



Legislation Details (With Text)

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On agenda: 3/16/2021 **Final action:** 3/16/2021

Title: Department of Transportation recommending the Board consider the following regarding a portion of the existing Bass Lake Road:
 1) Adopt and authorize the Chair to sign Resolution of Intent to Vacate and Declaring Intended Disposition Exempt from the Surplus Land Act 011-2021 for a portion of the existing Bass Lake Road - General Vacation GOV20-0001, requested by Serrano Associates, LLC, a Delaware Limited Liability Company, pertaining to a portion of the existing Bass Lake Road in El Dorado Hills (APN 123-040-10); and
 2) Set a Public Hearing on April 20, 2021, at 10:00 a.m. for consideration of the proposed General Vacation of a portion of the existing Bass Lake Road in El Dorado Hills, and permit Transportation to publish and post notice of the hearing in accordance with the requirements of Street and Highways Code.

FUNDING: Developer funded.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approval, 2. B - Resolution of Intent to Vacate, 3. C - Planning Commission Report, 4. D - Vicinity Map, 5. Executed Resolution 011-2021

Date	Ver.	Action By	Action	Result
3/16/2021	1	Board of Supervisors	Approved	Pass

Department of Transportation recommending the Board consider the following regarding a portion of the existing Bass Lake Road:
 1) Adopt and authorize the Chair to sign Resolution of Intent to Vacate and Declaring Intended Disposition Exempt from the Surplus Land Act **011-2021** for a portion of the existing Bass Lake Road - General Vacation GOV20-0001, requested by Serrano Associates, LLC, a Delaware Limited Liability Company, pertaining to a portion of the existing Bass Lake Road in El Dorado Hills (APN 123-040-10); and
 2) Set a Public Hearing on April 20, 2021, at 10:00 a.m. for consideration of the proposed General Vacation of a portion of the existing Bass Lake Road in El Dorado Hills, and permit Transportation to publish and post notice of the hearing in accordance with the requirements of Street and Highways Code.

FUNDING: Developer funded.

DISCUSSION / BACKGROUND

In 1994, the El Dorado Hills Development Company (currently known as Serrano Associates, LLC) dedicated a 120-foot wide right-of-way to the County for portions of Bass Lake Road. The subject segment of Bass Lake Road lies south of the intersection of Bass Lake Road and Bridlewood Drive, in the El Dorado Hills area. According to the 2004 County of El Dorado General Plan, Bass Lake Road is to have an all-inclusive 100-foot wide right-of-way.

On or about December 2020, Transportation received a request from Serrano Associates, LLC, 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 of 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 included in the Serrano Village J7 Tentative Map (TM18-1536) as "Lot D".

Transportation reviewed the General Vacation request and has no objection to the proposed abandonment. Written comment has been received from the El Dorado County Sheriff, the California Highway Patrol, El Dorado Hills Fire Department, Comcast, El Dorado Irrigation District, AT&T, and Pacific Gas and Electric, indicating they also have no objection to the proposed General Vacation.

Pursuant to Section 8313 of the Streets and Highways Code, and Section 65402(a) of the Government Code, prior to the Board of Supervisors vacating a street or highway, the agency shall determine whether the vacation is consistent with the County General Plan. The County's Planning Commission conducted a hearing on January 28, 2021 (Item 2) to consider this issue. The Planning Commission approved this item as it was found that the proposed vacation was consistent with the General Plan.

Pursuant to Sections 54221(f)(1)(E) and 54222.3 of the Government Code, this conveyance is exempt from the Surplus Land Act (Government Code Section 54221 et seq.), and notice will be provided to the California Department of Housing and Community Development upon adoption of this Resolution.

Transportation recommends the Chair sign the Resolution of Intent to Vacate and Declaring Intended Disposition Exempt from the Surplus Land Act and requests the Board establish April 20, 2021, at 10:00 a.m. as the date and time for the General Vacation public hearing to consider vacating said portion of the existing Bass Lake Road and permit Transportation to publish and post notice of the hearing in accordance with the requirements of Street and Highways Code.

ALTERNATIVES

The Board could choose not to approve this General Vacation request, in which case the Serrano Village J7 could not proceed as currently designed.

PRIOR BOARD ACTION

February 11, 2020 (Item 24) - Board approved the Tentative Map for the Serrano Village J7 Project (TM18-1536)

OTHER DEPARTMENT / AGENCY INVOLVEMENT

The Planning Commission and County Counsel have reviewed and approved this General Vacation on January 28, 2021, Legistar# 21-0035.

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

There is no fiscal impact or change to Net County Cost associated with this item. All costs are paid by the applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will obtain the Chair's signature on the Resolution of Intent to Vacate a portion of the existing Bass Lake Road (APN 123-040-10).
- 2) The Clerk of the Board will return one (1) copy of the fully executed Resolution of Intent to Vacate to Transportation, attention to Lindsay Tallman, for processing.

STRATEGIC PLAN COMPONENT:

Infrastructure

CONTACT

Rafael Martinez
Director, Department of Transportation