENT:

I, DANIEL S. RUSSELL, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP; THAT IT IS SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON NOVEMBER 3, 1992, BY THE BOARD OF SUPERVISORS, THAT IT IS TECHNICALLY CORRECT AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP AND APPLICABLE COUNTY ORDINANCES HAVE BEEN COMPLIED WITH.

[Signature]
DANIEL S. RUSSELL L.S. 5017

COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

LIC. EXP. DATE: 12-31-97

BY: CHARLES E. BISHOP L.S. 5638
DEPUTY

BOARD CLERK'S STATEMENT:

I, DIXIE L. FOOTE, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER, ON 2-15-94, ADOPTED AND APPROVED THIS FINAL MAP OF THE SUBDIVISION AND ACCEPT, SUBJECT TO IMPROVEMENT FOR PUBLIC PURPOSES, THOSE PORTIONS OF BASS LAKE ROAD SHOWN HEREBY AS LOTS MM, NN AND PP, AND THE EASEMENTS AS OFFERED FOR DEDICATION.

[Signature]
DIXIE L. FOOTE

CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA

DATE: February 24, 1994

BY: Margaret E. Tronley
DEPUTY

RECORDER'S STATEMENT:

I, L. JEAN BELL, HEREBY CERTIFY THAT [Signature]
TITLE CERTIFICATE NO. 0191 WAS FILED WITH THIS OFFICE AND THAT THIS FINAL MAP WAS ACCEPTED FOR RECORD AND FILED IN BOOK #
PAGE 81 DOCUMENT NO. 12711
ON FEBRUARY 25, 1994 AT 34 MINUTES PAST 2 O'CLOCK P.M.

[Signature]
L. JEAN BELL

COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: Cindy Carver
DEPUTY

EXISTING ASSESSOR'S PARCEL No. 103-00-22, 23 & 24, 107-010-08, 101-020-14, 12 & 15, AND 111-610-00, 02, 11, 13 & 15

H-813

H-813

EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2

POR. OF SEC. 1, 2 & THE N1/2 OF SEC. 11, T.9N., R.8E., M.D.M. &
 POR. OF SEC. 25, 26, 35 & 36, T.10N., R.8E., M.D.M. &
 POR. OF THE SW1/4 OF SEC. 30, SEC. 31 &
 THE SW1/4 OF SEC. 32, T.10N., R.9E., M.D.M.
 BEING POR. OF TRACT 1 OF R.S. 16-147

COUNTY OF EL DORADO STATE OF CALIFORNIA
 SEPTEMBER 1993 SCALE AS SHOWN

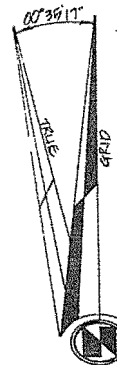
GENE E THORNE & ASSOCIATES, INC.

TABULATED LOT DESCRIPTIONS

LOT 10	VILLAGE 02	LOT AA	OPEN SPACE
LOT 11	VILLAGE 04	LOT BB	OPEN SPACE
LOT 12	VILLAGE C1	LOT CC	SILVA VALLEY PARKWAY
LOT 13	VILLAGE C2	LOT DD	GOLF COURSE
LOT 14	VILLAGE E1	LOT EE	GOLF COURSE
LOT 15	VILLAGE E2	LOT FF	GOLF COURSE
LOT 16	VILLAGE F1	LOT GG	VILLAGE GREEN PARKWAY
LOT 17	VILLAGE F2	LOT HH	GOLF COURSE
LOT 18	VILLAGE G	LOT JJ	OPEN SPACE
LOT 19	VILLAGE J4	LOT KK	OPEN SPACE
LOT 20	VILLAGE J5	LOT LL	OPEN SPACE
LOT 21	VILLAGE J6	LOT MM	BASS LAKE ROAD (NEW)
LOT 22	VILLAGE J7	LOT NN	BASS LAKE ROAD (NEW)
LOT 23	VILLAGE J3	LOT PP	BASS LAKE ROAD (NEW)
LOT 24	VILLAGE J2	LOT RR	OPEN SPACE
LOT 25	VILLAGE J1	LOT SS	ROAD AND P.U.E.
LOT 26	VILLAGE K1	LOT TT	OPEN SPACE
LOT 27	VILLAGE K2	LOT UU	OPEN SPACE
LOT 28	VILLAGE L3	LOT VV	PARK SITE
LOT 29	VILLAGE L4	LOT XX	OPEN SPACE
LOT 30	VILLAGE K5	LOT YY	OPEN SPACE
LOT 31	VILLAGE K6	LOT ZZ	SCHOOL SITE
LOT 32	VILLAGE J8		
LOT 33	VILLAGE A1	LOT 34	VILLAGE A2

SHEET INDEX

NOT TO SCALE



00'39"11" @ STATE OF CALIFORNIA DIVISION OF HIGHWAYS,
 MONUMENT 29-117, GRID COORDINATES: (N) 392,028.48
 (E) 2,266,304.01

SHEET 3 OF 29

H-813

93015.06

H-813

EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2

POR. OF SEC. 1, 2 & THE N1/2 OF SEC. 11, T.9N., R.8E., M.D.M., &
 POR. OF SEC. 25, 26, 35 & 36, T.10N., R.8E., M.D.M. &
 POR. OF THE SW1/4 OF SEC. 30, SEC. 31 &
 THE SW1/4 OF SEC. 32, T.10N., R.9E., M.D.M.
 BEING POR. OF TRACT 1 OF R.S. 16-147

COUNTY OF EL DORADO STATE OF CALIFORNIA
 SEPTEMBER 1993 SCALE 1"=200'
 GENE E THORNE & ASSOCIATES, INC.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF R.S. 16-147 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

NOTES

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
2. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
3. LOTS CC & GG ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENTS CREATED HEREON AND ARE RESERVED FOR FUTURE DEDICATION TO THE COUNTY OF EL DORADO FOR ROAD AND PUBLIC UTILITY PURPOSES.

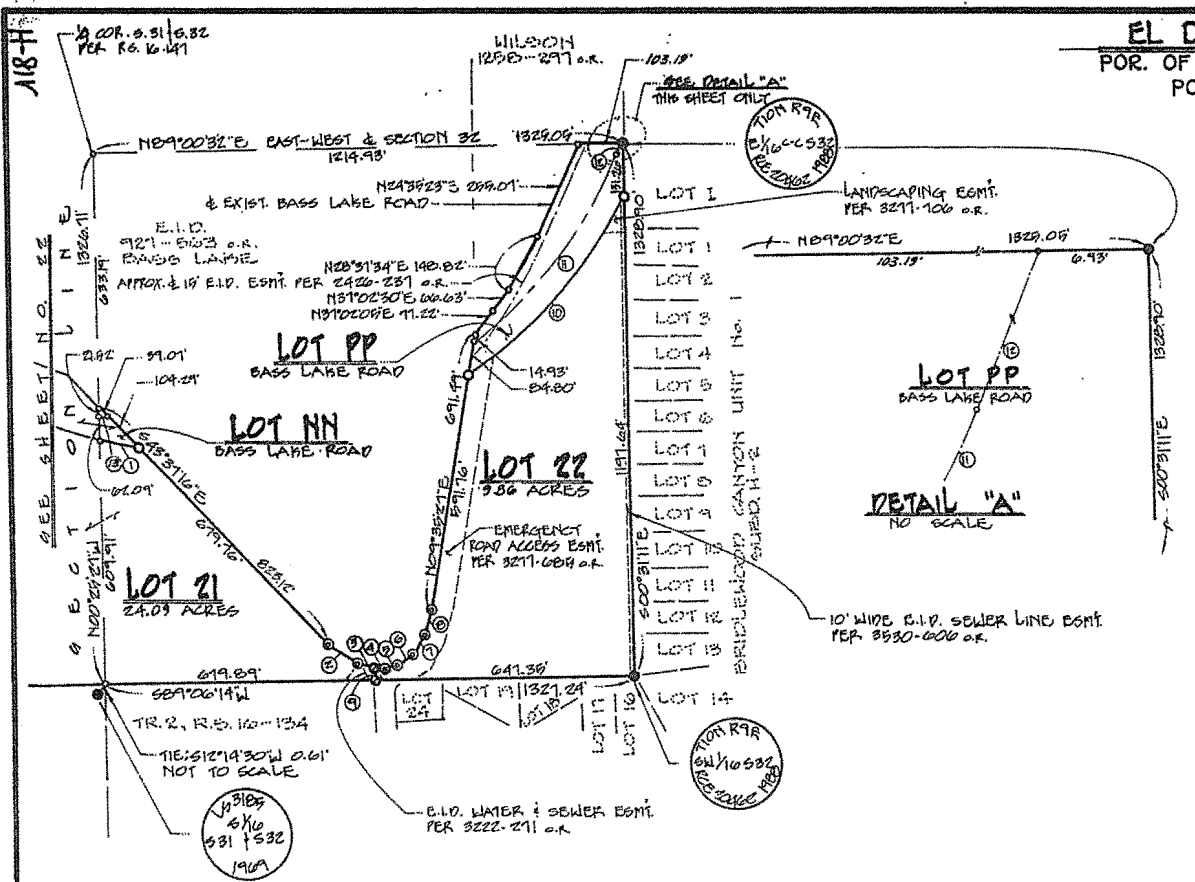
LEGEND

- COMPUTATION POINT ~ NO MONUMENTATION
- FOUND MONUMENT AS SHOWN HEREON
- FOUND 1-1/2" C.I.P. STAMPED AS SHOWN HEREON
- FOUND 3/4" C.I.P. STAMPED "RCE 20462-1986"
- FOUND 3/4" C.I.P. STAMPED "RCE 20462-1989"
- FOUND 3/4" C.I.P. STAMPED "RCE 20462-1992"
- FOUND 1-1/2" C.I.P. STAMPED "RCE 20462-1992"
- SET 3/4" C.I.P. STAMPED "RCE 20462-1993"
- SET 1-1/2" C.I.P. STAMPED "RCE 20462-1993"
- ▬ NON-VEHICULAR ACCESS

REFERENCES

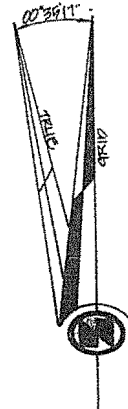
- R.S. 16-147 SUBD. H-2
- SUBD. H-17
- SUBD. H-7B

00°35'17" @ STATE OF CALIFORNIA DIVISION OF HIGHWAYS,
 MONUMENT 29-111, GRID COORDINATES: (N) 352,622.40
 (E) 2,200,304.01



