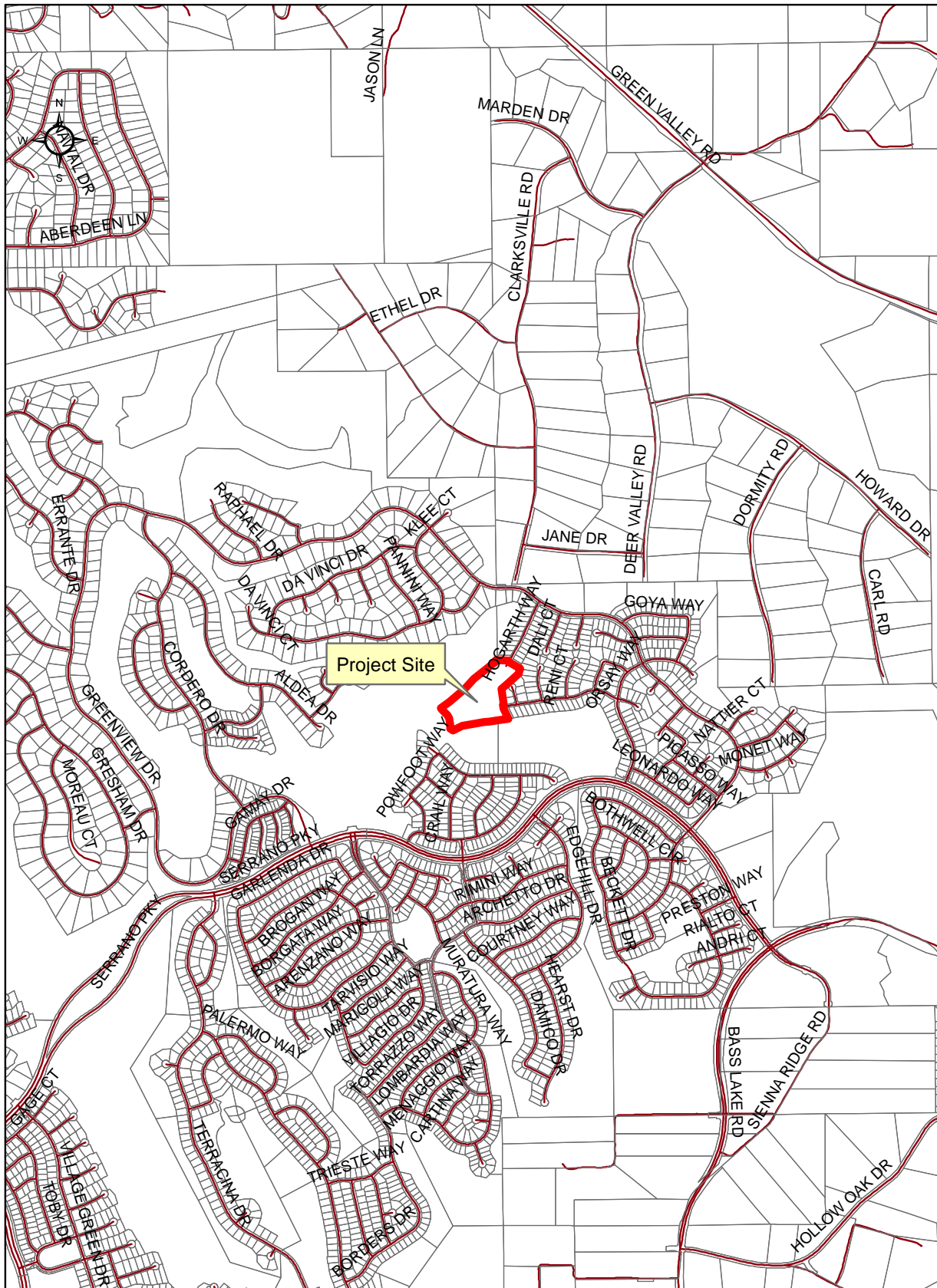


# Serrano Village K5, Phase 2, Unit 8 Final Map

## Project File No. TM-F18-0003



00.076.15 0.3 Miles  
[Scale bar]

### Exhibit A: Location Map



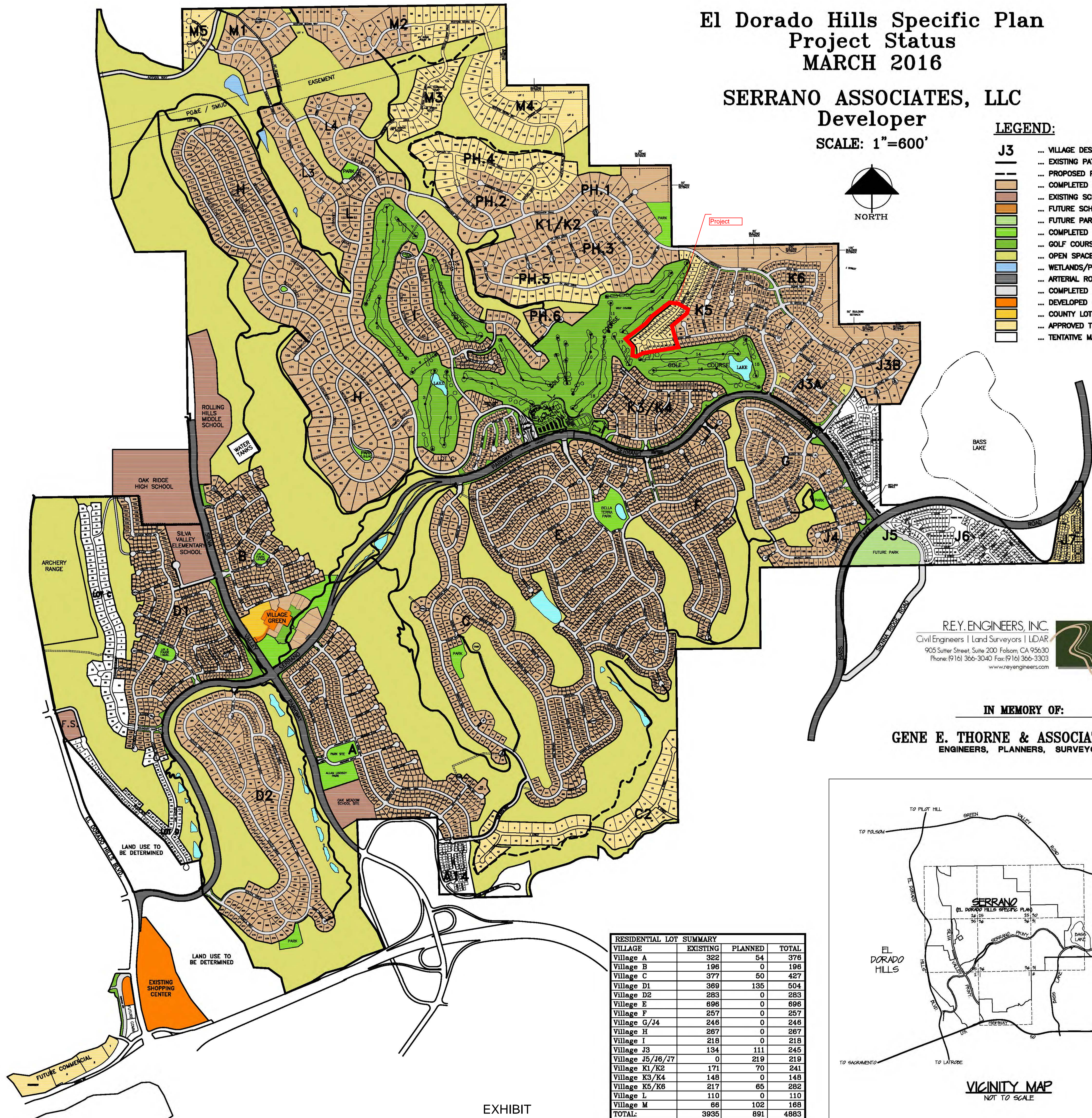
THIS MAP IS INTENDED AS A GENERAL DESCRIPTION OF LAND USE AND LOT LOCATIONS. FURTHER SUBDIVISION, RE-SUBDIVISION OR LOT LINE ADJUSTMENTS MAY AFFECT LOT SIZES AND OTHER CONFIGURATIONS SHOWN.

