



**COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION DIVISION**

INTEROFFICE MEMORANDUM

Date: January 27, 2015

To: Planning Commission

From: Jeannette Lyon – Associate Right of Way Agent

Subject: **GOV15-0001: REQUEST FOR FINDING OF GENERAL PLAN CONSISTENCY FOR COUNTY GENERAL VACATION OF A PORTION OF SIENNA RIDGE ROAD (FORMERLY OLD BASS LAKE ROAD) – APN#123-570-03**

Recommendation:

Community Development Agency, Transportation Division staff recommends the Planning Commission find that the request for a General Vacation of a portion of Old Sienna Ridge Road in El Dorado Hills is consistent with applicable policies of the adopted 2004 El Dorado County General Plan in accordance with Government Code Section 65402.

Project Description:

Developer, Serrano, was stipulated with conditions for tentative subdivision map development of the subdivision J5/J6 (TM 08-1479). Serrano was required to construct a realignment of Sienna Ridge Road north of the Bass lake Hills Specific Plan area to intersect with Serrano Parkway and Bass Lake Road.

Construction of the new roadway and intersection are complete with the Board of Supervisors accepting the necessary Irrevocable Offers of Dedication by Resolution 104-2014 adopted on 7/22/2014 and by the Board subsequently accepting the completed improvements with the adoption of Resolution 160-2014 on 9/30/2014. Serrano is now seeking to conclude the process by formally requesting the County to process a general vacation of the abandoned portion of Sienna Ridge Road (Old Bass Lake Road) on APN#123-570-03, as detailed in Exhibit C (Public Highway Vacation), and Exhibits "A" and "B" thereto, (as required by Condition of Approval #13 for TM 08-1479 for Village J5/J6).

Exhibit:

- 1) Serrano - General Vacation Application Submittal, 10/28/2014



SERRANO

October 28, 2014

Jeannette Lyon
County of El Dorado Transportation Division
2850 Fairlane Court
Placerville, CA 95667

RE: Application for General Vacation
Portion of Sienna Ridge Rd. over Lot 3 of Sub. J-118 (Serrano Village J5/J6)

Dear Jeannette,

Please accept this brief letter and attachments as a request to initiate a General Vacation for the portion of Sienna Ridge Road (formerly "Old" Bass Lake Road) within the Serrano Village J5/J6 development area and also known as Lot 3 of subdivision map J-118.

In 2010, the County Board of Supervisors approved a tentative subdivision map for Village J5/J6 (TM 08-1479). Condition of Approval #11 required the applicant to construct a realignment of Sienna Ridge Road north of the Bass Lake Hills Specific Plan area to form a 4-way intersection with Serrano Parkway and Bass Lake Road.

We have constructed the realignment under Serrano's Mello Roos District, CFD 1992-1. The County Board of Supervisors adopted Resolution 104-2014 on July 22, 2014 accepting the Irrevocable Offer of Dedication (IOD) for the realignment (being Lot 2 of Sub. J-118) and the County adopted Resolution 160-2014 on September 30, 2014 accepting the improvements as complete (Legistar item 14-1197).

With the construction and acceptance of the realignment complete, I am ready to vacate the "unused" segment of Sienna Ridge Road in the Village J5/J6 development area required by Condition of Approval #13.

Please find enclosed the following application materials for processing:

1. Completed application for General Vacation, including check #67686 in the amount of \$1,444, and a copy of Conditions of Approval #11 and #13
2. Copy of my letter dated August 19, 2014 to the affected agencies requesting "no objection" letters

SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762
916.939.3333 800-866-8786
FAX 916.939.4116

EXHIBIT 1

Request for General Vacation
Sienna Ridge Road (Lot 3 Sub. J-118)
October 28, 2014 - Page Two

3. No objection letters received from:
 - a. El Dorado County Sheriff dated October 2, 2014
 - b. Department of California Highway Patrol dated October 6, 2014
 - c. El Dorado Hills Fire Department dated August 19, 2014
 - d. El Dorado Irrigation District dated September 29, 2014
 - e. United States Postal Service dated September 26, 2014
 - f. AT&T dated September 29, 2014
 - g. Comcast dated August 26, 2014
 - h. PG&E dated September 25, 2014

4. Legal description and plat prepared by Steve Guay of REY Engineers for the portion of the 60' public highway over Lot 3 of Sub. J-118

Note that my August letter to the interested agencies included a legal description and plat to vacate segments over Lots 2 and 3 of Sub. J-118. Based on a comment from EID indicating that they had facilities within Lot 2, I have since revised the Vacation to exclude Lot 2, so that the rights granted with the IOD over said lot in July remain unaffected.

Since Serrano Associates is the only petitioner and affected property owner, I hope that the completion of the vacation process can occur quicker than the 9 months indicated in the application. As soon as you are able to deem the application complete, please send me a letter or email for my files. If you have any questions or need additional information, please let me know. You can reach me at (916) 939-4060 or ahoward@parkerdevco.com.

Sincerely,



Andrea Howard
Principal Planner

Enclosures:
Attachments 1 - 4

Attachment 1

**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:

A portion of the 60' wide public highway formerly known as Bass Lake Road and also known as Sienna Ridge

Road being over Lot 3 of Subdivision J-118

Main Applicant's Name and Contact Information:

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

Phone: 916-939-4060 Email: ahoward@parkerdevco.com

Additional Representative's Name:

Kirk Bone, kbone@parkerdevco.com (same telephone and address as the Main Contact)

Address	City & State	Zip Code	Daytime Telephone
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Please describe in detail the reason for the proposed vacation (attach a separate sheet, if necessary): The applicant has constructed the realignment of Sienna Ridge Road to form a 4-way intersection with Bass Lake Road and Serrano Parkway, pursuant to Condition of Approval #11 of TM08-1479.

The subject General Vacation is required pursuant to Condition of Approval #13 of TM0⁴-1479 (copy attached).

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 Division

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

The time period to process a General Vacation review and approval or disapproval is approximately nine months after a **completed** application has been submitted. A completed application includes all supporting documents listed under the required materials section and full payment of the processing fee.

***SIGNATURES OF APPLICANTS**

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

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

- | | | | | |
|----|-----------------------------------|------------------|------------------------------------|--|
| 1. | Andrea Howard
Printed name | 10/22/14
Date | Property Address: | None. Northeast of the intersection
of Sienna Ridge Rd., Bass Lake Rd, &
Serrano Parkway in El Dorado Hills. |
| | <i>Andrea Howard</i>
Signature | | Daytime Phone: | 916-939-4060 |
| | | | Mailing Address:
(If different) | 4525 Serrano Parkway
El Dorado Hills, CA 95762 |
| 2. | _____
Printed name | _____
Date | Property Address: | _____ |
| | _____
Signature | | Daytime Phone: | _____ |
| | | | Mailing Address:
(If different) | _____
_____ |
| 3. | _____
Printed name | _____
Date | Property Address: | _____ |
| | _____
Signature | | Daytime Phone: | _____ |
| | | | Mailing Address:
(If different) | _____
_____ |
| 4. | _____
Printed name | _____
Date | Property Address: | _____ |
| | _____
Signature | | Daytime Phone: | _____ |
| | | | Mailing Address:
(If different) | _____
_____ |
| 5. | _____
Printed name | _____
Date | Property Address: | _____ |
| | _____
Signature | | Daytime Phone: | _____ |
| | | | Mailing Address:
(If different) | _____
_____ |

Serrano Associates, LLC

El Dorado County Community

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE		
10-22-14	102214	GEN VACATION OLD SIENN	1444.00	.00	1444.00		
CHECK DATE	10-24-14	CHECK NUMBER	67686	TOTAL >	1444.00	.00	1444.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

Serrano Associates, LLC

4525 Serrano Parkway
El Dorado Hills, CA 95762
(916)939-4060

River City Bank
2485 Natomas Park Drive
Sacramento, CA 95833

90-3341
1211

DATE: October 24, 2014
CHECK NO.: 67686
AMOUNT: *****\$1,444.00

Pay:*****One thousand four hundred forty-four dollars and no cents

PAY TO THE ORDER OF
El Dorado County Community
Development Agency-Transportation
2850 Fairlane Court
Placerville, CA 95667

Details on bank
Security Features Included



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈000067686⑈ ⑆121133416⑆ 0811050882⑈

Department of Transportation

Project Specific Conditions

10. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums)

Table 1 ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH* / SIDEWALK WIDTH	RIGHT OF WAY	EXCEPTIONS/ NOTES
A, B, C, D, E and F Street <i>(onsite)</i>	Modified Std Plan 101B (3" AC over 8" AB Min.)	27 ft / 4 ft sidewalk on one side	36 ft	Modified Type 1 rolled curb & gutter on one side and a type 3 barrier curb on the other side. Sidewalk is measured from back of walk to back of curb.

* Road widths are measured from curb face to curb face. Curb face for rolled curb and gutter is 6" from the back of the curb.

11. **Offsite Road Improvement:** The applicant shall construct realigned Sienna Ridge Road from the boundary of the Bass Lake Hills Specific Plan to form a 4-way intersection with Serrano Parkway and Bass Lake Road. The improvements shall be as follows (starting on the north side of Sienna Ridge Road):
- a. 6-foot sidewalk with Type 2 vertical curb and gutter
 - b. 8-foot shoulder to include a type II Bike path
 - c. 11-foot AC travel lane
 - d. 12-foot striped median
 - e. 11-foot AC travel lane
 - f. 4-foot shoulder to include a type II Bike Path
 - g. 6-foot sidewalk with Type 2 vertical curb and gutter

A transition to the existing road (Sienna Ridge Road) must be provided to the satisfaction of the Department of Transportation. The improvements shall be completed prior to the filing of the final map for Phases noted as 3 & 4 that include Lots 98 through 204 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. **Encroachment Permit:** The applicant shall obtain an encroachment permit from DOT and shall construct the driveway encroachment from A Street onto Sienna Ridge Drive and E Street onto Bass Lake Road in accordance to the Encroachment Entrance exhibit dated October 29, 2009 prepared by REY Engineers. 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.
13. **General Vacation:** An application for general vacation shall be filed for the unused segment of Sienna Ridge Road from the intersection of the proposed local road to Bass Lake Road prior to occupancy.
14. **Turnaround:** The applicant shall provide a turn around at the end of the roadways to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
15. **Offsite Road Improvements:** The applicant will be responsible for the following frontage improvements of Bass Lake Road contiguous to the applicant's subdivision ("Applicant's Frontage Improvements") in accordance with DISM Standard Plan 101B:
 - a. 6-foot sidewalk measured from back of curb with Type 2 vertical curb and gutter
 - b. 8-foot shoulder measured from face of curb to include a type II Bike path
 - c. 12-foot AC roadway

The Applicant has offered for dedication to the County, including the underlying fee thereto, for any and all public purposes, a 120-foot wide right-of-way for portions of Bass Lake Road shown as Lots MM, NN, and PP on the map of "El Dorado Hills Specific Plan, Unit No. 2" recorded February 25, 1994 in Book H, Page 81. Upon completion of the Bass Lake Road Widening Project, County shall quitclaim to the applicant all portions of Lots MM, NN, and PP not required for the Bass Lake Road Widening Project.

