

RECORDING REQUESTED BY: }

Board of Supervisors }

WHEN RECORDED SEND TO: }

Board of Supervisors }

330 Fair Lane }

Placerville, CA 95667 }

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

TITLE (S)

**RESOLUTION XXX - XXXX
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Revision of the Boundaries of the West Valley Village
Zone of Benefit No. 98612 within County Service Area No. 9**

RESOLUTION NO. XXX-2026

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**Revised Boundaries of the West Valley Village Zone of Benefit No. 98612
within County Service Area No. 9**

WHEREAS, the Board of Supervisors of the County of El Dorado formed County Service Area (CSA) No. 9 pursuant to Title 3, Division 2, Part 2, Chapter 2.2 of the California Government Code and established zones of benefit within CSA No. 9; and

WHEREAS, the Board formed the West Valley Village Zone of Benefit No. 98612 on July 18, 2006, by Resolution 233-2006 for the purpose of providing road and drainage maintenance services; and

WHEREAS, the Board amended the boundaries of the zone of benefit on July 17, 2007, by Resolution 195-2007 following the annexation of certain parcels into the zone of benefit; and

WHEREAS, the Board amended the zone of benefit by adding certain facilities on May 20, 2008, by Resolution 123-2008; and

WHEREAS, pursuant to Government Code section 25217.2, the Board may revise the boundaries of a zone of benefit within any county service area by complying with the same process used to form a zone of benefit; and

WHEREAS, the Board adopted the County of El Dorado Policy and Procedures Guidelines for Creation and Administration of Zones of Benefit Within a County Service Area (“the Guidelines”), as amended September 10, 2024; and

WHEREAS, a complete application was submitted by the East Ridge developers requesting the detachment of the parcels within the East Ridge Subdivision from the West Valley Village Zone of Benefit No. 98612 in County Service Area 9; and

WHEREAS, County staff validated the information contained in the application; and

WHEREAS, a public hearing was held on May 19, 2026, at 9:30 AM and was noticed pursuant to sections 6061 and 25217 of the Government Code; and

WHEREAS, on May 19, 2026, the Board determined that no majority protest was registered against the boundary revisions of the zone as described in Exhibit B and shown on Exhibit C;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors that:

1. The proposal to revise the boundaries of the West Valley Village Zone of Benefit No. 98612 is made pursuant to sections 25217, 25217.1, and 25217.2 of the Government Code.
2. The revised boundaries of the zone are described in Exhibit B and shown on Exhibit C.

- 3. That the extent of any protest against revising the zone boundaries has been heard and considered at the public hearing.
- 4. That applicant has paid all outstanding costs associated with the proceedings.

BE IT FURTHER RESOLVED that, in accordance with the provisions of sections 25217, 25217.1, and 25217.2 of the Government Code, the boundaries of the West Valley Village Zone of Benefit No. 98612 of County Service Area No. 9 are hereby revised; and

BE IT FURTHER RESOLVED that this Resolution be recorded and filed with the State Board of Equalization.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the ____ day of _____, 20__, by the following vote of said Board:

Attest:
Kim Dawson
Clerk of the Board of Supervisors

Ayes:
Noes:
Absent:

By: _____
Deputy Clerk

Brooke Laine
Chair, Board of Supervisors

EXHIBIT 'B'

Detachment Area

West Valley Village Zone of Benefit #98612

All that real property situate in the County of El Dorado, State of California, lying within Sections 12 and 13, Township 9 North, Range 8 East, M.D.M., and Section 18, Township 9 North, Range 9 East, M.D.M. being a portion of Tract 1 as shown on that certain Record of Survey, filed in the office of the County Recorder in Book 29 of Surveys, Page 87, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Section 18, along the boundary of said Tract 1 the following twenty-two (22) courses:

1. North 89°51'51 East, 2691.69 feet; thence
2. North 89°51'45 East, 530.36 feet; thence
3. South 00°08'15 East, 765.95 feet; thence
4. North 89°47'39 East, 794.78 feet; thence
5. South 00°12'21 East, 1879.98 feet; thence
6. North 89°43'26 East, 1324.21 feet; thence
7. South 00°11'50 East, 909.43 feet; thence
8. South 89°43'26 West, 2665.34 feet; thence
9. South 83°08'21 West, 508.07 feet; thence
10. North 30°16'44 West, 921.80 feet; thence
11. North 68°28'12 West, 392.75 feet; thence
12. North 65°56'34 West, 378.22 feet; thence
13. North 48°12'48 West, 329.28 feet; thence
14. North 39°44'09 West, 713.81 feet; thence
15. South 89°51'51 West, 180.00 feet; thence
16. South 30°14'14 West, 233.51 feet; thence
17. along the arc of a curve, concave to the South, having a radius of 1942.00 feet, the chord of which bears North 75°10'51" West, 1032.60 feet; thence
18. South 89°24'04 West, 827.05 feet; thence
19. along the arc of a curve, concave to the Northeast, having a radius of 858.00 feet, the chord of which bears North 51°20'27" West, 1085.91 feet; thence
20. North 12°04'57 West, 181.23 feet; thence
21. along the arc of a curve, concave to the Southwest, having a radius of 752.00 feet, the chord of which bears North 34°11'54" West, 566.23 feet; thence
22. North 56°18'51 West, 699.88 feet; thence leaving said boundary of Tract 1, the following four (4) courses:
 23. North 33°41'09 East, 80.00 feet; thence
 24. South 56°18'51 East, 544.86 feet; thence
 25. North 62°05'42 East, 347.67 feet; thence
 26. North 67°00'54 East, 195.71 feet; to said boundary of Tract 1 thence along said boundary of Tract 1 the following five (5) courses:

EXHIBIT 'B'

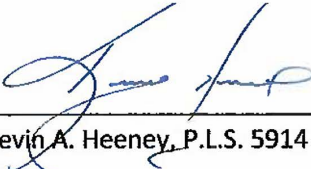
- 27. South 00°59'29 East, 89.93 feet; thence
- 28. North 88°27'39 East, 1306.55 feet; thence
- 29. South 01°09'32 East, 1328.61 feet; thence
- 30. North 88°25'20 East, 1305.11 feet; thence
- 31. North 00°53'21 West, 1327.79 feet, to the POINT OF BEGINNING, containing 355.04 acres, more or less.


See Exhibit 'B' attached hereto and made a part of this description.

End of Description

The Basis of Bearings for this description is identical with the Large Lot Final Map of "West Valley Village" filed in the office of the County Recorder of El Dorado County in Book J of Subdivision Maps, Page 043.

This description has been prepared by me or under my direct supervision.


