

# Serrano Village J, Lot H Tentative Subdivision Map and Development Plan

File Nos. TM14-1524/PD14-0008

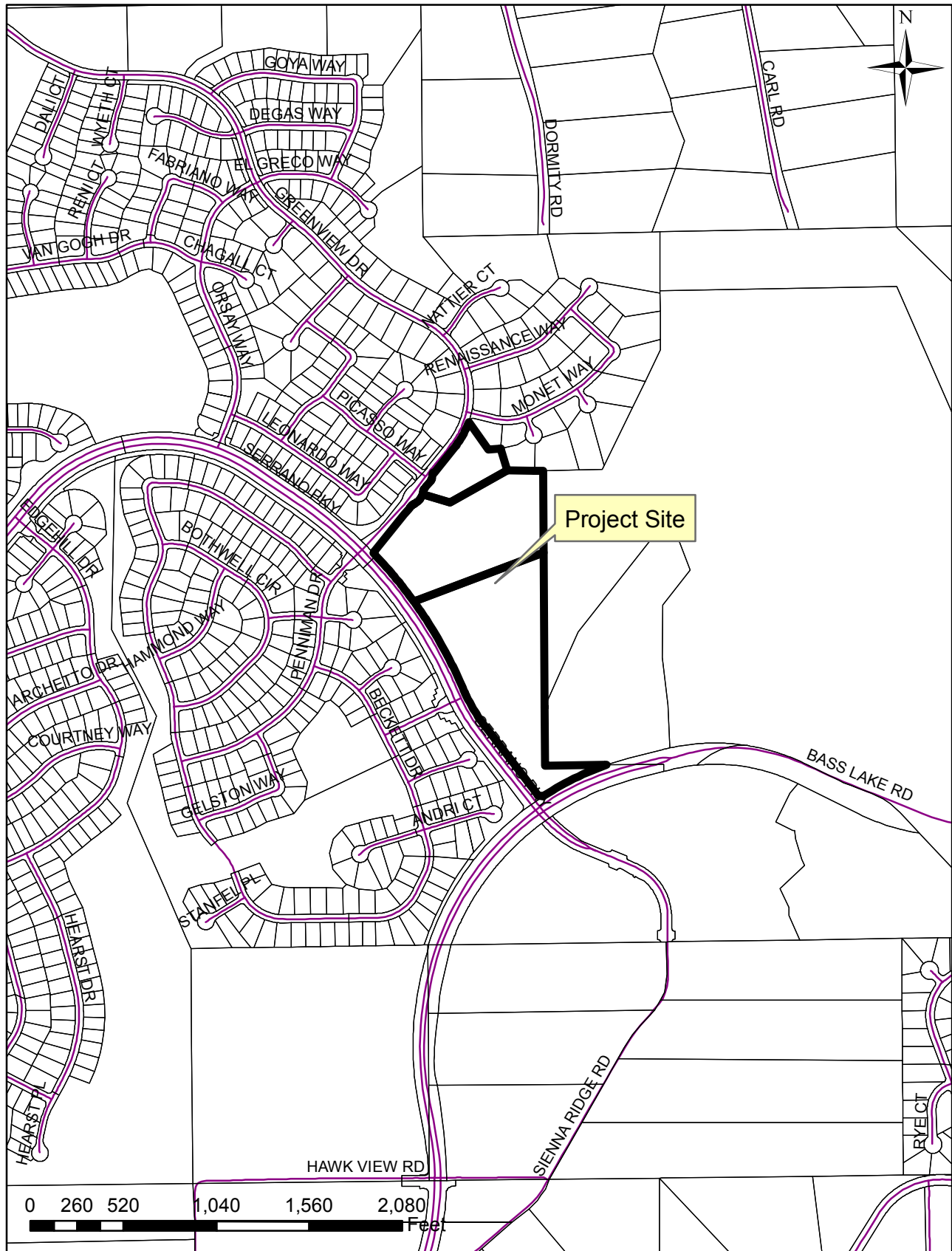
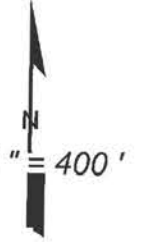


Exhibit A: Location Map

**POR. SECS. 30 & 31, T.10N., R.9E., M.D.M.  
SERRANO NORTH UPLANDS UNIT NO. 2**

123:37

**J - 60**



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

**Acreages Are Estimates**

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

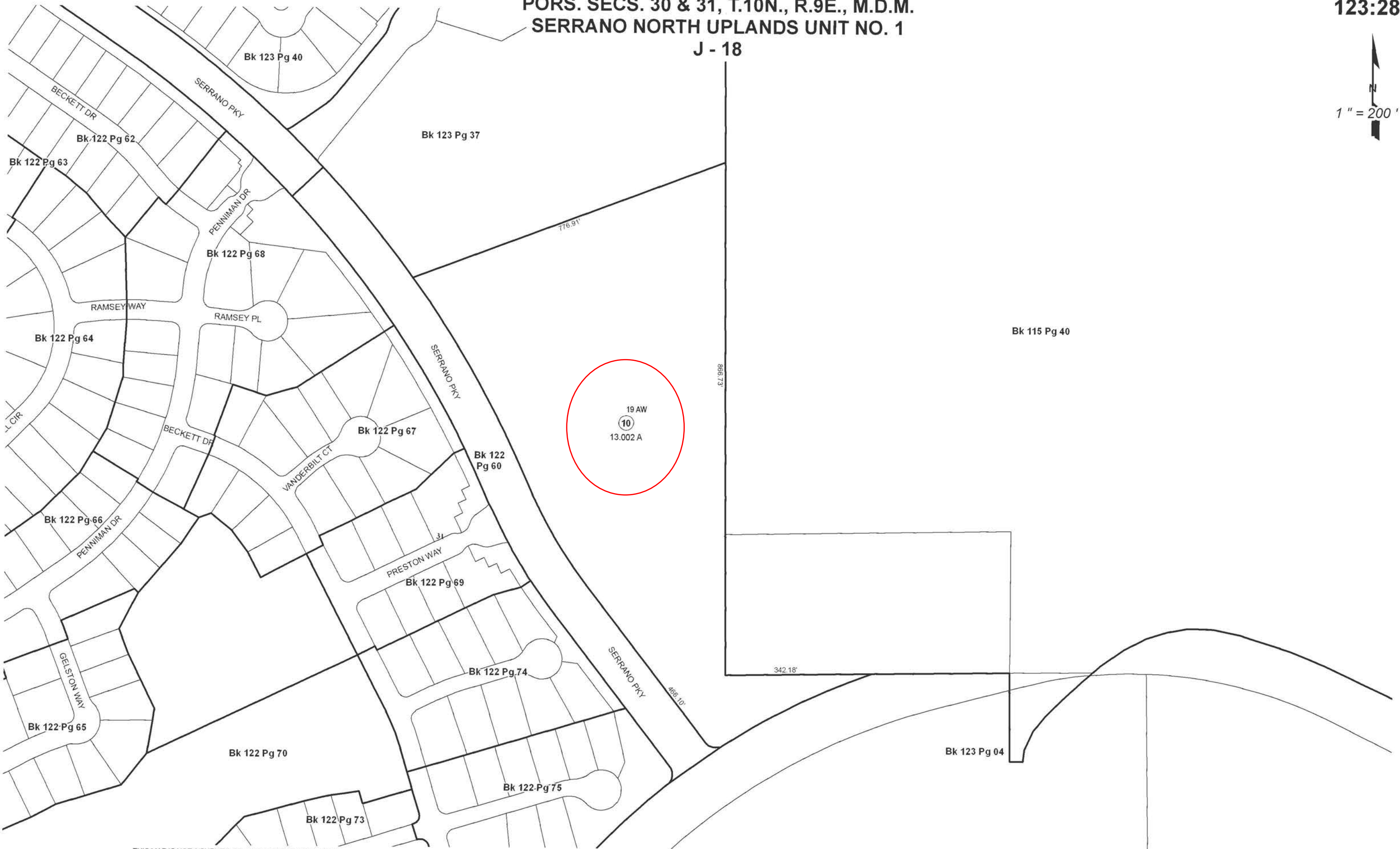
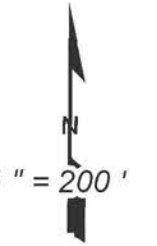
**EXHIBIT B**

Rev. Dec 6, 2013

PORS. SECS. 30 & 31, T.10N., R.9E., M.D.M.  
SERRANO NORTH UPLANDS UNIT NO. 1

J - 18

123:28



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Acreages Are Estimates

Rev2. June 05, 2006

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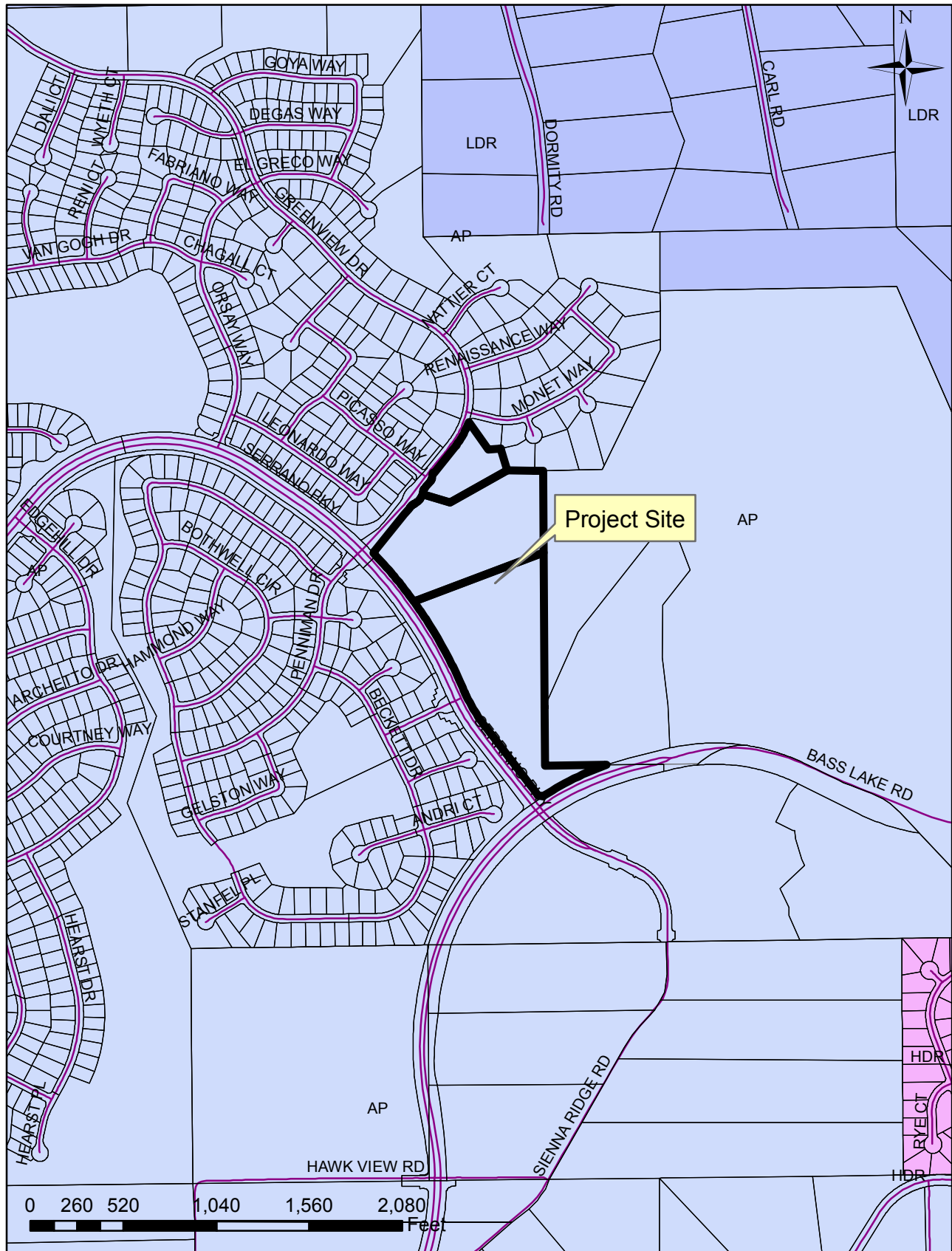


