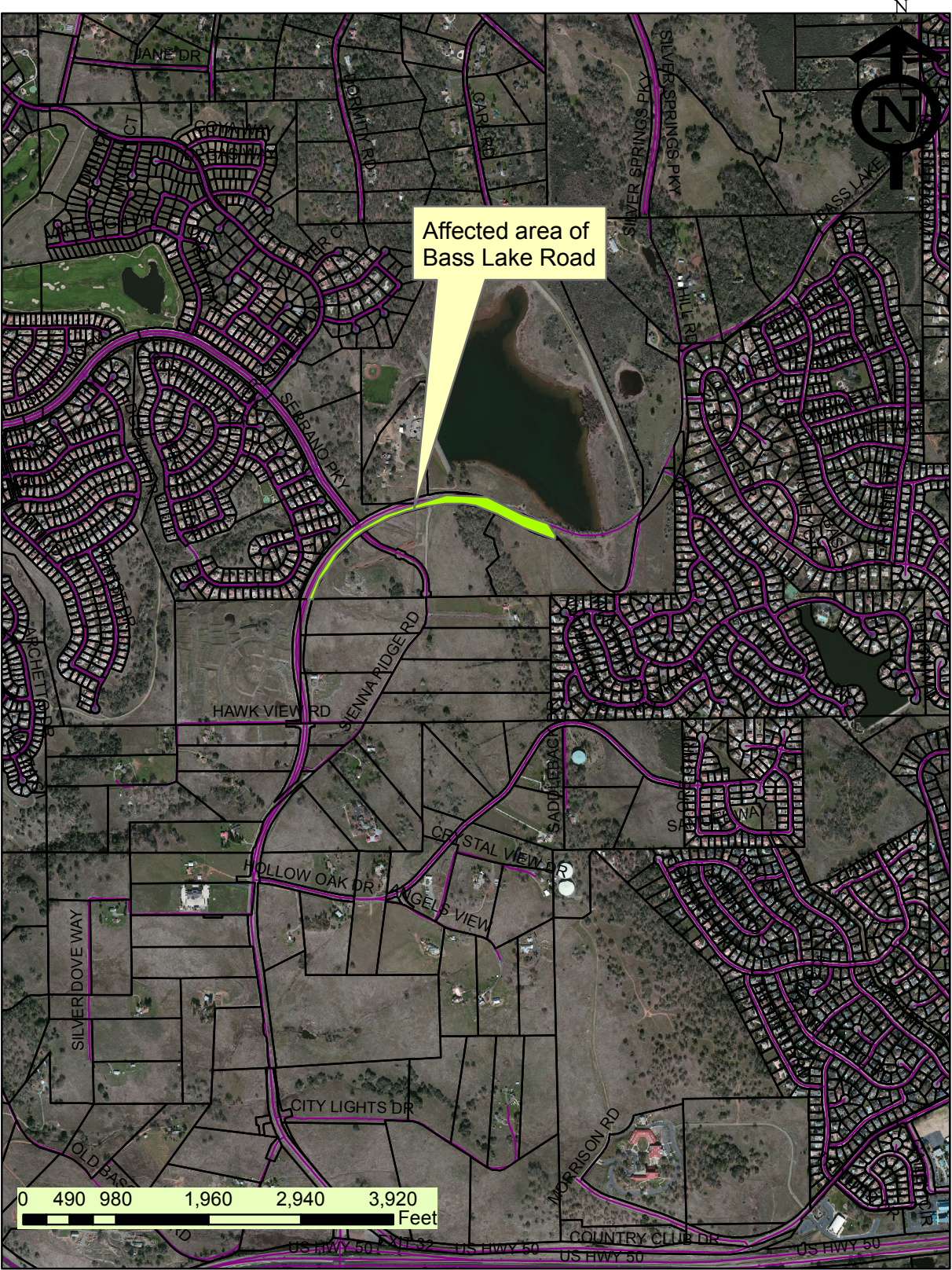


**Findings of Consistency to General Plan**  
**File No.GOV16-0001**



**Exhibit A: Location Map**



**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:

(3) 10-foot strips of land for ROADWAY PURPOSES ONLY (not affecting utility easements) within and along the southeasterly line of Lot MM and within and along the southwesterly line of Lot NN as shown on the "El Dorado Hills Specific Plan Unit No. 2" in Book H, Page 81 of Maps, and within and along the southerly line of the Irrevocable Offer of Dedication recorded as Document No. 2005-77617.

**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
---------	--------------	----------	-------------------

Please describe in detail the reason for the proposed vacation (attach a separate sheet, if necessary): The County has indicated the ultimate right-of-way for Bass Lake Road to be 100'. An IOD recorded as document 2005-77617 and Lots MM and NN provide for a total width of 120'.

This request is submitted to vacate 10' of the unnecessary ROW contiguous to Serrano Villages J5/J6.

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.

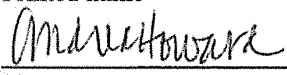
**\*SIGNATURES OF APPLICANTS**

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

6/22/2009

**EXHIBIT B**

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

- |    |   |      |                                    |   |
|----|---|------|------------------------------------|---|
| 1. | Andrea Howard   |      | Property Address:                  | None. Generally at the intersection of<br>Serrano Parkway and Bass Lake Road<br>in El Dorado Hills. |
|    | Printed name  | Date |                                    |   |
|    |  |      | Daytime Phone:                     | 916-939-4060  |
|    | Signature   |      | Mailing Address:<br>(If different) | 4525 Serrano Parkway<br>El Dorado Hills, CA 95762   |
| 2. |   | Date | Property Address:                  |   |
|    |   |      | Daytime Phone:                     |   |
|    | Signature   |      | Mailing Address:<br>(If different) |   |
| 3. |   | Date | Property Address:                  |   |
|    |   |      | Daytime Phone:                     |   |
|    | Signature   |      | Mailing Address:<br>(If different) |   |
| 4. |   | Date | Property Address:                  |   |
|    |   |      | Daytime Phone:                     |   |
|    | Signature   |      | Mailing Address:<br>(If different) |   |
| 5. |   | Date | Property Address:                  |   |
|    |   |      | Daytime Phone:                     |   |
|    | Signature   |      | Mailing Address:<br>(If different) |   |

## PUBLIC HIGHWAY VACATION

All that real property situate in the County of El Dorado, State of California lying within Sections 31 and 32, Township 10 North, Range 9 East, M.D.M., more particularly described as follows:

A portion of the public highway known as Bass Lake Road being a 10.00 foot wide strip of land within and along the southerly line of the Irrevocable Offer of Dedication recorded as Document No. 2005-77617 of Official Records in the Recorder's office of said County, within and along the southeasterly line of Lot MM and within and along the southwesterly line of Lot NN as shown on the plat entitled "El Dorado Hills Specific Plan Unit No. 2", filed in said Recorder's office in Book H of Maps at Page 81.

Said 10.00 feet wide strip also lying northwesterly, northerly and northeasterly of and contiguous to the northerly lines of Lots 1-4 inclusive as shown on the "Plat of Serrano Villages J5 and J6 Large Lots", also filed in the Recorder's office of said County in Book J of Maps at Page 118.

Excepting therefrom:

All that portion of said Lot MM described as follows:

Beginning at the north corner of said Lot 2 as shown on said "Plat of Serrano Villages J5 and J6 Large Lots"; thence from said Point of Beginning along a non-tangent curve to the left, having a radius of 1490.00 feet, a central angle of  $02^{\circ}53'22''$  and a chord that bears South  $54^{\circ}42'11''$  West 75.13 feet; thence across said Lot MM the following four (4) courses and distances:

- 1) along a non-tangent curve to the left, having a radius of 580.00 feet, a central angle of  $00^{\circ}22'32''$  and a chord that bears North  $39^{\circ}59'08''$  West 3.80 feet;
- 2) along a non-tangent curve to the left, having a radius of 18.00 feet, a central angle of  $24^{\circ}07'41''$  and a chord that bears North  $71^{\circ}16'08''$  West 7.52 feet;
- 3) along a non-tangent curve to the right, having a radius of 1500.00 feet, a central angle of  $03^{\circ}15'57''$  and a chord that bears North  $54^{\circ}43'12''$  East 85.49 feet and
- 4) along a non-tangent curve to the right, having a radius of 18.00 feet, a central angle of  $36^{\circ}44'05''$  and a chord that bears South  $05^{\circ}34'38''$  East 11.34 feet to the Point of Beginning.

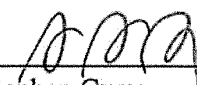
The sidelines of said strip shall be extended to the southerly line of said Lot MM and the easterly line of said Lot NN.

See Exhibit B attached hereto and made a part thereof.

