

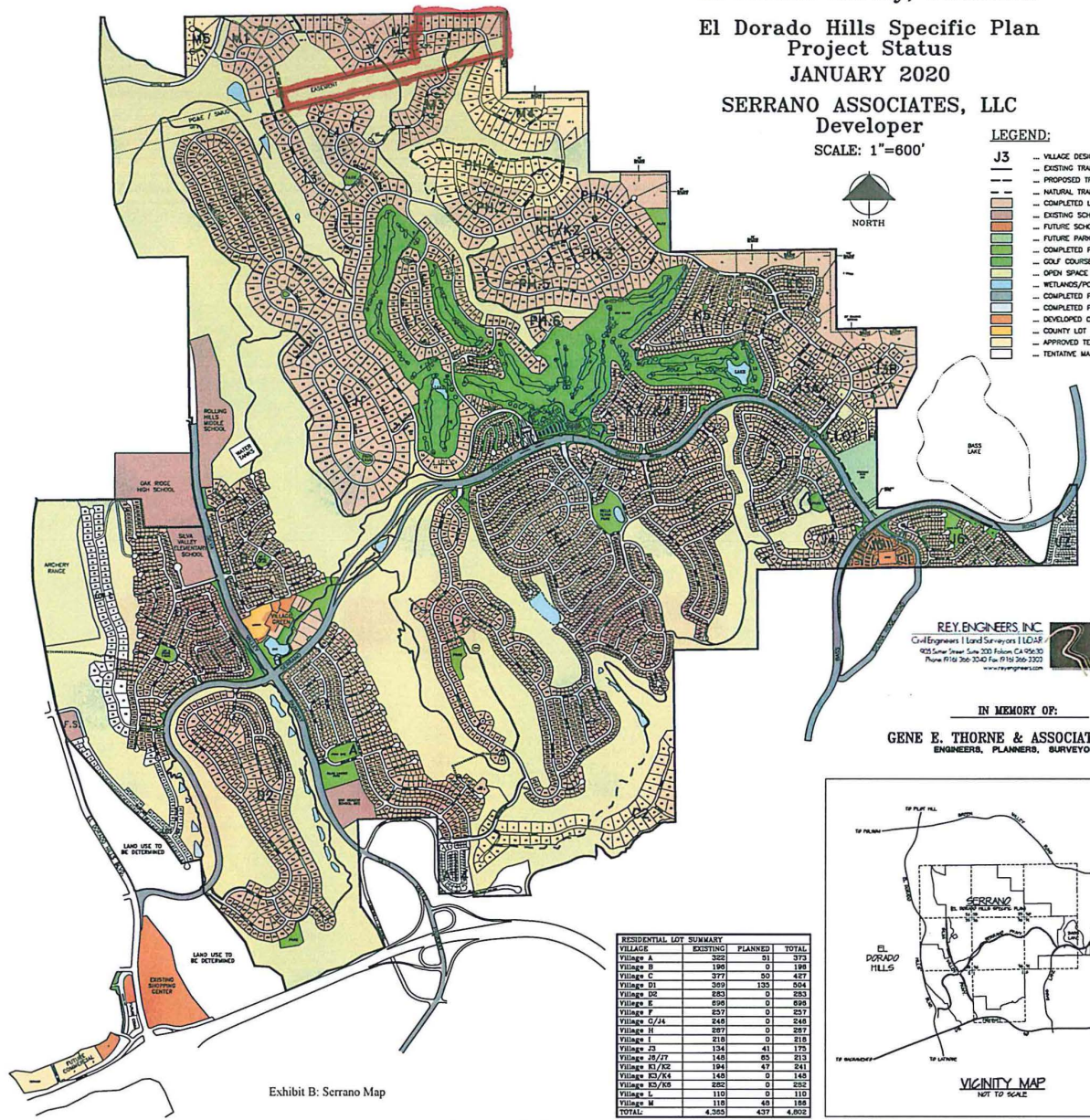
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Exhibit A: Location Vicinity Map

THIS MAP IS INTENDED AS A GENERAL DESCRIPTION OF LAND USE AND LOT LOCATIONS. FURTHER SUBDIVISION, RE-SUBDIVISION OR LOT LINE ADJUSTMENTS MAY AFFECT LOT SIZES AND OTHER CONFIGURATIONS SHOWN.

**Exhibit Map**  
**-SERRANO-**  
 El Dorado County, California  
 El Dorado Hills Specific Plan  
 Project Status  
 JANUARY 2020  
 SERRANO ASSOCIATES, LLC  
 Developer  
 SCALE: 1"=600'



- LEGEND:**
- J3** --- VILLAGE DESIGNATION
  - EXISTING TRAIL
  - PROPOSED TRAIL (SUBJECT TO CHANGE)
  - NATURAL TRAIL
  - COMPLETED LOTS
  - EXISTING SCHOOL/FIRE STATION (F.S.)
  - FUTURE SCHOOL SITES
  - FUTURE PARKS
  - COMPLETED PARKS
  - GOLF COURSE/VILLAGE GREEN
  - OPEN SPACE
  - WETLANDS/PONDS
  - COMPLETED PUBLIC ROADS
  - COMPLETED PRIVATE VILLAGE ROADS
  - DEVELOPED COMMERCIAL OR OFFICE
  - COUNTY LOT
  - APPROVED TENTATIVE MAP
  - TENTATIVE MAP IN PROCESS



**REY ENGINEERS, INC.**  
 Civil Engineers | Land Surveyors | L.C.S.P.  
 4025 Serrano Avenue, Suite 203, El Dorado Hills, CA 95762  
 Phone: (916) 366-3340 Fax: (916) 366-3303  
 www.reyengineers.com

**IN MEMORY OF:**  
**GENE E. THORNE & ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS

VILLAGE	EXISTING	PLANNED	TOTAL
Village A	320	0	320
Village B	195	0	195
Village C	377	50	427
Village D1	359	125	484
Village D2	283	0	283
Village E	598	0	598
Village F	257	0	257
Village G/H	249	0	249
Village H	297	0	297
Village I	215	0	215
Village J	134	41	175
Village J2/J7	143	53	196
Village K1/K2	194	47	241
Village K3/K4	140	0	140
Village K5/K6	202	0	202
Village L	110	0	110
Village M	110	40	150
<b>TOTAL:</b>	<b>4,355</b>	<b>437</b>	<b>4,792</b>

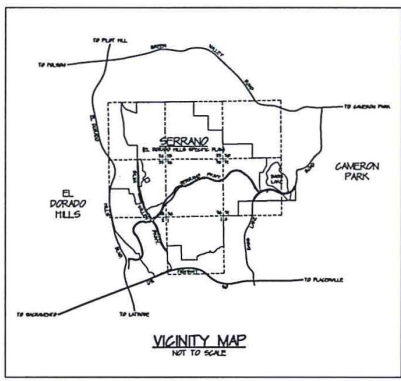


Exhibit B: Serrano Map

Description: El Dorado, CA Assessor Map - Book Page 123.65 Page: 1 of 1  
Order: 183803 Comment:



Exhibit C: Assessor's Parcel Map

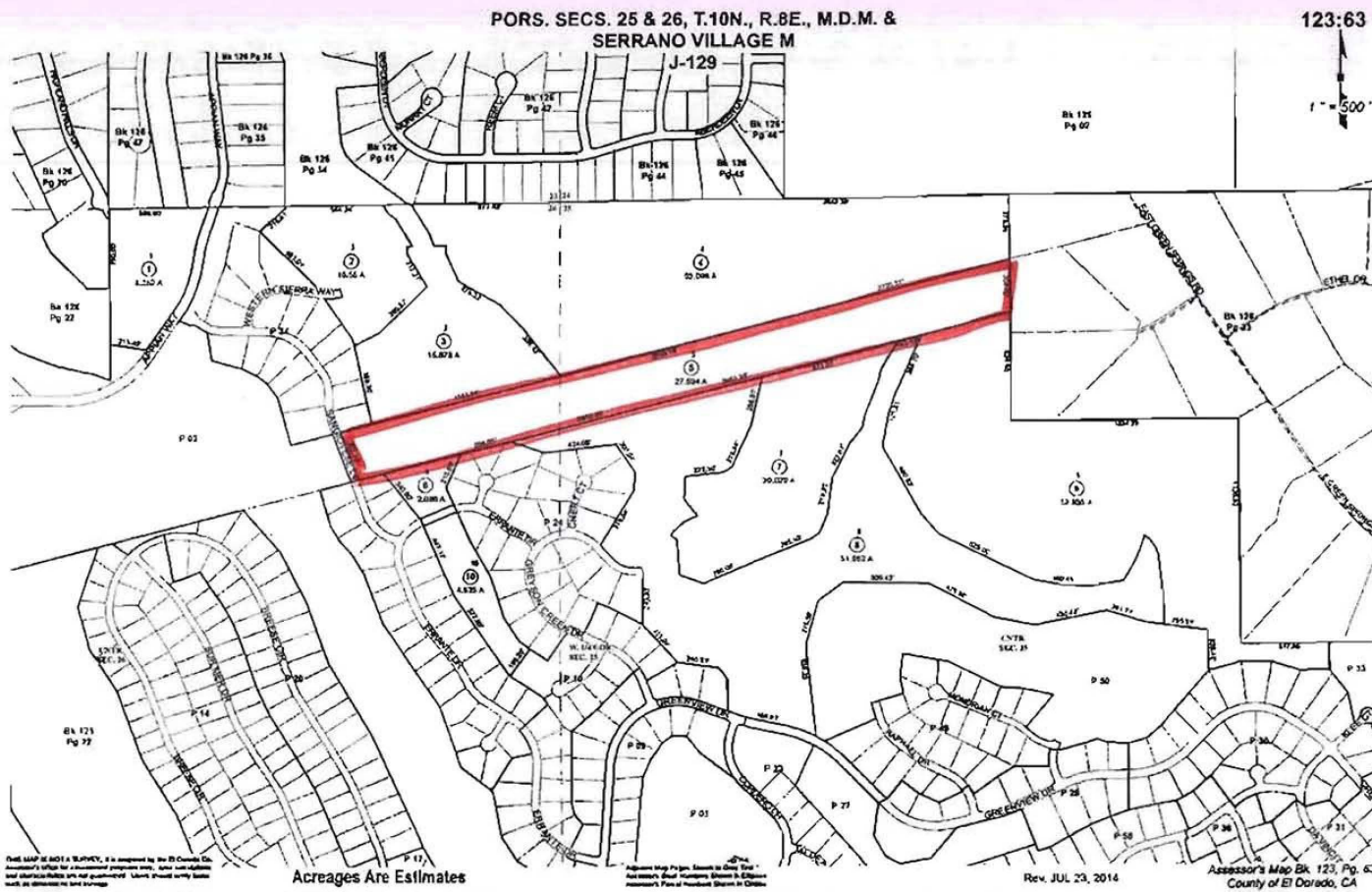


Exhibit C: Assessor's Parcel Map

**OWNER'S STATEMENT:**

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY MAKES AN IRREVOCABLE OFFER OF DEDICATION IN FEE FOR ROAD AND PUBLIC UTILITIES PURPOSES OF THAT PROPERTY SHOWN HEREON AS LOTS R1, R2, & R3. SAID OFFER IS SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND THE COUNTY OF EL DORADO DATED \_\_\_\_\_ 20\_\_\_\_ RECORDED AT DOCUMENT NO. \_\_\_\_\_ D.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.

THE UNDERSIGNED OWNER HEREBY RESERVES, AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE, HEREAFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITIES PURPOSES OVER AND ACROSS LOTS R1, R2, & R3 AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY RIGHTS OF THE COUNTY OF EL DORADO IN THE EVENT THE COUNTY SHOULD ACCEPT THE OFFER REFERRED TO HEREIN.

THE UNDERSIGNED OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES

- A. PUBLIC UTILITIES EASEMENTS FOR UNDERGROUND WIRES, CONDUITS AND PIPELINES AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOTS R1, R2, & R3, THE FRONT FIFTEEN (15.00) FEET OF EACH LOT SHOWN HEREON AND THE FIVE (5.00) FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY (50.00) FEET. THE P.U.E'S HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE LOTS, COMMON AREAS, AND LOT R1, R2, & R3 FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- C. SLOPE EASEMENTS, FIFTEEN (15.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS OR FIVE (5.00) FEET BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER, FOR ROAD AND SLOPE MAINTENANCE PURPOSES.
- D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND SEVEN AND ONE HALF (7-1/2) FEET ON EACH SIDE OF NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION, SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND EL DORADO COUNTY DATED \_\_\_\_\_ 20\_\_\_\_ RECORDED AT DOCUMENT NO. \_\_\_\_\_ D.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.
- E. POSTAL EASEMENTS FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS EXCEPT AS SET FORTH ABOVE. ALL OFFERS MADE ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

SERRANO ASSOCIATES, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: PARKER DEVELOPMENT COMPANY  
A CALIFORNIA CORPORATION  
MANAGING MEMBER

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

**NOTARY ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ } :SS  
COUNTY OF \_\_\_\_\_ }  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, PERSONALLY

APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY/IES AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY, UPON BEHALF OF WHOM THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_  
PRINCIPAL PLACE OF BUSINESS: COUNTY OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

TM01-1361-R-4 APPROVED JULY 9, 2014

**PLAT OF  
SERRANO VILLAGE M2-UNIT 3  
PORTIONS OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.  
BEING LOT A OF SUB. J-139  
AND LOT 5 OF SUB. J-129  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
FEBRUARY 2020  
R.E.Y. ENGINEERS, Inc**

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC. IN JULY, 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN THORNET L.S. 6866

DATE: \_\_\_\_\_



**COUNTY ENGINEER'S STATEMENT:**

I, ANDREW S. CABER, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS WERE APPROVED AND THAT THE SUBDIVIDER HAS EXECUTED THE NECESSARY AGREEMENT AND SUBMITTED THE REQUIRED SECURITY TO SECURE COMPLETION OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

DATE: \_\_\_\_\_

ANDREW S. CABER RCE 43187  
COUNTY ENGINEER, DEPARTMENT OF TRANSPORTATION  
COUNTY OF EL DORADO, CALIFORNIA

**PLANNING AND BUILDING DIRECTOR'S STATEMENT:**

I, TIFFANY SCHMID, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAPS OF THIS SUBDIVISION APPROVED ON JULY 9, 2014 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_

TIFFANY SCHMID  
DIRECTOR, PLANNING AND BUILDING DEPARTMENT  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

EXISTING ASSESSOR'S PARCEL NUMBERS: POR. 123-650-39 & 123-639-05

**COUNTY SURVEYOR'S STATEMENT:**

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: \_\_\_\_\_

PHILIP R. WOSSEBACHER L.S. 7189  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY TAX COLLECTOR'S STATEMENT:**

I, MAREN E. GOLDMAN, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LEN DATE.

M.E. GOLDMAN  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY

**BOARD CLERK'S STATEMENT:**

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER OR \_\_\_\_\_ ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYORS CONSTRUCTION STANDARDS, THE EASEMENTS SHOWN HEREON AND AS OFFERED FOR DEDICATION EXCEPT DRAINAGE EASEMENTS AND LOTS R1, R2, & R3 WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE ROADS AND P.U.E'S LISTED IN THE NOTES.