TABULATION - THIS SHEET ONLY

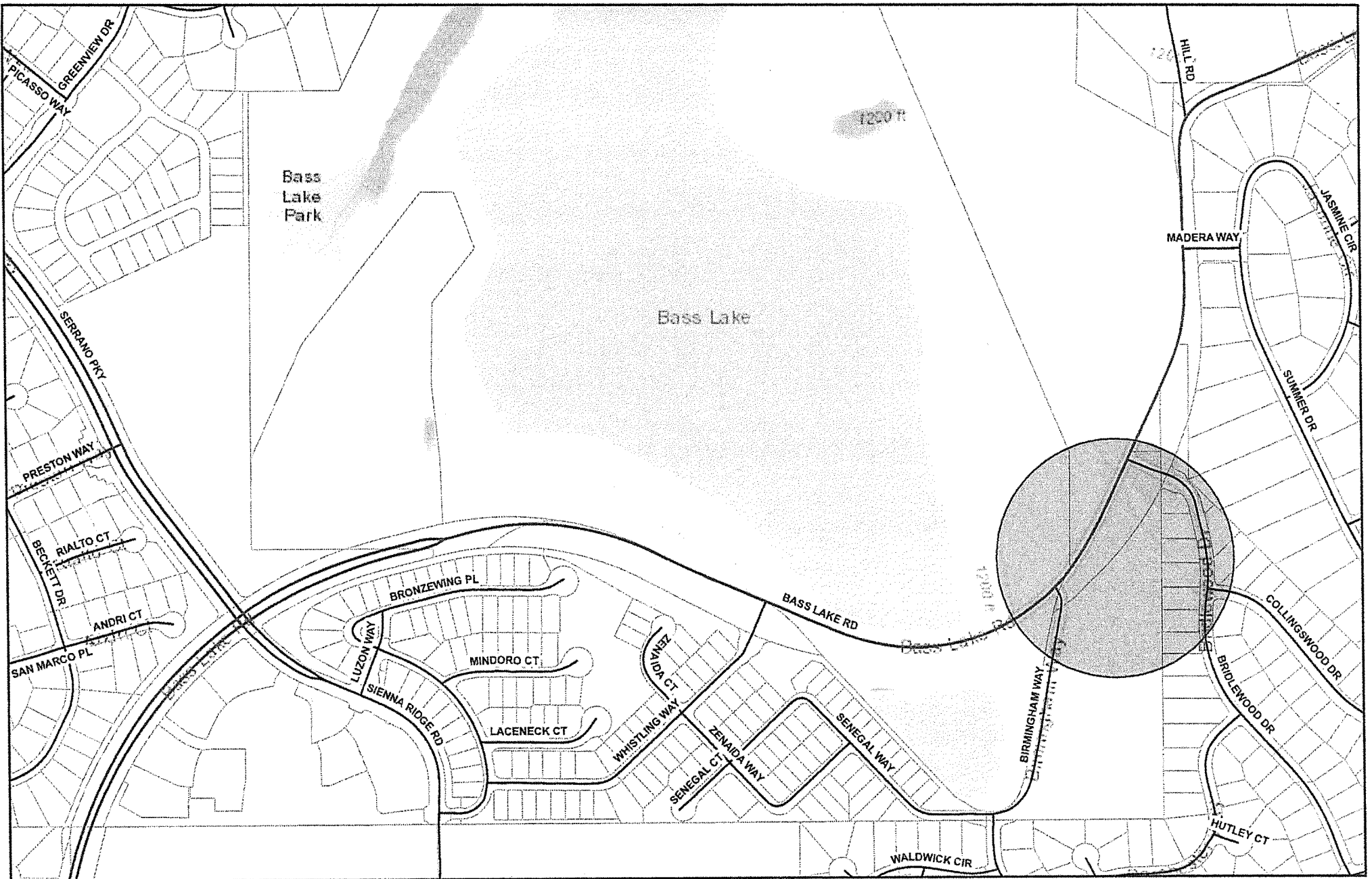
①	d. 518°24'01"E	100.33'	R=1160'	Δ: 09°57'26"
②	59°1°54'31"E	81.01'		
③	610°22'18"E	43.71'		
④	570°22'18"E	13.04'		
⑤	N80°30'23"E	49.05'		
⑥	N57°23'36"E	10.03'		
⑦	N30°11'40"E	64.92'		
⑧	N19°59'04"E	61.60'		
⑨	S00°03'46"E	31.96'		
⑩	d. N41°11'19"E	874.07'	R=1160'	Δ: 29°40'25"
⑪	d. N81°22'27"E	876.11'	R=1100'	Δ: 31°29'18"
⑫	N21°39'52"E	22.01'		
⑬	d. 575°49'53"E	27.63'	R=1100'	Δ: 01°26'22"



118-H

118-H

118-H



July 28, 2020

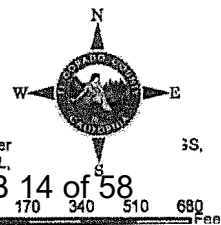
General Vacation - 10' of Bass Lake Road, Serrano Village J7

- County Outline
- Highway Labels
- Highways
- Major Roads
- Major Roads
- Minor Roads

-  Cities
-  Parcels

GOV20-0001 Exhibit B: General Vacation of a Public Street, Highway or Public Service Easement Application

Sources: Esri, HERE, Garmin, Intermap, Incermer, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,



DRAFT

Exhibit "A"

PUBLIC HIGHWAY VACATION

All that real property situated in the County of El Dorado, State of California, being a portion of Lot PP as shown on the plat entitled "El Dorado Hills Specific Plan Unit No. 2" filed in the Recorder's office of said County in Book H of Maps, Page 81, also being a portion of the public highway known as Bass Lake Road more particularly described as follows:

Beginning at the Northeast corner of Lot 22 as shown on said plat on the right of way line of Bass Lake Road; thence from said Point of Beginning along said right of way line along a curve to the right having a radius of 1160.00 feet and a chord that bears South 41°17'19" West 594.07 feet to an angle point in the common line between said Lots 22 and PP; thence along the West line of said Lot PP North 09°35'27" East 13.83 feet; thence across Lot PP along a non-tangent curve to the left having a radius of 1150.00 feet and a chord that bears North 40°33'13" East 599.07 feet to a point on the East line of said Lot PP; thence along said East line South 00°31'11" East 22.43 feet to the Point of Beginning.

Containing 6,034 Sq. Ft.

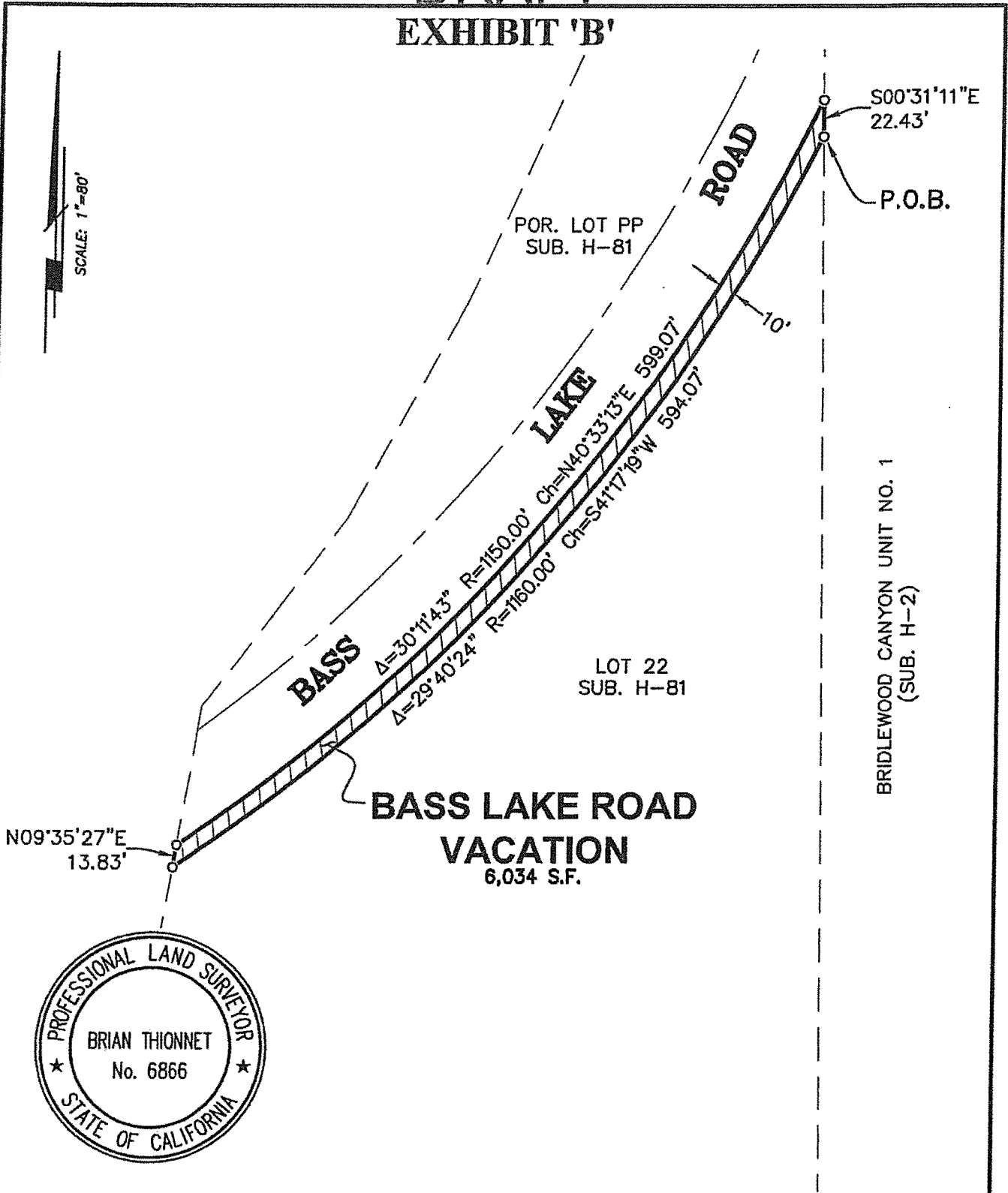
See Exhibit "B" attached hereto and made a part thereof.

End of Description

Prepared by:
R.E.Y. Engineers, Inc.

Brian Thionnet Date
P.L.S. 6866

DRAFT EXHIBIT 'B'



N09°35'27"E
13.83'



S00°31'11"E
22.43'
P.O.B.

POR. LOT PP
SUB. H-81

LOT 22
SUB. H-81

BRIDLEWOOD CANYON UNIT NO. 1
(SUB. H-2)

**BASS LAKE ROAD
VACATION**
6,034 S.F.

REVISION	JOB NO. 2677.233	TITLE: PUBLIC HIGHWAY VACATION	905 Sutter St, Folsom, Ste 200, CA 95630 (916) 366-3040 Fax (916) 366-3308 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 07-24-2020	PORTION OF LOT PP, SUB. H-81	
	F.B. PAGE:	COUNTY OF EL DORADO, CALIFORNIA	
	SCALE: 1"=80'	CLIENT: SERRANO ASSOCIATES	
	DRAWN BY: JG	CHECKED BY: BT	
SCALE IN INCHES		DRAWING FILE NO. S 2677\233\10 - CAD Drawings	



JOHN D'AGOSTINI
SHERIFF - CORONER - PUBLIC ADMINISTRATOR
COUNTY OF EL DORADO
STATE OF CALIFORNIA

July 29, 2020

RECEIVED
AUG 04 2020

Andrea Howard
Serrano Associates, LLC
4525 Serrano Parkway, Suite 100
El Dorado Hills, CA 95762

RE: General Vacation of a Public Street
Portion of Bass Lake Road adjacent to Serrano Village J7

Dear Ms. Howard,

In response to your letter, the El Dorado County Sheriff's Office has no objection to the vacation of an existing 10' strip of right-of-way along Bass Lake Road (fronting Serrano Village J7 near the Bridlewood subdivision).

Sincerely,

JOHN D'AGOSTINI
Sheriff ~ Coroner
Public Administrator

Capt. Tasha Thompson

Headquarters • 200 Industrial Drive • Placerville, CA 95667 • 530-621-5655 • Fax 530-626-8163
Jail Division • 300 Forni Road • Placerville, CA 95667 • 530-621-6000 • Fax 530-626-9472
Tahoe Patrol • 1360 Johnson Blvd., Suite 100 • South Lake Tahoe, CA 96150 • 530-573-3000 • Fax 530-544-6809
Tahoe Jail • 1051 Al Tahoe Blvd. • South Lake Tahoe, CA 96150 • 530-573-3031 • Fax 530-541-6721

"Serving El Dorado County Since 1850"

21-0035 B 17 of 58



Comcast Cable Communications, Inc.
3055 Comcast Place
Livermore, CA 94551-9559

August 13, 2020

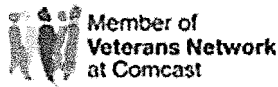
Dear Ms. Howard,

Subject: General Vacation of a Public Street Portion of Bass Lake Rd adjacent to Serrano Village J7

This letter is to confirm that Comcast has no objections of the request for this vacation of the easement of right away on this section of Bass Lake Rd in El Dorado county. We do not have any structure or facilities in this section nor in the future to request to place them.

Thank you,

Billy Glisson
Area Construction Manager-California Region
Office 707-646-0021
Mobile 925-337-0726
billy_glisson2@comcast.com



&

Peter Hemmingway
Area Construction Manager

Andrea Howard

From: Glisson, Billy <Billy_Glisson2@comcast.com>
Sent: Thursday, August 13, 2020 7:34 AM
To: Andrea Howard
Cc: Hemingway, Peter
Subject: Bass Lake Rd
Attachments: Agency letter 07.28.2020.pdf; Bass Lake Rd Vacation Request El Dorado County 8-13-20.docx

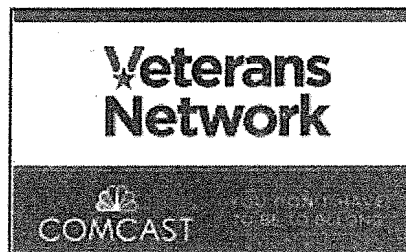
Good morning Ms. Howard,

Here is Comcast letter regarding this request, we have no facilities or structure here. We do not object to this vacant request.

Please contact myself or Peter Hemingway who is our new area construction manager for El Dorado county & surrounding areas.

Thank you,

Billy Glisson
Area Construction Manager-California Region
Office 707-646-0021
Mobile 925-337-0726
billy_glisson2@cable.comcast.com



DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

3031 Lo Hi Way
Placerville, CA 95667
(530) 748-2450
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



RECEIVED
AUG 18 2020

August 13, 2020

245.15933

Mrs. Andrea Howard
Serrano Associates
4525 Serrano Parkway, Suite 100
El Dorado Hills, CA 95762

Dear Mrs. Howard,

I have reviewed your proposal for the general vacation of the existing ten feet of right-of-way along Bass Lake Road fronting Serrano Village J7. As the law enforcement agency with primary investigative authority over that portion of the roadway I have no objection with Parker Development Company moving forward with your attempt to vacation this portion of the roadway.

If you have any additional questions or concern, please don't hesitate to contact me and I will be happy to discuss further.

Sincerely,

M. STOVER, Lieutenant
Commander



Safety, Service, and Security

An Internationally Accredited Agency



Construction and Engineering
 2700 Watt Ave., Room 3473-11
 Sacramento CA 95821
 Astrid Willard, Public Works Liaison
 Phone: 916-484-2388

Road Right of Way Reduction Request

FROM: Andrea Howard / Serrano Associates, LLC

4525 Serrano Parkway, Suite 100, El Dorado Hills, CA 95762

916-941-7030 ahoward@parkerdevco.com

1) Location of reduction: Southerly 10' of Bass Lake Road along the Serrano Village J7 frontage,
generally west of Bridlewood Drive and east of Whistling Way. See attached letter

dated July 28, 2020 and associated exhibits for more information.

2) Proposed use of reduced roadway area: Excess right-of-way deemed not needed
by the County of El Dorado; area to be added to the in-tract subdivision area as was done with
Serrano Village J6 in 2016.

3) Are the utilities / "Public Services Easements" proposed to be retained? N/A
 Yes No N/A

4) There is an entitlement request? Yes Yes No

If YES, Planning Entitlement No: Serrano Village J7 - TM 18-1536

This vacation is being requested of the County. Please check the appropriate box below. **Type or PRINT** your comments, if applicable, and **return this document to the applicant within two weeks.**

No objection to the proposed vacation.

No objection to the proposed vacation provided the following conditions are met.

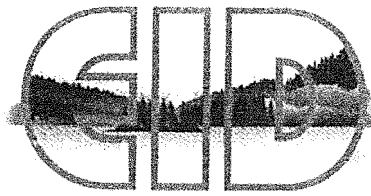
Not approved.

Comments:

Pacific Bell Telephone Company Signature

August 28, 2020

Date



RECEIVED

SEP 14 2020

El Dorado Irrigation District

Letter No.: EEO2020-1007

September 2, 2020

VIA FIRST-CLASS MAIL

Andrea Howard – Principle Planner
Serrano Associates, LLC
4525 Serrano Parkway, Suite 100
El Dorado Hills, CA 95762

RE: Approval Regarding General Vacation of a Public Street Portion of Bass Lake Road adjacent to Serrano Village J7

Approved. The District operates an 18" inch water main with a 15' foot non-exclusive easement granted to the District per O.R. Book 2426 Page 237, which is approximately 50' feet adjacent to the existing 10' feet of right-of-way requesting to be abandoned. The District will retain their interest in the 15' easement which may intersect the proposed road right of way vacation; however the request to abandon the 10' feet portion of the original 120' foot wide right-of-way designated on the attached map is approved on condition that the Districts senior easement rights are maintained.

Additional comments:
Please see surveyor drafts Exhibit A and B attached

If you have any questions, please contact this office at (530) 642-4178.

Thank you,

Aaron Dinsdale, RWA
Engineering Technician II

DRAFT

Exhibit "A"

PUBLIC HIGHWAY VACATION

All that real property situated in the County of El Dorado, State of California, being a portion of Lot PP as shown on the plat entitled "El Dorado Hills Specific Plan Unit No. 2" filed in the Recorder's office of said County in Book H of Maps, Page 81, also being a portion of the public highway known as Bass Lake Road more particularly described as follows:

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Containing 6,034 Sq. Ft.

See Exhibit "B" attached hereto and made a part thereof.

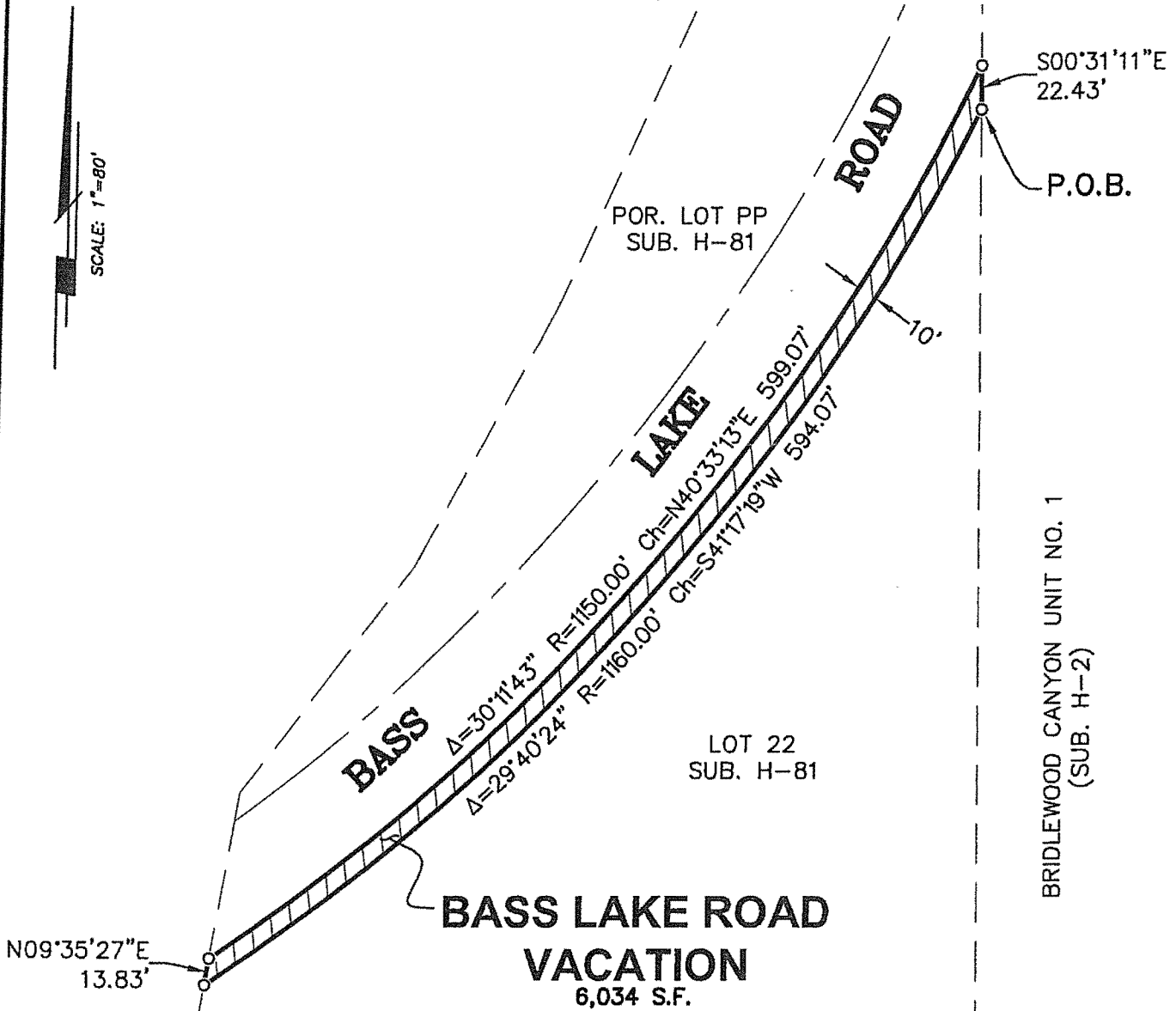
End of Description

Prepared by:
R.E.Y. Engineers, Inc.

Brian Thionnet Date
P.L.S. 6866

DRAFT EXHIBIT 'B'

SCALE: 1"=80'



**BASS LAKE ROAD
VACATION**
6,034 S.F.

BRIDLEWOOD CANYON UNIT NO. 1
(SUB. H-2)

REVISION	JOB NO. 2677.233	TITLE: PUBLIC HIGHWAY VACATION	905 Sutter St. Folsom, Ste 200, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 07-24-2020	PORTION OF LOT PP, SUB. H-81	
	F.B. _____ PAGE: _____	COUNTY OF EL DORADO, CALIFORNIA	
	SCALE: 1"=80'	SERRANO ASSOCIATES	
	DRAWN BY: JG	CLIENT: _____	
CHECKED BY: BT			
SCALE IN INCHES			DRAWING FILE NO. S 2677 233 10 - CAD Drawings



*Pacific Gas and
Electric Company*

Pacific Gas and Electric Company
Annalesa Morlock
Land Management
12840 Bill Clark Way, 4169C
Auburn, CA 95602

September 16, 2020

Andrea Howard
Serrano Association, LLC
4525 Serrano Parkway, Suite 100
El Dorado Hills, CA 95762

Re: Bass Lake Road General Vacation
Portion of Bass Lake Road Adjacent to Serrano Village J7

Dear MS Howard:

Thank you for giving us the opportunity to review the proposed street vacation. This is in response to your letter, dated July 28th, 2020 informing PG&E of the proposed street vacation of a portion of Bass Lake Road in the County of El Dorado.

After looking into your request PG&E has no objections to the proposed street vacation as long as we maintain 15' of clearance from the pole line in order to have the needed vegetation clearance.

If you have any questions regarding our response, please contact me at (925) 337-7855 or a2wc@pge.com.

Sincerely,

Annalesa Morlock
Land Management



EL DORADO HILLS FIRE DEPARTMENT

"Serving the Communities of El Dorado Hills, Rescue and Latrobe"

September 19, 2020

Andrea Howard
Serrano Associates, LLC
4525 Serrano Parkway, Suite 100
El Dorado Hills, CA 95762

RE: General Vacation of a Public Street Portion of Bass Lake Road adjacent to Serrano Village J7

Dear Andrea:

On behalf of the El Dorado Hills County Water District, also known as the El Dorado Hills Fire Department (EDHFD), I have reviewed the request to vacate 10 feet of land adjacent to Serrano Village J7 as described in the enclosed exhibits. EDHFD has no comments and / or concerns with this request and approves the change in the right-of-way width along Bass Lake Road as described herein.

