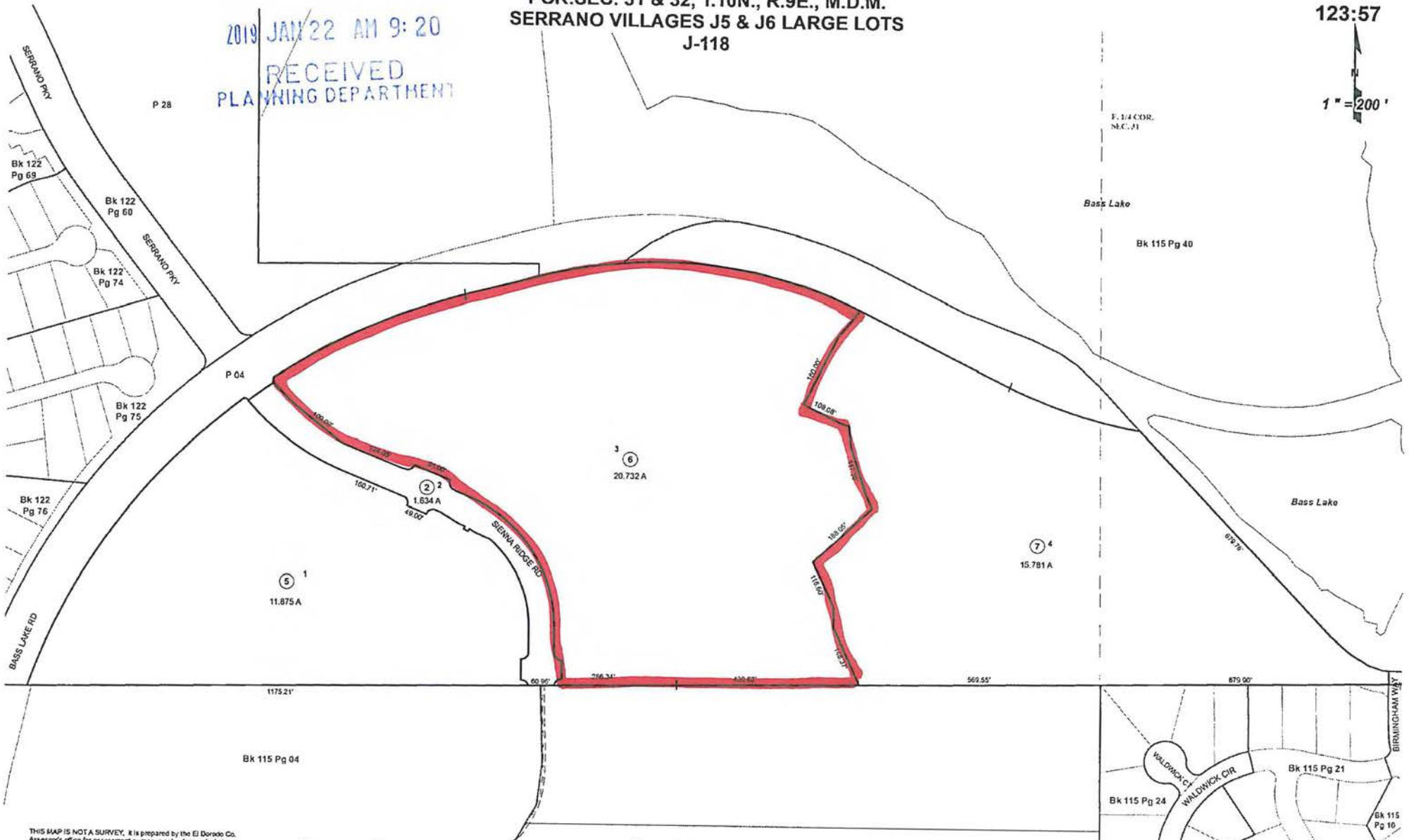


# Exhibit A

POR. SEC. 31 & 32, T.10N., R.9E., M.D.M.  
SERRANO VILLAGES J5 & J6 LARGE LOTS  
J-118

2019 JAN 22 AM 9:20  
RECEIVED  
PLANNING DEPARTMENT

123:57  
1" = 200'



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

Acreages Are Estimates

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

Rev. JUL 11, 2017

Assessor's Map Bk. 123 - Pg. 57  
County of El Dorado, CA

# TM-F19-0001

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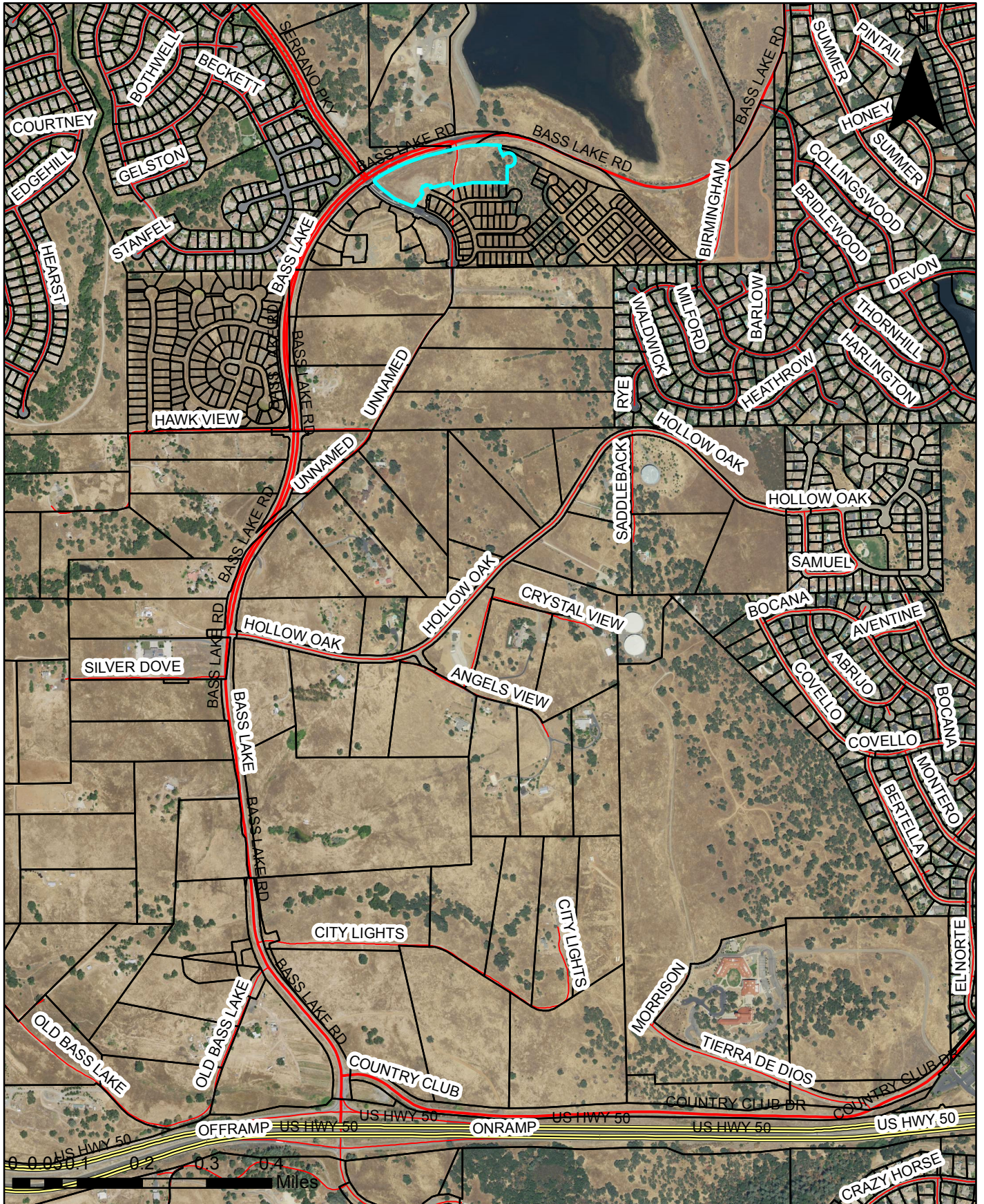