# Exhibit Map - SERRANO - El Dorado County, California El Dorado Hills Specific Plan Project Status MARCH 2016

**SERRANO ASSOCIATES, LLC**  
Developer  
SCALE: 1"=600'

**LEGEND:**

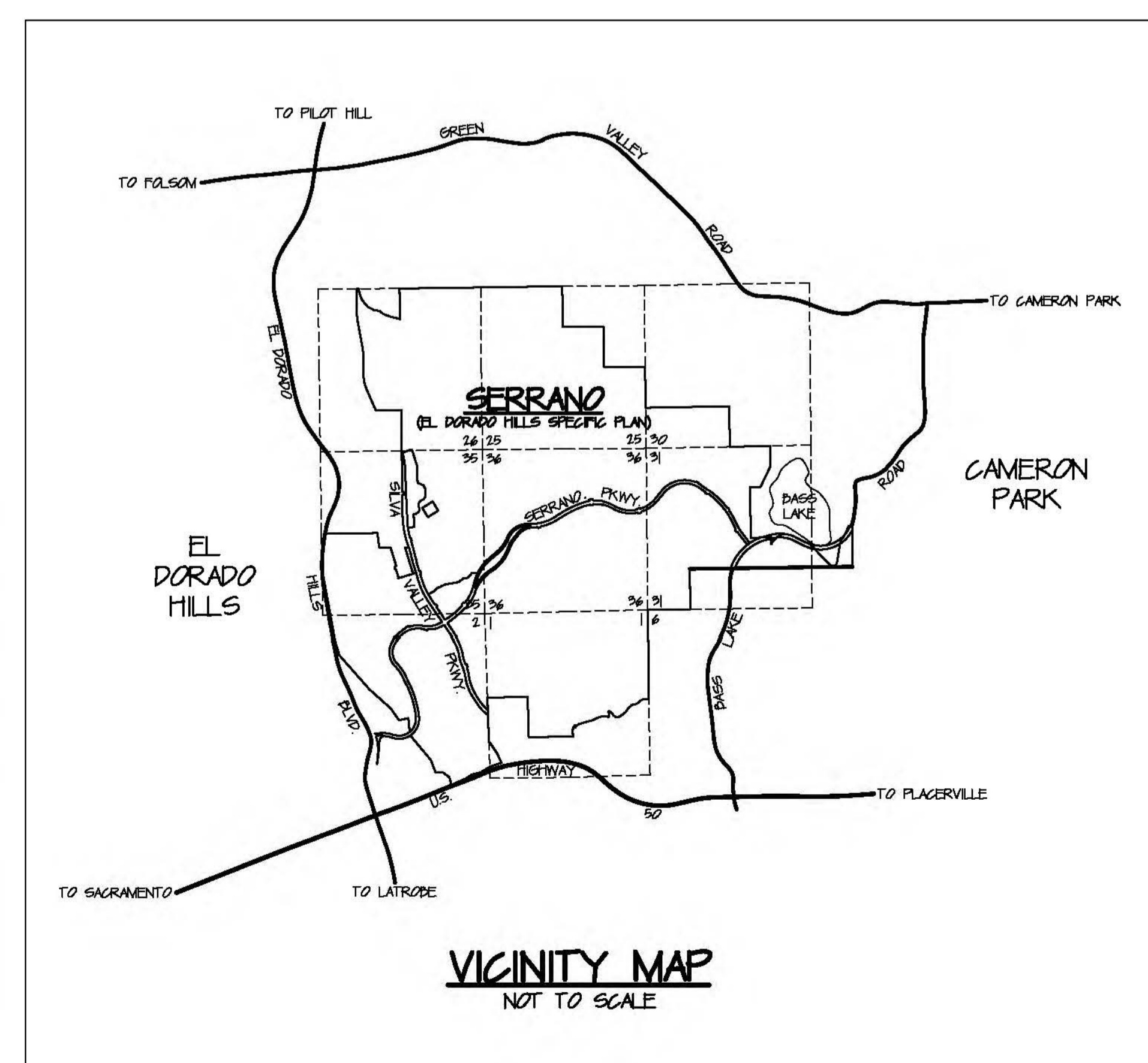
- J3** ... VILLAGE DESIGNATION
- ... EXISTING PATH
- - - ... PROPOSED PATH (SUBJECT TO CHANGE)
- ... COMPLETED LOTS
- ... EXISTING SCHOOL/FIRE STATION (F.S.)
- ... FUTURE SCHOOL SITES
- ... FUTURE PARKS
- ... COMPLETED PARKS
- ... GOLF COURSE/VILLAGE GREEN
- ... OPEN SPACE
- ... WETLANDS/PONDS
- ...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



R.E.Y. ENGINEERS, INC.  
Civil Engineers | Land Surveyors | LiDAR  
905 Sutter Street, Suite 200 Folsom, CA 95630  
Phone: (916) 366-3040 Fax: (916) 366-3303  
www.reyengineers.com

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

RESIDENTIAL LOT SUMMARY			
VILLAGE	EXISTING	PLANNED	TOTAL
Village A	322	54	376
Village B	198	0	198
Village C	377	50	427
Village D1	389	135	504
Village D2	283	0	283
Village E	698	0	698
Village F	257	0	257
Village G/J4	246	0	246
Village H	267	0	267
Village I	218	0	218
Village J3	134	111	245
Village J5/J6/J7	0	219	219
Village K1/K2	171	70	241
Village K3/K4	148	0	148
Village K5/K6	217	65	282
Village L	110	0	110
Village M	68	102	168
<b>TOTAL:</b>	<b>3935</b>	<b>891</b>	<b>4883</b>



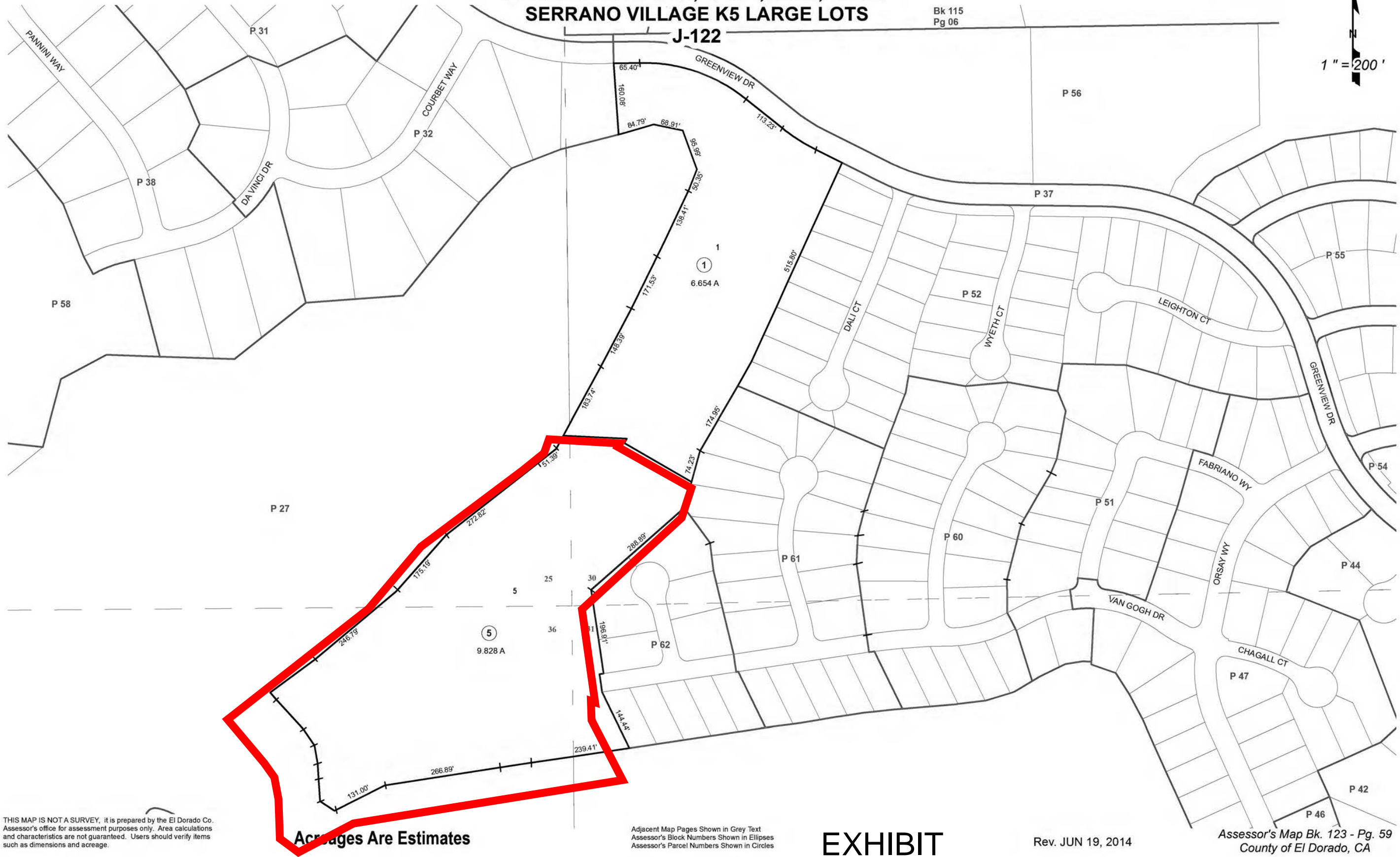
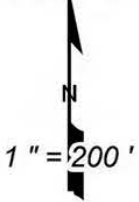
EXHIBIT



**PORS. SECS. 30 & 31, T.10N., R.9E., M.D.M. &  
PORS. SECS 25 & 36, T.10N., R.8E., M.D.M.  
SERRANO VILLAGE K5 LARGE LOTS**

Bk 115  
Pg 06

123:59



**Acreages Are Estimates**

Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

**EXHIBIT**

Rev. JUN 19, 2014

Assessor's Map Bk. 123 - Pg. 59  
County of El Dorado, CA

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

**PLAT OF  
SERRANO VILLAGE K5-UNIT 8  
PORTIONS OF SECTION 30 & 31 T.10N., R.9E., M.D.M. &  
SECTION 25 & 36 T.10N., R.8E., M.D.M.  
BEING LOT 5 OF SUB. J-122**

COUNTY OF EL DORADO, STATE OF CALIFORNIA  
SEPTEMBER 2018

R. E. Y. ENGINEERS, Inc. 

**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 LOT R. SAID OFFER IS SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND THE COUNTY OF EL DORADO DATED \_\_\_\_\_, 20\_\_\_\_, RECORDED AT DOCUMENT No. \_\_\_\_\_ O.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 LOT R 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 AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES:

- 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, LOT R, THE FRONT FIFTEEN (15.00) FEET OF EACH LOT SHOWN HEREON AND THE THREE (3.00) 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 R 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 ALL 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. \_\_\_\_\_ O.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: \_\_\_\_\_

**CALATLANTIC GROUP, INC.**  
A DELAWARE CORPORATION

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

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

**SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENT**

**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 FEBRUARY 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED BY MAY 2019 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BRIAN THIONNET L.S. 6866

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

**COUNTY ENGINEER'S STATEMENT:**

I, ANDREW S. GABER, 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. GABER RCE 45187  
COUNTY ENGINEER  
COUNTY OF EL DORADO, CALIFORNIA

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

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JUNE 14, 2012 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

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

ROGER TROUT  
DIRECTOR, PLANNING AND BUILDING DEPARTMENT  
COUNTY OF EL DORADO, CALIFORNIA

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

**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: \_\_\_\_\_

RICHARD L. BRINER L.S. 5084  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

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

**COUNTY TAX COLLECTOR'S STATEMENT:**

I, C.L. RAFFETY, 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 LIEN DATE.

