

TM-F21-0005 Exhibit A: Location/Vicinity Map



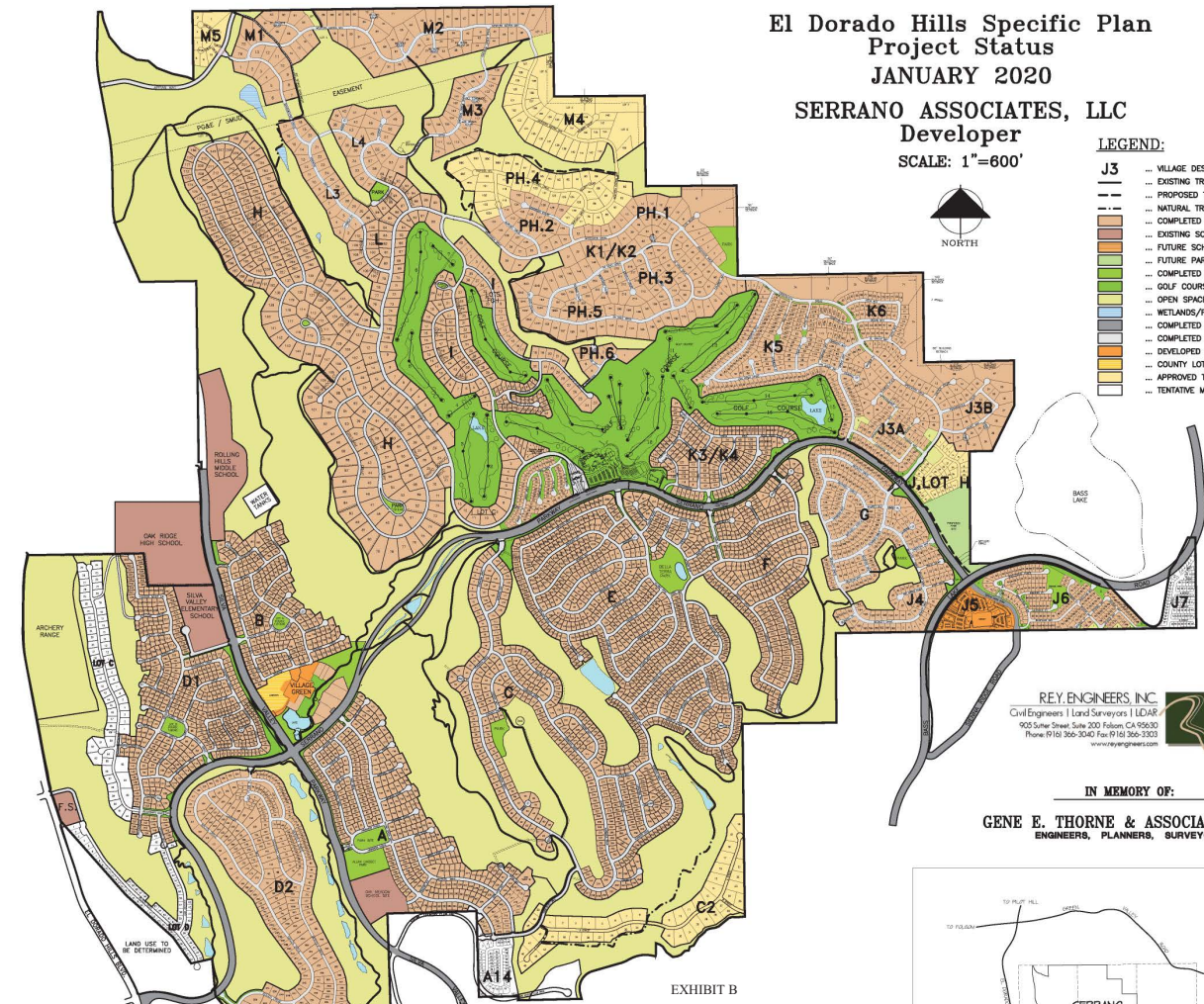
THIS MAP IS INTENDED AS A GENERAL DESCRIPTION OF LAND USE AND LOT LOCATIONS. FURTHER SUBDIVISION, RE-SUBDIVISION OR LOT LINE ADJUSTMENTS MAY AFFECT LOT SIZES AND OTHER CONFIGURATIONS SHOWN.

# 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

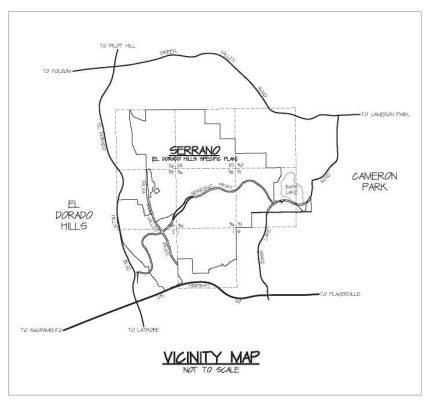


**REY ENGINEERS, INC.**  
Civil Engineers | Land Surveyors | LDRP  
905 Surfer Street, Suite 200, Folsom, CA 95630  
Phone (916) 388-3040 Fax (916) 388-3322  
www.reyengineers.com

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

EXHIBIT B

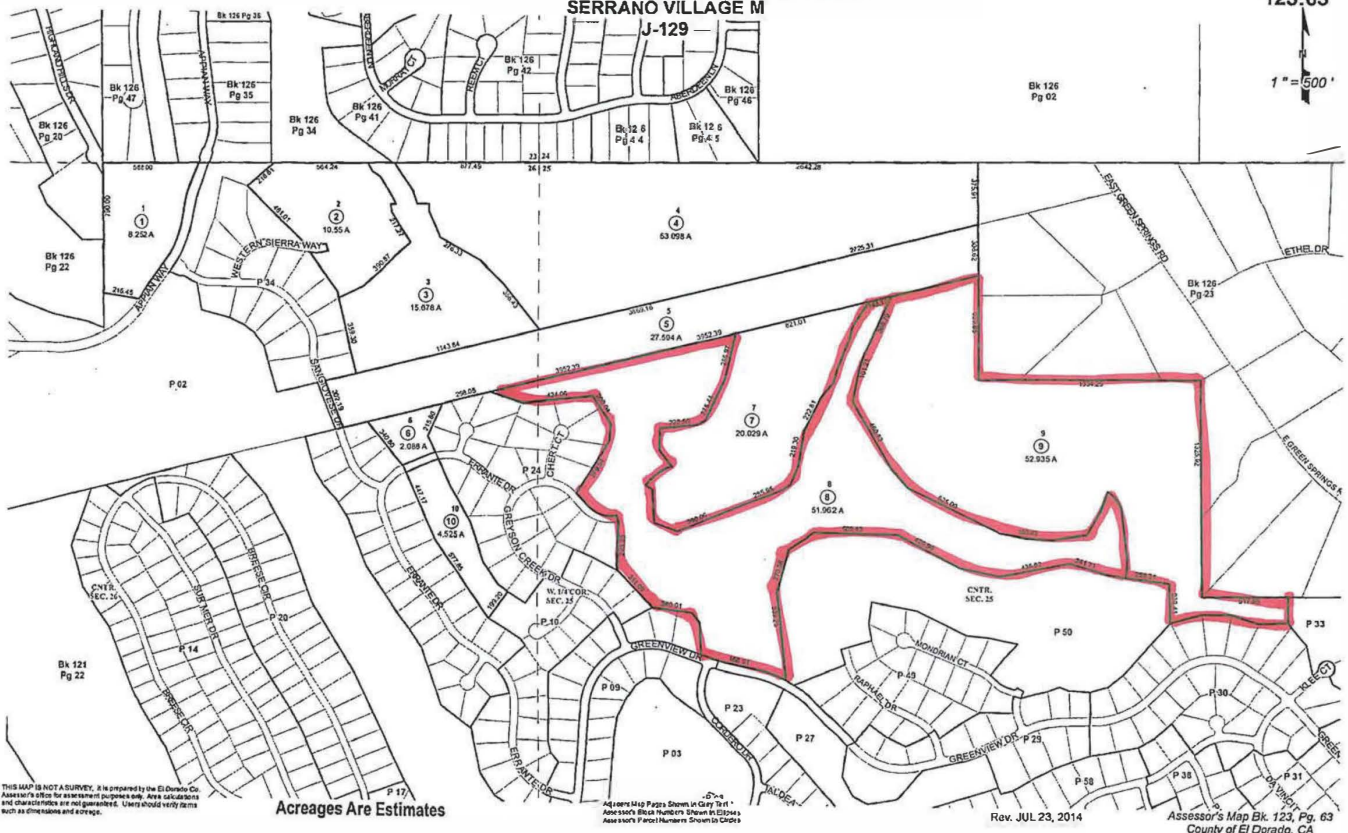
VILLAGE	EXISTING	PLANNED	TOTAL
Village A	322	51	373
Village B	198	0	198
Village C	377	50	427
Village D1	389	139	528
Village D2	293	0	293
Village E	696	0	696
Village F	257	0	257
Village G/J4	246	0	246
Village H	267	0	267
Village I	218	0	218
Village J3	134	41	175
Village J6/J7	149	85	234
Village K1/K2	194	47	241
Village K3/K4	148	0	148
Village K5/K6	280	0	280
Village L	110	0	110
Village M	118	48	166
<b>TOTAL</b>	<b>4,385</b>	<b>437</b>	<b>4,822</b>



TM-F21-0005 Exhibit B: Serrano Map

PORS. SECS. 25 & 26, T.10N., R.8E., M.D.M. &  
SERRANO VILLAGE M

123:63



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for informational purposes only. Any calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Maps Shown in Grey To Indicate Assessor's Office Numbers Shown in Circles. Also see the Parcel Numbers Shown in Circles.

