

RECORDING REQUESTED BY:

Board of Supervisors

WHEN RECORDED MAIL TO:

**Board of Supervisors
330 Fair Lane
Placerville, CA 95667**

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06/10/2015,20150026251

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

**TITLE (S)
Resolution 089-2015
Resolution of Vacation
General Vacation #2015-0001
Portion of Old Sienna Ridge Road
(Formerly Old Bass Lake Road)
Assessor's Parcel Number 123-570-03**



RESOLUTION NO. 089-2015
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**Resolution of Vacation
General Vacation #2015-0001
Portion of Old Sienna Ridge Road
(Formerly Old Bass Lake Road)
Assessor's Parcel Number 123-570-03**

WHEREAS, on February 2, 1863, the Board of Supervisors declared Bass Lake Road No. 4 (now referred to as old Sienna Ridge Road) to be a public highway; and

WHEREAS, the County of El Dorado Board of Supervisors exercises the authority established under Section 8324 of the Streets and Highways Code which empowers the Board of Supervisors to vacate road and public service easement and

WHEREAS, on March 11, 2010, the Planning Commission determined the Planned Development PD08-0019 and Tentative Map TM08-1479/Serrano Village J5 & J6 consistent with the El Dorado County General Plan and conditioned developer, Serrano Associates, LLC., a Delaware Limited Liability Company to realign Sienna Ridge Road to intersect Bass Lake Road at Serrano Parkway and furthermore, dedicate, in fee, the new Sienna Ridge Road to the County, and submit an application for the general vacation of the unused segment of Sienna Ridge Road from the intersection of the proposed road to existing Bass Lake Road (Item 13, Page 12 of the Finding/Conditions of Approval, 3/11/2010); and

WHEREAS, on April 13, 2010, the Board of Supervisors approved the Planned Development PD08-0019, approved the Tentative Map TM08-1479/Serrano Village J5 & J6 and Findings/Conditions of Approval as recommended by the Planning Commission; and

WHEREAS, on July 24, 2014, the Board of Supervisors accepted the Irrevocable Offers of Dedication of the realigned Sienna Ridge Road from Serrano Associates, LLC a Delaware Limited Liability Company by Resolution #104-2014; and

WHEREAS, on September 30, 2014, the Board of Supervisors by Resolution #160-2014, acknowledged and accepted road improvements of the realigned Sienna Ridge Road completed by Serrano Associates, LLC., a Delaware Limited Liability Company and accepted the same into the El Dorado County Maintained Mileage System; and

WHEREAS, on October 28, 2014, the Board of Supervisors has been petitioned by **Serrano Associates, LLC., a Delaware Limited Liability Company** to vacate a portion of the road, specifically a portion of old Sienna Ridge Road and formerly known as old Bass Lake Road referenced by Assessor's Parcel No. 123-570-03, and as described in Exhibit A and depicted in Exhibit B, attached hereto; and

WHEREAS, the Transportation Division received written authorization from El Dorado County Sheriff, Department of California Highway Patrol, El Dorado Hills Fire Department, United States Postal Service, Comcast, El Dorado Irrigation District and Pacific Gas and Electric, indicating

they have no objection to the proposed vacation. Furthermore, the utility companies do not request that a public utility easement be reserved for any future use; and

WHEREAS, the County of El Dorado, Community Development Agency, Transportation Division has reviewed all available data for said request, determined that there are no plans to extend or expand said road, that said portion of the road is no longer necessary for public purposes, and the said road is not useful as a non-motorized transportation facility and therefore, has no objection to the vacation of said roadway; and

WHEREAS, a meeting was held on March 12, 2015 by the EI Dorado County Planning Commission pursuant to the requirements of Government Code 65402, the meeting minutes of which was submitted to the Board of Supervisors as part of the agenda item to consider this resolution, and which reflect that the Planning Commisision found the proposed vacation of said road to be consistent with the 2004 General Plan and the report of which was submitted to the Board of Supervisors as part of the agenda item to consider this resolution; and

WHEREAS, in accordance with the requirements of Section 8322 of the California Streets and Highways Code, the Transportation Division, on behalf of the Clerk of the Board of Supervisors, published notices of said public hearing two (2) weeks prior to said hearing; and

WHEREAS, in accordance with the requirements of Section 8323 of the California Streets and Highways Code, notices of said hearing were posted May 25, 2015 and again on May 29, 2015; and

WHEREAS, notices of said hearing were mailed to all affected property owners and interested parties; and

NOW, THEREFORE, BE IT RESOLVED, that the County of El Dorado Board of Supervisors, pursuant to Section 8320, et seq. of the Streets and Highways Code, declares that from and after the date this Resolution is recorded, said portion of roadway known as old Sienna Ridge Road (formerly known as old Bass Lake Road), s described in Exhibit A and depicted in Exhibit B is hereby vacated and no longer constitutes a public roadway.

FURTHER BE IT RESOLVED, that from and after the date that this Resolution is recorded, a Quit Claim Deed conveying title to Serrano Associates, LLC., a Delaware Limited Liability Company for the portion of old Sienna Ridge Road (formerly known as old Bass Lake Road) and as referenced by Assessor's Parcel No. 123-570-03, be recorded; the described portion of old Sienna Ridge Road is vacated and no longer constitutes a public road. In addition, a Certificate of Correction is hereby authorized to be signed and may be recorded by the County Surveyor.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 9th day of June, 2015, by the following vote of said Board:

Attest:
James S. Mitrising
Clerk of the Board of Supervisors

Ayes: Mikulaco, Ranalli, Frentzen, Veerkamp,
Noes: none
Absent: none
Novasel

By: 
Deputy Clerk

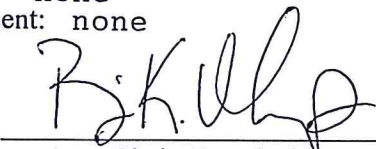

Chair, Board of Supervisors
Brian K. Veerkamp

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"

SCALE: 1"=200'

DOC. #2005-77617 O.R.

BASS LAKE ROAD
LOT NN
SUB. H-81

BASS LAKE ROAD
LOT MM
SUB. H-81

APPROX. 60' PUBLIC HIGHWAY
TO BE VACATED
(BASS LAKE ROAD /
SIENNA RIDGE ROAD)

SIENNA

LOT 2
SUB. J-118
ROAD

LOT 3
SUB. J-118

LOT 1
SUB. J-118

PARCEL B
(P.M. 18-80)

DOC. #2013-9427 O.R.



REVISION 1.30.14 9.30.14	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 LOT 3, SUB. J-118	
	SCALE: 1"=200'	COUNTY OF EL DORADO, CALIFORNIA	
DRAWN BY: BT	CLIENT: SERRANO ASSOC.	SCALE IN INCHES	DRAWING FILE NO. S: \2677\186\OBLR-VACA
CHECKED BY: SG			