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

C.L. RAFFETY  
TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA

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

**BOARD CLERK'S STATEMENT:**

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON \_\_\_\_\_, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT DRAINAGE EASEMENTS AND LOT R WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENT REFERENCED IN THE NOTES.

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

JAMES S. MITRISIN  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA

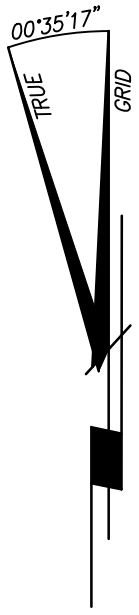
BY: \_\_\_\_\_

**COUNTY RECORDER'S CERTIFICATE:**

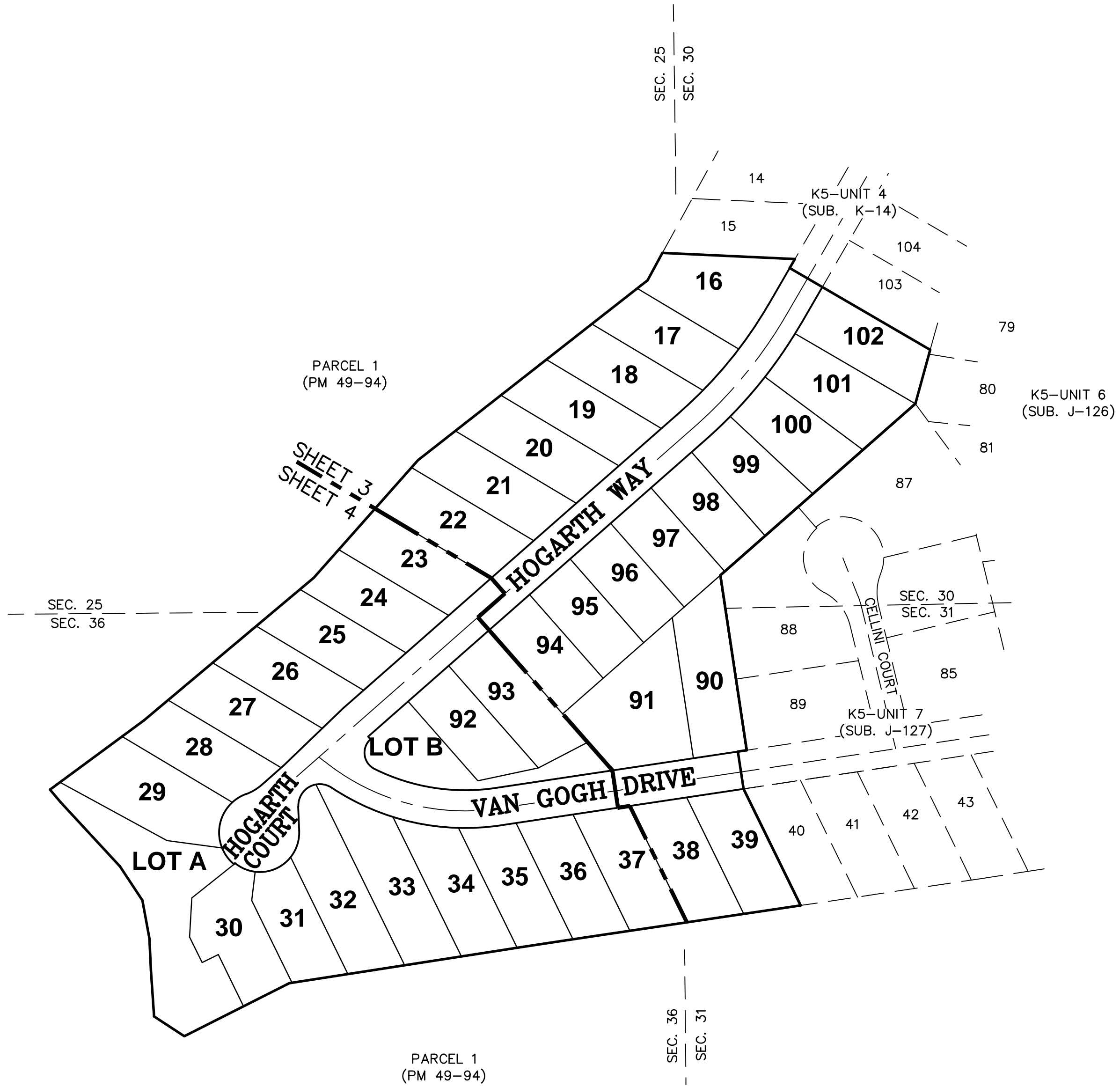
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_:\_\_\_\_:\_\_\_\_, IN BOOK \_\_\_\_\_, OF MAPS, AT PAGE \_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_, AT THE REQUEST OF SERRANO ASSOCIATES, LLC. TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. \_\_\_\_\_ PREPARED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

WILLIAM E. SCHULTZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA

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



**PLAT OF**  
**SERRANO VILLAGE K5-UNIT 8**  
 PORTIONS OF SECTION 30 & 31 T.10N., R.9E., M.D.M. &  
 SECTION 25 & 36 T.10N., R.8E., M.D.M.  
 BEING LOT 5 OF SUB. J-122  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 SEPTEMBER 2018  
 R. E. Y. ENGINEERS, Inc.



**SHEET INDEX**  
 N.T.S.

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.

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 WHICH 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: \_\_\_\_\_

**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  
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 THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE  
 ENTITY, UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
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 WITNESS MY HAND AND OFFICIAL SEAL.  
 SIGNATURE: \_\_\_\_\_  
 PRINCIPAL PLACE OF BUSINESS: COUNTY OF \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