End of Description

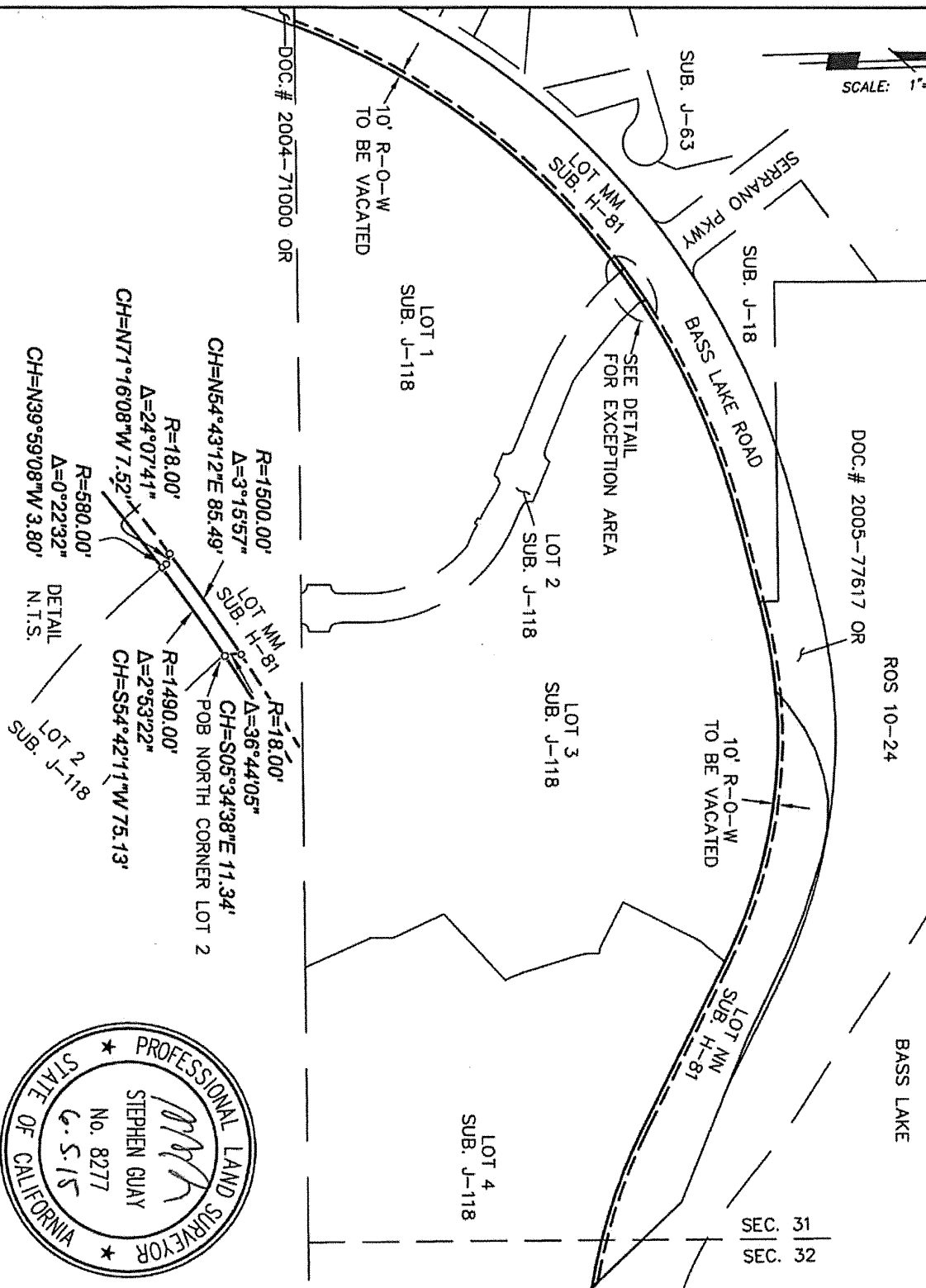


Prepared by:  
**R.E.Y. Engineers, Inc.**

 6/5/15  
Stephen Guay Date  
P.L.S. 8277

# EXHIBIT "B" PLAT TO ACCOMPANY

SCALE: 1"=300'



JOB NO. 2677.186  
DATE: 4.13.15  
F.B. PAGE:  
SCALE: 1"=300'  
DRAWN BY: SG  
CHECKED BY: BT

TITLE: PUBLIC HIGHWAY VACATION  
PORTIONS OF LOTS MM, NN OF SUB. H-81 AND  
DOC.# 2005-77617 OR  
COUNTY OF EL DORADO, CALIFORNIA  
SERRANO ASSOC.  
CLIENT:

905 Sutter St. Folsom, CA 95630  
(916) 366-3040 Fax (916) 366-3303  
R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors

DRAWING FILE NO. S:\2677\186\EXH\POR\_BLR\_VACA



# SERRANO

June 5, 2015

Lieutenant Tim Becker  
El Dorado County Sheriff's Office  
300 Fair Lane  
Placerville, CA 95667

Lieutenant Craig Root [croot@chp.ca.gov](mailto:croot@chp.ca.gov)  
California Highway Patrol

Mike Lilienthal [mlilienthal@edhfire.com](mailto:mlilienthal@edhfire.com)  
El Dorado Hills Fire Department

Aaron Dinsdale [adinsdale@eid.org](mailto:adinsdale@eid.org)  
El Dorado Irrigation District

Cindy Critchfield [cindysue.t.critchfield@usps.gov](mailto:cindysue.t.critchfield@usps.gov)  
US Postal Service

Astrid Willard [ae6863@att.com](mailto:ae6863@att.com)  
AT&T

Jennifer Klepperich  
Comcast Cable  
3055 Comcast Place  
Livermore, CA 94551-9559

Piper Wagner [PIWF@pge.com](mailto:PIWF@pge.com)  
PG&E

**RE:    General Vacation of a Public Street**  
**Portion of Bass Lake Road adjacent to Serrano Villages J5 and J6**

Dear Ladies and Gentleman,

In 1994, the El Dorado Hills Development Company (which is currently known as Serrano Associates, LLC) dedicated a 120-foot wide right-of-way to the County for portions of Bass Lake Road shown as Lots NN and MM on the plat "El Dorado Hills Specific Plan Unit No. 2" (Attachment 1). The subject segment of Bass Lake Road is contiguous to Serrano Villages J5 and J6 lying northeast of the Serrano Parkway / Bass Lake Road / Sienna Ridge Road intersection shown on the attached vicinity map (Attachment 2).

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

Bass Lake Road Request for General Vacation  
June 5, 2015  
Page Two

The County has determined the ultimate right-of-way for Bass Lake Road to be 100 feet. The purpose of this letter is to initiate a general vacation for the 10 feet adjacent to Serrano Villages J5 and J6 as described and depicted in Attachment 3 (affecting Lots 1, 2, and 3 of subd. J-118), including that certain portion of Bass Lake Road dedicated to the County from the El Dorado Irrigation District by Irrevocable Offer of Dedication #2004-03 recorded as document number 2005-77617 (Attachment 4). The subject 10 feet is currently undeveloped, with no existing structures or driveway encroachments.

As an agency having an interest or potential easement along Bass Lake Road 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 to:

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

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

I look forward to hearing from you by July 6, 2015. If you have any questions, please contact me at (916) 939-4060 or [ahoward@parkerdevco.com](mailto:ahoward@parkerdevco.com).

Sincerely,



Andrea Howard  
Principal Planner

Attachments:

1. Sheets 1, 3, and 22 of El Dorado Hills Specific Plan Unit No. 2
2. Vicinity Map of the Serrano Village J5/J6 area
3. Legal description and plat of proposed 10' vacation
4. IOD #2004-03



**ATTACHMENT 1**

BOOK 4222 PAGE 419 OF THIS SUBDIVISION

BY FILE UNDERSIGNED, OWNER OF RECORDED TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR CONVEYANCE TO THE COUNTY OF EL DORADO THOSE PORTIONS OF DASS LAKE ROAD LOTS 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1

ALL OFFERS MADE HEREIN ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY  
 DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE PUBLIC ENTITY.

A CALIFORNIA GENERAL PARTNERSHIP

111

STATE OF CALIFORNIA } ss.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: *Sharon Redmond*

SHARON REDMOND  
COUNTY CLERK  
NOTARY PUBLIC  
111000 COUNTY OFFICE  
444 Constitution Square, Suite 21, Santa  
Ana, California 92701

I HEREBY STATE THAT THE SURVEY AND FINAL MAP OF THIS SUBMISSION WERE MADE UNDER MY DIRECTION IN SEPTEMBER 1993 AND ARE TRUE AND COMPLETE AS SHOWN; ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

**\*\*\*\*\***

EXISTING ASSESSOR'S PARCEL NO. 103-010-22, 23 & 29, 107-010-08, 111-020-11, 12 & 15; AND 111-010-05, 08, 11, 13 & 15

POR. OF SEC. 1, 2 & THE N1/2 OF SEC. 11, T.9N., R.8E., M.D.M., & POR. OF SEC. 25, 26, 35 & 36, T.10N., R.8E., M.D.M. & POR. OF THE SW1/4 OF SEC. 30, SEC. 31 & THE SW1/4 OF SEC. 32, T.10N., R.9E., M.D.M.

COUNTY OF EL DORADO  
STATE OF CALIFORNIA

5661 22641455

GENE E. THORNE & ASSOCIATES, INC.

JOHN D. BAKER, JR.  
L. DON-BAKER, HEREBY STATE THAT THERE WERE NO PUBLIC IMPROVEMENTS  
REQUIRED TO BE MADE PRIOR TO FILING THIS FINAL MAP.

R.C.E. 47110 33427

NOTHING TO BE DONE IN ANY OF THE COUNTRIES OF THE NORTH ATLANTIC TREATY ORGANIZATION.