Kevin A. Heeney, P.L.S. 5914



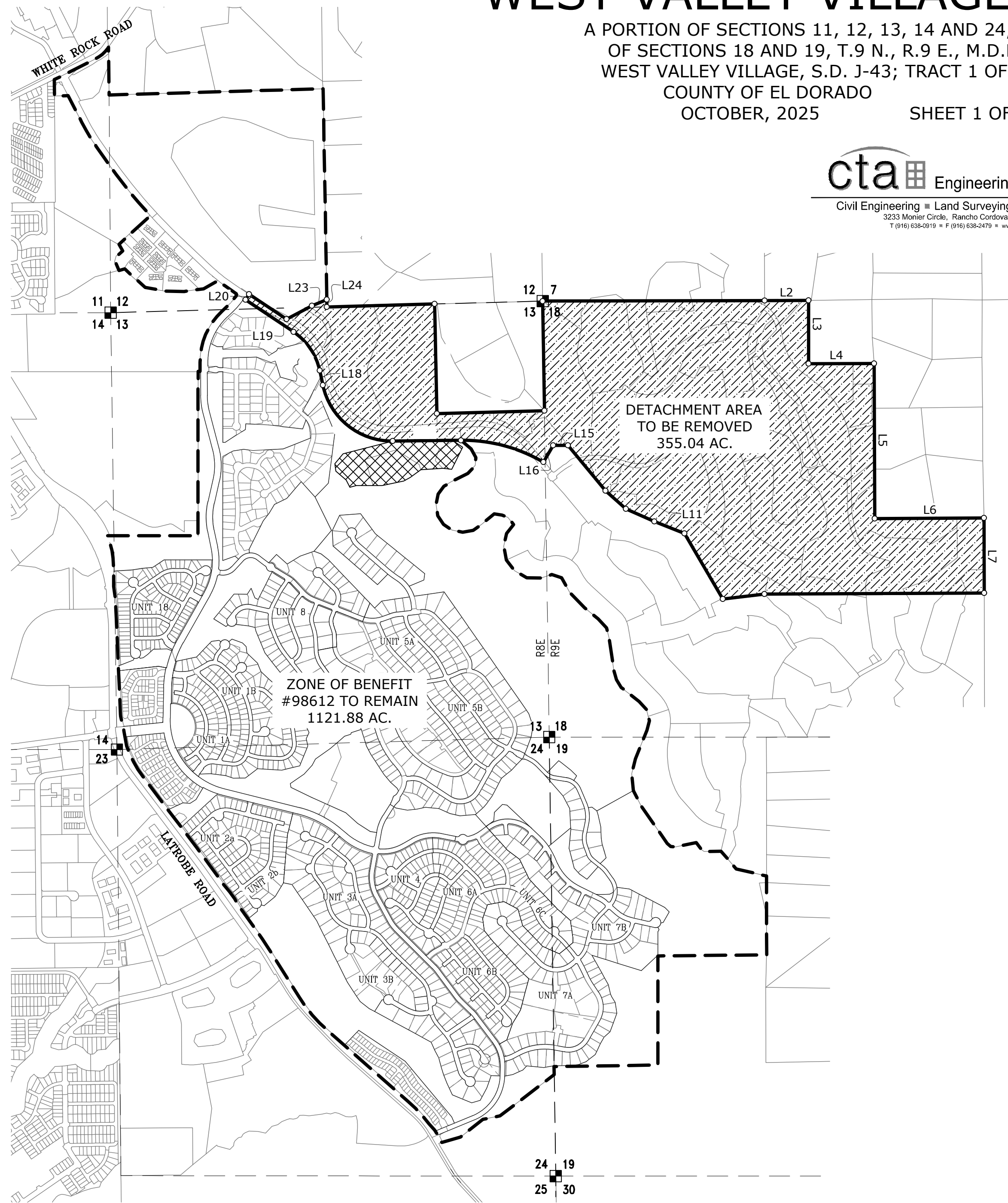
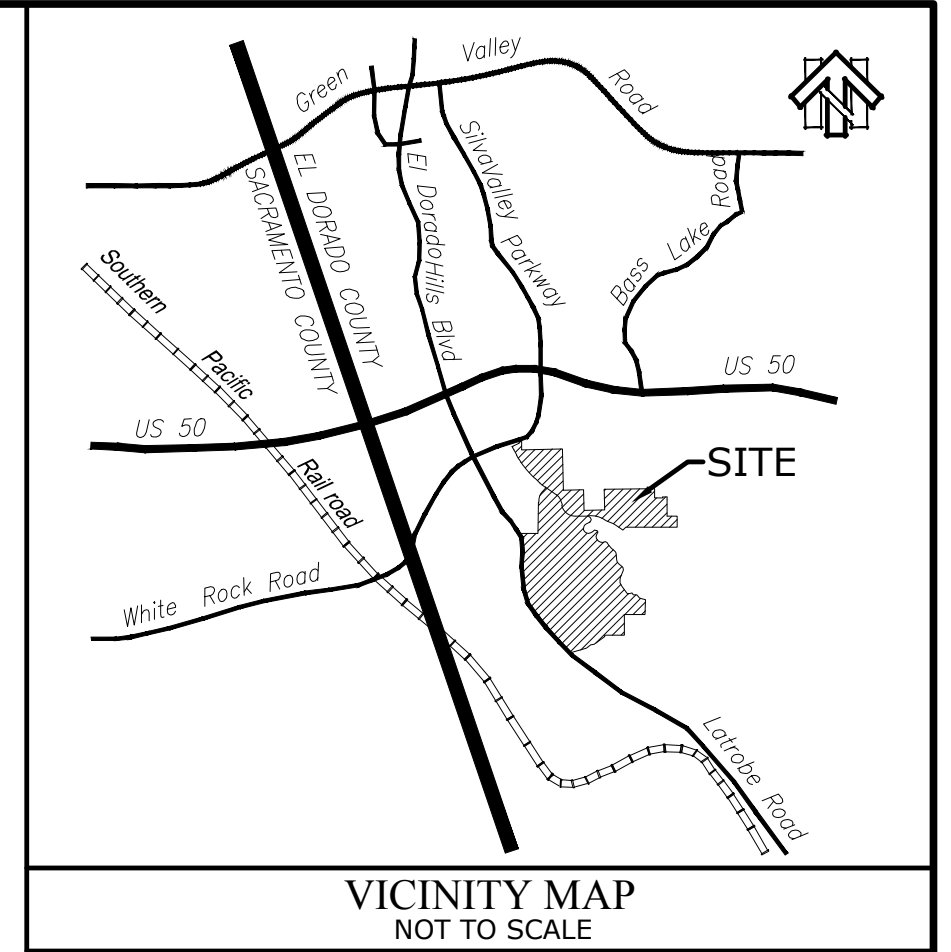
01/28/2026
Date