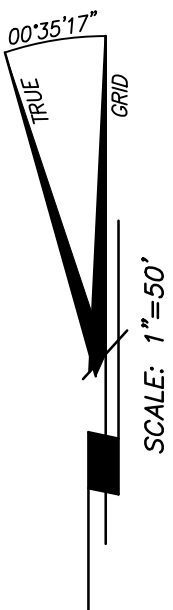


# PLAT OF SERRANO VILLAGE K5-UNIT 8

PORTIONS OF SECTION 30 & 31 T.10N., R.9E., M.D.M. &  
SECTION 25 & 36 T.10N., R.8E., M.D.M.  
BEING LOT 5 OF SUB. J-122

COUNTY OF EL DORADO, STATE OF CALIFORNIA  
SEPTEMBER 2018

R. E. Y. ENGINEERS, Inc. 



**BASIS OF BEARINGS:**

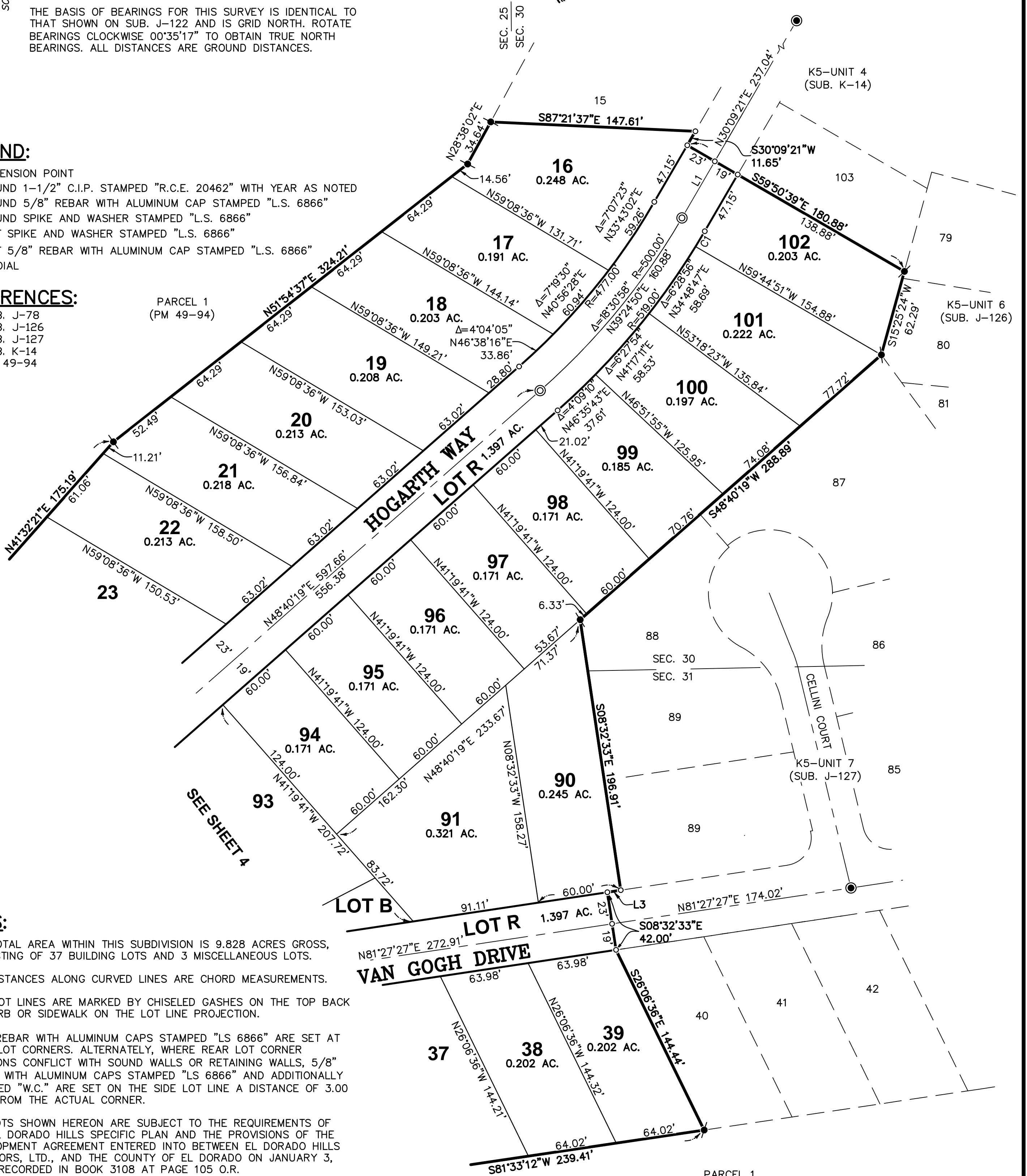
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-122 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

**LEGEND:**

- DIMENSION POINT
- ✕ FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462" WITH YEAR AS NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ FOUND SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊙ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (R) RADIAL

**REFERENCES:**

- (1) SUB. J-78
- (2) SUB. J-126
- (3) SUB. J-127
- (4) SUB. K-14
- (5) PM 49-94




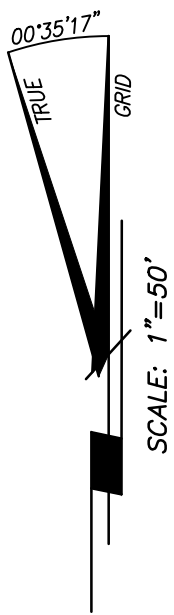
**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 9.828 ACRES GROSS, CONSISTING OF 37 BUILDING LOTS AND 3 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. 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.
5. 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 3108 AT PAGE 105 O.R.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT No. E13017.00, DATED JANUARY 2013.
7. LOTS A AND B SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
8. LOT R SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
9. UNIT 8 CONSISTS OF A PORTION OF TENTATIVE MAP TM10-1496-R.
10. ABANDONMENT OF EASEMENTS:  
THE FOLLOWING PUBLIC ROADS AND EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE: THE NON-EXCLUSIVE ROADS AND P.U.E.'S SHOWN ON LOT 5 OF SERRANO VILLAGE K5 LARGE LOTS, FILED IN BOOK J OF MAPS AT PAGE 122.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N30°09'21"E	47.15'
L3	S81°27'27"W	9.83'

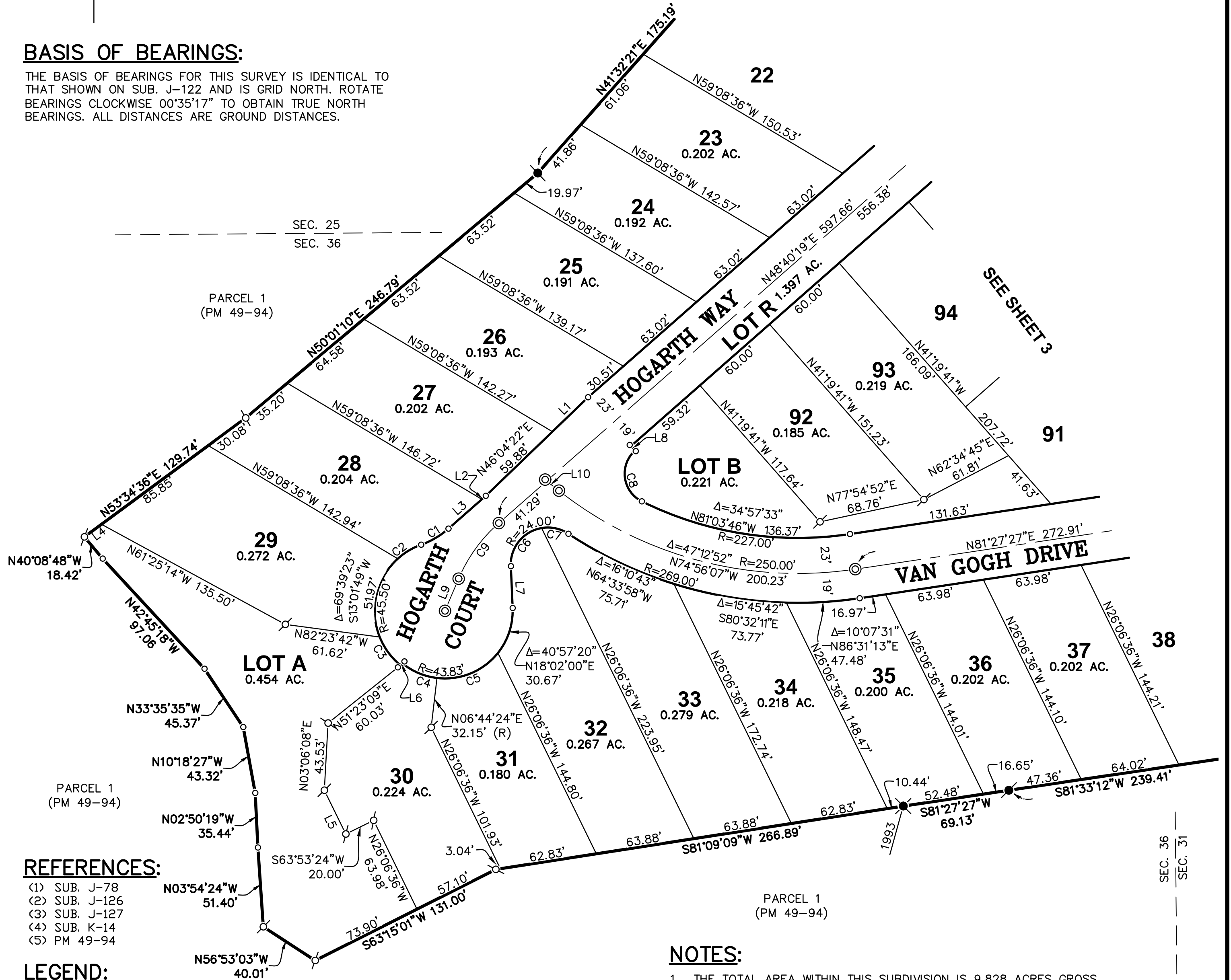
CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	519.00'	1°24'58"	N30°51'50"E 12.83'

**PLAT OF  
SERRANO VILLAGE K5-UNIT 8**  
PORTIONS OF SECTION 30 & 31 T.10N., R.9E., M.D.M. &  
SECTION 25 & 36 T.10N., R.8E., M.D.M.  
BEING LOT 5 OF SUB. J-122  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
SEPTEMBER 2018  
R. E. Y. ENGINEERS, Inc. 



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-122 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.



