

Serrano Village M2- Unit 1 Final Map TM01-1381-F3

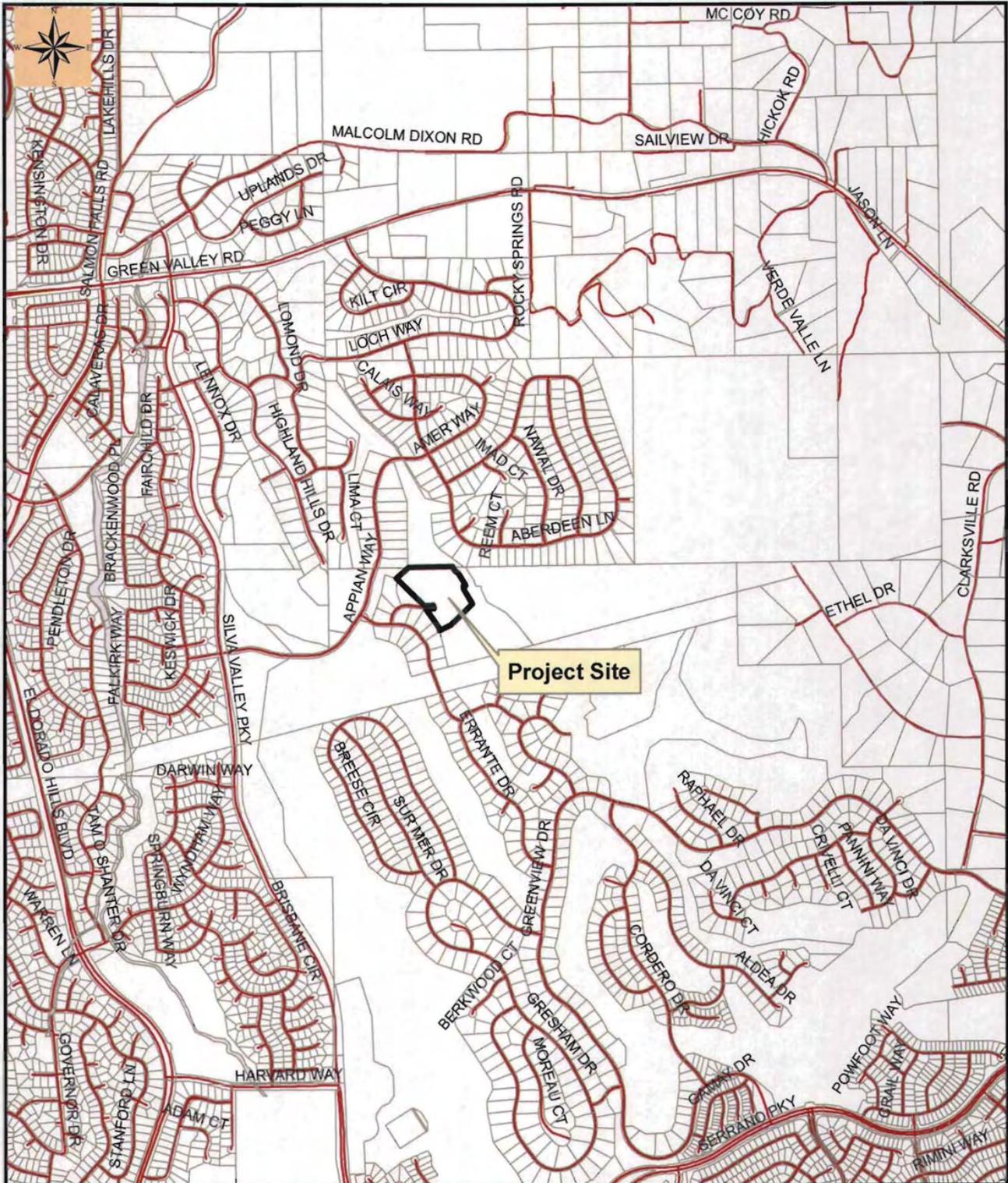


Exhibit A- Location Map

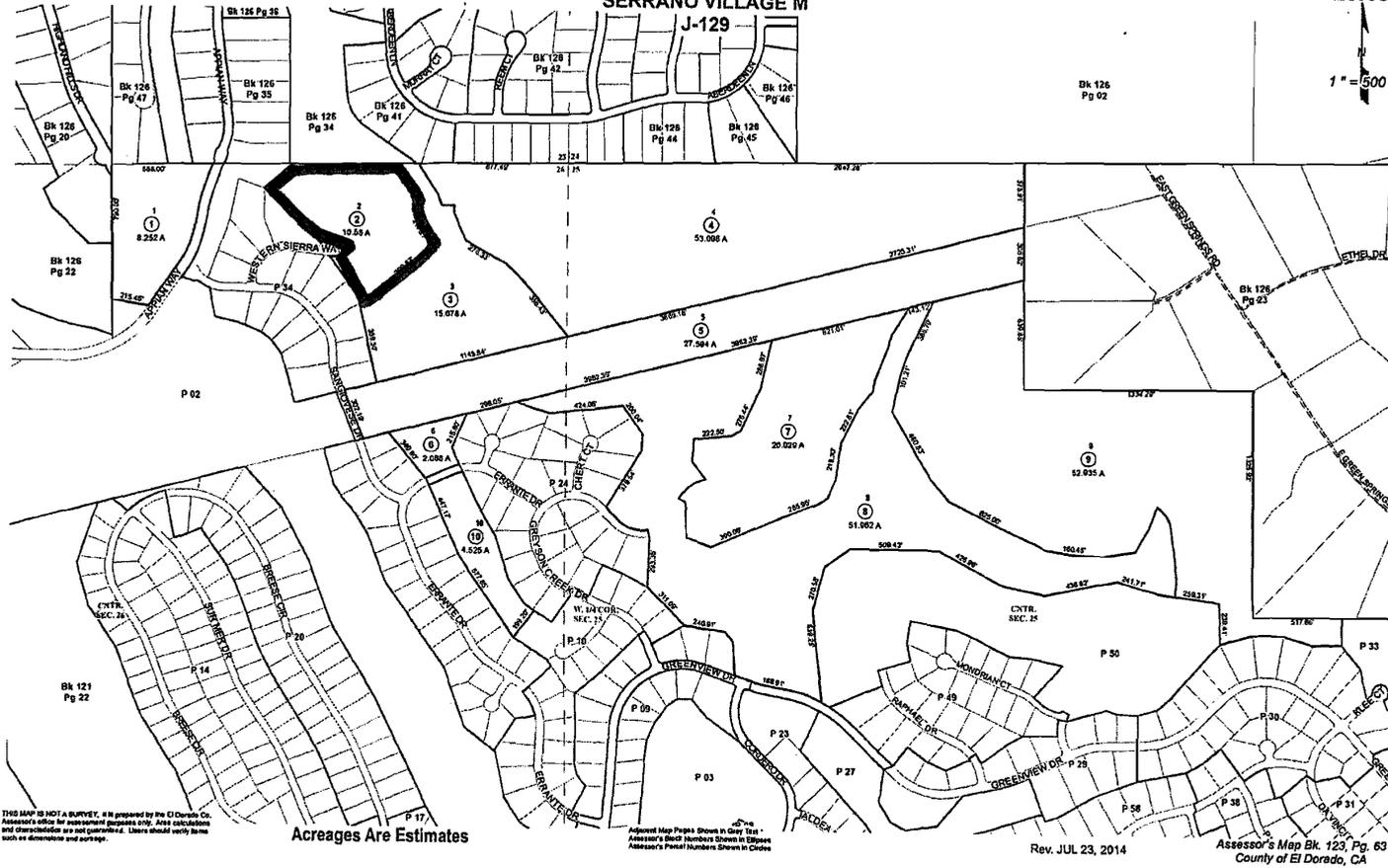
0 280 560 1,120 Feet
[Scale bar]