Exhibit C: Land Use Map

# Serrano Village J, Lot H Tentative Subdivision Map and Development Plan

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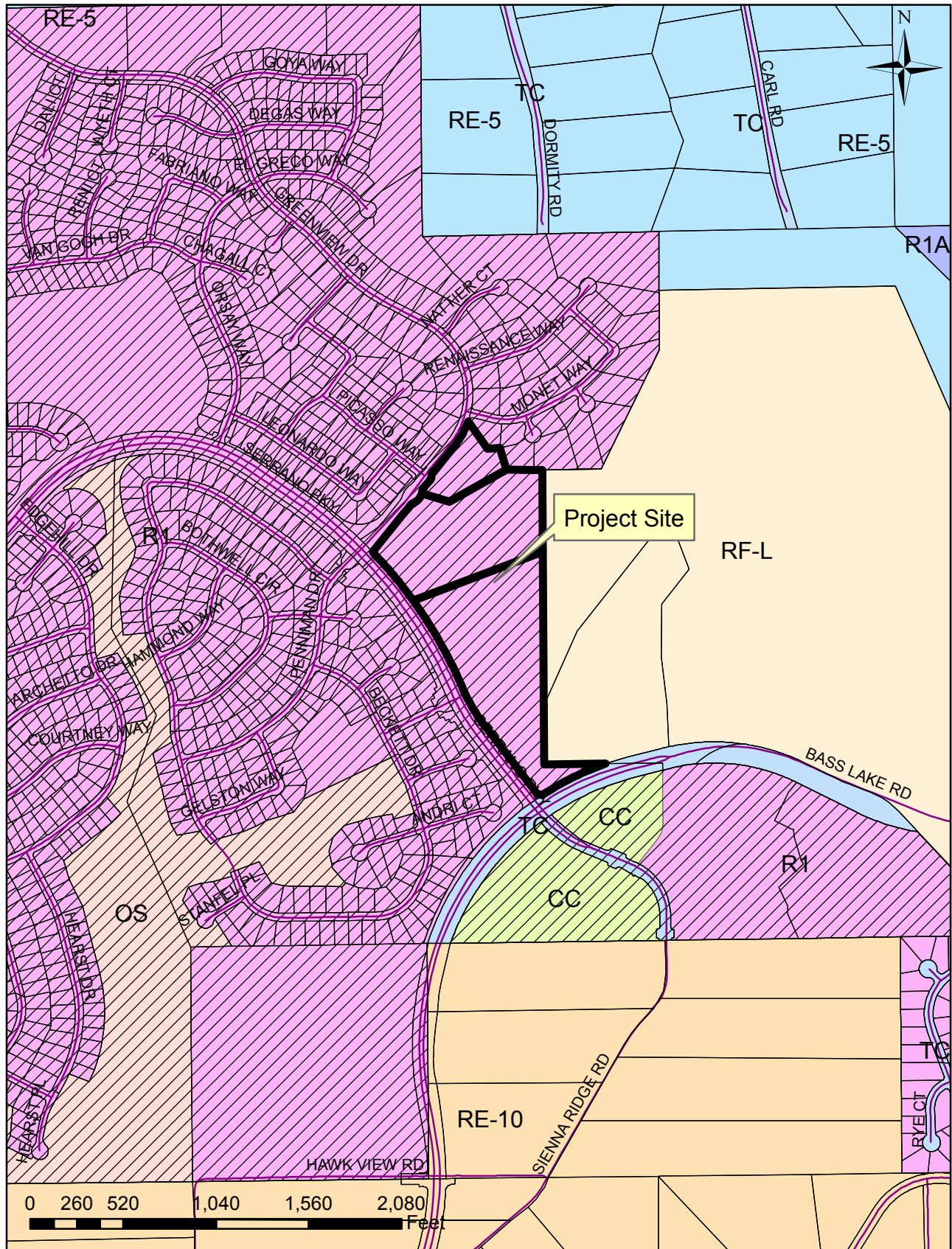


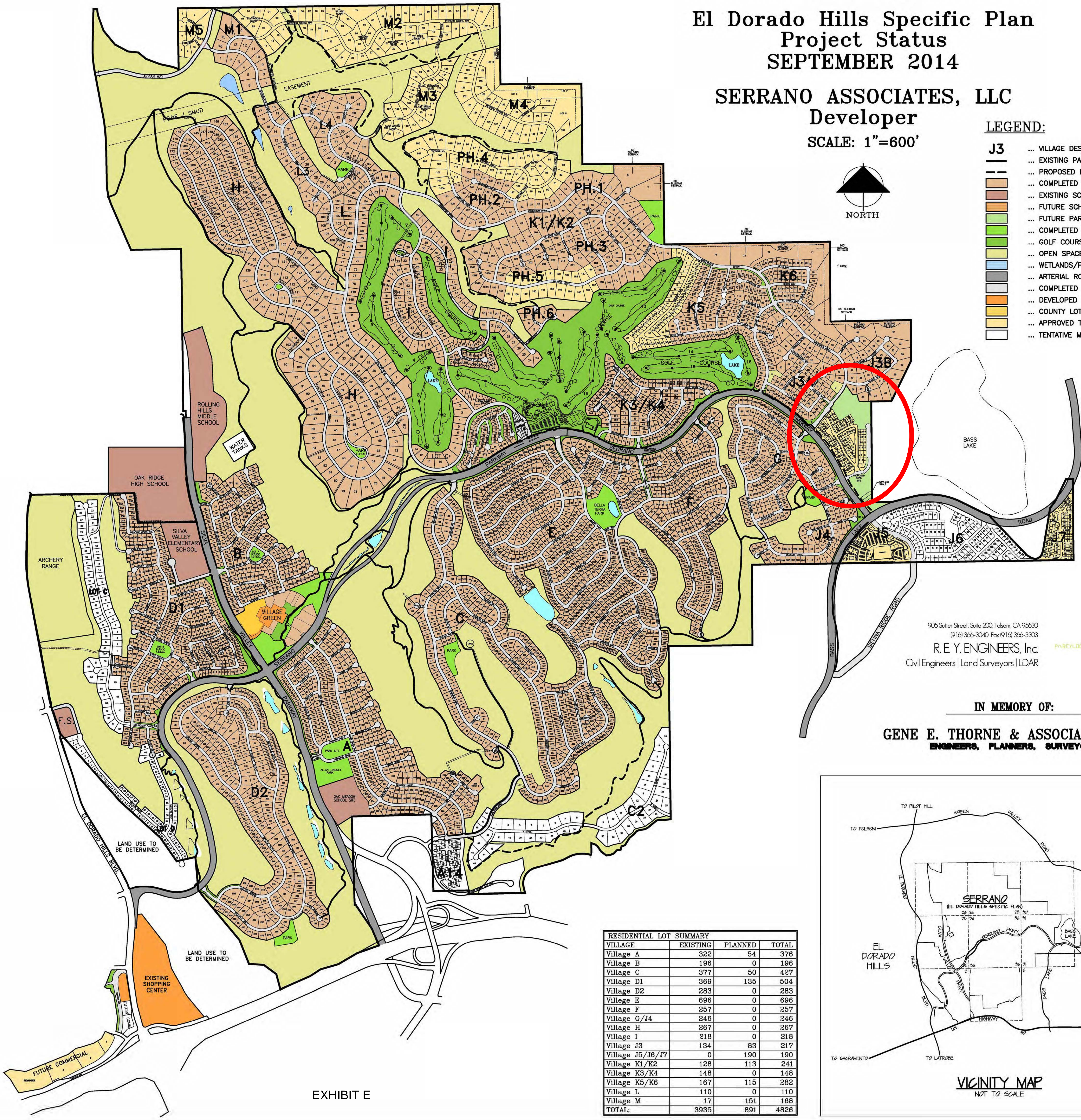
Exhibit D: Zoning Map

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

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



905 Sutter Street, Suite 200, Folsom, CA 95630  
 (916) 366-3040 Fax (916) 366-3303  
 R. E. Y. ENGINEERS, Inc.  
 Civil Engineers | Land Surveyors | LDAR

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

RESIDENTIAL LOT SUMMARY			
VILLAGE	EXISTING	PLANNED	TOTAL
Village A	322	54	376
Village B	196	0	196
Village C	377	50	427
Village D1	369	135	504
Village D2	283	0	283
Village E	696	0	696
Village F	257	0	257
Village G/J4	246	0	246
Village H	267	0	267
Village I	218	0	218
Village J3	134	83	217
Village J5/J6/J7	0	190	190
Village K1/K2	128	113	241
Village K3/K4	148	0	148
Village K5/K6	167	115	282
Village L	110	0	110
Village M	17	161	168
<b>TOTAL:</b>	<b>3935</b>	<b>891</b>	<b>4826</b>