**REFERENCES:**

- (1) SUB. J-78
- (2) SUB. J-126
- (3) SUB. J-127
- (4) SUB. K-14
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**LEGEND:**

- DIMENSION POINT
- ✕ FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462" WITH YEAR AS NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ FOUND SPIKE AND WASHER STAMPED "L.S. 6866"
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- (R) RADIAL

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 9.828 ACRES GROSS, CONSISTING OF 37 BUILDING LOTS AND 3 MISCELLANEOUS LOTS.
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8. LOT R SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
9. UNIT 8 CONSISTS OF A PORTION OF TENTATIVE MAP TM10-1496-R.
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THE FOLLOWING PUBLIC ROADS AND EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE: THE NON-EXCLUSIVE ROADS AND P.U.E.'S SHOWN ON LOT 5 OF SERRANO VILLAGE K5 LARGE LOTS, FILED IN BOOK J OF MAPS AT PAGE 122.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N46°04'22"E	32.07'
L2	N48°40'19"E	3.38'
L3	N48°40'19"E	28.82'
L4	N53°34'36"E	13.81'
L5	N26°06'36"W	31.57'
L6	N39°16'46"E	1.67'
L7	S2°26'40"E	27.08'
L8	N41°19'41"W	4.00'
L9	N23°00'35"E	22.64'
L10	N51°19'41"W	8.14'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	55.00'	21°30'39"	N59°25'38"E 20.53'
C2	45.50'	22°19'28"	N59°01'14"E 17.62'
C3	45.50'	28°55'22"	N36°15'33"W 22.73'
C4	43.83'	32°32'22"	N66°59'25"W 24.56'
C5	43.83'	58°13'44"	N67°37'32"E 42.65'
C6	24.00'	82°46'07"	N38°56'24"E 31.73'
C7	24.00'	43°11'56"	N78°04'34"W 17.67'
C8	20.00'	112°15'19"	S7°27'21"E 33.21'
C9	100.00'	25°39'44"	N35°50'27"E 44.42'



# SERRANO VILLAGE K5, PHASE II

TENTATIVE SUBDIVISION MAP  
EL DORADO COUNTY CALIFORNIA

OCTOBER 10, 2011

**OWNER/APPLICANT**  
SERRANO ASSOCIATES, LLC  
4525 SERRANO PARKWAY  
EL DORADO HILLS, CA 95762

**ENGINEER**  
R.E.Y. ENGINEERS, INC.  
905 SUTTER STREET, SUITE 200  
FOLSOM, CA 95630

**MAP SCALE**  
1"=60'

**CONTOUR INTERVAL**  
MINOR CONTOUR INTERVAL = 1'  
MAJOR CONTOUR INTERVAL = 5'

**SOURCE OF TOPOGRAPHY**  
AERIAL PHOTOGRAPHY

**SECTION TOWNSHIP & RANGE**  
POR OF SECS. 30 & 31, T.10N., R.9E., M.D.M.  
POR OF SECS. 25 & 36, T.10N., R.8E., M.D.M.

**ASSESSOR'S PARCEL NUMBERS**  
123-370-26 & 30

**EXISTING/PROPOSED ZONING**  
R1-PD

**TOTAL AREA**  
RESIDENTIAL LOTS 26.4 Acres  
RESIDENTIAL STREETS 4.5 Acres  
LANDSCAPE 0.8 Acres  
TOTAL 31.7 Acres +/-

**PROPOSED USE**  
115 - SINGLE FAMILY RESIDENTIAL  
6 - LANDSCAPE (LOTS A - F)

**LOT SIZES**  
MINIMUM LOT SIZE - 7,200 SF  
AVERAGE LOT SIZE - 9,994 SF  
MAXIMUM LOT SIZE - 17,625 SF

**WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL**  
EL DORADO IRRIGATION DISTRICT

**FIRE PROTECTION**  
EL DORADO HILLS COUNTY  
WATER/FIRE DISTRICT

**PARK AND RECREATION**  
EL DORADO HILLS COMMUNITY  
SERVICES DISTRICT

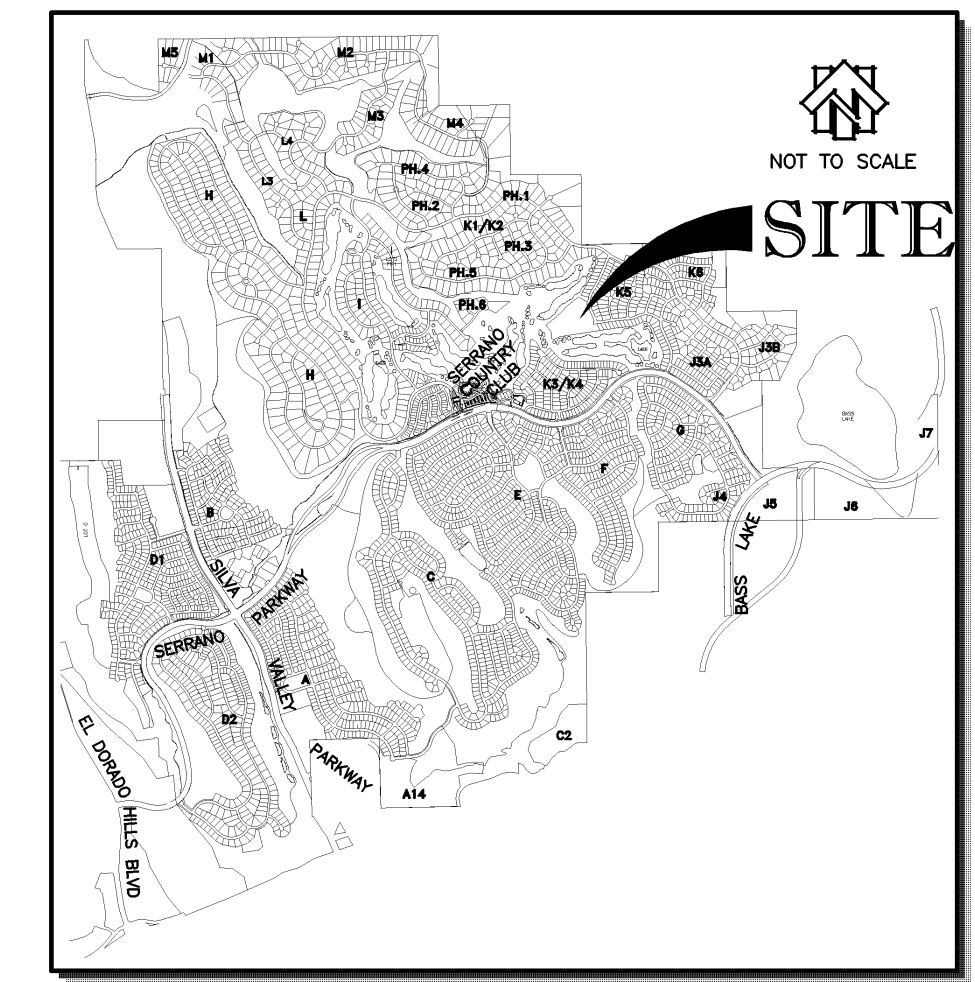
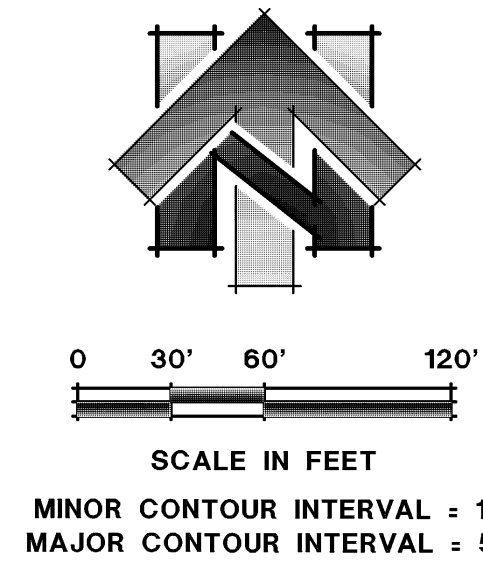
**SCHOOL DISTRICT**  
RESCUE UNION SCHOOL DISTRICT

**DATE OF PREPARATION**  
OCTOBER 10, 2011

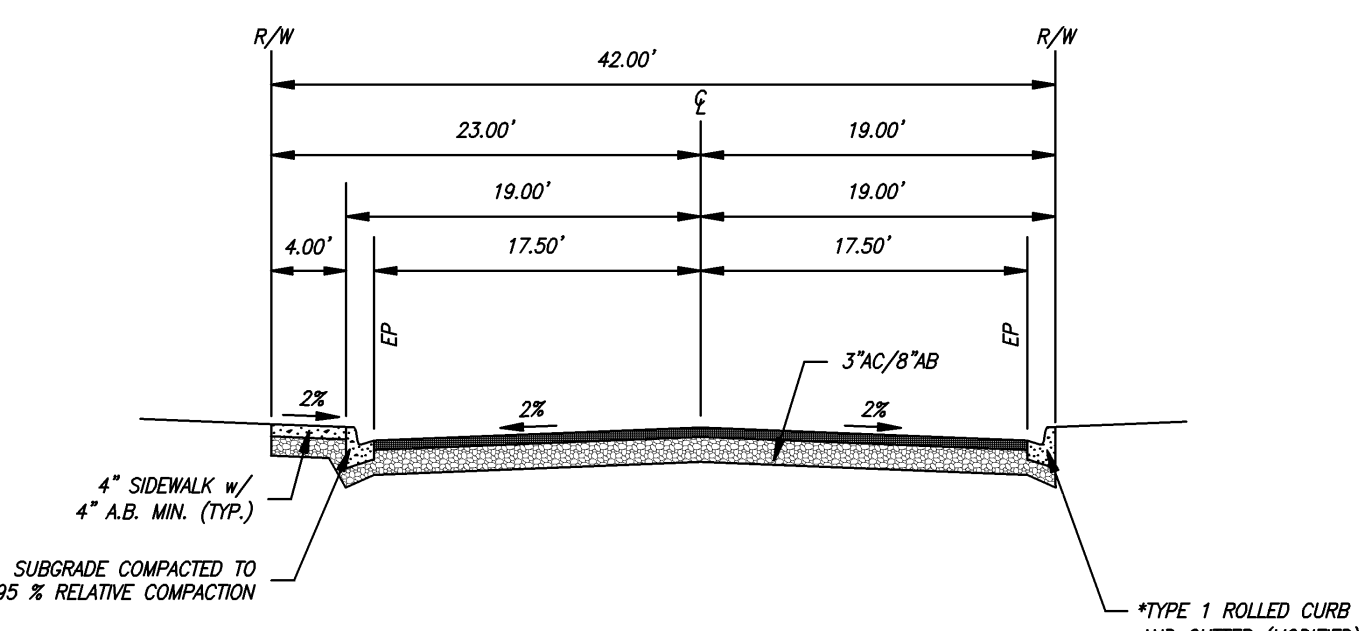
**ENGINEERS CERTIFICATE**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE  
THE LAND DEVELOPMENT KNOWN AS SERRANO, K5 PHASE II  
OF THE "EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED  
IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES  
ESTABLISHED BY THE COUNTY OF EL DORADO.