Map prepared by:
Lee Patterson
© Orange County
Development Services Planning

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

123:63

1" = 500'



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

Acreages Are Estimates

Assessor's Map Pages Shown in Grey Box
Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circle

Rev. JUL 23, 2014

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

EXHIBIT B

TM 01-1381-F-3

RECEIVED
PLANNING DEPARTMENT
SEP 1 PM 2:46

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

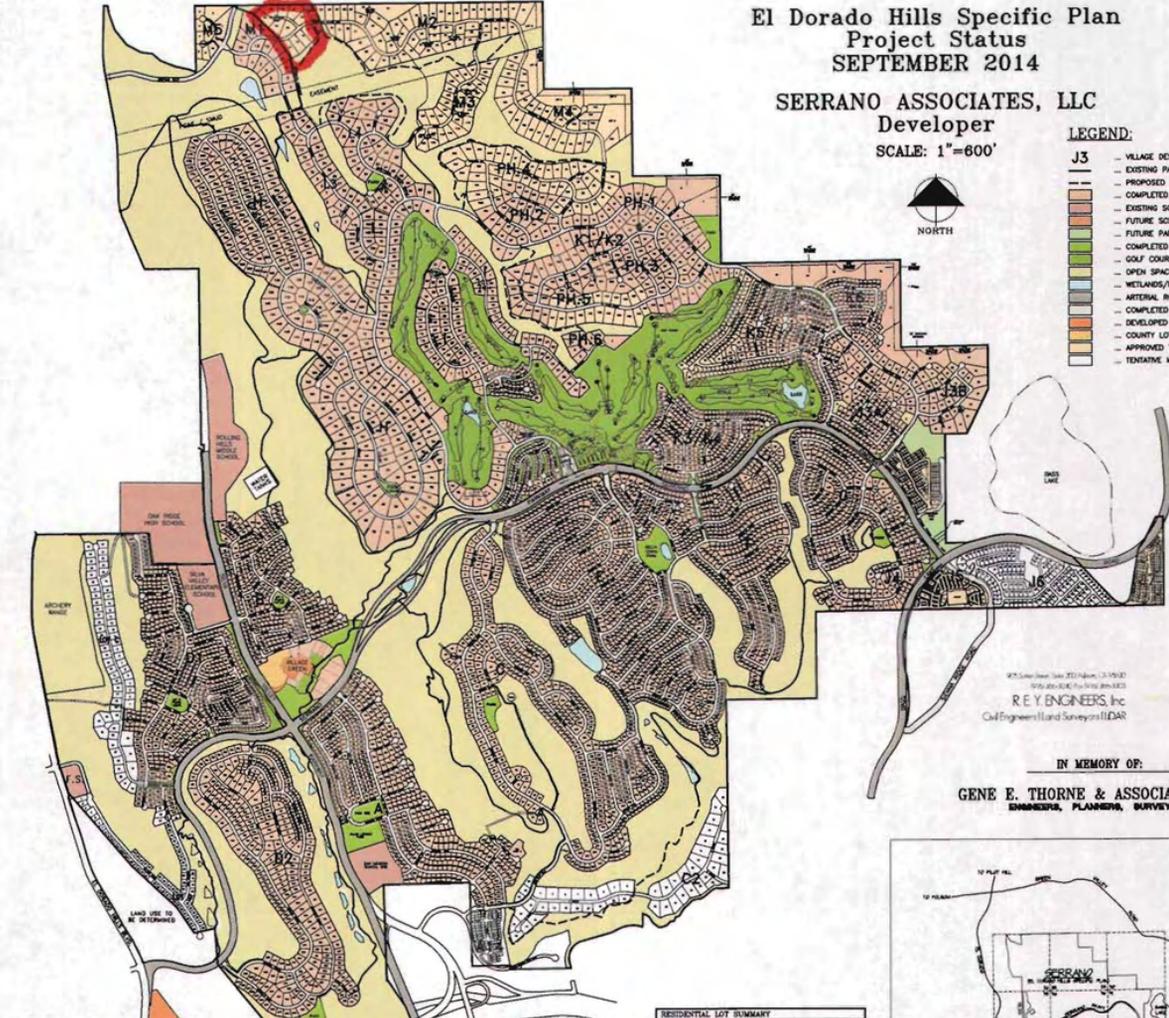
MC UNIT 1

Exhibit Map
-SERRANO-
 El Dorado County, California
 El Dorado Hills Specific Plan
 Project Status
 SEPTEMBER 2014

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

LEGEND:

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



REY ENGINEERS, INC.
 Civil Engineers and Surveyors (C.E.S.)