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.

16. **Offer of Dedication (onsite roadways):** An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between Serrano and the 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.

Attachment 2



SERRANO

August 19, 2014

Sheriff John D'Agostini
El Dorado County Sheriff's Office
300 Fair Lane
Placerville, CA 95667

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

Mike Lilienthal mlilienthal@edhfire.com
El Dorado Hills Fire Department

Aaron Dinsdale adinsdale@eid.org
El Dorado Irrigation District

Cindy Critchfield Cindysue.T.Critchfield@usps.gov
US Postal Service

Astrid Willard ae6863@att.com
AT&T

Mark Duby m_duby@cable.comcast.com
Comcast Cable

Gil Yamzon gil.yamzon@pge.com
PG&E

RE: General Vacation of a Public Street
Portion of Sienna Ridge Drive within Serrano

Dear Ladies and Gentlemen:

As most of you are aware, Serrano Associates recently constructed a realignment of Sienna Ridge Drive (formerly known as "Old Bass Lake Road") within Serrano's specific plan boundary near the intersection of Serrano Parkway and Bass Lake Road.

SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762
916.939.3333 800-866-8786
FAX 916.939.4116

General Vacation: Sienna Ridge Drive
August 19, 2014
Page Two

The realignment is constructed and open for public use. On July 24, 2014, the El Dorado County Board of Supervisors accepted Serrano Associates' Irrevocable Offer of Dedication (IOD) for the realignment (refer to Resolution 104-2014). With the IOD in place, I would like to begin the process of vacating the "old" segment of Sienna Ridge Drive through our future development area known as Village J5 & J6. Currently, there are no existing driveways or structures with access to "old" Sienna Ridge Drive.

As an agency having an interest or potential easement along the public street 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. Please forward your letter to:

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

Please send your letter to my attention, as I must submit it and other information as a complete application package to the County for their review and processing.

I look forward to hearing from you by September 26, 2014. If you have any questions, please contact me at (916) 939-4060 or ahoward@parkerdevco.com

Sincerely,



Andrea Howard
Principal Planner

Attachments:

Exhibit A: Vicinity map

Exhibit B: Resolution 104-2014 for realigned Sienna Ridge Drive (new segment)

Exhibit C: Legal description and plat for the proposed Sienna Ridge Drive vacation

Sienna Ridge Drive Vicinity Map



Segment of "old" Sienna Ridge Drive to be vacated



Realigned "new" Sienna Ridge Drive

EXHIBIT A

EL DORADO CO. RECORDER-CLERK

RECORDING REQUESTED BY:

Board of Supervisors

07/24/2014, 20140027966

WHEN RECORDED MAIL TO:

Board of Supervisors
330 Fair Lane
Placerville, CA 95667

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLE (S)
RESOLUTION 104-2014
RESOLUTION TO ACCEPT
IRREVOCABLE OFFERS OF DEDICATION #2014-03
SERRANO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
SIENNA RIDGE ROAD - APN 123-570-02

EXHIBIT B



RESOLUTION NO. 104-2014
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**Resolution to Accept
Irrevocable Offers Of Dedication #2014-03
SERRANO ASSOCIATES, LLC, a Delaware Limited Liability Company
Sienna Ridge Road - APN# 123-570-02**

WHEREAS, the authority to invoke the process of dedicating an easement over, under and/or across property by the County is established under Section 7050 of the California Government Code and Section 66475 of the Subdivision Map Act; and

WHEREAS, the authority to accept right of way, road, slope, drainage and public utilities easements by the County, at its discretion, is established under Section 7050 of the California Government Code and Section 66477.1 of the Subdivision Map Act; and

WHEREAS, SERRANO ASSOCIATES, LLC, a Delaware Limited Liability Company, has executed an Irrevocable Offer of Dedication to the County of El Dorado for a road right of way, including the underlying fee, and public service easement located within Lot 2, aka SIENNA RIDGE ROAD in El Dorado Hills, on the property identified as Assessor's Parcel Number 123-570-02; and

WHEREAS, said road right of way is described in Exhibit A, and depicted in Exhibit B, attached to said offer; and

WHEREAS, SERRANO ASSOCIATES, LLC, a Delaware Limited Liability Company, has additionally executed an Irrevocable Offer of Dedication to the County of El Dorado for a Grant of Public Utility Easement, located within 15' of the northerly and easterly portions of Lot 1, adjacent to SIENNA RIDGE ROAD in El Dorado Hills, on the property identified as Assessor's Parcel Number 123-570-01; and

WHEREAS, said Public Utility Easement is described in Exhibit A, and depicted in Exhibit B, attached to said offer; and

WHEREAS, SERRANO ASSOCIATES, LLC, a Delaware Limited Liability Company, has additionally executed an Irrevocable Offer of Dedication to the County of El Dorado for a Grant of Public Utility Easement, located within 15' of the southerly and westerly portions of Lot 3, adjacent to SIENNA RIDGE ROAD in El Dorado Hills, on the property identified as Assessor's Parcel Number 123-570-03; and

WHEREAS, said Public Utility Easement is described in Exhibit A, and depicted in Exhibit B, attached to said offer; and

WHEREAS, said offers are binding on all successor and/or assignees and shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offers by Resolution; and

WHEREAS, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to accept said offers, at this time.

NOW, THEREFORE BE IT RESOLVED, that from and after the date this Resolution is recorded, said offer is hereby accepted, at this time, by the County of El Dorado Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 22 day of July, 2014, by the following vote of said Board:

Ayes: Veerkamp, Briggs, Mikulaco, Santiago

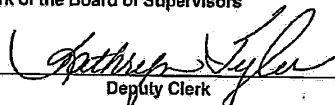
ATTEST


Clerk of the Board of Supervisors

Noes: none

Absent: none

By


Deputy Clerk


Chairman of the Board, Board of Supervisors
Norma Santiago

I CERTIFY THAT:

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____

ATTEST: Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____

Deputy Clerk

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, California 95667

APN: 123-570-02
SERRANO ASSOCIATES LLC

Mail Tax Statement to above,
Exempt from Documentary Tax Transfer Per
Revenue and Taxation Code 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER OF DEDICATION IN FEE OF
ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT**

SERRANO ASSOCIATES LLC, A DELWARE LIMITED LIABILITY COMPANY, hereinafter called GRANTOR, owner of the real property herein described, does hereby irrevocably offer for dedication to the COUNTY OF EL DORADO, a political subdivision of the State of California, a road right of way, in fee, and a public service easement, for any and all public purposes, over, under, upon, and across that certain real property situated in the unincorporated area of the County of El Dorado, State of California, described as:

See Exhibits "A" & "B", attached hereto and made a part hereof.

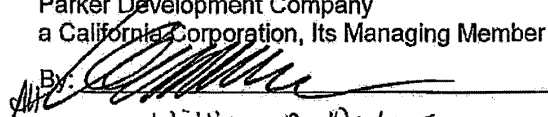
It is understood that this offer of dedication shall be binding on all successors and/or assignees and shall remain in effect and run with the land until such time as the County of El Dorado Board of Supervisors makes a finding of public necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name this 24th day of June, 2014.

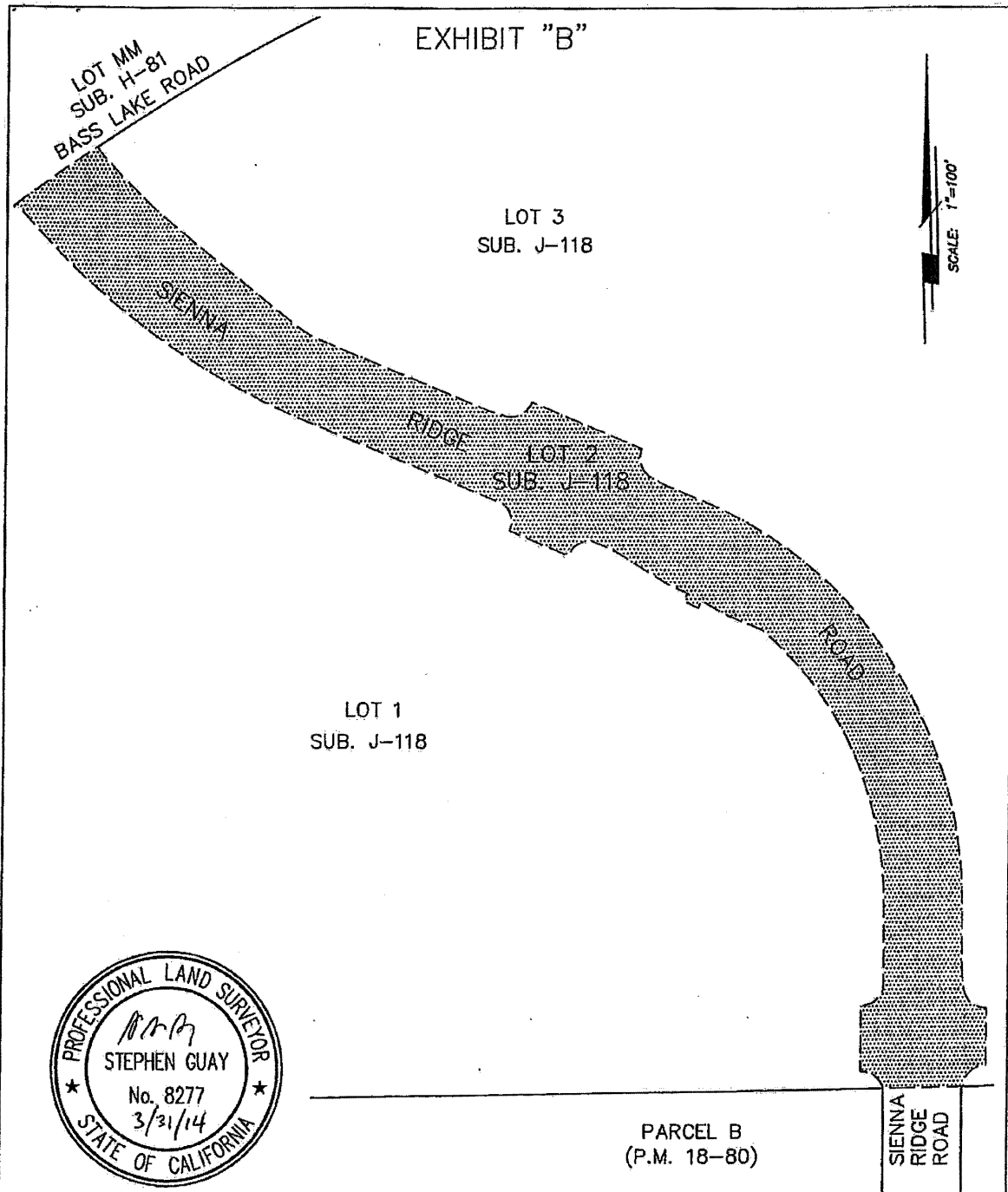
GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
a California Corporation, Its Managing Member