Rev. JUL 23, 2014

Assessor's Map Bk. 123, Pg. 63  
County of El Dorado, CA

TM-F21-0005 Exhibit C: Assessor's Parcel Map







**NOTICE OF RESTRICTION**

REFER TO DOCUMENT # \_\_\_\_\_ FOR NOTICE OF RESTRICTION RELATING TO LOT C.

**OWNER'S STATEMENT:**

THE UNDERSIGNED OWNERS OF RECORD TITLE INTEREST, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY MAKE 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 OWNERS AND THE COUNTY OF EL DORADO DATED 20 \_\_\_\_\_, RECORDED AT DOCUMENT NO. \_\_\_\_\_, AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL. THE UNDERSIGNED OWNERS HEREBY RESERVE, 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 OWNERS ALSO HEREBY OFFER 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 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 PUBLIC IS HEREBY OFFERED FOR DEDICATION ARE TO BE ROPT ONS AND PILES OF BUILDINGS, STRUCTURES AND MILLS 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 THE (500) FEET BEYOND THE TOP OF CUT OR TIE 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. \_\_\_\_\_, OR, 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 EXCEPT 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

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

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, \_\_\_\_\_, A NOTARY PUBLIC PERSONALLY APPEARED \_\_\_\_\_, WHO PROVIDED 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/IT/HEY EXECUTES THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/ITS/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 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: \_\_\_\_\_

MD-1-13778 APPROVED JANUARY 26, 2006

**PLAT OF  
SERRANO VILLAGE K1 & K2-UNIT 4**  
PORTION OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.  
BEING A MERGER AND RESUBDIVISION OF  
LOT D OF SUB. J-77 AND LOTS B & 9 OF SUB. J-129  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JUNE, 2021

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 APRIL 2020. 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 DECMBER 2021 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN THONNET L.S. 6866

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



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

I, TIFFANY SCHMID, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JANUARY 26, 2006 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

**COUNTY ENGINEER'S STATEMENT:**

I, ANDREW S. CASER, 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. CASER RCE 45187

COUNTY ENGINEER  
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: \_\_\_\_\_

PHILIP R. MOSSBACHER L.S. 7108

DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

BRIAN FRAZIER, P.L.S. 9190

DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY TAX COLLECTOR'S STATEMENT:**

I, K.E. COLEMAN, 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 COLLECTIBLE 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 LEND DATE.

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

K.E. COLEMAN

TAX COLLECTOR  
COUNTY OF EL DORADO, CALIFORNIA

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

DEPUTY

**BOARD CLERK'S STATEMENT:**

I, KIM DAWSON, 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 SURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT DRAINAGE EASEMENTS AND LOT R WHICH ARE HEREBY REJECTED.

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

KIM DAWSON

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

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

**COUNTY RECORDER'S CERTIFICATE:**

I HAVE 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

PROPERTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA

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

DEPUTY

EXISTING ASSESSOR'S PARCEL NO's: 123-500-001, 123-630-008, & 123-830-009

SHEET 1 OF 10 SHEETS



**PLAT OF  
SERRANO VILLAGE K1 & K2-UNIT 4**  
PORTION OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.  
BEING A MERGER AND RESUBDIVISION OF  
LOT D OF SUB. J-77 AND LOTS B & 9 OF SUB. J-129  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JUNE 2021

R. E. Y. ENGINEERS, Inc.

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 136.7759 ACRES GROSS, CONSISTING OF 47 RESIDENTIAL LOTS, AND 5 MISCELLANEOUS LOTS.
2. LOTS A, D, AND D SHOWN HEREON ARE NATURAL OPEN SPACE LOTS AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTEMPLATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS.
3. LOT C SHOWN HEREON IS A LARGE LOT CONDING WITH A FUTURE PHASE OF VILLAGE M AND IS FOR FINANCING PURPOSES ONLY.
4. 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.
5. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
6. SIDE LOTS LINES ARE MARKED BY CHISELED CASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
7. 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.
8. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROMISSONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, L.P., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3168 AT PAGE 105 O.R.
9. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT NO. E12018.015, DATED JUNE 2019.
10. PROTECTED AREA PURSUANT TO THE TERMS OF THE "DECLARATION OF RESTRICTIONS REGARDING PROTECTED AREA" RECORDED ON JUNE 24, 2018 IN DOCUMENT NO. 2016-0028319 IN THE OFFICIAL RECORDS OF EL DORADO COUNTY, AND TO THE TERMS OF THE "FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS" RECORDED ON JANUARY 24, 2020 IN DOCUMENT NO. 2020-0003307 IN THE OFFICIAL RECORDS OF EL DORADO COUNTY.

**LEGEND:**

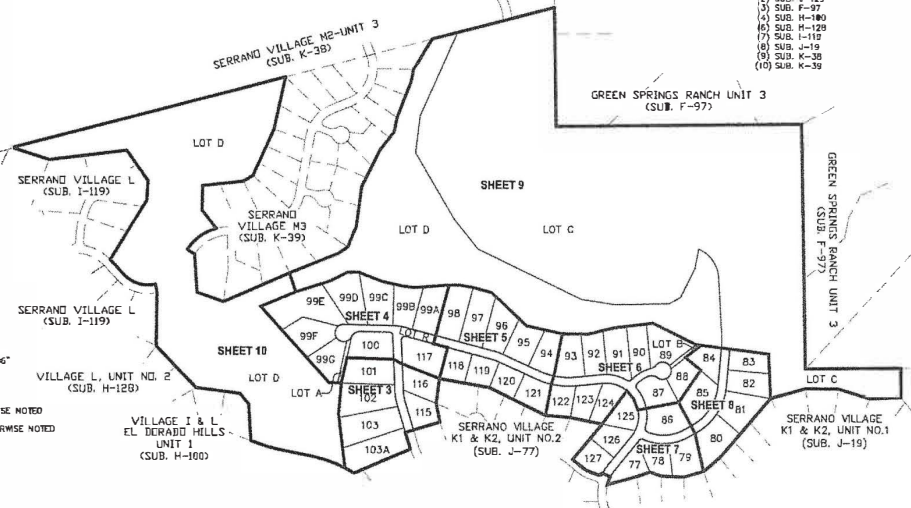
- DIMENSION POINT
- ▬ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "LS. 6866"
- ⊙ FOUND ANCHORING PLUG W/1.12" BRASS MARKER STAMPED "R.C.E. 20462-2006"
- ▬ RECORD INDICATES 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS. 6866"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "LS. 6866"
- ⊙ RECORD INDICATES 3/4" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "LS. 6046-1995"
- ⊙ RECORD INDICATES 3/4" C.I.P. STAMPED "LS. 5188"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "LS. 5188"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 13409-1977"
- S.B.L. SET BACK LINE

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2, H-81.

**REFERENCES:**

- (1) SUB. J-77
- (2) SUB. J-129
- (3) SUB. F-97
- (4) SUB. H-180
- (5) SUB. H-129
- (6) SUB. I-110
- (7) SUB. J-19
- (8) SUB. K-38
- (9) SUB. K-38
- (10) SUB. K-38



SHEET INDEX

SHEET 2 OF 10 SHEETS

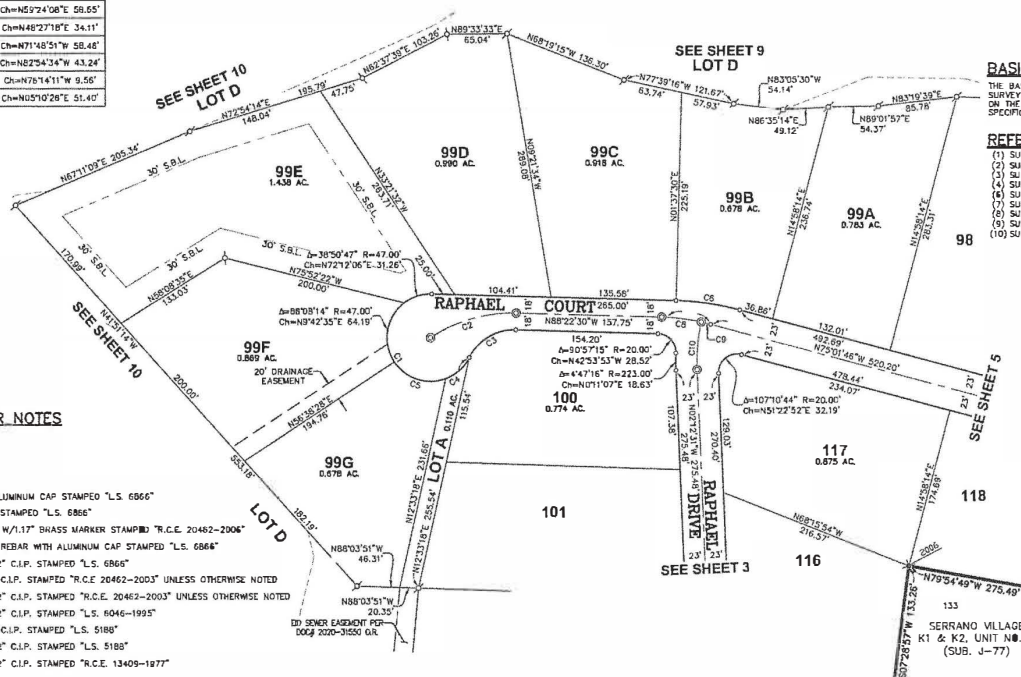
TM-F21-0005 Exhibit D: Final Map for Serrano Village K1 & K2, Unit 4





**PLAT OF  
SERRANO VILLAGE K1 & K2-UNIT 4**  
PORTION OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.  
BEING A MERGER AND RESUBDIVISION OF  
LOT D OF SUB. J-77 AND LOTS 8 & 9 OF SUB. J-129  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JUNE 2021  
R.E.Y. ENGINEERS, Inc.

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	47.00'	244°28'43"	Ch=N20°35'52"W 79.52'
C2	160.50'	34°39'02"	Ch=N74°07'59"E 98.48'
C3	55.00'	64°25'43"	Ch=N59°24'08"E 58.65'
C4	47.00'	42°33'03"	Ch=N48°27'18"E 34.11'
C5	47.00'	76°54'39"	Ch=N71°48'51"W 58.48'
C6	227.00'	10°55'54"	Ch=N82°54'34"W 43.24'
C6	227.00'	2°24'51"	Ch=N78°14'11"W 9.56'
C10	200.00'	14°45'55"	Ch=N05°10'28"E 51.40'



**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2, H-81.

**REFERENCES:**  
(1) SUB. J-77  
(2) SUB. J-129  
(3) SUB. F-97  
(4) SUB. H-100  
(5) SUB. H-128  
(6) SUB. H-118  
(7) SUB. J-19  
(8) SUB. K-30  
(9) SUB. K-39

SEE SHEET 2 FOR NOTES

- LEGEND:**
- DIMENSION POINT
  - ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
  - ⊕ SET SPIKE AND WASHER STAMPED "L.S. 6866"
  - ⊙ FOUND ANCHORING PLWD W/1.17" BRASS MARKER STAMPED "R.C.E. 20462-2006"
  - ⊕ RECORD INDICATES 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
  - ⊕ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 6866"
  - ⊕ RECORD INDICATES 3/4" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
  - ⊕ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
  - ⊕ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 6046-1995"
  - ⊕ RECORD INDICATES 3/4" C.I.P. STAMPED "L.S. 5188"
  - ⊕ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 5188"
  - ⊕ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 13409-1977"
  - S.B.L. SET BACK LANE

5/21/21 10:41 AM - F1-CL DWR-A15 - CAD Drawing #164377250.FM \$18 Aug 22/2021 9:01:45 AM AL PLANNING SUBMITTAL

TM-F21-0005 Exhibit D: Final Map for Serrano Village K1 & K2, Unit 4

**PLAT OF  
SERRANO VILLAGE K1 & K2-UNIT 4**  
PORTION OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.  
BEING A MERGER AND RESUBDIVISION OF  
LOT D OF SUB. J-77 AND LOTS 8 & 9 OF SUB. J-129  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JUNE 2021

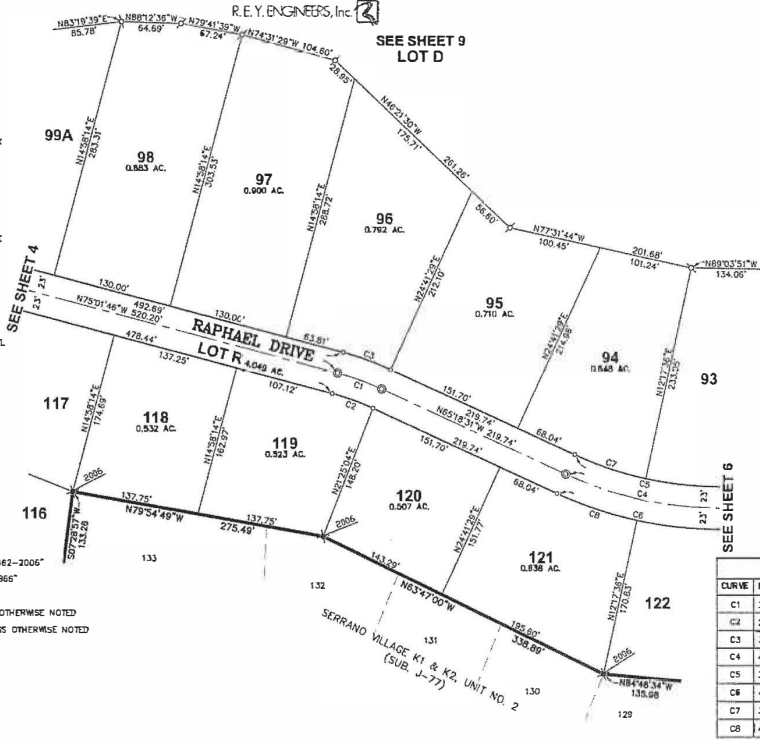
R.E.Y. ENGINEERS, Inc.

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 138,7759 ACRES GROSS, CONSISTING OF 47 RESIDENTIAL LOTS, AND 5 MISCELLANEOUS LOTS.
2. LOTS A, B, AND D SHOWN HEREON ARE NATURAL OPEN SPACE LOTS AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTEMPLATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS.
3. LOT C SHOWN HEREON IS A LARGE LOT CONCORDING WITH A FUTURE PHASE OF VILLAGE K4, AND IS FOR FINANCING PURPOSES ONLY.
4. 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.
5. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
6. SIDE LOTS LINES ARE MARKED BY CHISELED CASHEES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
7. 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 "M.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
8. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROMIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 3, 1993, RECORDED IN BOOK 3103 AT PAGE 105 O.R.
9. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT NO. E13019.015, DATED JUNE 2019.
10. PROTECTED AREA PURSUANT TO THE TERMS OF THE "DECLARATION OF RESTRICTIONS REGARDING PROTECTED AREA" RECORDED ON JUNE 24, 2016 IN DOCUMENT NO. 2016-0028319 IN THE OFFICIAL RECORDS OF EL DORADO COUNTY, AND TO THE TERMS OF THE "FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS" RECORDED ON JANUARY 24, 2020 IN DOCUMENT NO. 2020-0003302 IN THE OFFICIAL RECORDS OF EL DORADO COUNTY.

**LEGEND:**

- DIMENSION POINT
  - ⌘ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 6866"
  - ⊙ SET SPIKE AND WASHER STAMPED "LS 6866"
  - ⊙ FOUND ANCHORING PLUG W/1.17" BRASS MARKER STAMPED "R.C.E. 20462-2006"
  - ⊙ RECORD INDICATES 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 6866"
  - ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "LS 6866"
  - ⊙ RECORD INDICATES 3/4" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
  - ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
  - ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "LS 6046-1995"
  - ⊙ RECORD INDICATES 3/4" C.I.P. STAMPED "LS 5189"
  - ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "LS 5189"
  - ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 13409-1977"
- S.B.L. SET BACK LINE



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2, H-81.