DATE: \_\_\_\_\_

KIM DAWSON  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_

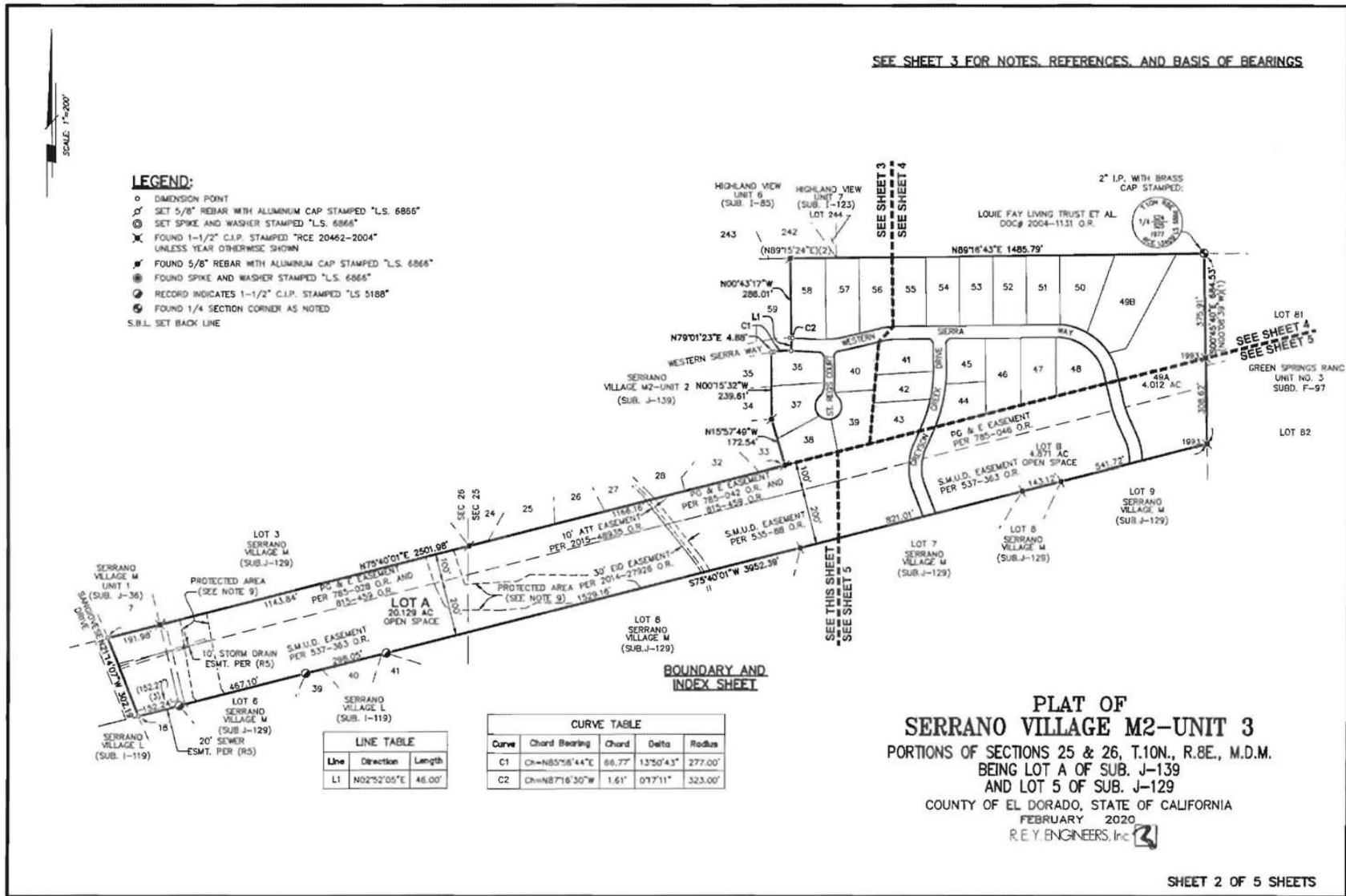
**COUNTY RECORDER'S CERTIFICATE:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_ AT THE REQUEST OF SERRANO ASSOCIATES, LLC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. \_\_\_\_\_ PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

JANELLE K. HORNE  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

SHEET 1 OF 5 SHEETS



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-129 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

**REFERENCES:**

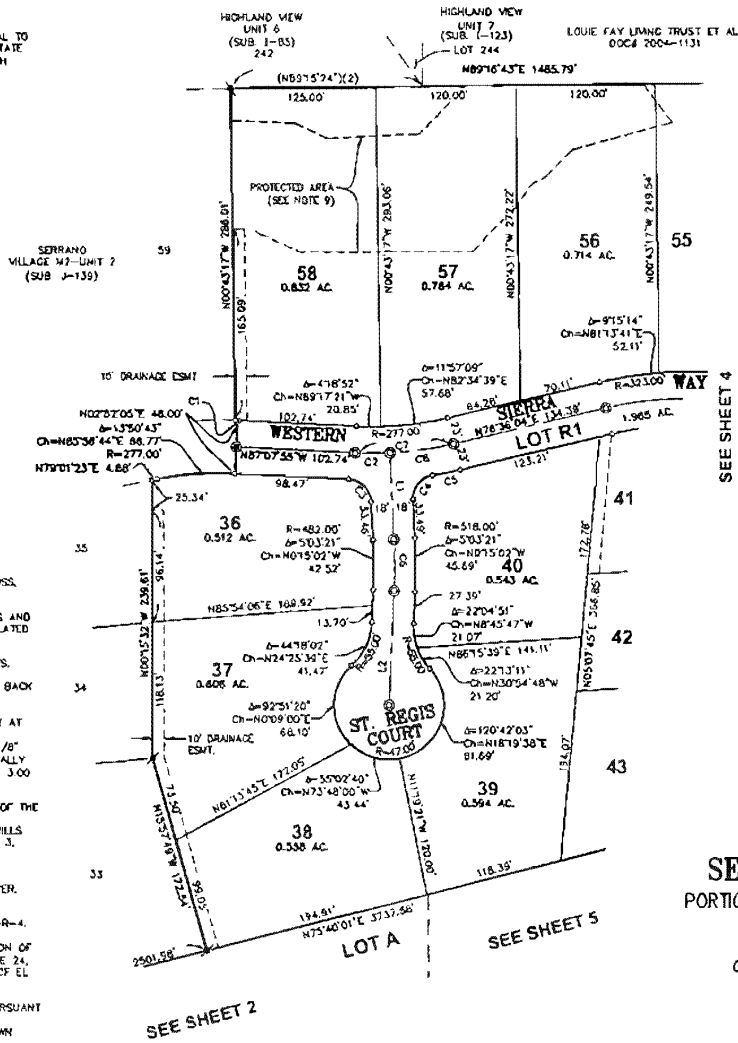
- (1) SUB. F-97
- (2) SUB. I-95
- (3) SUB. I-119
- (4) SUB. I-123
- (5) SUB. J-96
- (6) SUB. J-129
- (7) SUB. J-129
- (8) DDC#2034-1131

**LEGEND:**

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "LS 6866"
- ✕ FOUND 1-1/2" C.I.P. STAMPED "PRO 2042-2004" UNLESS YEAR OTHERWISE SHOWN
- ⊕ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 6866"
- ⊙ FOUND SPIKE AND WASHER STAMPED "LS 6866"
- ⊕ RECORD INDICATES 1-1/2" C.I.P. STAMPED "LS 5188"
- ⊙ FOUND 1/4 SECTION CORNER AS NOTED
- S.B.L. SET BACK LINE