Exhibit B-Location Map

# Exhibit 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. \_\_\_\_\_, O.R. 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:

- 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 TWELVE AND A HALF (12.50) FEET OF EACH LOT SHOWN HEREON AND THE THREE (3.00) FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY (50.00) FEET. THE P.U.E.'S HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.
- 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.
- SLOPE EASEMENTS, FIFTEEN (15.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS OR FIVE (5.00) FEET BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER, FOR ROAD AND SLOPE MAINTENANCE PURPOSES.
- 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\_\_\_\_\_, O.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.
- POSTAL EASEMENTS FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS, EXCEPT AS SET FORTH ABOVE, ALL OFFERS MADE ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

SERRANO ASSOCIATES, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: PARKER DEVELOPMENT COMPANY  
A CALIFORNIA CORPORATION  
MANAGING MEMBER

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

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

CALATLANTIC GROUP, INC.  
A DELAWARE CORPORATION

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

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

## 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 OCTOBER, 2017. 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 JUNE 2019 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN THONNET L.S. 6866

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



PLAT OF  
**SERRANO VILLAGE J6-UNIT 2**  
PORTION OF SECTION 31, T.10N., R.9E., M.D.M.  
BEING LOT G OF SUB. \_\_\_\_\_  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JANUARY 2019  
R.E.Y. ENGINEERS, Inc.

## COUNTY ENGINEER'S STATEMENT:

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

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

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

## PLANNING AND BUILDING DIRECTOR'S STATEMENT:

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JUNE 27, 2017 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

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

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

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

PRINCIPAL PLANNER  
COUNTY OF EL DORADO, CALIFORNIA

## COUNTY SURVEYOR'S STATEMENT:

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

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

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

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

## COUNTY TAX COLLECTOR'S STATEMENT:

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

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

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

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

## BOARD CLERK'S STATEMENT:

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON \_\_\_\_\_, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE 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: \_\_\_\_\_

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

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

## COUNTY RECORDER'S CERTIFICATE:

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


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

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

TM13-1511 APPROVED JUNE 27, 2017

EXISTING ASSESSOR'S PARCEL NO's.: 123-570-06

SHEET 1 OF 4 SHEETS

**PLAT OF  
SERRANO VILLAGE J6-UNIT 2**  
 PORTION OF SECTION 31, T.10N., R.9E., M.D.M.  
 BEING LOT G OF SUB. \_\_\_\_\_  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 JANUARY 2019  
 R.E.Y. ENGINEERS, Inc. 

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

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

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.

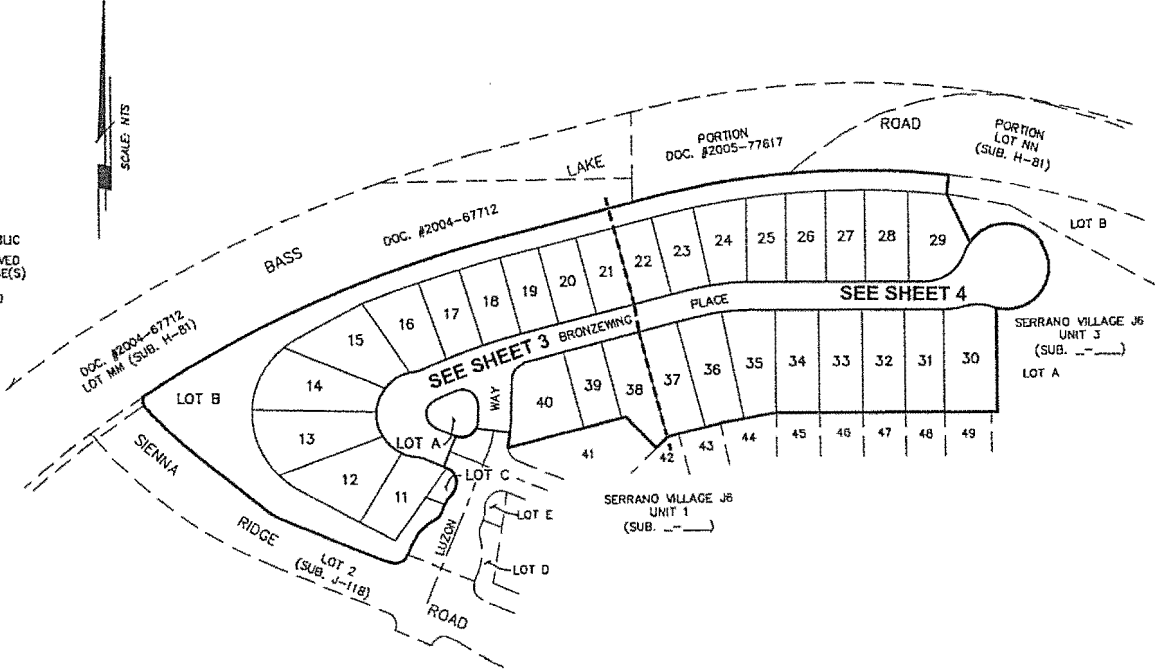
**NOTARY ACKNOWLEDGMENT:**

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

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



**SHEET INDEX**

# PLAT OF SERRANO VILLAGE J6-UNIT 2

PORTION OF SECTION 31, T.10N., R.9E., M.D.M.  
BEING LOT G OF SUB. \_\_\_\_\_  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JANUARY 2019  
R. E. Y. ENGINEERS, Inc.