By: 
Name: William R. Parker
Title: President

(All signatures must be acknowledged by a Notary Public)



PARCEL B
(P.M. 18-80)

SIENNA
RIDGE
ROAD

REVISION 7-24-14	JOB NO. <u>2877.185</u>	TITLE: <u>IRREVOCABLE OFFER OF DEDICATION</u>	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: <u>8.9.13</u>	<u>LOT 2, SUB. J-118</u>	
	F.B. PAGE: _____	<u>COUNTY OF EL DORADO, CALIFORNIA</u>	
	SCALE: <u>1"=100'</u>	CIENT: <u>SERRANO ASSOC.</u>	
	DRAWN BY: <u>DG</u>	SCALE IN INCHES _____	
CHECKED BY: <u>SG</u>	DRAWING FILE NO. S: <u>2877.185\100</u>		

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of El Dorado

On 6-24-14 before me, Florence Tanner, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William R. Parker
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature: Florence Tanner
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Irrevocable Offer of Dedication in Fee of Right of Way and Public Service Easement

Document Date: 6-24-14 Number of Pages: one

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: William R. Parker

Signer's Name: _____

Corporate Officer — Title(s): President

Corporate Officer — Title(s): _____

Individual

Individual

Partner — Limited General

Partner — Limited General

Attorney In Fact

Attorney In Fact

Trustee

Trustee

Guardian or Conservator

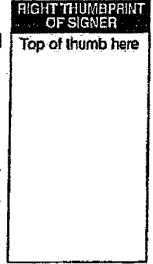
Guardian or Conservator

Other: _____

Other: _____

Signer Is Representing: Serrano Associates, LLC

Signer Is Representing: _____



**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

APN: 123-570-01
Project #: Serrano Associates LLC

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION
GRANT OF PUBLIC UTILITIES EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SERRANO ASSOCIATES, LLC., a Delaware Limited Liability Company**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utilities easement, for all public purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.

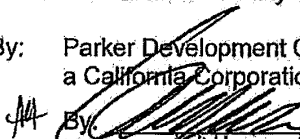
Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electrical, telephone, and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 24th day of June, 2014.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
a California Corporation, Its Managing Member

AA By: 
Name: William R. Parker
Title: President

(All signatures must be acknowledged by a Notary Public)

Exhibit A
Public Utility Easement


All that real property situate in the County of El Dorado, State of California lying within the Section 31, Township 10 North, Range 9 East, M.D.M., being a portion of Lot 1 as shown on the plat entitled "Plat of Serrano Villages J5 and J6", filed in the Recorder's office of said County in Book J of Maps at Page 118, more particularly described as follows:

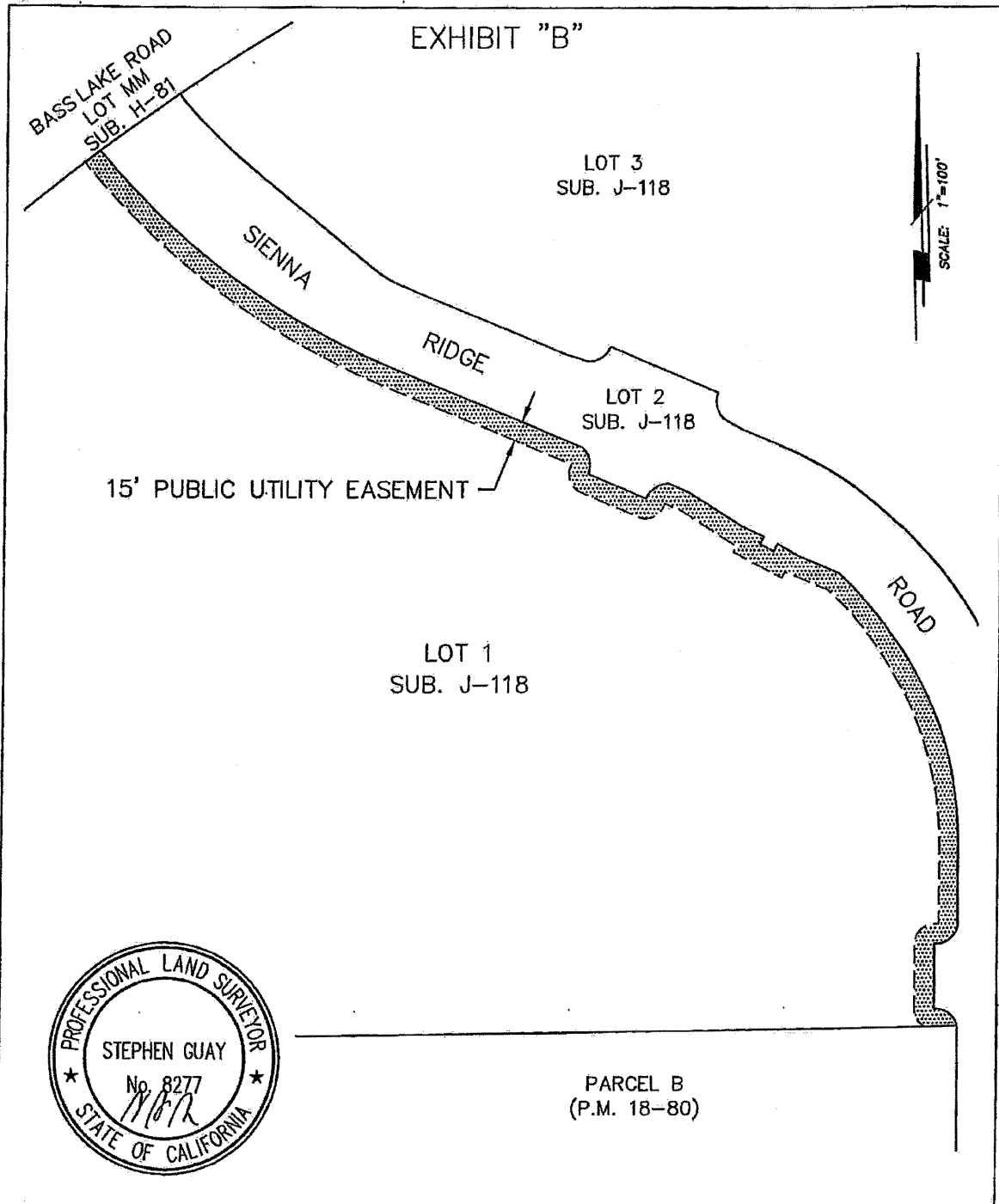
The Northerly and Easterly 15 feet of said Lot 1 lying contiguous to the line common to said Lots 1 and 2. The sidelines are to be lengthened or shorten to terminate on the Southerly and Northerly boundary of said Lot 1.

End of Description



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

 1/24/14
Stephen Guay Date
P.L.S. 8277



REVISION 1/26/14	JOB NO. 2677.185	TITLE: 15' WIDE PUBLIC UTILITY EASEMENT	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 8.9.13	PORTION OF LOT 1, SUB. J-118	
	F.B. PAGE:	COUNTY OF EL DORADO, CALIFORNIA	
	SCALE: 1"=100'	CLIENT: SERRANO ASSOC.	
	DRAWN BY: DG	SCALE IN INCHES	
CHECKED BY: SG	DRAWING FILE NO. S:\2677\185\PUELOT1		

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

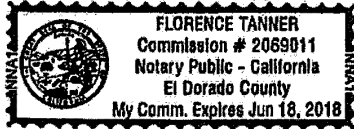
State of California

County of El Dorado }

On 6-24-14 before me, Florence Tanner, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William R. Parker
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature: Florence Tanner
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Irrevocable Offer of Dedication Grant of Public Utilities Easement
 Document Date: 6-24-14 Number of Pages: One

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: William R. Parker

Corporate Officer — Title(s): President

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: Servpro Associates LLC

Signer's Name: _____

Corporate Officer — Title(s): _____

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

**APN: 123-570-03
Project #: Serrano Associates LLC**

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION
GRANT OF PUBLIC UTILITIES EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SERRANO ASSOCIATES, LLC.**, a Delaware Limited Liability Company, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, a public utilities easement, for all public purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.