**NOTES:**

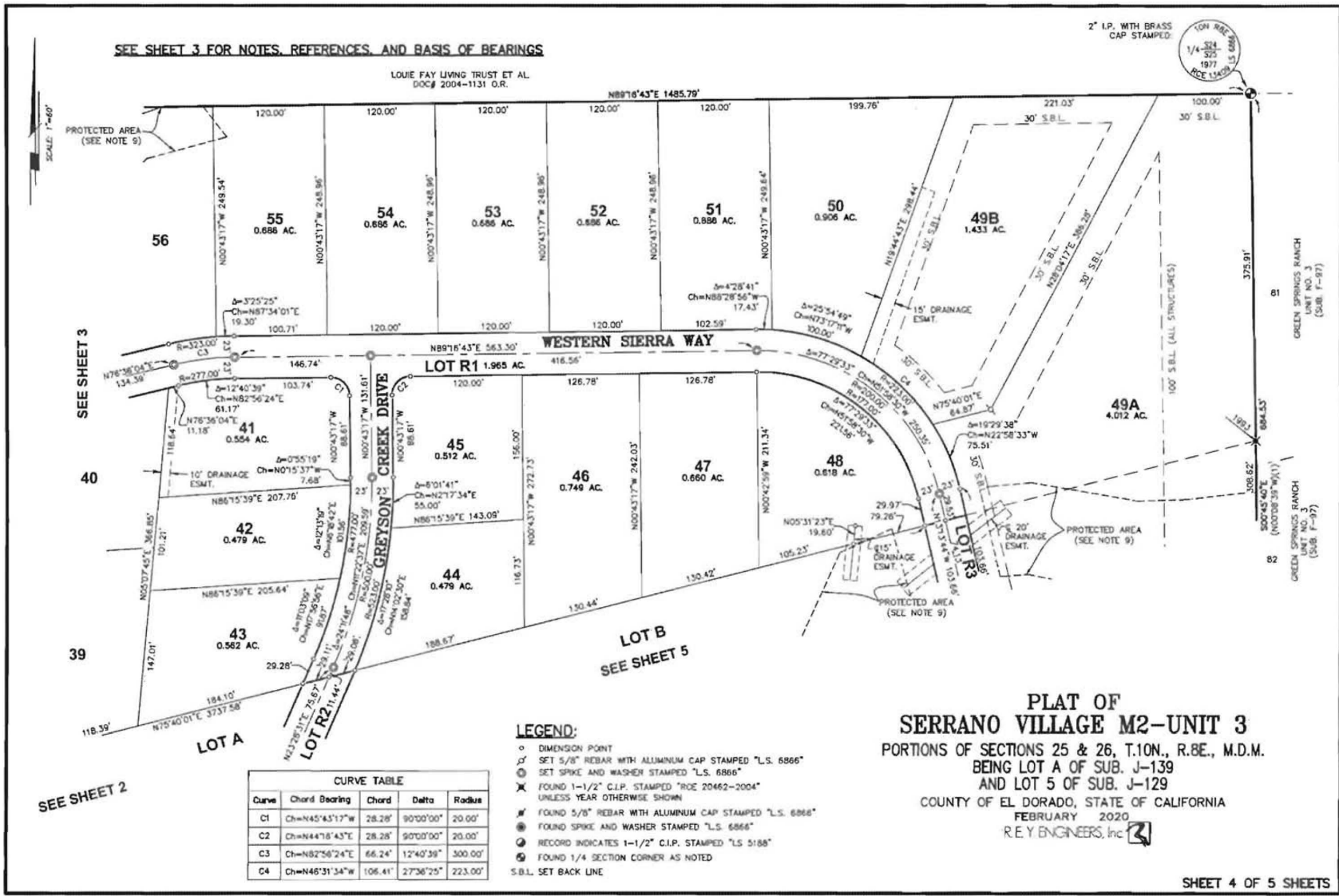
1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 47.163 ACRES GROSS, CONSISTING OF 24 BUILDING LOTS AND 5 VISC. LOTS.
2. LOTS A AND B SHOWN HEREON ARE NATURAL OPEN SPACE LOTS AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS COMPLETED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS.
3. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
4. SIDE LOT LINES ARE MARKED BY CHISELED CASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
5. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" ARE SET AT REAR LOT CORNERS ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
6. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3198 AT PAGE 105 O.R.
7. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT NO. E13320-00X, DATED DECEMBER, 2013.
8. UNIT 3 CONSISTS OF A PORTION OF TENTATIVE MAP TMO#-1381-R-4.
9. PROTECTED AREA PURSUANT TO THE TERMS OF THE "DECLARATION OF RESTRICTIONS REGARDING PROTECTED AREA" RECORDED ON JUNE 24, 2016 IN DOCUMENT NO 2016-26319 IN THE OFFICIAL RECORDS OF EL DORADO COUNTY.
10. THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 6643.4(C) OF THE GOVERNMENT CODE: THE NOW EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENT SHOWN WITHIN LOT 5 AS DESCRIBED IN NOTE 4 ON SUB. J-129



LINE TABLE		
Line	Direction	Length
L1	N02°46'43"W	74.38'
L2	N07°16'39"E	98.63'

CURVE TABLE				
Curve	Chord Bearing	Chord	Delta	Radius
C1	Ch=N87°16'30"W	1.67'	077°11'	323.00'
C2	Ch=N89°37'19"W	79.55'	536°48'	300.00'
C3	Ch=N44°37'19"W	25.86'	84°21'13"	20.00'
C4	Ch=N38°02'28"E	26.67'	83°38'22"	20.00'
C5	Ch=N78°43'51"E	24.01'	475°35'	323.00'
C6	Ch=N00°15'02"W	44.11'	5703'22"	500.00'
C7	Ch=N84°44'05"E	84.89'	1676'02"	300.00'
C8	Ch=N81°54'41"E	55.53'	1037'14"	300.00'

**PLAT OF**  
**SERRANO VILLAGE M2-UNIT 3**  
 PORTIONS OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.  
 BEING LOT A OF SUB. J-129  
 AND LOT 5 OF SUB. J-129  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 FEBRUARY 2020  
 R. E. Y. ENGINEERS, Inc.



SEE SHEET 3 FOR NOTES, REFERENCES, AND BASIS OF BEARINGS

LOUIE FAY LIVING TRUST ET AL  
DOC# 2004-1131 O.R.

2" I.P. WITH BRASS  
CAP STAMPED:



SCALE: 1"=40'

PROTECTED AREA  
(SEE NOTE 9)

SEE SHEET 3

40

39

SEE SHEET 2

CURVE TABLE				
Curve	Chord Bearing	Chord	Delta	Radius
C1	Ch=N45°45'17"W	28.28'	90°00'00"	20.00'
C2	Ch=N44°18'43"E	28.28'	90°00'00"	20.00'
C3	Ch=N82°56'24"E	66.24'	12°40'39"	300.00'
C4	Ch=N46°31'34"W	106.41'	27°36'25"	223.00'

