



# County of El Dorado

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## Legislation Text

File #: 08-0085, Version: 3

Transportation Department recommending Resolution of Intention to vacate roadways within Sleepy Hollow subdivision, Unit Nos. 1,2, 4 and 5 as described in Exhibit A and depicted in Exhibits B, C, and D of said Resolution; and set a Public Hearing for Tuesday, April 29, 2008 at 9:00 a.m. for consideration of the proposed Resolution of Intention to Vacate.

**RECOMMENDED ACTION:** Adopt Resolution **66-2008**.

BUDGET SUMMARY:		
Total Estimated Cost		\$0
Funding		
Budgeted	\$	
New Funding	\$	
Savings	\$	
Other	\$	
Total Funding Available	\$	
Change To Net County Cost		\$0

Fiscal Impact/Change to Net County Cost: None./There is no net County Cost.

### Background:

The Sleepy Hollow subdivision, located north of US Highway 50, south of Green Valley Road, and east of North Shingle Road, in Shingle Springs, was created by five separate subdivision maps, which recorded in the County of El Dorado Recorder's office between 1972 and 1978. It should be noted that Unit No. 3 is a resubdivision of certain lots in Unit No. 1, and because the roadways were not changed, it is not necessary to include references to Unit No. 3 in the description of the roadways to be vacated. Said maps were recorded as follows:

Unit No. 1	March, 1972	Book E at Page 114
Unit No. 2	October, 1974	Book F at Page 36
Unit No. 3	November, 1972	Book F at Page 8
Unit No. 4	July, 1976	Book F at Page 64
Unit No. 5	July, 1978	Book F at Page 83

The subdivision roadways, specifically Mossy Glen Court, Quail Run Road, Oakvale Drive, Sleepy Hollow Drive, Skyline Drive, Starlight Court, Quail Cove Drive, Deerwood Drive, and Golden Fawn Trail were offered to the County of El Dorado and were accepted by the Board of Supervisors for

public uses, except Deerwood Drive, which was rejected on the Sleepy Hollow Unit No. 5 final map. Said offer remains in effect and runs with the land, despite said rejection. The County has not maintained nor accepted liability for any of the roadways offered for dedication. Maintenance for said roadways has been performed solely by the Sleepy Hollow Homeowner's Association.

Sleepy Hollow Homeowner's Association Board members presented an application for the General Vacation of roadways to the Department of Transportation in May of 2005, and the Public Hearing for the Finding of Consistency to the General Plan before the Planning Commission occurred October 13, 2005. Said Finding recommendation from the Planning Department staff was for "Denial", however, the Planning Commission made a Finding of Consistency if an emergency access is provided to Buckeye Rancheros; a Public access easement would be provided for the Fire District; and there be no gates allowed on the roads, now or in the future. These conditions required revisions to the proposed abandonment Exhibits, resulting in significant delays in completing the processing of the General Vacation.

Reason for Recommendation:

The Department of Transportation has reviewed the request for the proposed abandonment and all revised Exhibits, and has no objection so long as the conditions as imposed by the Planning Commission are implemented and adhered to by the Sleepy Hollow Homeowner's Association.

Action to be taken following Board approval:

1. Notice of the hearing will be posted and published in accordance with the requirements of the California Streets and Highways Code.
2. Copies of said Notice will be sent to each petitioner and any adjacent property owners.

District/Supervisor: District IV / Supervisor: Ron Briggs

Contact: Richard W. Shepard, P. E.

Concurrences: