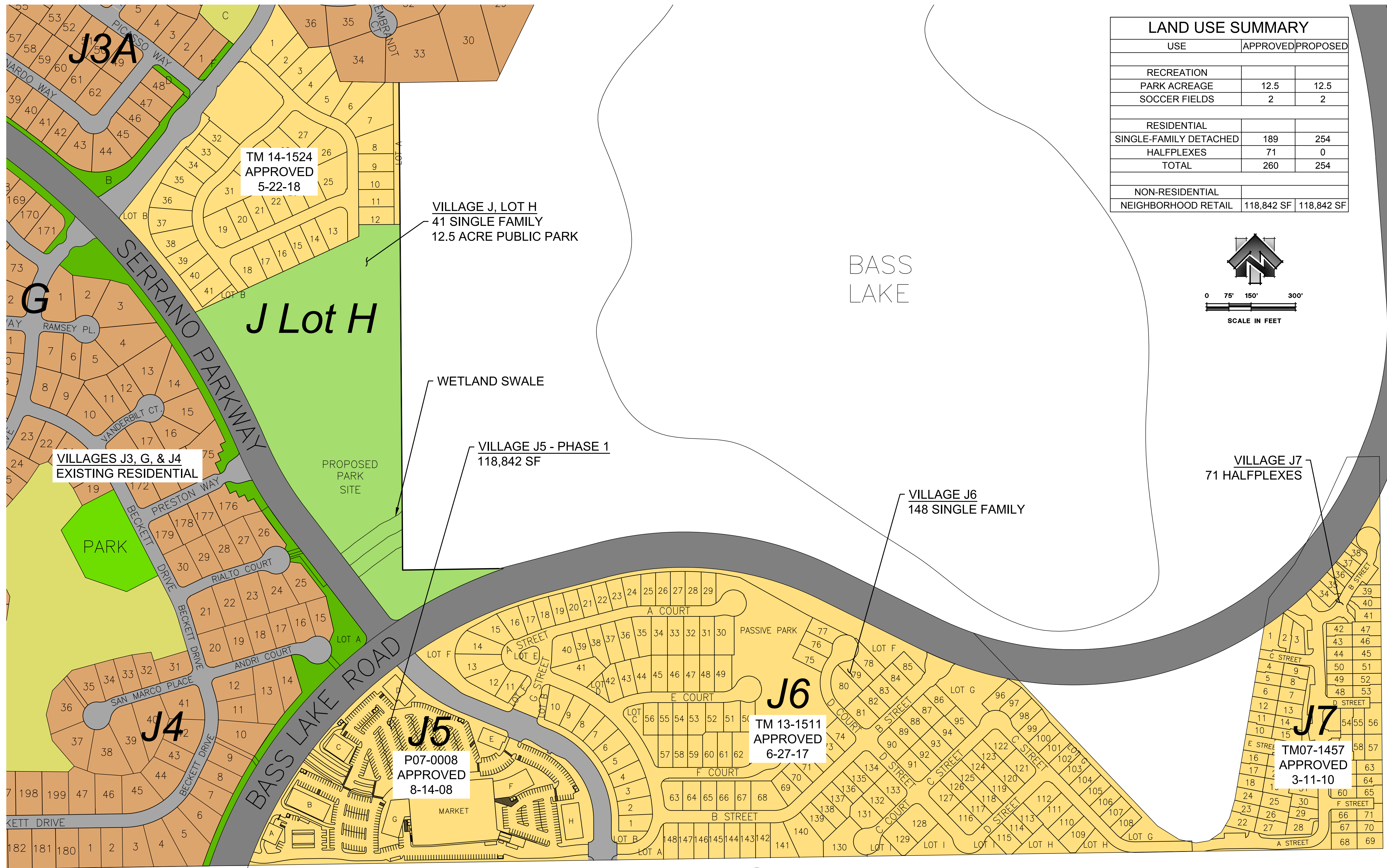




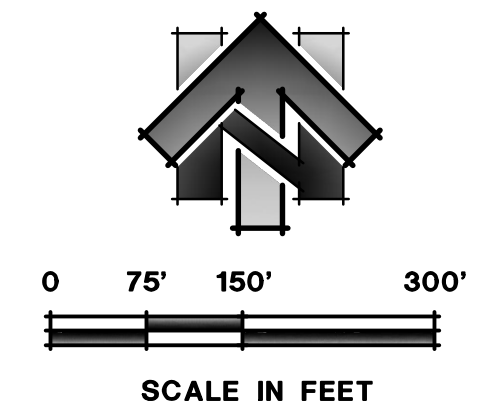
TM-F20-0007 Exhibit A: Location/Vicinity Map

APPROVED LAND USES

AUGUST 2018



LAND USE SUMMARY		
USE	APPROVED	PROPOSED
RECREATION		
PARK ACREAGE	12.5	12.5
SOCCER FIELDS	2	2
RESIDENTIAL		
SINGLE-FAMILY DETACHED	189	254
HALFPLEXES	71	0
TOTAL	260	254
NON-RESIDENTIAL		
NEIGHBORHOOD RETAIL	118,842 SF	118,842 SF

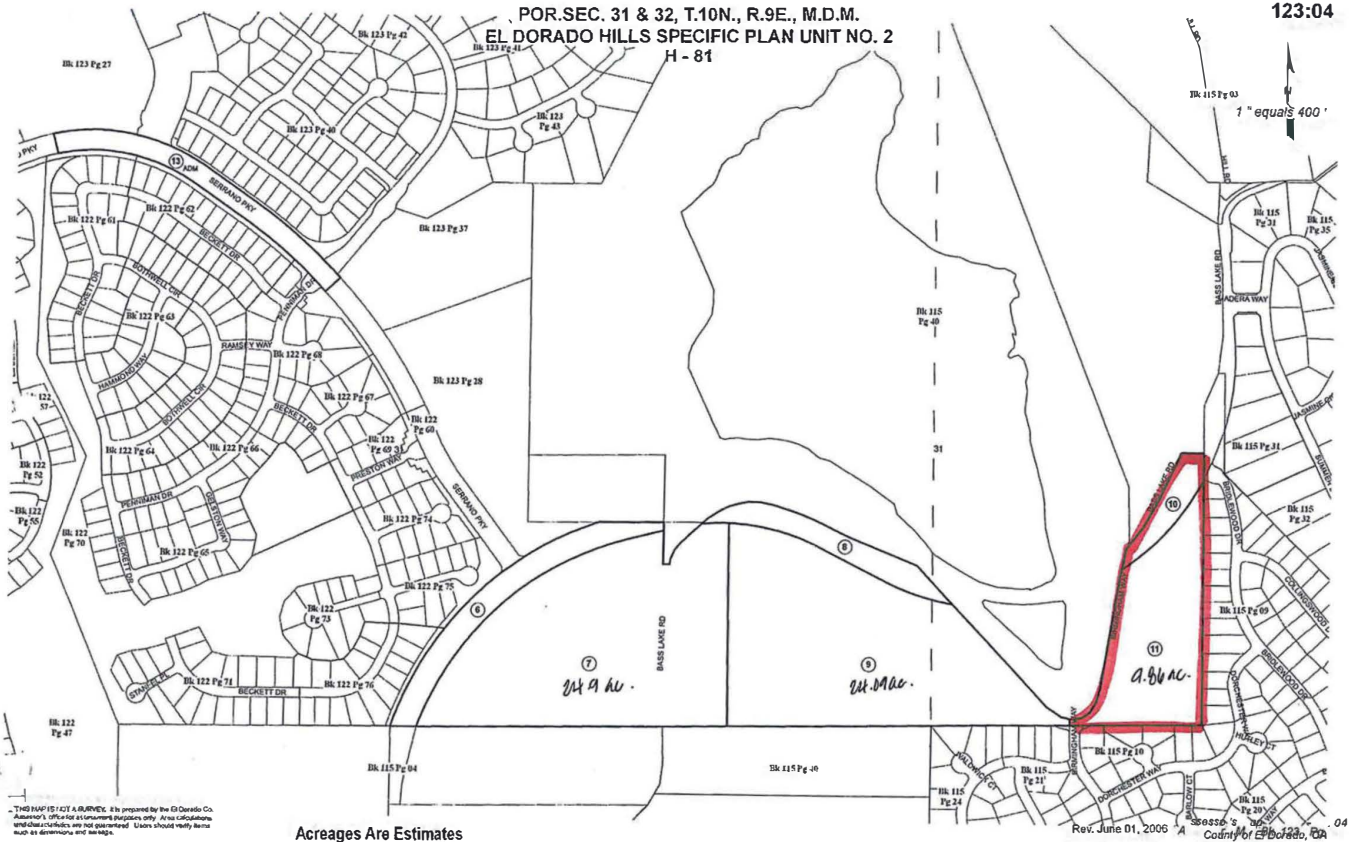


R:\2677\151 - Serrano Project Status Map\Exhibit Village J - Approved vs Proposed Land Uses Exhibit\SERRANO - APPROVED LAND USES 08-15-2018.dwg Aug 16, 2018 - 11:08am, gcastaneda

TM-F20-0007 Exhibit B: Serrano Village J Map

POR. SEC. 31 & 32, T.10N., R.9E., M.D.M.
 EL DORADO HILLS SPECIFIC PLAN UNIT NO. 2
 H - 81

123:04



THIS MAP IS A SERVICE provided by the El Dorado Co. Assessor's Office for assessment purposes only. Area calculations and other statistics are not guaranteed. Users should verify items such as dimensions and bearings.

Acreages Are Estimates

Rev. June 01, 2006 A County of El Dorado, CA

TM-F20-0007 Exhibit C: Assessor's Parcel Map

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 LOTS R1, R2, R3, R4 AND R5. 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 LOTS R1, R2, R3, R4 AND R5 AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY RIGHTS OF THE COUNTY OF EL DORADO IN THE EVENT THE COUNTY SHOULD ACCEPT THE OFFER REFERRED TO HEREIN.

THE UNDERSIGNED OWNERS ALSO HEREBY OFFER TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES:

- A. PUBLIC UTILITIES EASEMENTS FOR UNDERGROUND WIRES, CONDUITS AND PIPELINES AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOTS R1, R2, R3, R4 AND R5 THE FRONT TEN (10.00) FEET OF EACH LOT SHOWN HEREON AND THE THREE (3.00) FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING FROM THE STREET RIGHT-OF-WAYS ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY (50.00) FEET AND THOSE STRIPS OF LAND DELINEATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) HEREON. THE P.U.E.'S HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES AND WELLS OF ANY KIND.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE LOTS, COMMON AREAS, AND LOTS R1, R2, R3, R4 AND R5 FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- C. SLOPE EASEMENTS, TEN (10.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS OR FIVE (5.00) FEET BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER, FOR ROAD AND SLOPE MAINTENANCE PURPOSES.
- D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND SEVEN AND ONE HALF (7-1/2) FEET ON EACH SIDE OF ALL NATURAL OR CONSTRUCTED DRAINAGE WAYS WHICH EXIST WITHIN THE SUBDIVISION, SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND EL DORADO COUNTY DATED _____, 20____, RECORDED AT DOCUMENT No. _____ O.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.
- E. POSTAL EASEMENTS FIVE (5) FEET ADJACENT TO ALL STREET RIGHT-OF-WAYS.

EXCEPT AS SET FORTH ABOVE ALL OFFERS MADE ARE IRREVOCABLE AND SHALL REMAIN OPEN IN PERPETUITY DESPITE A REJECTION OF SUCH OFFER BY THE APPLICABLE ENTITY.

SERRANO ASSOCIATES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: PARKER DEVELOPMENT COMPANY
A CALIFORNIA CORPORATION
MANAGING MEMBER

BY: _____

TITLE: _____

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: _____

**PLAT OF
SERRANO VILLAGE J7
PORTION OF SECTION 32, T.10N., R.9E., M.D.M.
BEING LOT 22 & PORTION OF LOT PP OF SUB. H-81
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2021**

R. E. Y. ENGINEERS, Inc. 

TRI POINTE HOMES, INC.
A DELAWARE CORPORATION

BY: _____

TITLE: _____

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

NOTARY ACKNOWLEDGMENT:

STATE OF _____ } :SS
COUNTY OF _____
ON _____, BEFORE ME, _____, 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: _____

SEE SHEET 2 FOR SURVEYOR'S STATEMENT

PLANNING AND BUILDING DIRECTOR'S STATEMENT:

I, TIFFANY SCHMID, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON FEBRUARY 11, 2020 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

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

PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY ENGINEER'S STATEMENT:

I, ANDREW S. 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

COUNTY SURVEYOR'S STATEMENT:

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

DATE: _____

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

BRIAN K. FRAZIER P.L.S. 9190
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY TAX COLLECTOR'S STATEMENT:

I, K.E. COLEMAN, HEREBY STATE THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS 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: _____

K.E. COLEMAN
TAX COLLECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT:

I, KIM DAWSON, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT DRAINAGE EASEMENTS AND LOTS R1, R2, R3, R4 AND R5 WHICH ARE HEREBY REJECTED.

DATE: _____

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


BY: _____

COUNTY RECORDER'S CERTIFICATE:

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

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

BY: _____
DEPUTY

**PLAT OF
SERRANO VILLAGE J7**
PORTION OF SECTION 32, T.10N., R.9E., M.D.M.
BEING LOT 22 & PORTION OF LOT PP OF SUB. H-81
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2021
R. E. Y. ENGINEERS, Inc. 

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC. IN APRIL 2020. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED BY DECEMBER 2021 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

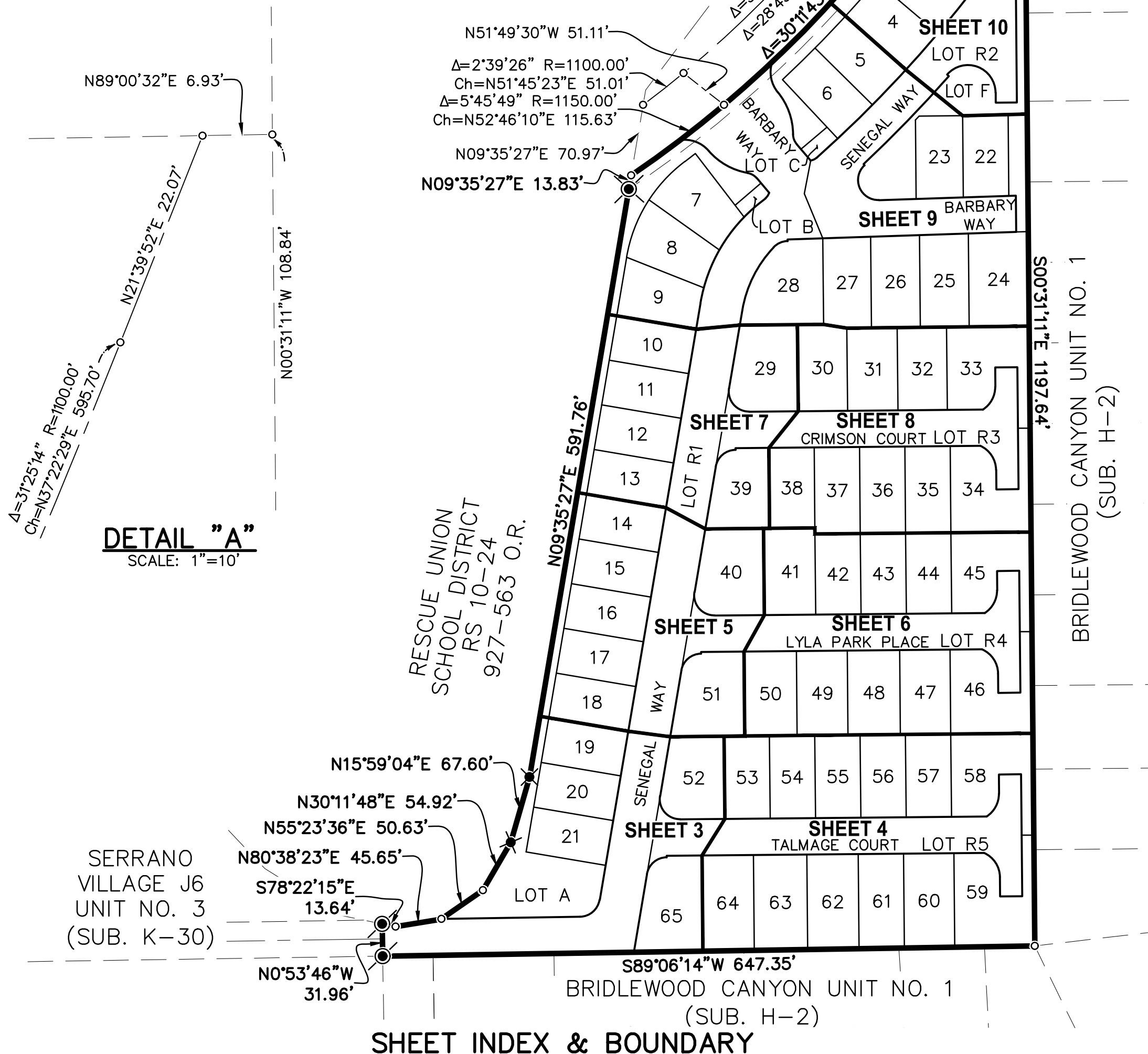


BRIAN THIONNET L.S. 6866

DATE: _____

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 9.996 ACRES GROSS, CONSISTING OF 65 RESIDENTIAL LOTS, AND 7 MISCELLANEOUS LOTS.
2. LOTS A, B, C, D, E AND F SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
3. LOTS R1, R2, R3, R4 AND R5 SHOWN HEREON ARE 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 LOT LINES ARE 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 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. E13175.006, DATED NOVEMBER 2018.
9. THE RECIPROCAL ROAD EASEMENT PER 3277-685 O.R. SHOWN HEREON IS TO BE RELOCATED SUBSEQUENT TO THE FILING OF THIS MAP.
10. ALL RESIDENTIAL LOTS SHOWN HEREON SHALL ADHERE TO THE SERRANO WILDLAND FIRE SAFE PLAN. REFER TO NOTICE OF RESTRICTION RECORDED CONCURRENTLY HERewith AT DOCUMENT No. _____ O.R.



BASIS OF BEARINGS:

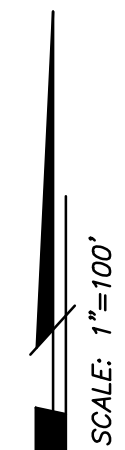
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2, SUB. H-81.

REFERENCES:

- (1) SUB. H-2
- (2) SUB. H-81
- (3) SUB. K-30
- (4) RS 10-24
- (5) DOC. # _____ OR

LEGEND:

- o DIMENSION POINT
- P.U.E. PUBLIC UTILITIES EASEMENT
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- FOUND SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊗ FOUND 3/4" C.I.P. STAMPED "R.C.E. 20462-1989"
- ⊙ FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462-1993"
- ⊗ FOUND 3/4" C.I.P. STAMPED "R.C.E. 20462-1993"
- //// NO VEHICULAR ACCESS



SHEET INDEX & BOUNDARY

SHEET 2 OF 10 SHEETS

**PLAT OF
SERRANO VILLAGE J7**
PORTION OF SECTION 32, T.10N., R.9E., M.D.M.
BEING LOT 22 & PORTION OF LOT PP OF SUB. H-81
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2021

R. E. Y. ENGINEERS, Inc. 

SCALE: 1"=30'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	85.00'	11°37'48"	Ch=N85°04'52"W 17.22'
C2	85.00'	17°46'21"	Ch=N80°13'03"E 26.26'
C3	65.00'	23°11'44"	Ch=N82°55'45"E 26.14'
C4	61.67'	5°25'23"	Ch=N88°11'04"W 5.83'
C5	20.00'	79°53'22"	Ch=N49°32'08"E 25.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°31'11"W	1.66'

BASIS OF BEARINGS:

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

REFERENCES:

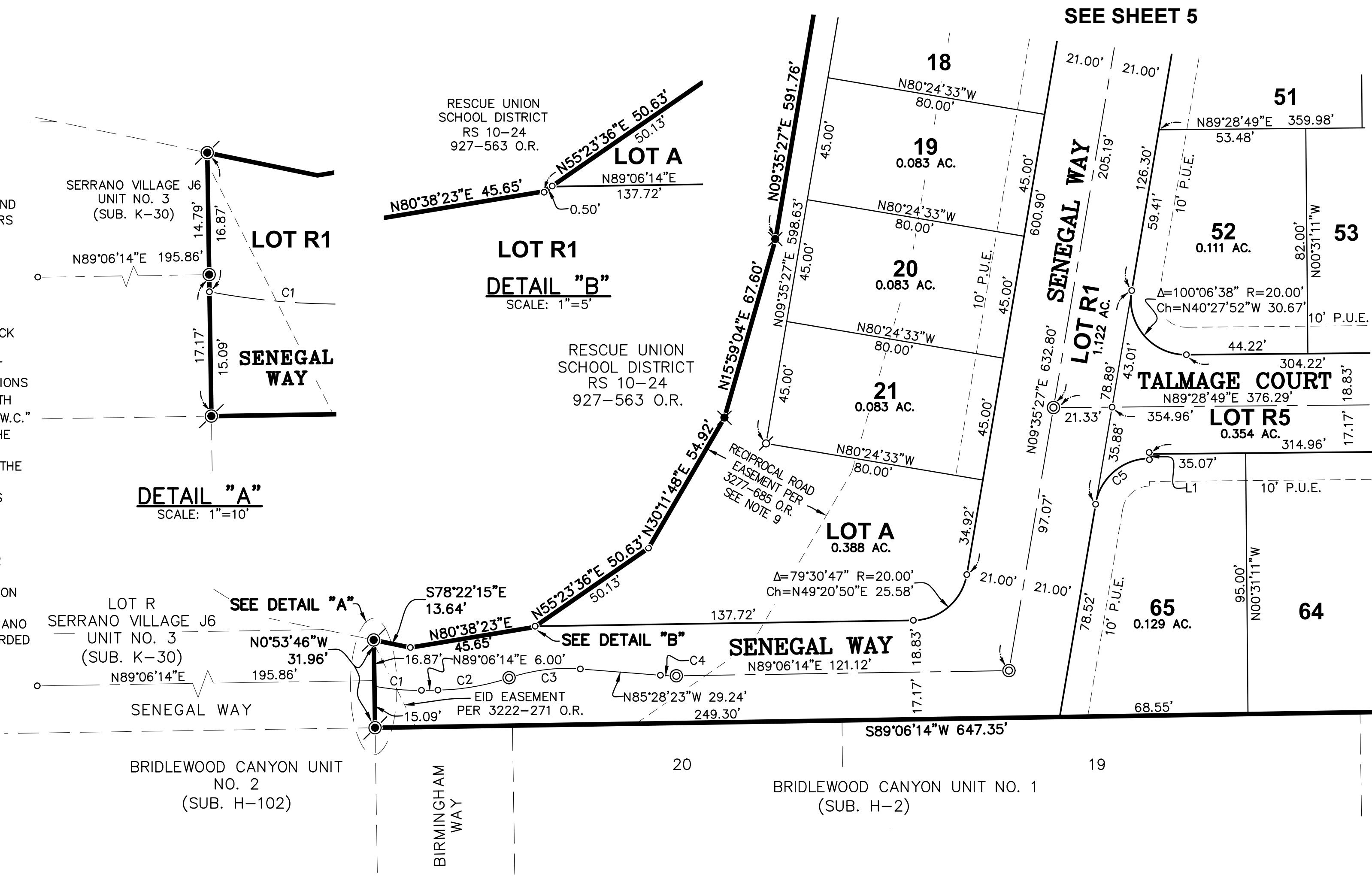
- (1) SUB. H-2
- (2) SUB. H-81
- (3) SUB. K-30
- (4) RS 10-24
- (5) DOC. # _____ OR

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 9.996 ACRES GROSS, CONSISTING OF 65 RESIDENTIAL LOTS, AND 7 MISCELLANEOUS LOTS.
2. LOTS A, B, C, D, E AND F SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
3. LOTS R1, R2, R3, R4 AND R5 SHOWN HEREON ARE 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 LOT LINES ARE 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 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. E13175.006, DATED NOVEMBER 2018.
9. THE RECIPROCAL ROAD EASEMENT PER 3277-685 O.R. SHOWN HEREON IS TO BE RELOCATED SUBSEQUENT TO THE FILING OF THIS MAP.
10. ALL RESIDENTIAL LOTS SHOWN HEREON SHALL ADHERE TO THE SERRANO WILDLAND FIRE SAFE PLAN. REFER TO NOTICE OF RESTRICTION RECORDED CONCURRENTLY HEREWITH AT DOCUMENT No. _____ O.R.

LEGEND:

- DIMENSION POINT
- P.U.E. PUBLIC UTILITIES EASEMENT
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- FOUND SPIKE AND WASHER STAMPED "L.S. 6866"
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- ⊗ FOUND 3/4" C.I.P. STAMPED "R.C.E. 20462-1993"
- //// NO VEHICULAR ACCESS




DETAIL "A"
SCALE: 1"=10'

**LOT R1
DETAIL "B"**
SCALE: 1"=5'

SEE SHEET 5

SEE SHEET 4

**PLAT OF
SERRANO VILLAGE J7**
PORTION OF SECTION 32, T.10N., R.9E., M.D.M.
BEING LOT 22 & PORTION OF LOT PP OF SUB. H-81
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2021
R. E. Y. ENGINEERS, Inc. 



BASIS OF BEARINGS:

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

REFERENCES:


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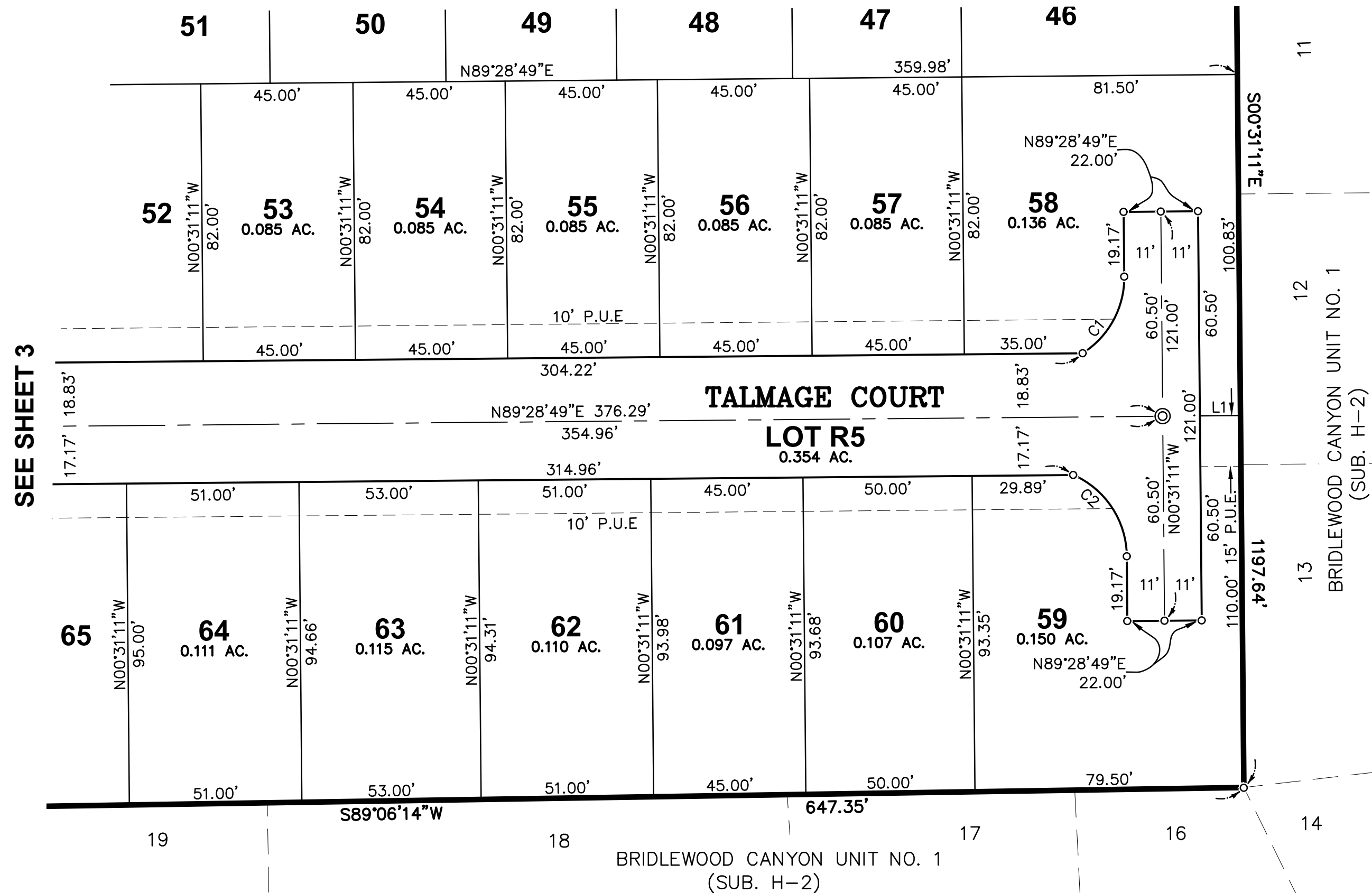
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 NO VEHICULAR ACCESS

SEE SHEET 6




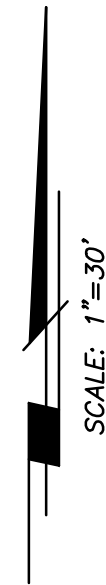
LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°28'49"E	12.00'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD
C1	26.50'	58°06'33"	Ch=N28°32'06"E 25.74'
C2	26.50'	65°44'28"	Ch=N33°23'25"W 28.77'

**PLAT OF
SERRANO VILLAGE J7**
PORTION OF SECTION 32, T.10N., R.9E., M.D.M.
BEING LOT 22 & PORTION OF LOT PP OF SUB. H-81
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2021
R. E. Y. ENGINEERS, Inc. 



BASIS OF BEARINGS:

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

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- (2) SUB. H-81
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- (5) DOC. # _____ OR

NOTES:

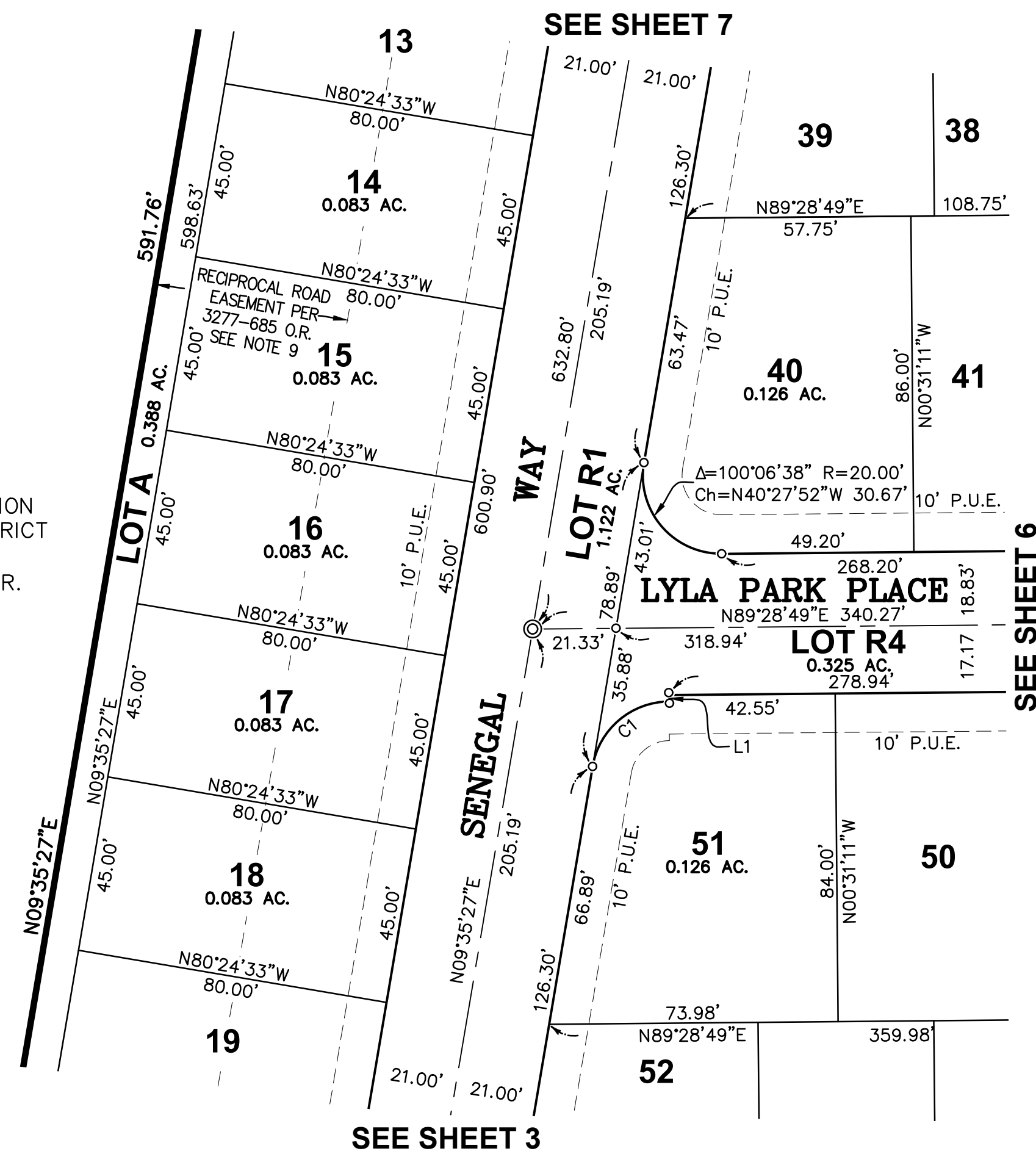
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4. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
5. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
6. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "LS 6866" ARE SET AT REAR LOT CORNERS. ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS 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.
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LEGEND:

- DIMENSION POINT
- P.U.E. PUBLIC UTILITIES EASEMENT
- ⊘ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- FOUND SPIKE AND WASHER STAMPED "L.S. 6866"
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 NO VEHICULAR ACCESS

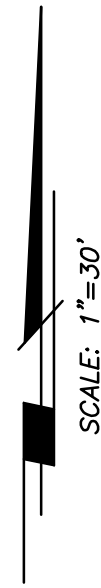
RESCUE UNION
SCHOOL DISTRICT
RS 10-24
927-563 O.R.



CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	20.00'	79°53'22"	Ch=N49°32'08"E 25.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°31'11"W	1.66'

**PLAT OF
SERRANO VILLAGE J7**
PORTION OF SECTION 32, T.10N., R.9E., M.D.M.
BEING LOT 22 & PORTION OF LOT PP OF SUB. H-81
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2021
R. E. Y. ENGINEERS, Inc. 



BASIS OF BEARINGS:

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

REFERENCES:

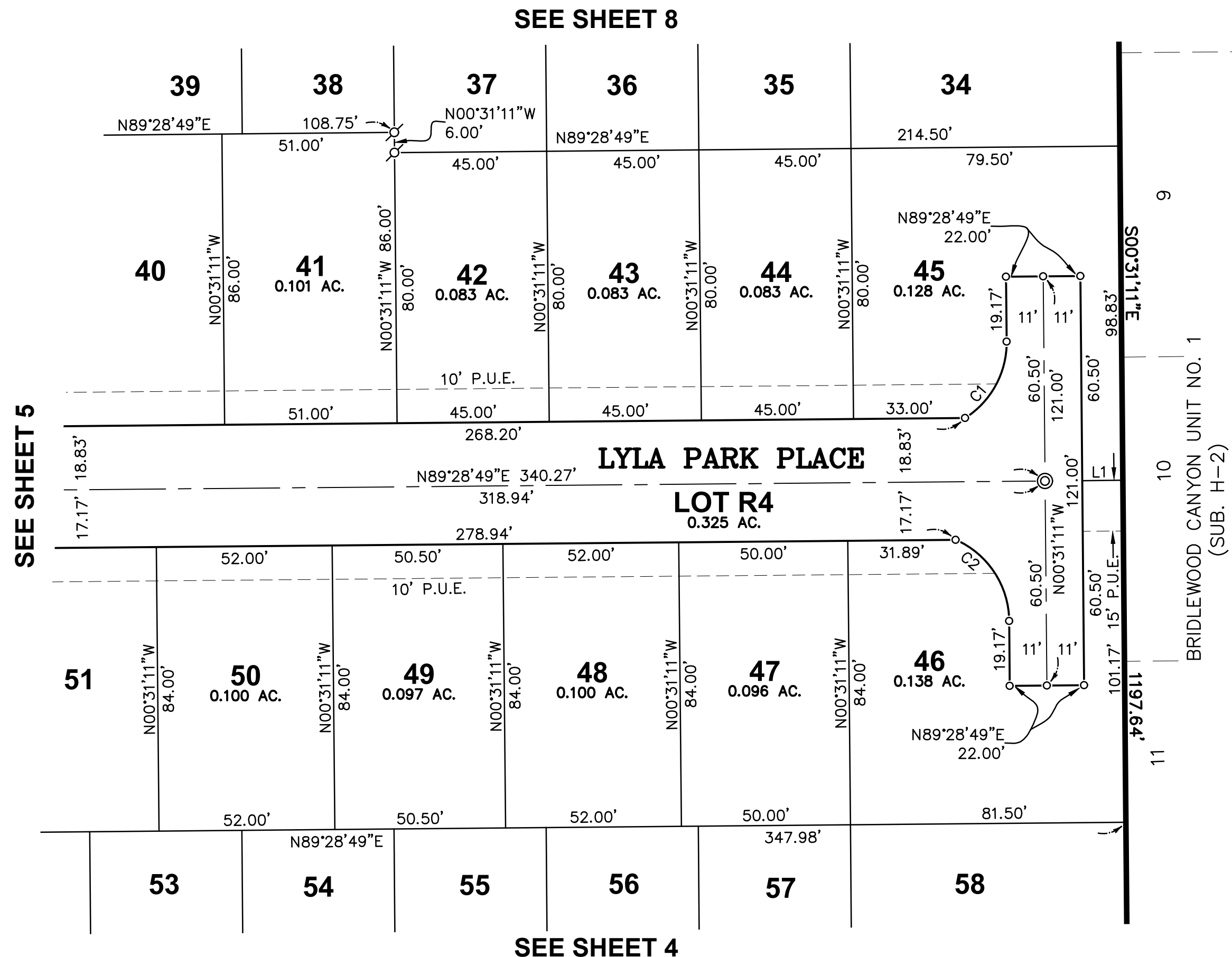
- (1) SUB. H-2
- (2) SUB. H-81
- (3) SUB. K-30
- (4) RS 10-24
- (5) DOC. # _____ OR

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LEGEND:

- DIMENSION POINT
- P.U.E. PUBLIC UTILITIES EASEMENT
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- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
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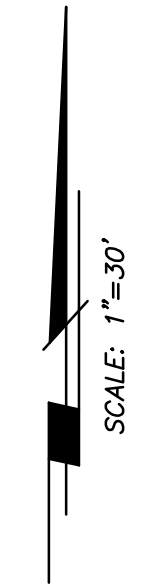
LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°28'49"E	12.00'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD
C1	26.50'	58°06'33"	Ch=N28°32'06"E 25.74'
C2	26.50'	65°44'28"	Ch=N33°23'25"W 28.77'

**PLAT OF
SERRANO VILLAGE J7**
PORTION OF SECTION 32, T.10N., R.9E., M.D.M.
BEING LOT 22 & PORTION OF LOT PP OF SUB. H-81
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2021
R. E. Y. ENGINEERS, Inc. 



BASIS OF BEARINGS:

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

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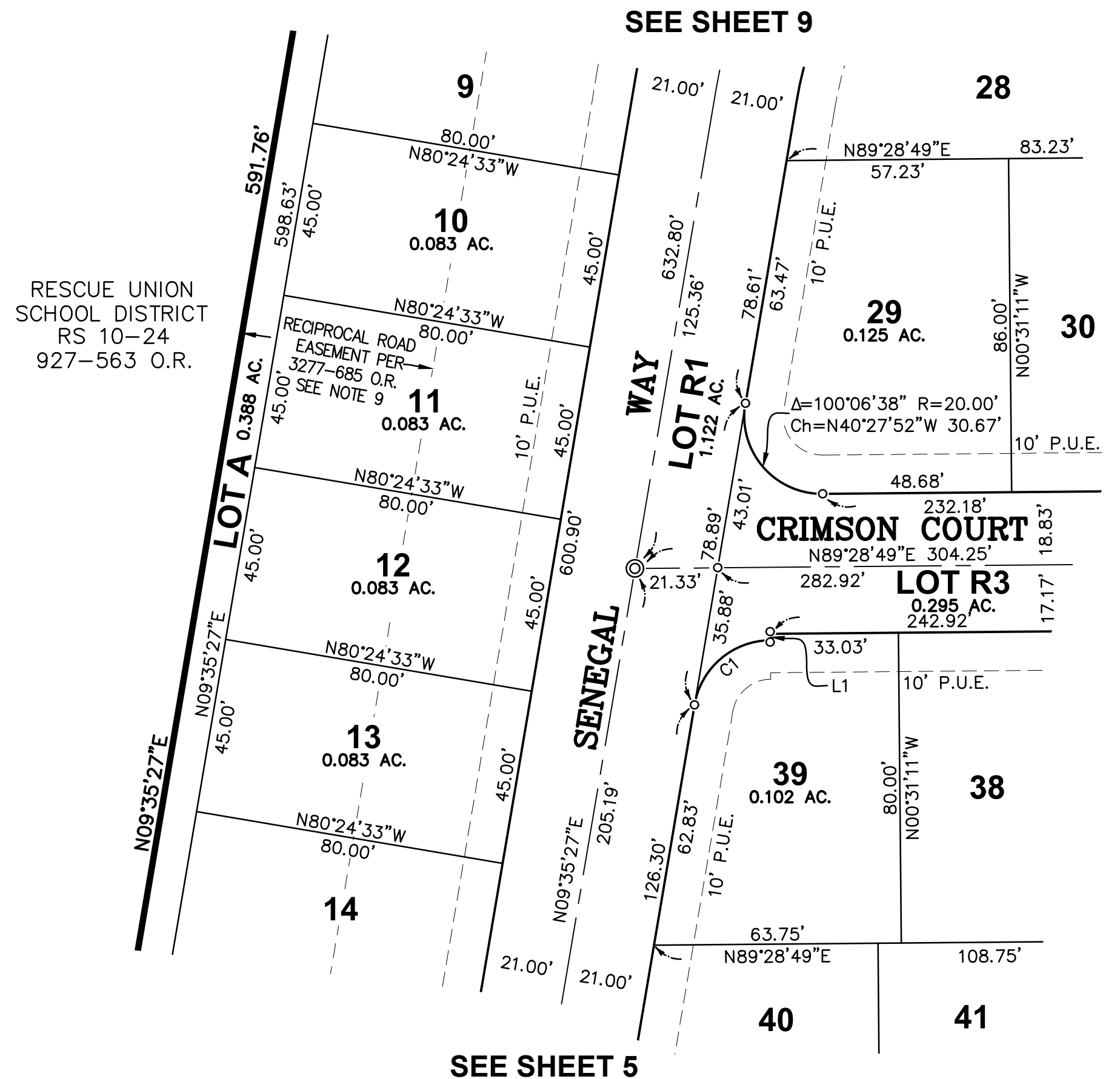
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- (3) SUB. K-30
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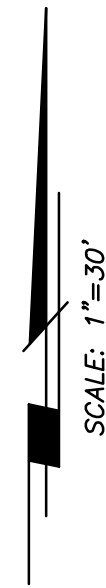
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COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2021
R. E. Y. ENGINEERS, Inc.



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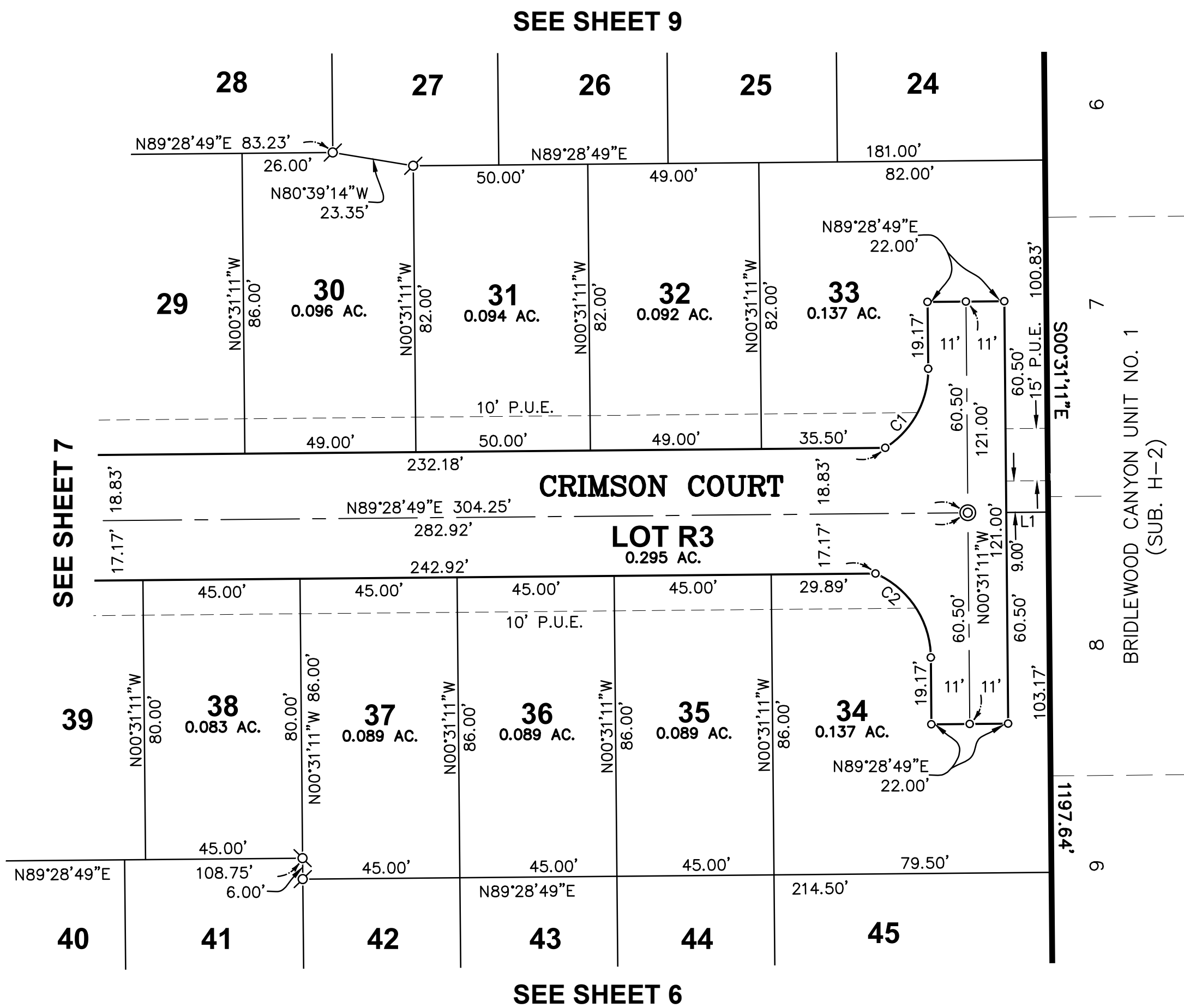
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°28'49"E	12.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	26.50'	58°06'33"	Ch=N28°32'06"E 25.74'
C2	26.50'	65°44'28"	Ch=N33°23'25"W 28.77'

**PLAT OF
SERRANO VILLAGE J7**
PORTION OF SECTION 32, T.10N., R.9E., M.D.M.
BEING LOT 22 & PORTION OF LOT PP OF SUB. H-81
COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY 2021

R. E. Y. ENGINEERS, Inc. 

SCALE: 1"=30'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	161.00'	5°29'01"	Ch=N12°19'58"E 15.40'
C2	161.00'	14°29'24"	Ch=N22°19'10"E 40.61'
C3	161.00'	14°36'08"	Ch=N36°51'56"E 40.92'
C4	161.00'	7°21'32"	Ch=N47°50'46"E 20.66'
C5	1248.00'	0°21'04"	Ch=N51°21'00"E 7.65'
C6	11.00'	34°32'17"	Ch=N33°54'20"E 6.53'
C7	15.00'	40°03'16"	Ch=N60°20'07"W 10.27'
C8	66.00'	39°27'32"	Ch=N60°37'59"W 44.56'
C9	31.50'	58°06'39"	Ch=N69°57'32"W 30.60'
C10	1150.00'	2°57'27"	Ch=N54°10'21"E 59.35'
C11	150.00'	20°00'46"	Ch=N43°06'19"E 52.13'
C12	1170.00'	0°38'25"	Ch=N52°47'29"E 13.08'
C13	1250.17'	2°12'14"	Ch=N43°36'26"E 48.08'
C14	1250.17'	2°12'14"	Ch=N45°48'40"E 48.08'
C15	1250.17'	1°17'58"	Ch=N47°33'46"E 28.35'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C16	11.00'	34°32'08"	Ch=N65°28'48"E 6.53'
C17	15.00'	40°03'16"	Ch=N20°16'50"W 10.27'
C18	66.00'	39°27'32"	Ch=N19°58'58"W 44.56'
C19	31.50'	58°04'33"	Ch=N10°40'27"W 30.58'
C20	1170.00'	2°12'14"	Ch=N43°36'26"E 45.00'
C21	1170.00'	2°12'14"	Ch=N45°48'40"E 45.00'
C22	20.00'	44°31'39"	Ch=N65°50'41"E 15.15'
C23	20.00'	138°44'38"	Ch=N22°31'11"W 37.44'
C24	1291.17'	0°13'59"	Ch=N43°43'55"E 5.25'
C25	60.00'	11°31'02"	Ch=N46°03'59"W 12.04'
C26	1150.00'	2°48'22"	Ch=N51°17'27"E 56.32'
C27	1150.00'	3°11'16"	Ch=N48°17'38"E 63.97'
C28	70.00'	51°35'02"	Ch=N66°05'59"W 60.91'
C29	1269.00'	1°50'01"	Ch=N50°36'32"E 40.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N49°41'32"E	33.86'
L2	N49°41'32"E	33.86'
L3	S10°43'59"W	33.44'
L4	S22°27'06"E	47.96'