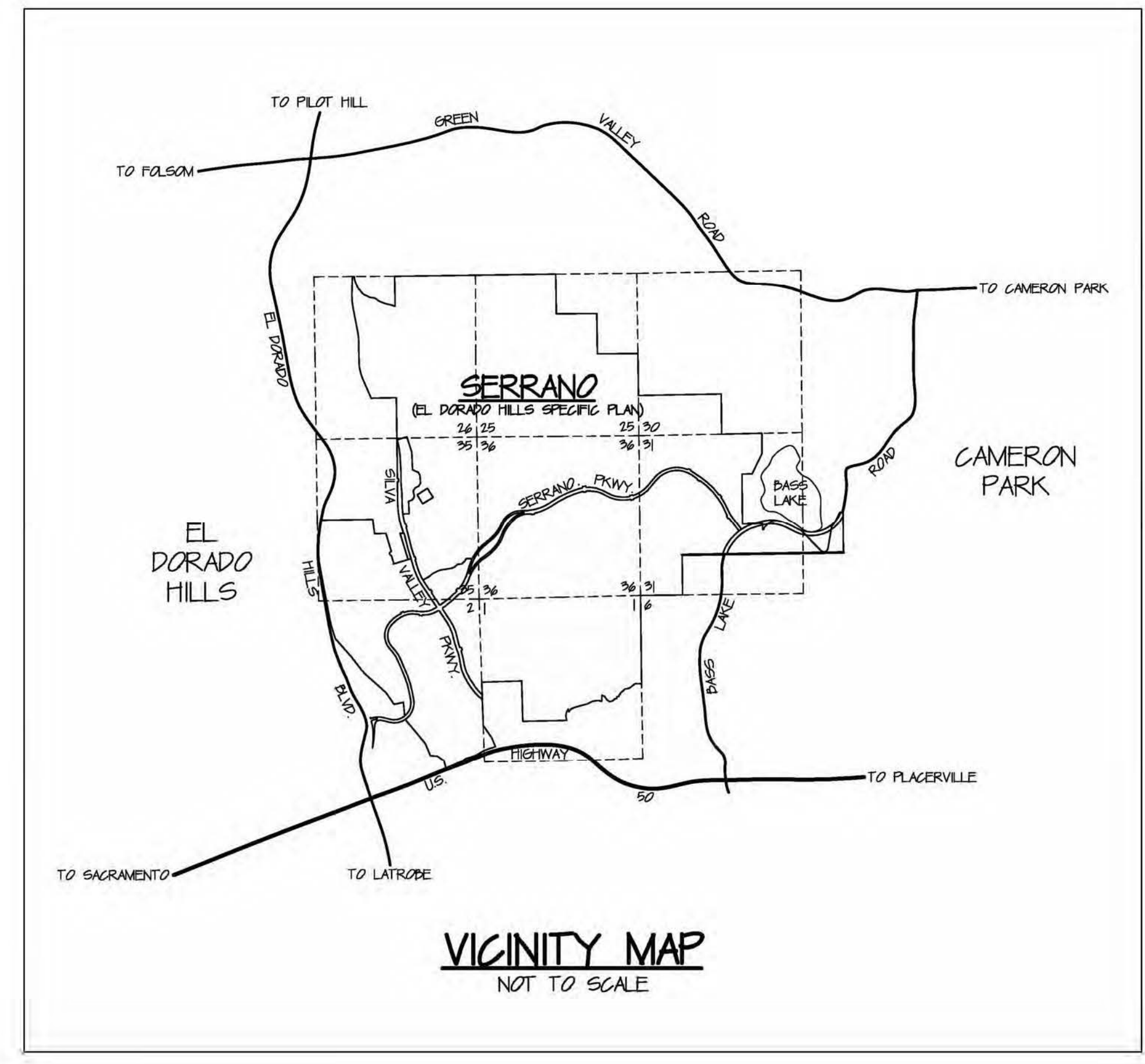


EXHIBIT E

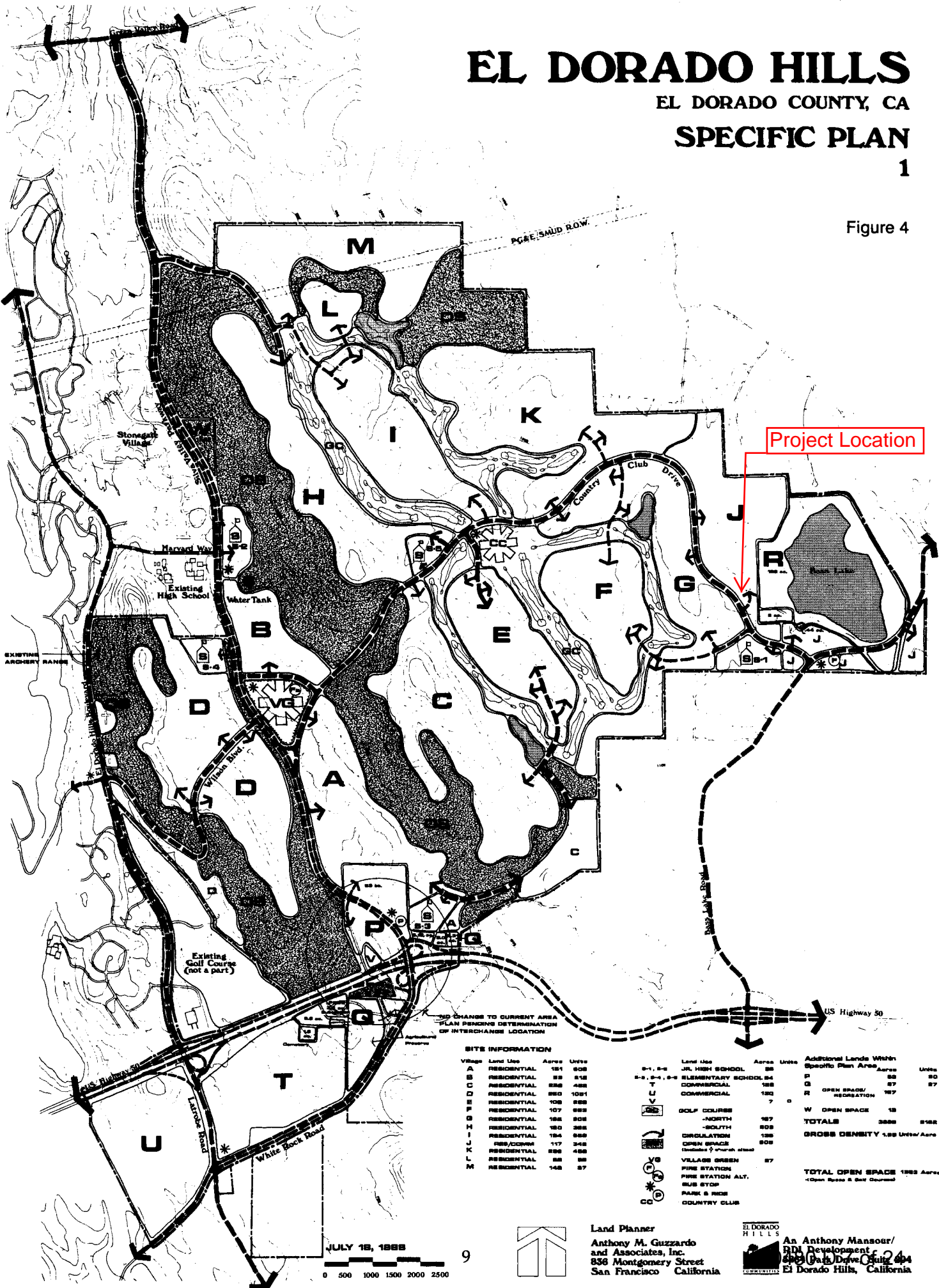
# EL DORADO HILLS

EL DORADO COUNTY, CA

## SPECIFIC PLAN

1

Figure 4



Project Location

NO CHANGE TO CURRENT AREA PLAN PENDING DETERMINATION OF INTERCHANGE LOCATION

**SITE INFORMATION**

Village	Land Use	Acres	Units
A	RESIDENTIAL	181	908
B	RESIDENTIAL	88	512
C	RESIDENTIAL	898	488
D	RESIDENTIAL	863	1091
E	RESIDENTIAL	108	888
F	RESIDENTIAL	107	883
G	RESIDENTIAL	188	808
H	RESIDENTIAL	180	388
I	RESIDENTIAL	184	888
J	RESIDENTIAL	117	388
K	RESIDENTIAL	888	488
L	RESIDENTIAL	88	88
M	RESIDENTIAL	148	87

Land Use	Acres	Units
JR. HIGH SCHOOL	88	
ELMENTARY SCHOOL	84	
COMMERCIAL	188	
COMMERCIAL	180	
COMMERCIAL	7	
GOLF COURSE - NORTH	187	
GOLF COURSE - SOUTH	808	
CIRCULATION	188	
OPEN SPACE	808	
VILLAGE GREEN	87	
PINE STATION		
PINE STATION ALT.		
BUS STOP		
PARK & RIDE		
COUNTRY CLUB		

**Additional Lands Within Specific Plan Area**

Land Use	Acres	Units
P	88	80
Q	87	87
R	187	
W	18	
<b>TOTALS</b>	<b>3888</b>	<b>8188</b>
<b>GROSS DENSITY</b>	<b>1.88 Units/Acre</b>	
<b>TOTAL OPEN SPACE</b>	<b>1888 Acres</b>	

\*Open Space & Golf Course

JULY 18, 1988

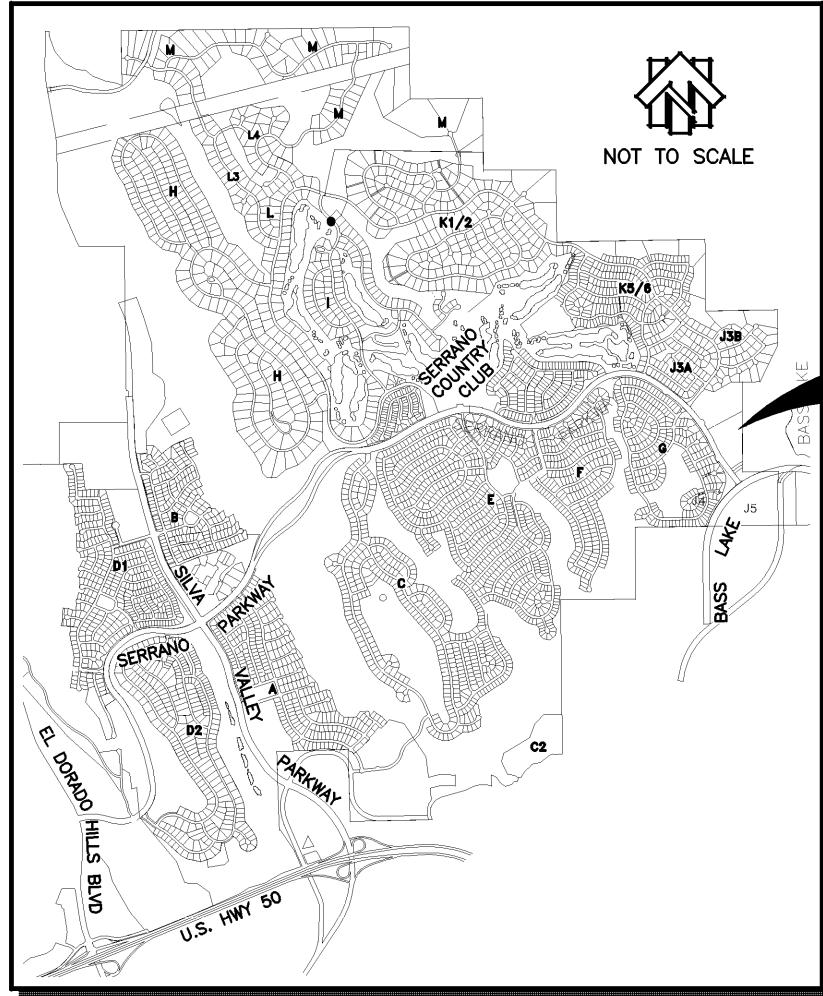
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Land Planner  
 Anthony M. Guzzardo  
 and Associates, Inc.  
 838 Montgomery Street  
 San Francisco California