**REFERENCES:**

- (1) SUB. J-77
- (2) SUB. J-129
- (3) SUB. F-97
- (4) SUB. H-100
- (5) SUB. H-126
- (6) SUB. I-119
- (7) SUB. I-119
- (8) SUB. A-19
- (9) SUB. K-36
- (10) SUB. K-39

**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD
C1	330.00'	9°43'15"	Ch=N72°10'09"W 58.84'
C2	277.00'	9°43'15"	Ch=N70°10'09"W 46.94'
C3	323.00'	9°43'15"	Ch=N70°10'09"W 54.73'
C4	400.00'	30°43'27"	Ch=N80°20'15"W 207.44'
C5	377.00'	30°43'27"	Ch=N80°20'15"W 195.52'
C6	423.00'	30°43'27"	Ch=N80°20'15"W 219.37'
C7	377.00'	12°23'52"	Ch=N71°30'27"W 81.42'
C8	423.00'	12°23'52"	Ch=N71°30'27"W 91.35'

SHEET 5 OF 10 SHEETS



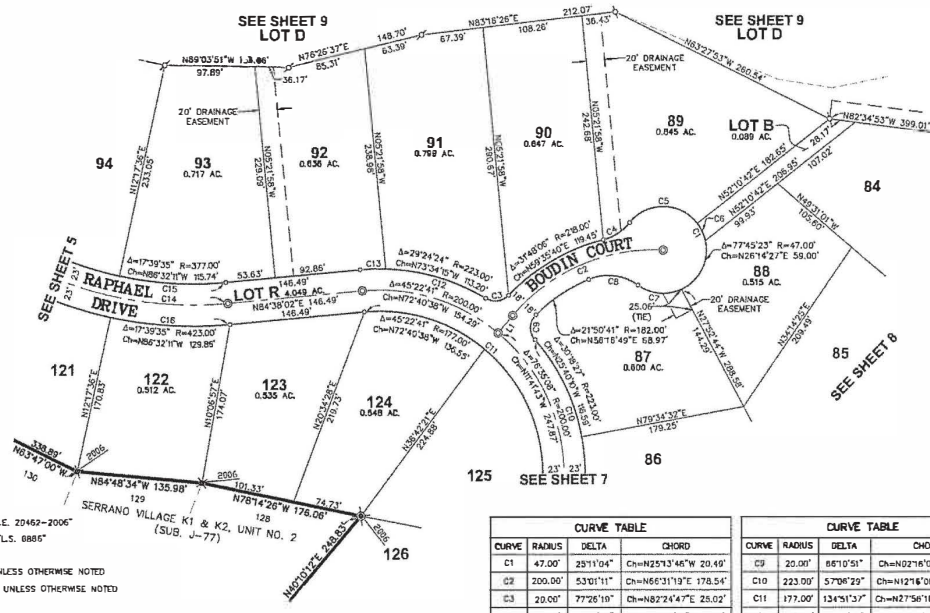
**PLAT OF  
SERRANO VILLAGE K1 & K2-UNIT 4**  
PORTION OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.  
BEING A MERGER AND RESUBDIVISION OF  
LOT D OF SUB. J-77 AND LOTS 8 & 9 OF SUB. J-129  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JUNE 2021  
R. E. Y. ENGINEERS, Inc.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2, H-81.

- REFERENCES:**
- (1) SUB. J-77
  - (2) SUB. J-129
  - (3) SUB. F-97
  - (4) SUB. H-100
  - (5) SUB. H-128
  - (6) SUB. I-119
  - (7) SUB. I-112
  - (8) SUB. J-18
  - (9) SUB. K-38
  - (10) SUB. K-39

SEE SHEET 2 FOR NOTES

- LEGEND:**
- DIMENSION POINT
  - ⊙ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
  - ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
  - ⊙ FOKING ANCHORING PLUG W/1.17" BRASS MARKER STAMPED "R.C.E. 20462-2006"
  - ⊙ RECORD INDICATES 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
  - ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 6866"
  - ⊙ RECORD INDICATES 3/4" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
  - ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
  - ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 6046-1995"
  - ⊙ RECORD INDICATES 3/4" C.I.P. STAMPED "L.S. 5188"
  - ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 5188"
  - ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 13409-1977"
- S.D.L. SET BACK LINE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N40°00'43"E	24.80'

**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD
C1	47.00'	23°11'04"	Ch=N25°3'46"W 20.40'
C2	200.00'	53°01'11"	Ch=N66°31'19"E 178.54'
C3	20.00'	77°26'10"	Ch=N82°24'4"E 25.02'
C4	55.00'	36°12'52"	Ch=N57°23'17"E 34.19'
C5	47.00'	102°53'51"	Ch=N89°16'13"W 73.51'
C6	47.00'	266°36'10"	Ch=N07°25'04"W 68.41'
C7	47.00'	60°45'53"	Ch=N94°22'55"W 47.54'
C8	55.00'	58°40'32"	Ch=N83°27'24"W 53.90'

**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD
C9	20.00'	86°10'51"	Ch=N02°16'03"E 27.33'
C10	223.00'	57°06'29"	Ch=N12°16'08"W 213.18'
C11	177.00'	134°51'37"	Ch=N27°56'10"W 326.89'
C12	223.00'	36°29'55"	Ch=N77°07'01"W 139.67'
C13	223.00'	7°05'31"	Ch=N88°10'47"E 27.58'
C14	406.00'	300°32'27"	Ch=N80°20'15"W 207.44'
C15	377.00'	300°32'27"	Ch=N80°20'15"W 195.52'
C16	423.00'	300°32'27"	Ch=N80°20'15"W 219.37'

SHEET 6 OF 10 SHEETS

5/21/21 10:41:42 AM 410 - CAD Drawing/PLAT/21723RFM 612.dwg 1/2/21 11:55 AM PLANNING SUBMITAL

TM-F21-0005 Exhibit D: Final Map for Serrano Village K1 & K2, Unit 4

**PLAT OF  
SERRANO VILLAGE K1 & K2-UNIT 4**  
PORTION OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.  
BEING A MERGER AND RESUBDIVISION OF  
LOT D OF SUB. J-77 AND LOTS 8 & 9 OF SUB. J-129  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JUNE 2021  
R.E.Y. ENGINEERS, Inc.

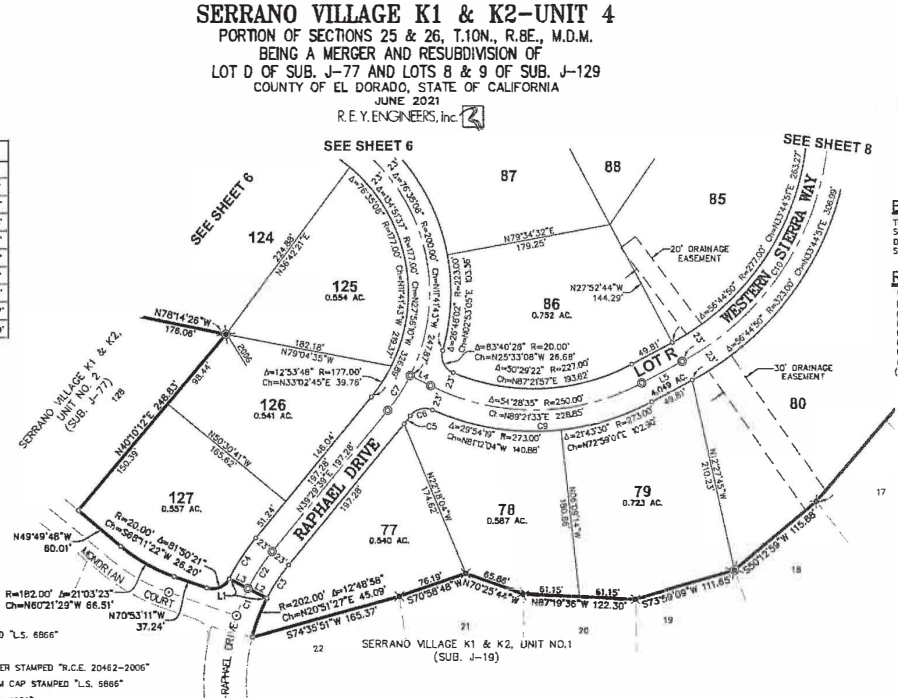
CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	225.00'	80°02'	Ch=N231°22'E 31.90'
C2	225.00'	127°34'	Ch=N33°22'47"E 47.93'
C3	202.00'	127°34'	Ch=N33°22'47"E 43.03'
C4	248.00'	127°34'	Ch=N33°22'47"E 52.83'
C5	223.00'	2°47'27"	Ch=N38°05'59"E 10.86'
C6	20.00'	77°02'53"	Ch=N75°3'39"E 24.91'
C7	200.00'	125°3'48"	Ch=N33°02'49"E 44.92'
C9	273.00'	51°37'49"	Ch=N87°36'11"E 237.77'
C10	300.00'	58°44'50"	Ch=N33°44'51"E 285.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°44'05"W	46.00'
L2	N62°44'05"W	23.00'
L3	N62°44'05"W	23.00'
L4	N63°24'09"W	24.68'
L5	N82°07'16"E	49.81'

