



RESOLUTION NO. 011-2021

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION OF INTENT TO VACATE AND DECLARING INTENDED DISPOSITION EXEMPT FROM
THE SURPLUS LAND ACT

General Vacation #GOV20-0001

A portion of the existing Bass Lake Road

Assessor's Parcel Number 123-040-010

WHEREAS, on February 2, 1863, the Board of Supervisors declared Bass Lake Road to be a public highway;
and

WHEREAS, a portion of Bass Lake Road 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, but subsequently, the County determined the ultimate necessary right-of-way to be 100-feet wide along this portion of the road; and

WHEREAS, a 10-foot wide portion of Bass Lake Road fronting the property identified as Serrano Village J5/J6 was vacated in 2016 pursuant to General Vacation #GOV16-0001; and

WHEREAS, the Tentative Map for the Serrano Village J7 Project (TM18-1536), which was approved by the Planning Commission on October 24, 2019 and the Board of Supervisors on February 11, 2020, includes an approximately 10-foot wide southern segment of Bass Lake Road, designated therein as "Lot D", consistent with the frontage previously vacated along the northern segment; and

WHEREAS, the Public Streets, Highways, and Service Easements Vacation Law (Streets and Highways Code, Section 8300 and following) permits the Board of Supervisors to vacate public streets, highways, and public service easements, and to dispose of any fee interest remaining pursuant to existing law; and

WHEREAS, Streets and Highways Code Section 8356 authorizes the County to adopt a resolution to convey by deed its interest in public streets that were vacated, and Sections 54221(f)(1)(E) and 54222.3 of the Government Code exempts that conveyance from the Surplus Land Act (Government Code Section 54221 et seq.); and

WHEREAS, on or about December 2020, the Department of Transportation received a request from Serrano Associates, LLC, a Delaware Limited Liability Company, for the General Vacation of a portion of the existing Bass Lake Road, described as a 10-foot strip of land for roadway purposes only. This request encompasses the right of way located south of the intersection between Bass Lake Road and Bridlewood Drive, in the El Dorado Hills area, not affecting utility easements, referenced by Assessor's Parcel Number 123-040-010, and as described in Exhibit A and depicted in Exhibit B, attached hereto; and

WHEREAS, Serrano Associates, LLC, a Delaware Limited Liability Company transferred their ownership by Grant Deed recorded December 4, 2020, document number 2020-0070544, to Tri Pointe Homes, Inc., a Delaware corporation; and

WHEREAS, Tri Pointe Homes, Inc. subsequently changed its name to Tri Pointe Homes Holdings, Inc.; and

WHEREAS, the Transportation Division received written authorization from El Dorado County Sheriff, Department of California Highway Patrol, El Dorado Hills Fire Department, 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 January 28, 2021, by the El Dorado Planning Commission pursuant to the requirements of Government Code 65402, the meeting minutes of which were 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

WHEREAS, the El Dorado Planning Commission at the January 28, 2021, meeting also found that the vacation was exempt from the California Environmental Quality Act under CEQA Guideline Section 15305; 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, the Board of Supervisors intends, at the time the former street property is vacated, to convey by deed its interest in the former street property described above to Tri Pointe Homes Holdings, Inc, a Delaware Corporation. Tri Pointe Homes Holdings, Inc. is the owner of record of the property that is adjacent to the property intended to be conveyed. A legal description of the property to be conveyed is attached as Exhibit A. Therefore, the Board of Supervisors finds and declares that the intended disposition of this property to Tri Pointe Homes Holdings, Inc. is exempt from the Surplus Land Act under 54221(f)(1)(E) and 54222.3 of the Government Code because it will be former street property that will be conveyed to an adjacent property owner; 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 April 20, 2021 at 10:00 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 16th day of March, 2021, by the following vote of said Board:

Attest:

Kim Dawson

Clerk of the Board of Supervisors

By: _____


Deputy Clerk

Ayes: Hidahl, Turnboo, Thomas, Parlin, Novasel

Noes: None

Absent: None


Chair, Board of Supervisors

Exhibit "A"

PUBLIC HIGHWAY VACATION

All that real property situated in the County of El Dorado, State of California, being a portion of Lot PP as shown on the plat entitled "El Dorado Hills Specific Plan Unit No. 2" filed in the Recorder's office of said County in Book H of Maps, Page 81, also being a portion of the public highway known as Bass Lake Road more particularly described as follows:

Beginning at the Northeast corner of Lot 22 as shown on said plat on the right of way line of Bass Lake Road; thence from said Point of Beginning along said right of way line along a curve to the right having a radius of 1160.00 feet and a chord that bears South 41°17'19" West 594.07 feet to an angle point in the common line between said Lots 22 and PP; thence along the West line of said Lot PP North 09°35'27" East 13.83 feet; thence across Lot PP along a non-tangent curve to the left having a radius of 1150.00 feet and a chord that bears North 40°33'13" East 599.07 feet to a point on the East line of said Lot PP; thence along said East line South 00°31'11" East 22.43 feet to the Point of Beginning.

Containing 6,034 Sq. Ft.

See **Exhibit "B"** attached hereto and made a part hereof.