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE J6 UNIT 1, SUB. \_\_\_\_\_

**REFERENCES:**

- (1) SUB. H-81
- (2) SUB. J-118
- (3) SUB. \_\_\_\_\_
- (4) DCC. #2004-0067712 DR
- (5) DCC. #2005-0077617 DR
- (6) DCC. #2006-0021449 DR
- (7) DCC. #2013-9427 DR
- (8) DCC. #2017-13403 DR

R=18.00' Δ=36°44'58"  
Ch=N05°34'12"W 11.35'  
  
R=18.00' Δ=17°34'10"  
Ch=N32°43'46"W 5.50'  
  
R=506.00' Δ=9°44'38"  
Ch=N46°22'45"W 85.95'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	20.00'	16°59'18"	Ch=N05°07'17"E 5.91'
C2	121.00'	6°17'34"	Ch=N10°28'09"E 13.28'
C3	20.00'	87°09'26"	Ch=S68°43'27"W 27.57'
C4	20.00'	90°00'00"	Ch=N22°41'50"W 28.28'
C5	30.00'	23°33'23"	Ch=S34°04'51"W 12.25'
C6	30.00'	23°33'23"	Ch=S34°04'51"W 12.25'
C7	15.00'	40°03'16"	Ch=S42°19'48"W 10.27'
C8	66.00'	40°03'16"	Ch=S42°19'48"W 45.21'
C9	88.00'	14°37'35"	Ch=N58°34'16"W 22.40'
C10	35.00'	17°36'59"	Ch=N76°30'20"W 10.72'
C11	95.00'	20°18'03"	Ch=N75°09'48"W 19.39'
C12	95.00'	34°18'57"	Ch=N47°51'18"W 32.45'
C13	95.00'	34°25'09"	Ch=N13°29'14"W 32.55'
C14	95.00'	34°25'09"	Ch=N20°55'55"E 32.55'
C15	95.00'	39°40'14"	Ch=N57°58'36"E 37.32'
C16	95.00'	52°1'50"	Ch=N80°29'38"E 5.15'
C17	35.00'	17°31'58"	Ch=N74°24'34"E 10.67'
C18	818.83'	2°19'50"	Ch=N86°48'30"E 33.30'
C19	818.83'	3°29'51"	Ch=N89°43'20"E 48.97'
C20	818.83'	3°29'55"	Ch=N73°13'13"E 48.99'
C21	818.83'	0°28'12"	Ch=N75°12'16"E 6.72'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C22	782.83'	0°59'38"	Ch=N74°56'33"E 13.58'
C23	20.00'	72°12'20"	Ch=N38°20'34"E 23.57'
C24	20.00'	114°33'49"	Ch=N55°02'31"W 33.55'
C25	776.83'	2°07'09"	Ch=N66°37'00"E 28.73'
C26	20.00'	133°15'16"	Ch=N01°04'12"W 36.72'
C27	110.00'	17°10'00"	Ch=N53°24'15"W 32.83'
C28	110.00'	47°48'45"	Ch=N20°54'53"W 89.15'
C29	110.00'	47°48'45"	Ch=N26°53'52"E 89.15'
C30	110.00'	10°44'45"	Ch=N56°10'37"E 20.60'
C31	1474.96'	3°00'33"	Ch=N69°29'04"E 77.46'
C32	1474.96'	2°05'07"	Ch=N72°01'54"E 53.87'
C33	1474.96'	2°06'16"	Ch=N74°07'35"E 54.17'
C34	1474.96'	0°15'39"	Ch=N75°18'32"E 6.72'
C35	41.00'	133°15'16"	Ch=N01°04'12"W 75.27'
C36	797.83'	2°27'42"	Ch=N66°47'17"E 34.27'
C37	800.00'	3°11'58"	Ch=N73°50'23"E 44.67'
C38	20.00'	22°54'20"	Ch=N13°41'34"E 7.94'
C39	100.00'	5°01'12"	Ch=N04°45'00"E 8.76'
C40	100.00'	15°02'34"	Ch=N14°46'53"E 26.18'
C41	818.83'	9°47'47"	Ch=S70°32'28"W 139.83'
C42	100.00'	15°02'34"	Ch=N14°46'53"E 26.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°18'10"W	42.00'
L2	S67°41'50"E	3.97'
L3	S22°18'10"W	0.12'
L4	S22°18'10"W	11.36'
L5	S22°18'10"W	13.82'
L6	N67°41'50"W	26.87'
L7	N21°42'4"E	21.32'
L8	N15°33'16"W	1.66'
L9	N67°41'50"W	25.59'
L10	N67°41'50"W	26.87'
L11	N67°41'50"W	44.97'
L12	N68°15'41"W	25.46'
L13	N82°22'42"W	43.29'
L14	N67°41'50"W	44.97'

N73°23'43"W 10.06'  
R=17.50' Δ=90°46'09"  
Ch=S67°41'14"W 24.91'

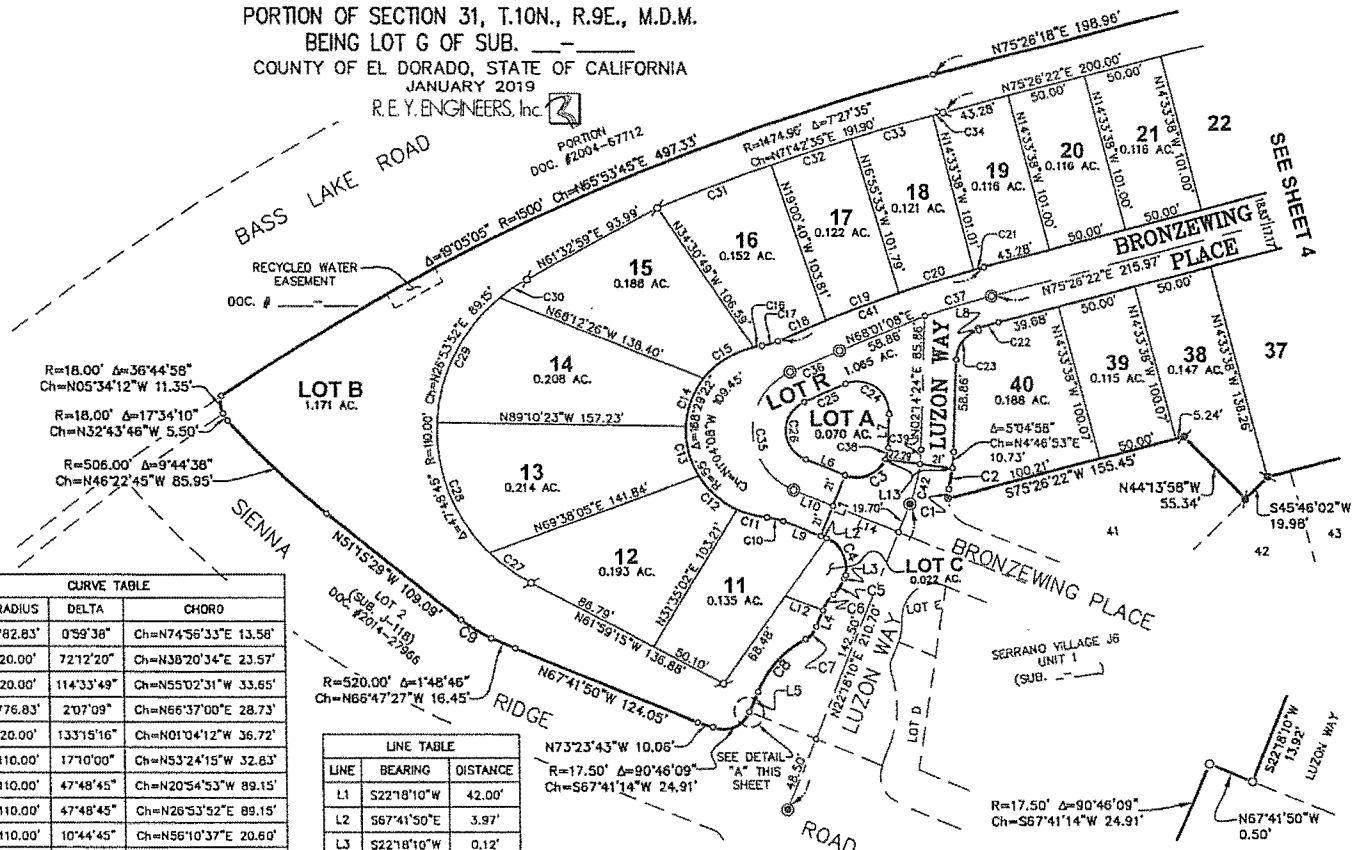
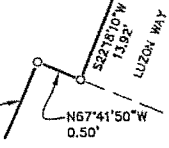
R=17.50' Δ=90°46'09"  
Ch=S67°41'14"W 24.91'