EL DORADO HILLS  
 An Anthony Mansour/  
 BDI Development  
 8888 Club Drive, Suite 204  
 El Dorado Hills, California

# SERRANO VILLAGE J, LOT H

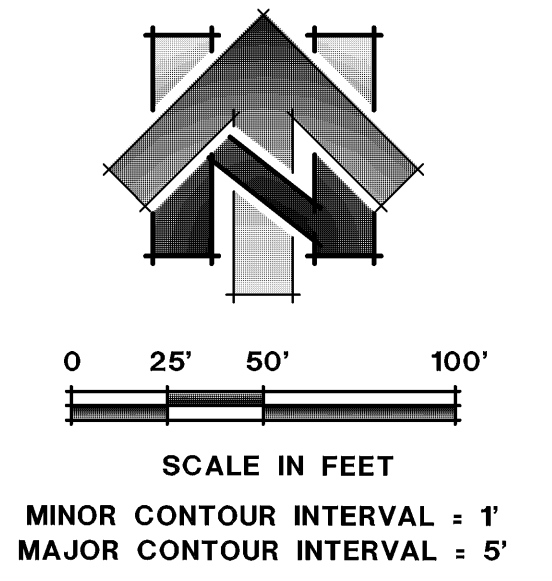
TENTATIVE SUBDIVISION MAP  
EL DORADO COUNTY CALIFORNIA  
JULY 25, 2008  
REVISED JULY 14, 2010



VICINITY MAP



925 Sutter Street, Suite 200 Folsom, CA 95630  
916.366.3407 Fax 916.366.3333  
R.E.Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors



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

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

**MAP SCALE**  
1"=50'

**CONTOUR INTERVAL**  
CONTOUR INTERVAL = AS SHOWN

**SOURCE OF TOPOGRAPHY**  
AERIAL PHOTOGRAPHY

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

**ASSESSOR'S PARCEL NUMBER**  
123-370-01, 123-370-03 & 123-280-10

**EXISTING/PROPOSED ZONING**  
ONE-FAMILY RESIDENTIAL (R1-PD)

TOTAL AREA	
RESIDENTIAL LOTS	8.06 Acres
RESIDENTIAL STREETS	1.88 Acres
OPEN SPACE	0.27 Acres
LANDSCAPE (PRIVATE)	1.13 Acres
LANDSCAPE (PUBLIC)	1.41 Acres
REMAINDER	12.53 Acres
<b>TOTAL</b>	<b>25.28 Acres</b>

PROPOSED USE	
83	- SINGLE FAMILY RESIDENTIAL
1	- OPEN SPACE (LOT C)
4	- PUBLIC LANDSCAPE (LOTS A,B,E & F)
5	- PRIVATE LANDSCAPE (LOTS D,G,H,I & J)
1	- REMAINDER

LOT SIZES	
MINIMUM LOT SIZE	- 3,113 SF (LOT 58)
AVERAGE LOT SIZE	- 4,218 SF
MAXIMUM LOT SIZE	- 7,602 SF (LOT 1)

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

**FIRE PROTECTION**  
EL DORADO CO. FIRE DEPARTMENT

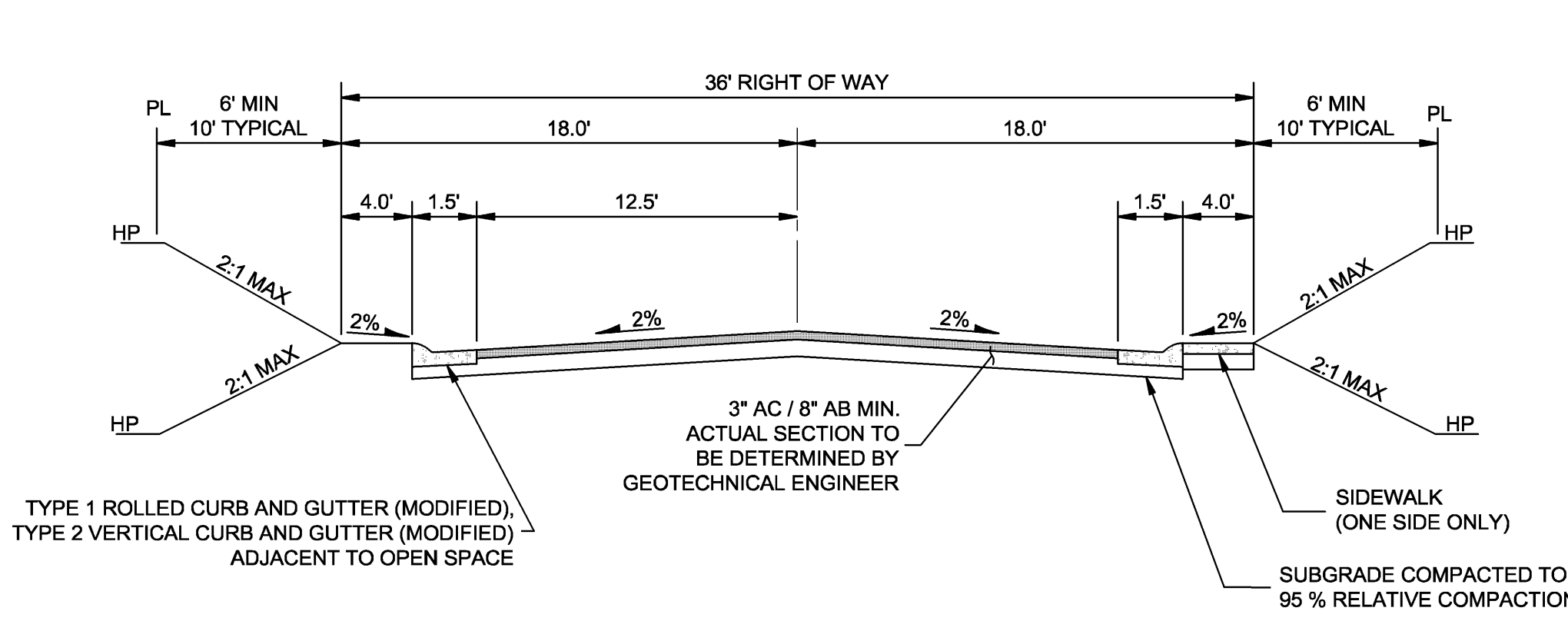
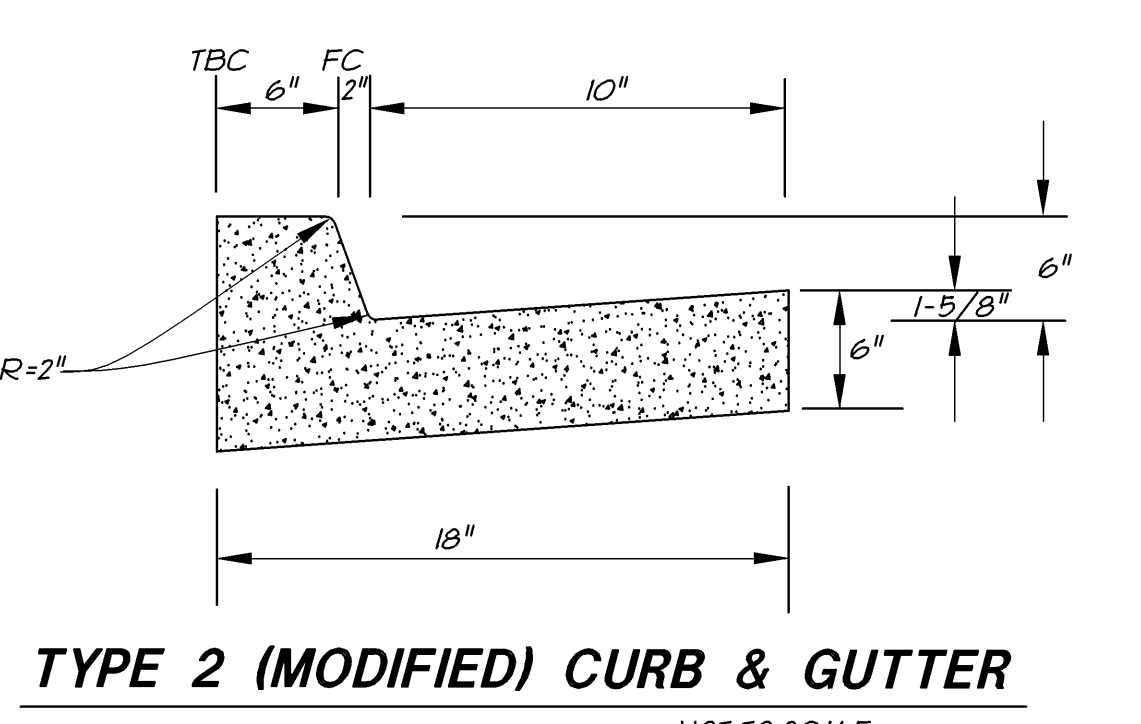
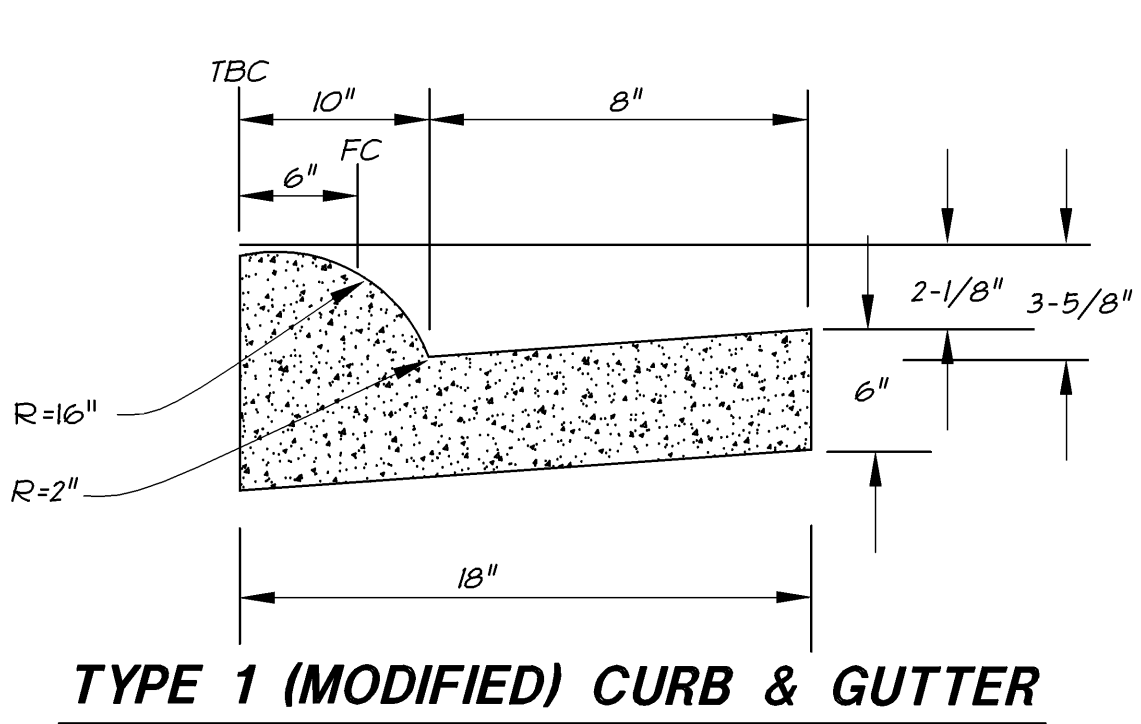
**DATE OF PREPARATION**  
JULY 25, 2008 / REVISED JULY 14, 2010