DONALD T. McCORMICK R.C.E. 42558 DATE

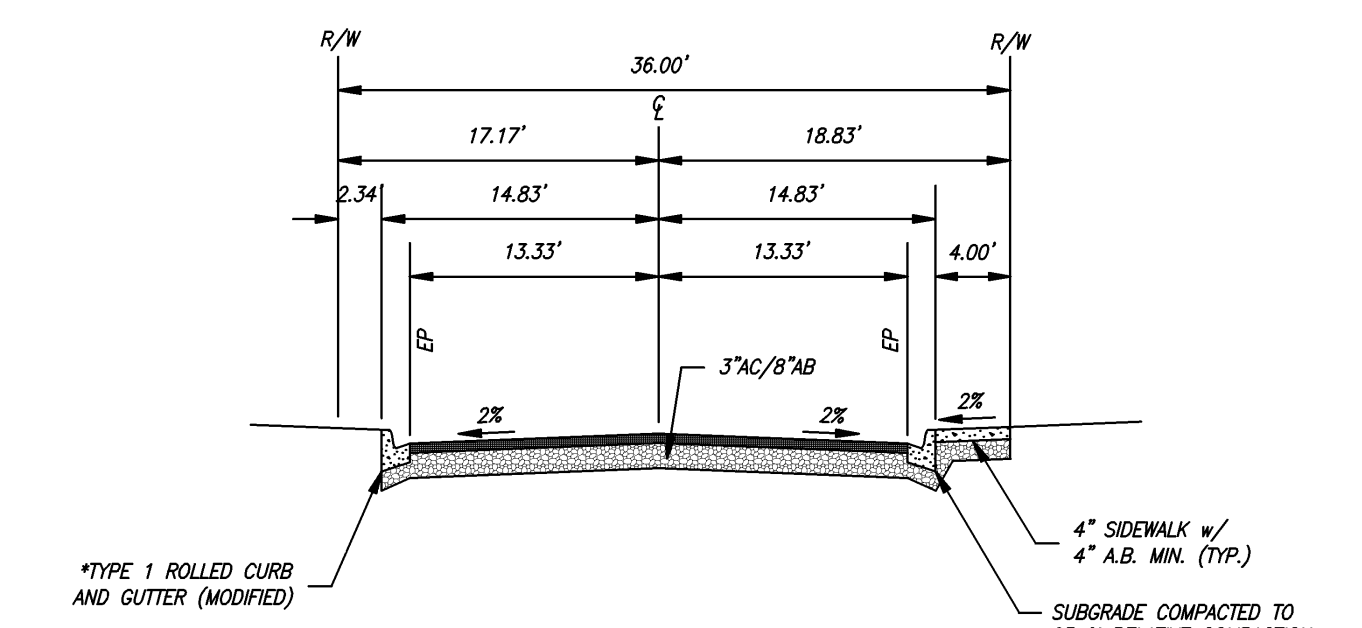
**PHASING PLAN NOTICE**  
THE FILING OF MULTIPLE FINAL MAPS WILL BE COMPLETED  
FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE  
ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER  
SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR  
CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS.  
(PER THE SUBDIVISION MAP ACT, 2002 EDITION SECTION  
66456.1)



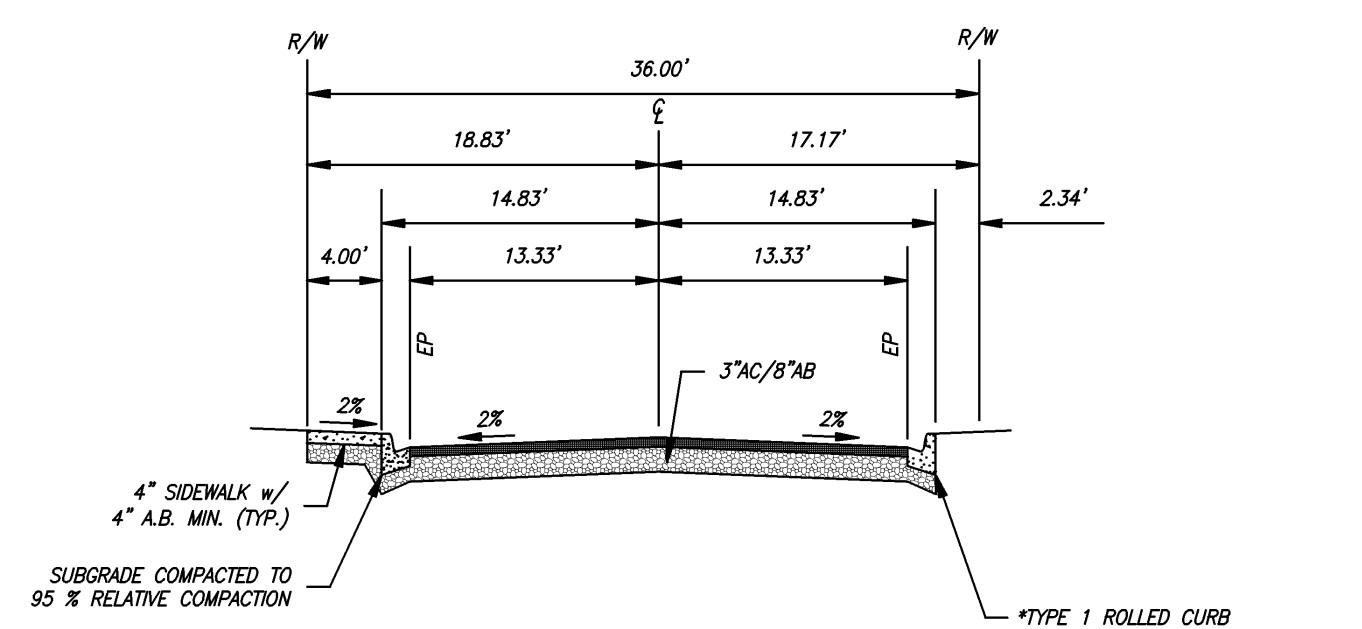
VICINITY MAP



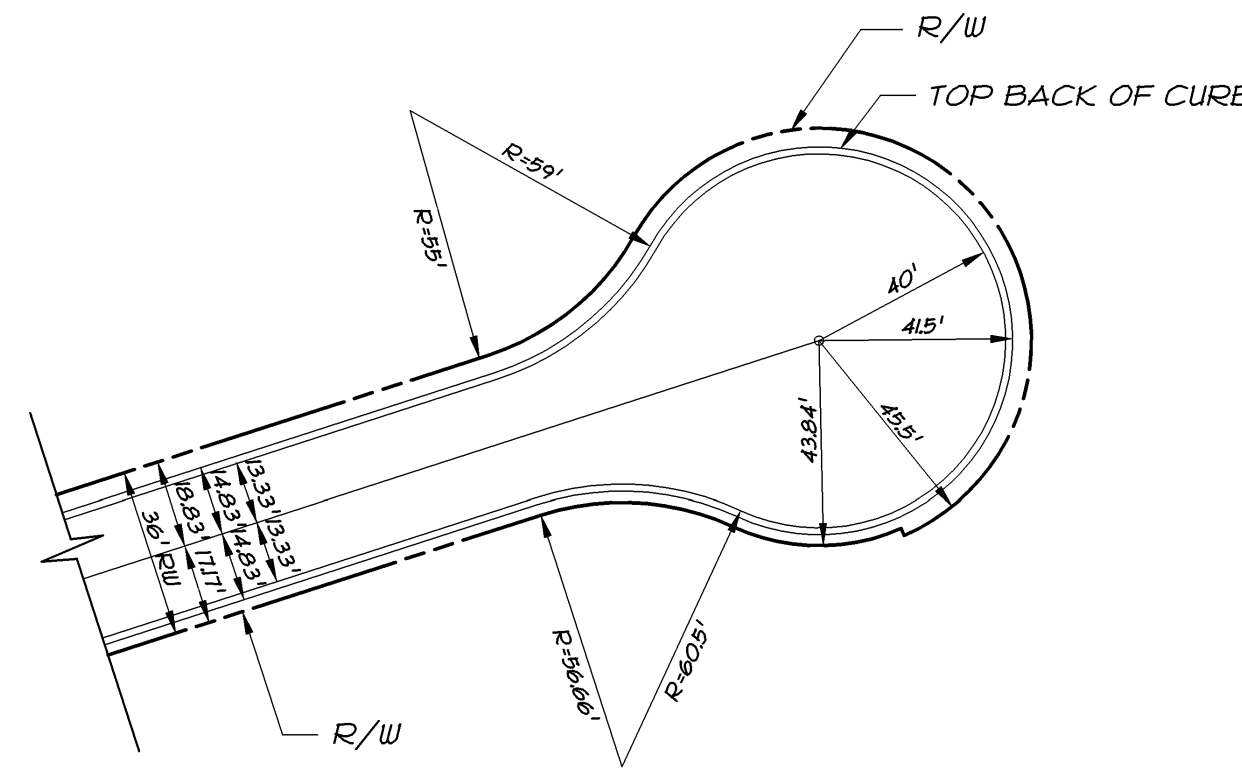
42' RIGHT-OF-WAY  
HOGARTH WAY  
VAN GOGH DRIVE



36' RIGHT-OF-WAY  
VERMEER COURT  
REMI COURT  
E COURT



36' RIGHT-OF-WAY  
HOGARTH COURT



TYPICAL PLAN VIEW  
CUL-DE-SAC



PLANNING COMMISSION: \_\_\_\_\_  
APPROVAL/DATE: \_\_\_\_\_  
BOARD OF SUPERVISORS: \_\_\_\_\_  
APPROVAL/DATE: \_\_\_\_\_



905 Sutter Street, Suite 200, Folsom, CA 95630  
P (916) 366-3040 Fax (916) 366-3333  
R.E.Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors

EXHIBIT

RS0971180 - K5 Phase II General Extension Tentative Map 2011.08.10 10:00:11 4:13:13 PM



## **Verification Conformance to Conditions of Approval**

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The following details the conditions of approval for the Serrano Village K5, Phase 2 Tentative Subdivision Map approved in June 2012. As applicable, each condition is substantiated with a response verifying conformance.