**LEGEND:**


- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊛ SET CHISELED GASH (SEE NOTE 5)
- ⊕ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ FOUND SPIKE AND WASHER STAMPED "L.S. 6866"

SEE SHEET 4 FOR NOTES

**DETAIL "A"**



S:\267\210\10 - CAD Drawing\Unit 2\2677210 UNIT 2 FM.dwg, 6/28/2018 9:03:45 AM, cwestlund, 1st Submittal, County

**PLAT OF  
SERRANO VILLAGE J6-UNIT 2**  
PORTION OF SECTION 31, T.10N., R.9E., M.D.M.  
BEING LOT G OF SUB. \_\_\_\_\_  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JANUARY 2019  
R.E.Y. ENGINEERS, Inc. 



**BASIS OF BEARINGS:**

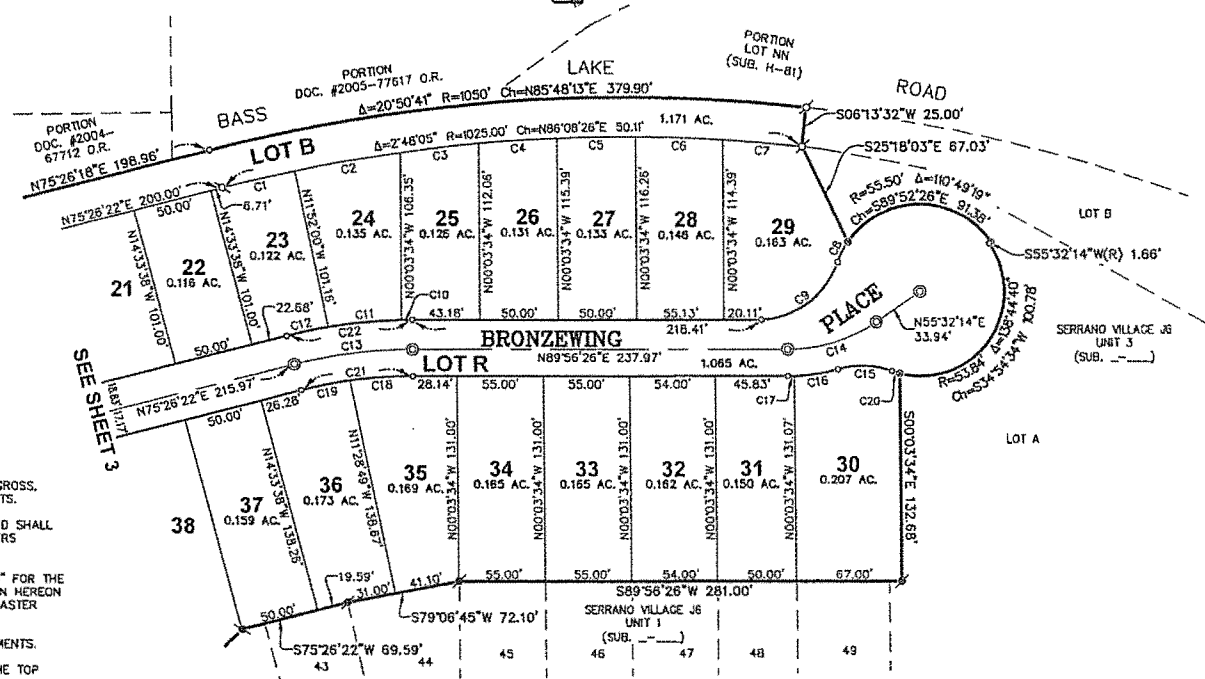
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE J6 UNIT 1, SUB. \_\_\_\_\_

**REFERENCES:**

- (1) SUB. H-81
- (2) SUB. J-11B
- (3) SUB. \_\_\_\_\_
- (4) DDC. #2004-0067712 DR
- (5) DDC. #2005-0077617 DR
- (6) DDC. #2006-0021449 DR
- (7) DDC. #2013-9427 DR
- (8) DDC. #2017-13403 DR

**NOTES:**

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 6.872 ACRES GROSS, CONSISTING OF 30 RESIDENTIAL LOTS, AND 3 LANDSCAPE LOTS.
2. LOTS A, B AND C SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
3. 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.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
5. SIDE LOTS LINES AREA MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
6. 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 ARE 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.
7. 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.
8. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT No. E13175.000, DATED JANUARY 2017.
9. UNIT 2 CONSISTS OF A PORTION OF TENTATIVE MAP TM13-1511.



CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	1025.00'	2'41'41"	Ch=N76'47'10"E 48.20'
C2	1025.00'	3'47'33"	Ch=N80'01'47"E 67.84'
C3	1025.00'	2'48'50"	Ch=N83'19'58"E 50.33'
C4	1025.00'	2'48'05"	Ch=N86'08'26"E 50.11'
C5	1025.00'	2'47'44"	Ch=N88'56'20"E 50.01'
C6	1025.00'	3'05'01"	Ch=N88'07'17"W 55.16'
C7	1025.00'	2'48'19"	Ch=N85'03'37"W 50.18'
C8	55.50'	15'07'25"	Ch=N27'09'12"E 14.61'
C9	55.00'	70'20'56"	Ch=N54'45'57"E 63.37'
C10	318.83'	1'13'34"	Ch=N89'19'39"E 6.82'
C11	318.83'	8'19'59"	Ch=N84'32'52"E 46.33'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C12	318.83'	4'56'31"	Ch=N77'54'37"E 27.49'
C13	300.00'	14'30'04"	Ch=N82'41'24"E 75.72'
C14	100.00'	34'24'12"	Ch=N72'44'20"E 59.15'
C15	56.66'	35'30'04"	Ch=N88'02'39"W 34.55'
C16	117.17'	13'41'33"	Ch=N81'03'15"E 27.93'
C17	117.17'	2'02'24"	Ch=N88'55'14"E 4.17'
C18	282.83'	8'04'02"	Ch=N85'54'25"E 39.79'
C19	282.83'	6'26'02"	Ch=N78'39'23"E 31.74'
C20	53.84'	5'25'38"	Ch=N73'00'17"W 5.10'
C21	282.83'	14'30'04"	Ch=N82'41'24"E 71.39'
C22	318.83'	14'30'04"	Ch=N82'41'24"E 80.48'