End of Description



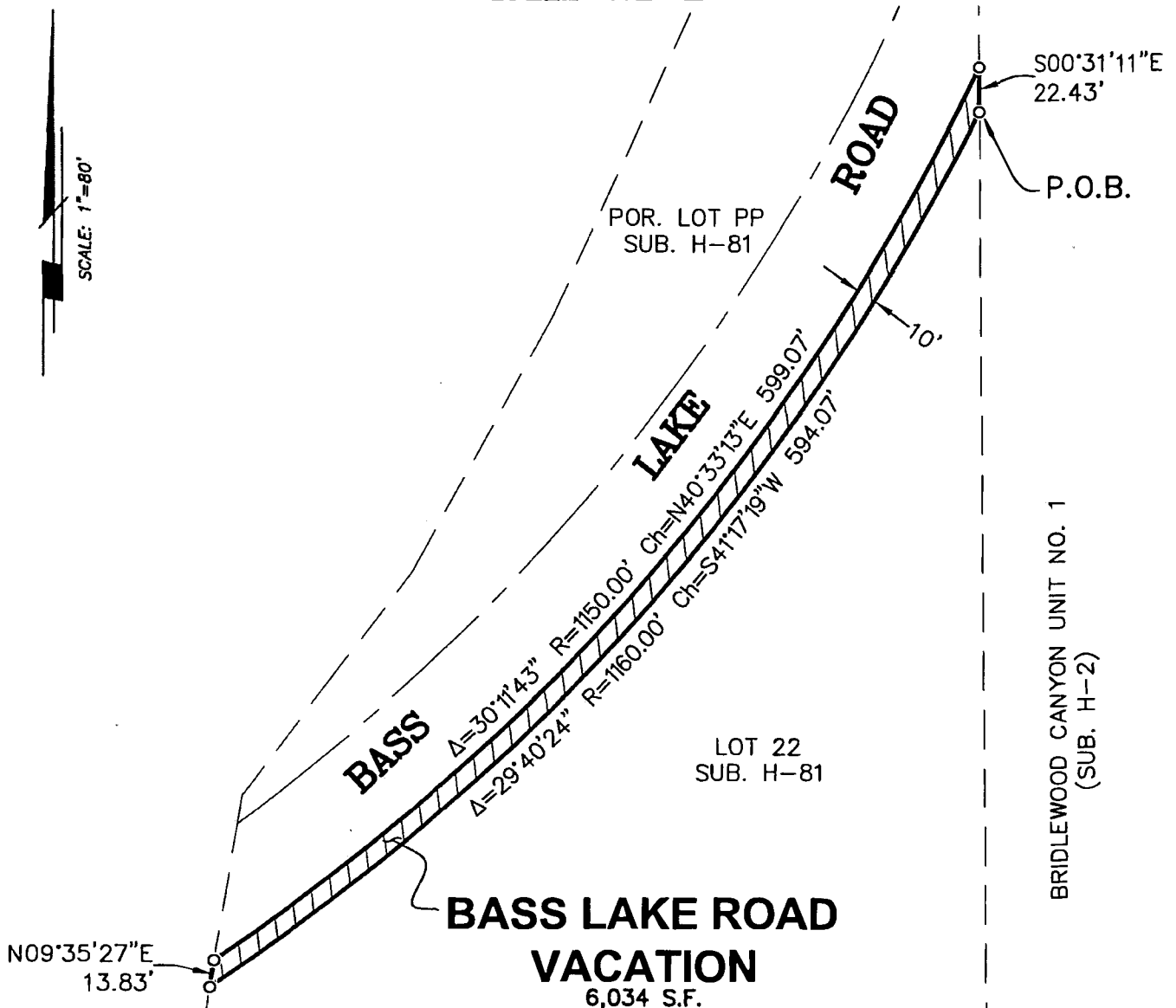
Prepared by:
R.E.Y. Engineers, Inc.

 10/8/20

Brian Thionnet Date
P.L.S. 6866

EXHIBIT 'B'

SCALE: 1"=80'



BASS

LAKE

ROAD

**BASS LAKE ROAD
VACATION**
6,034 S.F.

POR. LOT PP
SUB. H-81

LOT 22
SUB. H-81

S00°31'11"E
22.43'

P.O.B.

N09°35'27"E
13.83'

BRIDLEWOOD CANYON UNIT NO. 1
(SUB. H-2)



REVISION	JOB NO. 2677.233	TITLE: PUBLIC HIGHWAY VACATION	905 Sutter St. Folsom, Ste 200, CA 95630 (916) 366-3040 Fax (916) 366-3303 R. E. Y. ENGINEERS, Inc. Civil Engineers / Land Surveyors
	DATE: 07-24-2020	PORTION OF LOT PP, SUB. H-81	
	F.B. PAGE:	COUNTY OF EL DORADO, CALIFORNIA	
	SCALE: 1"=80'	CLIENT: SERRANO ASSOCIATES	
DRAWN BY: JG			
CHECKED BY: BT			
SCALE IN INCHES			DRAWING/LAYOUT 2677.233 BLR VACATION BM/BLR VAC