



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

**INTEROFFICE MEMORANDUM**

---

Date: March 2, 2015

To: Planning Commission

From: Jeannette Lyon – Associate Right of Way Agent

**Subject: REQUEST FOR FINDING OF GENERAL PLAN CONSISTENCY FOR  
COUNTY TO ACCEPT AN IRREVOCABLE OFFER OF DEDICATION BY  
WILLIAMS FAMILY LIVING TRUST, 9/19/91 FOR PORTIONS OF  
APN#119-090-17 (Formerly APN#108-120-17)**

**Recommendation:**

Community Development Agency, Transportation Division staff recommends the Planning Commission find that the Irrevocable Offer of Dedication In Fee of Road Right of Way, Public Utilities Easement and Slope Easement (IOD) are consistent with applicable policies of the adopted 2004 El Dorado County General Plan in accordance with Government Code Section 65402.

**Project Description:**

Property owner Joseph P. Williams, Jr., as Surviving Trustee of the Williams Family Living Trust, 9/19/91 entered into a Development agreement with the County permitting development of their parcel in accordance with the Bass Lake Hills Specific Plan. In return, Williams would be required to dedicate to the County right of way for construction of streets and improvements as necessary.

Developer, Pulte Homes (and former developer, Hollow Oak, LLC) was required to obtain right of way for the now established Hollow Oak Road that crosses the subject parcel as required by the subdivision agreement and development of the Hollow Oak Subdivision. Over the course of a nearly 10 year period, Pulte was unable to settle disputes for improper drainage and incomplete site improvements with the property owner and was therefore unable to deliver the Road Right of Way as required by their subdivision agreement (SIA05-869) and tentative map (TM94-1290).

In an effort to resolve the dispute and accept the subdivision improvements into the County system, the County has settled the dispute with Williams and obtained the property owner's

signature for necessary IOD. Construction of the new roadway is complete and it is now necessary to process a Resolution to Accept the IOD, as the County desires finalize accept the SIA as final and complete, as well as, move forward with project construction of the required drainage repairs to the Williams parcel during Summer 2015.

The property, identified by Assessor's Parcel number 119-090-17 is located on the north of US50 and intersects Bass Lake Road directed east, in El Dorado Hills, Supervisorial District 1.

Attachment:

- 1) Irrevocable Offer of Dedication with supporting Exhibits A and B, 10/23/2014

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

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

**APN: 119-090-17  
JOSEPH P. WILLIAMS, TRUSTEE  
OF THE WILLIAMS FAMILY TR, 9/19/91**

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, PUBLIC UTILITIES EASEMENT AND SLOPE EASMENT**

**JOSEPH P. WILLIAMS, JR, AS TRUSTEE OF THE WILLIAMS FAMILY TRUST, 9/19/1991**, 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 utilities easement and a slope easement, for any and all public purposes, over, under, upon, and across that certain real property contiguous to, adjacent to and outside of the herein described road, to points 5 (Five) feet beyond top of cut slopes and toe of fill slopes, situate in the unincorporated area of the County of El Dorado, State of California, described as:

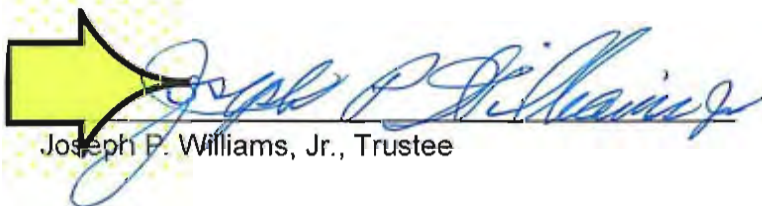
**See Exhibits "A" & "B", attached hereto and made a part hereof.**

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 \_\_\_\_\_, 20\_\_\_\_.