Please do not hesitate to contact me at (916) 933-6623 with any questions pertaining to the content of this review letter.

Sincerely,

Ronald A. Phillips
Project Management Specialist



2020 OCT 23 PM 4:03
RECEIVED
PLANNING DEPARTMENT

October 23, 2020

✓ Rommel Pabalinas, Planning Manager
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

Tanna Reynoso, Associate Right of Way Agent
El Dorado County Department of Transportation
2850 Fairlane Court
Placerville, CA 95667

**RE: Finding of Consistency to Vacate a Public Street and
Application to Vacate a Public Street
Portion of Bass Lake Road, Lot PP, adjacent to Serrano Village J7 TM 18-1536**

Dear Mel and Tanna,

Please let this brief letter act as my transmittal of an application to Vacate a Public Street and concurrent request to initiate a Finding of Consistency in support of the above-mentioned application.

For DOT's use, enclosed are the following:

1. Completed application for General Vacation of a Public Street
2. A copy of Dave Spiegelberg's email of October 8th suggesting the DOT charge time to the Village J7 tentative map account, of which I am agreeable.
3. Wet signed legal description from REY Engineers stamped 10/8/20
4. My letter dated July 28, 2020 to the various agencies asking for their review and approval of the vacation. Please note that I have since reached out to USPS multiple times and have not received a response.
5. Letter from El Dorado County Sheriff dated July 29, 2020
6. Letter from Comcast dated August 13, 2020
7. Letter from CHP dated August 13, 2020
8. Letter from AT&T dated August 28, 2020
9. Letter from EID dated September 2, 2020

GOV20-0001

SUITE 100

SERRANO ASSOCIATES, LLC 4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-7510
916.939.4060 FAX 916.939.4116

21-0035 B 27 of 58

Bass Lake Road / Village J7 Vacation

October 23, 2020

Page 2

10. Letter from PG&E dated September 16, 2020
11. Letter from EDH Fire dated September 19, 2020
12. Copy of the approved Village J7 Tentative Map showing the location of the 10' strip
13. Conditions of Approval for TM 18-1536
14. For reference and assistance in processing the subject request, Legistar Item 16-1272 for the Serrano Village J6 vacation several years ago to use as a template if you would like.

For Planning's use:

1. A carbon copy of the DOT submittal.
2. GOV 16-0001 for the Village J6 Vacation
3. Check number 70767 in the amount of \$719.00

If you have any questions or need additional information, please contact me at 916-941-7030 or ahoward@parkerdevco.com.

Sincerely,



Andrea Howard
Principal Planner

Enclosures

** Historic Example **



COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

2020 OCT 23 PM 4: 03
RECEIVED
PLANNING DEPARTMENT

MEMORANDUM

DATE: August 29, 2016 **Agenda of:** October 13, 2016

TO: Planning Commission

FROM: Mel Pabalinas, Senior Planner

SUBJECT: **GOV16-0001: Finding of General Plan Consistency for General Vacation of portions of Bass Lake Road**

RECOMMENDATION: Planning Services recommends the Planning Commission find the proposed vacation of portions of Bass Lake Road to be consistent with the applicable policies of the El Dorado County General Plan.

APPLICANT: Serrano Associates

AGENT: REY Engineers, Inc.

REQUEST: Finding of General Plan consistency of the proposed vacation of a portion of Bass Lake Road resulting in the abandonment of an approximately 10-foot wide southern segment of the road encompassing approximately 3,038 feet in length and 0.7 acres in total area.

LOCATION: Portion of the existing Bass Lake Road, east of the Serrano Parkway and Sienna Ridge Drive intersection, in the El Dorado Hills area, Supervisorial District 1 (Exhibit A).

ASSESSOR'S

PARCEL NUMBERS: No APN associated with the affected portion of Bass Lake Road

GOV20-0001

BACKGROUND

Bass Lake Road, which extends northerly from US Highway 50 to Green Valley Road serving both areas El Dorado Hills and Cameron Park, is a major arterial road that provides for circulation and connectivity to various existing residential and commercial development in the area. A portion of this road fronting the applicant's property was dedicated to the County in 1994 as part of the El Dorado Hills Specific Plan encompassing 120-foot wide right of way. Subsequently, the County determined the ultimate necessary right-of-way to be 100-foot wide along this portion of the road. The applicant filed a general vacation request with the Transportation Division in November 2015 to initiate vacation of a 10-foot wide southern portion of the road fronting the applicant's property identified as Serrano Village J5/J6 (Exhibit B).

REQUEST

In accordance with Government Code 65402(a), no street shall be vacated or abandoned until such vacation or abandonment has been submitted to and reported upon by the planning agency as to conformity with the adopted General Plan. The request for a General Vacation involves an abandonment of approximately 10-foot wide southern segment of Bass Lake Road encompassing approximately 3,038 feet in length and 0.7 acres in total area (Exhibit B). This segment of the road is currently undeveloped with no existing structures or encroachments. Upon formal vacation, the County would quit claim ownership of the abandoned land back to the applicants, who owns the southern adjacent properties.

The proposed vacation was reviewed by the affected utility entities including Pacific Gas & Electric, Comcast, and AT&T and governmental agencies including Sheriff's Department, Transportation Division, and El Dorado Irrigation District, all of which are in support of the proposed vacation (Exhibit B).

GENERAL PLAN CONSISTENCY

While no General Plan policies directly relate to the vacation of road, Policy 6.2.3.2 requires that all new development provide adequate emergency access to allow adequate ingress and egress. Also, Policy 5.6.1.1 states that the County will, "promote and coordinate efforts with utilities for the undergrounding of existing and new utility distribution lines in accordance with current rules and regulations of the California Public Utility Commission and existing and overhead power lines within scenic areas and existing Community Regions and Rural Centers." Completion of the vacation would allow future development within the adjacent receiving parcels to have flexibility in design of circulation and access. Also, utilities that would serve the development would be confined within defined easements underground in order to maintain aesthetic interest in the area.

CONCLUSION

Based on the above information, staff has determined that the request for Finding of Consistency of the proposed General Vacation to be consistent with the applicable policies of the El Dorado County General Plan.

ATTACHMENTS

- Exhibit ALocation Map
- Exhibit BGeneral Vacation of a Public Street,
Highway or Public Service Easement
Application

Findings of Consistency to General Plan File No.GOV16-0001

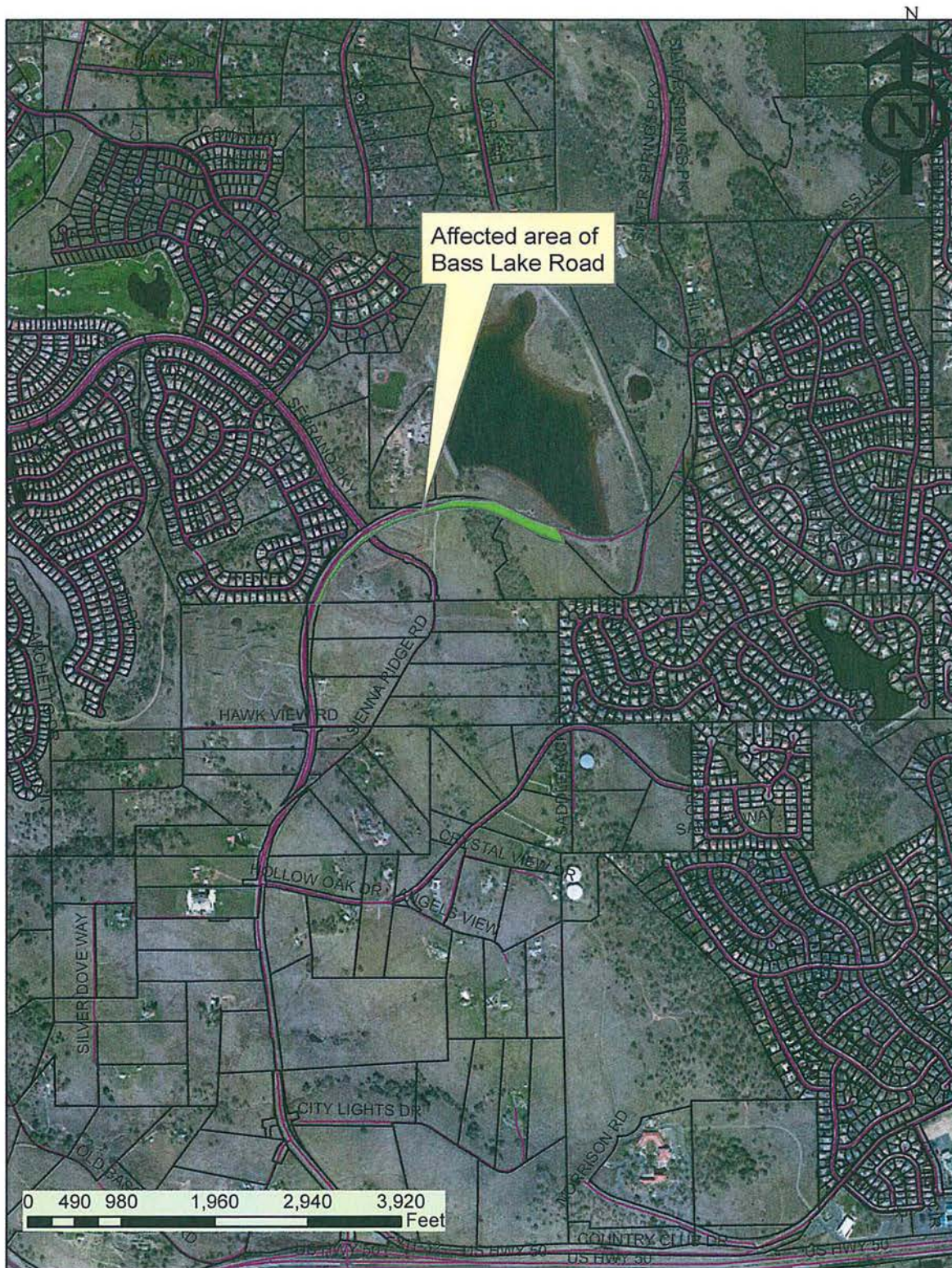


Exhibit A: Location Map

PD18-0005/TM18-1536/Serrano Village J7 – As approved by the Board of Supervisors on February 11, 2020

Findings

1.0 CEQA FINDINGS

- 1.1 The project is a residential project and a part of an adopted El Dorado Hills Specific Plan EIR. This project is statutorily exempt from the requirements of CEQA pursuant to Section 15182 stating that a residential project is exempt where a public agency has prepared an EIR on a specific plan after January 1, 1980. No impacts have been identified which were not discussed and mitigated in the EIR. Implementation of the project is subject to conformance with applicable mitigation measures detailed in the Mitigation Monitoring Reporting Plan in the EIR. No further environmental analysis is necessary
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

The El Dorado County General Plan designates the subject site as Adopted Plan, a designation in reference to areas where specific plans have been adopted. These plans and the respective land use maps are accepted and incorporated by reference and is hereby adopted as the General Plan Land Use map for such area. Since the El Dorado Hills Specific Plan has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2, the proposed residential tentative subdivision map and planned development is found to be consistent with the General Plan.

2.2 Specific Plan

The proposed residential development is located within the Village J portion of the El Dorado Hills Specific Plan area. The design of the development conforms to the applicable standards under specific policies of the plan. The development would be served by existing public services and have access to amenities provided by Serrano Associates. Therefore, the proposed tentative map/planned development is found to be consistent with the El Dorado Hills Specific Plan.

2.2.1 1.4.1.a (Complimentary to El Dorado Hills Community)

Rational: The residential project is within the Village J area of the EDHSP. Though geographically isolated from the majority of the EDHSP villages, Village J7 would receive existing public utility services and benefit from the amenities provided by Serrano Owner's Association, including parks and recreation and private homeowner's association services.