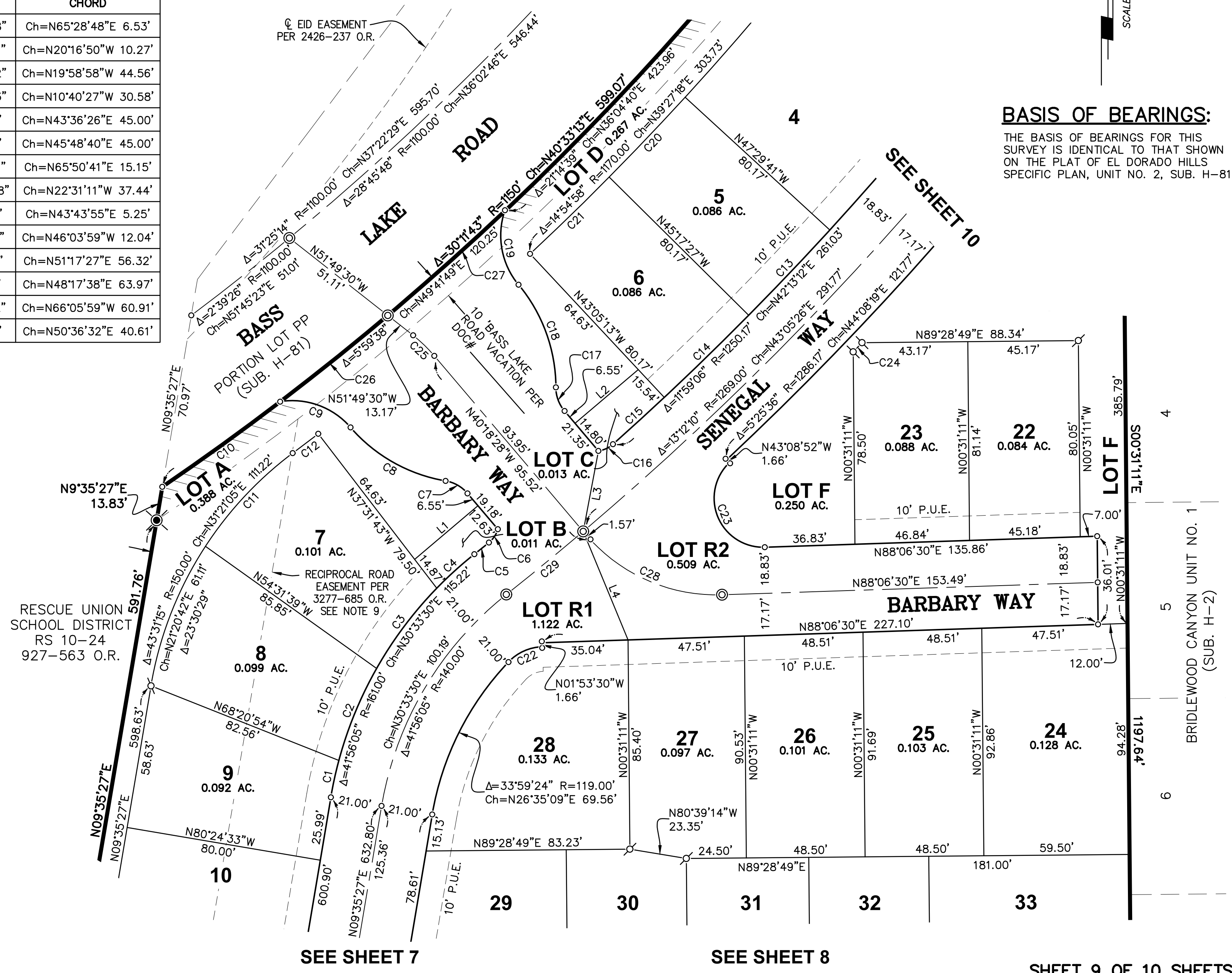
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- (3) SUB. K-30
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- (5) DOC. # _____ OR

SEE SHEET 2 FOR NOTES

LEGEND:

- DIMENSION POINT
- P.U.E. PUBLIC UTILITIES EASEMENT
- ⊗ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
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BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF EL DORADO HILLS SPECIFIC PLAN, UNIT NO. 2, SUB. H-81.

SERRANO VILLAGE J7

TENTATIVE SUBDIVISION MAP
EL DORADO COUNTY, CALIFORNIA
JUNE 2018 (UPDATED JANUARY 2019)

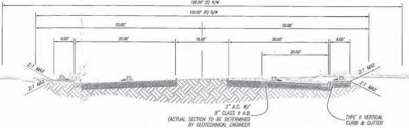
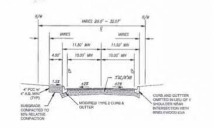
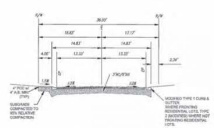
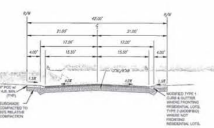
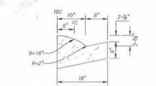
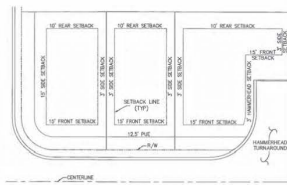
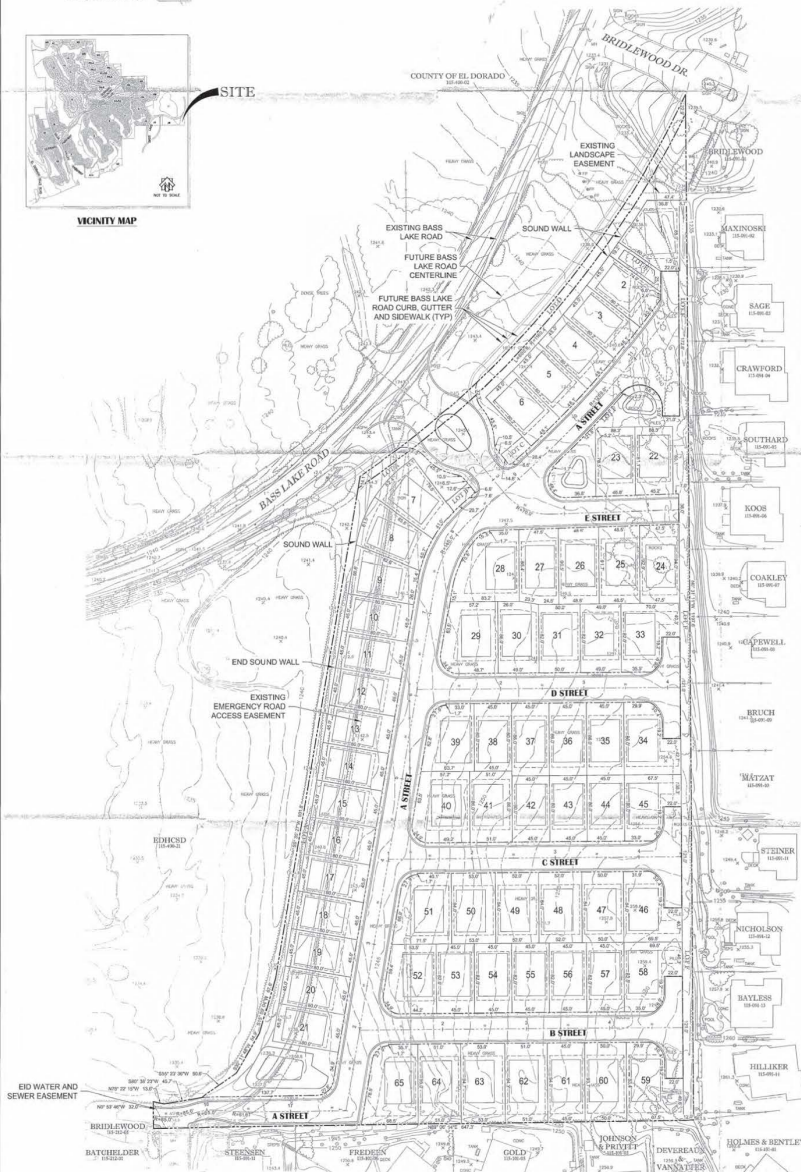


SERRANO

14350 Serrano Blvd, Suite 200, El Dorado Hills, CA 95762
R.E.Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



SITE



OWNER/APPLICANT
SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY, SUITE 100
EL DORADO HILLS, CA 95762

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

MAP SCALE
1"=40'

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

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

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

ASSESSOR'S PARCEL NUMBERS
123-040-11

DATE OF PREPARATION
JUNE 2018 (UPDATED JANUARY 2019)

EXISTING/PROPOSED ZONING
EL DORADO HILLS SPECIFIC PLAN, R1-PD

PARK AND RECREATION
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
RESCUE UNION SCHOOL DISTRICT

WATER, SUPPLY & SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

FIRE PROTECTION
EL DORADO HILLS FIRE DEPARTMENT

PROPOSED USE
65 - SINGLE FAMILY RESIDENTIAL

LOT SIZES
MINIMUM LOT SIZE - 3,800 SF
AVERAGE LOT SIZE - 4,180 SF
MAXIMUM LOT SIZE - 5,813 SF

TOTAL AREA
RESIDENTIAL LOTS 6.24 ACRES
RESIDENTIAL STREETS 2.61 ACRES
LOT A (LANDSCAPE) 0.39 ACRES
LOT B (LANDSCAPE) 0.01 ACRES
LOT C (LANDSCAPE) 0.01 ACRES
LOT D (LANDSCAPE) 0.27 ACRES
LOT E (LANDSCAPE) 0.63 ACRES
LOT F (LANDSCAPE) 0.44 ACRES
TOTAL 10.00 Acres +/-

TOTAL UNITS
GROSS AREA 10.00 Acres
GROSS DENSITY 6.5 du/ac

ENGINEERS CERTIFICATE
I, THE ENGINEER, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS TENTATIVE SUBDIVISION MAP IS TRUE AND CORRECT, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, LICENSE NO. 45678.