**GRANTOR:**

**JOSEPH P. WILLIAMS, JR, AS TRUSTEE  
OF THE WILLIAMS FAMILY LIVING TRUST, 9/19/1991**

  
Joseph P. Williams, Jr., Trustee

**(All signatures must be acknowledged by a Notary Public)**

EXHIBIT 'A'

**Irrevocable Offer of Dedication  
Road, P.U.E. and Slope Easement**

All that real property situate in the County of El Dorado, State of California, lying within the North One-Half of Section 6, Township 9 North, Range 9 East, M.D.M., and being a portion of Parcel 'D', as shown on that certain Parcel Map filed in the office of the County Recorder of El Dorado County in Book 11 of Parcel Maps, Page 137, and being more particularly described as follows:

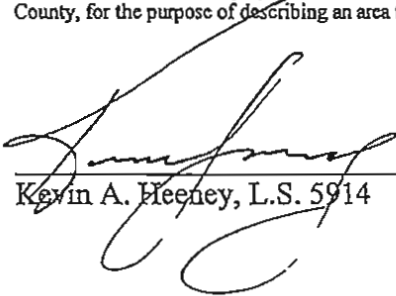
Beginning at a point on the Easterly line of said Parcel 'D', from which a ¾" capped iron pipe stamped LS 3279 marking the Northeast corner of said Parcel 'D' bears North 07°17'58" East, 452.81 feet; thence along said Easterly line South 07°17'58" West, 65.11 feet; thence across said Parcel 'D' the following three courses: (1) Along the arc of a non-tangent curve, concave to the Northwest, having a radius of 730.00 feet, the chord of which bears South 83°08'59" West, 195.21 feet, (2) North 89°10'00" West, 85.27 feet and (3) Along a curve to the right having a radius of 1530.00 feet and a chord that bears North 88°02'28" West, 60.11 feet to a point on the West line of said Parcel 'D'; thence along said West line, North 05°26'13" East, 60.05 feet; thence across said Parcel 'D' the following three courses: (1) Along the arc of a non-tangent curve, concave to the North, having a radius of 1470.00 feet, the chord of which bears South 88°05'21" East, 55.28 feet, (2) South 89°10'00" East, 85.27 feet and (3) Along a curve to the left having a radius of 670.00 feet and a chord that bears North 82°06'51" East, 203.13 feet to the Point of Beginning, containing 0.472 acres more or less.

Together with a Slope easement, twenty (20) feet wide, contiguous to and on each side of the above described Road, offered in fee, or five (5) feet beyond the top of cut or toe of fill, whichever is larger.