REG. EXP. DATE: 6/01/2012

[illegible]

C. C. SAFETY, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

3/3/02

**C.L. RAFFERTY**

TAX COLLECTOR

Dr. Frederick C. Ibb  
Deputy

33

1. THOMAS A. PACHECO, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON NOVEMBER 3, 1987, BY THE BOARD OF SUPERVISORS AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

THOMAS A. PASILO

## PLANNING DIRECTOR

COUNTY OF EL DORADO, CALIFORNIA

I, DANIEL S. RUSSELL, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP THAT IT IS SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP OF THIS SUBDIVISION, APPROVED ON NOVEMBER 3, 1932, BY THE BOARD OF SUPERVISORS, THAT IT IS TECHNICALLY CORRECT AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ARE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, AND APPLICABLE COUNTY ORDINANCES HAVE BEEN COMPLIED WITH.

DANIEL S. RUSSELL LS. 5017

COUNTY SUPERVISOR

IN BYM DATE. 19-71-QW

CHARLES E. BISHOP L.S. 5630

I, ORIE L. FOSTE HERSEY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER,  
ON 2-15-94, ADOPTED AND APPROVED THIS FINAL MAP OF THIS  
SUBDIVISION AND ACCEPT, SUBJECT TO IMPROVEMENT FOR PUBLIC PURPOSES, THOSE  
PORTIONS OF BASS LAKE ROAD SHOWN HEREIN AS LOT'S 24, 25 AND 26, AND  
THE EASEMENTS AS OFFERED FOR DEDICATION.

ROBERT L. FORTIN

FOR THE PURPOSES OF THE ACT

2

MINUTES PAGE 81 DOCUMENT NO. 0797  
DATE 12-16-1994 AT 3:44 PM  
CLOCKWISE

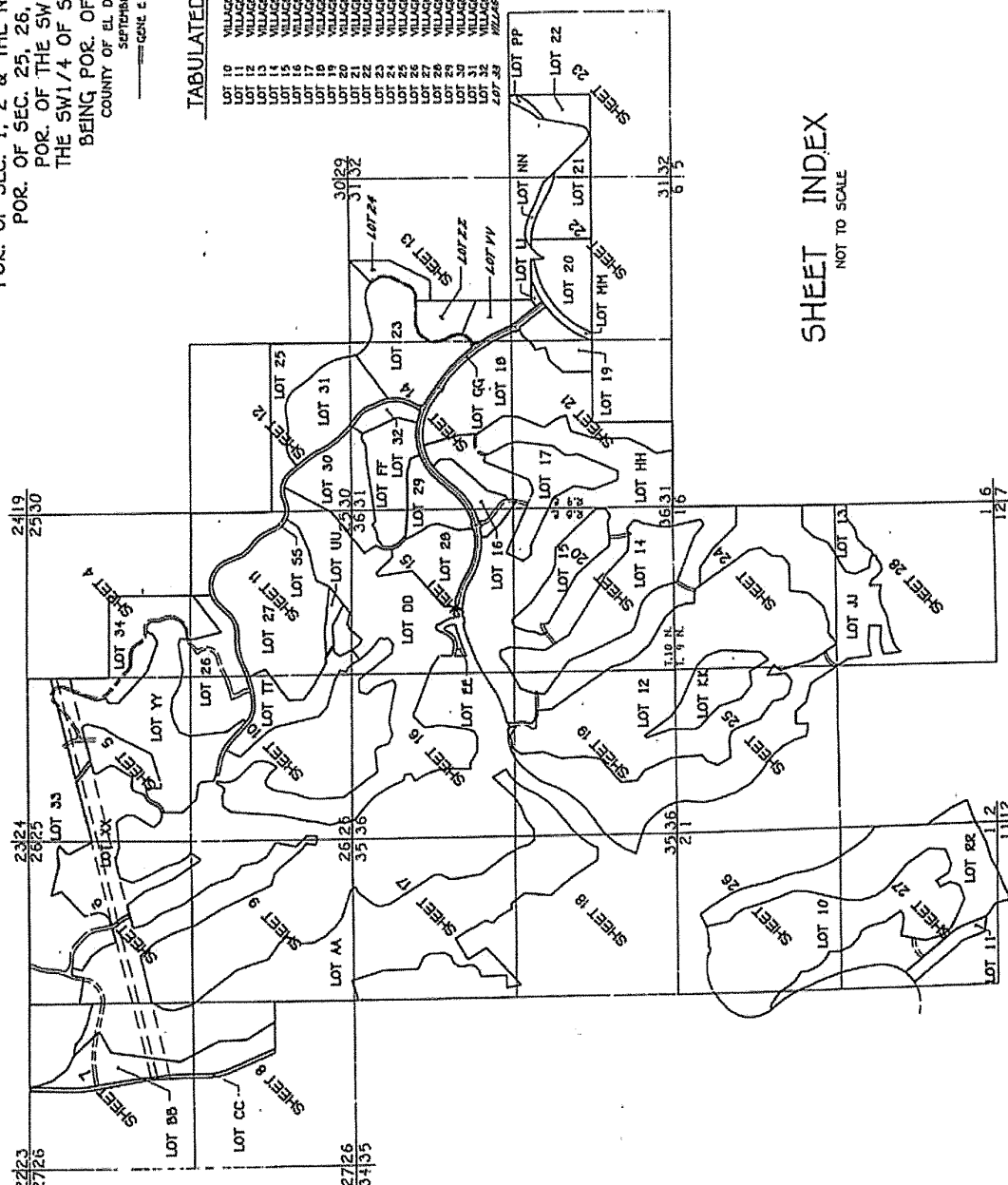
THE JAPAN REPORT

COUNTY RECORDS, CLERK

COUNTY OF EL DORADO, CALIFORNIA

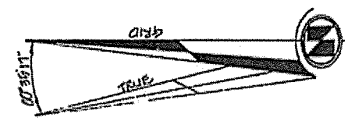
• **Uptake** of  $\text{CO}_2$  by plants

# EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2 POR. OF SEC. 1, 2 & THE N1/2 OF SEC. 11, T.9N., R.9E., M.D.M., & POR. OF SEC. 25, 26, 35 & 36, T.10N., R.9E., M.D.M. & POR. OF THE SW1/4 OF SEC. 30, SEC. 31 & THE SW1/4 OF SEC. 32, T.10N., R.9E., M.D.M. BEING POR. OF TRACT 1 OF R.S. 16-147 COUNTY OF EL DORADO STATE OF CALIFORNIA SEPTEMBER 1993 SCALE AS SHOWN GENE & THORNE ASSOCIATES, INC.



## TABULATED LOT DESCRIPTIONS

LOT 10	VILLAGE B2	OPEN SPACE
LOT 11	VILLAGE C1	OPEN SPACE
LOT 12	VILLAGE C2	OPEN SPACE
LOT 13	VILLAGE C3	OPEN SPACE
LOT 14	VILLAGE C4	OPEN SPACE
LOT 15	VILLAGE C5	OPEN SPACE
LOT 16	VILLAGE C6	OPEN SPACE
LOT 17	VILLAGE C7	OPEN SPACE
LOT 18	VILLAGE C8	OPEN SPACE
LOT 19	VILLAGE C9	OPEN SPACE
LOT 20	VILLAGE C10	OPEN SPACE
LOT 21	VILLAGE C11	OPEN SPACE
LOT 22	VILLAGE C12	OPEN SPACE
LOT 23	VILLAGE C13	OPEN SPACE
LOT 24	VILLAGE C14	OPEN SPACE
LOT 25	VILLAGE C15	OPEN SPACE
LOT 26	VILLAGE C16	OPEN SPACE
LOT 27	VILLAGE C17	OPEN SPACE
LOT 28	VILLAGE C18	OPEN SPACE
LOT 29	VILLAGE C19	OPEN SPACE
LOT 30	VILLAGE C20	OPEN SPACE
LOT 31	VILLAGE C21	OPEN SPACE
LOT 32	VILLAGE C22	OPEN SPACE
LOT 33	VILLAGE C23	OPEN SPACE
LOT 34	VILLAGE C24	OPEN SPACE
LOT 35	VILLAGE C25	OPEN SPACE
LOT 36	VILLAGE C26	OPEN SPACE
LOT 37	VILLAGE C27	OPEN SPACE
LOT 38	VILLAGE C28	OPEN SPACE
LOT 39	VILLAGE C29	OPEN SPACE
LOT 40	VILLAGE C30	OPEN SPACE
LOT 41	VILLAGE C31	OPEN SPACE
LOT 42	VILLAGE C32	OPEN SPACE
LOT 43	VILLAGE C33	OPEN SPACE
LOT 44	VILLAGE C34	OPEN SPACE
LOT 45	VILLAGE C35	OPEN SPACE
LOT 46	VILLAGE C36	OPEN SPACE
LOT 47	VILLAGE C37	OPEN SPACE
LOT 48	VILLAGE C38	OPEN SPACE
LOT 49	VILLAGE C39	OPEN SPACE
LOT 50	VILLAGE C40	OPEN SPACE
LOT 51	VILLAGE C41	OPEN SPACE
LOT 52	VILLAGE C42	OPEN SPACE
LOT 53	VILLAGE C43	OPEN SPACE
LOT 54	VILLAGE C44	OPEN SPACE
LOT 55	VILLAGE C45	OPEN SPACE
LOT 56	VILLAGE C46	OPEN SPACE
LOT 57	VILLAGE C47	OPEN SPACE
LOT 58	VILLAGE C48	OPEN SPACE
LOT 59	VILLAGE C49	OPEN SPACE
LOT 60	VILLAGE C50	OPEN SPACE
LOT 61	VILLAGE C51	OPEN SPACE
LOT 62	VILLAGE C52	OPEN SPACE
LOT 63	VILLAGE C53	OPEN SPACE
LOT 64	VILLAGE C54	OPEN SPACE
LOT 65	VILLAGE C55	OPEN SPACE
LOT 66	VILLAGE C56	OPEN SPACE
LOT 67	VILLAGE C57	OPEN SPACE
LOT 68	VILLAGE C58	OPEN SPACE
LOT 69	VILLAGE C59	OPEN SPACE
LOT 70	VILLAGE C60	OPEN SPACE
LOT 71	VILLAGE C61	OPEN SPACE
LOT 72	VILLAGE C62	OPEN SPACE
LOT 73	VILLAGE C63	OPEN SPACE
LOT 74	VILLAGE C64	OPEN SPACE
LOT 75	VILLAGE C65	OPEN SPACE
LOT 76	VILLAGE C66	OPEN SPACE
LOT 77	VILLAGE C67	OPEN SPACE
LOT 78	VILLAGE C68	OPEN SPACE
LOT 79	VILLAGE C69	OPEN SPACE
LOT 80	VILLAGE C70	OPEN SPACE
LOT 81	VILLAGE C71	OPEN SPACE
LOT 82	VILLAGE C72	OPEN SPACE
LOT 83	VILLAGE C73	OPEN SPACE
LOT 84	VILLAGE C74	OPEN SPACE
LOT 85	VILLAGE C75	OPEN SPACE
LOT 86	VILLAGE C76	OPEN SPACE
LOT 87	VILLAGE C77	OPEN SPACE
LOT 88	VILLAGE C78	OPEN SPACE
LOT 89	VILLAGE C79	OPEN SPACE
LOT 90	VILLAGE C80	OPEN SPACE
LOT 91	VILLAGE C81	OPEN SPACE
LOT 92	VILLAGE C82	OPEN SPACE
LOT 93	VILLAGE C83	OPEN SPACE
LOT 94	VILLAGE C84	OPEN SPACE
LOT 95	VILLAGE C85	OPEN SPACE
LOT 96	VILLAGE C86	OPEN SPACE
LOT 97	VILLAGE C87	OPEN SPACE
LOT 98	VILLAGE C88	OPEN SPACE
LOT 99	VILLAGE C89	OPEN SPACE
LOT 100	VILLAGE C90	OPEN SPACE



