



RESOLUTION NO.
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION OF INTENT TO VACATE
General Vacation #GOV16-0001
A portion of the existing Bass Lake Road
Assessor's Parcel Numbers 123-040-06, 115-400-19, 123-040-08

WHEREAS, 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 lies east of the Serrano Parkway and Sienna Ridge Drive intersection, in the El Dorado Hills area; and

WHEREAS, according to the County of El Dorado Bass Lake Hills Specific Plan (page 34), Bass Lake Road is an all-inclusive 100-foot wide right-of-way; and

WHEREAS, on or about August 2015, the Transportation Division received a request for the General Vacation of a portion of the existing Bass Lake Road, described as three (3) 10-foot strips of land for roadway purposes only, not affecting utility easements, within and along the southeasterly line of Lot MM; 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. Vacation specified and depicted in Exhibit A and Exhibit B, from Serrano Associates, LLC; 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, AT&T, and Pacific Gas and Electric, indicating they have no objection to the proposed vacation; and

WHEREAS, a meeting was held on October 13, 2016, by the El Dorado Planning Commission pursuant to the requirements of Government Code 65402, the meeting minutes of which are submitted to the Board of Supervisors as part of the agenda item to consider this Resolution, and which reflect that the Planning Commission found the proposed vacation of said road to be consistent with the 2004 El Dorado County General Plan; 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 its intention to vacate a portion of the existing Bass Lake Road, as described in Exhibit A and depicted in Exhibit B, attached hereto; and

BE IT FURTHER RESOLVED, pursuant to Section 8320, et seq., that a public hearing will be held at which all persons interested in the proposed vacation will be heard on March 7, 2017 at 9:00 a.m., in the Board of Supervisors chambers, 330 Fair Lane, Placerville CA; and

BE IT FINALLY RESOLVED, that the Clerk of the Board of Supervisors shall publish notice of said hearing for at least two (2) weeks prior to said hearing in accordance with the requirement of Sections 8320(b), and

8322 of the Streets and Highways Code, and shall cause notices to be posted pursuant to Section 8323 of the Streets and Highways Code.

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:

James S. Mitrisin

Clerk of the Board of Supervisors

Ayes:

Noes:

Absent:

By: _____

Deputy Clerk

Chair, Board of Supervisors

Chair, Board of Supervisors

ATTACHMENT 1

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

— GENE E THORNE & ASSOCIATES, INC. —

NOTICE OF RESTRICTION:

BOOK 4222 PAGE 419 FOR
 NOTICE OF RESTRICTION AFFECTING THIS SUBDIVISION.

OWNER'S STATEMENT:

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY CONVEYS AND OFFERS FOR DEDICATION TO THE COUNTY OF EL DORADO THOSE PORTIONS OF BASS LAKE ROAD SHOWN HEREON AS LOTS MM, NN AND PP, INCLUDING THE UNDERLYING FEE THERETO, FOR ANY AND ALL PUBLIC PURPOSES.

WHERE ROAD SLOPES EXTEND BEYOND THE BOUNDARIES OF SAID LOTS MM, NN AND PP, THE UNDERSIGNED ALSO OFFER TO THE COUNTY OF EL DORADO, SLOPE AND DRAINAGE EASEMENTS TO FIVE FEET BEYOND THE TOP OF CUT OR TOE OF FILL.

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

EL DORADO HILLS DEVELOPMENT COMPANY,
 A CALIFORNIA GENERAL PARTNERSHIP

W.R. PARKER, INC.
 GENERAL PARTNER

BY: William R. Parker
 ITS PRESIDENT

NOTARY'S ACKNOWLEDGEMENT:

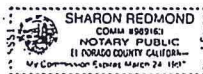
STATE OF CALIFORNIA
 COUNTY OF El Dorado) S.S.

ON January 11, 1994 BEFORE ME, Sharon Redmond

PERSONALLY KNOWN TO ME (OR 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/HE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Sharon Redmond



ENGINEER'S STATEMENT:

I HEREBY STATE THAT THE SURVEY AND FINAL MAP OF THIS SUBDIVISION 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.

Gene E. Thorne
 GENE E. THORNE R.C.E. 20462

REG. EXP. DATE: 09/30/97

COUNTY ENGINEER'S STATEMENT:

I, Steve K. Payne (STEVEN K. PAYNE)
 COUNTY ENGINEER, HEREBY STATE THAT THERE WERE NO PUBLIC IMPROVEMENTS REQUIRED TO BE MADE PRIOR TO FILING THIS FINAL MAP.

Steve K. Payne
 COUNTY ENGINEER
 DEPARTMENT OF TRANSPORTATION
 COUNTY OF EL DORADO, CALIFORNIA
 REG. EXP. DATE: 6/26/95

COUNTY TAX COLLECTOR'S STATEMENT:

I, C.L. RAFFETY, 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.