2.2.2 1.4.1.e (Design Review)

Rational: The residential development substantially meets the design guideline components including site layout, amenities, and circulation.

2.2.3 1.4.1.1.a, b, d, h, and i (Design and Development)

Rational: The project has been designed to accommodate a single family residential development. Site development would include establishing of residential pads, driveways and internal roads utilizing minimal and balanced grading. No oak trees would be impacted as part of development. The development would have on-site landscaping utilizing plants identified within the EDHSP.

2.2.4 1.4.1.3 (Air Quality)

Rational: The project would be conditioned to implement and enforce dust-reducing construction practices, which would be verified during review on construction plans.

2.2.5 1.4.1.4 (Noise)

Rational: In order to minimize significant noise impacts, the project has been designed to include adequate residential setbacks and a masonry soundwall along Bass Lake Road. Construction of these residences would utilize standard building materials that would maintain interior noise levels of 45 db or below.

2.2.6 2.3.1.1.c (Dwelling Unit Types)

Rational: Though the EDHSP identifies appropriate dwelling unit types corresponding to a village, allocation of these dwelling units is determined by the specific site factors including lotting pattern, topography, tree coverage and orientation. Given its flat topography and orientation, the project site would adequately accommodate the proposed single family residential development.

2.2.7 6.2.2 (Residential Open Space)

Rational: The proposed development would include on-site landscape common open space areas that would be privately owned and maintained by the Homeowner's Association.

2.2.8 7.6.2.1 (Parks and Recreation)

Rational: A 2.58-acre private neighborhood park was approved within the J5/J6 tentative map to serve the anticipated 213 total residential lots in Village J5/J6 and J7. Additionally as discussed above, residents within Village J would have access to a future community park located at the northeast corner of Serrano Parkway and Bass Lake Road.

2.3 Zoning/Planned Development

The development conforms to the Single Unit Residential (R1) Zone District standards, as modified under Section 130.52.040.D.1 of the El Dorado Zoning Ordinance (Planned Development). Specifically, the modified standards correspond to the nature of the design and use of the clustered development. Existing public utility services would be adequately provided by local purveyors. The development is designed to conform to the existing residential neighborhood consistent with the policies and standards of EDHSP.

The planning commission shall not approve or conditionally approve a development plan nor recommend the establishment of a PD zone unless it makes the following findings:

2.3.1 The proposed development plan is consistent with the General Plan, any applicable specific plan, and Chapter 130.28 (Planned Development (-PD) Combining Zone) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title;

Rational: The project is a residential development contemplated by the El Dorado Hills Specific Plan which is consistent with the El Dorado County General Plan and Chapter 130.28 of the Zoning Ordinance.

2.3.2 The site is adequate in shape and size to accommodate proposed uses and other required features;

Rationale: The residential development has been designed to meet the applicable standards of the EDHSP and the Zoning Ordinance. Specifically, implementation of the residential subdivision would benefit from the amenities provided by the master developer that create a desirable environment for its future residents. These amenities include use of recreational parks, natural open space, and trails.

2.3.3 That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;

Rationale: Creation of single family residential lots would be subject to applicable modified standards of the Single Unit Residential (R1) Zone District. The modifications are justified based on the site constraints limiting the property and the design of the residential subdivision.

2.3.4 That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities;

Rationale: As designed, the proposed residential development can be physically accommodated on the project site. The vacant site is relatively flat with sparse vegetation, is accessible off County Road (Bass Lake Road), and would have utility service readily available from existing development in the area.

- 2.3.5 **If mixed-use development is being proposed, the development conforms to the standards in Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title;**

Rationale: Mixed use is not proposed as a part of this residential subdivision.

- 2.3.6 **The proposed development complies with the provisions of the –PD Combining Zone Section 130.28.010 (Planned Development (-PD) Combining Zone Established) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title.**

Rationale: The project is a residential development contemplated by the El Dorado Hill Specific Plan which is consistent with the El Dorado County General Plan and Chapter 130.28 of the Zoning Ordinance.

2.4 **Subdivision Ordinance**

The project is consistent with Section 120.44.030.

- 2.4.1 **That the proposed map is consistent with applicable general and specific plans;**

Rationale: The proposed development would create a total 65 residential lots in conformance with the standard and design provisions of the El Dorado Hills Specific Plan, as adopted by the El Dorado County General Plan.

- 2.4.2 **That the design or improvement of the proposed division is consistent with applicable general and specific plans;**

Rationale: The improvement of the subdivision has been designed in conformance with the identified residential land use requirements in the Specific Plan. The subdivision shall adhere to applicable improvements of the DISM and shall be constructed in accordance to construction plans and permit requirements.

- 2.4.3 **That the site is physically suitable for the type of development; and**

- 2.4.4 **That the site is physically suitable for the proposed density of development;**

Rationale: The project site is physically suitable to accommodate the proposed development. The site predominantly flat, does not contain sensitive vegetation, and shall conform to the established surrounding residential development in the area. With its proximity to the Bass Lake overflow, appropriate construction measures shall be adhered to avoid impacts to the resource subject to verification by affected agencies. The infill site shall have direct access and connection to public utilities available in the area. Modified standards and improvement requirements would sufficiently accommodate the development.

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- 2.4.5 **That the design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat; and**
- 2.4.6 **That the design of the division or the type of improvements would not cause serious public health hazards;**

Rational: Development of the residential subdivision is subject to the applicable provisions of El Dorado Hills Specific Plan and mitigation measures under the Environmental Impact Report (EIR) including regulation of proper lot design and layout minimizing impacts to natural resources, adherence to air quality measures, and reduction of noise impacts. Prior to issuance development permit, construction and improvement plans shall be reviewed for conformance to applicable County standards and Serrano Architectural Review Committee requirements. Therefore, the project is not likely to cause substantial environmental damage.

- 2.4.7 **That the design of the division or the improvements is suitable to allow for compliance of the requirements of section 4291 of the Public Resources Code;**

Rationale: The development is subject to the applicable Specific Plan policies involving site design and maintenance of open areas susceptible to brush fires. Further, the subdivision is subject to specific project conditions from the El Dorado Hills Fire Department regarding location of hydrant and construction of non-combustible fencing material. Therefore, the proposed subdivision conforms to the requirements of Section 4291 of the Public Resource Code.

- 2.4.8 **That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

Rationale: Utility easements necessary to serve the subdivision have been adequately depicted on the Tentative Subdivision Map and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing of the final map.

2.5 Design Waivers

The following design waiver requests are subject to specific findings in accordance with Section 120.08.020.A.2a-d of the El Dorado County Subdivision Ordinance. Each request is followed by a response justifying the waiver.

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2.5.1 Design Waiver 1: Modification of subdivision road improvement Standard Plan 101 B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment;

- A. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

Given the irregular configuration of the property and close proximity to Bass Lake, the proposed "A" Street improvements would adequately accommodate the anticipated residential vehicular and pedestrian traffic and on-site utilities necessary to serve the development. The proposed reduction in internal roadway requirements would be consistent with the 2016 Fire Safe Regulations. The streets are privately owned and maintained by the master Homeowner's Association.

- B. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.

Application of the standard road and right-of-way width would preclude construction of this portion of the roadway, resulting in reduced circulation efficiency, and reduced fire apparatus access.

- C. The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.

Construction of the road to the minimum fire safe width of 20 feet would provide a greater degree of internal circulation and provide Serrano Villages J6 and J7, as well as Bridlewood Canyon with secondary emergency access.

- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

The modified standards would not have the effect of nullifying the objectives of this article or ordinance applicable to the subdivision as this standard would affect private streets serving the clustered residential development. These streets shall be privately maintained by the HOA. Other applicable improvement standards shall be enforced and verified during review construction plans. Reduction in road width due to site constraints for limited segments has been successfully implemented in other subdivisions at various times in the past, without nullifying the objectives of this article, or any other applicable law or ordinance.

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2.5.2 Design Waiver 2: Reduction of 100-foot centerline curve radii to 61.67 feet on A Street near the Birmingham Way intersection;

- A. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver; and
- B. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.

The property has an irregular shape and configuration affected by its proximity of Bass Lake thereby influencing the design of the private development. Application of the standard would result in a re-design and adjustments of the site layout that could lead in unnecessary disturbance and impacts. As proposed, the modified standards would sufficiently accommodate vehicular traffic and ensure safety with restrictions to parking and vehicular speed along the private streets.

- C. The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.

The proposed deviation would not be detrimental to health, safety, and welfare of the public. The modified centerline curve radius length has been designed to sufficiently accommodate the vehicular traffic and speed anticipated for the private development. The required improvements shall be constructed in accordance to standards of the DISM, subject to improvement and other construction plans. Implementation of project condition of approvals and applicable mitigation measures shall be verified during review and prior to issuance of any construction permits.

- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

The modified standard would not have any nullifying effect on the objectives of this article or ordinance applicable to the subdivision as this standard would affect a street design serving the streets within private clustered residential development. Construction of this improvement would be conducted in accordance with the DISM, subject to approved plans. The design would sufficiently accommodate on-site traffic and circulation conditions, which would be privately enforced by the Homeowner's Association.

2.5.3. Design Waiver 3: Modification of the standard road encroachment to allow for an entry gate and landscaping median;

- A. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver; and

- B. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.

The proposed modified encroachment would serve as an enhanced entrance feature to Village J7 development that is distinct to many residential villages developed by Serrano within the EDHSP. This design creates a very unique subdivision look and architectural statement that Serrano has become known for. Deviating from the modified entrance at this stage specific plan buildout would disrupt the very distinctive harmonious theme of the community. Strict application of the standard encroachment entrance would cause an unnecessary hardship in marketing the new subdivisions. Without the continued use of the Serrano "typical", the subdivisions would have a different look in comparison with the balance of the existing community within Serrano and has the potential to create a perception to prospective buyers that the new subdivision was built to a lesser standard than the existing ones.

- C. The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.

The modified design of the encroachment entrance would not be injurious to adjacent properties or detrimental to the welfare of the public as this improvement would be confined entirely within the project site, serving the residents of the subdivision.

- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

Granting of the waiver would not have any effect of nullifying effect on the objectives of the Subdivision Ordinance or other applicable subdivision applicable. The modified encroachment entrance, which has been previously used in other Serrano villages, would sufficiently serve the subdivision as well as provide an aesthetically unique amenity for the subdivision.

2.5.4 Design Waiver 4: Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet to four feet in width) on one side of the street, as modified on the Tentative Map;

- A. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

Given the irregular configuration of the property and close proximity to the Bass Lake overflow, the proposed street improvements would adequately accommodate the anticipated residential vehicular and pedestrian traffic and on-site utilities necessary to serve the development. The proposed reduction in internal roadway requirements would be consistent with the roadway design commonly found

throughout Serrano. The streets shall be privately owned and maintained by the master Homeowner's Association.

- B. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.

Application of the standard road Right-of-Way would require wider pavement and related improvements would result in additional unnecessary disturbance to the site, thereby posing an encumbrance to the design and functionality of the development.

Application of the standards street right-of-way and related improvements would require wider pavement and additional disturbance to the site, thereby posing an encumbrance to the design and functionality of the residential development. The reduction in sidewalk width from 6 feet to 4 feet would sufficiently accommodate the anticipated minimal pedestrian traffic necessary to serve the development.

- C. The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.

The modified street standards would affect the private streets that would sufficiently serve the private residential development. The associated improvements shall be constructed in accordance to standards of the DISM, subject to improvement and other construction plans. Implementation of project condition of approvals and applicable mitigation measures shall be verified during review and prior to issuance of any construction permits. Therefore, the proposed deviations have been determined not to be detrimental to health, safety, and welfare of the public.