### **Project Description**

1. The Revised Tentative Subdivision Map and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the exhibits marked Exhibits K through M 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:

- A. Revision to approved Tentative Subdivision Map subdividing subject properties into 115 residential lots ranging from 7,200 to 17,625 square feet in size and six landscape lots;
- B. Revision to approved Development Plan for the approved subdivision with modifications to One-Family Residential (R1) Zone District development standards including lot coverage and setbacks;
- C. Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) improvement standards:
  1. Modification of subdivision road improvements under Standard Plan 101 B including:
    - A. Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way;
    - B. Reduction of right-of-way width from 50 feet to 36 feet for Hogarth, Vermeer, and E Courts; and
    - C. Reduction of sidewalk width from 6 feet to 4 feet on one side of the streets;
  2. Reduction of right-of-way for cul-de-sac turnarounds from 100 feet to 80 feet in diameter and improved surface diameter from 60 feet to 45.5 feet;
  3. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 32, 33, 79, 80; and
  4. Reduction of standard lot frontage width of 60 feet to a minimum 58 feet for lots 99 to 101.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

## **Exhibit F**



**Response:** Acknowledged. No response necessary.

### **Planning Services**

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.

**Response:** Acknowledged. No response necessary.

3. Prior to issuance of building permit, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.

**Response:** Acknowledged. There are no outstanding fees.

4. 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 the Development Services/Planning Services.

**Response:** Condition satisfied. An EID Water Meter Award Letter has been secured for the subdivision.

5. The Tentative Map shall remain in effect for three years from the date of approval. This map shall supersede the previously approved map. If this map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.

**Response:** Condition satisfied. The Planning Commission approved the tentative map in 2012, and approved six one-year time extensions in March 2017 extending the expiration to 2023.

6. The Revised Development Plan permits development of 115 residential lots ranging from 7,200 to 17,625 square feet in size and six landscape lots with modifications to development standards of R1-zone as shown in the table below.

**Response:** Condition satisfied. The lot sizes in Village K5 Unit 8 are a minimum of approximately 7,200 sf or larger.



The expiration of the Development Plan adopted as part of the project shall run concurrently with the expiration of the tentative map.

**Response:** Condition satisfied. The Planning Commission approved the Development Plan in 2012 and as described above, has approved discretionary time extension of the map expiration to 2023.



**Modified One-Family-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for  
 Serrano Village K-5, Phase 2 (Revised)**

<b>Standard</b>	<b>Required by Zoning Ordinance</b>	<b>Proposed Modifications</b>	<b>Notes</b>
Primary Use- Residential			
<i>Minimum Front Yard Setback</i>	20 feet	20 feet (to front load garage) 15 feet (to side-loaded garage)	
<i>Minimum Side Yard Setback</i>	5 feet	3 feet	For side yard setback standard, the 1-foot increase in setback for every 1-foot increase in building height (in excess of 25 feet) does not apply.
<i>Minimum Rear Yard Setback</i>	15 feet	15 feet	
<i>Maximum Building Coverage (Primary)</i>	35%	60%	
<i>Minimum Lot Width</i>	60 feet	58 feet	Applies to Lots 99 to 101
Ancillary Use			
<i>AC/Pool Equipment</i>	Attached equipment may extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5 feet	To be screened by solid fence
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40 inches in height within front yard	Front, Side, and Rear: 0 feet	
<i>Open fences and walls (50% or more) and over 40 inches tall and less</i>	Front Yard with fence/wall 50% open or more,	Front, Side, and Rear: 0 feet	



<i>than 7' tall</i>	below 7' tall		
<i>Any structure such as a permanent BBQ or spa, not over 40 inches high</i>	Five feet	Front: 0 feet Side and Rear: 2.5 feet	May be subject to Building Code
<i>Pergola</i>	May extend into any yard by not more than 50% of width or depth	Side: 2.5 feet Rear: 2.5 feet	As measured from edge of footing
<i>Any structure over 30 inches high.</i>	Five feet	Rear: 5 feet	
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	Five feet	Side and Rear: 5 feet	
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	NA	Side and Rear: 5 feet	120 square feet or less; if structure includes utilities (ie. water and electrical connections), would be subject to County review
<i>Architectural extensions of the dwelling (uninhabitable space)</i>	May extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5 feet	
<i>Chimneys – attached to or detached from the home</i>	Side: 3 Feet	Side: 3 feet Rear: 7 feet	May be subject to Building Code

**Response:** Acknowledged. No response necessary.



7. Minor changes in the adopted Planned Development Permit may be approved by the Planning Services provided that the changes:
- A. Do not change the boundaries of the subject project property;
  - B. Do not change any use as shown on the official development plan; and
  - C. Do not change the intent of the official development plan

Major changes in the official development plan may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code. A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005(B) (3) of the County Code.

**Response:** No changes are proposed

**Department of Transportation**

Project Specific

8. Road Design Standards: The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in table below, as modified by the approval of the design waivers. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums)

**Road Improvements for Serrano Village K-5, Phase 2**

<b>Road Name</b>	<b>DISM PLAN</b>	<b>Road Width</b>	<b>ROW</b>	<b>Exceptions/Notes</b>
Hogarth Way and Van Gogh Drive (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	37ft / 4ft sidewalk on one side	42ft	Modified Type 1 rolled curb and gutter. Sidewalk is measured from back of walk to back of curb.
Hogarth Court (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	29ft / 4ft sidewalk on one side	36ft	Modified Type 1 rolled curb & gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb.



Vermeer, Reni Court and E Courts (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	29ft / 4ft sidewalk on one side	36ft	Modified Type 1 rolled curb & gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb.
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\* Road widths are measured from curb face to curb face. Curb face for rolled curb and gutter is 6 inches from the back of the curb.

**Response:** Condition satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K5 Phase 2 Unit 8 as approved by the County Engineer on April 12, 2018.

9. Turnaround: The applicant shall provide a turn around at the end of the roadways to 80-foot diameter improved surface and 45.5-foot radius right-of-way. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

**Response:** Condition satisfied. The applicant has shown the turnarounds on the improvement plans, which were approved by the El Dorado Hills Fire Department on April 20, 2017.

10. Offer of Dedication (onsite roadways): 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 map.

**Response:** Condition satisfied. The applicant has provided for the Offer of Dedication on Sheet 1 of the Final Map.

11. Offer of Dedication (onsite roadways): An irrevocable offer of dedication, in fee, shall be made of 45.5 feet in radius for the cul-de-sac, with slope easements where necessary. Said offer shall be rejected at the time of the final map. The offer shall be subject to an agreement between the County and Serrano, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Village or Master Owner's Association simultaneously with the filing of the final map.

**Response:** Condition satisfied. The applicant has provided for the Offer of Dedication on Sheet 1 of the Final Map.

12. Road & Public Utility Easements: The applicant shall provide a 42 foot wide non-exclusive road easement for the on-site access roadways Hogarth Way and Van Gogh



Drive and a 36 foot wide non-exclusive road easement for the on-site access roadways Hogarth, Vermeer Reni and 'E' Courts prior to the filing of the final map.

**Response:** Condition satisfied. The applicant has provided for the road and PUE easements on Sheet 1 of the Final Map.

Standard Conditions

13. Easements: All applicable existing and proposed easements shall be shown and verified on the project plans.

**Response:** Condition satisfied. The applicant has shown all easements on the improvement plans approved by the County Engineer on April 12, 2018.

14. Signage: The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement. This condition shall be verified prior to approval of Improvement Plan.

**Response:** Condition satisfied. The applicant will install all necessary signage and striping as shown on the improvement plans approved by the County Engineer on April 12, 2018.

15. Sidewalks: Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.

**Response:** Condition satisfied. All sidewalks are within the right of way, and the Department of Transportation has reviewed and approved the alignment and design as shown on the improvement plans approved by the County Engineer on April 12, 2018.

16. Curb Returns: All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp. This condition shall be verified prior to approval of Improvement Plan.

**Response:** Condition satisfied. The applicant will install all curb returns and pedestrian ramps as shown on the improvement plans approved by the County Engineer on April 12, 2018.