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

**SCHOOL DISTRICT**  
RESCUE UNION SCHOOL DISTRICT

**PHASING PLAN NOTICE**  
THE FILING OF MULTIPLE FINAL MAPS WILL BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVISOR SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2010 EDITION SECTION 66466.1)

PARKING SUMMARY	
REQUIRED OFF-STREET PARKING	166
83 UNITS @ 2 PER UNIT	166
PARKING PROVIDED	
RESIDENT PARKING	166
83 UNITS WITH 2 GARAGE STALLS EACH	166
GUEST PARKING	
2 PLAN A'S WITH 2 OFF-STREET STALLS EACH	4
30 PLAN B'S WITH 2 OFF-STREET STALLS EACH	60
25 PLAN C'S WITH 2 OFF-STREET STALLS EACH	50
ADDITIONAL OFF-STREET	40
<b>TOTAL PROVIDED</b>	<b>320</b>



**NOTES:**  
1. SEE LOT AREA/COVERAGE EXHIBIT  
6-PAK CLUSTER PLAN FOR TYPICAL CLUSTER DETAILS  
2. SHADED AREA DENOTES PROPOSED SIDEWALKS AND WALKWAYS

**ENGINEERS CERTIFICATE**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS VILLAGE J, LOT H OF THE EL DORADO HILLS SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DONALD T. MCCORMICK R.C.E. 42556 DATE \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_

APPROVAL/DENIAL DATE: \_\_\_\_\_

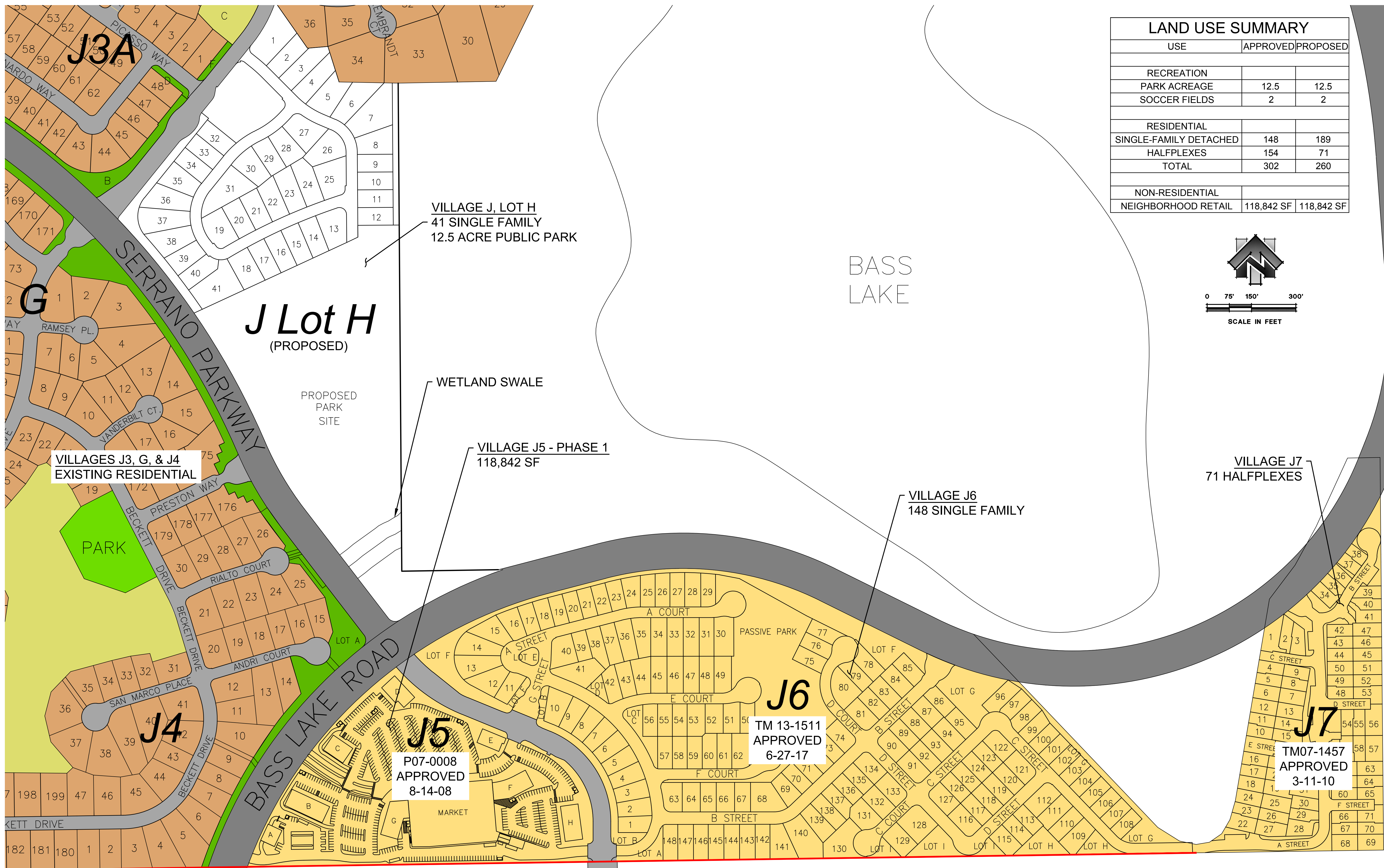
BOARD OF SUPERVISORS: \_\_\_\_\_

APPROVAL/DENIAL DATE: \_\_\_\_\_

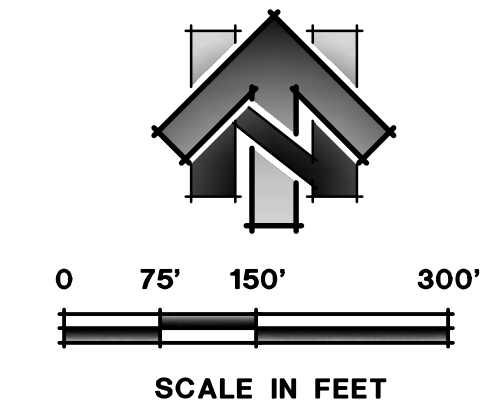


# PROPOSED LAND USES

JULY 2017



LAND USE SUMMARY		
USE	APPROVED	PROPOSED
<b>RECREATION</b>		
PARK ACREAGE	12.5	12.5
SOCCER FIELDS	2	2
<b>RESIDENTIAL</b>		
SINGLE-FAMILY DETACHED	148	189
HALFPLEXES	154	71
<b>TOTAL</b>	<b>302</b>	<b>260</b>
<b>NON-RESIDENTIAL</b>		
NEIGHBORHOOD RETAIL	118,842 SF	118,842 SF



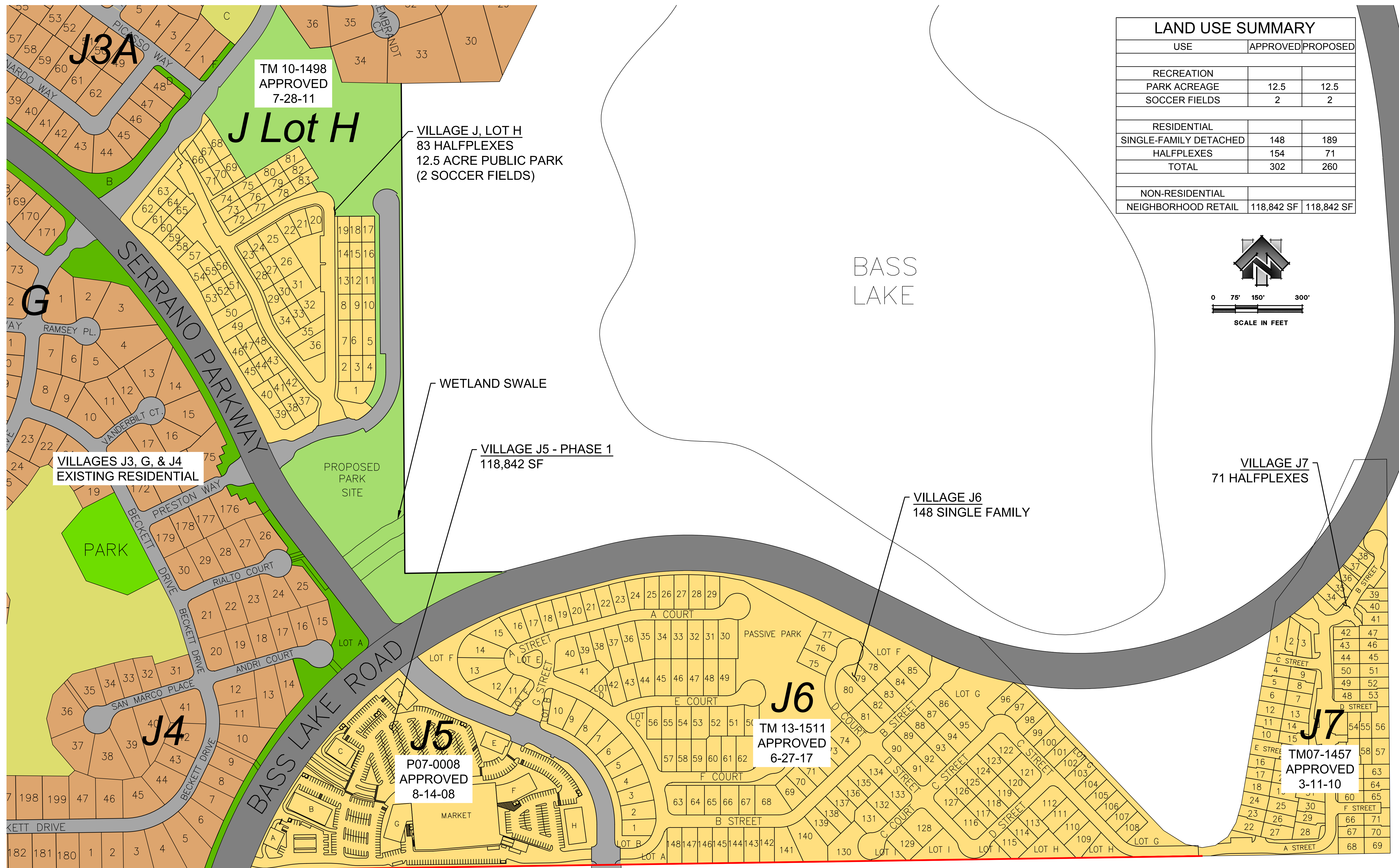
R:\2677\151 - Serrano Project Status Map\Exhibits\Village J - Approved vs Proposed Land Uses Exhibit\SERRANO - PROPOSED LAND USES 07-14-2017.dwg Jul 16, 2017 - 4:14pm, dsgan