PHASING PLAN NOTICE
THIS IS A TENTATIVE SUBDIVISION MAP. IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN FOR THE PREPARATION OF THE TENTATIVE SUBDIVISION MAP. ANY CHANGES TO THIS TENTATIVE SUBDIVISION MAP SHALL BE MADE BY THE ENGINEER AND SHALL BE INDICATED BY A CORRECTION SHEET. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN.

PLANNING COMMISSION	APPROVED DATE:
APPROVAL/GENERAL DATE:	
BOARDS OF SUPERVISORS	APPROVED DATE:
APPROVAL/GENERAL DATE:	

THE 120-9007 Exhibit B Approved Tentative Map (12/18/13)



El Dorado Irrigation District
METER AWARD LETTER

This serves as an award for: DS0321-043 Date: 03/01/2021
 SUBDIVISION PARCEL SPLIT OTHER

APPLICANT/S NAME AND ADDRESS PROJECT NAME, LOCATION & APN
Serrano Associates, LLC Serrano Village J7
4525 Serrano Parkway, Suite 100 Birmingham Way, EDH
El Dorado Hills, CA 95762 Mother APN: 123-040-011

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: 65 EDUs (Equivalent Dwelling Unit).
RECYCLED WATER: 0 EDUs (Equivalent Dwelling Unit).
WASTEWATER: 65 EDUs (Equivalent Dwelling Unit).
Project No. / Work Order No: 3229DEV 905094
Service Purchase Project No.: 3427SP

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

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



Owner/Applicant Signature



Development Services

Exhibit G

VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Final Map TM-F20-0007 – Serrano Village J7

TM18-1536-As approved by the Planning Commission August 8, 2019

Conditions of Approval

Project Description

1. The 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 F-J and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

- A. Development Plan for the proposed subdivision with modifications to Single Unit Residential (R1) Zone District development standards including minimum lot size, lot coverage, and setbacks;
- B. Tentative Subdivision Map creating 65 single family residential lots ranging from 3,600 to 5,813 square feet in size and six landscape lots; and
- C. Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards:
 1. Modification of subdivision road improvement Standard Plan 101 B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment;
 2. Reduction of 100-foot centerline curve radii to 61.67 feet on A Street near the Birmingham Way intersection;
 3. Modification of the standard road encroachment to allow for an entry gate and landscaping median; and
 4. 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 to four feet in width) on one side of the street, as modified on the Tentative Map.

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

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

Planning Services

2. **Permit Time Limits:** This Tentative Subdivision Map shall expire 36 months from the date of approval unless a timely extension has been filed.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

3. **Indemnity:** 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.

The developer and land owner 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 Parcel Map.

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

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

4. **Water Meter:** A Final Subdivision Map shall not be recorded until an EID Water Meter Award Letter has been issued for all of the lots included in the final map, and a copy filed with the Planning Department.

Staff Verification: Condition Satisfied. A meter award letter dated March 1, 2021 shows that EID grants 65 Equivalent Dwelling Unit's (EDU's) of water, 0 EDU's of recycled water, and 65 EDU's of wastewater.

5. **Sound Wall:** A sound wall shall be constructed consistent with the recommendation in the submitted Environmental Noise Assessment dated August 10, 2018. An acoustical analysis shall be conducted and submitted by a qualified acoustical consultant to Planning Services which identifies that recommended measures to shield noise of affected lots have been employed per Policy 1.4.1.4 (Noise) of the El Dorado Hills Specific Plan, Chapter 130.37 of the Zoning Ordinance, and the submitted Environmental Noise Assessment. Planning

Services shall verify all measures have been incorporated in the project design prior to filing a Final Map.

Staff Verification: Condition Satisfied. A sound wall is shown on the Village J7 and Bass Lake Road Frontage Public and Private Landscape Improvement Plans approved by Planning Services on October 27, 2020.

6. **Final Map Recordation:** 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. The developer has submitted a report verifying conformance to each project condition of approval.

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

Staff Verification: Condition Satisfied. The developer submitted a tax estimate request on November 19, 2020. On March 1, 2021, the Tax Collector verified all taxes have been paid.

8. **Archeological Resources:** In the event of the discovery of human remains, all grading shall cease within 100 feet and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition.

9. The Development Plan permits the following:

A tentative subdivision map creating 65 single family residential lots ranging from 3,600 square feet to 5,813 square feet in size and six landscape lots with the following Design Waivers:

- A. Modification of subdivision road improvement Standard Plan 101B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment;
- B. Reduction of 100-foot centerline curve radii to 61.67' on A Street near the Birmingham Way intersection;
- C. Modification of the standard road encroachment to allow for an entry gate and landscaping median; and
- D. 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 to four feet in width) on one side of the street, as modified on the Tentative Map.

Modifications to Single Unit Residential (R1) Zone District Standards

The following table contains the modified Single Unit Residential (R1) Zone District standards that apply to the residential lots with Village J7.

**Modified Single Unit Residential-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards
 for Serrano Village J7**

Standard	Required by Zoning Ordinance	Proposed Modifications ^A	Notes
Primary Use			
<i>Front Yard Setback</i>	20 feet	10 feet for living space 10 feet for side load garage 18 feet for front load garage	The 1-foot increase in setback for every 1-foot increase in building height (in excess of 25 feet) does not apply
<i>Side Yard Setback</i>	5 feet	3 feet	
<i>Rear Yard Setback</i>	15 feet	10 feet	
<i>Minimum Lot Area</i>	6,000 square feet	3,600 square feet	As shown on map
<i>Minimum Lot Width</i>	60 feet	45 feet or as shown on tentative map	Varies (See Tentative Map Exhibit H)
Ancillary Use			
<i>AC/Pool Equipment</i>	Up to 50% encroachment, but not less than 3 feet from any property line	Side: 2.5' Rear: 2.5'	
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40" in height with in front yard	Front: 5' Side, and Rear: 0'	
<i>Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall</i>	Front Yard with fence/wall 50% open or more, below 7' tall	Front, Side, and Rear: 0'	

<i>Any structure such as a permanent BBQ or spa, not over 40 inches high</i>		Side and Rear: 2.5' Front: 10'	May be subject to Building Code
<i>Pergola/Trellis</i>	Side: 5' Rear: 15'	Side: 2.5' Rear: 2.5'	Greater than 50% open, no setbacks
<i>Any structure over 30 inches high.</i>	Rear: 15'	Rear: 5'	
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	5 feet	Side and Rear: 5'	
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	Side and Rear: 5'	Side and Rear: 05'	120 square feet or less; if structure includes utilities (i.e. water and electrical connections), would be subject to County review
<i>Architectural extensions of the dwelling (uninhabitable space)</i>	Up to 50% encroachment, but not less than 3 feet from any property line	Side and Rear: 2.5'	
<i>Chimneys – attached to the home</i>	3 Feet	Side: 3' Rear: 7'	
<i>Chimneys – detached to the home</i>	NA	Side and Rear: 3'	May be subject to Building Code

Staff Verification: Condition Satisfied. The developer has acknowledged this condition, which will be verified during review and prior to issuance of building permits for the affected structure(s).

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

Major changes in the official development plan may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 130.54.070 of the County Code.

The Planned Development Permit shall expire concurrently with the term of the Tentative Map.

Staff Verification: Condition Satisfied. The developer has acknowledged this condition. No changes are proposed to the provisions of the approved Development Plan for Serrano Village J7.

Department of Transportation

Project Specific Conditions

11. **Road Design Standards:** Construct all roads as shown on the approved Tentative Map. The improvements shall be substantially completed to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Staff Verification: Condition Satisfied. The lots within this subdivision have been constructed pursuant to the improvement plans for Serrano Village J7 as approved by the County Engineer on August 4, 2020.

12. **Offer of dedication (onsite roadways):** Make an irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) as indicated above, for the proposed roads, with slope easements where necessary. County will reject said offer at the time of the final map. The offer is subject to that agreement between Serrano and 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. The applicant has provided for the Offer of Dedication on Sheet One of the Final Map.

13. **Bass Lake Road:** Design the project grading and improvement plans consistent with the ultimate alignment of Bass Lake Road. Enter into a Deferred Frontage Agreement with the County, and deposit funds with the County representing the Village J7 fair share portion of the future frontage improvements. These funds are to be dedicated to future construction of

the project's fair share frontage improvements, at such time as the ultimate alignment of Bass Lake Road is constructed.

Staff Verification: Condition Satisfied. The applicant has entered into a Deferred Frontage Improvement Agreement as accepted by the Board of Supervisors on April 20, 2021.

14. **Encroachment Permit:** Construct the project primary entrance consistent with County Standards, as modified on the approved Tentative Map. Include such construction on the project Improvement Plans.

Staff Verification: Condition Satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village J7 as approved by the County Engineer on August 4, 2020.

15. **Waiver of Direct Access Rights:** Show a waiver of direct access rights on the Final Map along Bass Lake Road except for the approved access locations.

Staff Verification: Condition Satisfied. The vehicle access restriction is shown on Sheets Nine and Ten of the Final Map.

16. **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. Easements for drainage are included as Note D on Sheet One of the Final Map. An IOD for drainage easements has been submitted to the Planning Department with the Final Map.

DOT STANDARD CONDITIONS

17. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of all ramps. 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 4, 2020 are consistent with this requirement.

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

Staff Verification: Condition Satisfied. The recorded CC&Rs include maintenance provision for common area and fencing maintenance.

19. **Consistency with County Codes and Standards:** 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 DOT and pay all applicable fees prior to filing of the final map.

Ensure the project improvement plans and grading plans 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 4, 2020.