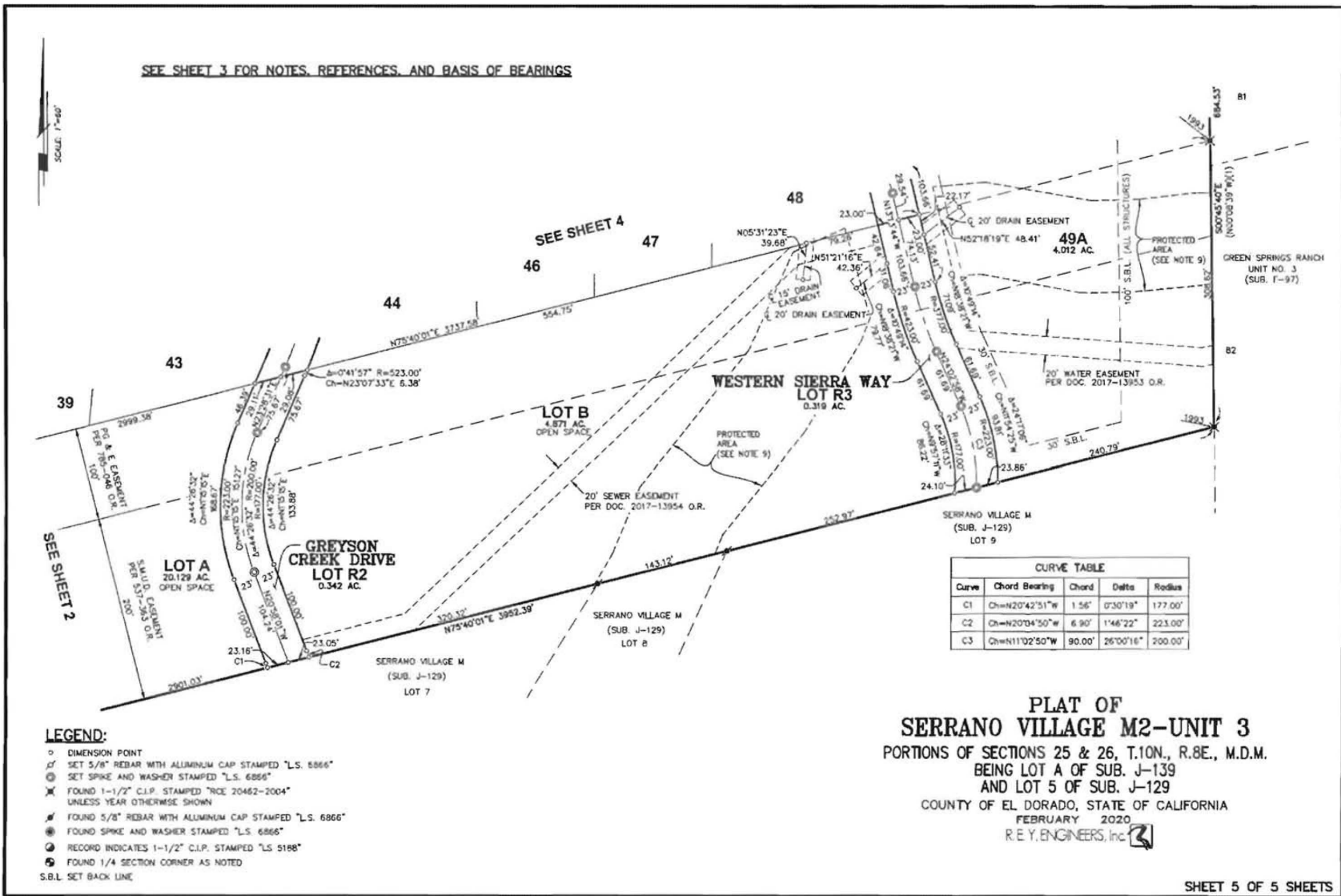
**LEGEND:**

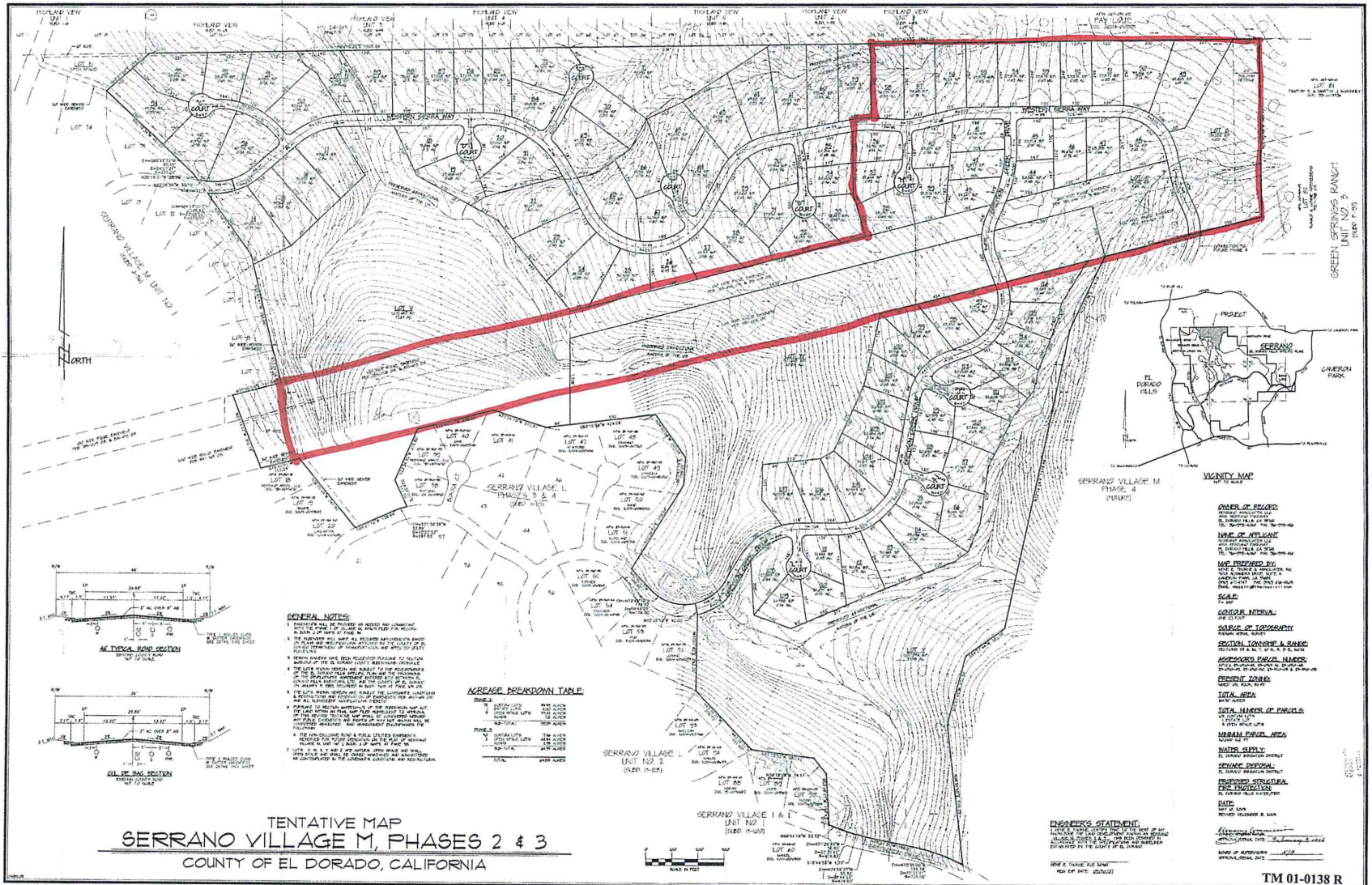
- DIMENSION POINT
- ⊙ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "LS. 6866"
- ✕ FOUND 1-1/2" C.I.P. STAMPED "ROE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
- ⊙ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS. 6866"
- ⊙ FOUND SPIKE AND WASHER STAMPED "LS. 6866"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "LS 5186"
- ⊙ FOUND 1/4" SECTION CORNER AS NOTED
- S.B.L. SET BACK LINE

**PLAT OF  
SERRANO VILLAGE M2-UNIT 3**  
PORTIONS OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.  
BEING LOT A OF SUB. J-139  
AND LOT 5 OF SUB. J-129  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
FEBRUARY 2020  
R.E.Y ENGINEERS, INC.

SHEET 4 OF 5 SHEETS







**TENTATIVE MAP  
SERRANO VILLAGE M, PHASES 2 & 3  
COUNTY OF EL DORADO, CALIFORNIA**

- GENERAL NOTES:**
1. ENGINEER HAS BEEN PROVIDED WITH ALL NECESSARY RECORDS AND INFORMATION TO PREPARE THIS TENTATIVE MAP. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
  2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
  3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
  4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
  5. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.

