

Serrano Village K6, Unit 2 Final Map
File No. TM01-1378-F-5

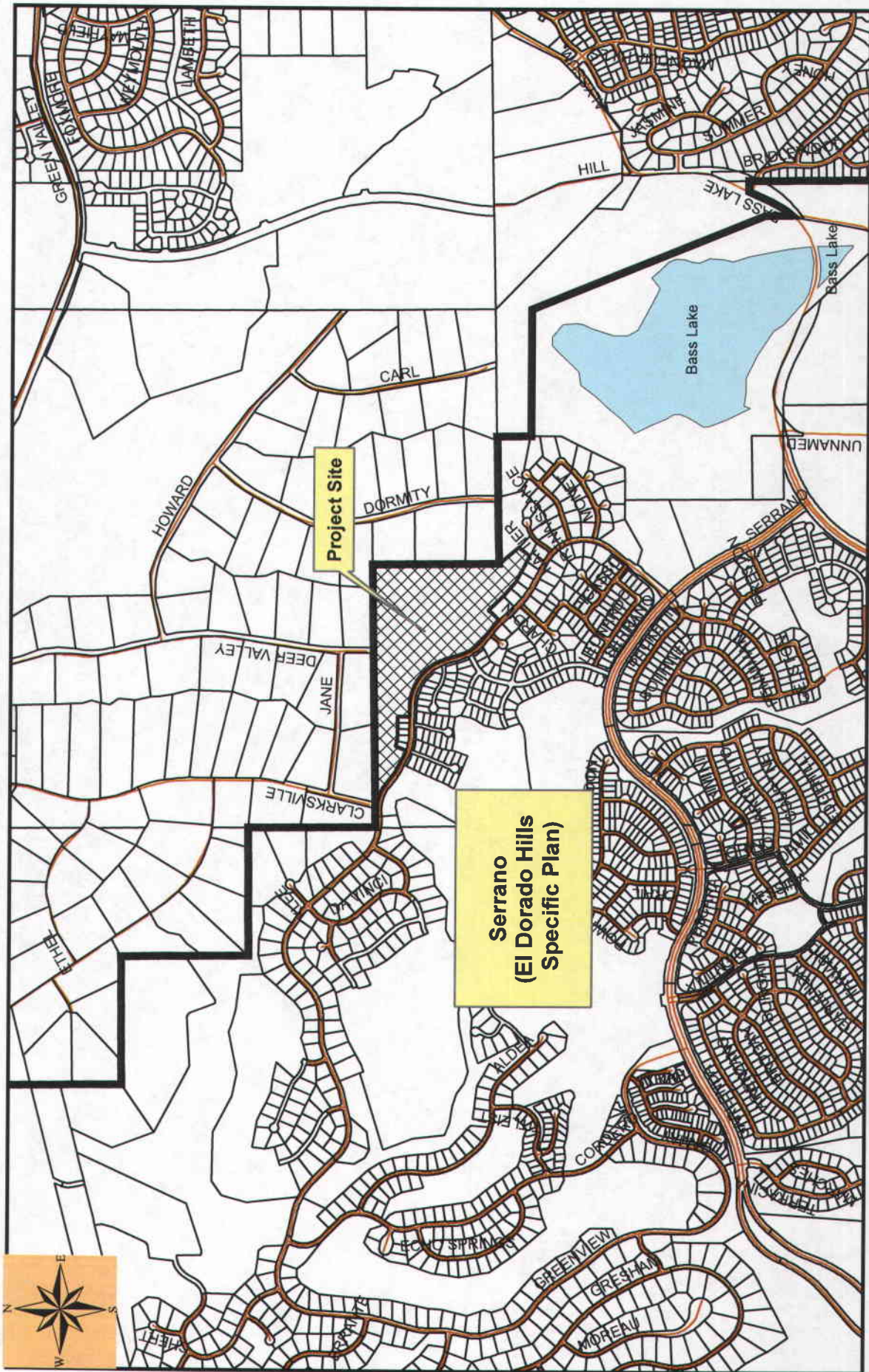


Attachment A- Location Map

0 700 1,400 2,800 Feet

Map prepared by:
El Dorado County
Development Services-Planning

**Serrano Village K6, Unit 2 Final Map
File No. TM01-1378-F-5**



Attachment B- Detailed Location Map

Map prepared by:
Mel Paskauskas
El Dorado County
Development Services-Planning

0 285 570 1,140 Feet

SERRANO VILLAGE K6
 TENTATIVE MAP
 JANUARY 8, 2007
 REVISED: MAY 21, 2007
 EL DORADO HILLS, CALIFORNIA

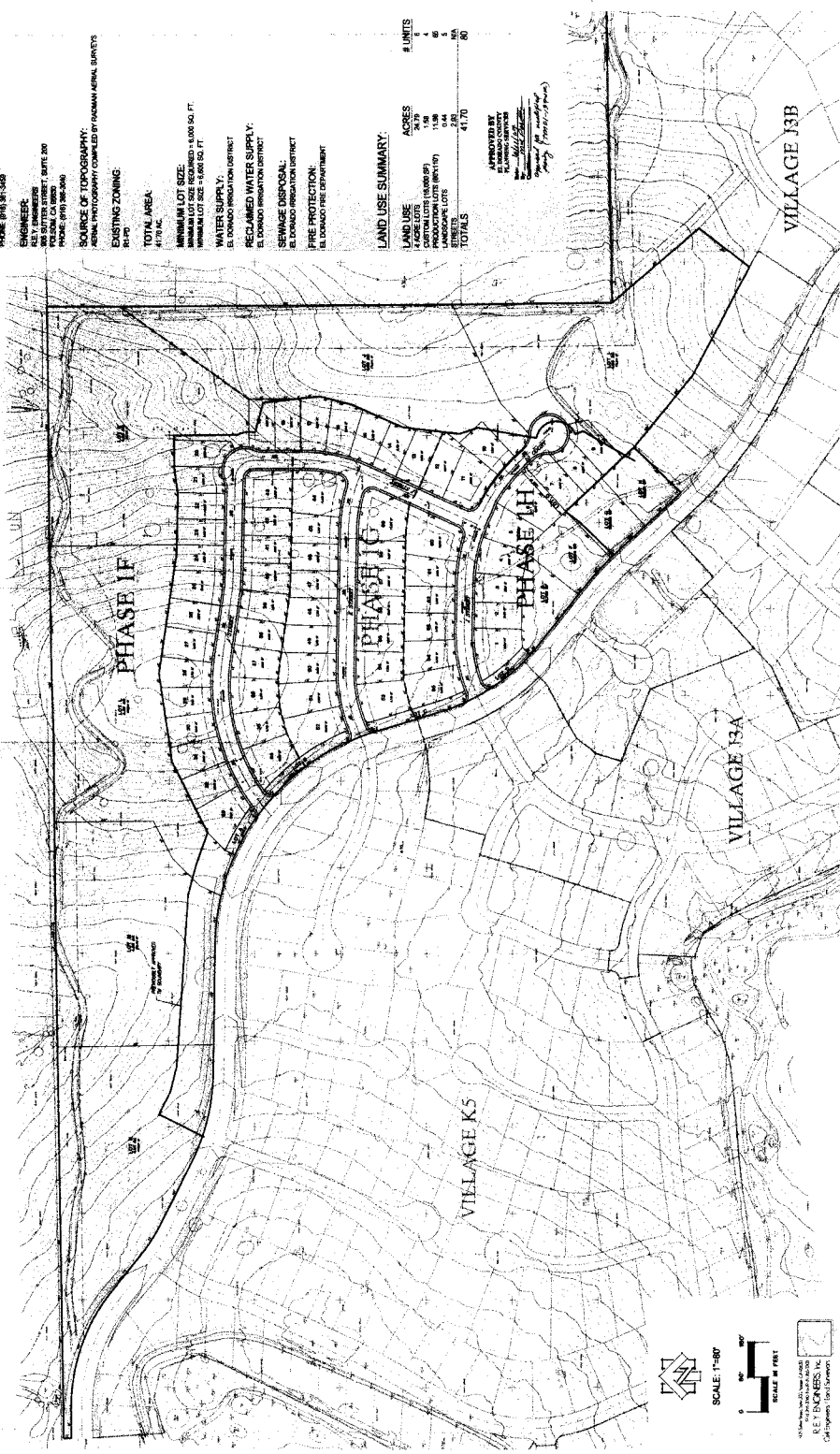
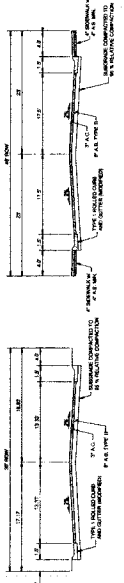
SIGNATURE BLOCK
 PLANNING DIRECTOR:
 APPROVAL:
 DATE:
 BOARD OF SUPERVISORS:
 APPROVAL:
 DATE:
 DISAPPROVAL:
 DATE:

GENERAL NOTES:
 OWNER OF RECORD:
 SERRANO ASSOCIATES, LLC
 2500 SERRANO AVENUE
 EL DORADO HILLS, CALIFORNIA 95762
 APPLICANT:
 SERRANO ASSOCIATES, LLC
 2500 SERRANO AVENUE
 EL DORADO HILLS, CALIFORNIA 95762
 PLANNING CONSULTANT:
 BEY ENGINEERS, INC.
 2700 COLLETON AVENUE, SUITE 200
 SACRAMENTO, CALIFORNIA 95821
 PHONE: 916-485-9100
ENGINEER:
 BEY ENGINEERS, INC.
 2700 COLLETON AVENUE, SUITE 200
 SACRAMENTO, CALIFORNIA 95821
 PHONE: 916-485-9100
SOURCE OF TOPOGRAPHY:
 AERIAL PHOTOGRAPHY COMPILED BY HANMAN AERIAL SURVEYS
EXISTING ZONING:
 R1-PD
TOTAL AREA:
 417.0 AC.
MINIMUM LOT SIZE:
 MINIMUM LOT SIZE REQUIRED = 6,000 SQ. FT.
 MINIMUM LOT SIZE = 10,000 SQ. FT.
WATER SUPPLY:
 EL. DORADO RESOLUTION DISTRICT
RECLAIMED WATER SUPPLY:
 EL. DORADO RESOLUTION DISTRICT
SEWAGE DISPOSAL:
 EL. DORADO RESOLUTION DISTRICT
FIRE PROTECTION:
 EL. DORADO FIRE DEPARTMENT

LAND USE SUMMARY:

LAND USE	ACRES	# LOTS
14 ACRE LOTS	24.78	1
CUSTOM LOTS (10,000 SQ. FT.)	1.98	5
LANDSCAPE LOTS (10,000 SQ. FT.)	0.44	5
TOTALS	417.0	20

APPROVED BY:
 EL DORADO COUNTY BOARD OF SUPERVISORS
 JAMES H. HANMAN, COUNTY CLERK
 JAMES HANMAN, COUNTY CLERK



SCALE 1"=80'
 SCALE IN FEET
 BEY ENGINEERS, INC.
 2700 COLLETON AVENUE, SUITE 200
 SACRAMENTO, CALIFORNIA 95821
 916-485-9100

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 AND THE COUNTY OF EL DORADO DATED 08/20/2011, RECORDED AT DOCUMENT NO. 133-350-01, WHICH IS 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.

- 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.
- 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. SURVEY EASEMENTS, FIFTEEN (15.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS SHOWN HEREON FOR THE USE OF FILL, WHICH MAY BE USED 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 WITHIN THE SUBDIVISION SUBJECT TO THE CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND EL DORADO COUNTY DATED 08/20/2011, RECORDED AT DOCUMENT NO. 133-350-01, WHICH IS INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.
- E. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER PIPELINES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "WATERLINE EASEMENT".
- F. POSTAL EASEMENTS FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- G. EASEMENTS FOR EMERGENCY ACCESS PURPOSES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, AND ACROSS AREAS SHOWN HEREON AND DESIGNATED "EMERGENCY ACCESS EASEMENT".

SERRANO ASSOCIATES, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: PARKER DEVELOPMENT COMPANY
A CALIFORNIA CORPORATION
MANAGING MEMBER

BY: _____
TITLE: _____

STANDARD PACIFIC CORP.
A DELAWARE CORPORATION

BY: _____
ITS: _____

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS:

TM 01-1378R APPROVED APRIL 24, 2007

PLAT OF
SERRANO VILLAGE K6-UNIT 2
PORTIONS OF SECTIONS 30 & 31, T.10N., R.9E., M.D.M.
BEING LOTS 1-5 AND LOT A OF
SERRANO VILLAGE K6, UNIT NO. 1, SUB. J-34 AND
LOT A OF SERRANO VILLAGE J3B, UNIT NO. 1, SUB. J-35
COUNTY OF EL DORADO, STATE OF CALIFORNIA
AUGUST 2011
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. ON JUNE, 2010. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BRIAN THONNET L.S. 8866
DATE: _____

COUNTY ENGINEER'S STATEMENT:

I, CRAIG D. MCKIBBIN, 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.

CRAIG D. MCKIBBIN, R.C.E. 35102
COUNTY ENGINEER
DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA
DATE: _____

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 OF THE DATE THIS MAP WAS FILED FOR RECORD. SPECIAL ASSESSMENTS NOT YET PAYABLE, PROVIDED THAT THE FINAL MAP IS ACCEPTED FOR RECORD AND FILED PRIOR TO THE NEXT SUCCEEDING LIEN DATE.

CL. RAFFETY
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA
DATE: _____
BY: _____
DEPUTY

EXISTING ASSESSOR'S PARCEL NOS.: 123-350-01, 02, 03, 04, 05, 06 AND 123-360-06

DEVELOPMENT SERVICES DIRECTOR'S STATEMENT:

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JULY 26, 2007, BY THE BOARD OF DEVELOPMENT SERVICES AND THAT ALL CONDITIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____
ROGER TROUT SERVICES DIRECTOR
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 THE TENTATIVE MAP, THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES, AND THE PROVISIONS OF CHAPTER 5, AND 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.

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

BOARD CLERK'S STATEMENT:

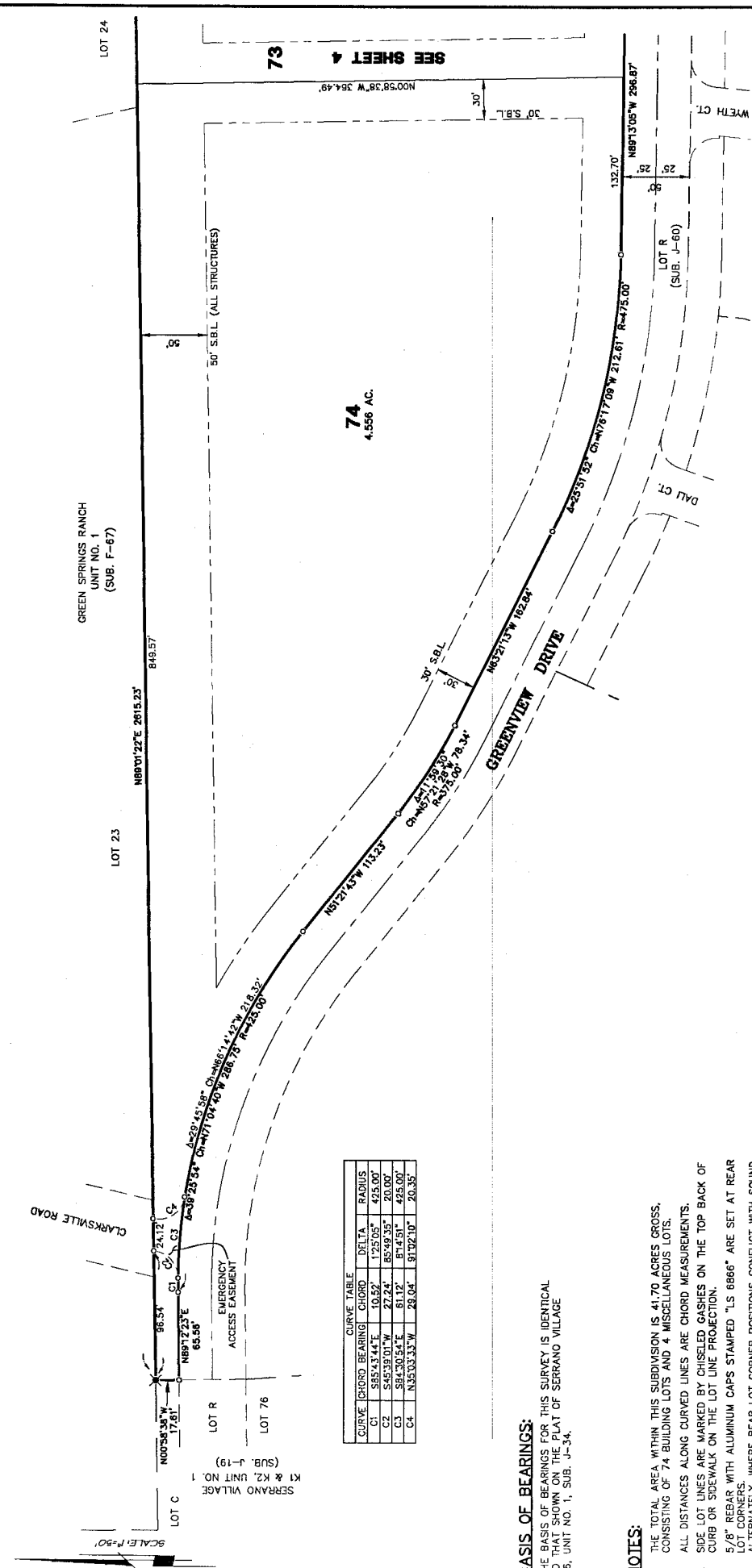
I, SUZANNE ALLEN DE SANCHEZ, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____ ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT SUBJECT TO IMPROVEMENTS FOR PUBLIC USES, THE ROADS COURTS AND CIRCLES, AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE 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 EASEMENTS REFERENCED IN THE NOTES.

SUZANNE ALLEN DE SANCHEZ
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF EL DORADO, CALIFORNIA
DATE: _____
BY: _____

RECORDER'S STATEMENT:

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



CURVE TABLE			
CURVE	CHORD BEARING	CHORD	DELTA
C1	S85°43'44\" E	10.52	125.05
C2	S45°39'07\" W	27.74	85°49'35\"
C3	N87°12'23\" E	81.12	81°51'11\"
C4	N85°03'33\" W	28.04	81°02'10\"

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 41.70 ACRES GROSS, CONSISTING OF 74 BUILDING LOTS AND 4 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 8866\" 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 8866\" AND ADDITIONALLY STAMPED \"M.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., THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 OR:

6. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE-KUHL & ASSOCIATES, REPORT NO. 406866, DATED SEPTEMBER 20, 2002.

7. NON-EXCLUSIVE EASEMENT FOR PRIVATE ACCESS TO BE RESERVED WITH THE SALE OF LOT 72 AND GRANTED WITH THE SALE OF LOT 73.

8. LOTS A, B, C AND D SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.

9. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED, THE FOLLOWING PUBLIC STREETS AND/OR PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 86499-20/2 OF THE GOVERNMENT CODE:

A. ALL PUBLIC UTILITIES EASEMENTS CREATED ON THE PLAT OF SERRANO VILLAGE K6-UNIT 1, SUB. J-34 WITHIN LOT A AND LOTS 1-5 INCLUSIVE.

B. ALL PUBLIC UTILITIES EASEMENTS CREATED ON THE PLAT OF SERRANO VILLAGE J38-UNIT 1, SUB. J-35 WITHIN LOT A.

REFERENCES:

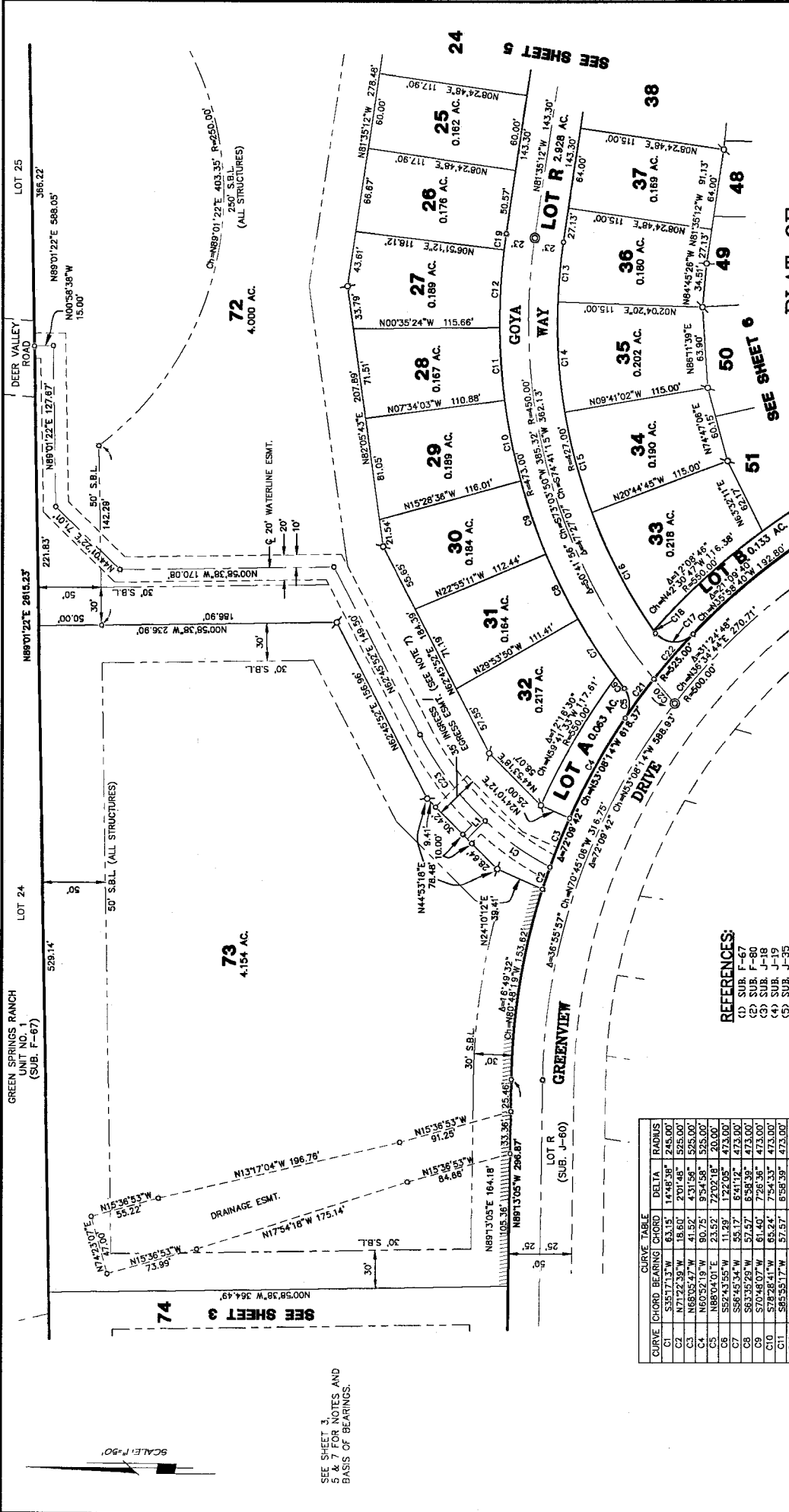
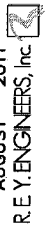
- (A) SUB. F-67
- (B) SUB. J-60
- (C) SUB. J-18
- (D) SUB. J-19
- (E) SUB. J-35
- (F) SUB. J-60
- (G) SUB. J-65
- (H) PH 49-34

