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JOHN D. HANSEN
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August 15, 2025

Supervisor George Turnboo – District II
County of El Dorado
330 Fair Lane
Placerville, CA 95667

Re: *Follow-Up Letter*
Petition for the Board of Supervisors to Apply the California Vehicle
Code to Private Streets within the Blackstone Master Association

Dear Supervisor Turnboo:

As you may recall, our firm serves as the general counsel to the Blackstone Master Association ("Association"). We are following-up on our letter dated June 11, 2025, which we have not received a response to. Please see the enclosed letter.

As you may be aware, pursuant to California Vehicle Code Section 21107.7, the Board of Supervisors must hold a public hearing with regards to this petition and provide 10 days' written notice of the Board of Supervisors' hearing. We anticipate that this matter will be placed on a future agenda of the Board of Supervisors and we look forward to working with you, the County of El Dorado, and County staff on this matter.

Once you and County staff have had an opportunity to review this correspondence and the enclosure(s) please contact me directly to discuss any questions or concerns you may have in further detail.

Supervisor George Turnboo - District II
County of El Dorado
August 15, 2025
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Please respond to this letter by September 15, 2025, with information regarding the hearing so that we can plan accordingly.

Very truly yours,

BAYDALINE & JACOBSEN LLP



John D. Hansen

Enclosure

Cc: Blackstone Master Association



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June 11, 2025

JOHN D. HANSEN
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Supervisor George Turnboo – District II
County of El Dorado
330 Fair Lane
Placerville, CA 95667

Re: *Petition for the Board of Supervisors to Apply the California Vehicle Code to Private Streets within the Blackstone Master Association*

Dear Supervisor Turnboo:

By way of introduction, our firm serves as the general counsel to the Blackstone Master Association ("Association"). On behalf of the Association, the Board of Directors has directed us to petition the El Dorado County Board of Supervisors to respectfully request that the Board of Supervisors resolve and apply the provisions of the California Vehicle Code to the private streets within the Blackstone development ("Development").

Following a majority vote of the Board of Directors for the Association at its meeting on May 21, 2025, on behalf of the Association, the Board of Directors hereby requests that an appropriate resolution be adopted by the Board of Supervisors so that the private streets within the Development become subject to the Vehicle Code, and that traffic signs and signals conforming to the Department of Transportation's standards may be erected. This request is based on California Vehicle Code Section 21107.7, a copy of which is *enclosed*.

The private streets within the Development are the maintenance and repair responsibility of the Association. Accordingly, in anticipation of the Board of Supervisors approving the Association's request for enforcement of the Vehicle Code on the private streets within Development, the Association has taken the following steps:

1. At an open meeting, on May 21, 2025, the Board of Directors announced to the members of the Association of the Board's decision and intent to petition the Board

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Supervisor George Turnboo - District II

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of Supervisors to begin enforcement of the California Vehicle Code on the private streets by the California Highway Patrol.

2. *Enclosed* is a copy of the resolution of the Board of Directors approving the decision to petition the Board of Supervisors to apply the California Vehicle Code to the private streets within the Development.

3. If approved by the Board of Supervisors the Association will contract with the California Highway Patrol to provide patrol services within the Development, at no cost to the County of El Dorado.

As the Association's duly elected governing body, the Board of Directors has an obligation to act in the best interest of the Association's members. Based on reports the Association has received regarding violations of the California Vehicle Code on the Association's private streets, the Board believes that it is in the best interest of the members to ensure the safety of the residents and guests of the Development and the motoring public by applying the California Vehicle Code to its private streets.

As you may be aware, pursuant to California Vehicle Code Section 21107.7, the Board of Supervisors must hold a public hearing with regards to this petition and provide 10 days' written notice of the Board of Supervisors' hearing. We anticipate that this matter will be placed on a future agenda of the Board of Supervisors and we look forward to working with you, the County of El Dorado, and County staff on this matter.

Supervisor George Turnboo - District II

County of El Dorado

June 11, 2025

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Once you and County staff have had an opportunity to review this correspondence and the enclosure(s) please contact me directly to discuss any questions or concerns you may have in further detail.

Very truly yours,

BAYDALINE & JACOBSEN LLP



John D. Hansen

Enclosures

Cc: Blackstone Master Association

**Blackstone Master Association
RESOLUTION OF THE BOARD OF DIRECTORS
Enforcement of California Vehicle Code on Private Streets**

The following actions were taken at the meeting of the Board of Directors of the Blackstone Master Association ("Association") on May 21, 2025, at which a quorum of the Board of Directors was present. The Board of Directors finds and resolves as follows:

WHEREAS, the Association is the California nonprofit mutual benefit corporation formed to manage Blackstone, a planned development located in the City of El Dorado Hills, County of El Dorado, State of California.