**LEGEND:**

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "LS. 6866"
- ⊖ SET CHISELED GASH (SEE NOTE 5)
- ⊕ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS. 6866"
- ⊙ FOUND SPIKE AND WASHER STAMPED "LS. 6866"

# Exhibit D

## SERRANO VILLAGE J5 & J6

### TENTATIVE SUBDIVISION MAP

EL DORADO COUNTY CALIFORNIA

SEPTEMBER, 2016

CORRECTED Exhibit L

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

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

**MAP SCALE:**  
1"=60'

**CONTOUR INTERVAL**  
MINOR CONTOUR INTERVAL = 1'  
MAJOR CONTOUR INTERVAL = 5'  
**SOURCE OF TOPOGRAPHY**  
AERIAL PHOTOGRAPHY

**SECTION TOWNSHIP & RANGE**  
POR OF SEC. 31 & 32, T.10N., R.9E., M.D.M

**ASSESSOR'S PARCEL NUMBERS**  
123-570-03 & 123-570-04

**EXISTING/PROPOSED ZONING**  
CP-PD, R1-PDR1-PD

**PROPOSED USE**  
148 - SINGLE FAMILY RESIDENTIAL  
9 - LANDSCAPE (LOTS A - I)  
1 - PASSIVE PARK

**LOT SIZES**  
MINIMUM LOT SIZE - 5,003 SF  
AVERAGE LOT SIZE - 6,369 SF  
MAXIMUM LOT SIZE - 12,565 SF

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

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

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

**SCHOOL DISTRICT**  
RESCUE UNION SCHOOL DISTRICT

**DATE OF PREPARATION**  
APRIL 5, 2016

**ENGINEERS CERTIFICATE**

FOR THE TENTATIVE SUBDIVISION MAP PREPARED BY THE ENGINEER FOR THE PROPOSED SUBDIVISION MAP OF THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT, EL DORADO COUNTY, CALIFORNIA.

PROJECT NO. 16-001 DATE: \_\_\_\_\_

**PHASING PLAN NOTICE**

THE PHASING PLAN IS A PRELIMINARY PLAN OF THE SUBDIVISION MAP. IT IS SUBJECT TO THE APPROVAL OF THE COUNTY OF EL DORADO AND THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT. THE PHASING PLAN IS NOT TO BE USED FOR CONSTRUCTION OF ANY PART OF THE SUBDIVISION MAP WITHOUT THE WRITTEN APPROVAL OF THE COUNTY OF EL DORADO AND THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT.

FORWARD COMMENTS: \_\_\_\_\_

APPROVAL COMMENTS: \_\_\_\_\_

MODIFIED COMMENTS: \_\_\_\_\_

APPROVAL COMMENTS: \_\_\_\_\_

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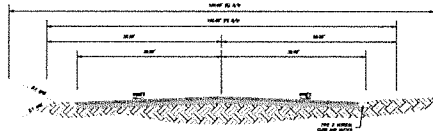
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APPROVAL COMMENTS: \_\_\_\_\_

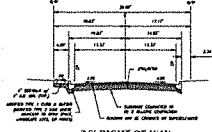
APPROVAL COMMENTS: \_\_\_\_\_



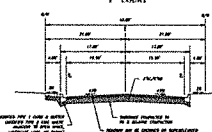
EXISTING BASS LAKE ROAD TYPICAL STREET SECTION  
SCALE: 1"=10'



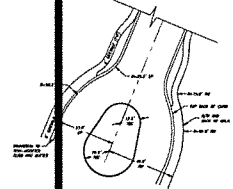
FUTURE BASS LAKE ROAD TYPICAL STREET SECTION  
SCALE: 1"=10'