## SHEET INDEX NOT TO SCALE

203511 & STATE OF CALIFORNIA DIVISION OF HIGHWAYS.  
 MONUMENT 26-111. GRID COORDINATES: (N) 392,020.46  
 (E) 72,206.364-01

# **EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2** POR. OF SEC. 1, 2 & THE N1/2 OF SEC. 11, T.9N., R.8E., M.D.M., & POR. OF SEC. 25, 26, 35 & 36, T.10N., R.8E., M.D.M. & POR. OF THE SW1/4 OF SEC. 30, SEC. 31 & THE SW1/4 OF SEC. 32, T.10N., R.9E., M.D.M. BEING POR. OF TRACT 1 OF R.S. 16-147 COUNTY OF EL DORADO STATE OF CALIFORNIA SEPTEMBER 1993 SCALE: 1"=200'

— GENE E. THORNE & ASSOCIATES, INC. —

## **BASIS OF BEARINGS**

THE HORIZON OF THIS SURVEY IS IDENTICAL TO THAT OF R.S. 16-147  
 AND THE HORIZON OF THE HILLS SPECIFIC PLAN, UNIT NO. 1  
 ORIGINALLY FILED IN THE COUNTY OF EL DORADO, CALIFORNIA  
 ON JANUARY 2, 1991.

## **NOTES**

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
2. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF THE  
 EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE  
 HILLS SPECIFIC PLAN, UNIT NO. 1, AND THE COUNTY OF EL DORADO, CALIFORNIA  
 RECORDS, AND THE COUNTY OF EL DORADO, CALIFORNIA RECORDS, ON JANUARY 2,  
 1991.
3. LOTS 19 & 20 ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITIES  
 EASEMENTS CREATED HEREON AND ARE RESERVED FOR FUTURE  
 UTILIZATION BY THE COUNTY OF EL DORADO FOR ROAD AND PUBLIC  
 UTILITY PURPOSES.

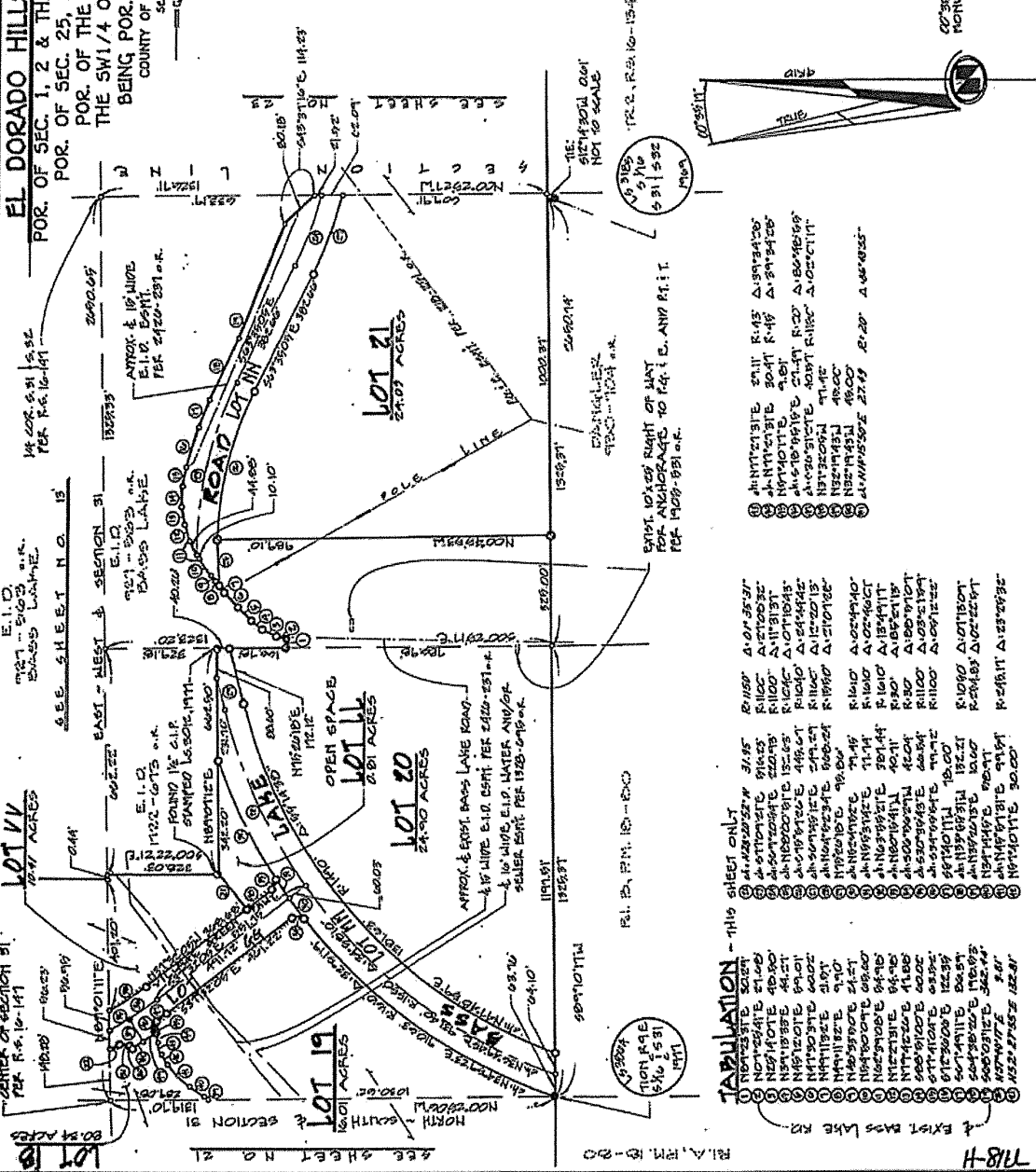
## **LEGEND**

- CONVEYANCE POINT - NO MONUMENTATION
- FOUND 1-1/2" CLIP, STAMPED "RCE 20462-1993"
- FOUND 3/4" CLIP, STAMPED "RCE 20462-1993"
- FOUND 3/4" CLIP, STAMPED "RCE 20462-1993"
- FOUND 1-1/2" CLIP, STAMPED "RCE 20462-1993"
- SET 3/4" CLIP, STAMPED "RCE 20462-1993"
- SET 1-1/2" CLIP, STAMPED "RCE 20462-1993"
- NON-VEHICULAR ACCESS

## **REFERENCES**

- R.S. 16-147
- 5000, H-2
- 5000, H-17
- 5000, H-15

20°55'11" & STATE OF CALIFORNIA, DIVISION OF HIGHWAYS,  
 MONUMENT 20-117, GRID COORDINATES: (N) 395,020.40  
 (E) 2,000,504.01