DATE: 2/22/94

C.L. Raffety
 C.L. RAFFETY
 TAX COLLECTOR
 COUNTY OF EL DORADO, CALIFORNIA

BY: Judith G. Smith
 DEPUTY

PLANNING DIRECTOR'S STATEMENT:

I, THOMAS A. PARILO, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON NOVEMBER 3, 1992, BY THE BOARD OF SUPERVISORS AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVAL HAVE BEEN SATISFIED.

Thomas A. Parilo
 THOMAS A. PARILO
 PLANNING DIRECTOR
 COUNTY OF EL DORADO, CALIFORNIA

DATE: 2/25/94

COUNTY SURVEYOR'S STATEMENT:

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, 1992, BY THE BOARD OF SUPERVISORS, THAT IT IS TECHNICALLY CORRECT AND THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND APPLICABLE COUNTY ORDINANCES HAVE BEEN COMPLIED WITH.

Daniel S. Russell
 DANIEL S. RUSSELL L.S. 5017
 COUNTY SURVEYOR
 COUNTY OF EL DORADO, CALIFORNIA

LIC. EXP. DATE: 12-31-97

BY: Charles E. Bishop
 DEPUTY
 CHARLES E. BISHOP L.S. 5638

BOARD CLERK'S STATEMENT:

I, DIXIE L. FOOTE, HEREBY 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 HEREON AS LOTS MM, NN AND PP, AND THE EASEMENTS AS OFFERED FOR DEDICATION.

Dixie L. Foote
 DIXIE L. FOOTE
 CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF EL DORADO, CALIFORNIA

BY: Margaret E. Thorsley

RECORDER'S STATEMENT:

I, L. JEAN BELL, HEREBY CERTIFY THAT Recler Title Company TITLE CERTIFICATE NO. 0797 WAS FILED WITH THIS OFFICE AND THAT THIS FINAL MAP WAS ACCEPTED FOR RECORD AND FILED IN BOOK 4, PAGE 81, DOCUMENT NO. 12711 ON February 25, 1994, AT 34 MINUTES PAST 2 O'CLOCK P.M.

L. Jean Bell
 L. JEAN BELL
 COUNTY RECORDER, CLERK
 COUNTY OF EL DORADO, CALIFORNIA

BY: Cinda Carver
 DEPUTY

EXISTING ASSESSOR'S PARCEL NO. 103-010-22, 23 & 29, 107-010-09, 111-020-11, 12 & 15; AND 111-610-06, 08, 11, 13 & 15

H-813

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: AS SHOWN

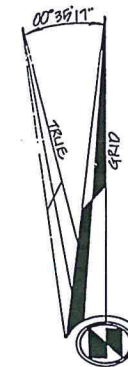
GENE E. THORNE & ASSOCIATES, INC.

TABULATED LOT DESCRIPTIONS

LOT 10	VILLAGE D2	LOT AA	OPEN SPACE
LOT 11	VILLAGE D4	LOT BB	OPEN SPACE
LOT 12	VILLAGE C1	LOT CC	SILVA VALLEY PARKWAY
LOT 13	VILLAGE C2	LOT DD	GOLF COURSE
LOT 14	VILLAGE E1	LOT EE	GOLF COURSE
LOT 15	VILLAGE E2	LOT FF	GOLF COURSE
LOT 16	VILLAGE F1	LOT GG	VILLAGE GREEN PARKWAY
LOT 17	VILLAGE F2	LOT HH	GOLF COURSE
LOT 18	VILLAGE G	LOT JJ	OPEN SPACE
LOT 19	VILLAGE J4	LOT KK	OPEN SPACE
LOT 20	VILLAGE J5	LOT LL	OPEN SPACE
LOT 21	VILLAGE J6	LOT MM	BASS LAKE ROAD (NEW)
LOT 22	VILLAGE J7	LOT NN	BASS LAKE ROAD (NEW)
LOT 23	VILLAGE J3	LOT PP	BASS LAKE ROAD (NEW)
LOT 24	VILLAGE J2	LOT RR	OPEN SPACE
LOT 25	VILLAGE J1	LOT SS	ROAD AND P.U.E.
LOT 26	VILLAGE K1	LOT TT	OPEN SPACE
LOT 27	VILLAGE K2	LOT UU	OPEN SPACE
LOT 28	VILLAGE K3	LOT VV	PARK SITE
LOT 29	VILLAGE K4	LOT XX	OPEN SPACE
LOT 30	VILLAGE K5	LOT YY	OPEN SPACE
LOT 31	VILLAGE K6	LOT ZZ	SCHOOL SITE
LOT 32	VILLAGE J3		
LOT 33	VILLAGE H1		
		LOT 34	VILLAGE H2

SHEET INDEX

NOT TO SCALE



00°36'11" & STATE OF CALIFORNIA DIVISION OF HIGHWAYS,
MONUMENT 29-111. GRID COORDINATES: (N) 358,028.40
(E) 2,260,364.01

SHEET 3 OF 29

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 MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF R.S. 16-147 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

NOTES

1. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
2. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
3. LOTS CC & GG ARE NON-EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENTS CREATED HEREON AND ARE RESERVED FOR FUTURE DEDICATION TO THE COUNTY OF EL DORADO FOR ROAD AND PUBLIC UTILITY PURPOSES.