17. Maintenance Entity: The proposed project must form an entity for the maintenance of the private roads, parking facilities, landscaping, and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

**Response:** Condition satisfied. The subject final map is part of the Serrano master owners' association, formed in the early 1990s, which is responsible for maintaining common area and drainage improvements.

18. Common Fence/Wall Maintenance: The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs). This condition shall be verified prior to recordation of Final Map.

**Response:** Condition satisfied. The recorded CC&Rs include maintenance provisions for common area and fencing maintenance.

19. Water Quality Stamp: All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used. This condition shall be verified prior to approval of Improvement Plan.

**Response:** Condition satisfied. This requirement is provided as General Note 42 on the improvement plans approved by the County Engineer on April 12, 2018.

20. Construction Hours: Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. or sunset, whichever is earlier, Monday through Friday. This condition shall be included as a note on Improvement Plan.

**Response:** Condition satisfied. This requirement is provided as General Note 12 on the improvement plans approved by the County Engineer on April 12, 2018.

21. DISM Consistency: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

**Response:** Condition satisfied. The County Engineer approved the improvement plans on April 12, 2018. If notified by the County, the applicant will pay any outstanding fees prior to the filing of the final map.

22. Subdivision Improvement Agreement & Security: The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all



onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

**Response:** Condition satisfied. The applicant has requested an Improvement Agreement from DOT and the agreement is in process. Prior to scheduling the final maps for Board approval, the applicant will provide a fully executed improvement agreement with Performance and Laborers/Materialsmen bonds for the remaining construction costs.

23. Import/Export Grading Permit: Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.

**Response:** Condition satisfied. Requirement is noted as General Note # 43 on the improvement plans approved by the County Engineer on April 12, 2018.

24. Grading Permit / Plan: A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

**Response:** Condition satisfied. The County Engineer approved the grading plan on April 12, 2018, and the applicant entered into a Subdivision Grading Agreement with the County in May 2018.

25. Grading Plan Review: Grading and improvement 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. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

**Response:** Condition satisfied. Submission of grading plans to RCD is a prerequisite to obtaining signed improvement plans. The County Engineer approved the improvement plans on April 12, 2018.



26. RCD Coordination: The timing of construction and method of re-vegetation shall be coordinated with 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.

**Response:** Condition satisfied. Improvement Plans approved by the County Engineer on April 12, 2018 include specifications for re-vegetation (Erosion Control Notes, Sheet C11).

27. Soils Report: At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

**Response:** Condition satisfied. The soils report has been reviewed and approved by DOT.

28. Drainage Study / SWMP Compliance: The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- A. The site can be adequately drained;
- B. The development of the site will not cause problems to nearby properties, particularly downstream sites;
- C. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- D. The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be



completed to the approval of the Department of Transportation prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

**Response:** Condition satisfied. The final drainage plan has been reviewed and approved by DOT.

29. Drainage, Cross Lot: Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village K 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 all "downhill" lots to be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition. This condition shall be verified prior to recordation of Final Map.

**Response:** Condition satisfied. The applicant recorded the Serrano Master CC&S on August 24, 1995. Drainage requirements are stated in Article 9 of the CC&Rs and in the Serrano El Dorado Owners' Association Design Guidelines.

30. Drainage Maintenance: Drainage maintenance shall be the responsibility of the Master Owner's 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 Owner's Association simultaneously with the filing of the final map. This condition shall be verified prior to recordation of Final Map.

**Response:** Condition satisfied. Easements for drainage are included as Note D on Sheet 1 of the Final Map. An IOD for drainage easements has been submitted to the Planning Department with the Final Map.

31. Drainage Easements: The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and/or on the final map. This condition shall be verified prior to approval of Improvement Plan.

**Response:** Condition satisfied. Drainage easements are shown on the Final Map to the satisfaction of County DOT.

32. NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan



(SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

**Response:** Condition satisfied. The applicant prepared a SWPPP and received WDID # 5S09C366944, prior to commencing construction activities.

33. Electronic Documentation: Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

**Response:** Condition satisfied. The applicant will provide a CD of the record drawings and supporting materials prior to the Board's acceptance of the subdivision improvements.

34. TIM Fees: The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

**Response:** Condition satisfied. The County will verify this condition at the building permit stage.

### **El Dorado Hills Fire Department**

35. In accordance with the State Fire Safe Regulations and DISM, the subdivision shall be constructed to include sufficient circulation and access at any given phase of the development. This condition shall be verified prior to Final Map recordation.

**Response:** Condition satisfied. The El Dorado Hills Fire Department has verified conformance with this requirement.

36. The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for 2-hour duration. This requirement is based on a single-family dwelling 6,200 square feet or less in size. All homes shall be sprinklered in accordance with NFPA 13D and Fire Department requirement. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval. This condition shall be verified prior to Final Map recordation.

**Response:** Condition satisfied. Requirements are noted on the improvement plans (Fire Department Note #6). El Dorado Hills Fire approved the improvement plans April 20, 2017.



37. This development shall install Mueller Dry Barrel Fire hydrants conforming to the 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. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department. This condition shall be verified prior to approval of Improvement Plan.

**Response:** Condition satisfied. Requirements are noted on the improvement plans (Fire Department Note #9). El Dorado Hills Fire approved the improvement plans April 20, 2017.

38. To enhance the nighttime 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 the Fire Safe Regulations. This condition shall be verified prior to approval of Improvement Plan.

**Response:** Condition satisfied. Requirements are noted on the improvement plans (Fire Department Notes 7 and 8). El Dorado Hills Fire approved the improvement plans April 20, 2017.

39. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. This condition shall be verified prior to approval of Improvement Plan.

**Response:** Condition satisfied. The improvement plans do not include any form of traffic calming devices. El Dorado Hills Fire approved the improvement plans April 20, 2017.

40. Prior to construction of combustible materials, all access roadways and fire hydrant systems shall be installed and in service per EDHFD Standard B-003. This condition shall be verified prior to Final Map recordation.

**Response:** Condition satisfied. The applicant began constructing the subdivision improvements in May 2018 and completion is estimated for December 2018. The El Dorado Hills Fire Department has verified conformance with this requirement.

41. This development shall implement all applicable provisions of the approved Serrano Wildfire Management Plan dated January 2001. Prior to Final Map recordation, the applicant shall provide narrative to Planning Services detailing the provisions implemented for this development.

**Response:** Condition satisfied. Cal Fire and the El Dorado Hills Fire Department approved a Supplemental Wildfire Management Plan for Village K5 Phase 2 in October 2013 (copy provided with the final map application).

42. Lots that back up to wildland open space shall be required to use non-combustible type fencing. This condition shall be verified prior to approval of Improvement Plan.



**Response:** No lots within this phase of development adjoin to natural open space areas.

**Air Quality Management District**

43. Project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. Then, District Rules 223 and 223.1 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions and asbestos emission, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust and asbestos shall comply with the requirements of Rules 223, 223.1, and 223.2, whichever rule is appropriate. In addition, the appropriate Fugitive Dust Prevention (FDP) Application or Asbestos Dust Mitigation Plan (ADMP) Application shall be submitted to and approved by the District prior to issuance of a building permit or grading permit.

**Response:** The subject project is not located in an Asbestos Review Area. A Fugitive Dust Plan was approved by AQMD on October 17, 2016 (#10680). Developer and Contractor are aware of the need to comply with subsequently adopted Rules 223, 223.1 and 223.2 concerning fugitive dust and asbestos.

44. Project construction shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.

**Response:** These requirements shall be adhered to as applicable.

45. Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire.

**Response:** Not applicable. The project has not and will not involve the burning of wastes.

46. Prior to approval of Improvement Plan, the applicant shall submit a list to the District indicating which of the following mitigation measures shall be applied to reduce impacts on air quality from equipment exhaust emissions during all project construction

**Heavy Equipment and Mobile Source Mitigation Measures.**

- A. Use low-emission on-site mobile construction equipment.
- B. Maintain equipment in tune per manufacturer specifications.
- C. Retard diesel engine injection timing by two to four degrees.
- D. Use electricity from power poles rather than temporary gasoline or diesel generators.
- E. Use reformulated low-emission diesel fuel.
- F. Use catalytic converters on gasoline-powered equipment.



- G. Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.
- H. Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
- I. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- J. Configure construction parking to minimize traffic interference.
- K. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

**Response:** These requirements shall be adhered to as applicable.

**County Surveyor**

47. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments or amount of bond or deposit to be coordinated with the County Surveyors Office.

**Response:** Condition satisfied. The applicant has submitted a bond to secure the setting of the required monuments.

48. The roads serving the development shall be named by filing a complete Road Name Petition with the County Surveyors Office prior to filing the Final Map.

**Response:** Condition satisfied. All roadways have been named and approved by the Surveyor's Office.





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

This serves as an award for:

Date: August 24, 2018

SUBDIVISION                       PARCEL SPLIT                       OTHER

**APPLICANT/S NAME AND ADDRESS                      PROJECT NAME, LOCATION & APN**

Serrano Associates, LLC

Serrano Village K5, Phase 2, Unit 8

4525 Serrano Parkway, Ste. 100

APN: 123-590-05

El Dorado Hills, CA 95762

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: 18.50 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 18.50 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 37 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No:                      2575DEV                      767109

Service Purchase Project No.:                      2957SP

**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**