**ACREAGE BREAKDOWN TABLE:**

NO.	DESCRIPTION	ACREAGE
1	RESERVED LOTS	1.0000
2	RESERVED LOTS	1.0000
3	RESERVED LOTS	1.0000
4	RESERVED LOTS	1.0000
5	RESERVED LOTS	1.0000
6	RESERVED LOTS	1.0000
7	RESERVED LOTS	1.0000
8	RESERVED LOTS	1.0000
9	RESERVED LOTS	1.0000
10	RESERVED LOTS	1.0000
11	RESERVED LOTS	1.0000
12	RESERVED LOTS	1.0000
13	RESERVED LOTS	1.0000
14	RESERVED LOTS	1.0000
15	RESERVED LOTS	1.0000
16	RESERVED LOTS	1.0000
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18	RESERVED LOTS	1.0000
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36	RESERVED LOTS	1.0000
37	RESERVED LOTS	1.0000
38	RESERVED LOTS	1.0000
39	RESERVED LOTS	1.0000
40	RESERVED LOTS	1.0000
41	RESERVED LOTS	1.0000
42	RESERVED LOTS	1.0000
43	RESERVED LOTS	1.0000
44	RESERVED LOTS	1.0000
45	RESERVED LOTS	1.0000
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50	RESERVED LOTS	1.0000
51	RESERVED LOTS	1.0000
52	RESERVED LOTS	1.0000
53	RESERVED LOTS	1.0000
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71	RESERVED LOTS	1.0000
72	RESERVED LOTS	1.0000
73	RESERVED LOTS	1.0000
74	RESERVED LOTS	1.0000
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85	RESERVED LOTS	1.0000
86	RESERVED LOTS	1.0000
87	RESERVED LOTS	1.0000
88	RESERVED LOTS	1.0000
89	RESERVED LOTS	1.0000
90	RESERVED LOTS	1.0000
91	RESERVED LOTS	1.0000
92	RESERVED LOTS	1.0000
93	RESERVED LOTS	1.0000
94	RESERVED LOTS	1.0000
95	RESERVED LOTS	1.0000
96	RESERVED LOTS	1.0000
97	RESERVED LOTS	1.0000
98	RESERVED LOTS	1.0000
99	RESERVED LOTS	1.0000
100	RESERVED LOTS	1.0000

- OWNER OF RECORD:**  
SERRANO VILLAGE M PHASES 2 & 3
- NAME OF APPLICANT:**  
SERRANO VILLAGE M PHASES 2 & 3
- MAP PREPARED FOR:**  
SERRANO VILLAGE M PHASES 2 & 3
- SCALE:**  
AS SHOWN
- COLOR INTERVAL:**  
AS SHOWN
- SCALE OF TOPOGRAPHY:**  
AS SHOWN
- SECTION CORNER & RANGE:**  
SECTION 18 & 19, T. 12 N., R. 12 E., S. 12 W.
- PROPOSED PARCEL NUMBER:**  
AS SHOWN
- PERMITS TO BE OBTAINED:**  
AS SHOWN
- TOTAL AREA:**  
AS SHOWN
- TOTAL NUMBER OF PARCELS:**  
AS SHOWN
- PERMANENT EASEL AREA:**  
AS SHOWN
- RESERVED AREAS:**  
AS SHOWN
- PERMANENT EASEL AREA:**  
AS SHOWN
- PROPOSED STRUCTURE:**  
AS SHOWN
- DATE:**  
AS SHOWN
- ENGINEER'S STATEMENT:**  
I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA AND THAT I HAVE PREPARED THIS TENTATIVE MAP IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.
- DATE:**  
AS SHOWN
- NAME OF ENGINEER:**  
AS SHOWN
- APPROVAL DATE:**  
AS SHOWN

Exhibit E: Revised Tentative Map (TM01-1381-R) for Serrano Village M2, Unit 3

TM 01-0138 R  
TENTATIVE MAP  
12 SEPTEMBER 8, 2008

## Exhibit F

### VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

**Final Map TM-F20-0001 – Serrano Village M2, Unit 3**

**TM01-1381-R**– As approved by the Planning Commission January 15, 2009

**Conditions of Approval**

**Department of Transportation**

1. All roads shall be constructed in conformance with the Design and Improvement Standards Manual with the following specifications:

<i>Road</i>	<i>Standard Plan</i>	<i>Road Width</i>	<i>Right-of-Way Width</i>	<i>Exceptions/Special Notes</i>
Western Sierra Way and Greyson Creek Drive	Std Plan 101B	36 ft.	46 feet plus utility / slope easements	Type 1 rolled curb & gutter* No sidewalks
C, D, E, F, G, H, J, K, and L Courts	Std Plan 101B & 114	28 ft.	36 feet plus utility / slope easements	Cul-de-sac to be installed. No sidewalks. Type 1 rolled curb

\*Type 2 vertical curb & gutter adjacent to park site and open space  
All road widths in the above table are measured from curb face to curb face

*Staff Verification: Condition Satisfied. The roads within this subdivision are constructed based upon the improvement plans for Serrano Village M2, Unit 3 as approved by the county engineer on May 17, 2017.*

2. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, shall be made for the proposed roads, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map. The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner’s Association simultaneously with the filing of the Final Subdivision Map.

*Staff Verification: Condition Satisfied. An Offer of Dedication is provided within Attachment D, Agreement on Conditions for Acceptance of Roads.*

3. An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) of 47 feet in radius, shall be made for the proposed cul-de-sac bulbs, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map.

The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owner' Association simultaneously with the filing of the Final Subdivision Map.

*Staff Verification: Condition Satisfied. An Offer of Dedication is provided on Sheet 1 of the Final Map.*

4. The Master Covenants, Conditions and Restrictions (CC&Rs) shall provide that no parking shall be permitted within cul-de-sac bulbs which have a radius to curb-face which is less than County standards and shall provide for enforcement of such provisions. Additionally, the CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac. The CC&Rs shall contain a provision that lots fronting on a cul-de-sac bulb shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.

*Staff Verification: Condition Satisfied. The applicant recorded the Serrano Master CC&Rs on August 24, 1995. This provision is met within the current established CC&Rs.*

5. Pursuant to Resolution No. 292-2005, this project is subject to the ***Interim 2004 General Plan Traffic Impact Mitigation Fee Program***. Said fee shall be due upon the issuance of a building permit. If prior to the application of a building permit for said project a revised fee is established, such revised amount shall be paid.

*Staff Verification: Compliance with this condition will be verified upon building permit issuance.*

6. Turnouts shall be constructed at the entry gates of this subdivision and are subject to review and approval by the Department of Transportation at the improvement plan stage.

*Staff Verification: Condition Satisfied. This condition is not applicable as this phase of development is a subsequent phase of the existing Village M and does not adjoin to a publicly-maintained street.*

7. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the El Dorado Hills Fire District and the Department of Transportation.

*Staff Verification: Compliance with this condition will be verified upon building permit issuance.*

8. Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.

*Staff Verification: Condition Satisfied. Neither El Dorado Transit nor the Rescue Union School District required turnouts and/or shelters. This is verified in two signed letters, (1) on August 7, 2014, the El Dorado Transit Authority verified no need of said improvements; (2) on September 29, 2014, the Rescue Union School District verified no need of said improvements.*

9. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan and the El Dorado Hills Specific Plan Master Drainage Study. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.

*Staff Verification: Condition Satisfied. The final drainage plan has been reviewed and approved by the County Engineer on May 17, 2017.*

10. Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village M2 and M3 shall include a requirement for a grading and drainage plan to be submitted for review and approval of the Architectural Control Committee of the Master or Village Homeowners' Association at the time of building permit application. The CC&Rs shall require that "downhill" lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.

*Staff Verification: Compliance with this condition will be verified upon building permit issuance.*

11. Drainage Maintenance shall be the responsibility of the Master Owners' Association. Therefore, all easements for drainage facilities shall first be offered to the County of El Dorado with rejection: the offer shall be subject to that agreement between Serrano and the County recorded as document 98-0015834-00 on March 26, 1998. Pursuant to the terms of said Agreement, upon rejection by the County, all drainage easements will be subsequently offered to the Master Owners' Association simultaneously with the filing of the Final Subdivision Map.