LEGEND

- COMPUTATION POINT - NO MONUMENTATION
 FOUND MONUMENT AS SHOWN HEREON
 FOUND 1-1/2" C.I.P. STAMPED AS SHOWN HEREON
 FOUND 3/4" C.I.P. STAMPED "RCE 20462-1986"
 FOUND 3/4" C.I.P. STAMPED "RCE 20462-1989"
 FOUND 3/4" C.I.P. STAMPED "RCE 20462-1992"
 FOUND 1-1/2" C.I.P. STAMPED "RCE 20462-1992"
 SET 3/4" C.I.P. STAMPED "RCE 20462-1993"
 SET 1-1/2" C.I.P. STAMPED "RCE 20462-1993"
 NON-VEHICULAR ACCESS

REFERENCES

- R.S. 16-147 SUBD. H-2
 SUBD. H-17
 SUBD. H-7B

00°35'17" @ STATE OF CALIFORNIA, DIVISION OF HIGHWAYS,
 MONUMENT 28-117, GRID COORDINATES: (N) 388,628.48
 (E) 2,204,304.01

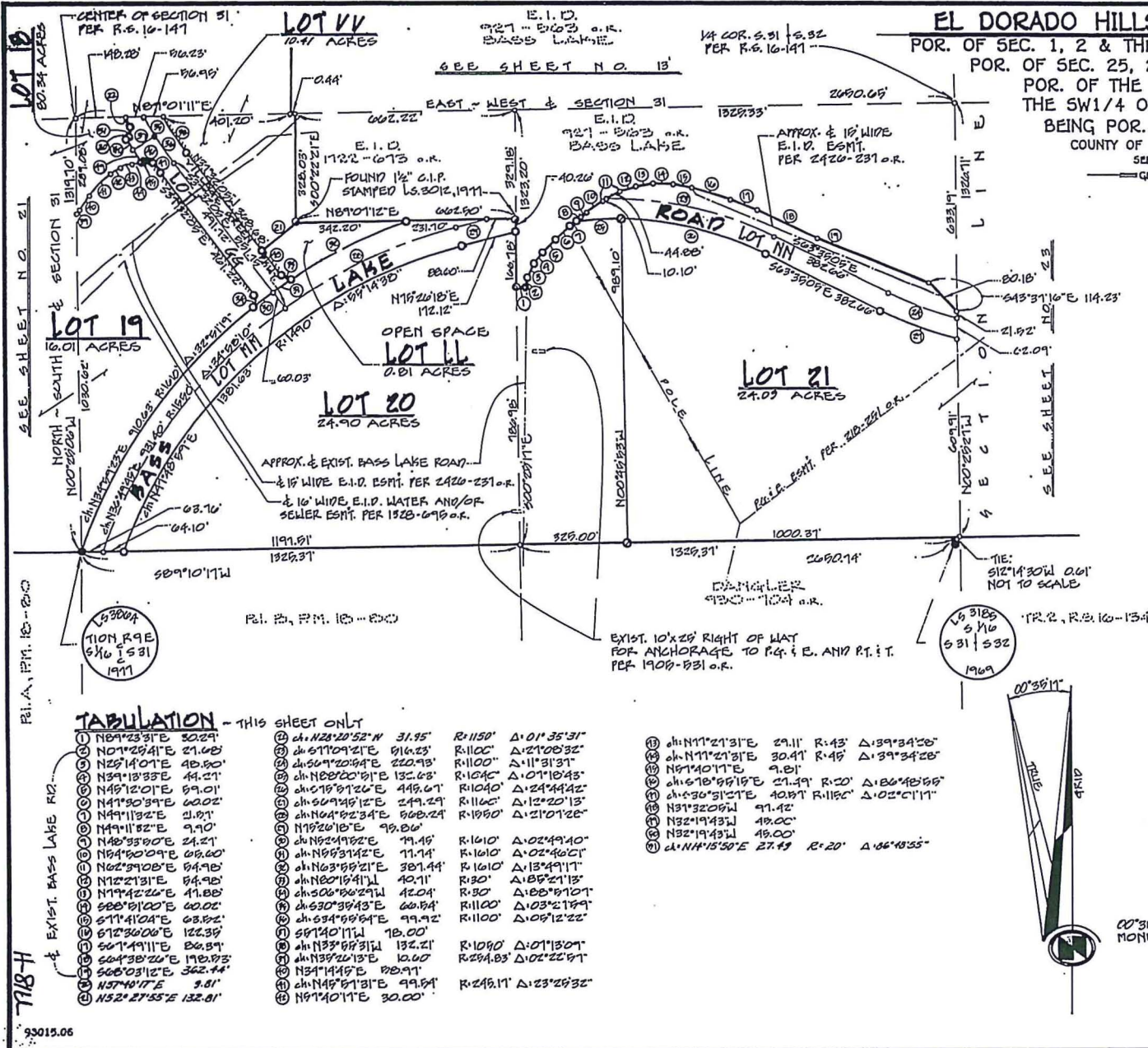


Exhibit A

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.