SEE SHEET 2 FOR NOTES

**LEGEND:**

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 0866"
- ⊙ FOUND ANCHORING PILE W/1.17" BRASS MARKER STAMPED "R.C.E. 20462-2006"
- ⊕ RECORD INDICATES 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 5866"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 6866"
- ⊕ RECORD INDICATES 3/4" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
- ⊕ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 6046-1995"
- ⊙ RECORD INDICATES 3/4" C.I.P. STAMPED "L.S. 5188"
- ⊕ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 5188"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 13409-1977"
- S.R.L. SET BACK LINE



**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2, H-81.

**REFERENCES:**  
(1) SUB. J-77  
(2) SUB. J-129  
(3) SUB. F-67  
(4) SUB. H-100  
(5) SUB. H-128  
(6) SUB. I-119  
(7) SUB. I-119  
(8) SUB. J-19  
(9) SUB. K-38  
(10) SUB. K-39

S:\879234 - E1-K2, Unit 4 - CAD Drawings\1420772587M01.dwg, 2/22/2021 10:40:01 PM, ALL PLANNING SUBMITTAL

TM-F21-0005 Exhibit D: Final Map for Serrano Village K1 & K2, Unit 4



**PLAT OF  
SERRANO VILLAGE K1 & K2-UNIT 4**  
PORTION OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.  
BEING A MERGER AND RESUBDIVISION OF  
LOT D OF SUB. J-77 AND LOTS B & 9 OF SUB. J-129  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JUNE 2021

R.E.Y. ENGINEERS, Inc.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF E. DORADO HILLS SPECIFIC PLAN, UNIT NO. 2, H-81.

**REFERENCES:**

- (1) SUB. J-77
- (2) SUB. J-129
- (3) SUB. F-87
- (4) SUB. H-100
- (5) SUB. H-128
- (6) SUB. H-119
- (7) SUB. J-19
- (8) SUB. K-38
- (9) SUB. K-39

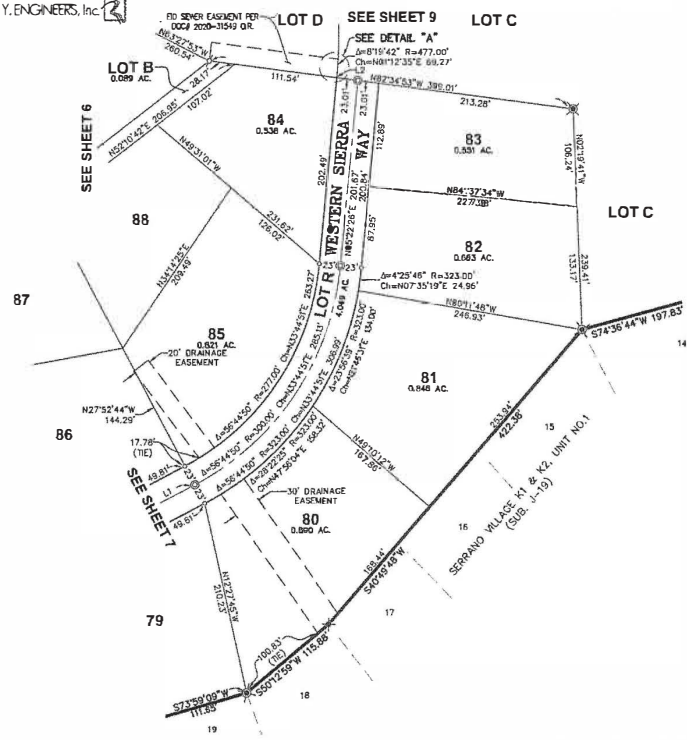
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°07'18"E	49.81'
L2	N05°22'26"E	1.12'

SEE SHEET 2 FOR NOTES

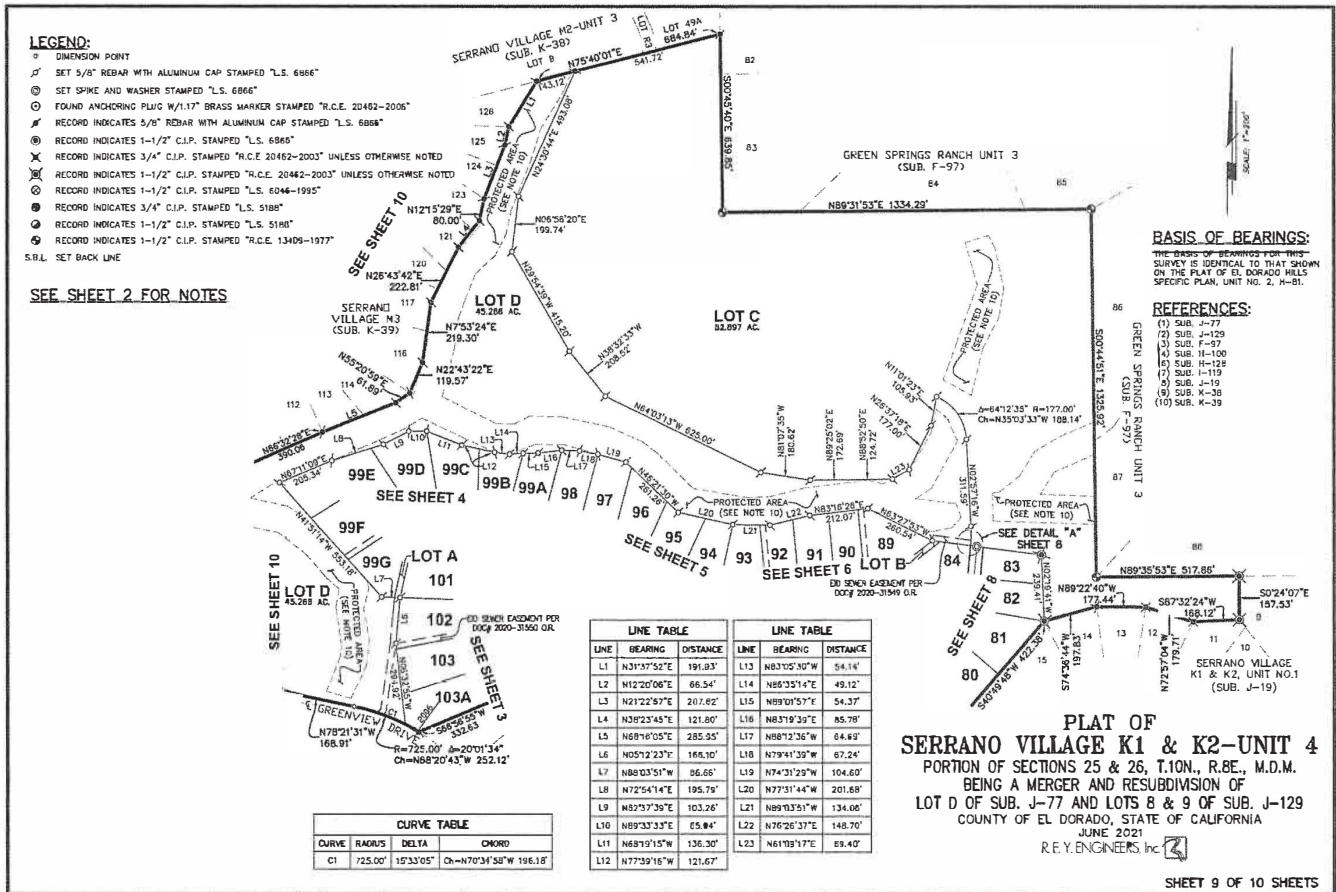
**LEGEND:**

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 8866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 886C"
- FOUND ANCHORING PLUG W/1.17" BRASS MARKER STAMPED "R.C.E. 20462-2006"
- ⊕ RECORD INDICATES 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 8866"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 8866"
- ⊕ RECORD INDICATES 3/4" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 20462-2003" UNLESS OTHERWISE NOTED
- ⊕ RECORD INDICATES 3/4" C.I.P. STAMPED "L.S. 6046-1995"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 5188"
- ⊕ RECORD INDICATES 3/4" C.I.P. STAMPED "L.S. 5188"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 5188"
- ⊕ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 13409-1977"

S.B.L. SET BACK LINE



SHEET 8 OF 10 SHEETS



5/31/2021 - 11:42 AM - CAD Drawing/Map/1728/183 Aug. 17/2021 1:06:11 PM ALL PLANNING DEPARTMENT