FUTURE RESIDENTIAL: BASS LAKE SPECIFIC PLAN

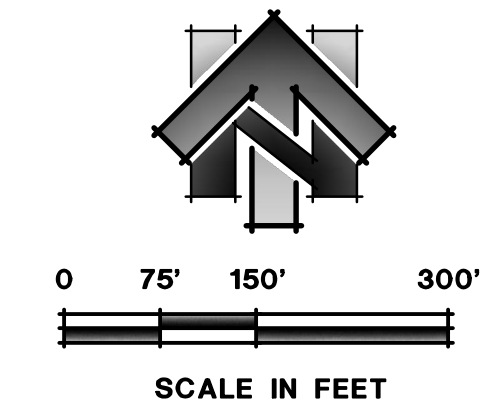
EXHIBIT G

# APPROVED LAND USES

JULY 2017



LAND USE SUMMARY		
USE	APPROVED	PROPOSED
<b>RECREATION</b>		
PARK ACREAGE	12.5	12.5
SOCCER FIELDS	2	2
<b>RESIDENTIAL</b>		
SINGLE-FAMILY DETACHED	148	189
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<b>TOTAL</b>	<b>302</b>	<b>260</b>
<b>NON-RESIDENTIAL</b>		
NEIGHBORHOOD RETAIL	118,842 SF	118,842 SF

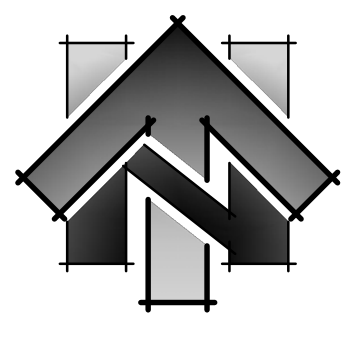


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FUTURE RESIDENTIAL: BASS LAKE SPECIFIC PLAN

# SERRANO VILLAGE J, LOT H - 41 LOT RESIDENTIAL

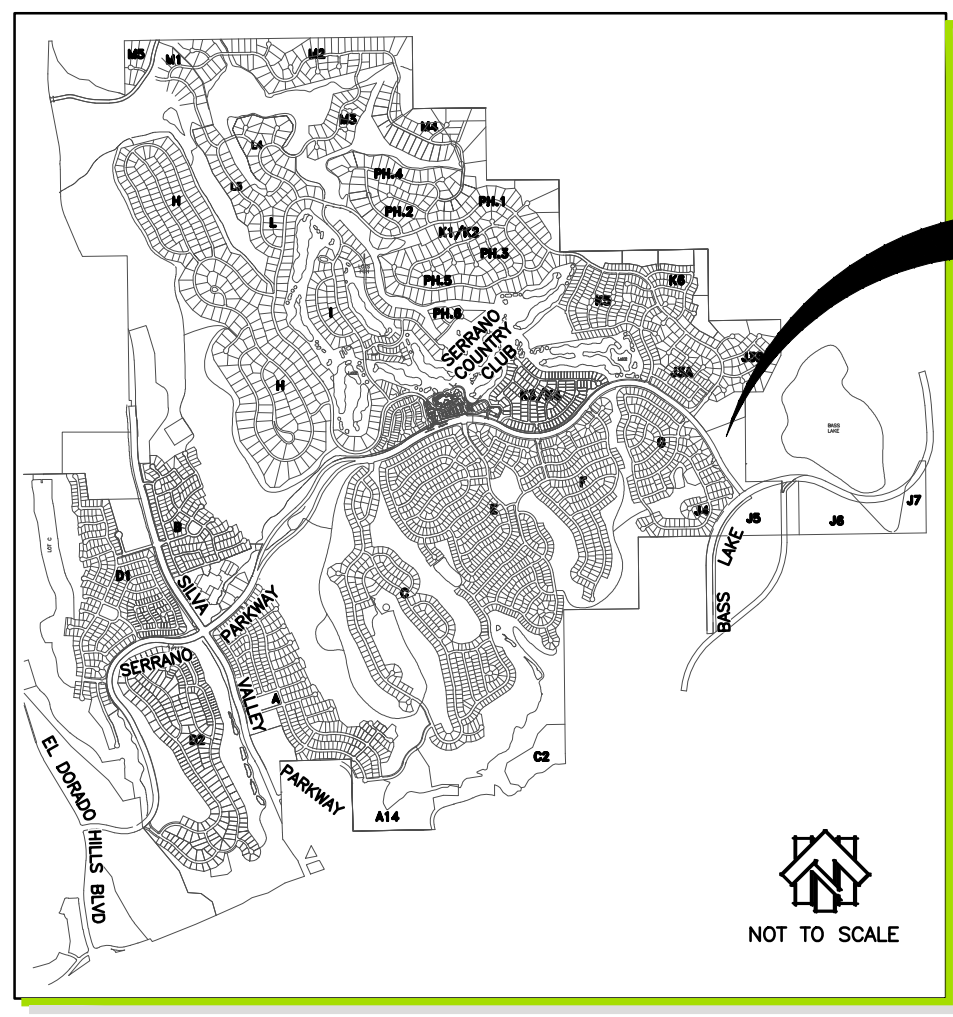
TENTATIVE SUBDIVISION MAP  
EL DORADO COUNTY, CALIFORNIA  
JUNE 2017  
REVISED FEBRUARY 2018



SCALE IN FEET  
0 25' 50' 100'  
MINOR CONTOUR INTERVAL = 1'  
MAJOR CONTOUR INTERVAL = 5'

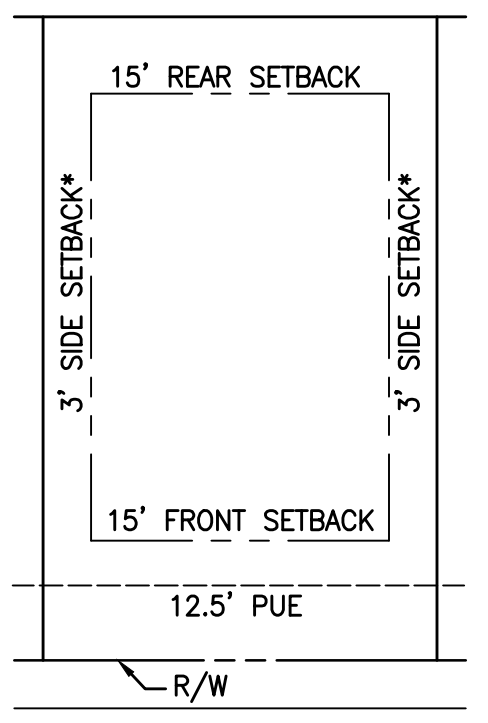


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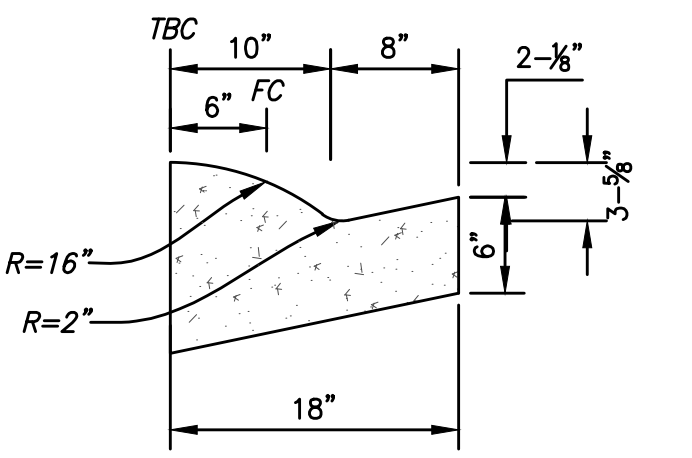