LEGEND:

- o DIMENSION POINT
- o RECORD INDICATES MONUMENT AS NOTED
- o FOUND 1-1/2\" C.I.P. STAMPED \"R.C.E. 20462-2003\"
- o FOUND 5/8\" REBAR WITH ALUMINUM CAP STAMPED \"LS. 8866\"
- o FOUND 3/4\" IRON PIPE WITH PLASTIC CAP STAMPED \"L.S. 8866\"
- o SET 5/8\" REBAR WITH ALUMINUM CAP STAMPED \"L.S. 8866\"
- o SET 3/4\" IRON PIPE WITH PLASTIC CAP STAMPED \"L.S. 8866\"
- o NO VEHICULAR ACCESS

PLAT OF
SERRANO VILLAGE K6-UNIT 2
 PORTIONS OF SECTIONS 30 & 31, T.10N., R.9E., M.D.M.
 BEING LOTS 1-5 AND LOT A OF
 SERRANO VILLAGE K6, UNIT NO. 1, SUB. J-34 AND
 LOT A OF SERRANO VILLAGE J38, UNIT NO. 1, SUB. J-35
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 AUGUST 2011
 R.E.Y. ENGINEERS, INC.

**PLAT OF
SERRANO VILLAGE K6-UNIT 2**
PORTIONS OF SECTIONS 30 & 31, T.10N., R.9E., M.D.M.
BEING LOTS 1-5 AND LOT A OF
SERRANO VILLAGE K6, UNIT NO. 1, SUB. J-34 AND
LOT A OF SERRANO VILLAGE J3B, UNIT NO. 1, SUB. J-35
COUNTY OF EL DORADO, STATE OF CALIFORNIA
AUGUST 2011
R.E.Y. ENGINEERS, Inc.



REFERENCES:
 (1) SUB. J-34
 (2) SUB. J-35
 (3) SUB. J-38
 (4) SUB. J-39
 (5) SUB. J-35
 (6) SUB. J-60
 (7) SUB. J-65
 (8) PH 49-34

LEGEND:
 ○ RECORD INDICATES MONUMENT AS NOTED
 ○ FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003"
 ○ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
 ○ FOUND 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 6866"
 ○ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
 ○ SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 6866"
 --- NO VEHICULAR ACCESS

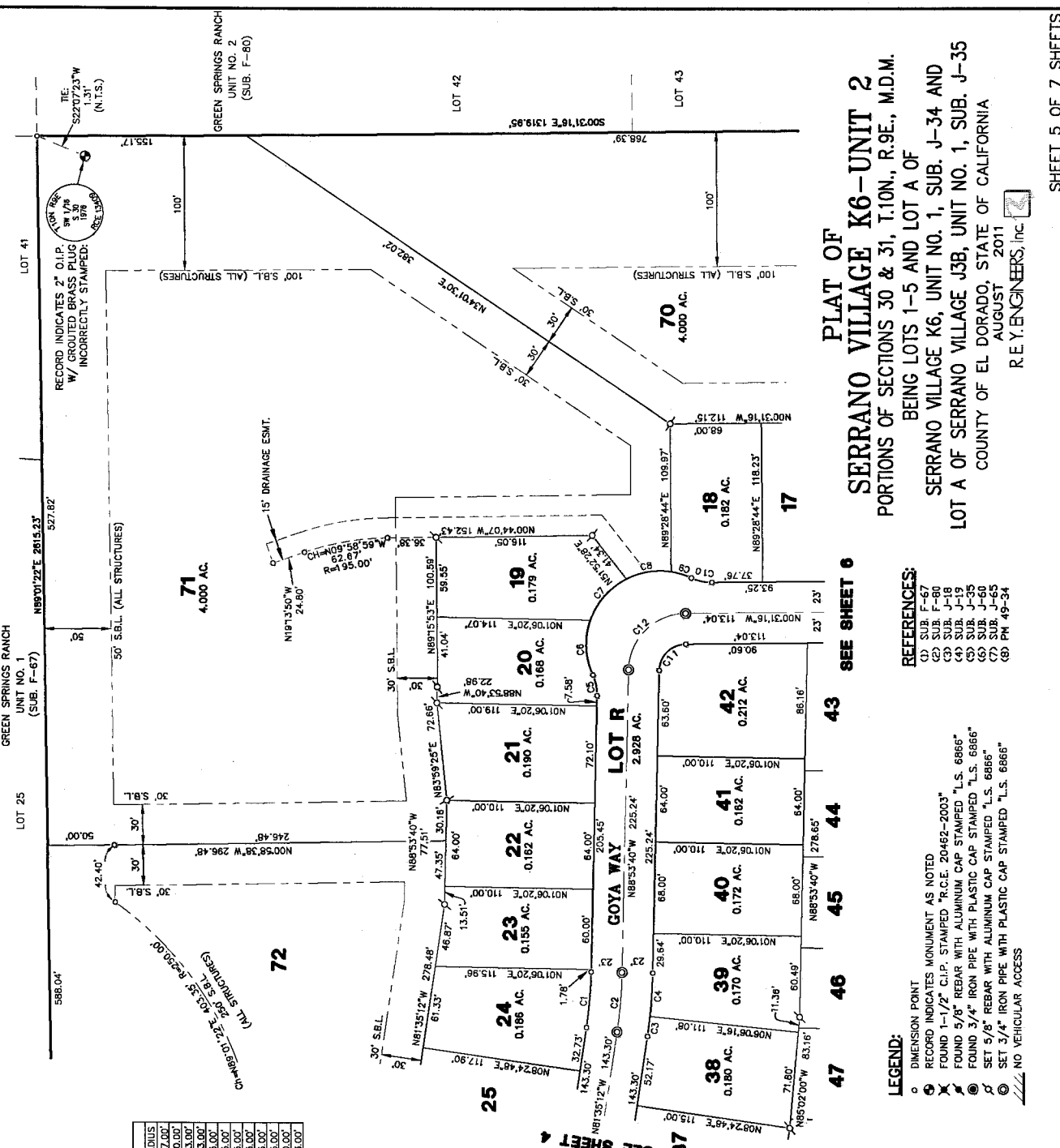
CURVE TABLE

CURVE	CHORD BEARING	CHORD	DELTA	RADIUS
C1	S71°22'30"W	48.18	170°18'	295.00
C2	N13°17'04"W	196.78	200°38'	525.00
C3	N68°05'42"W	41.52	431°58'	525.00
C4	N60°52'18"W	80.75	854°58'	525.00
C5	N88°04'01"E	23.52	720°21'	20.00
C6	S52°43'55"W	11.29	122°02'	473.00
C7	S58°45'34"W	55.17	641°12'	473.00
C8	S63°35'29"W	57.57	638°39'	473.00
C9	S70°48'07"W	61.40	728°38'	473.00
C10	S78°28'41"W	65.24	754°33'	473.00
C11	S85°55'17"W	57.57	858°39'	473.00
C12	N86°52'06"W	61.40	728°38'	473.00
C13	N84°52'25"W	47.24	620°29'	427.00
C14	S95°11'39"W	87.46	1145°21'	427.00
C15	S74°47'06"W	82.31	1103°44'	427.00
C16	S64°10'59"W	59.97	1017°58'	427.00
C17	S54°56'14"W	0.63	038°32'	427.00
C18	N82°22'00"W	12.88	133°37'	473.00
C19	N82°20'17"W	25.50	314°44'	450.00
C20	N43°49'10"W	36.38	411°21'	525.00
C21	N48°06'30"W	47.32	509°59'	525.00
C22	S52°43'42"W	85.39	207°42'	245.00

LINE TABLE

LINE	BEARING	LENGTH
L1	S45°08'42"E	20.09

SEE SHEET 3
 5 & 7 FOR NOTES AND
 BASIS OF BEARINGS.