WHEREAS, the Association is governed by the *Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Easements for Blackstone ("Declaration")*, the *Bylaws of Blackstone Master Association ("Bylaws")*, and its Articles of Incorporation (collectively, the "Governing Documents");

WHEREAS, pursuant to Sections 5.01 and 5.02 of the Declaration the Board of Directors is authorized and empowered to request that the County of El Dorado enforce the provisions of the California Vehicle Code on any public or private streets within the Blackstone development; and

WHEREAS, the Board of Directors is concerned that drivers using the private streets within the Blackstone development are violating the California Vehicle Code creating a dangerous situation for residents within the community and the motoring public.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Board of Directors of the Association as follows:

1. That the Board of Directors, on behalf of the Association, hereby requests the Board of Supervisors of the County of El Dorado to adopt a resolution permitting law enforcement to enforce the California Vehicle Code on the private streets within the Blackstone development pursuant to California Vehicle Code Section 21107.7.
2. The Board of Directors finds that the private streets within the Blackstone development are in proximity to public streets, roads, and highways, specifically, including Blackstone Pkwy, Royal Oaks, Clubview Dr., Latrobe Road, Valley View Pkwy, Cornerstone Dr.
3. By reason of the private streets' proximity and connection to public streets, roads and highways, the interest of the residents of the Blackstone development and the motoring public will best be served by the application of the provisions of the California Vehicle Code to the private streets within the Blackstone development.

- 4 If approved by the El Dorado County Board of Supervisors the Association may contract

**Blackstone Master Association
RESOLUTION OF THE BOARD OF DIRECTORS
Enforcement of California Vehicle Code on Private Streets**

with the California Highway Patrol to provide patrol services on the private streets within the Blackstone development.

CERTIFICATE OF ADOPTION

The undersigned declares that (a) they are the Secretary of the Association's Board of Directors, (b) that the foregoing Resolution of the Board of Directors was approved by the required vote of the Directors at the meeting of the Board of Directors held on May 21, 2025, and (c) that the Resolution remains in full force and effect.

Dated: 5/27/2025



[Signature]

Chuck King

[Print Name]

_____, Secretary---
Board
President



VEHICLE CODE - VEH

DIVISION 11. RULES OF THE ROAD [21000 - 23336] (*Division 11 enacted by Stats. 1959, Ch. 3.*)

CHAPTER 1. Obedience to and Effect of Traffic Laws [21000 - 21300] (*Chapter 1 enacted by Stats. 1959, Ch. 3.*)

ARTICLE 3. Local Regulation [21100 - 21118] (*Article 3 enacted by Stats. 1959, Ch. 3.*)

21107.7. (a) Any city or county may, by ordinance or resolution, find and declare that there are privately owned and maintained roads as described in the ordinance or resolution within the city or county that are not generally held open for use of the public for purposes of vehicular travel but, by reason of their proximity to or connection with highways, the interests of any residents residing along the roads and the motoring public will best be served by application of the provisions of this code to those roads. No ordinance or resolution shall be enacted unless there is first filed with the city or county a petition requesting it by a majority of the owners of any privately owned and maintained road, or by at least a majority of the board of directors of a common interest development, as defined by Section 4100 or 6534 of the Civil Code, that is responsible for maintaining the road, and without a public hearing thereon and 10 days' prior written notice to all owners of the road or all of the owners in the development. Upon enactment of the ordinance or resolution, the provisions of this code shall apply to the privately owned and maintained road if appropriate signs are erected at the entrance to the road of the size, shape, and color as to be readily legible during daylight hours from a distance of 100 feet, to the effect that the road is subject to the provisions of this code. The city or county may impose reasonable conditions and may authorize the owners, or board of directors of the common interest development, to erect traffic signs, signals, markings, and devices which conform to the uniform standards and specifications adopted by the Department of Transportation.

(b) The department shall not be required to provide patrol or enforce any provisions of this code on any privately owned and maintained road subjected to the provisions of this code under this section, except those provisions applicable to private property other than by action under this section.

(c) As used in this section, "privately owned and maintained roads" includes roads owned and maintained by a city, county, or district that are not dedicated to use by the public or are not generally held open for use of the public for purposes of vehicular travel.

(Amended (as amended by Stats. 2012, Ch. 181, Sec. 80) by Stats. 2013, Ch. 605, Sec. 49. (SB 752) Effective January 1, 2014.)