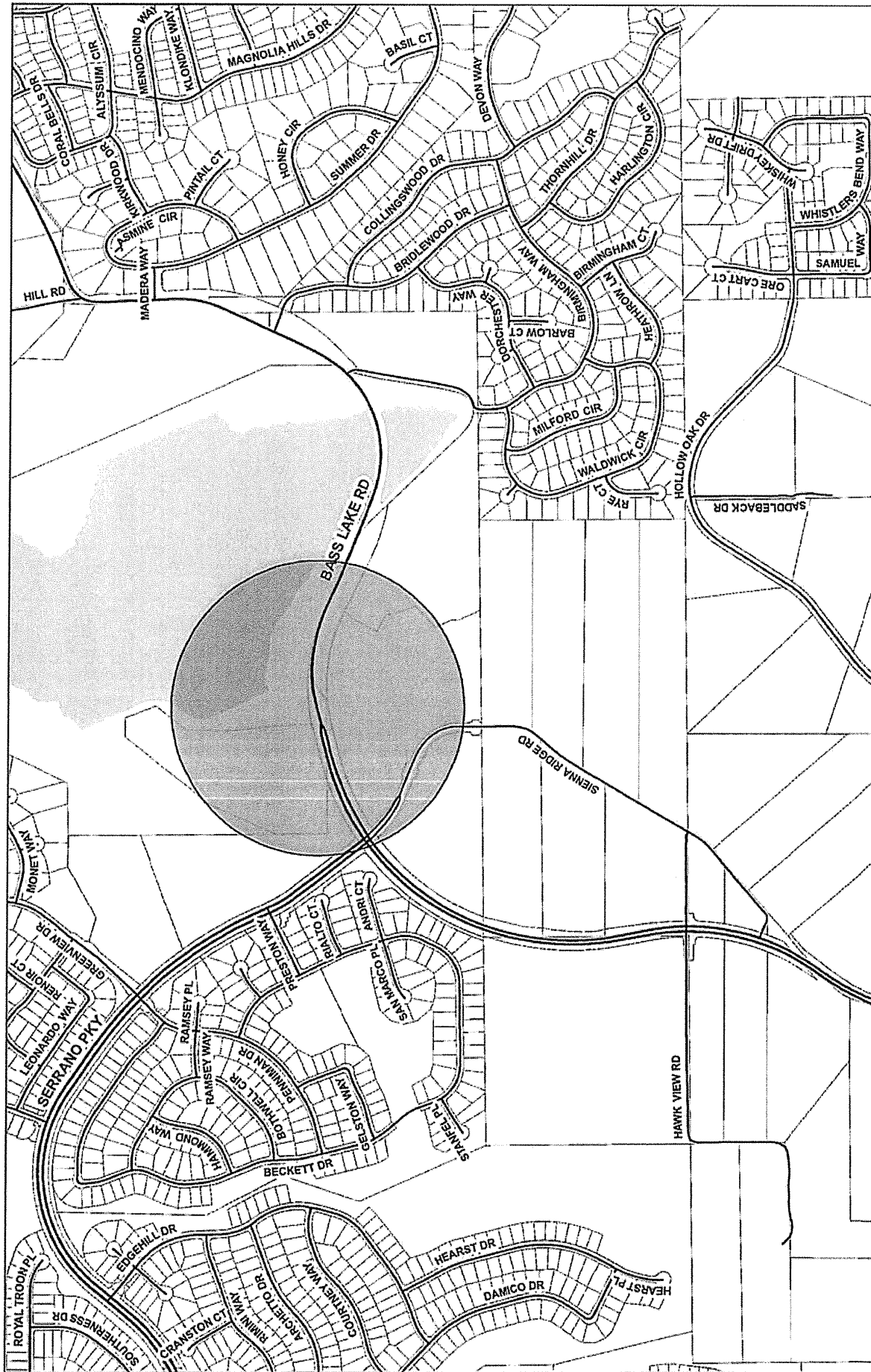


## **TAPULUTION**

- ① 20°55'11" 24.04
- ② 20°55'11" 24.04
- ③ 20°55'11" 24.04
- ④ 20°55'11" 24.04
- ⑤ 20°55'11" 24.04
- ⑥ 20°55'11" 24.04
- ⑦ 20°55'11" 24.04
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- ⑩ 20°55'11" 24.04
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- ⑫ 20°55'11" 24.04
- ⑬ 20°55'11" 24.04
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- ㊾ 20°55'11" 24.04
- ㊿ 20°55'11" 24.04

**ATTACHMENT 2**





June 5, 2015

# General Vacation - 10' of Bass Lake Road, Serrano Villages J5 and J6

**ATTACHMENT 3**

## Exhibit A

### PUBLIC HIGHWAY VACATION

All that real property situate in the County of El Dorado, State of California lying within Sections 31 and 32, Township 10 North, Range 9 East, M.D.M., more particularly described as follows:

A portion of the public highway known as Bass Lake Road being a 10.00 foot wide strip of land within and along the southerly line of the Irrevocable Offer of Dedication recorded as Document No. 2005-77617 of Official Records in the Recorder's office of said County, within and along the southeasterly line of Lot MM and within and along the southwesterly line of Lot NN as shown on the plat entitled "El Dorado Hills Specific Plan Unit No. 2", filed in said Recorder's office in Book H of Maps at Page 81.

Said 10.00 feet wide strip also lying northwesterly, northerly and northeasterly of and contiguous to the northerly lines of Lots 1-4 inclusive as shown on the "Plat of Serrano Villages J5 and J6 Large Lots", also filed in the Recorder's office of said County in Book J of Maps at Page 118.

Excepting therefrom:

All that portion of said Lot MM described as follows:

Beginning at the north corner of said Lot 2 as shown on said "Plat of Serrano Villages J5 and J6 Large Lots"; thence from said Point of Beginning along a non-tangent curve to the left, having a radius of 1490.00 feet, a central angle of 02°53'22" and a chord that bears South 54°42'11" West 75.13 feet; thence across said Lot MM the following four (4) courses and distances:

- 1) along a non-tangent curve to the left, having a radius of 580.00 feet, a central angle of 00°22'32" and a chord that bears North 39°59'08" West 3.80 feet;
- 2) along a non-tangent curve to the left, having a radius of 18.00 feet, a central angle of 24°07'41" and a chord that bears North 71°16'08" West 7.52 feet;
- 3) along a non-tangent curve to the right, having a radius of 1500.00 feet, a central angle of 03°15'57" and a chord that bears North 54°43'12" East 85.49 feet and
- 4) along a non-tangent curve to the right, having a radius of 18.00 feet, a central angle of 36°44'05" and a chord that bears South 05°34'38" East 11.34 feet to the Point of Beginning.

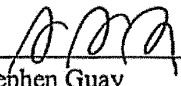
The sidelines of said strip shall be extended to the southerly line of said Lot MM and the easterly line of said Lot NN.

See Exhibit B attached hereto and made a part thereof.

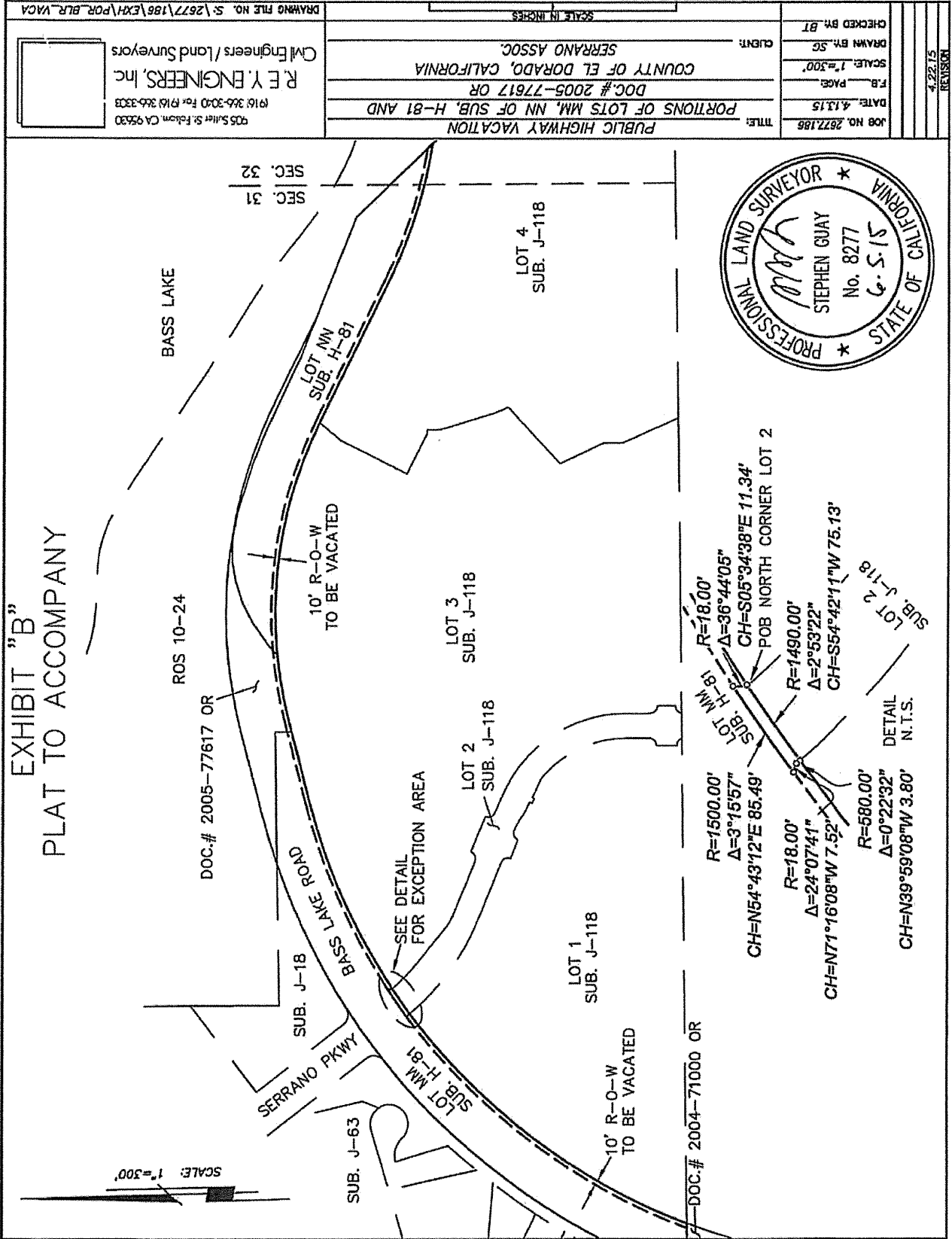
End of Description



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

 6/5/15  
\_\_\_\_\_  
Stephen Guay Date  
P.L.S. 8277

# EXHIBIT "B" PLAT TO ACCOMPANY





**ATTACHMENT 4**

RECORDING REQUESTED BY:

Board of Supervisors

WHEN RECORDED MAIL TO:

Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667



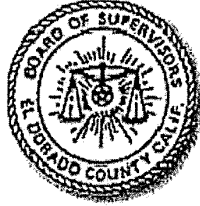
El Dorado, County Recorder  
William Schultz Co Recorder Office  
**DOC- 2005-0077617-00**  
Acct 30-EL DORADO CO BOARD OF SUPERVISORS  
Thursday, SEP 15, 2005 15:05:08  
Ttl Pd \$0.00 Nbr-0000775777  
JLB/C1/1-7

\*\*\*\*\*  
SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

**TITLE (S)**

**RESOLUTION NO. 280-2005  
RESOLUTION TO ACCEPT  
IRREVOCABLE OFFER OF DEDICATION #2004-03  
EL DORADO HILLS, SERRANO PARKWAY EXTENSION NO. 4  
EL DORADO IRRIGATION DISTRICT  
ASSESSOR'S PARCEL NUMBER 115-010-19-100**

077617



**RESOLUTION NO. 280-2005**  
**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Resolution to Accept  
Irrevocable Offer Of Dedication #2004-03  
El Dorado Hills, Serrano Parkway Extension No. 4  
El Dorado Irrigation District  
Assessor's Parcel Number 115-010-19-100**

**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**, El Dorado Irrigation District has executed an Irrevocable Offer of Dedication to the County of El Dorado for a road right of way, including the underlying fee, which is located along a segment of new Bass Lake Road; and

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

**WHEREAS**, said offer shall remain in effect and run with the land until such time the County of El Dorado Board of Supervisors accepts said offer; and

**WHEREAS**, the County of El Dorado Board of Supervisors has determined that it is in the public's best interest to accept said offer, 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 13 day of SEPTEMBER, 2005, by the following vote of said Board:

Ayes: DUPRAY, SWEENEY, BAUMANN, PAINE

ATTEST

CINDY KECK

Clerk of the Board of Supervisors

By

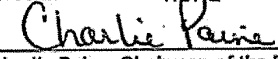
  
Deputy Clerk

Noes:

NONE

Absent:

NONE

  
Charlie Paine, Chairman of the Board  
Board of Supervisors

I CERTIFY THAT:

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

DATE

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

By

Deputy Clerk

077617

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

COUNTY OF EL DORADO  
BOARD OF SUPERVISORS  
330 FAIR LANE  
PLACERVILLE, CA 95667

Name: El Dorado Irrigation District  
Address: 2890 Mosquito Road  
Placerville CA 95667

Project: Serrano Pkwy – Bass Lake Rd.  
APN: 115-010-90-100  
Date:

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

Above section for Recorder's use

**IRREVOCABLE OFFER OF DEDICATION  
ROAD RIGHT OF WAY**


El Dorado Irrigation District, 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, including the underlying fee, for any and 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 as follows:

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

It is understood that this offer of dedication 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 necessity for public purposes and accepts said offer by resolution.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed its name this 31 day of August, 2005.

GRANTOR

  
\_\_\_\_\_  
Board of Directors of El Dorado Irrigation District

Name of Authorized Signer:

077617

EXHIBIT "A"

ROAD RIGHT OF WAY

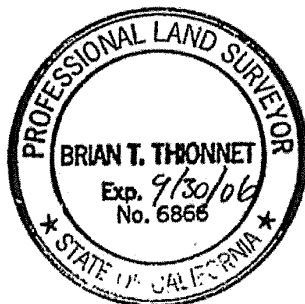
All that real property situated in the County of El Dorado, State of California, lying within Section 31, Township 10 North, Range 9 East, Mount Diablo Meridian, being a portion of the land granted to the El Dorado Irrigation District (E.I.D.) in the deeds recorded in Book 1722, at Page 673, and Book 927, at Page 563, of Official Records of said County more particularly described as follows:

Beginning at the northeast corner of Lot MM as shown the Plat of El Dorado Hills Specific Plan, Unit No. 2 filed in the Recorder's office of said county in Book H of Maps, at Page 81; thence, from said Point of Beginning, along the boundary line common to said Lot MM and said E.I.D. land, South 89°07'12" West 320.30 feet; thence across said E.I.D. land the following four courses and distances: (1) Along a curve to the right having a radius of 1610.00 feet and a chord that bears North 73°08'09" East 129.37 feet, (2) North 75°26'18" East 198.90 feet, (3) Along a curve to the right having a radius of 1160.00 feet and a chord that bears South 84°06'01" East 813.07 feet, and (4) South 63°35'05" East 224.46 feet to a point on the north line of Lot NN as shown on said Plat; thence along the boundary line common to said Lot NN and said E.I.D. land the following twelve courses and distances: (1) North 68°03'12" West 100.72 feet, (2) North 64°38'26" West 198.53 feet, (3) North 67°49'11" West 86.39 feet, (4) North 72°36'06" West 122.35 feet, (5) North 77°41'04" West 63.52 feet, (6) North 88°51'00" West 60.02 feet, (7) South 79°42'26" West 47.88 feet, (8) South 72°27'31" West 54.98 feet, (9) South 62°39'08" West 54.98 feet, (10) South 54°50'09" West 65.60 feet, (11) South 48°33'50" West 24.27 feet, and (12) South 49°11'32" West 9.90 feet; thence across said E.I.D. land the following two courses and distances: (1) Along a curve to the left having a radius of 1040.00 feet and a chord that bears South 79°52'11" West 162.79 feet and (2) South 75°26'18" West 26.84 feet to the southeast corner of said Lot MM; thence North 00°25'17" West 40.26 feet to the Point of Beginning.


Containing 1.21 Ac.

Note: Bearings for this description are identical to those shown on said Plat of El Dorado Hills Specific Plan, Unit No. 2 (Sub. H-81).

End of Description



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

  
Brian Thionnet                      Date  
P.L.S. 6866



077617

# EXHIBIT "B" PLAT TO ACCOMPANY DESCRIPTION

SCALE: 1"=200'

EAST-WEST  $\frac{1}{2}$  SEC. 31

E.I.D.  
1722-673 O.R.

E.I.D.  
927-563 O.R.

OFFER OF DEDICATION  
(SEE SHEET 2 OF 2 FOR DIMENSIONS)

1.21 Ac

LOT MM  
SUB. H-81

P.O.B.

LOT NN  
SUB. H-81

LOT 20  
SUB. H-81

LOT 21  
SUB. H-81



SHEET 1 OF 2

JOB NO. 2677092

DATE: 012204

F.B. PAGE:

SCALE: 1"=200'

DRAWN BY: SG

CHECKED BY: BT

TITLE: OFFER OF DEDICATION  
PORTION OF SECTION 31, T. 10 N., R. 9 E.  
EL DORADO COUNTY, CALIFORNIA

CLIENT: SERRANO ASSOC.