RECORD INDICATES 2" O.I.P. W/ GROUDED BRASS PLUG INCORRECTLY STAMPED:
 34 1/4" 1978
 1.31" (N.I.S.)
 SEE BOOK

GREEN SPRINGS RANCH UNIT NO. 2 (SUB. F-60)
 LOT 42
 LOT 43

GREEN SPRINGS RANCH UNIT NO. 1 (SUB. F-67)
 LOT 25
 LOT 41

15' DRAINAGE ESMT.
 100' S.B.L. (ALL STRUCTURES)
 30' S.B.L. (ALL STRUCTURES)

71 4.000 AC.
 70 4.000 AC.
 18 0.182 AC.
 17
 19 0.179 AC.
 20 0.168 AC.
 21 0.190 AC.
 22 0.162 AC.
 23 0.155 AC.
 24 0.166 AC.
 25
 37
 38 0.180 AC.
 39 0.170 AC.
 40 0.172 AC.
 41 0.162 AC.
 42 0.212 AC.
 43
 44
 45
 46
 47
 72

LOT R
 GOYA WAY
 2.928 AC.
 205.45'

SCALE: 1/50
 NORTH ARROW

CURVE TABLE

CURVE	CHORD BEARING	CHORD	DELTA	RADIUS
C1	S85°14'26"E	41.68'	71°8'28"	327.00'
C2	S85°14'26"E	44.61'	71°8'28"	350.00'
C3	S82°44'28"E	15.03'	21°8'32"	373.00'
C4	S86°23'42"E	32.53'	4°59'56"	373.00'
C5	N78°11'05"E	15.65'	23°50'31"	35.00'
C6	S87°17'35"W	41.26'	44°03'31"	55.00'
C7	N48°56'55"W	40.72'	43°27'31"	55.00'
C8	N09°09'56"W	34.09'	36°06'28"	55.00'
C9	N17°08'19"E	15.72'	18°23'57"	55.00'
C10	S12°33'58"W	15.65'	28°50'31"	35.00'
C11	N44°42'28"W	27.86'	88°22'24"	20.00'
C12	N44°42'28"W	59.94'	88°22'24"	43.00'

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE K6, UNIT NO. 1, SUB. J-34.

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 41.70 ACRES GROSS, CONSISTING OF 74 BUILDING LOTS AND 4 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. 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.
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO SUBDIVISION AND THE PREVIOUSLY RECORDED EASEMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, L.P., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
6. A PRELIMINARY SOIL'S REPORT WAS PREPARED BY WALLACE-KUHL & ASSOCIATES, REPORT NO. 4066.66, DATED SEPTEMBER 20, 2002.
7. NON-EXCLUSIVE EASEMENT FOR PRIVATE ACCESS TO BE RESERVED WITH THE SALE OF LOT 72 AND GRANTED WITH THE SALE OF LOT 73.
8. LOTS A, B, C AND D SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
9. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC STREETS AND/OR PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.20-1/2 OF THE GOVERNMENT CODE:
 A. ALL PUBLIC UTILITIES EASEMENTS CREATED ON THE PLAT OF SERRANO VILLAGE K6-UNIT 1, SUB. J-34 WITHIN LOT A AND LOTS 1-5 INCLUDING VILLAGE 330-UNIT 1, SUB. J-35 WITHIN LOT A.
 B. ALL PUBLIC UTILITIES EASEMENTS CREATED ON THE PLAT OF SERRANO VILLAGE 330-UNIT 1, SUB. J-35 WITHIN LOT A.

LEGEND:

- DIMENSION POINT
- RECORD INDICATES MONUMENT AS NOTED
- ✕ FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003"
- ✕ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 6866"
- ⊙ FOUND 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 6866"
- ⊙ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "L.S. 6866"
- ⊙ NO VEHICULAR ACCESS

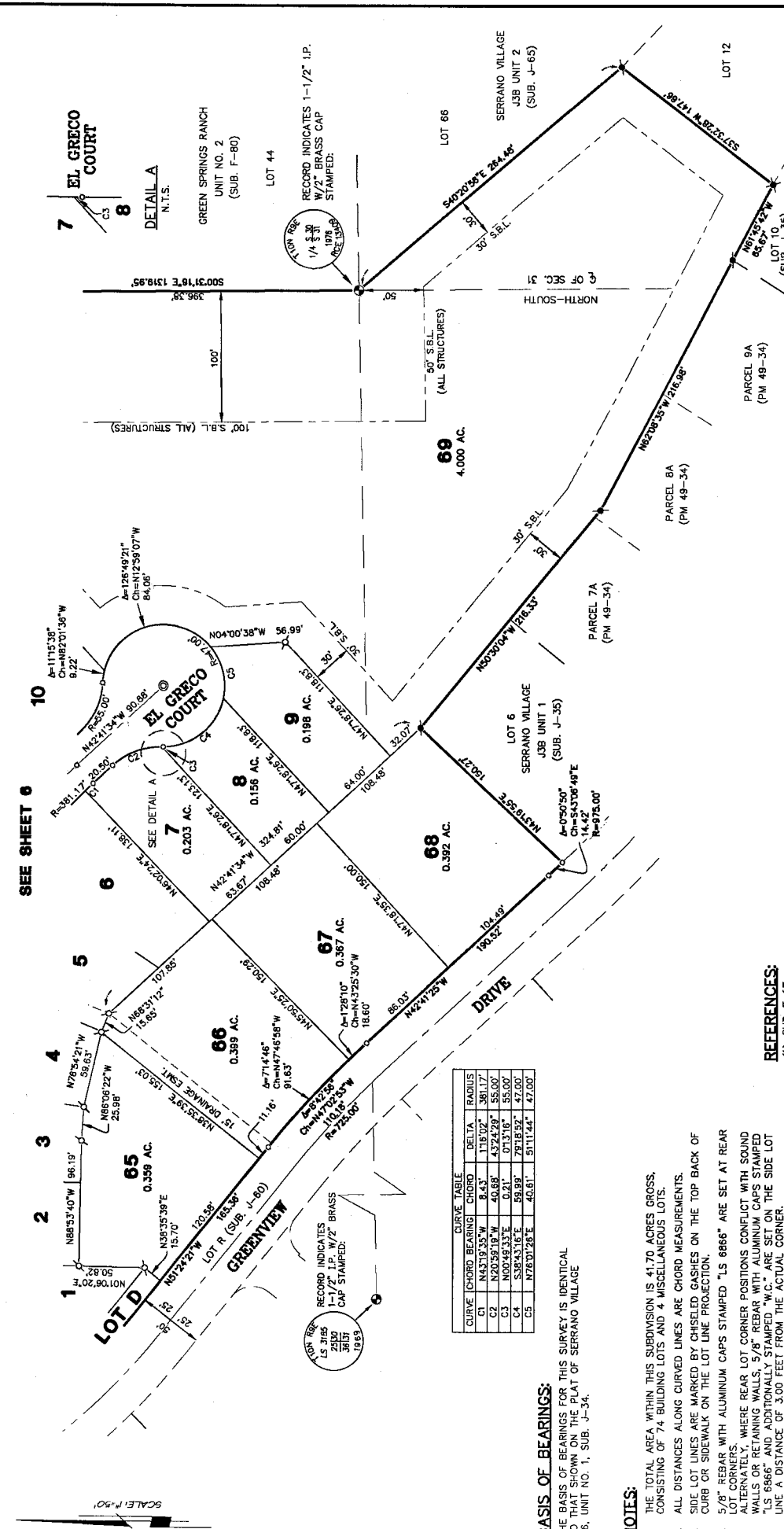
REFERENCES:

- (1) SUB. F-57
- (2) SUB. F-60
- (3) SUB. J-18
- (4) SUB. J-19
- (5) SUB. J-20
- (6) SUB. J-21
- (7) SUB. J-22
- (8) SUB. J-23
- (9) SUB. J-24
- (10) SUB. J-25
- (11) SUB. J-26
- (12) SUB. J-27
- (13) SUB. J-28
- (14) SUB. J-29
- (15) SUB. J-30
- (16) SUB. J-31
- (17) SUB. J-32
- (18) SUB. J-33
- (19) SUB. J-34
- (20) SUB. J-35
- (21) SUB. J-36
- (22) SUB. J-37
- (23) SUB. J-38
- (24) SUB. J-39
- (25) SUB. J-40
- (26) SUB. J-41
- (27) SUB. J-42
- (28) SUB. J-43
- (29) SUB. J-44
- (30) SUB. J-45
- (31) SUB. J-46
- (32) SUB. J-47
- (33) SUB. J-48
- (34) SUB. J-49
- (35) SUB. J-50
- (36) SUB. J-51
- (37) SUB. J-52
- (38) SUB. J-53
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- (40) SUB. J-55
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- (42) SUB. J-57
- (43) SUB. J-58
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- (45) SUB. J-60
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- (47) SUB. J-62
- (48) SUB. J-63
- (49) SUB. J-64
- (50) SUB. J-65
- (51) SUB. J-66
- (52) SUB. J-67
- (53) SUB. J-68
- (54) SUB. J-69
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- (78) SUB. J-93
- (79) SUB. J-94
- (80) SUB. J-95
- (81) SUB. J-96
- (82) SUB. J-97
- (83) SUB. J-98
- (84) SUB. J-99
- (85) SUB. J-100

SEE SHEET 6

SEE SHEET 7

PLAT OF SERRANO VILLAGE K6-UNIT 2
 PORTIONS OF SECTIONS 30 & 31, T.10N., R.9E., M.D.M. BEING LOTS 1-5 AND LOT A OF SERRANO VILLAGE K6, UNIT NO. 1, SUB. J-34 AND LOT A OF SERRANO VILLAGE J3B, UNIT NO. 1, SUB. J-35 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 AUGUST 2011
 R.E.Y. ENGINEERS, INC.



SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

SEE SHEET 9

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

SEE SHEET 13

SEE SHEET 14

EL GRECO COURT
N.T.S.

GREEN SPRINGS RANCH
UNIT NO. 2
(SUB. F-80)

LOT 44

RECORD INDICATES 1-1/2" I.P.
W/2" BRASS CAP
STAMPED:

LOT 66

SERRANO VILLAGE
J3B UNIT 2
(SUB. J-65)

LOT 12

PARCEL 9A
(PM 49-34)

PARCEL 8A
(PM 49-34)

PARCEL 7A
(PM 49-34)

LOT 6

SERRANO VILLAGE
J3B UNIT 1
(SUB. J-35)

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT D

LOT C

LOT B

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Attachment F

CONDITIONS OF APPROVAL CONFORMANCE REPORT

As approved by the Planning Commission on July 26, 2001 (Serrano Village K5/K6 Tentative Map)

CONDITIONS OF APPROVAL

Department of Transportation

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

<i>Road</i>	<i>Standard Plan</i>	<i>Road Width</i>	<i>Right-of-Way Width</i>	<i>Exceptions/Special Notes</i>
Greenview Drive	Std Plan 101B	40 ft. (50= R/W), plus utility/ slope easements	50 feet plus utility/ slope easements	Type 1 rolled curb & gutter* with 4 ft. sidewalks
F, G, H, I and J Streets	Std Plan 101B	36 ft. (46= R/W), plus utility/ slope easements	46 feet plus utility/ slope easements	Type 1 rolled curb & gutter* with 4 ft. sidewalks
10, 11, 12, 13, 14, 15, 16, 17, and 18 Courts; and J Court	Std Plans 101B & 114	28 ft. (36= R/W), plus utility/ slope easements	36 feet plus utility/ slope easements	Cul-de-Sac to be installed. No sidewalks. Type 1 rolled curb

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

Where constrained by topography, sidewalks may be located outside of the right-of-way and meander as a mens 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 the filing of the final map. Sidewalks shall be connected to any walk/trail systems in the project open space areas. Pedestrian easements shall be provided where necessary.

Discussion: Condition satisfied. The lots within this subdivision are being constructed based on the improvement plans for Serrano Village K6 as approved by the County Engineer on November 7, 2007.

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.

Discussion: Condition satisfied. The irrevocable offer of dedication is noted on Sheet 1 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.

Discussion: Condition satisfied. The irrevocable offer of dedication is noted on Sheet 1 of the Final Map.

4. The Master Covenants, Conditions and Restrictions (CC&R's) 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&R's shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac. The CC&R's 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.

Discussion: Condition satisfied. The CC&R's were recorded on August 24, 1995 and parking requirements are discussed in Article 8. A copy of the CCR's have been provided for review and verification by Planning Services

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.

Discussion: Condition satisfied. A Vehicular Access Restriction for a portion of Lot 73 is shown on Sheet 4 of the Final Map.

6. Off-site road improvements shall be completed in compliance with the requirements set forth within the El Dorado Hills Specific Plan, Appendix F, and the El Dorado Hills Specific Plan Public Improvements Financing Plan, more specifically:

Prior to the issuance of the 1,500 building permits for dwelling units within the combined projects of Village C, Village E, Village F, Village G, Village H, Village I, Village J and Village K, the applicant shall construct Serrano Parkway as a two-lane divided road between its current terminus and Bass Lake Road. The connection to Bass Lake Road shall be configured as shown on the Exhibit entitled "Exhibit A - Connection of Serrano parkway and Bass Lake Road" and dated May 2001. The Bass Lake Road

construction shall provide for a two-lane paved roadway per County Standards together with roadway grading for the ultimate four-lane roadway.

Discussion: Condition satisfied. The extension of Serrano Parkway and connection to Bass Lake Road were completed in August 2005.

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

Discussion: Not applicable. No bus turnouts are required for this phase of the project.

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

Discussion: Condition satisfied. The final drainage plan has been reviewed and approved by the Department of Transportation.

9. Cross lot drainage shall be avoided wherever possible. The CC&R's for Village K5 and K6 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&R's 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.

Discussion: Condition satisfied. CC&Rs were recorded on August 24, 1995 and drainage requirements are included in Article 9 of the CC&Rs and in the Serrano El Dorado Owners' Association Design Review Guidelines.

10. 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 Owners Association simultaneously with the filing of the Final Subdivision Map.

Discussion: Condition satisfied. Easements for drainage are included as Note D on Sheet 1 of the Final Map. An irrevocable offer of dedication for drainage easements was submitted with the Final Map.

11. Prior to the recordation of a Final Map in Village K5 and K6, the CC&R's 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&R's contain other provisions as specified by conditions of this map.

Discussion: Condition satisfied. CC&Rs were recorded on August 24, 1995 and drainage requirements are included in Article 9 of the CC&Rs and in the Serrano El Dorado Owners' Association Design Review Guidelines.

12. 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.

Discussion: Condition satisfied. Drainage easements have been shown on the Final Map to the satisfaction of the Department of Transportation.

13. This project is proposing mass pad grading. Section 15.14.460 of the County of El Dorado Grading, Erosion and Sedimentation Ordinance (Amended Ordinance 4170, 8/20/91) states that a mass pad grading project application shall be transmitted for comment to the supervisor of the district where the project is located, prior to the issuance. The district supervisor will be allowed fifteen (15) calendar days to respond, before the grading permit is issued.

Discussion: Condition satisfied. A Subdivision Grading Agreement has been executed by the Director of the Department of Transportation.

14. 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.

Discussion: Condition satisfied. County Counsel has reviewed and approved the submitted securities for the Subdivision Improvement Agreement. Improvement cost estimates have been reviewed and approved by DOT, as submitted by the project engineer (see approval memo included as Attachment G). The agreements are forwarded for the chairperson's review and authorization.

15. 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.

Discussion: Condition satisfied. The final grading plan has been approved by the Department of Transportation.