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

VILLAGE	EXISTING	PLANNED	TOTAL
Village A	323	54	376
Village B	186	0	186
Village C	377	50	427
Village D1	389	130	504
Village D2	351	0	351
Village E	595	0	595
Village F	257	0	257
Village G/24	245	0	245
Village H	287	0	287
Village I	218	0	218
Village J3	134	83	217
Village J5/J6/J7	0	190	190
Village J7/J8	176	133	341
Village J3/J4	148	0	148
Village J5/J8	187	118	305
Village L	110	0	110
Village M	171	151	322
TOTAL	3023	501	4018

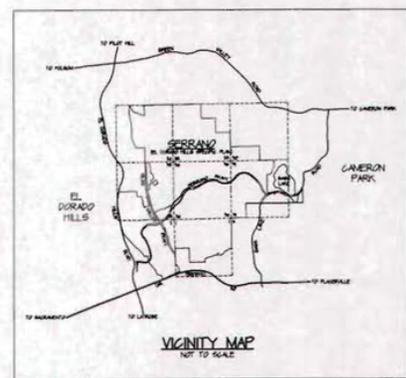


EXHIBIT C

EL DORADO HILLS

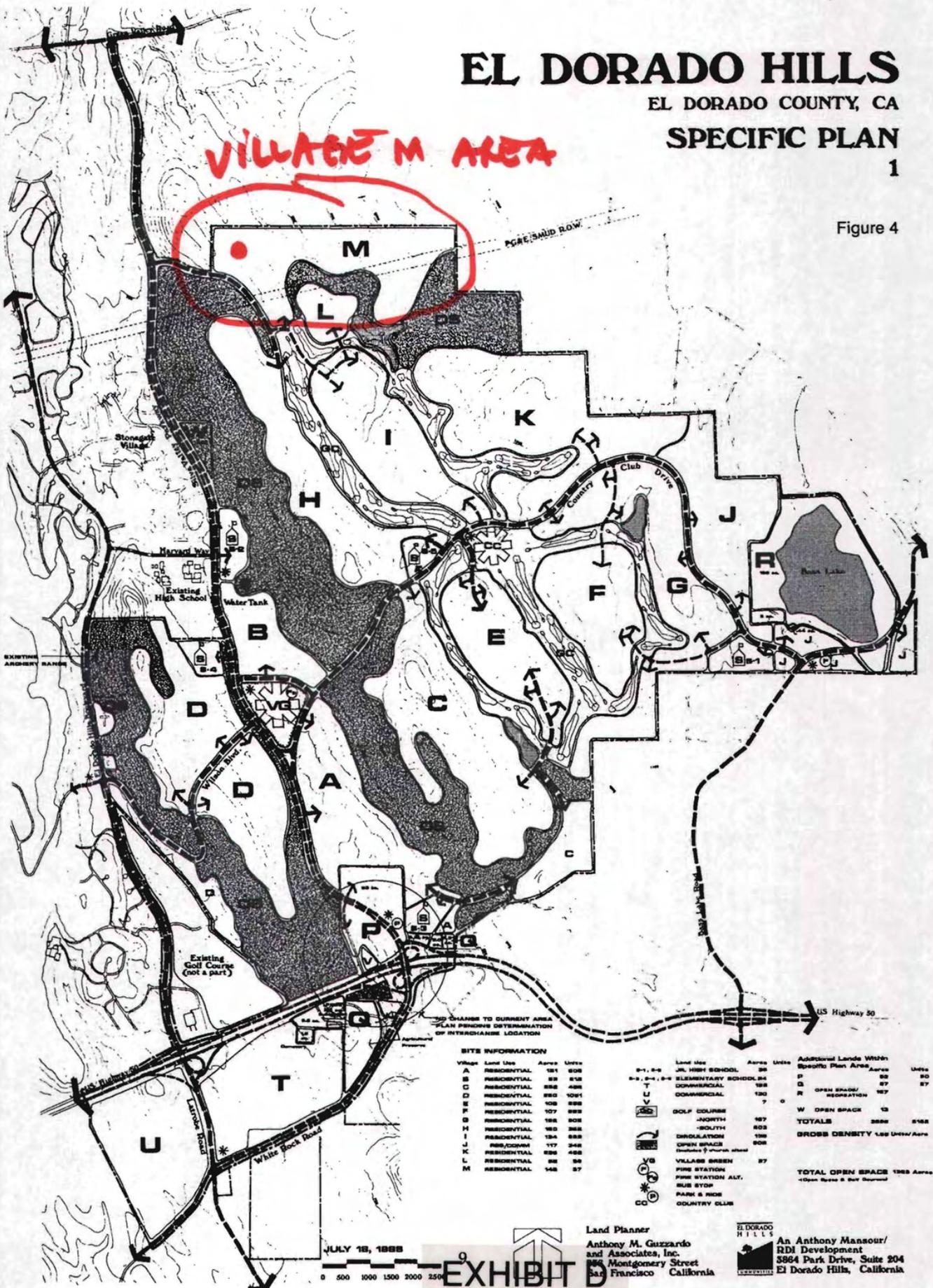
EL DORADO COUNTY, CA

SPECIFIC PLAN

1

VILLAGE M AREA

Figure 4



UNIT 9

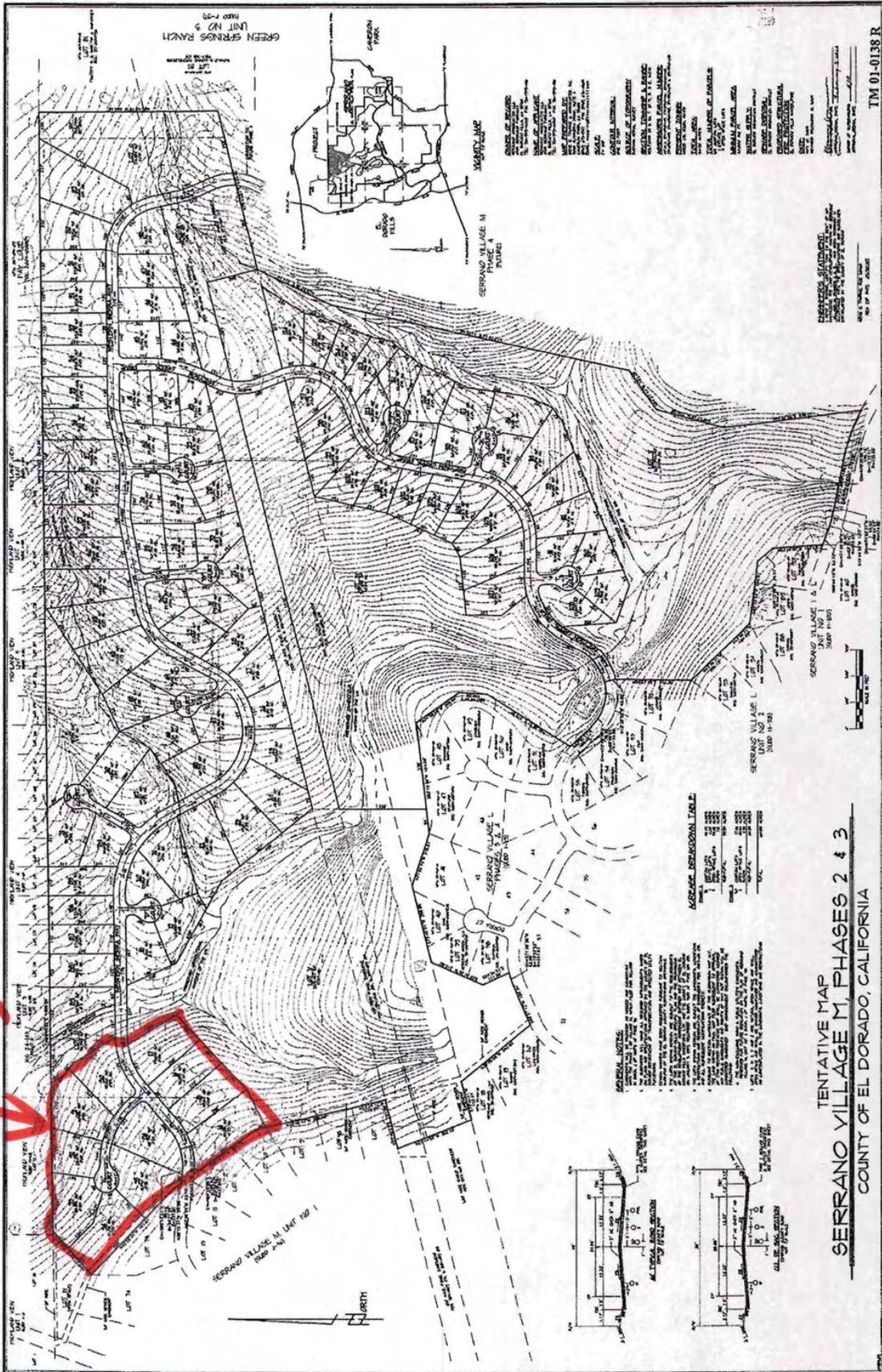


EXHIBIT E

APPROVED TM

EXHIBIT F

OWNER'S STATEMENT:

THE UNDERSIGNED, OWNER OF RECORD TITLE INTEREST, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY MAKES AN IRREVOCABLE OFFER OF DEDICATION IN FEE, FOR ROAD AND PUBLIC UTILITIES PURPOSES OF THAT PROPERTY SHOWN HEREON AS LOT R. SAID OFFER IS SUBJECT TO THAT CERTAIN AGREEMENT BETWEEN THE UNDERSIGNED OWNER AND THE COUNTY OF EL DORADO DATED _____, 20____, RECORDED AT DOCUMENT No. _____, O.R. AND INCORPORATED BY REFERENCE IN THIS OWNER'S STATEMENT AS IF SET FORTH IN FULL.

THE UNDERSIGNED OWNER HEREBY RESERVES, AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE HEREFTER GRANTED, THE RIGHT TO CONVEY EASEMENTS FOR ROAD AND UTILITIES PURPOSES OVER AND ACROSS LOT R AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY RIGHTS OF THE COUNTY OF EL DORADO IN THE EVENT THE COUNTY SHOULD ACCEPT THE OFFER REFERRED TO HEREIN.

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

- A. PUBLIC UTILITIES EASEMENTS FOR UNDERGROUND WIRES, CONDUITS AND PIPELINES AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOT R, THE FRONT FIFTEEN (15.00) FEET OF EACH LOT SHOWN HEREON AND THE FIVE (5.00) FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY (50.00) FEET.
- B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE LOTS, COMMON AREAS, AND LOT R FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.
- C. SLOPE EASEMENTS, TWENTY (20.00) 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. PEDESTRIAN EASEMENTS, TWENTY (20.00) FEET IN WIDTH ON, OVER AND ACROSS THE LOTS SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT".