TM-F21-0005 Exhibit D: Final Map for Serrano Village K1 & K2, Unit 4

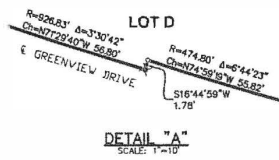
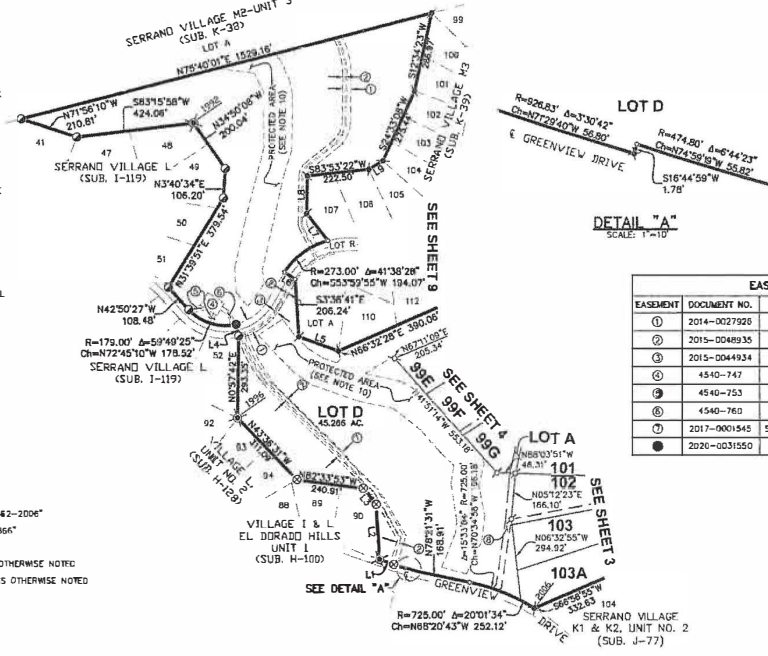
**PLAT OF  
SERRANO VILLAGE K1 & K2-UNIT 4**  
PORTION OF SECTIONS 25 & 26, T.10N., R.8E., M.D.M.  
BEING A MERGER AND RESUBDIVISION OF  
LOT D OF SUB. J-77 AND LOTS B & 9 OF SUB. J-129  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JUNE 2021  
R.E.Y. ENGINEERS, Inc.

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 136.7759 ACRES GROSS, CONSISTING OF 47 RESIDENTIAL LOTS, AND 5 MISCELLANEOUS LOTS.
2. LOTS A, B, AND D SHOWN HEREON ARE NATURAL OPEN SPACE LOTS AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTINGUATED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS.
3. LOT C SHOWN HEREON IS A LARGE LOT COINCIDING WITH A FUTURE PHASE OF VILLAGE M4 AND IS FOR FINANCING PURPOSES ONLY.
4. LOT H 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.
5. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
6. SIDE LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
7. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "L.S. 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 "L.S. 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
8. 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.
9. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT NO. E130181D15, DATED JUNE 2019.
10. PROTECTED AREA PURSUANT TO THE TERMS OF THE "DECLARATION OF RESTRICTIONS REGARDING PROTECTED AREA" RECORDED ON JUNE 24, 2016 IN DOCUMENT NO. 2016-0028319 IN THE OFFICIAL RECORDS OF EL DORADO COUNTY, AND TO THE TERMS OF THE "FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS" RECORDED ON JANUARY 24, 2020 IN DOCUMENT NO. 2020-0003302 IN THE OFFICIAL RECORDS OF EL DORADO COUNTY.

**LEGEND:**

- DIMENSION POINT
- ▬ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊙ FOUND ANCHORING PLUG W/1.125" BRASS MARKER STAMPED "R.C.E. 20462-2006"
- ⊙ RECORD INDICATES 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 6866"
- ⊙ RECORD INDICATES 3/4" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003" UNLESS OTHERWISE NOTED
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 6046-1895"
- ⊙ RECORD INDICATES 3/4" C.I.P. STAMPED "L.S. 5198"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "L.S. 5198"
- ⊙ RECORD INDICATES 1-1/2" C.I.P. STAMPED "R.C.E. 13409-1977"
- S.B.L. SET BACK LINE



**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2, H-81.

**REFERENCES:**

- (1) SUB. J-77
- (2) SUB. J-129
- (3) SUB. F-97
- (4) SUB. H-100
- (5) SUB. H-128
- (6) SUB. I-119
- (7) SUB. I-119
- (8) SUB. J-19
- (9) SUB. K-38
- (10) SUB. K-39

EASEMENT TABLE		
EASEMENT	DOCUMENT NO.	EASEMENT TYPE
①	2014-0027926	WATERLINE EASEMENT
②	2015-0048935	AT&T EASEMENT
③	2015-0049334	PO&E EASEMENT
④	4540-747	SEWER LIFT STATION EASEMENT
⑤	4540-753	SEWER LATERALS EASEMENT
⑥	4540-760	ACCESS EASEMENT
⑦	2017-0001545	SEWER & RECLAIMED WATERLINE EASEMENT
●	2020-0031550	SEWER EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N69°44'19"W	53.72'
L2	N03°19'07"W	197.43'
L3	N38°12'28"W	74.67'
L4	N12°39'52"W	42.00'
L5	S70°14'35"E	151.77'
L6	S56°49'19"E	46.00'
L7	S37°45'54"E	128.00'
L8	S01°12'54"W	135.00'
L9	S59°12'29"W	60.00'

S:\217026 - K1-K2, Unit 4-01 - CAD Drawings\11A\217026\11A.dwg 2/22/21 11:15 PM AXL PLANNING SUBMITTAL

TM-F21-0005 Exhibit D: Final Map for Serrano Village K1 & K2, Unit 4



# AMENDED DEVELOPMENT PLAN SERRANO VILLAGE K1 & K2 COUNTY OF EL DORADO, CALIFORNIA

**OWNER OF RECORD:**  
SERRANO ASSOCIATES LLC  
4935 SERRANO PARKWAY  
EL DORADO HILLS, CA 95762  
TEL: 916-973-4060 FAX: 916-973-4116

**NAME OF APPLICANT:**  
SERRANO ASSOCIATES LLC  
4935 SERRANO PARKWAY  
EL DORADO HILLS, CA 95762  
TEL: 916-973-4060 FAX: 916-973-4116

**MAP PREPARED BY:**  
GENE E. THORNE & ASSOCIATES, INC.  
3025 ALHAMBRA DRIVE, SUITE A  
CANTON PARK, CA 95824  
(916) 671-1747 FAX: (916) 671-4205  
EMAIL: mapping@thornecivil.com

PHASE AREA DATA TABLE			
PHASE NO.	MINIMUM LOT SIZE	MAXIMUM LOT SIZE	TOTAL ACRES
2	15,276 SF.	49,125 SF.	15.67± ACRES
3	19,049 SF.	32,278 SF.	12.36± ACRES
4	17,100 SF.	75,745 SF.	28.89± ACRES
5	19,174 SF.	49,125 SF.	43.93± ACRES
6	21,674 SF.	59,955 SF.	62.8± ACRES

**SCALE:**  
1" = 100'

**SECTION, TOWNSHIP & RANGE:**  
SECTION 25, T. 10 N., R. 8 E., MDM.

**ASSESSOR'S PARCEL NUMBER:**  
APN 18-440-01 & 18-550-05  
(BEING PORTIONS OF LOT A, SUBD. J-19 & LOT D, SUBD. J-36)  
APN 18-450-01 AND 18-560-01 & 02 AND 18-570-01  
(BEING LOT D, SUBD. J-19, & LOTS 2, 4 & 5, SUBD. J-19)

**PRESENT ZONING:**  
AS TO APN 18-550-05, R2K & O5  
AS TO ALL OTHERS, R1-FD

**TOTAL AREA:**  
PREVIOUS AREA = 108.9± ACRES  
CURRENT AREA = 124.7± ACRES  
ALSO SEE TABLE

**TOTAL NUMBER OF PARCELS:**  
PREVIOUS 149 CUSTOM LOTS  
CURRENT 165 CUSTOM LOTS

**MINIMUM PARCEL AREA:**  
SEE TABLE

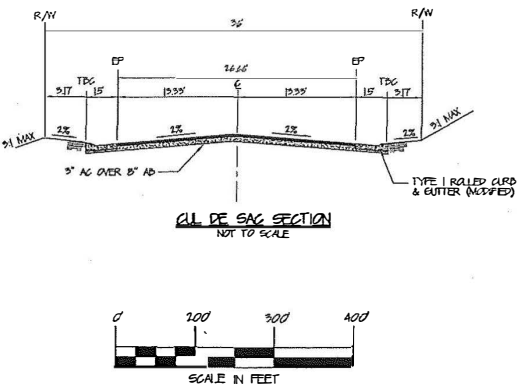
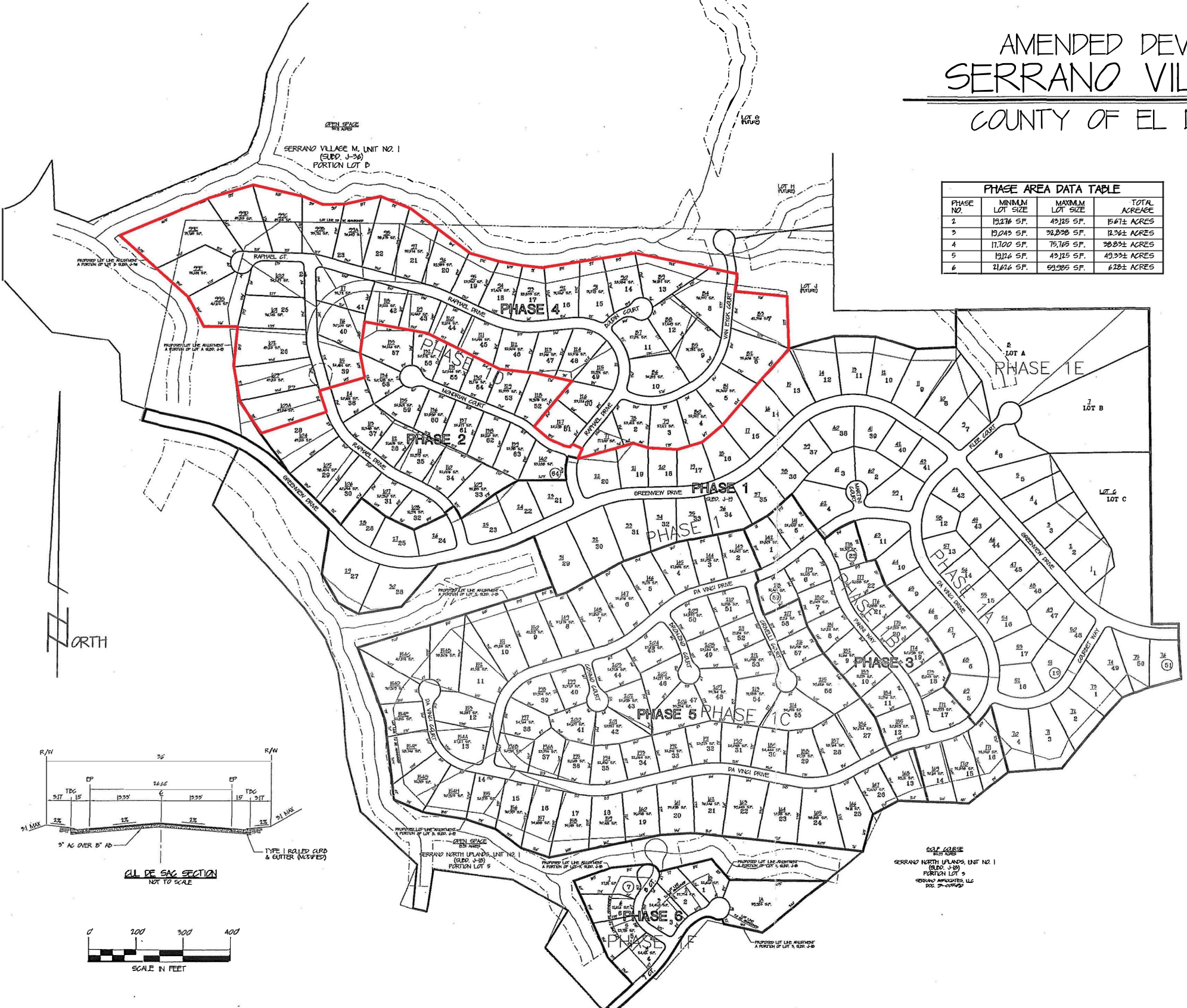
**WATER SUPPLY:**  
EL DORADO IRRIGATION DISTRICT

**SEWAGE DISPOSAL:**  
EL DORADO IRRIGATION DISTRICT

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
EL DORADO HILLS WATER/FIRE

**DATE:**  
DECEMBER 13, 2005  
REVISED: JANUARY 24, 2006

- ALTERATIONS TO APPROVED PLAN:**
1. LOT LINE ADJUSTMENT BETWEEN LOT A OF SUBD. J-19 AND LOT D OF SUBD. J-36, RESULTING IN INCREASING THE SUBDIVISION AREA BY 7.9± ACRES.
  2. REALIGN RAPHAEL DRIVE AND ADD RAPHAEL COURT.
  3. MODIFY LOT BOUNDARIES AND ADD LOTS IN THE VICINITY OF RAPHAEL COURT, RESULTING IN AN ADDITION OF 7 LOTS.
  4. LOT LINE ADJUSTMENT BETWEEN LOT D OF SUBD. J-19 AND LOT 5 OF SUBD. J-19, RESULTING IN INCREASING THE SUBDIVISION AREA BY 3.49± ACRES.
  5. REALIGN DA VINCI DRIVE AND ADD DA VINCI COURT.
  6. MODIFY LOT BOUNDARIES AND ADD LOTS IN THE VICINITY OF DA VINCI COURT, RESULTING IN AN ADDITION OF 8 LOTS.
  7. LOT LINE ADJUSTMENT BETWEEN LOTS 3, 4 & 5 OF SUBD. J-19 RESULTING IN INCREASING THE SUBDIVISION AREA OF 3.34± ACRES.
  8. MODIFY LOT BOUNDARIES AND ADD LOTS IN THE VICINITY OF B COURT, RESULTING IN AN ADDITION OF 1 LOT.
  9. SHOW PHASING BOUNDARIES FOR PHASES 1, 2, 3, 4, 5 & 6.
  10. THE FINAL MAP FOR PHASE 1 FILED FOR RECORD ON MARCH 3, 2004, IN BOOK J OF MAPS, AT PAGE 13.
  11. THE IMPROVEMENT PLANS AND FINAL MAP FOR PHASE 2 ARE IN PROGRESS.
  12. THE IMPROVEMENT PLANS AND FINAL MAP FOR PHASE 3 ARE IN PROGRESS.



TM-F21-0005 Exhibit E: Tentative Map (TM01-1377) for Serrano Village K1/K2, Unit 4

REVISED: JANUARY 25, 2006

## Exhibit F

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

Final Map TM-F21-0005 – Serrano Village K1 & K2, Unit 4

**TM01-1377R**– As approved by the Planning Commission January 26, 2006

**Conditions of Approval**

**Department of Transportation (DOT)**

- 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>
Greenview Drive	Std Plan 101B	40-ft. (50' R/W), plus utility/slope easements	50-foot plus utility / slope easements	Type 1 rolled curb & gutter* with 4-ft. sidewalks
Courbet Way, Da Vinci Drive, Pannini Way, Raphael Drive	Std Plan 101B	36-ft. (46' R/W), plus utility/slope easements	46-foot plus utility / slope easements	Type 1 rolled curb & gutter*
Martini Court, Crivelli Court, Bronzino Court, Cosimo Court, Mondrian Court, Boudin Court, Klee Court, Van Eyck Court, 7 Court, 8 Court, Da Vinci Court, Raphael Court	Std Plans 101B & 114	28-ft. (36' R/W), plus utility/slope easements	36-foot 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

Where constrained by topography, sidewalks may be located outside of 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 DOT prior to the filing of the final map. Sidewalks shall be connected to any walk/trial systems in the project open space areas. Pedestrian easements shall be provided where necessary.

*Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K1 & K2 Unit 4 as approved by the County Engineer on June 11, 2020.*

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. The applicant has provided for the Offer of Dedication on Sheet One of the Final Map.*

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's Association simultaneously with the filing of the Final Subdivision Map.

*Staff Verification: Condition Satisfied. The applicant has provided for the Offer of Dedication 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, noted in Article 8: Parking Requirements.*

5. A Vehicular Access Restriction for lots contiguous to Greenview Drive shall be shown on the final map(s) for those corner lots having access to intersecting minor roadways.



*Staff Verification: This condition is not applicable to this phase of development given that no lots front along Greenview Drive.*

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

*Staff Verification: Condition Satisfied. No bus turnouts are required for this phase of development. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K1 & K2 Unit 4 as approved by the County Engineer on June 11, 2020.*

7. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by DOT. 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 lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K1 & K2 Unit 4 as approved by the County Engineer on June 11, 2020.*

8. Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village K1 & K2 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 must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.

*Staff Verification: Condition Satisfied. The CC&Rs were recorded on August 24, 1995. Drainage requirements are stated in Article Nine of the CC&Rs and in the Serrano El Dorado Owner's Association Design Guidelines.*

9. 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 Subdivision Map.