16. 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.

Discussion: Condition satisfied. Erosion control, drainage design and re-vegetation requirements are noted on the grading plan.

17. 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.

Discussion: Condition satisfied. Contingency measures for encountering asbestos-containing rock are included on the Improvement Plans (Note # 18, General Notes). A Fugitive Dust and Asbestos Hazard Mitigation Plan was approved by Environmental Management Department on April 15, 2010 (Fugitive Dust) and April 14, 2010 (Asbestos Dust).

El Dorado Hills Fire Department

18. The potable water system for the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gpm with a minimum residual pressure of 20 psi for a 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.

Discussion: Condition satisfied. Requirements are noted on the Improvement Plans (Fire Department Note # 6). The El Dorado Hills Fire Department approved the Improvement Plans on August 30, 2007.

19. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet on center.

Discussion: Condition satisfied. Requirements are noted on the Improvement Plans (Fire Department Note # 9). The El Dorado Hills Fire Department approved the Improvement Plans on August 30, 2007.

20. 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.

Discussion: Condition satisfied. Requirements are noted on the Improvement Plans (Fire Department Note # 7). The El Dorado Hills Fire Department approved the Improvement Plans on August 30, 2007.

21. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be

installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.

Discussion: Condition satisfied. The El Dorado Hills Fire Department approved the Improvement Plans on August 30, 2007. Compliance with this condition will be verified at the building permit review stage.

22. The current section of Greenview Drive serving as access for this phase of development has not been constructed. If, at such time, this phase is developed and the Greenville Drive access has not been constructed, a means to provide two full time access roadways shall be provided.

Discussion: Condition satisfied. Greenview Drive is constructed and serves as a point of access to this phase. Compliance with this condition will be verified at the building permit review stage.

23. 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.

Discussion: Condition satisfied. Residential Lot 69 through 74 are one acre or greater in size and the minimum 30 foot setbacks are shown on the final map.

24. All homes adjacent to the open space area will have stucco siding construction with metal fences. Should any lot be afforded the opportunity to cantilever a deck, the deck shall be enclosed with fire resistant material.

Discussion: Not applicable. No lots within this project phase are adjacent to open space.

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

Discussion: Condition satisfied. The Wildfire Management Plan applies standard fire safe provisions to this phase, enforced through the Homeowners' Association.

Planning Services

26. 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 Planning Department.

Discussion: Condition satisfied. A signed EID meter award letter dated May 26, 2011 is included as Attachment I. The meter award letter indicates the purchase of service for 74 residential lots.

27. The applicable conditions of the Development Plan shall be satisfied prior to recordation of the Final Map.

Discussion: Condition satisfied. The Final Map is consistent with the applicable Development Plan conditions as discussed under "Development Plan" conditions below.

28. Prior to final map approval, an acoustical analysis shall be conducted and submitted by a qualified acoustical consultant to the Planning Department 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.

Discussion: Not applicable. An acoustical analysis is not necessary as there are no lots within this project phase that will be exposed to transportation-generated noise levels requiring mitigation measures.

29. 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.

Discussion: Not applicable. No off-site improvements are required for this project phase. All required off-site improvements to serve the project have been constructed.

30. An irrevocable offer of dedication (IOD) shall be made by the applicant to the El Dorado Hills Community Services District for all neighborhood parks. The form of the IOD shall conform to the IODs previously utilized for similar parks within the Serrano project.

Discussion: Not applicable. This project phase does not include any park sites.

31. The eight lots east of Greenview Drive and south of E Street just north of the proposed school site may not be recorded until the earlier of two years from the date of approval of the tentative map or the development of a school and park site plan by, for, and acceptable to the Rescue School District and the El Dorado Hills Community Services District.

Discussion: Not applicable. This condition is applicable to Village J2 and J3, TM01-1376, not this project phase.

32. The applicant shall install an emergency access gate providing a connection between Clarksville Road and the Green Springs Ranch subdivision and this village. The gate shall be designed to the requirements of the El Dorado Hills Fire District and shall include a knox lock or a type acceptable to the fire district.

Discussion: Not applicable. This condition applied to TM01-1377 (Village K1/K2) and has since been satisfied, as the emergency access gate was installed as part of the Improvement Plans for Village K1/K2, Phase 1, approved by DOT July 23, 2002.

33. The applicant shall install a fire hydrant of the type indicated in Condition 19 above. The hydrant shall be installed at the Clarksville gate at a location approved by the El Dorado Hills Fire Department such that it may be easily accessed from either side of the gate. A public utility easement shall be provided with the line extension.

Discussion: Not applicable. This condition applied to TM01-1377 (Village K1/K2) and has since been satisfied, as the fire hydrant was installed as part of the Improvement Plans for Village K1/K2, Phase 1, approved by DOT July 23, 2002.

34. The applicant shall install a fire hydrant on the property line at points adjacent to the terminus of Dormitory Road and Deer Valley Road. The hydrant shall be of the type indicated in Condition 19 above. The hydrant shall be installed at a location approved by the El Dorado Hills Fire Department such that it may be easily accessed from Green Springs Ranch. A public utility easement shall be provided with the line extension.

Discussion: Not applicable. A fire hydrant was installed at the terminus of Dormitory Road as required by the Village J3B improvement plans approved by DOT May 31, 2005. The fire hydrant at the terminus of Deer Valley Road has been installed according to the Improvement Plans for Village K6 approved by the Department of Transportation on November 7, 2007.

35. The common border between four acre (plus or minus) lots in Serrano and Green Springs Ranch lots that are developed with a single family residence as of August 1, 2001, shall be fenced. The fence shall be six feet high and shall be installed by the applicant. The fence shall be of the open metal fence kind and design commonly used in Serrano. Serrano lots adjoining lots not yet built upon in Green Springs Ranch will be required to install the open fence at the time of construction of a home on the Serrano lot.

Discussion: Condition satisfied. Lot 25 and Lots 41 through 44 in Green Springs Ranch

were occupied as of August 1, 2001, requiring installation of fencing by Serrano Associates on Village K6 Lots 69 through 71 and a portion of Lot 72 prior to the recording of the Final Map. The required fencing was installed during the summer of 2010.

36. The lot configuration for the map shall be that submitted and dated July 26, 2001.

Discussion: Condition satisfied. The configuration of lots and number of lots within this phase is consistent with the tentative map approved July 26, 2001 and subsequent substantial compliance determinations dated April 24, 2007 and June 11, 2007.

37. The four (plus or minus) acre lots adjacent to the Green Springs Ranch will have a limited building area for both the principal structure and all ancillary structures such as gazebos, pools, cabanas, barns and the like. The purpose of the limited building area is to create a minimum 250-foot separation between residences with Green Springs Ranch existing as of August 2, 2001, and those buildings to be built on the four (plus or minus) acre lots. Except for the area along the west border of the Peak, Annis, and Sedlak parcels that shall have a minimum 100-foot building setback, the minimum common property line setback shall be 50 feet. At the time of recordation of a map creating the four (plus or minus) acre lots, the building setbacks illustrated on the approved map shall prevail for all structures.

Discussion: Condition satisfied. The required 250-foot, 100-foot, and 50-foot setbacks are shown on Lots 69 through 74 of the Final Map.

38. All wells within the borders of the map shall be abandoned in conformance with the requirements of the County Environmental Health Department. The wells must be abandoned as a first step in the development of the subdivision and may not be used in any way.

Discussion: Condition satisfied. The wells have been abandoned in conformance with the requirements of the County Environmental Health Department.

Conditions - Development Plan

1. The Development Plan permits the following:

A tentative subdivision map creating 212 parcels, ranging in size from 6,708 square feet to 177,725 square feet, including a 3.74 acre park site, open space lots and golf course lots.

Discussion: Condition satisfied. The number of lots within this project phase (74) is consistent with the tentative map approved July 26, 2001 and subsequent substantial compliance approvals dated April 24, 2007 and June 11, 2007.