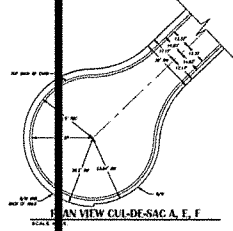
36' RIGHT-OF-WAY



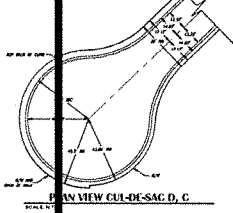
42' RIGHT-OF-WAY



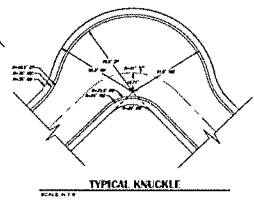
TYPICAL PLAN VIEW ENTRY ROAD



PLAN VIEW CUL-DESAC A, E, F

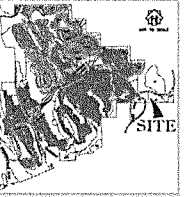


PLAN VIEW CUL-DESAC D, C

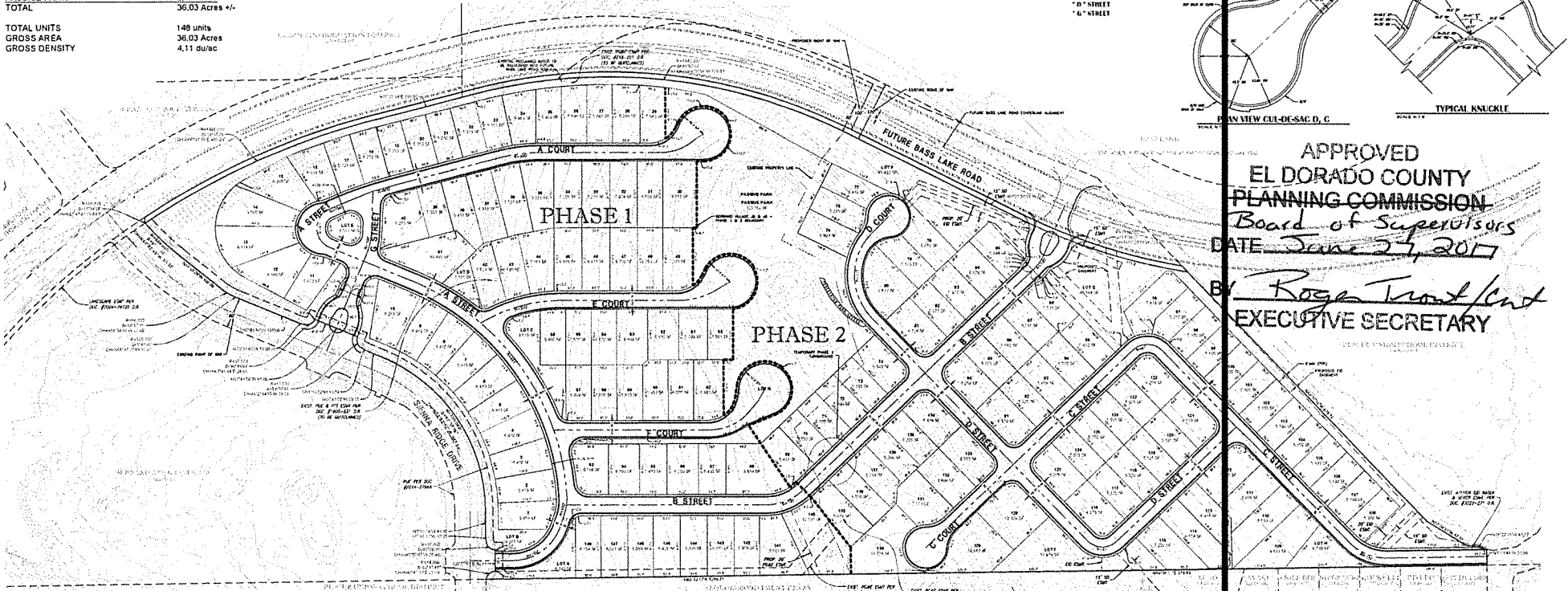


TYPICAL KNUCKLE

**SERRANO**  
ENGINEERS, INC.  
148 Engineers Road, Suite 100  
El Dorado Hills, CA 95762  
TEL: 916.437.1111  
WWW.SERRANOENGINEERS.COM



<b>TOTAL AREA</b>	21.63 Acres
<b>RESIDENTIAL LOTS</b>	7.04 Acres
<b>LANDSCAPE LOT A</b>	0.16 Acres
<b>LANDSCAPE LOT B</b>	0.44 Acres
<b>LANDSCAPE LOT C</b>	0.20 Acres
<b>LANDSCAPE LOT D</b>	0.08 Acres
<b>LANDSCAPE LOT E</b>	0.07 Acres
<b>LANDSCAPE LOT F</b>	1.96 Acres
<b>LANDSCAPE LOT G</b>	1.08 Acres
<b>LANDSCAPE LOT H</b>	0.15 Acres
<b>LANDSCAPE LOT I</b>	0.39 Acres
<b>PASSIVE PARK</b>	2.83 Acres
<b>TOTAL</b>	36.03 Acres +/-
<b>TOTAL UNITS</b>	148 units
<b>GROSS AREA</b>	36.03 Acres
<b>GROSS DENSITY</b>	4.11 du/ac



APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
Board of Supervisors  
DATE June 27, 2017  
BY Roger Trent  
EXECUTIVE SECRETARY

ATTACHMENT 2

# Exhibit E

## VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Tentative Map TM-F19-0001 – Serrano Village J6 Unit 2

**TM13-1511**– As approved by the Board of Supervisors June 27, 2017

### **Conditions of Approval**

#### 1. **Project Description**

The Serrano Village J5/J6 Tentative Subdivision Map and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits K-O, Q-T, X and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

Tentative Subdivision Map and Planned Development for the proposed Serrano Village J5/ J6 residential development consisting of the following:

- A. A phased Tentative Subdivision Map creating a Class 1 residential subdivision with total of 148 residential lots revising the approved Serrano Village J6 Tentative Subdivision Map/Planned Development (TM08-1479/PD08-0019).
- B. Planned Development to establish an official Development Plan for Serrano Village J5/J6 Tentative Subdivision Map with modification to Single-Unit Residential (R1) minimum development standards including lot area, lot width, and yard setbacks;
- C. Design waiver(s) for the following modification to El Dorado County Design and Improvement Standard Manual (DISM) road and improvement standards for the subdivision:
  1. Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet width to four feet in width) on one side of the street:
    - a. Right-of-Way width from 50-feet to 36-feet: A Street- sta. 1+49 to 3+42; C Street- sta. 9+37.84 to sta. 15+33.79, A Court, C Court, D Court, E Court, and F Court.
    - b. Right-of-Way width from 50-feet to 42 feet: A Street- sta. 3+70 to sta. 12+50, B Street, C Street- sta. 3+38.44 to sta. 9+37.84, D Street, and G Street.



2. Construction of cul-de-sac within reduced right-of-way radius from 60-ft to 45.5-ft and a road width (edge of pavement) radius from 50-ft to 40-ft.
3. Construction of modified Type 1 and 2 curb gutter as shown on the Tentative Map. The gutter pan will be reduced to 12" from face of curb to edge of pavement.
4. Construction of road encroachment under Standard Plan 110 with modification to allow for an entry gate and landscape median as shown on the Tentative Map.
5. Construction of A Street (at Lots 13 and 14), C Street (at Lot 96), and D Street (at Lot 116) with reduced 100-foot centerline curve radii to 41' as shown on the Tentative Map.
6. Exceed 3:1 lot length-to-width ratio for Lots 13, 14, 110, and 114.
7. Exceed standard street gradient of 12% for C and E Courts with maximum grade of up to 15 % grade.

*Staff Verification: Condition Satisfied. County review of the Serrano Village J6 Unit 2 plans including improvement plans, grading plans, and final map have been verified for conformance with the above condition of approval.*

2. **Meter Award Letter:** A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution 118-92.

*Staff Verification: Condition satisfied. Meter Award Letter for 30 equivalent dwelling units (EDUs) of water and 30 EDUs of wastewater has been secured and provided to Planning Services.*

3. **Lighting:** Street lights, if proposed, shall be shown on the final improvement plans. All street lights installed shall be fully-shielded to prevent excess glare and light. A lighting and landscaping district shall be formed to provide for the maintenance of those lights.

*Staff Verification: Condition satisfied. No street lighting is proposed.*

4. **Oak Tree Protection:** Grading and construction activities will require compliance with oak tree protection measures under the Specific Plan Section 1.4.1.1 (grading), Appendix 2 Section 2.2 (construction), and Appendix E.

*Staff Verification: Condition satisfied. Oak tree protection measures included on the rough grading plans approved by the County Engineer July 7, 2017.*

5. **Landscaping:** The final landscape plan prepared in compliance with the Model Water Efficient Landscape Ordinance, if applicable, shall be reviewed and approved by the

Development Services Director or designee, prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.

*Staff Verification: Condition Satisfied. Compliance will be verified at building permit issuance.*

6. **Noise:** A masonry or precast concrete paneled noise barrier shall be constructed along Bass Lake Road frontage in a location consistent with the *Environmental Noise Analysis Serrano Village J5 & J6, Bollard Acoustical Consultants, Inc., November 22, 2016* and mechanical ventilation systems within the dwelling units shall be installed prior to final occupancy.