- D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

The modified standard would not have the effect of nullifying the objectives of this article or ordinance applicable to the subdivision as this modified standard would not negatively affect the private streets serving the residential development. These streets shall be privately maintained by the HOA. Other applicable improvement standards shall be enforced and verified during review construction plans.

Conditions of Approval

Project Description

1. The Tentative Subdivision Map and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits F-J and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit

and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

- A. Development Plan for the proposed subdivision with modifications to Single Unit Residential (R1) Zone District development standards including minimum lot size, lot coverage, and setbacks;
- B. Tentative Subdivision Map creating 65 single family residential lots ranging from 3,600 to 5,813 square feet in size and six landscape lots; and
- C. Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards:
 1. Modification of subdivision road improvement Standard Plan 101 B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment;
 2. Reduction of 100-foot centerline curve radii to 61.67 feet on A Street near the Birmingham Way intersection;
 3. Modification of the standard road encroachment to allow for an entry gate and landscaping median; and
 4. Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet to four feet in width) on one side of the street, as modified on the Tentative Map.

The grading, development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Planning Services

2. **Permit Time Limits:** This Tentative Subdivision Map shall expire 36 months from the date of approval unless a timely extension has been filed.
3. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Parcel Map.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

4. **Water Meter:** A Final Subdivision Map shall not be recorded until an EID Water Meter Award Letter has been issued for all of the lots included in the final map, and a copy filed with the Planning Department.
5. **Sound Wall:** A sound wall shall be constructed consistent with the recommendation in the submitted Environmental Noise Assessment dated August 10, 2018. An acoustical analysis shall be conducted and submitted by a qualified acoustical consultant to Planning Services which identifies that recommended measures to shield noise of affected lots have been employed per Policy 1.4.1.4 (Noise) of the El Dorado Hills Specific Plan, Chapter 130.37 of the Zoning Ordinance, and the submitted Environmental Noise Assessment. Planning Services shall verify all measures have been incorporated in the project design prior to filing a Final Map.
6. **Final Map Recordation:** Prior to final map recordation, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
7. **Liens and Bonds:** Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493(d).
8. **Archeological Resources:** In the event of the discovery of human remains, all grading shall cease within 100 feet and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

9. The Development Plan permits the following:

A tentative subdivision map creating 65 single family residential lots ranging from 3,600 square feet to 5,813 square feet in size and six landscape lots with the following Design Waivers:

- A. Modification of subdivision road improvement Standard Plan 101B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment;
- B. Reduction of 100-foot centerline curve radii to 61.67' on A Street near the Birmingham Way intersection;
- C. Modification of the standard road encroachment to allow for an entry gate and landscaping median; and
- D. Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet to four feet in width) on one side of the street, as modified on the Tentative Map.

Modifications to Single Unit Residential (R1) Zone District Standards

The following table contains the modified Single Unit Residential (R1) Zone District standards that apply to the residential lots with Village J7.

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**Modified Single Unit Residential-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards
 for Serrano Village J7**

Standard	Required by Zoning Ordinance	Proposed Modifications ^A	Notes
Primary Use		Single Unit Residential	
<i>Front Yard Setback</i>	20 feet	10 feet for living space 10 feet for side load garage 18 feet for front load garage	The 1-foot increase in setback for every 1-foot increase in building height (in excess of 25 feet) does not apply
<i>Side Yard Setback</i>	5 feet	3 feet	
<i>Rear Yard Setback</i>	15 feet	10 feet	
<i>Minimum Lot Area</i>	6,000 square feet	3,600 square feet	As shown on map
<i>Minimum Lot Width</i>	60 feet	45 feet or as shown on tentative map	Varies (See Tentative Map Exhibit H)
Ancillary Use			
<i>AC/Pool Equipment</i>	Up to 50% encroachment, but not less than 3 feet from any property line	Side: 2.5' Rear: 2.5'	
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40" in height with in front yard	Front: 5' Side, and Rear: 0'	
<i>Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall</i>	Front Yard with fence/wall 50% open or more, below 7' tall	Front, Side, and Rear: 0'	

<i>Any structure such as a permanent BBQ or spa, not over 40 inches high</i>		Side and Rear: 2.5' Front: 10'	May be subject to Building Code
<i>Pergola/Trellis</i>	Side: 5' Rear: 15'	Side: 2.5' Rear: 2.5'	Greater than 50% open, no setbacks
<i>Any structure over 30 inches high.</i>	Rear: 15'	Rear: 5'	
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	5 feet	Side and Rear: 5'	
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	Side and Rear: 5'	Side and Rear: 05'	120 square feet or less; if structure includes utilities (i.e. water and electrical connections), would be subject to County review
<i>Architectural extensions of the dwelling (uninhabitable space)</i>	Up to 50% encroachment, but not less than 3 feet from any property line	Side and Rear: 2.5'	
<i>Chimneys – attached to the home</i>	3 Feet	Side: 3' Rear: 7'	
<i>Chimneys – detached to the home</i>	NA	Side and Rear: 3'	May be subject to Building Code

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10. Minor changes in the adopted Planned Development Permit may be approved by the Planning Services provided that the changes:
- a) Do not change the boundaries of the subject project property;
 - b) Do not change any use as shown on the official development plan; and,
 - c) Do not change the intent of the official development plan.

Major changes in the official development plan may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 130.54.070 of the County Code.

The Planned Development Permit shall expire concurrently with the term of the Tentative Map.

Department of Transportation

Project Specific Conditions

11. **Road Design Standards:** Construct all roads as shown on the approved Tentative Map. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
12. **Offer of dedication (onsite roadways):** Make an irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, for the proposed roads, with slope easements where necessary. County will reject said offer at the time of the final map. The offer is subject to that agreement between Serrano and County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner's Association simultaneously with the filing of the final map.
13. **Bass Lake Road:** Design the project grading and improvement plans consistent with the ultimate alignment of Bass Lake Road. Enter into a Deferred Frontage Agreement with the County, and deposit funds with the County representing the Village J7 fair share portion of the future frontage improvements. These funds are to be dedicated to future construction of the project's fair share frontage improvements, at such time as the ultimate alignment of Bass Lake Road is constructed.

The applicant shall construct a 5-foot wide side path on the south (east) side of Bass Lake Road from Bridlewood Drive J7 along the frontage of Bass Lake road to the property line (approximately 130 feet west of the J7 entrance) that is to be a minimum 5 inches of Class 2 Aggregate Base (AB).

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14. **Encroachment Permit:** Construct the project primary entrance consistent with County Standards, as modified on the approved Tentative Map. Include such construction on the project Improvement Plans.
15. **Waiver of Direct Access Rights:** Show a waiver of direct access rights on the Final Map along Bass Lake Road except for the approved access locations.
16. **Drainage Maintenance:** Drainage maintenance shall be the responsibility of the Master Owner's Association. Therefore, all easements for drainage facilities shall be first offered to the County of El Dorado with rejection; the offer shall be subject to that agreement between Serrano and the County recorded as document 98-0015834-00 on March 26, 1998. Pursuant to the terms of said Agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Master Owner's Association simultaneously with the filing of the final map.

DOT STANDARD CONDITIONS

17. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.
18. **Common Fence/Wall Maintenance:** Include responsibility and access rights for maintenance of any fences and walls constructed on property lines in the Covenants Codes and Restrictions (CC&Rs).
19. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to filing of the final map.

Ensure the project improvement plans and grading plans conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

20. **Stormwater Management:** Construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to

treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures.

21. **Geotechnical Report:** Prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. Incorporate the findings of the Report into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports, however, the County Engineer may require additional or specialized information.
22. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.
23. **Drainage (Cross-Lot):** Avoid cross lot drainage. Contain any concentrated cross lot drainage, or natural sheet flow drainage increased by the Project, within dedicated drainage easements. Convey concentrated flows via closed conduit or open channel, to natural drainage courses or storm drain system. Show drainage easements for on-site drainage facilities on the Project Grading and Improvement plans.
24. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

25. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

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26. **Bass Lake Road and Bridlewood Drive Intersection Improvement:** Applicant shall pay to County a total of \$200,000, which shall be paid in equal installments based on the total of 65 units prior to the issuance of each building permit on the project. This payment serves as the applicant's fair share contribution to intersection improvements at Bass Lake Road intersection with Bridlewood Drive. If either of the conditions below is satisfied prior to applicant having paid the full amount, applicant agrees to pay the remaining balance in full prior to the issuance of the next building permit sought after either condition is satisfied.

Within three years from the payment of \$200,000 in full, the County will reimburse the entire \$200,000 to the applicant if: (1) a Community Facilities District, Benefit Assessment District, or similar funding mechanism 19-1714 M 1 of 3 TM19-A19-0001/Serrano Village J7 Appeal Board of Supervisors February 11, 2020 Page 2 (collectively, "CFD") is not formed by the Bridlewood community to fund part of the project; or (2) a separate funding source is not obtained to fund all of the project. If the County obtains grant funding for the entire project, applicant may request reimbursement in full or in part provided that the funds for which reimbursement is sought will be covered by the grant funding. If a CFD is formed by the Bridlewood community and grant funding obtained exceeds the remaining project balance, the applicant may seek partial reimbursement in proportional share, with the understanding that the applicant's percentage of contribution to the project should remain approximately equal to the contribution by the CFD for the Bridlewood community. Within sixty (60) days of a written request by the applicant identifying the grounds for a requested reimbursement, County will either reimburse the funds in whole or in part or provide a written response identifying the reasons for denial of the refund request. Any funds reimbursed shall include any interest actually accrued.

The applicant understands that the County will annually monitor the Bass Lake Road / J7 Entrance Intersection for traffic accidents. If more than two (2) accidents per year are realized in two (2) consecutive years at this location, and are found to be due to left-turn movements at this intersection, DOT may impose left-turn restrictions at the Bass Lake Road / J7 Entrance intersection. Applicant will not be responsible for the cost of such restriction.

El Dorado Hills Fire Department

27. **Fire Flow:** The project shall be required to request a Fire Flow Letter from the El Dorado Hills Fire Department to determine the minimum required GPM for the project site. The fire flow shall be determined in compliance with the CA Fire Code, Appendix B, based on the type of construction and square footage of each building. This Fire Flow Letter shall then be given to EID in order to produce a Facilities Improvement Letter (FIL) which will state if the required amount of water can be supplied to the project. Conformance with this condition shall be verified during review of the improvement plans.

28. **Fire Sprinklers:** All fire-flow numbers listed above require all structures to install fire sprinklers in accordance with NFPA 13 and Fire Department requirements. Conformance with this condition shall be verified during review of the improvement plans.
29. **Underground Private Fire Mains:** All private fire service mains shall be installed per NFPA 24 & EID requirements. They shall be inspected, tested and maintained per NFPA 25. Conformance with this condition shall be verified during review of the improvement plans.
30. **Fire Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for providing water for fire protection. The spacing between hydrants in this development shall not exceed five-hundred (500) feet. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the Fire Department. Conformance with this condition shall be verified during review of the improvement plans.
31. **Fire Hydrant Visibility:** To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and mark the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations. Conformance with this condition shall be verified during review of the improvement plans.
32. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of the CA Fire Code and the current El Dorado Hills County Water District Ordinance, as well as State Fire Safe Regulations as stated below (but not limited to):
 - a. All roadways shall be a minimum of twenty-eight (28) feet wide curb face to curb face and shall follow the Parking and Fire Lane Standards as approved by the Fire Department.
 - b. All driveways shall be a minimum of twelve (12) feet wide.
 - c. Each dead-end road shall have a turnaround constructed at its terminus.
 - d. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two (2) access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
 - i. The gated emergency vehicle connection between this proposed subdivision and the Bridlewood subdivision, at the end of Birmingham Way, shall remain intact and functional as required by the Fire Code and approved by El Dorado Hills Fire Department.

