



Legislation Details (With Text)

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File created: 12/12/2016 **In control:** Board of Supervisors

On agenda: 3/7/2017 **Final action:** 3/7/2017

Title: HEARING - Community Development Agency, Transportation Division, recommending the Board:
 1) Approve and authorize the Chair to sign Resolution of Vacation 045-2017 for General Vacation GOV16-0001 regarding a portion of the existing Bass Lake Road in El Dorado Hills described as three 10-foot strips of land for roadway purposes only, not affecting utility easements (Assessor's Parcels 115-400-19, 123-040-08, and 123-040-06); and
 2) Authorize the Chair to sign the Quit Claim Deed conveying title to Serrano Associates, LLC, a Delaware Limited Liability Company. (Est. Time: 10 Min.)

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Approved CRS - Gen. Vacation Resolution 3-7-17, 2. 2B - Public Notice 3-7-17, 3. 2C - QuitClaim Deed-Serrano; Bass Lake Vacation 3-7-17, 4. 2D - Reso & P&Ls - Serrano General Vacation 3-7-17, 5. 2E - Presentation 3-7-17, 6. Executed Recorded Resolution 045-2017 3-7-17, 7. Recorded Quitclaim Deed, 8. A - Approved CRS for Intent to Vacate 2-14-17, 9. B - Reso of Intent + P&Ls 2-14-17, 10. C - Planning Comm Report 2-14-17, 11. D - Vicinity Map 2-14-17, 12. Executed Resolution 027-2017 2-14-17

Date	Ver.	Action By	Action	Result
3/7/2017	2	Board of Supervisors	Approved	Pass
2/14/2017	1	Board of Supervisors	Approved	Pass

HEARING - Community Development Agency, Transportation Division, recommending the Board:
 1) Approve and authorize the Chair to sign Resolution of Vacation **045-2017** for General Vacation GOV16-0001 regarding a portion of the existing Bass Lake Road in El Dorado Hills described as three 10-foot strips of land for roadway purposes only, not affecting utility easements (Assessor's Parcels 115-400-19, 123-040-08, and 123-040-06); and
 2) Authorize the Chair to sign the Quit Claim Deed conveying title to Serrano Associates, LLC, a Delaware Limited Liability Company. (Est. Time: 10 Min.)

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Agency, Transportation Division (Transportation), reviewed the General Vacation request received from Serrano Associates, LLC, a Delaware Limited Liability Company (Serrano), as applicant, and has no objection to the proposed abandonment. Transportation recommends the Chair sign the Resolution of Vacation and Quit Claim Deed.

DISCUSSION / BACKGROUND

In 1994, the El Dorado Hills Development Company, which is currently known as Serrano, 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 east of the Serrano Parkway and Sienna Ridge Drive intersection, in the El Dorado Hills area. According to the County of El Dorado Bass Lake Hills Specific Plan, Bass Lake Road is an all-inclusive 100-foot wide right-of-way. The 100-foot wide right-of-way was part of the 120-foot wide right-of-way that Serrano dedicated to the County in 1994.

On or about August 2015, Transportation received a request from Serrano 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 2” in Book H, Page 81 of Maps; and within and along the southerly line of the Irrevocable Offer of Dedication recorded as Document 2005-77617. Transportation Staff reviewed the request and determined that there is, and will remain, sufficient right-of-way for the ultimate build out of Bass Lake Road if this right-of-way is vacated. Written comment has been received from the El Dorado County Sheriff, California Highway Patrol, El Dorado Hills Fire Department, El Dorado Irrigation District, United States Postal Service, AT&T, Comcast, and PG&E indicating they also have no objection to the proposed General Vacation.

Pursuant to Section 8313 of the State's Streets and Highways Code, and Section 65402(a) of the State's 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 October 13, 2016 (Item 2), to consider this issue. This item was approved on the Planning Commission Consent Calendar as it was found that the proposed vacation was consistent with the General Plan.

On February 14, 2017 (Item 15), the Board approved a Resolution of Intent to Vacate a portion of the existing Bass Lake Road, as requested by Serrano, and set the Public Hearing for March 7, 2017.

ALTERNATIVES

If the Board denies the requested General Vacation, Serrano would need to redesign its proposed subdivision and revise its approved tentative map to exclude this area, impacting proposed landscaping, open space areas, and building setbacks.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Planning Commission

County Counsel has reviewed and approved the proposed Resolution.

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no fiscal impact or change to Net County Cost associated with this item.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will obtain the Chair's signature on the Resolution of Vacation for a portion of the existing Bass Lake Road (APNs 123-040-06, 115-400-19, and 123-040-08).
- 2) The Clerk of the Board will forward the authorized documents for recording to the County Recorder's Office.
- 3) The Clerk of the Board will forward a copy the executed documents to the Community Development Agency, Transportation Division, attention of Andrew Gaber.

STRATEGIC PLAN COMPONENT:

Infrastructure

CONTACT

Bard Lower, Director

Transportation Division

Community Development Agency