DETACHMENT AREA MAP WEST VALLEY VILLAGE ZONE OF BENEFIT

A PORTION OF SECTIONS 11, 12, 13, 14 AND 24, T.9 N., R.8 E., M.D.M. AND PORTIONS
OF SECTIONS 18 AND 19, T.9 N., R.9 E., M.D.M. BEING PORTIONS OF LOTS 1-48,
WEST VALLEY VILLAGE, S.D. J-43; TRACT 1 OF R.S. 29-87 & PARCEL 3, P.M. 47-145
COUNTY OF EL DORADO STATE OF CALIFORNIA
OCTOBER, 2025 SHEET 1 OF 1 SCALE: 1"=1000'

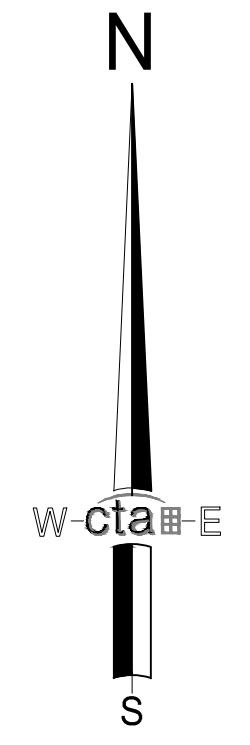
cta Engineering & Surveying
Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctaes.net

For clarity purposes, the Subdivision Map may be viewed at the Recorder-Clerk's Office: Subdivision Map Book J, page 43.



LINE	BEARING	DIST.
L1	N89°51'51"E	2691.69'
L2	N89°51'45"E	530.36'
L3	S00°08'15"E	765.95'
L4	N89°47'39"E	794.78'
L5	S00°12'21"E	1879.98'
L6	N89°43'26"E	1324.21'
L7	S00°11'50"E	909.43'
L8	S89°43'26"W	2665.34'
L9	S83°08'21"W	508.07'
L10	N30°16'44"W	921.80'
L11	N68°28'12"W	392.75'
L12	N65°56'34"W	378.22'
L13	N48°12'48"W	329.28'
L14	N39°44'09"W	713.81'
L15	S89°51'51"W	180.00'
L16	S30°14'14"W	233.51'
L17	S89°24'04"W	827.05'
L18	N12°04'57"W	181.23'
L19	N56°18'51"W	699.88'
L20	N33°41'09"E	80.00'
L21	S56°18'51"E	544.86'
L22	N62°05'42"E	347.67'
L23	N67°00'54"E	195.71'
L24	S00°59'29"E	89.93'
L25	N88°27'39"E	1306.55'
L26	S01°09'32"E	1328.61'
L27	N88°25'20"E	1305.11'
L28	N00°53'21"W	1327.79'

CURVE	RADIUS	CH.BEARING	CH.DIST
C1	1942.00'	N75°10'51"W	1032.60'
C2	858.00'	N51°20'27"W	1085.91'
C3	752.00'	N34°11'54"W	566.23'



LEGEND

- ZONE OF BENEFIT BORDER TO REMAIN
- DETACHMENT AREA TO BE REMOVED
- E.I.D TANK SITES NOT A PART OF THIS ZONE
- o DIMENSION POINT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP ARE IDENTICAL TO THAT OF "THE LARGE LOT FINAL MAP OF WEST VALLEY VILLAGE", S.D. J-43.

DETACHMENT AREA

THE AREA TO BE REMOVED FROM THE WEST VALLEY VILLAGE ZONE OF BENEFIT #98612 REVISED IN RESOLUTION NO. 195-2007 IS PARTICULARLY DIMENSIONED HEREON BEING A PORTION OF TRACT 1 SHOWN ON R.S. 29-87 CONTAINING 355.04 ACRES MORE OR LESS.

REMAINDER ZONE OF BENEFIT

THE AREA TO REMAIN IN THE WEST VALLEY VILLAGE ZONE OF BENEFIT #98612 REVISED IN RESOLUTION NO. 195-2007 CONTAINS 1121.88 ACRES MORE OR LESS.

THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

KEVIN A. HEENEY, P.L.S. 5914

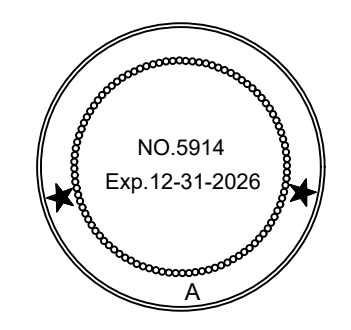


EXHIBIT 'C'