*Staff Verification: Condition Satisfied. An Offer of Dedication is provided within Attachment C, Agreement on Conditions for Acceptance of Drainage.*

12. Prior to the recordation of a Final Map in Village M2 and M3, the CC&Rs shall be submitted to the Planning Director to ensure that: the responsibilities for drainage maintenance are specified; that procedures and responsibilities for site plan and

architectural review in compliance with the requirements of the Design Guidelines, Appendix B of the Specific Plan are provided; and that the CC&Rs contain other provisions as specified by conditions of this map.

*Staff Verification: Condition Satisfied. Drainage requirements are stated in Article 15 of the Serrano Master CC&Rs recorded on August 24, 1995.*

13. The Final Grading Plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.

*Staff Verification: Condition Satisfied. The grading plans comply with the Grading Ordinance.*

14. Erosion control and drainage design from residential areas into the open space areas shall employ natural appearing methods. The use of native plant materials is required where re-vegetation is proposed.

*Staff Verification: Condition Satisfied. The erosion control and drainage design is included with the improvements plans approved by the County Engineer on May 17, 2017.*

15. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.

*Staff Verification: Condition satisfied. Developer has acknowledged condition.*

### **Fire Department**

16. The required fire flow for the fire protection of the proposed referenced project is 1,500 gallons per minute with a 20 psi residual for two-hour duration. The flow rate in addition to the highest maximum daily consumption is based on the premise that a residential building is to be of wood construction and shall not exceed 4,800 square feet in size. Any dwelling exceeding 4,800 square feet in size shall provide either a proof of the water supply needed to protect the larger structure or provide fire sprinkler coverage in accordance with NFPA 13D and Fire Department Regulations.

*Staff Verification: Condition satisfied. These requirements are included within the improvement plans and have been approved by El Dorado Hills Fire on May 6, 2016.*

17. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet on center. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department and Fire Regulations.

*Staff Verification: Condition satisfied. El Dorado Hills Fire approved the improvement plans on May 6, 2016.*

18. To enhance the night-time visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and Fire Safe Regulations.

*Staff Verification: Condition Satisfied. Requirements are noted on the improvement plans (Fire Department Note #7 and #8). El Dorado Hills Fire approved the improvement plans on May 6, 2016.*

19. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.

*Staff Verification: Compliance with this condition will be verified upon building permit issuance.*

20. The lots that are one acre and greater shall meet the minimum setback requirement of 30 feet, as required by the Fire Safe Regulations.

*Staff Verification: Condition Satisfied. Lots 49A and 49B are over an acre in size and the 30' setback line is shown on the final map.*

21. All homes adjacent to the open space area will have stucco siding construction with non-combustible fencing. Should any lot be afforded the opportunity to cantilever a deck, the deck shall be enclosed with fire resistant material.

*Staff Verification: Condition Satisfied. Construction materials are addressed in the April 2019 Wildland Fire Safe Plan for Serrano, approved by El Dorado Hills Fire Department and Cal Fire on May 22, 2019.*

22. This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan that is approved according to the California Fire Safe Regulations. This shall address the homes that back up to the open wildland.

*Staff Verification: Condition Satisfied. Cal Fire and El Dorado Hills Fire approved a Wildland Fire Safe Plan for Serrano on May 22, 2019.*

23. The applicant shall be required to provide access to Open Space Lots V and W consisting of an aggregate base (AB) surface (to be shown on the improvement plans) in accordance with fire department requirements. The developer or developer's successor in interest to the open space lots shall be responsible for the on-going maintenance of the access.

*Staff Verification: Condition Satisfied. Access to the open space is provided by the waterline easement shown on Sheet C10 of the improvement plans, approved by El Dorado Hills Fire Department on May 6, 2016.*

24. The driveways serving this project shall be designed to a maximum of 20 percent grade as required by the Uniform Fire Code. Any driveway exceeding this slope shall have fire sprinklers installed per NFPA 13D.

*Staff Verification: This condition will be verified upon building permit issuance.*

25. This development shall be prohibited from installing any type of traffic calming that utilize a raised bump or a lower dip section of roadway.

*Staff Verification: Condition Satisfied. The improvement plans do not include any traffic calming devices or raised bump or lower dip sections.*

26. The two gates that will be installed at the PG&E easement off of Greyson Creek Drive shall have KNOX lows security locks installed. The applications can be obtained from the El Dorado Hills Fire Department.

*Staff Verification: Condition Satisfied. The gates adjacent to Greyson Creek Drive are equipped with KNOX locks to the satisfaction of the El Dorado Hills Fire Department.*

27. This project will be allowed to build the road in phases. The maximum length of a dead-end road shall not exceed 800 feet in length and no more than 24 lots for parcels of less than one-acre in size. The end of the road shall have a turnaround. Phase 2 shall include the completion of the road to include two points of egress/ingress.

*Staff Verification: Condition satisfied. The applicant acknowledges this condition. This condition will be verified upon issuance of building permit.*

### **Planning Services:**

28. A Final Subdivision Map shall not be recorded until an EID Water Meter Award Letter or similar document has been issued for all of the lots included in the final map, and a copy filed with Planning Services.

*Staff Verification: Condition satisfied. An EID Meter Award Letter dated September 3, 2020 granted 9.6 EDUs of water, 14.4 EDUs of recycled water, and 24 EDUs of wastewater.*



29. Residential lots located on the border of the Green Springs Ranch shall not exceed a 3:1 ratio of lot frontage to lot depth, as noted in the County Design and Improvement Standards manual.

*Staff Verification: Condition Satisfied. The Final Map does not contain any lots in excess of a 3:1 lot ratio.*

30. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing any final map or parcel map, the subdivider shall submit to the Planning Director for approval:
- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
  - b. Improvement plans prepared by a civil engineer of the required off-site improvements.
  - c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

*Staff Verification: Condition Satisfied. This condition is not applicable to this project as no off-site improvements are necessary.*

31. The minimum setback along the common boundary between Village M and the Green Springs Ranch shall be 100 feet.

*Staff Verification: Condition Satisfied. Lot 49A is adjacent to Green Springs Ranch and the 100' setback is shown on the Final Map.*

32. Fencing of the common border between lots in Green Spring ranch occupied as of September 30, 2001, and Lots 57, 56, 55, 54, 53, 52, 51, 50, 49, and Lot C of the tentative map shall be fenced with the Serrano standard wrought iron fence at the time of construction of a home on the Serrano lot. For lots not occupied as of September 30, 2001, the common border fence may be either wrought iron or a wire fence of design approved by the Serrano Association Architectural Review Committee.

*Staff Verification: This condition will be verified upon building permit issuance.*

33. A potable water line shall be extended easterly of the common boundary with Green Springs Ranch. The terminus of the line shall be a fire department approved hydrant. The hydrant location shall be accessible from either side of the Green Springs Ranch/Serrano boundary.

*Staff Verification: Condition Satisfied. Water Lateral A is shown on Sheet C11 of the improvement plans approved by the El Dorado Hills Fire Department on May 6, 2016.*

34. The applicant shall install an emergency access gate providing a connection between the Village M map and Green Springs Ranch at the mid-point (approximately) of the 100 foot PG&E easement and 200 foot SMUD power line easement. The gate shall be designed to the requirements of the El Dorado Hills Fire Department and shall include a “Knox Lock” or similar locking mechanism acceptable to the District.