2. Construction of duplex units and creation of duplex lots for lots fronting the golf course and on corner lots as well as lots fronting the Serrano County Club Golf Course.

Discussion: Not applicable. No lots within this Final Map front the golf course.

3. Construction of triplex units on the lots along the streets adjacent to the 13th and 14th fairways.

Discussion: Condition satisfied. No lots within this Final Map front the golf course.

4. Construction of homes with up to 45 percent coverage on lots under 9,500 square feet or for duplex and/ or triplex lots.

Discussion: Condition satisfied. Lot coverage requirements will be determined at the time of building permit submittal.

5. Place air conditioning equipment and pool equipment within 2.5 feet of a side property line so long as the line is defined by a solid fence.

Discussion: Condition satisfied. Placement of air conditioning units and pool equipment within the required sideyard will be reviewed at the time of building permit submittal, in accordance with the approved Development Plan development standards.

6. Building side yard setbacks shall be five feet regardless of building height.

Discussion: Condition satisfied. Side yard setbacks will be reviewed at the time of building permit submittal, in accordance with the approved Development Plan development standards.

OTHER STANDARD SUBDIVISION REQUIREMENTS OF LAW

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

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

Discussion: Condition satisfied. The lots for this subdivision are being constructed from the set of improvement plans entitled Serrano Village K6, which were approved by the County Engineer on November 7, 2007.

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

Discussion: Condition satisfied. Improvement Plans for Village K6 were approved by the County Engineer on November 7, 2007. The irrevocable offer of dedication is noted on Sheet 1 of the Final Map.

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

Discussion: Condition satisfied. Improvement Plans for Village K6 were approved by the County Engineer on November 7, 2007. Engineer's estimates of costs for this phase have been accepted by DOT.

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

Discussion: Condition satisfied. County Counsel has reviewed and approved the submitted securities for the Subdivision Improvement Agreement. Improvement cost estimates have been reviewed and approved by DOT, as submitted by the project

engineer (see approval memo included as Attachment G). The agreements are forwarded for the chairperson's review and authorization.

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

Discussion: Condition satisfied. No street cuts or fills along the frontage of six feet or more in elevation are included within this project phase. A Subdivision Grading Agreement was executed by the Department of Transportation.

6. All grading plans shall be prepared and submitted to the EL Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.

Discussion: Condition satisfied. Submittal of grading plans to RCD is a prerequisite to obtaining signed improvement plans. Improvement Plans for Village K6 were approved by the County Engineer on November 7, 2007.

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

Discussion: Condition satisfied. Improvement Plans approved by the County Engineer on November 7, 2007 include specifications for re-vegetation (Erosion Control Notes, Sheet 12 of the Rough Grading Plans).

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

Discussion: Condition satisfied. General Note #11 on the Improvement Plans approved by the County Engineer on November 7, 2007 addresses oak tree protection.

9. All survey monuments shall be set prior to the presentation of the final map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by

bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.

Discussion: Condition satisfied. Survey monuments have been set to the satisfaction of the County Surveyor. As such, a monument bond is not required.

10. All roads shall be named by filing a completed road naming petition for each proposed road with the county Surveyor(s) office prior to filing the final map.

Discussion: Condition satisfied. All roads shown on the Final Map have been approved by the County Surveyor.

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

Discussion: Condition satisfied. Requirements are included under Fire Department notes on the Improvement Plans approved by the El Dorado Hills Fire Department on August 30, 2007.

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

Discussion: Condition satisfied. Compliance with this requirement is met by General Note #31 on the Improvement Plans approved by the County Engineer on November 7, 2007, should blasting activities occur.

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

Discussion: Condition satisfied. Compliance with this requirement is met by General Note No. 32 on the Improvement Plans approved by the County Engineer on November 7, 2007, should burning activities occur.

14. Pursuant to Resolution 33-98, this project is subject to the El Dorado Hills/ Salmon Falls Area Road Impact Fee. Said fee shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project, a revised fee is established, such revised fee amount shall be paid.

Discussion: Condition satisfied. Road impact fees will be paid prior to building permit issuance.

15. Pursuant to Resolution 31-98, this project is subject to the Transportation Impact Fee for State System's Capacity and Interchanges - El Dorado Hills/ Salmon Falls. Said fee shall be due upon the issuance of building permit. If prior to the application for a building permit for said project, a revised fee is established, such revised fee amount shall be paid.

Discussion: Condition satisfied. Road impact fees will be paid prior to building permit issuance.

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

Discussion: Condition satisfied. The Tax Collector's Office has signed the Final Map indicating satisfaction of this condition.

17. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

Discussion: Condition satisfied. Procedures for discovery of human remains are included on the Improvement Plans approved by the County Engineer on November 7, 2007 as General Note #17.

18. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Department shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.

Discussion: Condition satisfied. Procedures for the treatment of archaeological resources and/or human remains are included on the Improvement Plans approved by the County Engineer on November 7, 2007 as General Note No.17.

Additional Conditions of Approval Based on Substantial Conformance Review (April 24, 2007)

Department of Transportation (Memorandum dated April 19, 2007)

1. Omit original Condition No.5 as this condition is no longer applicable.

Discussion: Condition satisfied.

County Surveyor (Memorandum dated April 9, 2007)

1. 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 of Surveyor's Office.

Discussion: Condition satisfied. Attachment H is an approval memorandum from the County Surveyor's Office.

2. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office prior to filing the Final Map;

Discussion: Condition satisfied. Attachment H is an approval memorandum from the County Surveyor's Office.

3. The PUE on the side of Lots A, 1, 2, 3, 4, and 5 per J-34 and Lot A per J-35 should be abandoned on the Final Map with the proper notation.

Discussion: Condition satisfied. Attachment H is an approval memorandum from the County Surveyor's Office.



**COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION
INTEROFFICE MEMORANDUM**



Date: June 30, 2011
To: Mel Pabalinas, Senior Planner
From: Gregory Hicks, Senior Civil Engineer, *GH*
Subject: Serrano Village K 6 Unit 2, TM 01-1378

I have reviewed the Final Map packet and have found that the conditions of approval, the plans and the final map to be in general conformance with the requirements that the Department of Transportation imposed on the tentative map.

ATTACHMENT G

**COUNTY OF EL DORADO
COUNTY SURVEYOR
INTERDEPARTMENTAL MEMORANDUM**

DATE: 9-8-11

TO: Rommel Pabalinas, El Dorado County Planning Department.

FROM: Rich Briner, County Surveyor

SUBJECT: TM 01-1378R – Serrano Village K6 Unit 2

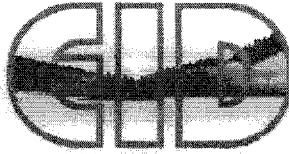
This memo is to inform you that Serrano Village K6 Unit 2 final map is in our office and that all the signatures required by the Subdivision Map Act are on the map. We believe the map is ready for approval by the Board of Supervisors.

If you have any questions, please call the Surveyors office at extension 5440.



ATTACHMENT H

11-1069.A.28



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for:

Date: May 26, 2011

SUBDIVISION PARCEL SPLIT OTHER

APPLICANT/S NAME AND ADDRESS

PROJECT NAME, LOCATION & APN

Serrano Associates, LLC

Serrano Village K6 -- Unit 2

4525 Serrano Parkway

APNs: 123-350-01, -02, -03, -04, -05 & -06
and 123-360-06

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.

FOR SUBDIVISIONS - 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.

FOR PARCEL SPLITS - 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: 37 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 37 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 74 EDUs (Equivalent Dwelling Unit).

Work Order No: Mother Sundries: 57704; 57705; 57706; 79858*; 79859*; 79860*

*Services originally purchased for Village K5-Unit 3 Phase 1B - services transferred to serve 69 lots in Village K6-Unit 2.

Comments: 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.

Matthew Howard
Owner/Applicant Signature

[Signature]
Customer and Development Services

Original Copy - Project File

1 Copy - Applicant

1 Copy - County/City

ATTACHMENT I