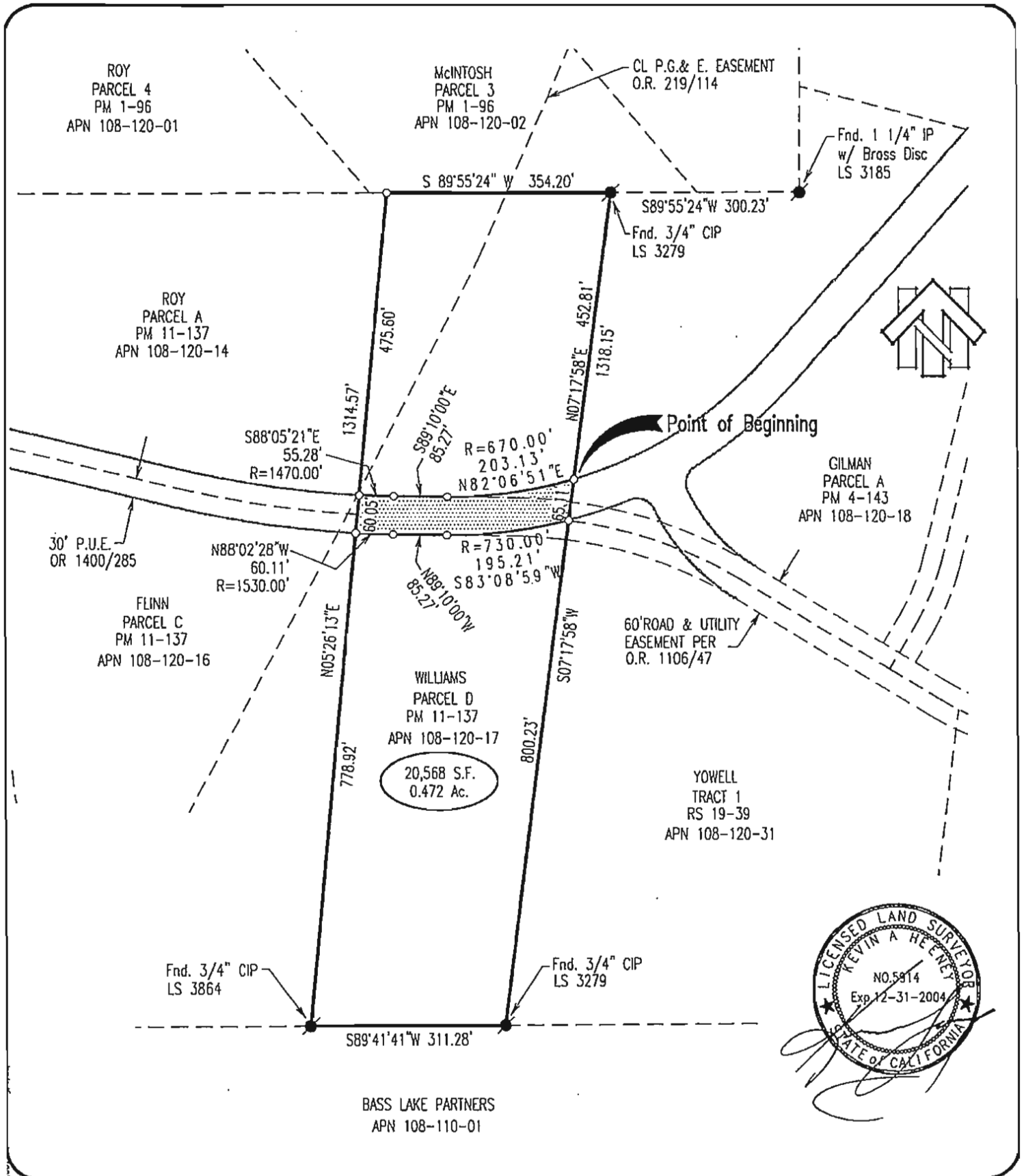
End of Description

See Exhibit B

This description has been prepared in connection with the development known as the Bass Lake Hills Specific Plan in El Dorado County, for the purpose of describing an area to be offered for dedication to the County for future roadways.

  
Kevin A. Heeney, L.S. 5914





**C.T.A. R.E.Y., INC.**  
 Civil Engineering, Planning, Land Surveying  
 3233 Monier Circle  
 Rancho Cordova, Ca 95742  
 (916) 638-0919 FAX 638-2479

EXHIBIT B  
**Irrevocable Offer of Dedication**  
**Road, P.U.E. and Slope Easement**  
 PORTION OF THE N 1/2 SEC. 6, T.9 N., R., 9 E., M.D.M.  
 and BEING a PORTION OF PARCEL "D" (11 PM 137)  
 COUNTY OF EL DORADO STATE OF CALIFORNIA

DATE:	03-17-04
SCALE:	1"=200'
BY:	cta
NO.	15-0308 A 5 of 6
NO.	1799.001

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**  
**CIVIL CODE § 1189**

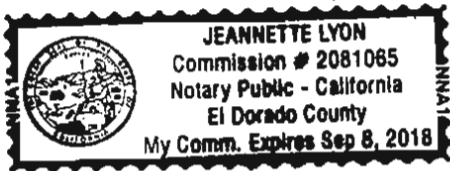
State of California

County of El Dorado

On 10/23/2014  
Date

before me, Jeannette Lyon, Notary  
Name and Title of the Officer

personally appeared Joseph P. Williams, Surviving Trustee of the  
Name(s) of Signer(s)  
Williams Family Living Trust 9/19/1991



Place Notary Seal Above

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~~e~~, 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: [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Offer of Dedication Document Date: 10/23/2014

Number of Pages: 3 Signer(s) Other Than Named Above: —

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Joseph P. Williams

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

Signer's Name: —

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

Signer Is Representing: Williams Family Living Trust, 9/19/1991

Signer Is Representing: \_\_\_\_\_