- F. 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, _____, 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 CAPACITIES 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: _____

TMO1-1381-R-4 APPROVED JULY 9, 2014

**PLAT OF
SERRANO VILLAGE M2-UNIT 1**
PORTION OF SECTION 26, T.10N., R.8E., M.D.M.
BEING LOT 2 OF SUB. J-129
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SEPTEMBER 2015
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 JULY, 2015. 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 AND WILL BE SET BY DECEMBER, 2016 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BRIAN THIONNET L.S. 6866

DATE: _____

**COMMUNITY DEVELOPMENT AGENCY
COUNTY ENGINEER'S STATEMENT:**

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.

ANDREW S. GABER RCE 45187
COUNTY ENGINEER
COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION DIVISION
COUNTY OF EL DORADO, CALIFORNIA

DATE: _____

**COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIRECTOR'S STATEMENT:**

I, _____, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAPS OF THIS SUBDIVISION APPROVED ON JULY 9, 2014 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

ROGER TROUT
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIRECTOR
COUNTY OF EL DORADO, CALIFORNIA

BY: _____
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS 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.

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

DATE: _____

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.

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

DATE: _____

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 ACCEPT SUBJECT TO IMPROVEMENTS FOR PUBLIC USES, THE ROADS COURTS AND CIRCLES, AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT DRAINAGE EASEMENTS AND LOT R WHICH ARE HEREBY REJECTED AND DID ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

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

DATE: _____

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

EXISTING ASSESSOR'S PARCEL NO.: 123-630-02

SHEET 1 OF 2 SHEETS

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-36 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 0°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

HIGHLAND VIEW UNIT 1 (SUB. I-14) 18

10' DRAINAGE ESMT. PER SUB. J-36

(RS 24-143) TRACT 6

CURVE TABLE				
Curve	Chord Bearing	Chord	Delta	Radius
C1	Ch=N61°00'50"E	104.35'	24°05'37"	250.00'

SCALE: 1"=40'

REFERENCES:

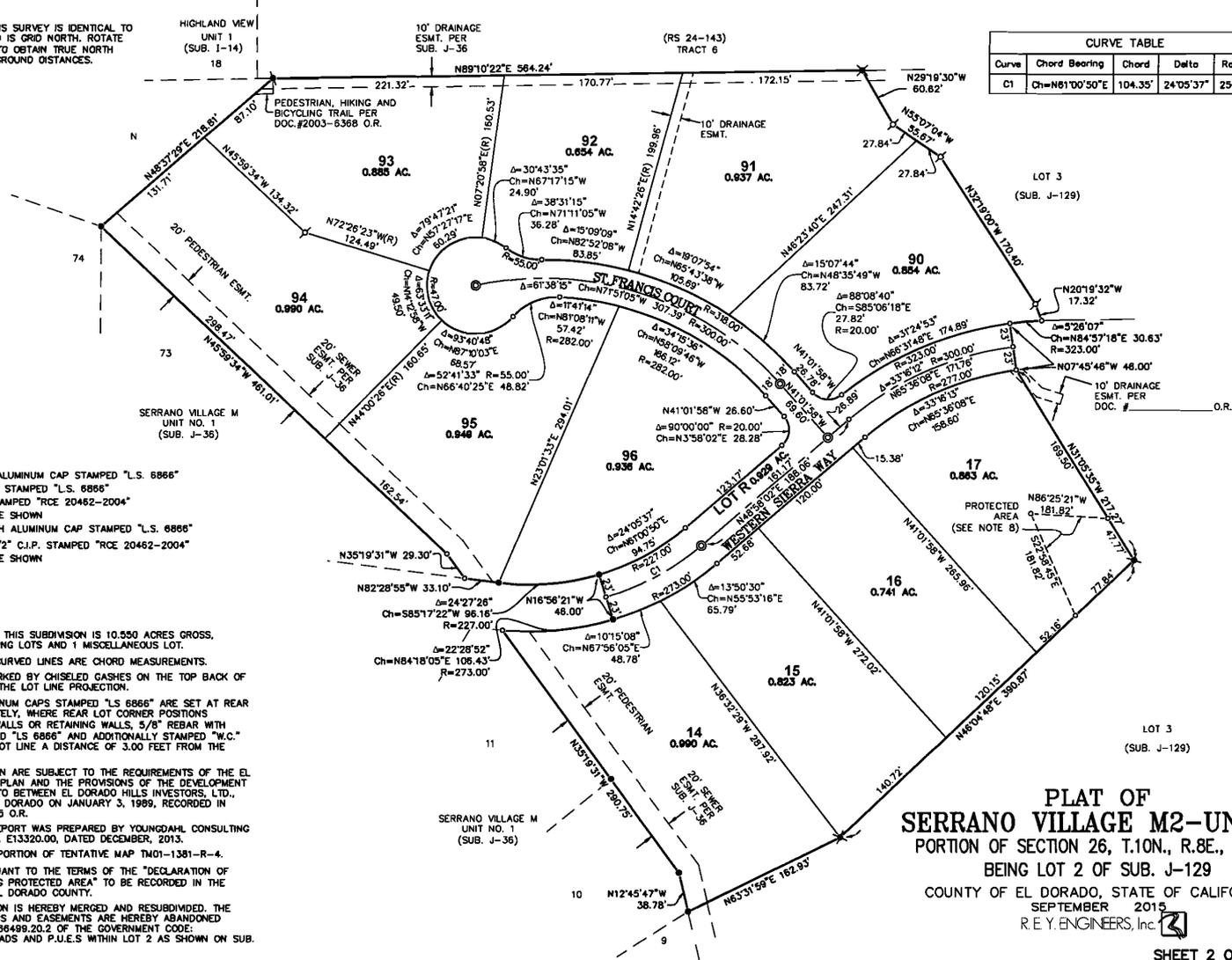
- (1) SUB. I-14
- (2) SUB. J-36
- (3) SUB. J-129
- (4) RS 24-143

LEGEND:

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
- ⊗ FOUND 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
- ⊗ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- RECORD INDICATES 1-1/2" C.I.P. STAMPED "RCE 20462-2004" UNLESS YEAR OTHERWISE SHOWN
- (R) RADIAL

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBMISSION IS 10.550 ACRES GROSS, CONSISTING OF 11 BUILDING LOTS AND 1 MISCELLANEOUS LOT.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "L.S. 6866" ARE SET AT REAR LOT CORNERS. ALTERNATELY, WHERE REAR LOT CORNER POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS STAMPED "L.S. 6866" AND ADDITIONALLY STAMPED "W.C." ARE SET ON THE SIDE LOT LINE A DISTANCE OF 3.00 FEET FROM THE ACTUAL CORNER.
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT NO. E13320.00, DATED DECEMBER, 2013.
7. UNIT 1 CONSISTS OF A PORTION OF TENTATIVE MAP TMO1-1381-R-4.
8. PROTECTED AREA PURSUANT TO THE TERMS OF THE "DECLARATION OF RESTRICTIONS REGARDING PROTECTED AREA" TO BE RECORDED IN THE OFFICIAL RECORDS OF EL DORADO COUNTY.
9. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC ROADS AND EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 86499.20.2 OF THE GOVERNMENT CODE: THE NON-EXCLUSIVE ROADS AND P.U.E.S WITHIN LOT 2 AS SHOWN ON SUB. J-129.



**PLAT OF
SERRANO VILLAGE M2-UNIT 1**
PORTION OF SECTION 26, T.10N., R.8E., M.D.M.
BEING LOT 2 OF SUB. J-129
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SEPTEMBER 2015
R.E.Y. ENGINEERS, Inc.

SHEET 2 OF 2 SHEETS

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

Serrano Village M2- Unit 1
Final Map TM01-1381-F3

The following are conditions of approval from the approved tentative map originally approved on February 9, 2006.

Department of Transportation:

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

<i>Road</i>	<i>Standard Plan</i>	<i>Road Width</i>	<i>Right-of-Way Width</i>	<i>Exceptions/Special Notes</i>
Western Sierra Way and Greyson Creek Drive	Std Plan 101B	36 ft.	46 feet plus utility / slope easements	Type 1 rolled curb & gutter* No sidewalks
C, D, E, F, G, H, J, K, and L Courts	Std Plan 101B & 114	28 ft.	36 feet plus utility / slope easements	Cul-de-sac to be installed. No sidewalks. Type 1 rolled curb

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

Staff Verification: Consistent. The lots within this subdivision are constructed based upon the improvement plans for Serrano Village M2 Phase 1 as approved by the County Engineer on July 25, 2014. The improvement plans include typical cross-sections consistent with the above table.