- e. Phasing may be allowed if all Fire Access requirements are met and approved by the Fire Code Official for each phase.
- f. The fire apparatus access roads and driveways shall extend to within one-hundred fifty (150) feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
- g. Driveways and roadways shall have unobstructed vertical clearance of fifteen (15) feet and a horizontal clearance providing a minimum two (2) feet on each side of the required driveway or roadway width.

Conformance with this condition shall be verified during review of the improvement plans.

- 33. **Fire Access During Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard #B-003. A secondary means of egress shall be provided prior to any construction or the project can be phased. Conformance with this condition shall be verified during review of the improvement plans.
- 34. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. Conformance with this condition shall be verified during review of the improvement plans.
- 35. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Conformance with this condition shall be verified during review of the improvement plans.
- 36. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed twenty percent (20%). Pavement/Concrete shall be required on all grades twelve percent (12%) or greater. For grades of sixteen percent (16%) – twenty percent (20%), a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse broom finish to improve vehicular traction. Conformance with this condition shall be verified during review of the improvement plans.
- 37. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.

Conformance with this condition shall be verified during review of the improvement plans.

38. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are forty (40) foot inside radius and a fifty-six (56) foot outside radius on through streets, and a minimum fifty (50) foot radius from center point to face of curb for Cul-De-Sacs and Hammerhead turnarounds. If requested, the fire code official may reduce the minimum turning radius to a thirty (30) foot inside radius and a fifty (50) foot outside radius on a case-by-case basis. Conformance with this condition shall be verified during review of the improvement plans.
39. **Turnouts & Turnarounds:** Turnouts are required on driveways that exceed one-hundred fifty (150) feet in length and shall be placed near the midpoint of the driveway. If the driveway extends beyond eight-hundred (800) feet in length, then turnouts shall be required every four-hundred (400) feet. Turnouts shall be designed to be ten (10) feet wide and thirty (30) feet in length with a minimum twenty-five (25) taper on each end. Dead-end fire apparatus access roads in excess of one-hundred fifty (150) feet in length shall be provided with an approved area for turning around fire apparatus. Turnarounds shall be located within fifty (50) feet of the structure(s) to be protected and shall have a minimum 50-foot radius. Conformance with this condition shall be verified during review of the improvement plans.
40. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard #B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official. Conformance with this condition shall be verified during review of the improvement plans.
41. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle. All FDC's and PIV's shall have signage affixed to them indicating the building they serve. There shall be one (1) fire service component set per building. Conformance with this condition shall be verified during review of the improvement plans.
42. **Knox Box and Keys:** All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended, but not required, that residential buildings also add a Knox box and main front door key for improved emergency access. Conformance with this condition shall be verified during review of the improvement plans.

GOV20-0001 Exhibit B: General Vacation of a Public Street, Highway or Public Service Easement Application

43. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to terminate power to all back-up power generators. Conformance with this condition shall be verified during review of the improvement plans.
44. **Wildland Fire Safe Plan (WFSP):** The applicant shall record a Notice of Restriction (NOR) that states that all final map lots shall adhere to the conditions of the Serrano WFSP, which shall reference this village (J7), and have an attached signed copy of the approved WFSP. The NOR shall be reviewed and approved by the El Dorado Hills Fire Department, and subsequently shall be recorded. A copy of the recorded document shall be received by Planning Services and the Fire Department prior to filing the Final Map. Conformance with this condition shall be verified prior to approval of the Final Map.
45. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing. Conformance with this condition shall be verified during review of the improvement plans.
46. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan. Conformance with this condition shall be verified during review of the improvement plans.
47. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system, the street curbs adjacent to the trail access point shall be painted red. Trails and multi-use paths need to be constructed so as to ensure a minimum of a ten (10) foot drivable width *and* fourteen (14) foot minimum vegetation clearance, where required by the Fire Code Official (the wildfire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency. If the project contains, or abuts to, open space that is, or will be, land-locked by homes, or other structures, the project shall be conditioned to provide emergency vehicle access (EVA) points, as required by the Fire Code Official. Gates may be installed and locked with a low priority KNOX lock. Conformance with this condition shall be verified during review of the improvement plans.
48. **Funding Mechanism for Emergency Fire Access Components:** This development shall provide a funding mechanism to ensure the maintenance of emergency access roadways, gates, vegetative clearances as required by the Wildland Fire Safe Plan (WFSP), and other required fire access components. Compliance with this condition shall be verified during review of Final Map for the subdivision.

GOV20-0001 Exhibit B: General Vacation of a Public Street, Highway or Public Service
Easement Application

County Surveyor

49. **Survey Monuments:** All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.
50. **Road Names:** The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyors Office, prior to filing the Final Map with the Board of Supervisors.
51. Prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County providing for dedication of the 12.5 acre Village J, Lot H park site to the EDHCSD and assignment to the EDHCSD of rights to CFD funds, up to the remaining amount available for park construction pursuant to the Public Improvement Financing Plan, for use by the EDHCSD toward construction of the 12.5 acre Village J, Lot H park. If prior to approval of the first final map for the Project, the County and the Developer are unable to reach agreement on the amount of CFD funds available for park construction despite utilizing good faith efforts, then as an alternative to the foregoing and prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County requiring Developer to commence construction of the 12.5 acre Village J, Lot H District Park described in the Development Agreement, Specific Plan, and Public Improvement Financing Plan, weather permitting, within ninety (90) days of receiving approval from both the County and EDHCSD of Construction Plans, Specifications, and Contract documents, together with a Cost Sharing Agreement in form and content acceptable to County, EDHCSD, and Developer addressing any improvements included beyond a typical District Park, as defined by the El Dorado Hills Specific Plan.

GOV20-0001 Exhibit B: General Vacation of a Public Street, Highway or Public Service Easement Application



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Serrano Village Jb (Example)

File #: 16-1272 **Version:** 2 ▼
Type: Agenda Item
File created: 12/12/2016
On agenda: 3/7/2017

Status: Approved
In control: Board of Supervisors
Final action: 3/7/2017

Title: HEARING - Community Development Agency, Transportation Division, recommending the Board: 1) Approve and authorize the Chair to sign Resolution of Vacation 045-2017 for General Vacation GOV16-0001 regarding a portion of the existing Bass Lake Road in El Dorado Hills described as three 10-foot strips of land for roadway purposes only, not affecting utility easements (Assessor's Parcels 115-400-19, 123-040-08, and 123-040-06); and 2) Authorize the Chair to sign the Quit Claim Deed conveying title to Serrano Associates, LLC, a Delaware Limited Liability Company. (Est. Time: 10 Min.) FUNDING: N/A

Attachments: 1. 2A - Approved CRS - Gen. Vacation Resolution 3-7-17, 2. 2B - Public Notice 3-7-17, 3. 2C - QuitClaim Deed-Serrano; Bass Lake Vacation 3-7-17, 4. 2D - Reso & P&Ls - Serrano General Vacation 3-7-17, 5. 2E - Presentation 3-7-17, 6. Executed Recorded Resolution 045-2017 3-7-17, 7. Recorded Quitclaim Deed, 8. A - Approved CRS for Intent to Vacate 2-14-17, 9. B - Reso of Intent + P&Ls 2-14-17, 10. C - Planning Comm Report 2-14-17, 11. D - Vicinity Map 2-14-17, 12. Executed Resolution 027-2017 2-14-17

[History \(2\)](#) [Text](#)

2 records		Group	Export				
Date	Ver.	Action By	Action	Result	Action Details	Meeting Details	Video
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2/14/2017	1	Board of Supervisors	Approved	Pass	Action details	Meeting details	Not available

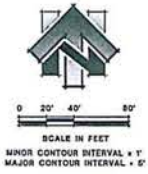
2020 OCT 23 PM 4: 04
 RECEIVED
 PLANNING DEPARTMENT

SERRANO VILLAGE J7

TENTATIVE SUBDIVISION MAP
EL DORADO COUNTY, CALIFORNIA
JUNE 2018 (UPDATED JANUARY 2019)

2020 OCT 23 PM 4:04

RECEIVED
PLANNING DEPARTMENT

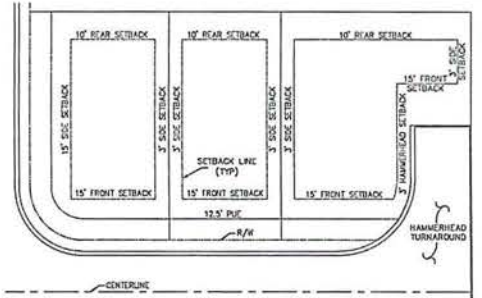
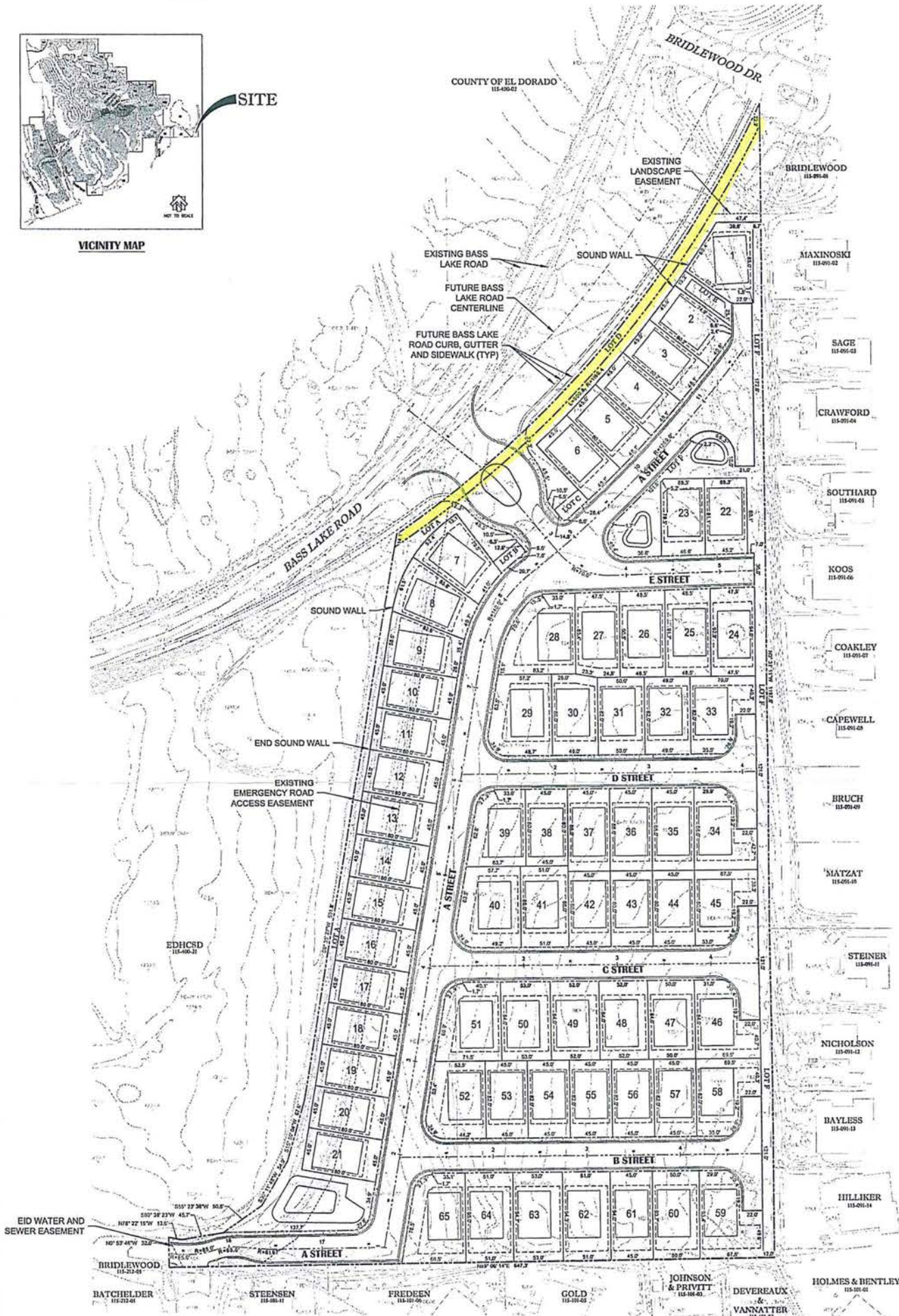