*Staff Verification: Condition satisfied. Compliance will be verified prior to issuance of certificate of occupancy.*

7. **Park Dedication:** An irrevocable offer of dedication (IOD) shall be made by the applicant to the El Dorado Hills Community Services District for the 2.83 acre passive park site. The IOD shall include conditions under which the District may accept the IOD and assume the maintenance and operational responsibility from the Serrano Master Owners Association for the facility. The IOD shall be in the form and substance provided in agreements provided for previous subdivisions within Serrano. Development Services shall verify the provision of this dedication prior to final occupancy of the first building permit within the final map phase that creates the park site. The park site shall be maintained in perpetuity.

*Staff Verification: Condition satisfied. Condition not applicable to Unit 2.*

8. **Minor Modifications Allowed:** Minor changes in the adopted Development Plan may be approved by Planning Services provided that the changes:
  - a. Do not change the boundaries of the subject project property;
  - b. Do not change any use as shown on the official development plan; and
  - c. Do not change the intent of the official development plan.

Major changes shall be approved by the Planning Commission in accordance with the requirements of the County Code. A major change in a development plan shall be approved by the Planning Commission.

*Staff Verification: Condition satisfied. No changes are proposed with Unit 2.*

9. **Archaeological/Cultural Resources:** If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act

(CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services 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 Director of Development Services.

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

10. **Conformance Verification:** Prior to final map recordation, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.

*Staff Verification: Condition satisfied. Condition response narrative and supporting documentation received by Planning Services.*

11. **Map Expiration:** This Tentative Subdivision Map shall expire in 36 months from its date of approval unless a timely extension has been filed.

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

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

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

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

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

### **Transportation Division**

13. **Road Design Standards:** The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), and as shown in Table 1 below (the requirements outlined in Table 1 are minimums). The developer shall obtain approval of

project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

<b>Table 1. Serrano Village J5/J6 Tentative Subdivision Map Road Improvements</b>				
<b>ROAD NAME</b>	<b>DESIGN STANDARD PLAN</b>	<b>ROAD WIDTH<sup>1</sup> / SIDEWALK WIDTH</b>	<b>RIGHT OF WAY</b>	<b>EXCEPTIONS/ NOTES</b>
"A" Street – STA. 1+49 to 3+42 "A" Court "C" Street – STA. 9+37.84 to STA. 15+33.79 "C" Court "D" Court "E" Court "F" Court	Modified Std. Plan 101B (3" AC over 8" AB Min.)	28.66-ft/4-ft sidewalk on one side.	36-ft	Modified Type 1 Curb & Gutter (Modified Type 2 C&G adjacent to open space, landscape lots or parks)
"A" Street - 3+70 to 12+50 "B" Street "C" Street – STA. 3+38.44 to STA. 9+37.84 "D" Street "G" Street	Modified Std. Plan 101B (3" AC over 8" AB Min.)	33-ft /4-ft sidewalk on one side.	42-ft	Modified Type 1 Curb & Gutter (Modified Type 2 C&G adjacent to open space, landscape lots or parks)
NOTES: *Type 2 Vertical Curb and Gutter required adjacent to open space, park and non-frontage of lots. * Sidewalks may meander within Right of Way or pedestrian easements.				

*Staff Verification: Condition satisfied. Final map conforms with improvement plans for Serrano Village J6 Unit 2 as approved by the County Engineer on August 15, 2018.*

14. **Off-Site Improvements on Bass Lake Rd:** Construct the following improvements generally consistent with the Tentative Map Exhibit entitled "Prelim Planimetrics For: BLR Frontage Improvements at J6" prepared by REY Engineers, Inc. Final Geometric Design to be determined with the project improvement plans, and may be adjusted and/or modified with approval of County Engineer.

- Extend two (2) northbound lanes on Bass Lake Rd from the Serrano Parkway/Sienna Ridge Rd intersection easterly approximately 750 feet (Station 49+50)

to Station 57+00) including: one-half of 16-foot median; two 12-foot lanes; a six (6) foot right shoulder (including gutter pan); Type 2 Vertical Curb and Gutter, and; a six-foot sidewalk.

- Transition from two (2) northbound lanes with median to one (1) northbound lane with no median, Station 57+00 to approximate Station 64+28.
- Construct six (6) foot paved shoulder in lieu of curb and gutter from Station 57+00 to approximate Station 58+87; Construct paved shoulder transition from six (6) foot width to conform to existing pavement at north conform line (approximate Station 64+28).
- Construct two (2) foot gravel (shoulder backing) shoulder from Station 57+00 to north conform line (approximate Station 64+28).
- Construct six (6) foot HMA Side Path Station 57+00 to “B” Street Intersection with Bass Lake Road (approximate Station 71+00).
- Construct Left Turn Pocket on Bass Lake Road at El Dorado Irrigation District (EID) Driveway (approximate Station 56+80).
- Accessible crosswalk at “B” Street.
- Improvements to Bass Lake Road shall be constructed concurrent with the first final map.
- HMA Side Path and “B” Street Crosswalk may be constructed concurrent with the adjacent phase of development.

The Improvements required under this condition may require a Road Improvement Agreement (or equivalent mechanism).

*Staff Verification: Condition satisfied. Final map and proposed improvements conform with improvement plans for Serrano Village J6 Unit 2 as approved by the County Engineer on August 15, 2018.*

15. **Encroachment Permit(s):** The applicant shall obtain an encroachment permit for the construction of the encroachment on Bass Lake Rd from B-Street.

*Staff Verification: Condition satisfied. An encroachment permit will be obtained prior to the start of improvement construction.*

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

*Staff Verification: Condition satisfied. Board Clerk's statement accepting the offer of dedication is shown on sheet one of the proposed final map.*

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

*Staff Verification: Condition satisfied. Board Clerk's Statement on page one of the J6 Unit 2 Final Map is consistent.*

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

*Staff Verification: Condition satisfied. All easements are shown on the Final Map.*

#### **Transportation Division- Standard Conditions**

19. **Public Transit:** Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.

*Staff Verification: Condition satisfied. No turnouts or shelters required. Verification letter from El Dorado Transit and Rescue Union School District have been provided.*

20. **Curb Returns:** All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

*Staff Verification: Condition satisfied. The improvement plans approved by the County Engineer on August 15, 2018 are consistent with this requirement.*

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

Bass Lake Road and Sienna Ridge Rd are existing County maintained roads and will be accepted by County without a Maintenance Entity.

*Staff Verification: Condition satisfied. The subject final map will be a part of the Serrano master owners' association, which is responsible for maintaining common area and*

*drainage improvements.*

22. **Common Fence/Wall Maintenance:** The responsibility and access rights for maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).

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

23. **Consistency with County Codes and Standards:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Division and pay all applicable fees prior to filing of the final map.