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

Staff Verification: Consistent. The Offer of Dedication is provided on Sheet 1 of the Final Map.

- An irrevocable offer of dedication, in fee, for the required rights-of-way (R/W) of 47 feet in radius, shall be made for the proposed cul-de-sac bulbs, with slope easements where necessary. Said offer shall be rejected at the time of the Final Map.

The offer shall be subject to that agreement between Serrano and the County, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Master Owners’ Association simultaneously with the filing of the Final Subdivision Map.

Staff Verification: Consistent. The Offer of Dedication is provided on Sheet 1 of the Final Map.

Exhibit G

4. The Master Covenants, Conditions and Restrictions (CC&Rs) shall provide that no parking shall be permitted within cul-de-sac bulbs which have a radius to curb-face which is less than County standards and shall provide for enforcement of such provisions. Additionally, the CC&Rs shall include a provision for off-street parking to compensate for lack of parking normally provided within the cul-de-sac. The CC&Rs shall contain a provision that lots fronting on a cul-de-sac bulb shall either provide a three-car driveway or provide sufficient depth of driveway (18 feet per parking stall) to accommodate longitudinal and/or lateral parking for three spaces.

Staff Verification: Consistent. The Master Declaration of Covenants, Conditions, and Restrictions for Serrano were recorded August 24, 1995 and include provisions for the HOA to establish certain rules and guidelines. Parking restrictions are included in the Association's *Policies, Rules, and Regulations*.

5. Pursuant to Resolution No. 292-2005 this project is subject to the *Interim 2004 General Plan Traffic Impact Mitigation Fee Program*. Said fee shall be due upon the issuance of a building permit. If prior to the application of a building permit for said project a revised fee is established, such revised amount shall be paid.

Staff Verification: Consistent. Payment of the Traffic Impact Fees shall be verified at the time of building permit issuance.

6. Turnouts shall be constructed at the entry gates of this subdivision and are subject to review and approval by the Department of Transportation at the improvement plan stage.

Staff Verification: Not applicable. This phase of development is a subsequent phase of existing Village M and does not adjoin to a publicly-maintained street. Construction of the subdivision does not require a new entry gate or turnouts.

7. A secondary access road, providing permanent or temporary looped circulation for each phase of development, shall be constructed prior to the first building permit being issued for any residential structure except where the issuance of building permits is for model homes, which shall be unoccupied. Such looped circulation shall be subject to the approval of, or may be modified by, the El Dorado Hills Fire District and the Department of Transportation.

Staff Verification: Not applicable. An Emergency Vehicle Access road is shown on Sheet C17 of the improvement plans, which have been reviewed and approved by El Dorado Hills Fire Department on July 1, 2014.

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

Staff Verification: Consistent. El Dorado Transit and Rescue Union School District did not require bus turnouts and shelters. Refer to the letters dated August 7, 2014 and September 29, 2014, respectively.

9. A final drainage plan shall be prepared in accordance with the County of El Dorado Drainage Manual, subject to review and approval by the Department of Transportation. Drainage facilities shall be designed and shown on the project improvement plans consistent with the final drainage plan and the

El Dorado Hills Specific Plan Master Drainage Study. The developer shall install said drainage facilities with the respective phase of construction, or as specified in the final drainage plan.

Staff Verification: Consistent. The County Engineer approved the improvement plans on July 25, 2014 which included an approval of a final drainage plan.

10. Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village M2 and M3 shall include a requirement for a grading and drainage plan to be submitted for review and approval of the Architectural Control Committee of the Master or Village Homeowners' association at the time of building permit application. The CC&Rs shall require that all "downhill" lots must be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition.

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

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

Staff Verification: Consistent. Drainage maintenance is addressed by the *Agreement on Conditions of Drainage Maintenance* and Sheet 1 of the Final Map.

12. Prior to the recordation of a Final Map in Village M2 and M3, the CC&Rs shall be submitted to the Planning Director to ensure that: the responsibilities for drainage maintenance are specified; that procedures and responsibilities for site plan and architectural review in compliance with the requirements of the Design Guidelines, Appendix B of the Specific Plan are provided; and that the CC&Rs contain other provisions as specified by conditions of this map.

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

13. The Final Grading Plan shall comply with the provisions of the Grading Ordinance pertaining to terracing on slopes exceeding 25 feet in height, including accessibility, intervals, and cross section geometry.

Staff Verification: Consistent. The final grading plan is included with the improvements plans approved by the County Engineer on July 25, 2014.

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

Staff Verification: Consistent. The erosion control and drainage design is included with the improvements plans approved by the County Engineer on July 25, 2014.

15. Should asbestos-containing rock be exposed during grading, construction of roads, excavation for underground facilities, building foundations or any construction related activity, County Ordinance No. 4548 shall apply.

Staff Verification: Consistent. Standard Note #18 of the improvement plans, approved by the County Engineer on July 25, 2014, addresses asbestos-containing rock.

Fire Department

16. The required fire flow for the fire protection of the proposed referenced project is 1,500 gallons per minute with a 20 psi residual for a two-hour duration. The flow rate in addition to the highest maximum daily consumption and is based on the premise that a residential building is to be of wood construction and shall not exceed 4,800 square feet in size. Any dwelling exceeding 4,800 square feet in size shall provide either a proof of the water supply needed to protect the larger structure or provide fire sprinkler coverage in accordance with NFPA 13D and Fire Department Regulations.

Staff Verification: Consistent. These requirements are noted on the improvement plans (Fire Department Note #6). El Dorado Hills Fire Department approved the improvement plans on July 1, 2014.

17. This development shall install Mueller Dry Barrel fire hydrants conforming to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet on center. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department and Fire Regulations.

Staff Verification: Consistent. These requirements are noted on the improvement plans (Fire Department Note #9). El Dorado Hills Fire Department approved the improvement plans on July 1, 2014.

18. To enhance the night-time visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and Fire Safe Regulations.

Staff Verification: Consistent. These requirements are noted on the improvement plans (Fire Department Notes #7 and #8). El Dorado Hills Fire Department approved the improvement plans on July 1, 2014.

19. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by El Dorado Hills Fire Department Standard 103.

Staff Verification: Consistent. The El Dorado Hills Fire Department will verify compliance with this condition at the building permit stage.

