

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: January 28, 2021
Staff: Matthew Aselage

FINDING OF CONSISTENCY WITH THE GENERAL PLAN

FILE NUMBER: GOV20-0001/Bass Lake Road Vacation

APPLICANT: Serrano Associates

AGENT: REY Engineers, Inc.

REQUEST: Finding of General Plan consistency of the proposed vacation of a portion of Bass Lake Road resulting in the abandonment of an approximately 10-foot wide northern segment of the Bass Lake Road right-of-way encompassing approximately 595 feet in length and 6,034 feet in total area.

LOCATION: Portion of an existing right-of-way easement for Bass Lake Road, south of the intersection between Bass Lake Road and Bridlewood Drive, in the El Dorado Hills area, Supervisorial District 1 (Exhibit A).

APN: 123-040-010

GENERAL PLAN

LAND USE DESIGNATION: Adopted Plan (AP)

ZONING DESIGNATION: Single-unit Residential (R1)

ENVIRONMENTAL DOCUMENT: This project has been found to be Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15305 (Minor Alterations in Land Use Limitations).

RECOMMENDATION: Staff recommending the Planning Commission take the following actions:

1. Find General Plan Consistency Request GOV20-0001 to be Categorically Exempt from CEQA pursuant to Section 15305 (Minor Alterations in Land Use Limitations); and
2. Approve General Plan Consistency Request GOV20-0001, based on the General Plan Consistency as presented.

BACKGROUND / HISTORY

Bass Lake Road, which extends northerly from US Highway 50 to Green Valley Road serving both areas in El Dorado Hills and Cameron Park, is a major arterial road that provides for circulation and connectivity to various existing residential and commercial development in the area. A portion of this road which fronts the applicant's property, identified as Serrano Village J7, was dedicated to the County in 1994 as part of the adopted El Dorado Hills Specific Plan and encompasses a 120-foot wide right of way. Subsequently, the County determined the ultimate necessary right-of-way to be 100-foot wide along this portion of the road. In formalizing this change, the applicant filed a general vacation request with the County's Department of Transportation in November 2015 to initiate vacation of a 10-foot wide southern portion of the road fronting the applicant's property identified as Serrano Village J5/J6 for which a Finding of Consistency to the General Plan was determined by the Planning Commission in October 2016. This similar Finding of Consistency is being requested for the frontage portion of the Serrano Village J7 property along Bass Lake Road.

PROJECT DESCRIPTION

In accordance with Government Code 65402(a), no street shall be vacated or abandoned until such vacation or abandonment has been submitted to and reported upon by the planning agency as to conformity with the adopted General Plan. Subject to this Finding of Consistency to the General Plan, this request for a General Vacation involves an abandonment of an approximately 10-foot wide southern segment of Bass Lake Road encompassing approximately 6,034 square feet in total area (Exhibit B). This segment of the road is currently undeveloped with no existing structures or encroachments; however, this segment of the road would be necessary for the development of the Serrano Village J7 residential subdivision which was approved by the Board of Supervisors on February 11, 2020 (Exhibit C). Upon formal vacation, the County would quit claim ownership of the abandoned land back to the applicant.

The proposed vacation was reviewed by the affected utility agencies including Pacific Gas & Electric, Comcast, and AT&T, as well as governmental agencies including the Sherriff's Office, Department of Transportation, and El Dorado Irrigation District, all of which are in support of the proposed vacation (Exhibit B).

GENERAL PLAN CONSISTENCY

There are no General Plan policies which directly relate to the vacation of the subject right-of-way; however, Policy 6.2.3.2 requires that all new development provide adequate emergency access to allow adequate ingress and egress. Additionally, Policy 5.6.1.1 states that the County will "promote and coordinate efforts with utilities for the undergrounding of existing and new

utility distribution lines in accordance with current rules and regulation of the California Public Utility Commission and existing and overhead power lines within scenic areas and existing Community Regions and Rural Centers.” Completion of the vacation would allow future development within the adjacent receiving parcels to have flexibility in design of circulation and access. Additionally, future utilities that would serve the development would be confined within defined easements underground in order to maintain aesthetic interest in the area.

CONCLUSION

Based on the above information, staff has determined that the request for Finding of Consistency of the proposed General Vacation to be consistent with the applicable policies of the El Dorado County General Plan.

SUPPORT INFORMATION

Attachments to Staff Report:

- Exhibit A.....Location/Vicinity Map
- Exhibit B.....General Vacation of a Public Street, Highway or
Public Service Easement Application
- Exhibit C.....Approved Tentative Map TM18-1536 for Serrano
Village J7