VICINITY MAP

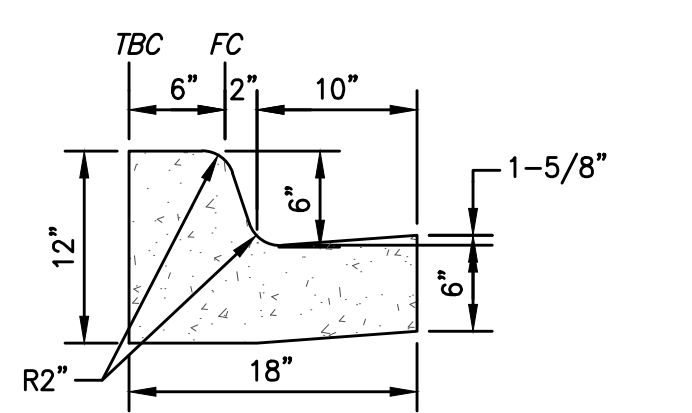
SITE



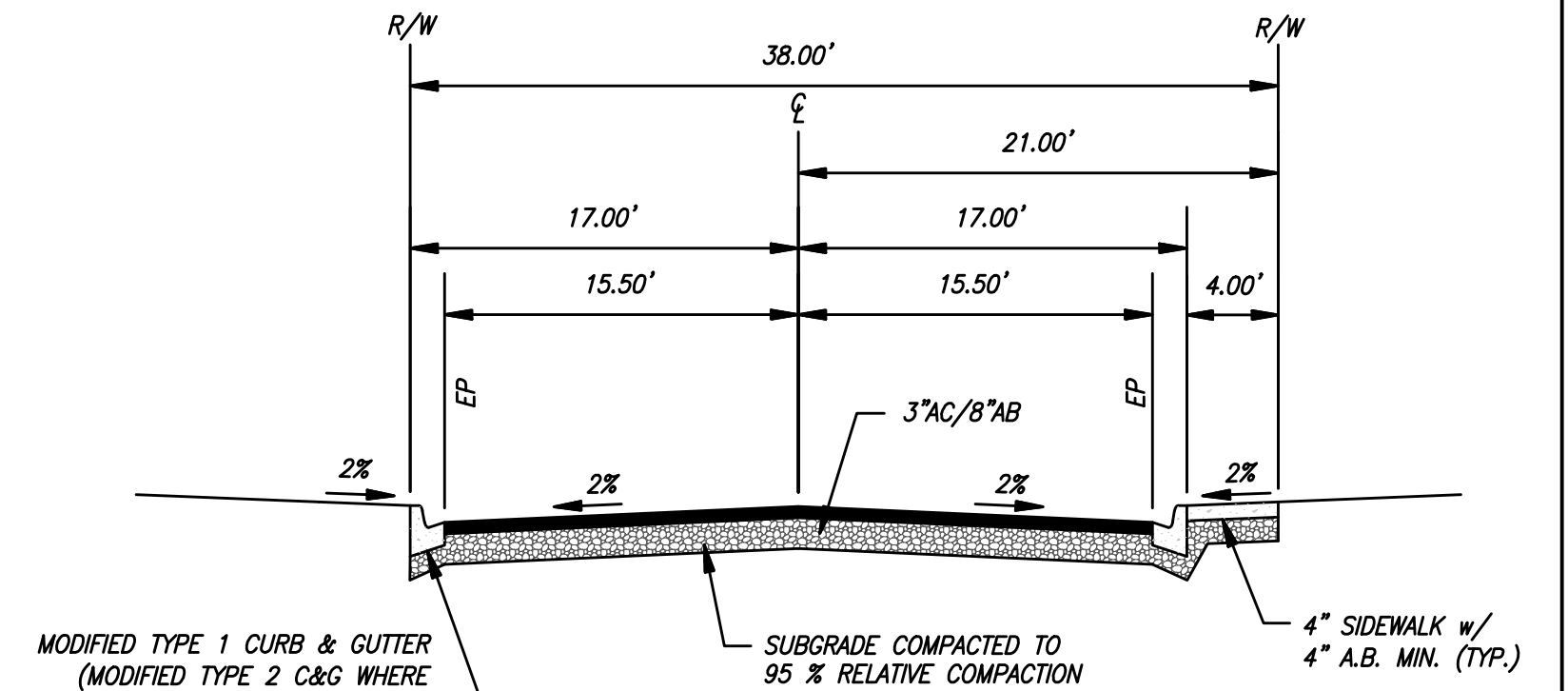
Typical Setbacks  
\*15' STREET SIDE SETBACK ON CORNER LOTS



MODIFIED TYPE 1 CURB & GUTTER  
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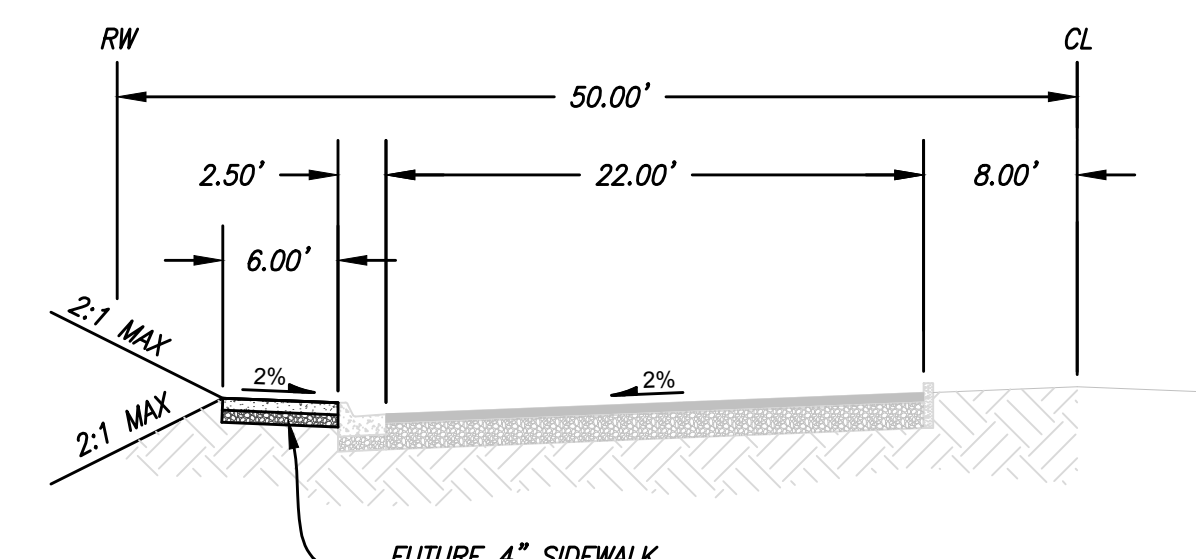


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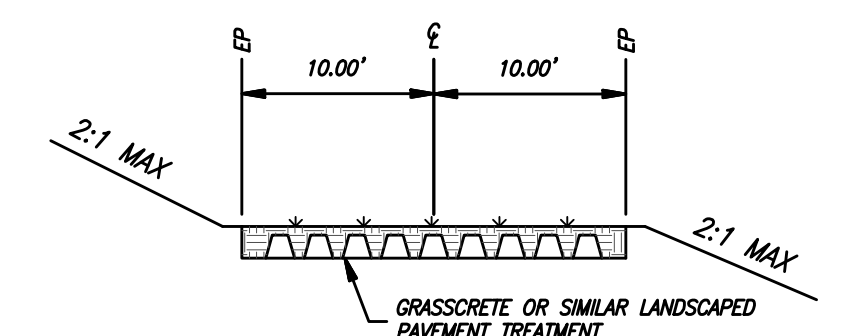


38' RIGHT-OF-WAY  
SCALE: N.T.S.

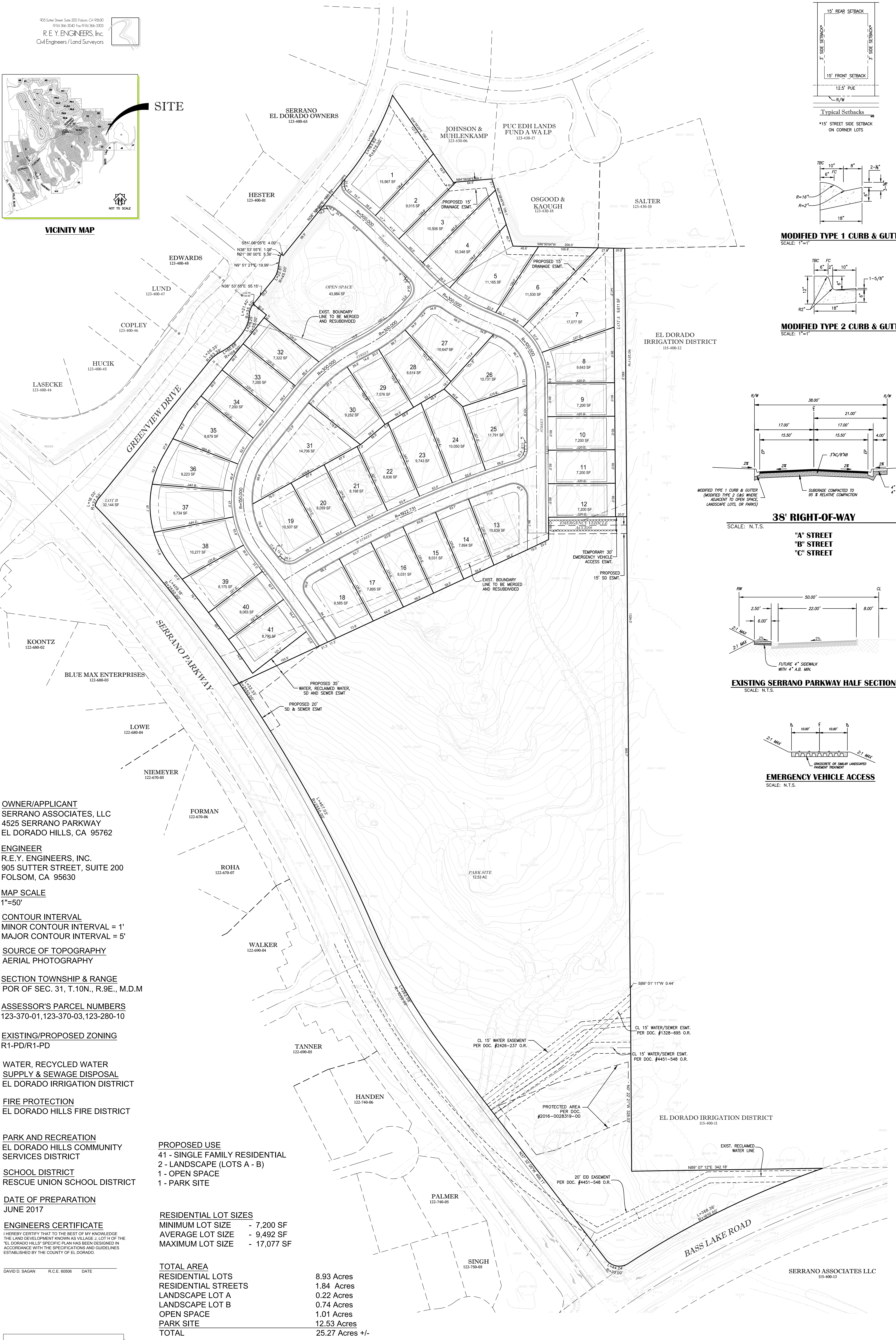
"A" STREET  
"B" STREET  
"C" STREET



EXISTING SERRANO PARKWAY HALF SECTION  
SCALE: N.T.S.



EMERGENCY VEHICLE ACCESS  
SCALE: N.T.S.



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

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

MAP SCALE  
1"=50'

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

SOURCE OF TOPOGRAPHY  
AERIAL PHOTOGRAPHY

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

ASSESSOR'S PARCEL NUMBERS  
123-370-01, 123-370-03, 123-280-10

EXISTING/PROPOSED ZONING  
R1-PD/R1-PD

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

FIRE PROTECTION  
EL DORADO HILLS FIRE DISTRICT

PARK AND RECREATION  
EL DORADO HILLS COMMUNITY  
SERVICES DISTRICT

SCHOOL DISTRICT  
RESCUE UNION SCHOOL DISTRICT

DATE OF PREPARATION  
JUNE 2017

ENGINEERS CERTIFICATE  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE  
THE LAND DEVELOPMENT KNOWN AS VILLAGE J, LOT H OF THE  
"EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN  
ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES  
ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID D. SAGAN R.C.E. 60506 DATE

PROPOSED USE  
41 - SINGLE FAMILY RESIDENTIAL  
2 - LANDSCAPE (LOTS A - B)  
1 - OPEN SPACE  
1 - PARK SITE

RESIDENTIAL LOT SIZES  
MINIMUM LOT SIZE - 7,200 SF  
AVERAGE LOT SIZE - 9,492 SF  
MAXIMUM LOT SIZE - 17,077 SF

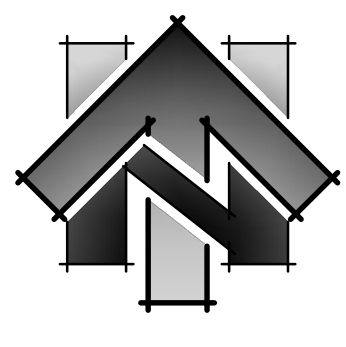
TOTAL AREA 8.93 Acres  
RESIDENTIAL LOTS 1.84 Acres  
RESIDENTIAL STREETS 0.22 Acres  
LANDSCAPE LOT A 0.74 Acres  
LANDSCAPE LOT B 1.01 Acres  
OPEN SPACE 12.53 Acres  
PARK SITE 25.27 Acres +/-

