



Legislation Details (With Text)

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Title: HEARING - Department of Transportation recommending the Board:
 1) Conduct a Public Hearing to consider adoption of the Resolution of Vacation 031-2021 for General Vacation GOV20-0001 regarding a portion of the existing Bass Lake Road in El Dorado Hills;
 2) Approve and authorize the Chair to sign the Resolution of Vacation; and
 3) Authorize the Chair to sign the Quit Claim Deed.

FUNDING: Developer funded.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approval, 2. B - Resolution of Vacation, 3. C - Notice to Parties GOV20-0001, 4. D - Quitclaim Deed, 5. E - Presentation, 6. E - Revised Presentation BOS Rcvd 4-16-2021, 7. F - Notices of Hearing BOS Rcvd 4-16-21, 8. Executed Resolution 031-2021, 9. Recorded Quit Claim Deed

Date	Ver.	Action By	Action	Result
4/20/2021	1	Board of Supervisors	Approved	Pass

HEARING - Department of Transportation recommending the Board:
 1) Conduct a Public Hearing to consider adoption of the Resolution of Vacation **031-2021** for General Vacation GOV20-0001 regarding a portion of the existing Bass Lake Road in El Dorado Hills;
 2) Approve and authorize the Chair to sign the Resolution of Vacation; and
 3) Authorize the Chair to sign the Quit Claim Deed.

FUNDING: Developer funded.

DISCUSSION / BACKGROUND

On March 16, 2021 (Item 11, Legistar 21-0149), the Board approved Resolution of Intent to Vacate and Declaring Intended Disposition Exempt from the Surplus Land Act 011-2021 regarding a portion of the existing Bass Lake Road and set the public Hearing for April 20, 2021.

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 between 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, Department of 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, Legistar 21-0035) to consider this issue. The Planning Commission approved this item as it was found that the proposed vacation was consistent with the General Plan. As noted in the Planning Commission minutes, Serrano Associates, LLC and its co-owner Tri Pointe Homes, Inc, are working with the Bridlewood Canyon Homeowner's Association to provide access to the easement between the two developments, and a separate Grant of Landscape Easement between the parties will be recorded pending the proposed vacation.

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 was provided to the California Department of Housing and Community Development upon adoption of the Resolution of Intent to Vacate and Declaring Intended Disposition Exempt from the Surplus Land Act. Notice of this Hearing has been provided to parties within 500ft of the proposed vacation, posted at the site of the General Vacation, and published in the Mountain Democrat newspaper on both April 5 and April 12, 2021.

ALTERNATIVES

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

PRIOR BOARD ACTION

February 11, 2020 (Item 24, Legistar 19-1714) - Board approved the Tentative Map for the Serrano Village J7 Project (TM18-1536)

March 16, 2021 (Item 11, Legistar 21-0149) - Board approved Resolution of Intent to Vacate and Declaring Intended Disposition Exempt from the Surplus Land Act 011-2021

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel has approved this item, and the Planning Commission 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 Vacation for a portion of the existing Bass Lake Road (APN 123-040-10).

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 of the executed documents to Transportation, attention Lindsay Tallman, for processing.

STRATEGIC PLAN COMPONENT:

Infrastructure

CONTACT

Rafael Martinez

Director, Department of Transportation