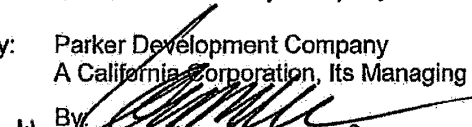
Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electrical, telephone, and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 24th day of June, 2014.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
A California Corporation, Its Managing Member

By: 
Name: William R. Parker
Title: President

(All signatures must be acknowledged by a Notary Public)

Exhibit A
Public Utility Easement


All that real property situate in the County of El Dorado, State of California lying within the Section 31, Township 10 North, Range 9 East, M.D.M., being a portion of Lot 3 as shown on the plat entitled "Plat of Serrano Villages J5 and J6", filed in the Recorder's office of said County in Book J of Maps at Page 118, more particularly described as follows:

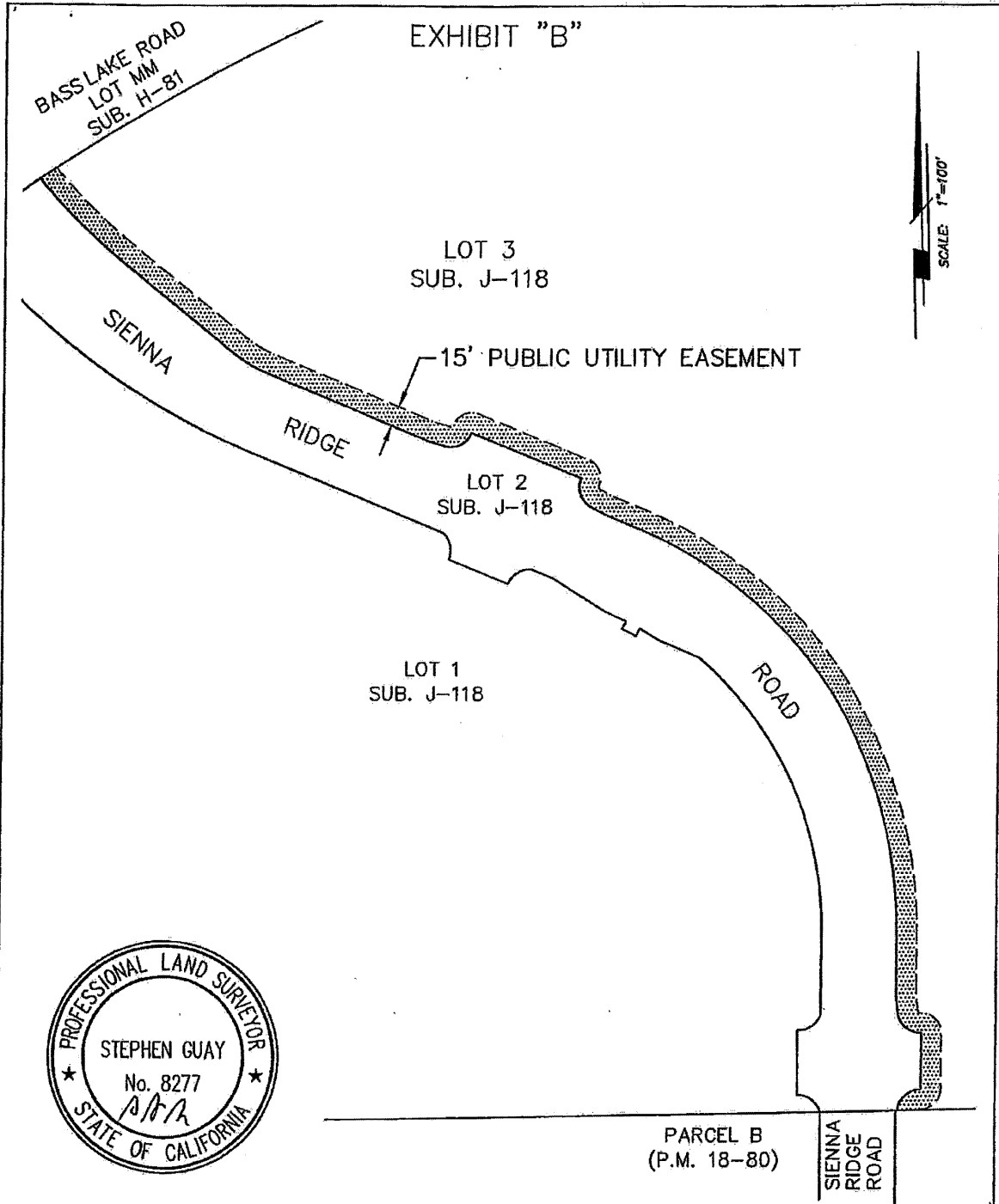
The Southerly and Westerly 15 feet of said Lot 3 lying contiguous to the line common to said Lots 3 and 2. The sidelines are to be lengthened or shortened to terminate on the Southerly and Northerly boundary of said Lot 3.

End of Description



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

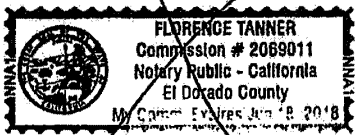
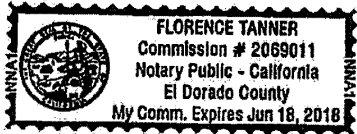
 1/24/14
Stephen Guay Date
P.L.S. 8277



REVISION 7.24.14	JOB NO. <u>2677.185</u>	TITLE: <u>15' WIDE PUBLIC UTILITY EASEMENT</u>	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: <u>8.9.13</u>	<u>PORTION OF LOT 3, SUB. J-118</u>	
	F.B. PAGE: _____	<u>COUNTY OF EL DORADO, CALIFORNIA</u>	
	SCALE: <u>1"=100'</u>	CLIENT: <u>SERRANO ASSOC.</u>	
	DRAWN BY: <u>DG</u>	SCALE IN INCHES _____	
CHECKED BY: <u>SG</u>	DRAWING FILE NO. S:\2677\185\PU.EL073		

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of El Dorado }
 On 6-24-14 before me, Florence Tanner, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared William R. Parker
Name(s) of Signer(s)



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

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

WITNESS my hand and official seal.

Signature: Florence Tanner
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Irrevocable Offer of Dedication Grant of Public Utilities Easement
 Document Date: 6-24-14 Number of Pages: one

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: William R. Parker

- Corporate Officer — Title(s): President
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: Serrano Associates, LLC

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

EXHIBIT "A"

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, California 95667

APN: 123-570-02
SERRANO ASSOCIATES LLC

Mail Tax Statement to above.
Exempt from Documentary Tax Transfer Per
Revenue and Taxation Code 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER OF DEDICATION IN FEE OF
ROAD RIGHT OF WAY AND PUBLIC SERVICE EASEMENT**

SERRANO ASSOCIATES LLC, A DELWARE LIMITED LIABILITY COMPANY, hereinafter called **GRANTOR**, owner of the real property herein described, does hereby irrevocably offer for dedication to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, a road right of way, in fee, and a public service easement, for any and all public purposes, over, under, upon, and across that certain real property situated in the unincorporated area of the County of El Dorado, State of California, described as:

See Exhibits "A" & "B", attached hereto and made a part hereof.

It is understood that this offer of dedication shall be binding on all successors and/or assignees and shall remain in effect and run with the land until such time as the County of El Dorado Board of Supervisors makes a finding of public necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name this _____ day of _____, 2014.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
a California Corporation, Its Managing Member

By: _____

Name: _____

Title: _____

(All signatures must be acknowledged by a Notary Public)

Exhibit A
Irrevocable Offer of Dedication
Road Right-of-Way in Fee

All that real property situate in the County of El Dorado, State of California lying within Section 31, Township 10 North, Range 9 East, M.D.M., being Lot 2 as shown on the plat entitled "Plat of Serrano Villages J5 and J6", filed in the Recorder's office of said County in Book J of Maps at Page 118.

End of Description

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



Steph Guay 3/31/14
Stephen Guay Date
P.L.S. 8277

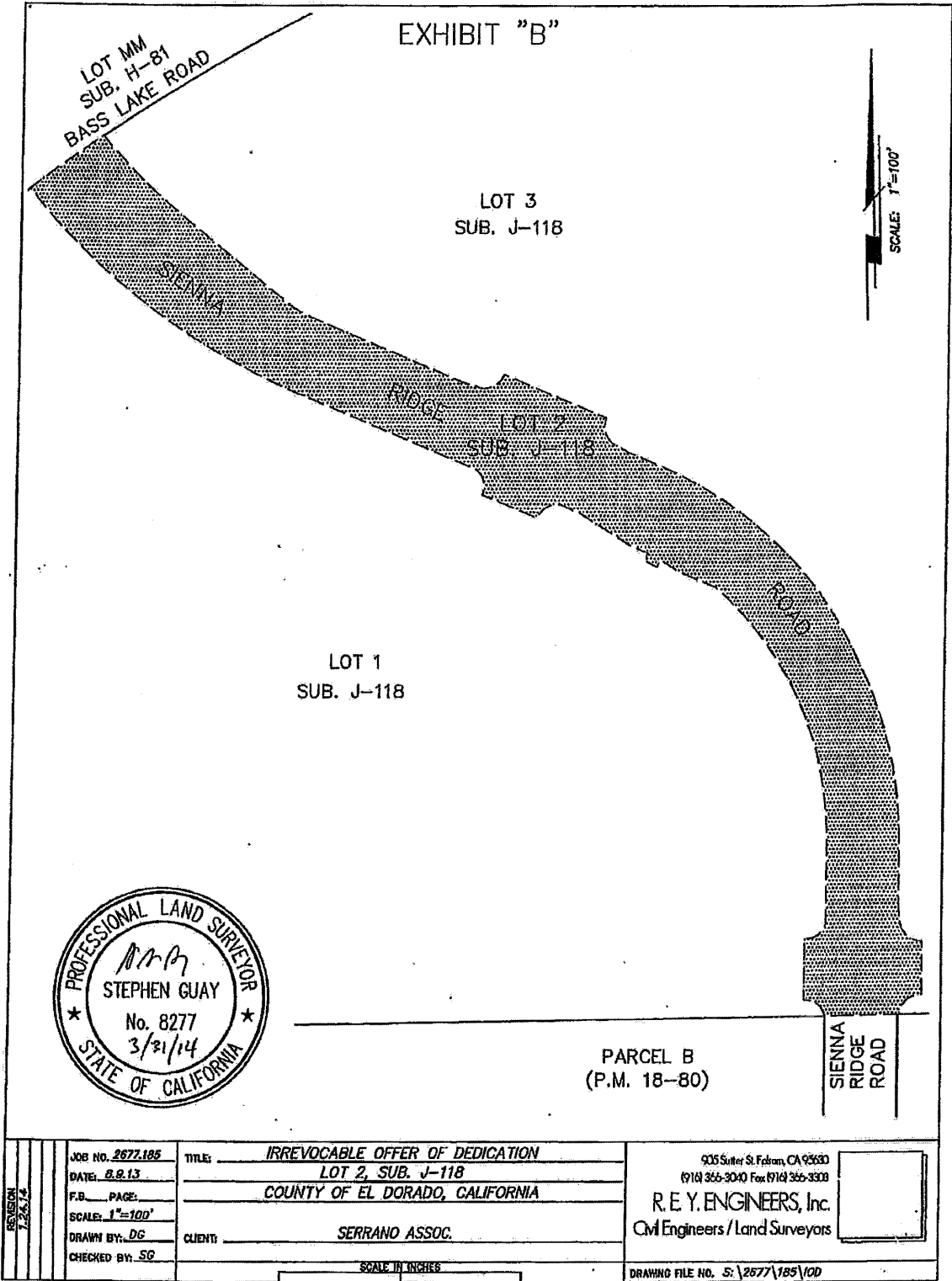


EXHIBIT "B"

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

APN: 123-570-01
Project #: Serrano Associates LLC

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION
GRANT OF PUBLIC UTILITIES EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SERRANO ASSOCIATES, LLC., a Delaware Limited Liability Company**, hereinafter referred to as "Grantor", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utilities easement, for all public purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.

Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electrical, telephone, and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this ____ day of _____, 20__.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
a California Corporation, Its Managing Member

By: _____
Name: _____
Title: _____

(All signatures must be acknowledged by a Notary Public)

**Exhibit A
Public Utility Easement**


All that real property situate in the County of El Dorado, State of California lying within the Section 31, Township 10 North, Range 9 East, M.D.M., being a portion of Lot 1 as shown on the plat entitled "Plat of Serrano Villages J5 and J6", filed in the Recorder's office of said County in Book J of Maps at Page 118, more particularly described as follows:

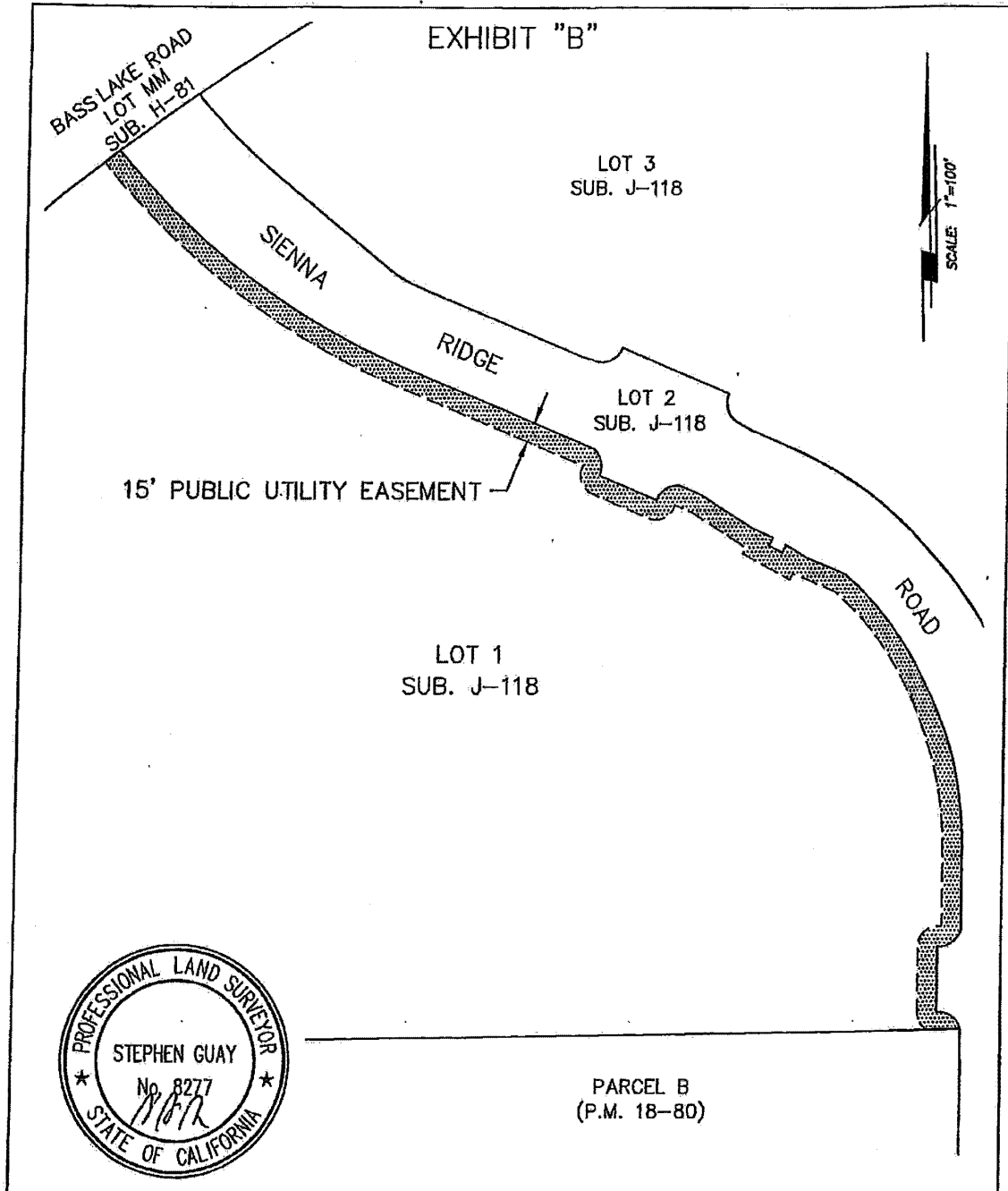
The Northerly and Easterly 15 feet of said Lot 1 lying contiguous to the line common to said Lots 1 and 2. The sidelines are to be lengthened or shortened to terminate on the Southerly and Northerly boundary of said Lot 1.

End of Description

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



 1/24/14
Stephen Guay Date
P.L.S. 8277



PARCEL B
(P.M. 18-80)

REVISION 7/23/12	JOB NO. 2677.185	TITLE: 15' WIDE PUBLIC UTILITY EASEMENT	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 8.9.13	PORTION OF LOT 1, SUB. J-118	
	P.B. PAGE:	COUNTY OF EL DORADO, CALIFORNIA	
	SCALE: 1"=100'	CLIENT: SERRANO ASSOC.	
	DRAWN BY: DG	CHECKED BY: SG	
SCALE IN INCHES		DRAWING FILE NO. S:\2677\185\PU.EL071	

EXHIBIT "C"

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

**APN: 123-570-03
Project #: Serrano Associates LLC**

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION
GRANT OF PUBLIC UTILITIES EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SERRANO ASSOCIATES, LLC., a Delaware Limited Liability Company**, hereinafter referred to as "**Grantor**", grants to the **COUNTY OF EL DORADO, a political subdivision of the State of California**, a public utilities easement, for all public purposes, over, under, and across that certain real property situate in the unincorporated area of the County of El Dorado, State of California,

Described in Exhibit 'A' and depicted in Exhibit 'B' attached hereto and made a part hereof, which description is by this reference incorporated herein.

Said public utility easement shall include rights of way for water, sewer and gas, and for poles, guy wires, anchors, overhead and underground wires and conduits for electrical, telephone, and television cable services, with the right to trim and remove trees, tree limbs, and brush, together with any and all appurtenances appertaining thereto, over, under and across said parcel.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this ____ day of _____, 20__.

GRANTOR:

SERRANO ASSOCIATES, LLC
a Delaware Limited Liability Company

By: Parker Development Company
A California Corporation, Its Managing Member

By: _____
Name: _____
Title: _____

(All signatures must be acknowledged by a Notary Public)

Exhibit A
Public Utility Easement

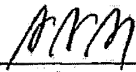
All that real property situate in the County of El Dorado, State of California lying within the Section 31, Township 10 North, Range 9 East, M.D.M., being a portion of Lot 3 as shown on the plat entitled "Plat of Serrano Villages J5 and J6", filed in the Recorder's office of said County in Book J of Maps at Page 118, more particularly described as follows:

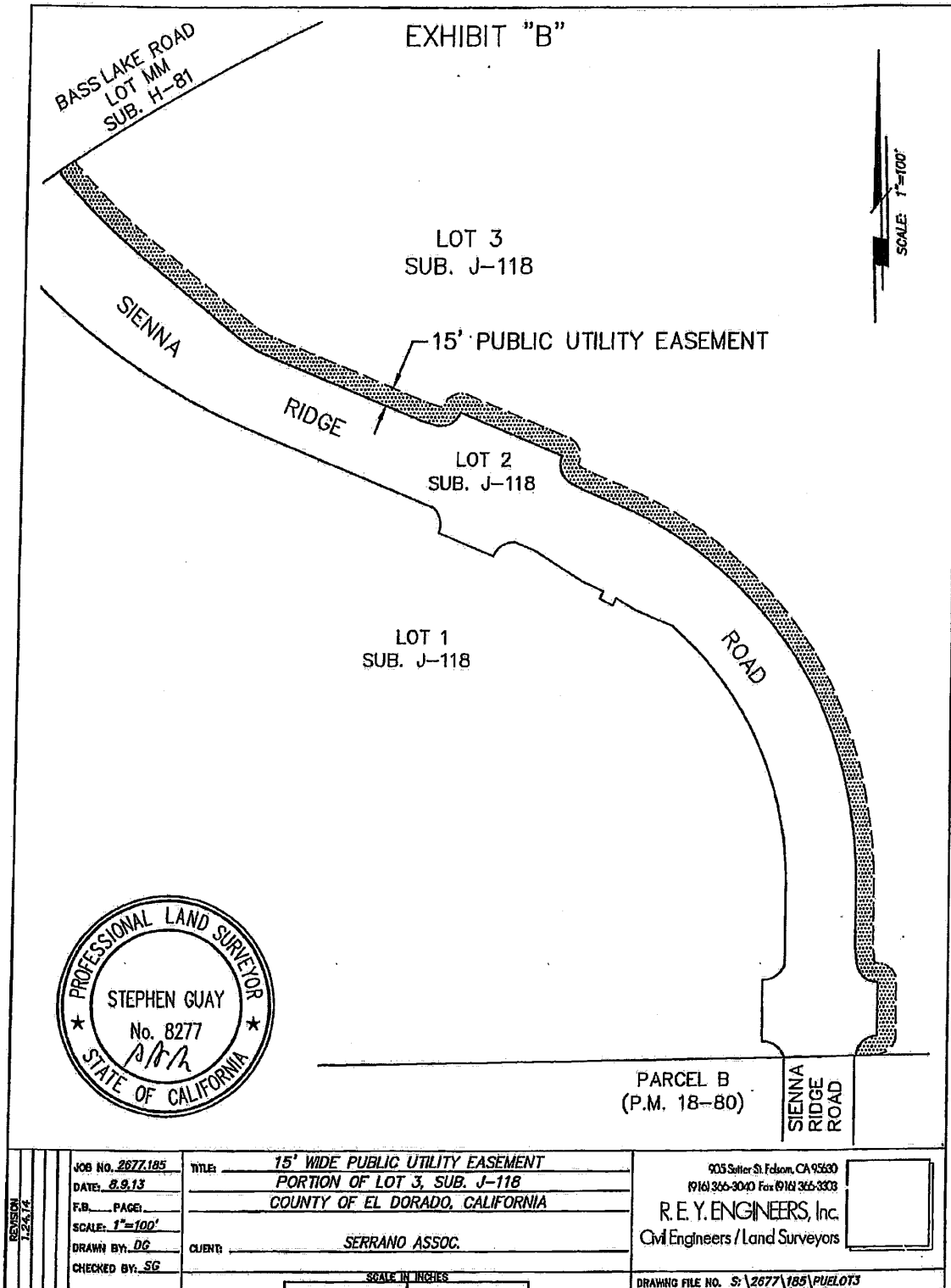
The Southerly and Westerly 15 feet of said Lot 3 lying contiguous to the line common to said Lots 3 and 2. The sidelines are to be lengthened or shorten to terminate on the Southerly and Northerly boundary of said Lot 3.

End of Description



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

 1/24/44
Stephen Guay Date
P.L.S. 8277



REVISION 1-25-14	JOB No. <u>2677.185</u>	TITLE: <u>15' WIDE PUBLIC UTILITY EASEMENT</u>	905 Sutter St. Folsom, CA 95630 (916) 365-3040 Fax (916) 365-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: <u>8.9.13</u>	<u>PORTION OF LOT 3, SUB. J-118</u>	
	F.B. PAGE:	<u>COUNTY OF EL DORADO, CALIFORNIA</u>	
	SCALE: <u>1"=100'</u>	CLIENT: <u>SERRANO ASSOC.</u>	
	DRAWN BY: <u>DC</u>	CHECKED BY: <u>SG</u>	
SCALE IN INCHES		DRAWING FILE NO. S:\2677\185\PU\LOT3	

Exhibit A

PUBLIC HIGHWAY VACATION

All that real property situate in the County of El Dorado, State of California lying within Section 31, Township 10 North, Range 9 East, M.D.M., more particularly described as follows:

That portion of the 60' wide public highway formerly known as Bass Lake Road and also known as Sienna Ridge Road being portions of Lots 2 and 3 as shown on the "Plat of Serrano Villages J5 and J6", filed in the Recorder's office of said County in Book J of Maps at Page 118.

See Exhibit B attached hereto and made a part thereof.

End of Description



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

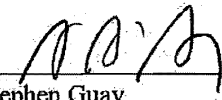
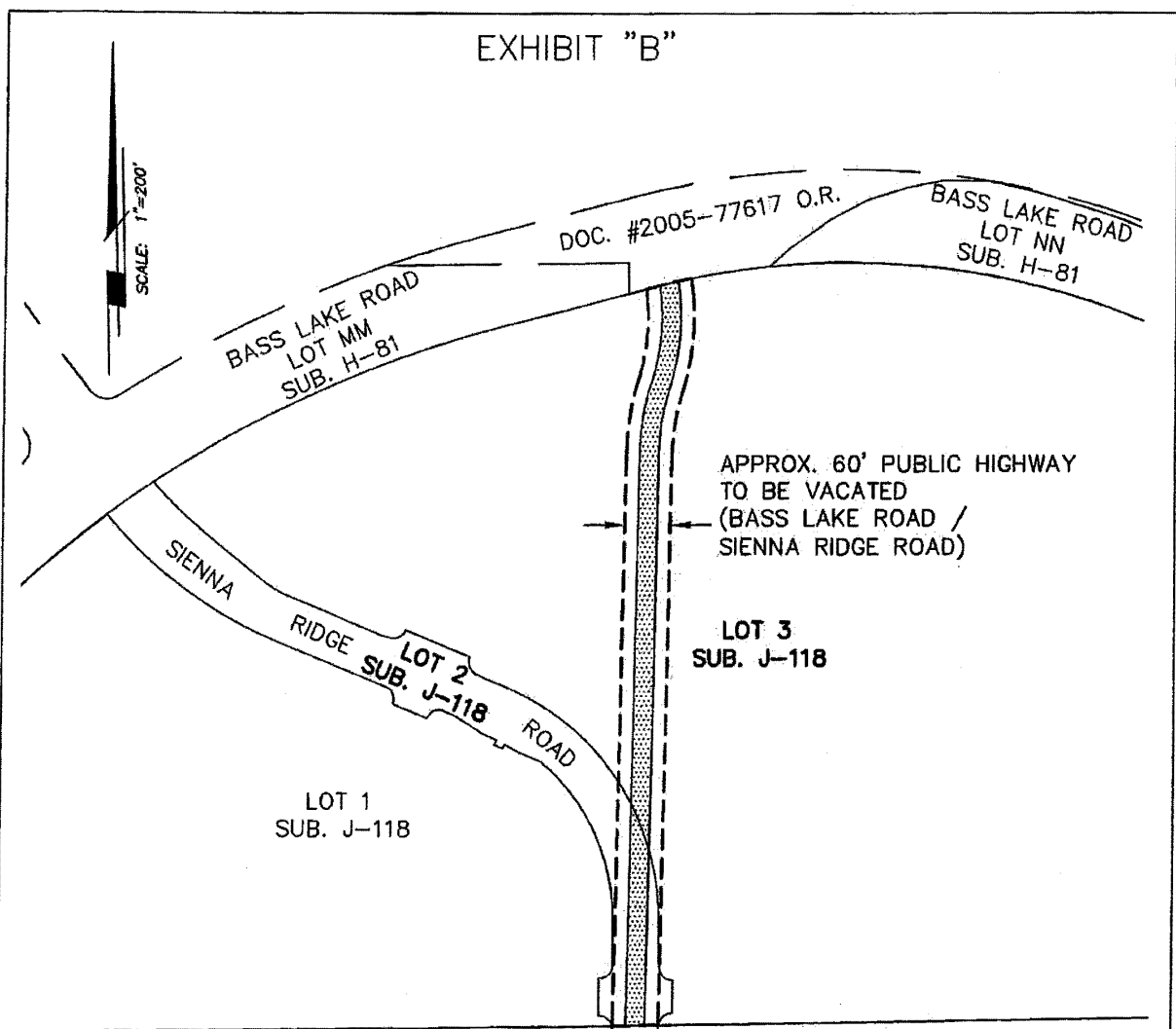
 8-18-14
Stephen Guay Date
P.L.S. 8277

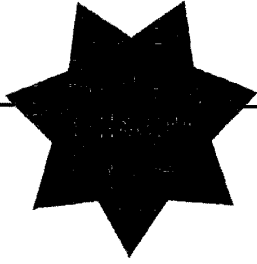
EXHIBIT "B"



REVISION 1.30.14	JOB NO. 2677.186	TITLE: PUBLIC HIGHWAY VACATION	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3333 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 1.29.14	BASS LAKE ROAD / SIENNA RIDGE ROAD	
	F.B. PAGE:	PORTION OF LOTS 2 AND 3, SUB. J-118	
	SCALE: 1"=200'	COUNTY OF EL DORADO, CALIFORNIA	
	DRAWN BY: BT	CLIENT: SERRANO ASSOC.	
CHECKED BY: SQ			DRAWING FILE NO. S:\2677\186\OBLR-VACA

Attachment 3

OCT 07 2014



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

October 2, 2014

Andrea Howard
Principal Planner
Serrano Associates
4525 Serrano Parkway
El Dorado Hills, Ca 95762

RE: General Vacation of a Public Street Portion of Sienna Drive within Serrano

Andrea,

The El Dorado County Sheriff's Office has no objection to the proposed vacation of the "old" segment of Sienna Ridge Drive (formerly known as "Old Bass Lake Road") that runs through the future development area known as Village J5 & J6. Specifically described as: That portion of the 60' wide public highway formerly known as Bass Lake Road and also known as Sienna Ridge Road being portions of Lots 2 and 3 as shown on the "Plat of Serrano Villages J5 and J6", filed in the Recorder's office of said County in Book J of Maps at Page 118.

Lieutenant Tim Becker

A handwritten signature in black ink, appearing to read "Tim Becker".

El Dorado County Sheriff's Office
300 Fair Lane
Placerville, Ca 95667

"Serving El Dorado County Since 1850"
HEADQUARTERS- 300 FAIR LANE, PLACERVILLE, CA 95667
JAIL DIVISION- 300 FORNI ROAD, PLACERVILLE, CA 95667
TAHOE JAIL- 1051 AL TAHOE BLVD., SOUTH LAKE TAHOE, CA 96150
TAHOE PATROL- 1360 JOHNSON BLVD., SUITE 100, SOUTH LAKE TAHOE, CA 96150

OCT 08 2014

State of California—Transportation Agency

EDMUND G. BROWN Jr., Governor

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

Placerville Area
3031 Lo Hi Way
Placerville, CA 95667
(530) 622-1110
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



October 6, 2014

File No.: 245.13949

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

Dear Mrs. Howard,

The California Highway Patrol, Placerville Area, recently received your request to comment on the proposed general vacation plan for Sienna Drive. After reviewing the submitted documents the Placerville Area has no objections to the Serrano Associates moving forward with their proposal. If you have any further questions regarding this please contact myself or Sergeant John Mueller at (530) 622-1110.

A handwritten signature in black ink, appearing to be "J. C. Root", written over a horizontal line.

J. C. ROOT, Lieutenant
Commander

Safety, Service, and Security



An Internationally Accredited Agency



El Dorado Hills Fire Department

August 19, 2014

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

Re: **GENERAL VACATION OF A PUBLIC STREET PORTION OF SIENNA RIDGE
DRIVE WITHIN SERRANO**

Dear Mrs. Howard:

The El Dorado Hills Fire Department has reviewed the above referenced project and we have no objection to the proposed vacation of a portion of Sienna Ridge Drive within Serrano.