3222 Ramos Circle Sacramento CA 95827  
(916) 366-3040 Fax (916) 366-3303

R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors



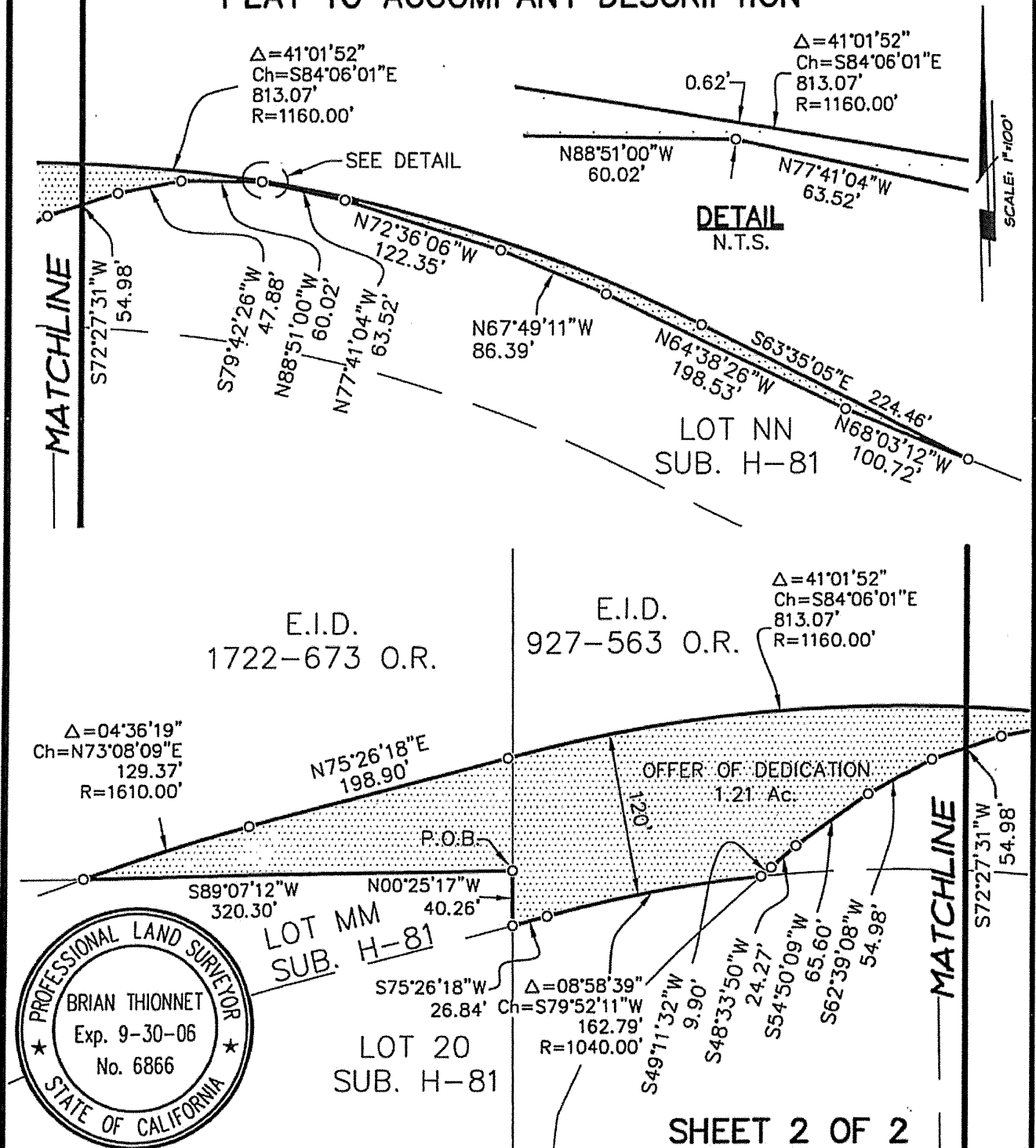
SCALE IN INCHES

DRAWING FILE NO. S:\2677\092\Exhibit2

S:\2677\092\Exhibit2-2004.dwg, 2/10/2005 9:32:24 AM

077617

# EXHIBIT "B" PLAT TO ACCOMPANY DESCRIPTION



REVISION JOB NO. 26771092 DATE: 0122.04 F.B. PAGE: SCALE: 1"=100' DRAWN BY: SG CHECKED BY: BT	TITLE: <b>OFFER OF DEDICATION</b> <b>PORTION OF SECTION 31, T. 10 N., R. 9 E.</b> <b>EL DORADO COUNTY, CALIFORNIA</b>	3222 Ramon Circle Sacramento CA 95827 (916) 366-3040 Fax (916) 366-3303 <b>R. E. Y. ENGINEERS, Inc.</b> Civil Engineers / Land Surveyors
	CLIENT: <b>SERRANO ASSOC.</b>	
	SCALE IN INCHES	
	DRAWING FILE NO. 5: 26771092 \Exhibit	

011617

STATE OF CALIFORNIA )  
 ) ss  
COUNTY OF EL DORADO )

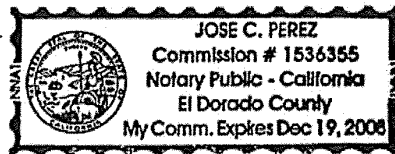
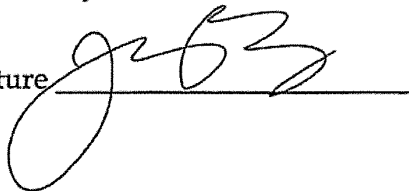
On AUGUST 31, 2005, before me the undersigned, a notary public, personally appeared \_\_\_\_\_,

- (X) personally known to me, or  
( ) proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature



09/15/2005, 20050077617

**Andrea Howard**

---

**From:** Dave Spiegelberg <dave.spiegelberg@edcgov.us>  
**Sent:** Wednesday, June 10, 2015 11:54 AM  
**To:** Andrea Howard  
**Cc:** Don McCormick (dmccormick@reyengineers.com); Tom Howard; Andrew Gaber; Jeannette Lyon  
**Subject:** Re: FW: Bass Lake Road 10' Vacation

Agreed - I checked this against the As-Built Plans for the Serrano Parkway Extension to Bass Lake Road. 45mph alignment approved by this office. We will agree to the abandonment / quitclaim.

**Dave W. Spiegelberg, P.E.**  
Senior Civil Engineer

**County of El Dorado**  
Community Development Agency  
Transportation Division, Development Section  
2850 Fairlane Court  
Placerville, CA 95667  
530-621-6077 / 530-957-3521 (cell) / 530-295-2655 (fax)  
[dave.spiegelberg@edcgov.us](mailto:dave.spiegelberg@edcgov.us)

On Fri, Jun 5, 2015 at 8:38 AM, Andrea Howard <[ahoward@parkerdevco.com](mailto:ahoward@parkerdevco.com)> wrote:

Dave, this should be it. If you want the CAD file, please let me or Don know.

**From:** Dave Spiegelberg [mailto:[dave.spiegelberg@edcgov.us](mailto:dave.spiegelberg@edcgov.us)]  
**Sent:** Thursday, June 04, 2015 3:44 PM

**To:** Andrea Howard  
**Subject:** Re: FW: Bass Lake Road 10' Vacation

Might have been the Serrano Extension Project. I will be pulling those as-builts to see if that matches up.

**Dave W. Spiegelberg, P.E.**  
Senior Civil Engineer



# EL DORADO HILLS FIRE DEPARTMENT

*"Serving the Communities of El Dorado Hills, Rescue and Latrobe"*

June 8, 2015

Andrea Howard  
Parker Development Company  
4525 Serrano Parkway  
El Dorado Hills, CA 95762

Re: GENERAL VACATION – PORTION OF BASS LAKE ROAD ADJACENT TO  
SERRANO VILLAGES J5 AND J6

Dear Mrs. Howard:

The El Dorado Hills Fire Department is an agency having an interest along Bass Lake Road. We have no objection to the proposed general vacation of the portion of Bass Lake Road adjacent to Serrano Villages J5 and J6.

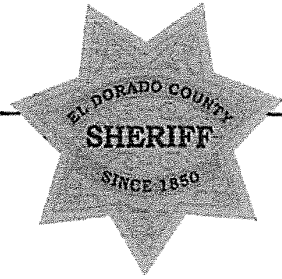
If you have any questions, please don't hesitate to contact me at 916-933-6623.

Sincerely,

EL DORADO HILLS FIRE DEPARTMENT

Michael Lilienthal  
Division Chief/Fire Marshal





JOHN D'AGOSTINI

SHERIFF - CORONER - PUBLIC ADMINISTRATOR  
COUNTY OF EL DORADO  
STATE OF CALIFORNIA

June 10, 2015

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

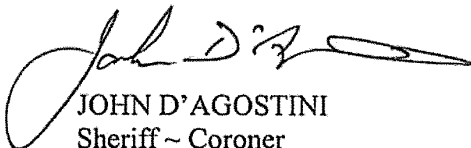
RE: Letter of concurrence  
General Vacation of a Public Street  
Ten (10) feet wide portion of Bass Lake Road adjacent to Serrano Villages J5 and J6

To Whom It May Concern:

The El Dorado County Sheriff's Office has reviewed the request for vacation of a portion of Bass Lake Road as referred to in your letter dated June 5, 2015 and described as a portion, 10 feet wide adjacent to Serrano Villages J5 and J6 affecting Lots 1, 2, and 3 of subd. J-118 including that certain portion of Bass Lake Road dedicated to the County from El Dorado Irrigation District by Irrevocable Offer of Dedication #2004-03 recorded as document number 2005-77617.

The El Dorado County Sheriff's Office has no objection and concurs with the proposed vacation as described in said letter.

Regards,



JOHN D'AGOSTINI  
Sheriff ~ Coroner  
Public Administer

*"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



July 8, 2015

El Dorado County Board of Supervisors  
Serrano Associates

Re: General Vacation of a Public Street  
Portion of Bass Lake Road adjacent to Serrano Villages J5 and J6

We, the United States Post Office have no objection to the proposed vacation of a portion of Bass Lake Road adjacent to Serrano Villages J5 and J6.

Cindy Critchfield  
Growth Management  
USPS  
El Dorado Hills 95762



California Region  
3055 Comcast Place  
Livermore, CA 94551-9559

**Public Utility Easement ("PUE") Vacation (Abandonment)  
Clearance Letter**

1. To: Andrea Howard

2. Type of action:

PUE abandon General Vacate PUE encroachment PUE Redefined

3. Location of action:

County/City: Co. of El Dorado

IOD #: 2004-03

Parcel #: 115-010-19-100

Exhibits attached: Yes No

4. Comcast response to request:

- a. Not approved
- b. No objection to the proposed action
- c. No objection to the proposed action provided that a new PUE is dedicated with all costs of relocation paid by requester.
- d. No objection to the proposed action provided the following conditions are met.