20. The lots that are one acre and greater shall meet the minimum setback requirement of 30 feet, as required by the Fire Safe Regulations.

Staff Verification: Not Applicable. No lots in the Unit 1 Final Map are more than 1 acre.

21. All homes adjacent to the open space area will have stucco siding construction with non-combustible fencing. Should any lot be afforded the opportunity to cantilever a deck, the deck shall be enclosed with fire resistant material.

Staff Verification: Consistent. This condition is noted in the September 2014 Supplemental Wildfire Management Plan for Villages M2 and M3, approved by El Dorado Hills Fire Department on September 10, 2014 and Cal Fire (no date).

22. This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan that is approved according to the California Fire Safe Regulations. This shall address the homes that back up to the open wildland.

Staff Verification: Consistent. Cal Fire and El Dorado Hills Fire Department approved a Supplemental Wildfire Management Plan for Villages M2 and M3 (dated September 2014). A copy is provided with the final map application.

23. The applicant shall be required to provide access to Open Space Lots V and W consisting of an aggregate base (AB) surface (to be shown on the improvement plans) in accordance with fire department requirements. The developer or developer's successor in interest to the open space lots shall be responsible for the on-going maintenance of the access.

Staff Verification: Consistent. Access to the open space is provided by the Emergency Vehicle Access road shown on Sheet C17 of the improvement plans, approved by El Dorado Hills Fire Department on July 1, 2014.

24. The driveways serving this project shall be designed to a maximum of 20 percent grade as required by the Uniform Fire Code. Any driveway exceeding this slope shall have fire sprinklers installed per NFPA 13D.

Staff Verification: Consistent. The El Dorado Hills Fire Department will verify compliance with this condition at the building permit stage.

25. This development shall be prohibited from installing any type of traffic calming that utilize a raised bump of a lower dip section of roadway.

Staff Verification: Consistent. The improvement plans do not include any traffic calming devices or raised bump or lower dip sections. El Dorado Hills Fire Department approved the improvement plans on July 1, 2014.

26. The two gates that will be installed at the PG&E easement off of Greyson Creek Drive shall have KNOX lows security locks installed. The applications can be obtained from the El Dorado Hills Fire Department.

Staff Verification: Not applicable to this phase of development.

27. This project will be allowed to build the road in phases. The maximum length of a dead-end road shall not exceed 800 feet in length and no more than 24 lots for parcels of less than one-acre in size. The end of the road shall have a turnaround. Phase 2 shall include the completion of the road to include two points of egress/ingress.

Staff Verification: Consistent. Noted. The Phase 1 improvement plans include an Emergency Vehicle Access road on Sheet C17 of the improvement plans, approved by El Dorado Hills Fire Department on July 1, 2014.

Planning Services:

28. A Final Subdivision Map shall not be recorded until an EID Water Meter Award Letter or similar document has been issued for all of the lots included in the Final map, and a copy filed with Planning Services.

Staff Verification: Consistent. Meter Award Letter has been acquired and is included as Exhibit H.

29. Residential lots located on the border of the Green Springs Ranch shall not exceed a 3:1 ratio of lot frontage to lot depth, as noted in the County Design and Improvement Standards manual.

Staff Verification: Not applicable to this phase of development.

30. Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map or parcel map, the subdivider shall submit to the Planning Director for approval:

- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
- b. Improvement plans prepared by a civil engineer of the required off-site improvements.
- c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

Staff Verification: Not applicable to this phase of development.

31. The minimum setback along the common boundary between Village M and the Green Springs Ranch shall be 100 feet.

Staff Verification: Not applicable to this phase of development.

32. Fencing of the common border between lots in Green Springs Ranch occupied as of September 30, 2001, and Lots 57, 56, 55, 54, 53, 52, 51, 50, 49, and Lot C of this tentative map shall be fenced with the Serrano standard wrought iron fence at the time of construction of a home on the Serrano lot. For lots not occupied as of September 30, 2001, the common border fence may be either wrought iron or a wire fence of design approved by the Serrano Association Architectural Review Committee.

Staff Verification: Not applicable to this phase of development.

33. A potable water line shall be extended easterly of to the common boundary with Green Springs Ranch. The terminus of the line shall be a fire department approved hydrant. The hydrant location shall be accessible from either side of the Green Springs Ranch/Serrano boundary.

Staff Verification: Not applicable to this phase of development.

34. The applicant shall install and emergency access gate providing a connection between the Village M map and Green Springs Ranch at the mid-point (approximately) of the 100 foot PG&E easement and 200 foot SMUD power line easement. The gate shall be designed to the requirements of the El Dorado Hills Fire Department and shall include a "Knox Lock" or similar locking mechanism acceptable to the District.

Staff Verification: Not applicable to this phase of development.

35. The trail crossing shall be marked and shown on the improvement plans.

Staff Verification: Consistent. The trail crossing sign has been installed according to the plans.

Conditions - Development Plan

1. The Development Plan for Villages M2 and M3, not including M1 Phase 1 (J-36), permits the following:

A tentative subdivision map and development plan creating 103 residential lots and 5 open space lots ranging in size from 20,000 square feet to 1,288,069 square feet, on a 164.88 acre site (Exhibit B), with the following requested design waivers:

- a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Western Sierra Way, C Streets, and Greyson Creek Drive.
- b. Reduction of road right-of-way to conform to actual street width improvements from 50 to 36 feet for C, D, E, F, G, H, J, K, and L Courts.

- c. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius.

Staff Verification: Consistent. The Unit 1 final map provides for 11 residential lots, ranging in size from 28,488 to 43,124 square feet. Sheet C2 of the Phase 1 improvement plans, approved by the County Engineer on July 25, 2014, include typical cross-sections of 46 feet and 36 feet. The Final Map shows the cul-de-sac radii of 47 feet.

The following setbacks shall apply to all lots within Village M2 and M3:

Front Property Line Setback: 30 feet
Side Property Line Setback: 10 feet
Rear Property Line Setback: 30 feet

Staff Verification: Consistent. Planning Services will verify compliance with this condition at the building permit stage.

Lot C, adjacent to Green Springs Ranch, is subject to a 100-foot rear property line setback.

Staff Verification: Consistent. Not applicable to this phase of development.

OTHER STANDARD SUBDIVISION REQUIREMENTS OF LAW

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

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

Staff Verification: Consistent. The improvement plans were prepared by Donald T. McCormick, R.C.E. 42556, and approved by the County Engineer on July 25, 2014.