20. **Stormwater Management:** Construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures.

Staff Verification: Condition Satisfied. The County Engineer approved the subdivision improvement plans on August 4, 2020.

21. **Geotechnical Report:** Prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. Incorporate the findings of the Report into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports; however, the County Engineer may require additional or specialized information.

Staff Verification: Condition Satisfied. The soils report has been reviewed and approved by the County Department of Transportation during review of the improvement plan.

22. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.

Staff Verification: Condition Satisfied. This requirement is provided as General Note 42 on the improvement plans approved by the County Engineer on August 4, 2020.

23. **Drainage (Cross-Lot):** Avoid cross lot drainage. Contain any concentrated cross lot drainage, or natural sheet flow drainage increased by the Project, within dedicated drainage easements. Convey concentrated flows via closed conduit or open channel, to natural drainage courses or storm drain system. Show drainage easements for on-site drainage facilities on the Project Grading and Improvement plans.

Staff Verification: Condition Satisfied. The County Engineer approved the subdivision improvement plans on August 4, 2020.

24. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by the County Engineer on August 4, 2020, are consistent with this condition.

25. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

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

26. **Bass Lake Road and Bridlewood Drive Intersection Improvement:** Applicant shall pay to County a total of \$200,000, which shall be paid in equal installments based on the total of 65 units prior to the issuance of each building permit on the project. This payment serves as the applicant's fair share contribution to intersection improvements at Bass Lake Road intersection with Bridlewood Drive. If either of the conditions below is satisfied prior to applicant having paid the full amount, applicant agrees to pay the remaining balance in full prior to the issuance of the next building permit sought after either condition is satisfied. Within three years from the payment of \$200,000 in full, the County will reimburse the entire \$200,000 to the applicant if: (1) a Community Facilities District, Benefit Assessment District, or similar funding mechanism 19-1714 M 1 of 3 TM19-A19-0001/Serrano Village J7 Appeal Board of Supervisors February 11, 2020 Page 2 (collectively, "CFD") is not formed by the Bridlewood community to fund part of the project; or (2) a separate funding source is not obtained to fund all of the project. If the County obtains grant funding for the

entire project, applicant may request reimbursement in full or in part provided that the funds for which reimbursement is sought will be covered by the grant funding. If a CFD is formed by the Bridlewood community and grant funding obtained exceeds the remaining project balance, the applicant may seek partial reimbursement in proportional share, with the understanding that the applicant's percentage of contribution to the project should remain approximately equal to the contribution by the CFD for the Bridlewood community.. Within sixty (60) days of a written request by the applicant identifying the grounds for a requested reimbursement, County will either reimburse the funds in whole or in part or provide a written response identifying the reasons for denial of the refund request. Any funds reimbursed shall include any interest actually accrued. The applicant understands that the County will annually monitor the Bass Lake Road/J7 Entrance Intersection for traffic accidents. If more than two (2) accidents per year are realized in two (2) consecutive years at this location, and are found to be due to left-turn movements at this intersection, DOT may imposed left-turn restrictions at the Bass Lake Road/J7 Entrance intersection. Applicant will not be responsible for the cost of such restriction.

Staff Verification: Condition Satisfied. The applicant has entered into a Deferred Road and Frontage Improvement Agreement as accepted by the Board of Supervisors on April 20, 2021.

El Dorado Hills Fire Department

27. **Fire Flow:** The project shall be required to request a Fire Flow Letter from the El Dorado Hills Fire Department to determine the minimum required GPM for the project site. The fire flow shall be determined in compliance with the CA Fire Code, Appendix B, based on the type of construction and square footage of each building. This Fire Flow Letter shall then be given to EID in order to produce a Facilities Improvement Letter (FIL) which will state if the required amount of water can be supplied to the project. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by the El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

28. **Fire Sprinklers:** All fire-flow numbers listed above require all structures to install fire sprinklers in accordance with NFPA 13 and Fire Department requirements. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

29. **Underground Private Fire Mains:** All private fire service mains shall be installed per NFPA 24 & EID requirements. They shall be inspected, tested and maintained per NFPA 25. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

30. **Fire Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for providing water for fire protection. The spacing between hydrants in this development shall not exceed five-hundred (500) feet. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the Fire Department. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by the El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

31. **Fire Hydrant Visibility:** To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and mark the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

32. **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 the CA Fire Code and the current El Dorado Hills County Water District Ordinance, as well as State Fire Safe Regulations as stated below (but not limited to):

- a. All roadways shall be a minimum of twenty-eight (28) feet wide curb face to curb face and shall follow the Parking and Fire Lane Standards as approved by the Fire Department.
- b. All driveways shall be a minimum of twelve (12) feet wide.
- c. Each dead-end road shall have a turnaround constructed at its terminus.
- d. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two (2) access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
 - i. The gated emergency vehicle connection between this proposed subdivision and the Bridlewood subdivision, at the end of Birmingham Way, shall remain intact and functional as required by the Fire Code and approved by El Dorado Hills Fire Department.
- e. Phasing may be allowed if all Fire Access requirements are met and approved by the Fire Code Official for each phase.

- f. The fire apparatus access roads and driveways shall extend to within one-hundred fifty (150) feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
- g. Driveways and roadways shall have unobstructed vertical clearance of fifteen (15) feet and a horizontal clearance providing a minimum two (2) feet on each side of the required driveway or roadway width.

Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

- 33. **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. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

- 34. **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. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

- 35. **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. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

- 36. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed twenty percent (20%). Pavement/Concrete shall be required on all grades twelve percent (12%) or greater. For grades of sixteen percent (16%) – twenty percent (20%), a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse broom finish to improve vehicular traction. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

37. **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. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

38. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are forty (40) foot inside radius and a fifty-six (56) foot outside radius on through streets, and a minimum fifty (50) foot radius from center point to face of curb for Cul-De-Sacs and Hammerhead turnarounds. If requested, the fire code official may reduce the minimum turning radius to a thirty (30) foot inside radius and a fifty (50) foot outside radius on a case-by-case basis. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

39. **Turnouts & Turnarounds:** Turnouts are required on driveways that exceed one-hundred fifty (150) feet in length and shall be placed near the midpoint of the driveway. If the driveway extends beyond eight-hundred (800) feet in length, then turnouts shall be required every four-hundred (400) feet. Turnouts shall be designed to be ten (10) feet wide and thirty (30) feet in length with a minimum twenty-five (25) taper on each end. Dead-end fire apparatus access roads in excess of one-hundred fifty (150) feet in length shall be provided with an approved area for turning around fire apparatus. Turnarounds shall be located within fifty (50) feet of the structure(s) to be protected and shall have a minimum 50-foot radius. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

40. **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. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

41. **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. All FDC's and PIV's shall have signage affixed to them indicating the building they serve. There shall be one (1) fire service component set per building. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

42. **Knox Box and Keys:** All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended, but not required, that residential buildings also add a Knox box and main front door key for improved emergency access. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

43. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to terminate power to all back-up power generators. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

44. **Wildland Fire Safe Plan (WFSP):** The applicant shall record a Notice of Restriction (NOR) that states that all final map lots shall adhere to the conditions of the Serrano WFSP, which shall reference this village (J7), and have an attached signed copy of the approved WFSP. The NOR shall be reviewed and approved by the El Dorado Hills Fire Department, and subsequently shall be recorded. A copy of the recorded document shall be received by Planning Services and the Fire Department prior to filing the Final Map. Conformance with this condition shall be verified prior to approval of the Final Map.

Staff Verification: Condition Satisfied. The Notice of Restriction is provided as Note 10 of the Final Map.

45. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing. Conformance with this condition shall be verified during review of the improvement plans.

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

46. **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. Conformance with this condition shall be verified during review of the improvement plans.

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

47. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system, the street curbs adjacent to the trail access point shall be painted red. Trails and multi-use paths need to be constructed so as to ensure a minimum of a ten (10) foot drivable width *and* fourteen (14) foot minimum vegetation clearance, where required by the Fire Code Official (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. If the project contains, or abuts to, open space that is, or will be, land-locked by homes, or other structures, 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. Conformance with this condition shall be verified during review of the improvement plans.

Staff Verification: Condition Satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire Department on August 3, 2020, are consistent with this condition.

48. **Funding Mechanism for Emergency Fire Access Components:** This development shall provide a funding mechanism to ensure the maintenance of emergency access roadways, gates, vegetative clearances as required by the Wildland Fire Safe Plan (WFSP), and other required fire access components. Compliance with this condition shall be verified during review of Final Map for the subdivision.

Staff Verification: Condition Satisfied. This phase of development is annexed into the Serrano El Dorado Owners' Association and provides for the necessary funding.

County Surveyor

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 amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.

Staff Verification: Condition Satisfied. The developer 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 Surveyors Office, prior to filing the Final Map with the Board of Supervisors.

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

51. Prior to approval of the first final map for the Project, the Developer shall enter into an agreement in a form and content acceptable to the County providing for dedication of the 12.5 acre Village J, Lot H park site to the EDHCSD and assignment to the EDHCSD of rights to CFD funds, up to the remaining amount available for park construction pursuant to the Public Improvement Financing Plan, for use by the EDHCSD toward construction of the 12.5 acre Village J, Lot H park. If prior to approval of the first final map for the Project, the County and the Developer are unable to reach agreement on the amount of CFD funds available for park construction despite utilizing good faith efforts, then as an alternative to the foregoing and prior to approval of the first final map for the Project, Developer shall enter into an agreement in a form and content acceptable to the County requiring Developer to commence construction of the 12.5 acre Village J, Lot H District Park described in the Development Agreement, Specific Plan, and Public Improvement Financing Plan, weather permitting, within ninety (90) days of receiving approval from both the County and EDHCSD of Construction Plans, Specifications, and Contract documents, together with a Cost Sharing Agreement in form and content acceptable to County, EDHCSD, and Developer addressing any improvements included beyond a typical District Park, as defined by the El Dorado Hills Specific Plan.

Staff Verification: Condition Satisfied. The parties entered into an Agreement dated August 4, 2020, signed by the County on August 4, 2020, the CSD on August 14, 2020, and Serrano Associates on August 18, 2020.