Stemgallo  
Comcast Signature

Const. Specialist III  
Title

7-10-15  
Date



**Pacific Gas and  
Electric Company.**

**Piper J Wagner**  
Land Agent

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

July 10, 2015

Parker Development Company  
4525 Serrano Parkway  
El Dorado Hills, CA 95762  
Attn: Andrea Howard

RE: Request for "No Objection" for the vacation of a 10' portion of Bass Lake Road at Serrano Parkway for Roadway Purposes Only, El Dorado Hill, CA

Dear Andrea Howard:

Thank you for the opportunity to review the request for the vacation of a portion of Bass Lake Road at Serrano Parkway. Based on the information you provided, PG&E has no objection to the road abandonment, provided that the exiting PUE is reserved for PG&E facilities at this location.

If the abandonment is approved by the Board of Supervisors, we respectfully request that the following reservation be inserted in the Resolution of Vacation or Abandonment for the road:

RESERVING therefrom pursuant to the provisions of Section 8340 of the Streets and Highways Code and for the benefit of Pacific Gas and Electric Company, the permanent easement and the right at any time and from time to time to construct, reconstruct, maintain, operate, replace, remove, repair, renew and enlarge lines of pipes, conduits, cables, wires, poles, electrical conductors, and other equipment, fixtures and appurtenances for the operation of electric, gas, and communication facilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind."

Upon approval of the abandonment, please send a certified copy of the Resolution of Vacation to:

Pacific Gas and Electric Company  
Attn: Piper Wagner  
Land Management  
343 Sacramento Street  
Auburn, CA 95603

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,

Piper J. Wagner  
Land Agent



JUL 16 2015

July 13, 2015

Andrea Howard  
Parker Development Company  
4525 Serrano Parkway  
El Dorado Hills, CA 95762

**SUBJECT: BASS LAKE ROAD 10' VACATION REQUEST  
SERRANO PARKWAY, EL DORADO HILLS, CA**

Dear Ms. Howard:

This in reference to your request for the vacation of a portion of Bass Lake Road at Serrano Parkway. AT&T has no objection to this request.

Sincerely,

A handwritten signature in cursive script that reads "Astrid Willard".

Astrid Willard  
Public Works Manager  
File: PW06-1217

2700 WATT AVE, ROOM 3573-11  
SACRAMENTO, CA 95762

**DEPARTMENT OF CALIFORNIA HIGHWAY PATROL**

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



Date: August 3, 2015

File No.: 245.13949

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

Dear Mrs. Howard,

I have reviewed your proposal for the general vacation of the portion of Bass Lake Road adjacent to Serrano Village J5 and J6. As the law enforcement agency with primary investigative authority over that portion of the roadway I have no objection with Serrano Associates moving forward with your attempt to vacation this portion of the roadway.

If you have any additional questions or concern, please don't hesitate to contact me at (530) 622-1110 and I will be happy to discuss further.

Sincerely,

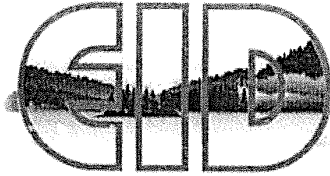
A handwritten signature in black ink, appearing to be "J. C. Root", written over a horizontal line.

J. C. ROOT, Lieutenant  
Commander

*Safety, Service, and Security*



*An Internationally Accredited Agency*



AUG 10 2015

## El Dorado Irrigation District

Letter No.: EEO 2015-0956

August 5, 2015

VIA E-MAIL and FIRST-CLASS MAIL

Andrea Howard  
Parker Development  
4525 Serrano Parkway  
El Dorado Hills, CA 95762

Subject: Request for "No Objection" for the Vacation of a 10-foot Portion of Bass Lake Road at Serrano Parkway for Roadway Purposes Only

Dear Andrea Howard:

Thank you for giving El Dorado Irrigation District (District) the opportunity to review the request for the vacation of a portion of Bass Lake Road at Serrano Parkway. The District does not have any utilities running adjacent to, or installed solely within the Public Utility Easement (PUE) requesting abandonment, however the District currently has a 16" inch ductile iron recycled water line, which crosses through the requested vacation in two areas.

Based on the information you presented, as found on Exhibit B, the District has "No Objection" to the road abandonment, provided that any existing District facilities found within the existing Public Utility Easement (PUE) along Bass Lake Road are protected, pursuant to the provisions found in Section 8340 of the Streets and Highways Code, Section "c" which states "If there are in-place public utility facilities that are in use, a public entity shall, unless the legislative body determines the public convenience and necessity otherwise require, reserve, and except from the vacation any easement and right necessary to maintain, operate, replace, remove, or renew the public utility facilities".

If you have any questions, please contact me at (530) 642-4178

Sincerely,

Aaron Dinsdale, RWA  
Engineering Technician II

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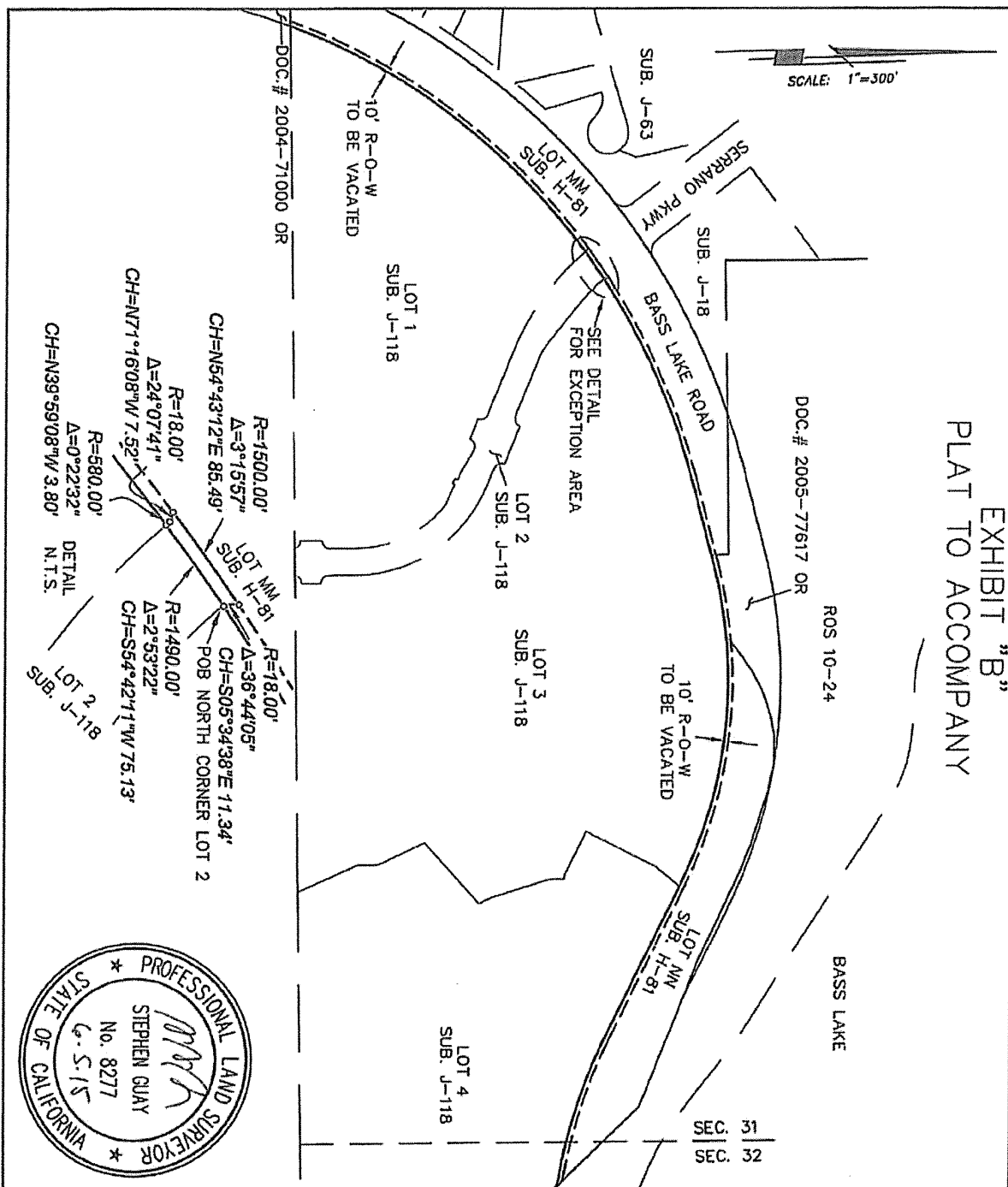
APPROVED AS TO FORM:

Thomas D. Cumpston  
General Counsel

8/5/15  
DATE

# EXHIBIT "B"

## PLAT TO ACCOMPANY



JOB NO. 2677.186 DATE: 4.13.15 F.B. PAGE: SCALE: 1"=300' DRAWN BY: SC CHECKED BY: BT		TITLE: <b>PUBLIC HIGHWAY VACATION</b> <b>PORTIONS OF LOTS MM, NN OF SUB. H-81 AND</b> <b>DOC. # 2005-77617 OR</b> <b>COUNTY OF EL DORADO, CALIFORNIA</b> <b>SERRANO ASSOC.</b>		9055 Mer St Folsom, CA 95630 (916) 396-8330 Fax: (916) 396-3373 <b>R. E. Y. ENGINEERS, Inc.</b> Civil Engineers / Land Surveyors	
4.22.15 REVISION		SCALE IN FEET		DRAWING FILE NO. S:\2677\186\EXH\POR_BLR_VACA	