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

Staff Verification: Consistent. All easements are shown on the Final Map.

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

Staff Verification: Consistent. The improvement plans were approved by the County Engineer on July 25, 2014.

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

Staff Verification: Consistent. The applicant has provided Performance and Payment bonds to the County as required by the Subdivision Improvement Agreement.

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

Staff Verification: Consistent. Driveway cuts and fills are shown on the Village M2 Phase 1 Eastern Shed Lot Grading Plans approved by the County Engineer on March 10, 2015.

6. All grading plans shall be prepared and submitted to the EL Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County.

Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.

Staff Verification: Consistent. Submission of grading plans to RCD is a prerequisite to obtaining signed improvement plans. The County Engineer signed the improvement plans on July 25, 2014.

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

Staff Verification: Consistent. Improvement plans approved by the County Engineer on July 25, 2014 include specifications for revegetation (Erosion Control Notes, Sheet C20).

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

Staff Verification: Consistent. The improvement plans include protective measures for oak trees (Standard Note # 11) and have been signed by the County Engineer on July 25, 2014.

9. All survey monuments shall be set prior to the presentation of the Final Map to the Board of Supervisors for approval; or the developer shall have a surety of work to be done by bond or cash deposit and shall provide 50 percent labor and materials bond. Verification of set monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.

Staff Verification: Consistent. The required monumentation security has been set to the satisfaction of the Surveyor's Office.

10. All roads shall be named by filing a completed road naming petition for each proposed road with the county Surveyor's office prior to filing the Final Map.

Staff Verification: Consistent. All roads have been named according to a road naming petition approved by the Surveyor's Office. The approved road names are shown on the Final Map.

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

Staff Verification: Consistent. The locations and specifications for fire hydrants are shown on the improvement plans approved by El Dorado Hills Fire Department on July 1, 2014.

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

Staff Verification: Consistent. The improvement plans, approved by the County Engineer on July 25, 2014, includes this provision for blasting activities (Standard Note # 31).

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

Staff Verification: Consistent. The improvement plans, approved by the County Engineer on July 25, 2014, includes this provision for burning activities (Standard Note # 32).

14. 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: Consistent. Payment for assessments has been completed to the satisfaction of the Tax Collector.

15. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Department shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.

Staff Verification: Consistent. The improvement plans, approved by the County Engineer on July 25, 2014, includes provisions for discovery of human remains (Standard Note # 17).

The following is a condition of approval from the approved revised tentative map (TM01-1381-R) originally approved on January 15, 2009.

1. Phasing of this map shall be conducted in accordance with Section 66456.1 of the Subdivision Map Act.

Staff Verification: Noted. Units 1 and 2 are Phases 1 and 2, respectively, of Village M2 and M3.

The following are conditions of approval from the approved revised tentative map (TM01-1381-R-2) originally approved on July 9, 2014.

1. The proposed revision to the approved Tentative Subdivision Map is based upon and limited to compliance with the project description 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:

Revision to the approved Tentative Map for Serrano Village M2 removing "D" Court.

Staff Verification: Consistent. The final subdivision map dated September 2015 is consistent with the July 9, 2014 substantial compliance approval.

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

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

Staff Verification: Noted. There are no pending legal actions regarding approved tentative map.

EL DORADO IRRIGATION DISTRICT
Cash Receipt

9/22/2015 12:55 PM

Service Type: **SINGLE FAMILY RESIDENTIAL - DUAL PLUMBED**
 Project #: **1948DEV** Work Order #: **664757**
 Project Name: **Serrano Village M2, Ph. 1, Unit 1** Zone: **1**
 A. P. N. **123-630-02** A. D. **AFA**
 SP PROJECT #: **2330SP**

Name: **Serrano Associates, LLC** Cont ID:
 Address: **4525 Serrano Parkway** Check Number **68095**
 City, State, Zip **El Dorado Hills, CA 95762** Written by **Same**
 Phone: **916-939-4060**

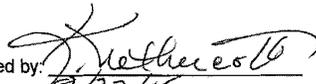
Agent **Unit 1 - 11 dual-plumbed lots** Phone:

Potable EDUs:	5.5	Recycled EDUs:	5.5
# of Potable Meters	11	# of Recycled Meters	11
Wastewater EDUs:	11	No. of W/W Inspec.	11
Recycled Plan Check & Insp	11	FT-\$400.00 FT&BK-\$325.00	

	Flat Fee Potable Meter	\$8,063.00	105-0000-0000-40218
	Flat Fee Recycle Meter	\$6,732.00	105-0000-0000-40218
	Job Estimate Fee/Variance Request	\$0.00	105-0000-0000-46260
	Time & Material Deposit	\$0.00	105-0000-0000-22118
	WATER Buy In	\$29,150.00	370-0000-0000-41020
Serrano Recycled Credit*	Credit - Recycled Water FCC	-\$4,609.00	370-0000-0000-41020
\$419 per unit	WATER Supply	\$0.00	370-0000-0000-41020
	Future Capital Costs	\$85,250.00	370-0000-0000-41020
Serrano Recycled Credit*	AFA Recycled Water FCC	\$34,177.00	570-0000-0000-41020
\$3,107 per unit	Credit - Recycled Water FCC	-\$34,177.00	570-0000-0000-41020
	Gabbro Soils	\$3,795.00	325-0000-0000-41050
	Reservoir Line & Cover Project Phase II	\$1,298.00	351-0000-0000-41020
	Reservoir Line & Cover Project Phase III	\$3,575.00	351-0000-0000-41020
	Wastewater Buy - In	\$67,540.00	470-0000-0000-41020
	Future Capital Costs	\$76,769.00	470-0000-0000-41020
	Recycled Plan Check and Inspection	\$3,575.00	510-0000-0000-40220
	Wastewater Inspection Fee	\$1,595.00	105-0000-0000-40220
	D.O.T. Road Encroachment Permit	\$0.00	105-0000-0000-22115
	Promontory Lift Station No. 1	\$0.00	105-0000-0000-22112
	Promontory Off-Site Sewer Line	\$0.00	105-0000-0000-22112
	Returned Check Fee	\$0.00	110-0000-0000-46260

Total Due \$282,733.00
Total Paid \$282,733.00

*Serrano MOU - \$3,526.00 credit per dwelling unit.

Completed by: 
 Date: 9/22/15