*Staff Verification: Condition Satisfied. Sheet C11 of the improvement plans shows Water Lateral A equipped with a gate and Knox Lock. The El Dorado Hills Fire Department approved the improvement Plans on May 6, 2016.*

35. The trail crossing shall be marked and shown on the improvement plans.

*Staff Verification: Condition Satisfied. The trail crossing sign has been installed according to the plans.*

### **Conditions- Development Plan:**

1. The Development Plan for Villages M2 and M3, not including M1 Phase 1 (J-36), permits the following:

A tentative subdivision map and development plan creating 103 residential lots and 5 open space lots ranging in size from 20,000 square feet to 1,288,069 square feet, on a 164.88 acre site (Exhibit B), with the following requested design waivers:

- a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Western Sierra Way, C Streets, and Greyson Creek Drive.
- b. Reduction of road right-of-way to conform to actual street width improvements from 50 to 36 feet for C, E, F, G, H, J, K, and L Courts.
- c. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius.

*Staff Verification: Condition Satisfied. The unit 3 final map provides for 24 residential lots, ranging in size from 20,865 square feet to 4.012 acres. Sheet C3 of the Village M2, Unit 3 improvement plans, approved by the County Engineer on May 17, 2017, include typical cross-sections of 46 feet and 36 feet. The final map shows the cul-de-sac radii of 47 feet.*

The following setbacks shall apply to all lots within Village M2 and M3:

Front Property Line Setback: 30 feet  
Side Property Line Setback: 10 feet  
Rear Property Line Setback: 30 feet

*Staff Verification: This condition will be verified upon building permit issuance.*

Lot C, adjacent to Green Springs Ranch, is subject to a 100-foot rear property line setback.

*Staff Verification: Condition Satisfied. The final map depicts the 100' setback line on Lot C (now identified as Lot 49A on the final map).*

### **Other Standard Subdivision Requirements of Law**

**Note:** The subdivision requirements as noted herein are provisions of County law either by Ordinance or Resolution and typically apply to all subdivisions. They do not represent all laws which may be applicable to the subdivision, but do reflect obligations for which the subdivider should be aware of as the project proceeds toward final map submittal.

1. Improvement Plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County Department of Transportation approval.

*Staff Verification: Condition Satisfied. The improvement plans were prepared by Donald T. McCormick, R.C.E. 42556, and approved by the County Engineer on May 17, 2017.*

2. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.

*Staff Verification: Condition Satisfied. The applicant has shown all easements on the improvement plans approved by the County Engineer on February 21, 2017 and provided for the Offer of Dedication on Sheet 1 of the Final Map.*

3. The developer shall obtain approval of construction drawings and project improvement plans consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the public streets and service facilities. All improvements shall be consistent with the approved tentative map.

*Staff Verification: Condition Satisfied. The improvement plans were approved by the County Engineer on May 17, 2017.*

4. The construction of all required improvements shall be completed with the presentation of the final map to the Planning Director before presentation of the final map to the Board of Supervisors for its approval. For improvements not completed, the subdivider shall provide a 100 percent performance surety and a 50 percent labor and materialmen surety by separate bond, cash deposit, assignment, or letter of credit from a financial institution. For improvements which have been completed, the subdivider shall provide a ten percent maintenance surety in any of the above-mentioned forms. Verification of construction, or partial construction, and cost of completion shall be determined by the County Department of Transportation.

*Staff Verification: Condition Satisfied. A maintenance surety is provided within the Subdivision Improvement Agreement.*

5. Subdivision improvements shall include driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Transportation Director. Driveways shall be installed in a manner and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements.

*Staff Verification: Condition Satisfied. Driveway cuts and fills are shown on the Village M2 Unit 3 Lots Grading Plans approved by the County Engineer on September 21, 2016.*

6. All grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County.

Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.

*Staff Verification: This condition will be verified upon building permit issuance.*

7. The timing of construction and method of revegetation shall be coordinated by the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

*Staff Verification: Condition Satisfied. Improvement plans approved by the County Engineer on May 17, 2017 include specifications for revegetation. This is included within the Erosion Control Notes, Sheet C13.*

8. Improvement Plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oak Tree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).

*Staff Verification: Condition Satisfied. Requirements are noted on the improvement plans (General Note #11). The County Engineer approved the improvement plans on May 17, 2017.*

9. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.

*Staff Verification: Condition Satisfied. The applicant has provided a Subdivision Improvement Agreement and required surety to the satisfaction of the County Surveyor.*

10. All roads shall be named by filing a completed road naming petition for each proposed road with the county Surveyor's office prior to filing the Final Map.

*Staff Verification: Condition Satisfied. All roadways have been named and approved by the Surveyor's Office. The approved road names are shown on the Final Map.*

11. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible fire Protection district. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.

*Staff Verification: Condition Satisfied. El Dorado Hills Fire approved the improvement plans on May 6, 2016.*

12. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.

*Staff Verification: Condition Satisfied. The improvement plans, approved by the County Engineer on May 17, 2017, includes this provision for blasting activities (Standard Note #33).*

13. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.

*Staff Verification: Condition Satisfied. The improvement plans, approved by the County Engineer on May 17, 2017, includes this provision for burning activities (Standard Note #34).*

14. Prior to filing a Final Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493 (d).

*Staff Verification: Condition Satisfied. Payment for assessments has been completed to the satisfaction of the Tax Collector.*

15. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contact per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Department shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.

*Staff Verification: Condition Satisfied. The improvement plans, approved by the County Engineer on May 17, 2017, includes provisions for discovery of human remains (Standard Note #44).*

**The following is a condition of approval from the approved revised tentative map (TM01-1381-R) originally approved on January 15, 2009.**

1. Phasing of this map shall be conducted in accordance with Section 66456.1 of the Subdivision Map Act.

*Staff Verification: Condition Satisfied. Unit 3 is Phase 3 Village M2 and M3.*

**The following are conditions of approval from the approved revised tentative map (TM01-1381-R-2) originally approved on July 9, 2014.**

1. The proposed revision to the approved Tentative Subdivision Map is based upon and limited to compliance with the project description and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval. The project description is as follows:

**Revision to the approved Tentative Map for Serrano Village M2 removing “D” Court.**

*Staff Verification: This condition is not applicable to this phase of development.*

2. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

*Staff Verification: Condition Satisfied as applicant has acknowledged this condition.*



**El Dorado Irrigation District**  
**METER AWARD LETTER**

This serves as an award for:

Date: September 3, 2020

SUBDIVISION

PARCEL SPLIT

OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

Serrano Associates, LLC  
4525 Serrano Pkwy  
El Dorado Hills, CA 95762

Serrano Village M2 Ph2 Unit3  
Western Sierra Dr., EDH  
APN: 123-630-004

This METER AWARD LETTER is issued to the - OWNER / AGENT (Circle one)

Note: If the agent is making the application, a duly notarized authorization must be attached.

SUBDIVISION - Applicant has met the following requirements:

1. District has approved the final Facility Plan Report.
2. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
3. Applicant has satisfied all applicable engineering, environmental, right-of-way, and bonding requirements.
4. Applicant has paid all applicable water and wastewater fees, connection charges, and Bond Segregation Fees if applicable.
5. Applicant has satisfied all other District requirements.

PARCEL SPLIT - Applicant has met the following requirements for a Parcel Split:

1. Applicant submits Facility Improvement Letter.
2. Applicant completes Water Service Application form.
3. Applicant submits verification of a valid Tentative Parcel Map from the County/City.
4. Applicable water/wastewater connection fees paid.
5. Applicant pays Bond Segregation Fees; if applicable.
6. Bond Requirements (e.g. Performance/Guarantee) have been met if applicable.

**The District hereby grants this award for:**

WATER: 9.60 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 14.40 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 24 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No.: 2249DEV 711977

Service Purchase Project No.: 3324SP

**Please Note:** Building Permits will not be signed off until released by EID Inspection. Water meters will not be installed until the final map has been approved, new parcel numbers and addresses have been assigned and a release has been obtained from EID Inspection. It is the property owner's responsibility to notify the District upon final map.

\*\*\*\*\*

Applicant has read the above information and acknowledges receipt of a copy of this Meter Award Letter.

Owner/Applicant Signature

Development Services

Exhibit G: Water Meter Award Letter  
for Serrano Village M2, Unit 3