If you have any questions, please don't hesitate to contact me at 916-933-6623.

Sincerely,

EL DORADO HILLS FIRE DEPARTMENT

Michael Lilienthal
Division Chief/Fire Marshal

1050 Wilson Blvd. • El Dorado Hills, California 95762 • Tel (916) 933-6623 • Fax (916) 933-5983

Alan Day – *President*
Division 5

George W. Osborne – *Director*
Division 1

Greg Prada – *Director*
Division 2



El Dorado Irrigation District

OCT 01 2014

Bill George – *Director*
Division 3

Dale Coco, MD – *Director*
Division 4

Jim Abercrombie
General Manager

Thomas D. Cumpston
General Counsel

OFFICE OF THE GENERAL COUNSEL REAL ESTATE SERVICES

Date: September 29, 2014

To: EL DORADO COUNTY
Surveyor
360 Fair Lane Court
Placerville, CA 95667

ATTENTION: El Dorado County Surveyor's Office

Subject: No Objection to Public Highway Vacation, formerly known as "Old Bass Lake Rd."

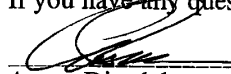
That portion of the 60' wide public highway formerly known as "Bass Lake Road" and also known as "Sienna Ridge Road" being portions of Lots 2 and 3 as shown on the "Plat of Serrano Villages J5 and J6", filed in the Recorder's office in El Dorado County in Book J of Maps at Page 118.

Regarding your request for comments on the subject parcel, we submit the following information:

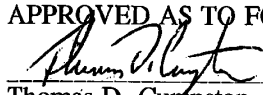
- The District's water and/or sewer system is presently installed within the utility easement requested to be abandoned. The request to abandon the easement is denied.
- The District's water and/or sewer utilities are presently installed outside of the PUEs requested to be abandoned. The request to abandon the District's interest in the public utility easement designated on the attached map is approved.
- Additional comments: Please note that the District has utilities in the new Sienna Ridge Road PUE (Lot 2 Sub. J-118) that also combines a portion of this PUE to be vacated.

Please also see Exhibit A and B attached

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


Aaron Dinsdale
Engineering Technician II

APPROVED AS TO FORM:


Thomas D. Cumpston
General Counsel - Distribution: Original to Agency

2890 Mosquito Road, Placerville CA, 95667 (530) 622-4513

Exhibit A

PUBLIC HIGHWAY VACATION

All that real property situate in the County of El Dorado, State of California lying within Section 31, Township 10 North, Range 9 East, M.D.M., more particularly described as follows:

That portion of the 60' wide public highway formerly known as Bass Lake Road and also known as Sienna Ridge Road being portions of Lots 2 and 3 as shown on the "Plat of Serrano Villages J5 and J6", filed in the Recorder's office of said County in Book J of Maps at Page 118.

See Exhibit B attached hereto and made a part thereof.

End of Description

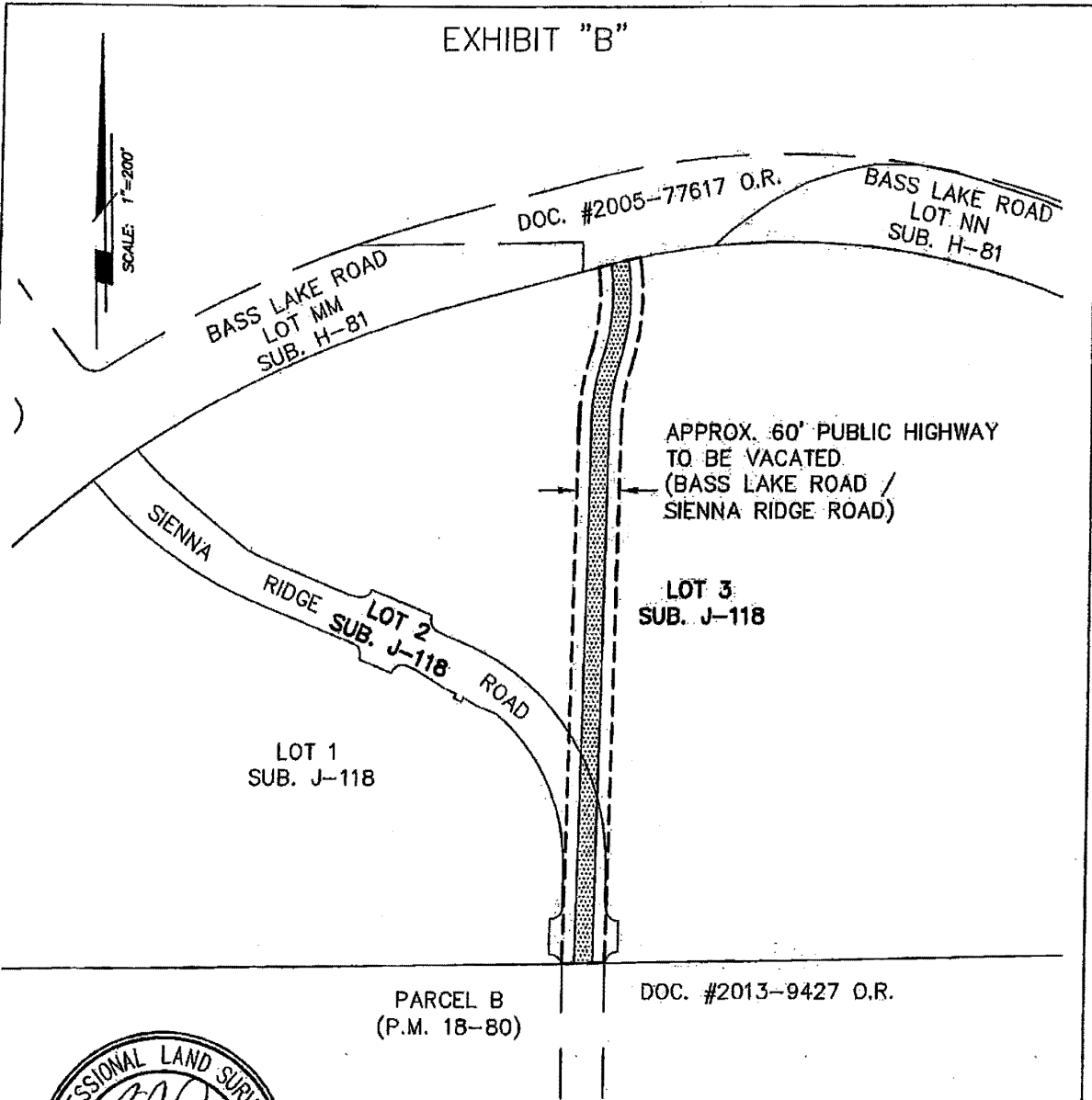


Prepared by:
R.E.Y. Engineers, Inc.

[Signature] 8-10-14

Stephen Guay Date
P.L.S. 8277

EXHIBIT "B"



REVISION 3.30.14	JOB NO. 2877.188	TITLE: PUBLIC HIGHWAY VACATION	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3308 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 1.29.14	BASS LAKE ROAD / SIENNA RIDGE ROAD	
	F.S. PAGE:	PORTION OF LOTS 2 AND 3, SUB. J-118	
	SCALE: 1"=200'	COUNTY OF EL DORADO, CALIFORNIA	
	DRAWN BY: BT	CLIENT: SERRANO ASSOC.	
	CHECKED BY: SD		
SCALE IN INCHES			DRAWING FILE NO. S:\2877\188\OBLR-VACA

SEP 30 2014



September 26, 2014

El Dorado County Board of Supervisors,
Serrano Associates

Re: General Vacation of a Public Street
Portion of Sienna Ridge Drive within Serrano

We, the United States Post Office have no objection to the proposed vacation of the "old" segment of Sienna Ridge Drive.

Cindy Critchfield
Growth Management
USPS
El Dorado Hills



2700 Watt Ave., Room 3473-11
Sacramento, CA 95821

September 29, 2014

Serrano Associates
4525 Serrano Parkway
El Dorado Hills, CA 95762
ATTN: Andrea Howard

SUBJECT: OLD BASS LAKE ROAD REQUEST FOR GENERAL VACATION

Dear Ms. Howard:

AT&T has no objection to the request for general vacation of that portion of the 60' wide public highway formerly known as Bass Lake Road and also known as Sienna Ridge Road being portions of Lots 2 and 3 as shown on the "Plat of Serrano Villages J5 and J6, filed in the Recorder's office of said County in Book J of Maps at Page 118

See Exhibits "A, B, and C" contained herein and attached hereto.

Any remaining public utility easements will stay in place.

If you have any questions, please call me on (916) 484-2388.

Sincerely,

Astrid Willard

Astrid Willard
Public Works Manager



AUG 29 2014

California Region
3055 Comcast Place
Livermore, CA 94551-9559

August 26, 2014

VIA USPS

Ms. Andrea Howard
Serrano Associates
4525 Serrano Parkway
El Dorado Hills, CA 95762

Subject: Resolution 104-2014 and Comcast approval of abandonment of 60' of public highway,
Bass Lake Road/Sienna Ridge Road, El Dorado County, California.

Dear Ms. Howard:

Comcast has no equipment in the abandonment area so hereby approves the subject highway
abandonment as shown in the attached Exhibits.

I can be reached at 925-424-0153 or Jennifer_Klepperich @cable.comcast.com, if you have any
questions.

Best Regards,

A handwritten signature in cursive script that reads "Jennifer Klepperich".

Jennifer Klepperich
Comcast Real Estate

Exhibit A

PUBLIC HIGHWAY VACATION

All that real property situate in the County of El Dorado, State of California lying within Section 31, Township 10 North, Range 9 East, M.D.M., more particularly described as follows:

That portion of the 60' wide public highway formerly known as Bass Lake Road and also known as Sienna Ridge Road being portions of Lots 2 and 3 as shown on the "Plat of Serrano Villages J5 and J6", filed in the Recorder's office of said County in Book J of Maps at Page 118.

See Exhibit B attached hereto and made a part thereof.