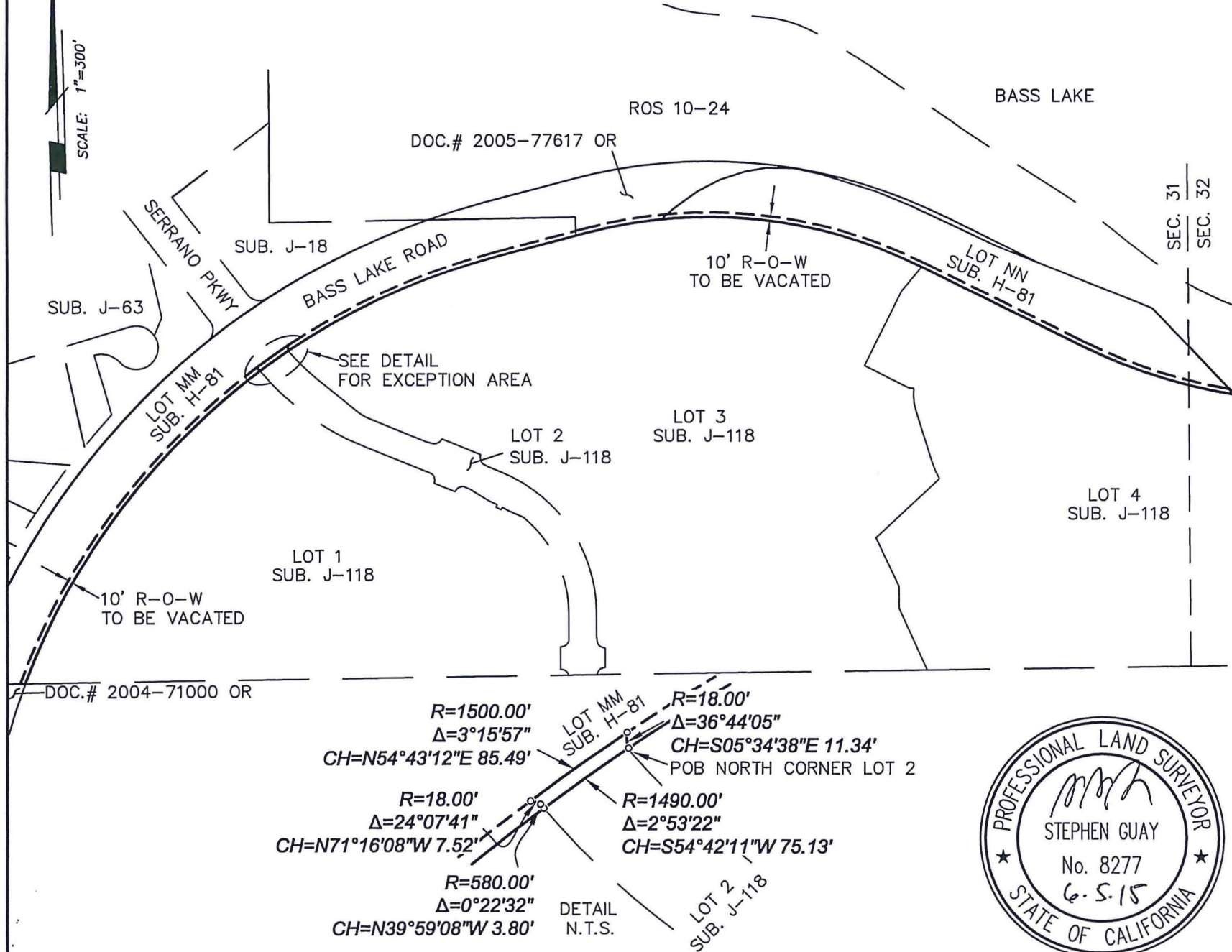
End of Description

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



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

EXHIBIT "B" PLAT TO ACCOMPANY



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: 12677\186\EXH\POR_BLR_VACA

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

JOB NO. 2677.186	DATE: 4.13.15	F.B. PAGE:	SCALE: 1"=300'	DRAWN BY: SG	CHECKED BY: BT
4.22.15					
REVISION					