*Staff Verification: Condition Satisfied. Easements for drainage are included as Note D on Sheet One of the Final Map. An Irrevocable Offer for Drainage (IOD) easement has been submitted to the Planning Department with the Final Map.*

10. Prior to the recordation of a final map in Village K1 & K2, 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. The CC&Rs were recorded on August 24, 1995. Requirements for architectural review and drainage are set forth in Article Nine of the CC&Rs and in the Serrano El Dorado Owners' Association Design Guidelines.*

11. The final map shall show all drainage easements consistent with the County of El Dorado Drainage Manual, the project final drainage plan, and the project improvement plans.

*Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K1 & K2 Unit 4 as approved by the County Engineer on June 11, 2020.*

12. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance.

*Staff Verification: Condition Satisfied. The applicant has provided the Improvement Agreement and security to the satisfaction of County Counsel.*

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 lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K1 & K2 Unit 4 as approved by the County Engineer on June 11, 2020.*

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

*Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K1 & K2 Unit 4 as approved by the County Engineer on June 11, 2020.*

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. Contingency measures for encountering asbestos-containing rock are included on the Improvement Plans (Note 18, General Notes). A Fugitive Dust Plan was accepted and approved by Air Quality Management District (AQMD) on June 27, 2019.*

## **Fire Department**

16. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,500 gpm with a minimum residual pressure of 20 psi for two-hour duration. 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 the system shall be supplied to the fire department for review and approval. This requirement is based on a single family dwelling 4,800-square-foot or less in size. Any home larger than 4,800-square-foot shall be required to provide the fire flow for the square footage of that dwelling or shall be fire sprinklered in accordance with NFPA 13 D and Fire Department Requirements.

*Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K1 & K2 Unit 4 as approved by El Dorado Hills Fire Department (Fire Department) on June 10, 2020.*

17. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purposes 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 shall be determined by the Fire Department.

*Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K1 & K2 Unit 4 as approved by the Fire Department on June 10, 2020.*

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. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K1 & K2 Unit 4 as approved by the Fire Department on June 10, 2020.*

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 the Fire Department Standard 103.

*Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K1 & K2 Unit 4 as approved by the Fire Department on June 10, 2020.*



20. A secondary access road, providing permanent or temporary looped circulation for each phase of development, must 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.

*Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K1 & K2 Unit 4 as approved by the Fire Department on June 10, 2020.*

21. The lots that are one acre and greater shall be provided with a minimum setback requirement of 30-feet, as required by the Fire Safe Regulations.

*Staff Verification: Condition Satisfied. The final map provides for the 30-foot setbacks on Lots 99E, 102, 103, and 103A.*

22. This village shall comply with all requirements as set forth in the Serrano Wildfire Management Plan.

*Staff Verification: Condition Satisfied. The Fire Department and Cal Fire approved a Wildland Fire Safe Plan for the Serrano community in May 2019.*

23. Open space Lot E of Subdivision J-36 and Lot 5 of Subdivision J-18 have no access for emergency personnel and equipment to suppress a wildland fire within this area. The applicant shall be required to provide access from the street right-of-way consisting of an aggregate base surface generally behind, but not necessarily adjacent to, Lots 84, 89 through 99G, and 102 and 103A no later than occupancy of the first home in Phase 4, and Lots 150 through 152, 154B through 154H, and 155 through 160 no later than occupancy of the first home in Phase 5 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: The developer has acknowledged this condition. This condition will be verified at the building permit stage.*

24. Any fencing installed at the common border with Wildland Open Space Areas shall be constructed of non-combustible fencing. If fencing is installed between Wildland Open Space Areas and Lots 94, 98, 99D, 154D, and 154H, the non-combustible fencing shall have a three-foot wide gate located in accordance with Fire Department requirements to allow emergency access into the open space area and shall be equipped with a Knox Lock. Lot owners are responsible to supply the Knox lock and install the fencing and emergency gate at the time of construction of a home on the lot. Lot owners shall be responsible for any repairs to the gate or Knox lock, enforceable through the Serrano Owners' Association.

*Staff Verification: Condition Satisfied. The Serrano Wildland Fire Safe Plan requires non-combustible fencing adjacent to the natural open space areas. The requirement for a gate to the open space equipped with a Knox Lock has been omitted by the Fire Department in a letter to the Developer dated March 26, 2013.*

25. The driveways serving this project shall be designed to a maximum of 20-percent grade as required by the Uniform Fire Code.

*Staff Verification: The developer has acknowledged this condition. This condition will be verified at the building permit stage.*

26. This development shall be conditioned to develop and implement a Wildland Fire Safe Plan that is approved by the Fire Department.

*Staff Verification: Condition Satisfied. The Fire Department and Cal Fire approved a Wildland Fire Safe Plan for the Serrano community in May 2019.*

27. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump section of roadway.

*Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K1 & K2 Unit 4 as approved by the Fire Department on June 10, 2020.*

### **El Dorado County Air Quality Management District (AQMD)**

28. 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, 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 start of project construction.

*Staff Verification: Condition Satisfied. A FDP was approved by AQMD on June 27, 2019. Developer and Contractor acknowledge the need to comply with Rules 223, 223.1, and 223.2 concerning fugitive dust and asbestos.*

29. Project construction may involve road development and shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.

*Staff Verification: Condition Satisfied. The Developer and Contractor acknowledge the condition.*

30. 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.

*Staff Verification: The developer and contractor acknowledge this condition. The project has not and will not involve the burning of wastes.*

31. The District's goal is to strive to achieve and maintain ambient air quality standards established by the United States Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

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

Use low-emission on-site mobile construction equipment.  
Maintain equipment in tune per manufacturer specifications.  
Retard diesel engine injection timing by two to four degrees.  
Use electricity from power poles rather than temporary gasoline or diesel generators.  
Use reformulated low-emission diesel fuel.  
Use catalytic converters on gasoline-powered equipment.  
Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.  
Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).  
Schedule construction activities and material hauls that affect traffic flow to off-peak hours.  
Configure construction parking to minimize traffic interference.  
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.

*Staff Verification: The developer and contractor acknowledge this condition.*

32. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.

*Staff Verification: The developer and contractor acknowledge this condition.*



## Planning Services

33. A final subdivision map shall not be recorded until an El Dorado Irrigation District (EID) Water Meter Award Letter of similar document has been issued for all of the lots included in the final map, and a copy filed with the Planning Services.

*Staff Verification: Condition Satisfied. The EID Water Meter Award Letter has been secured for this subdivision. The project has been granted 18.8 Equivalent Dwelling Units (EDU's) of water, 28.2 EDU's of recycled water, and 47 EDU's of wastewater. Therefore, each of the lots will be adequately served by water and wastewater utilities as provided by EID.*

34. The applicable conditions of the development plan shall be satisfied prior to recordation of the final map.

*Staff Verification: Condition Satisfied. The number of lots within this phase (47-lots) is consistent with the approved tentative map. No modifications are being proposed in conjunction with this phase.*

35. Prior to final map approval, an acoustical analysis shall be conducted and submitted by a qualified acoustical consultant to the Planning Services which identifies that recommended measures to shield noise to outdoor activity areas of affected lots have been employed as per Policy 6.5.1.1 of the General Plan.

*Staff Verification: This condition is not applicable to this phase of development. Due to its location within the confines of the custom area, there are no lots within this phase that would be exposed to transportation-generated noise levels requiring mitigation, and an acoustical analysis is deemed to be not necessary.*

36. 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: This condition is not applicable to this phase of development. There are no lots bordering Green Springs Ranch within this phase.*

37. 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 of 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. All off-site improvements required to accommodate this phase are in place.*

**Conditions** – Development Plan for Serrano Village K1 & K2

1. The Development Plan permits the following:

A tentative subdivision map creating 165 residential lots, ranging in size from 17,700-square-feet to 59,985-square-feet, golf course lots totaling 0.29-acre, and open space lots totaling 44.59-acres.

*Staff Verification: Condition Satisfied. The number of lots within this phase (47-lots) is consistent with the approved tentative map.*

2. Minor modifications to the planned development shall be reviewed by the Deputy Director of Planning and then placed on the Planning Commission consent agenda to be reviewed as necessary.

*Staff Verification: Condition Satisfied. No minor modifications are being proposed in conjunction with this phase.*



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

This serves as an award for:

DS0821-206

Date: 08/05/2021

SUBDIVISION

PARCEL SPLIT

OTHER

**APPLICANT/S NAME AND ADDRESS**

**PROJECT NAME, LOCATION & APN**

Serrano Associates, LLC  
4525 Serrano Parkway, Suite 100  
El Dorado Hills, Ca 95762

Serrano Village K1/K2 Unit 4  
north of Greenview Dr, EDH  
Mother APN: 123-500-001 and a  
portion of 123-630-008

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: 18.8 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER: 28.2 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 47 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No: 3248DEV 908274  
Service Purchase Project No.: 3541SP

**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