10500 River Falls, 2020 Main, CA 95133
916 360-3300
R.E.Y. ENGINEERS, Inc.
Civil Engineers/Land Surveyors

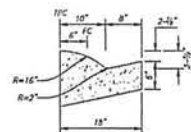


VICINITY MAP

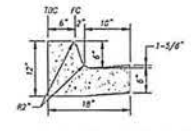
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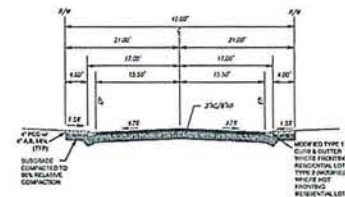
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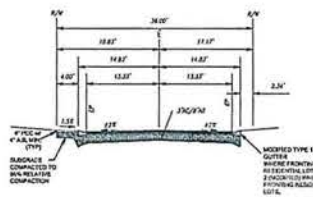
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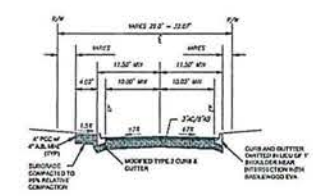
MODIFIED TYPE 2 CURB & GUTTER
SCALE: 1"=1'



42' RIGHT-OF-WAY
SCALE: N.T.S.
"A" STREET (STA 1+00 - 8+76)



36' RIGHT-OF-WAY
SCALE: N.T.S.
"A" STREET (16+45 - 17+67, 8+76 - 11+68)
"B" STREET TYP.
"C" STREET TYP.
"D" STREET TYP.
"E" STREET TYP.



RIGHT-OF-WAY VARIES
SCALE: N.T.S.
"A" STREET (15+35 - 16+45)

OWNER/APPLICANT
SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY, SUITE 100
EL DORADO HILLS, CA 95762

ENGINEER
R.E.Y. ENGINEERS, INC.
905 SUTTER STREET, SUITE 200
FOLSOM, CA 95630

MAP SCALE
1"=40'

CONTOUR INTERVAL
MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 5'

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
POR OF SEC. 32, T.10N., R.9E., M.D.M

ASSESSOR'S PARCEL NUMBERS
123-040-11

DATE OF PREPARATION
JUNE 2018 (UPDATED JANUARY 2019)

EXISTING/PROPOSED ZONING
EL DORADO HILLS SPECIFIC PLAN, R1-PD

PARK AND RECREATION
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
RESCUE UNION SCHOOL DISTRICT

WATER, SUPPLY & SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

FIRE PROTECTION
EL DORADO HILLS FIRE DEPARTMENT

TOTAL AREA
RESIDENTIAL LOTS 6.24 ACRES
RESIDENTIAL STREETS 2.61 ACRES
LOT A (LANDSCAPE) 0.39 ACRES
LOT B (LANDSCAPE) 0.01 ACRES
LOT C (LANDSCAPE) 0.01 ACRES
LOT D (LANDSCAPE) 0.27 ACRES
LOT E (LANDSCAPE) 0.03 ACRES
LOT F (LANDSCAPE) 0.44 ACRES
TOTAL 10.00 Acres +/-

TOTAL UNITS
GROSS AREA 10.00 Acres
GROSS DENSITY 6.5 du/ac

PROPOSED USE
65 - SINGLE FAMILY RESIDENTIAL

LOT SIZES
MINIMUM LOT SIZE - 3,600 SF
AVERAGE LOT SIZE - 4,180 SF
MAXIMUM LOT SIZE - 5,813 SF

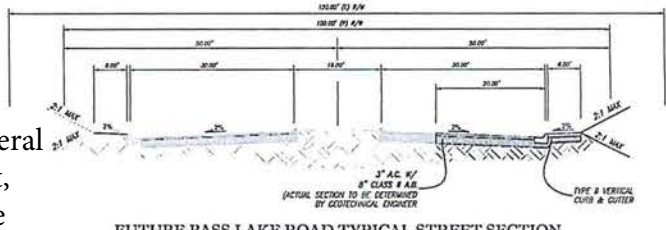
ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS TENTATIVE SUBDIVISION MAP WAS OBTAINED FROM REASONABLE AND ACCURATE SOURCES AND IS TRUE AND CORRECT.

DAVID D. GAGAN R.C.E. 62009 DATE _____

PHASING PLAN NOTICE
THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVISOR SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONTIGUOUSNESS OF THE PROPOSED MULTIPLE FINAL MAPS, PER THE SUBDIVISION MAP ACT, 2002 EDITION SECTION 65451.1

PLANNING COMMISSION: _____
APPROVAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL DATE: _____

GOV20-0001 Exhibit B: General
Vacation of a Public Street,
Highway or Public Service
Easement Application



FUTURE BASS LAKE ROAD TYPICAL STREET SECTION

GOV20-0001

SERRANO VILLAGE J7

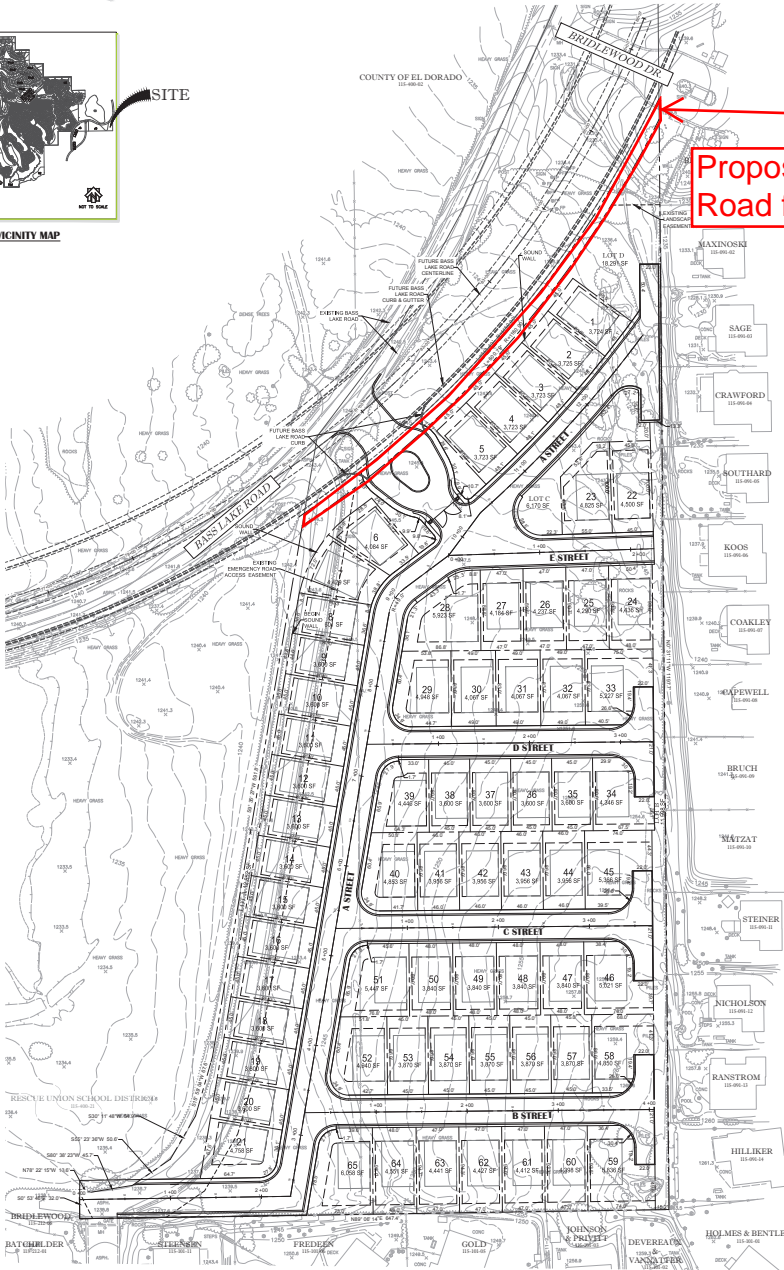
TENTATIVE SUBDIVISION MAP
EL DORADO COUNTY, CALIFORNIA
JUNE 2018



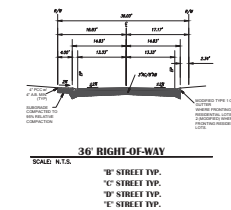
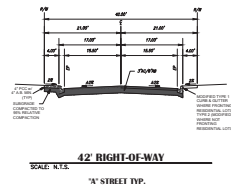
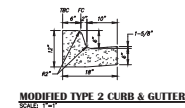
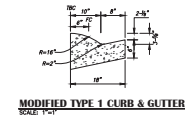
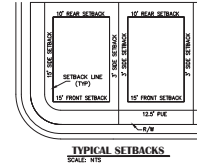
405 Lakeview Lane, Suite 200, Folsom, CA 95630
916.450.8800
R.E.Y. ENGINEERS, Inc.
Civil Engineers and Surveyors



VICINITY MAP



Proposed portion of Bass Lake Road for Abandonment



OWNER/APPLICANT
SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY, SUITE 100
EL DORADO HILLS, CA 95762

ENGINEER
R.E.Y. ENGINEERS, INC.
905 SUTTER STREET, SUITE 200
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MAP SCALE
1"=40'

CONTOUR INTERVAL
MINOR CONTOUR INTERVAL = 1'
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SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
POR OF SEC. 32, T.10N., R.9E., M.D.M

ASSESSOR'S PARCEL NUMBERS
123-040-11

DATE OF PREPARATION
JUNE 2018

ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS TENTATIVE SUBDIVISION MAP IS TRUE AND CORRECT, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, AND I AM REGISTERED IN THE COUNTY OF EL DORADO.

DAVID D. SAGAN R.C.E. 50358 DATE: _____

PHASING PLAN NOTICE
THE FILING OF THIS TENTATIVE SUBDIVISION MAP DOES NOT CONSTITUTE AN OFFER OF ANY REAL ESTATE. THE FILING OF THIS TENTATIVE SUBDIVISION MAP DOES NOT CONSTITUTE AN OFFER OF ANY REAL ESTATE. THE FILING OF THIS TENTATIVE SUBDIVISION MAP DOES NOT CONSTITUTE AN OFFER OF ANY REAL ESTATE.

EXISTING PROPOSED ZONING
EL DORADO HILLS SPECIFIC PLAN, R1-PD

PARK AND RECREATION
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
RESCUE UNION SCHOOL DISTRICT

WATER, SUPPLY & SEWAGE DISPOSAL
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EL DORADO HILLS FIRE DEPARTMENT

PROPOSED USE
65- SINGLE FAMILY RESIDENTIAL

LOT SIZES
MINIMUM LOT SIZE - 3,600 SF
AVERAGE LOT SIZE - 4,181 SF
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TOTAL AREA
RESIDENTIAL LOTS 6.24 ACRES
RESIDENTIAL STREETS 2.65 ACRES
LOT A (LANDSCAPE) 0.30 ACRES
LOT B (LANDSCAPE) 0.27 ACRES
LOT C (LANDSCAPE) 0.14 ACRES
LOT D (LANDSCAPE) 0.42 ACRES
TOTAL 10.02 Acres +/-

TOTAL UNITS
GROSS AREA 10.08 Acres
GROSS DENSITY 6.46 du/ac

PLANNING COMMISSION _____
APPROVING AGENCY _____
BOARD OF SUPERVISORS _____
APPROVAL DATE _____