End of Description



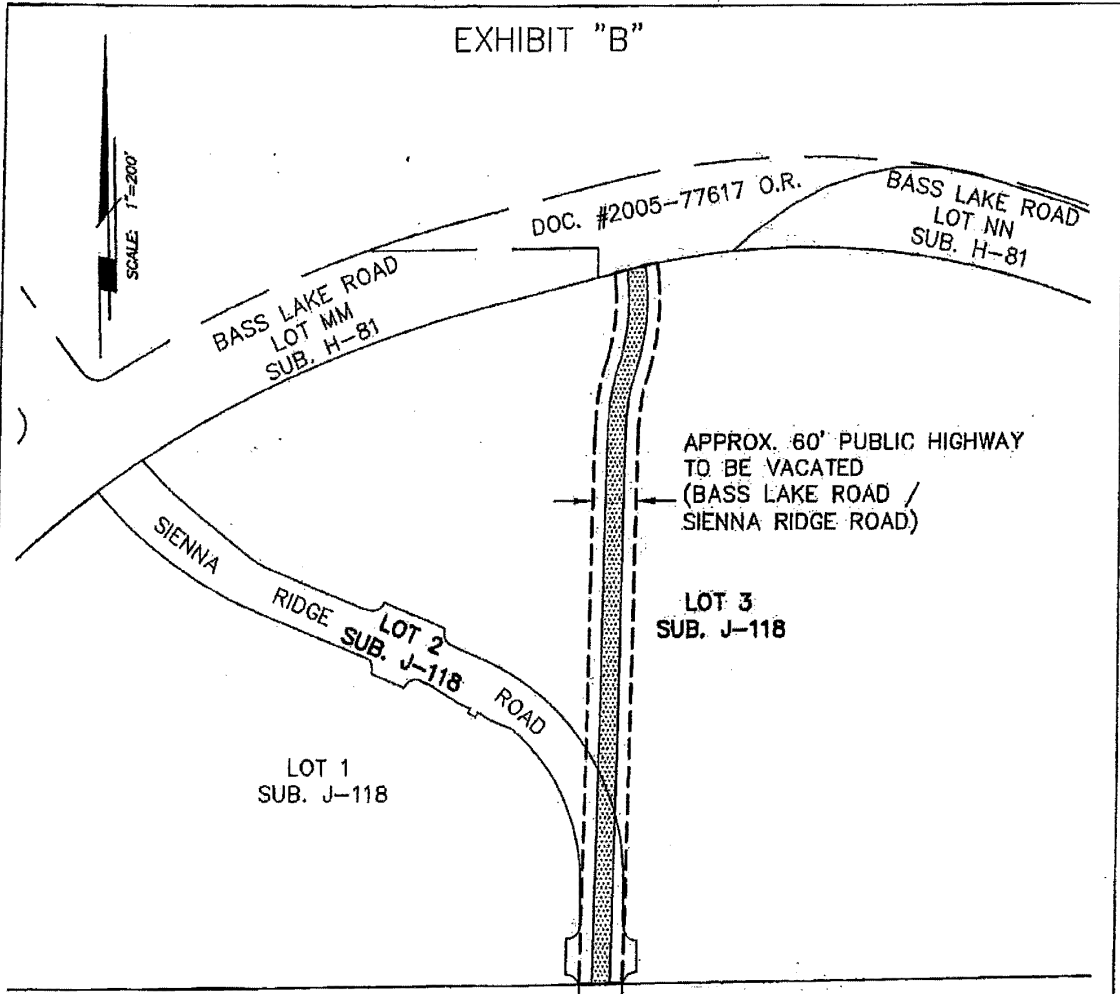
Prepared by:
R.E.Y. Engineers, Inc.

Stephen Guay 8-18-14
Stephen Guay Date
P.L.S. 8277

S:\2677\186 Sienna Ridge\EXHIBITS\OBLR-VACA

EXHIBIT C

EXHIBIT "B"



REVISION 7-30-14	JOB NO. 2677-186	TITLE: PUBLIC HIGHWAY VACATION	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 1-29-14	BASS LAKE ROAD / SIENNA RIDGE ROAD	
	F.B. PAGE:	PORTION OF LOTS 2 AND 3, SUB. J-118	
	SCALE: 1"=200'	COUNTY OF EL DORADO, CALIFORNIA	
	DRAWN BY: BT	CLIENT: SERRANO ASSOC.	
CHECKED BY: SP	SCALE IN INCHES	DRAWING FILE NO. S:\2677\186\OBLR-VACA	



Piper J Wagner
Land Agent

343 Sacramento Street
Auburn, California 95603
Phone: (530) 889-5089
pjwf@pge.com

September 25, 2014

Serrano Associates, LLC
4525 Serrano Parkway
El Dorado Hills, CA 95762

RE: Request for "No Objection" for the vacation of a portion of Sienna Ridge Drive (formerly known as "Old Bass Lake Road), El Dorado Hill, CA (APN: 123-040-07-10))

Dear Andrea Howard:

Thank you for the opportunity to review the request for the vacation of a portion of Sienna Ridge Drive to re-align Serrano Parkway through your future development. Based on the information you provided, there does not appear to be any interference PG&E's facilities at this location.

If you have any further questions regarding this matter, please do not hesitate to contact me by phone or e-mail as noted above.

Sincerely,

A handwritten signature in black ink, appearing to be "Piper J. Wagner", written over a horizontal line.

Piper J. Wagner
Land Agent

Attachment 4

Exhibit A

PUBLIC HIGHWAY VACATION

All that real property situate in the County of El Dorado, State of California lying within Section 31, Township 10 North, Range 9 East, M.D.M., more particularly described as follows:

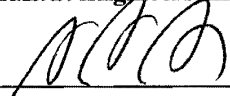
That portion of the 60' wide public highway formerly known as Bass Lake Road and also known as Sienna Ridge Road being a portion of Lot 3 as shown on the "Plat of Serrano Villages J5 and J6", filed in the Recorder's office of said County in Book J of Maps at Page 118.

See Exhibit B attached hereto and made a part thereof.

End of Description

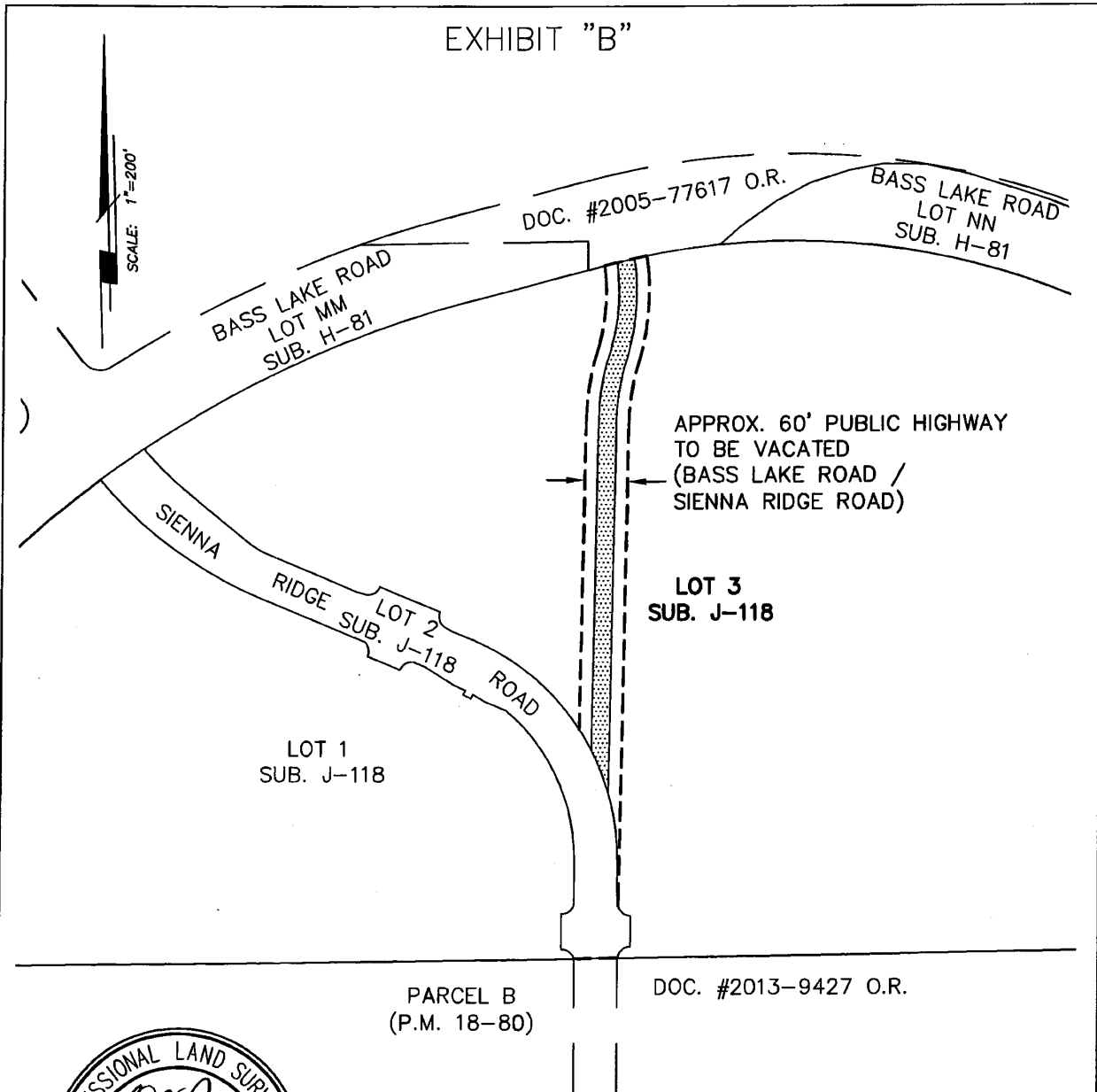


Prepared by:
R.E.Y. Engineers, Inc.

 10/1/14

Stephen Guay Date
P.L.S. 8277

EXHIBIT "B"



REVISION NO. 1 DATE 10/1/14	JOB NO. 2677.186	TITLE: PUBLIC HIGHWAY VACATION	905 Sutter St. Folsom, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 1.29.14	BASS LAKE ROAD / SIENNA RIDGE ROAD	
	F.B. PAGE:	PORTION OF LOT 3, SUB. J-118	
	SCALE: 1"=200'	COUNTY OF EL DORADO, CALIFORNIA	
	DRAWN BY: BT	CLIENT: SERRANO ASSOC.	
CHECKED BY: SG			
SCALE IN INCHES			DRAWING FILE NO. S:\2677\186\OBLR-VACA