Additionally, the project improvement plans and grading plans shall conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).*

*Staff Verification: Condition satisfied. The County Engineer approved the subdivision improvement plans on August 15, 2018.*

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

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

25. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

*Staff Verification: Condition satisfied. This requirement is provided as General Note 42 on the improvement plans approved by the County Engineer on August 15, 2018.*

26. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or open channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system. The Grading and Improvement plans shall show drainage easements for all on-site drainage facilities where required.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by the County Engineer on August 15, 2018, are consistent with this condition.*

27. **Regulatory Permits and Documents:** All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by the County Engineer on August 15, 2018, are consistent with this condition.*

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

*Staff Verification: Compliance with this condition will be verified by DOT prior to commencement of the 1-year warranty. The applicant will provide a CD of the record drawings and supporting materials prior to the Board's acceptance of the subdivision improvements.*

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

29. **Fire Flow Requirements:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a commercial building 6,200 square feet or less in size, Type V-B construction. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on March 6, 2018, are consistent with this condition.*



30. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per NFPA 25. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

31. **Fire Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform 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. The exact location of each hydrant on private roads and on main county maintained roadways shall be determined by the Fire Department. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

32. **Hydrant Enhancements:** In order to enhance nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on March 6, 2018, are consistent with this condition.*

33. **Construction Safety Measures:** 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 combustibles being brought onto the site as specified by the Fire Department, Standard B-003. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Compliance with this condition will be verified by El Dorado Hills Fire at building permit issuance.*

34. **Wildland Fire:** This project shall be annexed into the existing Wild Fire Safe Plan (WFSP) for Serrano, as a revised supplement that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to approval of the Final Map.

*Staff Verification: Condition satisfied. El Dorado Hills Fire and Cal Fire approved an updated Wildfire Safe Plan for the Serrano community, including Village J6.*

35. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The approved Wildfire Safe Plan addresses fencing construction materials.*

36. **Roadway Standards:** Any type of traffic calming device that utilizes a raised bump/dip section of roadway shall be prohibited. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

37. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

38. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if request by the local AHJ. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

39. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16%. If paved or concrete, grades may be allowed up to 20%. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

40. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition. The improvement plans do not include any form of traffic calming devices.*

41. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 56' outside. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

42. **Fire Access During Construction:** 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 combustibles being brought onto the site as specified by the Fire Department, Standard B-003. A secondary means of egress shall be provided prior to any construction or the project can be phased. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

43. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

44. **Funding Mechanism for Emergency Fire Access Components:** This development shall annex into the existing Serrano HOA funding mechanism to ensure the maintenance of emergency access roadways, gates, vegetative clearances, and other fire access components. Compliance with this condition shall be verified during review of Final Map for the subdivision.

*Staff Verification: Condition satisfied. Serrano Village J6 was annexed into the Serrano El Dorado Owners Association in 2013.*

45. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan. Compliance with this condition shall be verified during review of Final Map for the subdivision.

*Staff Verification: Compliance with this condition will be verified annually by El Dorado Hills Fire after issuance of building permits.*

46. **Trail Systems and Land-Locked Access:** The current Tentative Map provides sufficient access from D Court, E Court, F Court, and A Court to the wildland open space. However, if this project decides on designing a trail-type system or contains/abuts to land-locked open space, the department reserves the right to review any changes to the map as it pertains to this design and the project shall be conditioned to provide emergency vehicle access (EVA) points as required by the fire code official. Gates may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum of a 10' drivable width and 14' minimum vegetation clearance (the wildfire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

47. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled "No Parking-Fire Lane". All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "No Parking - Fire Lane." This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 "No Parking-Fire Lane" and the fire code official. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

48. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of El Dorado Hills County Water District Ordinance 36 as well as State Fire Safe Regulations as stated below (but not limited to):

A) Each dead-end road shall have a turnaround constructed at its terminus.

B) Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.

1. The combination of D Street and C Street exceed the dead-end road length limit and shall provide a secondary access road approved by the Fire Code Official.

C) Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width.

D) The C Street stub-out of J6, which is the future connection to Serrano Village J7 (Village on the eastern border of J6) shall be conditioned as a full access roadway connection into J7. Gates or any other obstructions are and will be prohibited.

Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

### **County Surveyor's Office**

49. **Survey Monuments:** All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or the amount of bond or deposit shall be coordinated with the County Surveyor's Office prior to the filing of the Final Map.

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

50. **Road Names:** The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyor's Office, prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office must also be provided prior to filing the Final Map. All associated fees are the responsibility of the owner.

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

### **Air Quality Management District (AQMD)**

51. **Asbestos Review:** Current county records indicate at least a portion of this property is located within the Asbestos Review Area. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2. In the event NOA is discovered during project construction, all work shall cease and an Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to re-start of project construction. (Rules 223 and 223.2) In addition, an *Asbestos Dust Mitigation Plan* application (ADMP), with appropriate fees, shall be submitted to and approved by the AQMD prior to start of project construction.

*Staff Verification: Condition satisfied. An Asbestos Dust Mitigation Plan was approved by AQMD on June 5, 2017 (#11158). Developer and Contractor acknowledge the need to comply with subsequently adopted Rules 223, 223.1 and 223.2 concerning fugitive dust and asbestos.*

52. **Pavement:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).

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

53. **Waste Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).

*Staff Verification: Condition satisfied. Developer and Contractor acknowledge the condition. The project has not and will not involve the burning of wastes.*

54. **Architectural Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Architectural Coatings AQMD (Rule 215).

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

55. **Diesel Equipment:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found at: [http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf). Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

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

56. **Emissions Units:** Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)

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

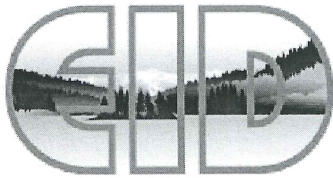
57. **Portable Equipment Permits:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

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

### **Resource Conservation District**

58. **Raptor Nest Survey:** A minimum of 30 days prior to initiating any construction activities during raptor nesting season, February 1 to July 31, the developer shall have a qualified biologist complete a nest survey on the site and within 0.25 mile of any proposed grading and construction areas. The nest survey shall be completed following the California Department of Fish and Game guidelines, and completed copies of the survey report shall be forwarded to Planning Services and the Resource Conservation District.

*Staff Verification: Condition satisfied. ECORP Consulting conducted a site inspection on July 11, July 17, and August 3 prior to commencing grading in August 2017 and did not find any active raptor nests.*



**Exhibit F**

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

This serves as an award for:

Date: 9/11/2019

SUBDIVISION                       PARCEL SPLIT                       OTHER

<b>APPLICANT/S NAME AND ADDRESS</b>	<b>PROJECT NAME, LOCATION &amp; APN</b>
<u>CalAtlantic Group, Inc.</u>	<u>Serrano Village J6, Phase 1, Unit 2</u>
<u>1420 Rocky Ridge Dr., Ste. 320</u>	<u>APN:123-570-06 (formerly 123-570-03)</u>
<u>Roseville, CA 95661</u>	

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: 30 EDUs (Equivalent Dwelling Unit).  
 RECYCLED WATER 0 EDUs (Equivalent Dwelling Unit).  
 WASTEWATER: 30 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No:                      2925DEV                      834768  
 Service Purchase Project No.:                      3147SP

**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