TOTAL UNITS 41 units  
GROSS AREA 12.74 Acres  
GROSS DENSITY 3.22 du/ac

EXHIBIT H

# SERRANO VILLAGE J, LOT H - 41 LOT RESIDENTIAL

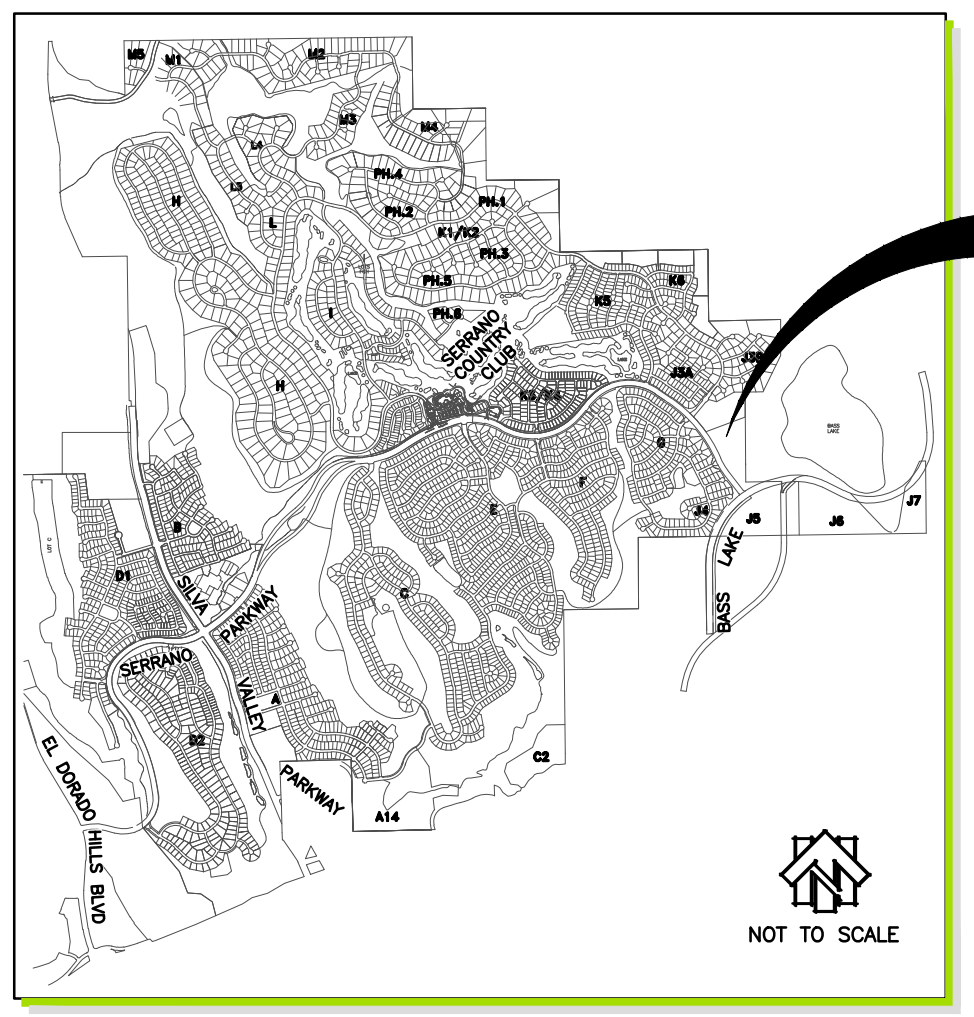
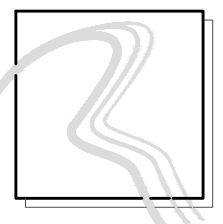
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EL DORADO COUNTY, CALIFORNIA  
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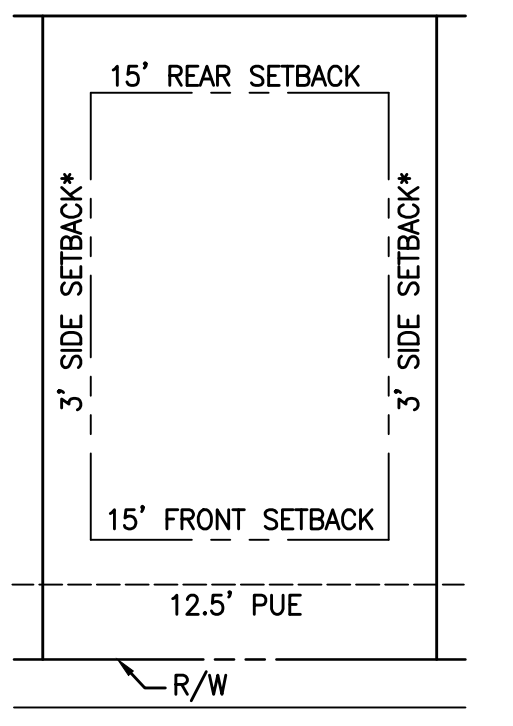
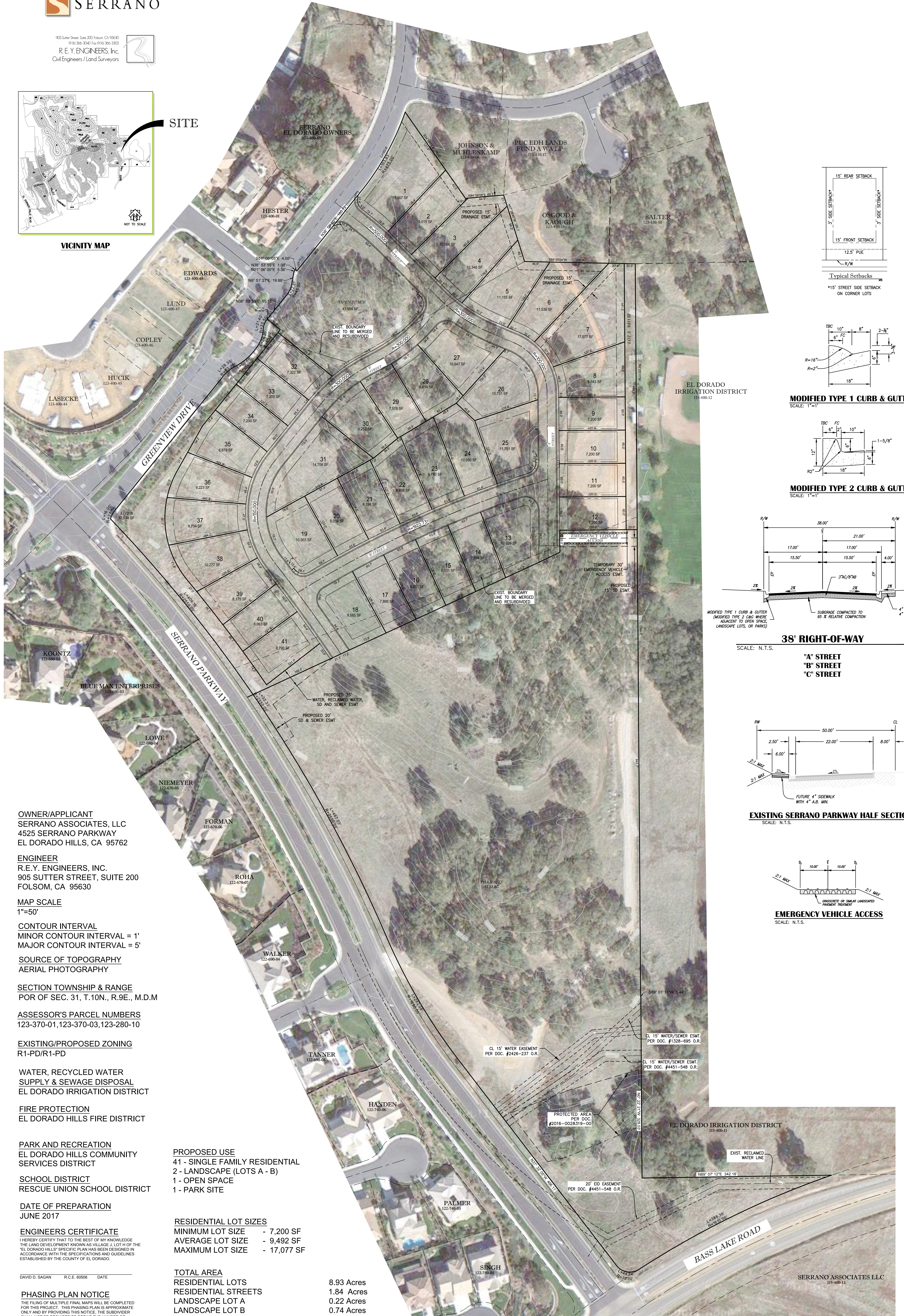


905 Sutter Street, Suite 200, Folsom, CA 95630  
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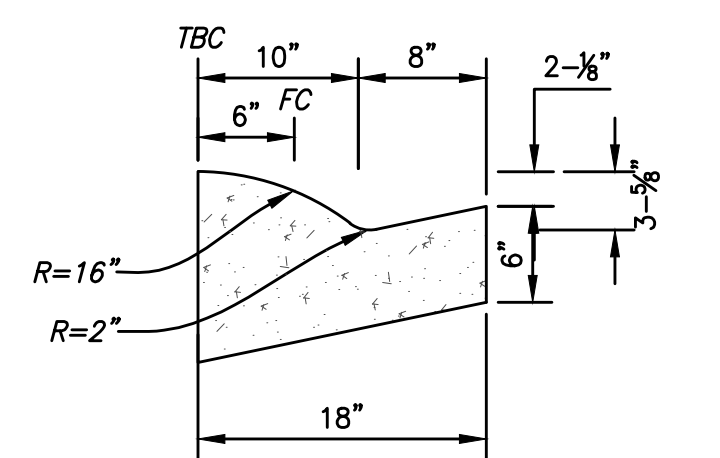


VICINITY MAP

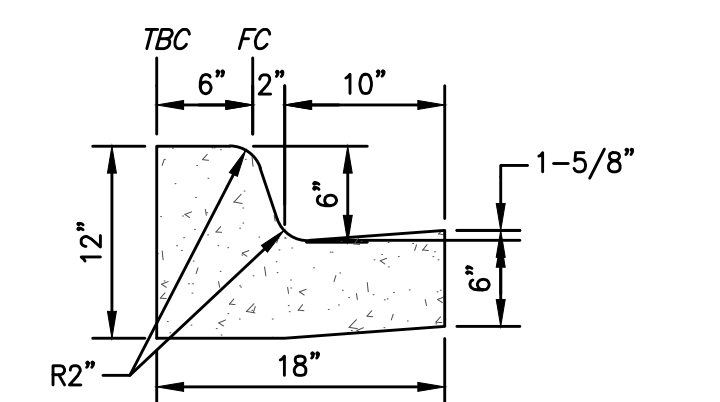
SITE



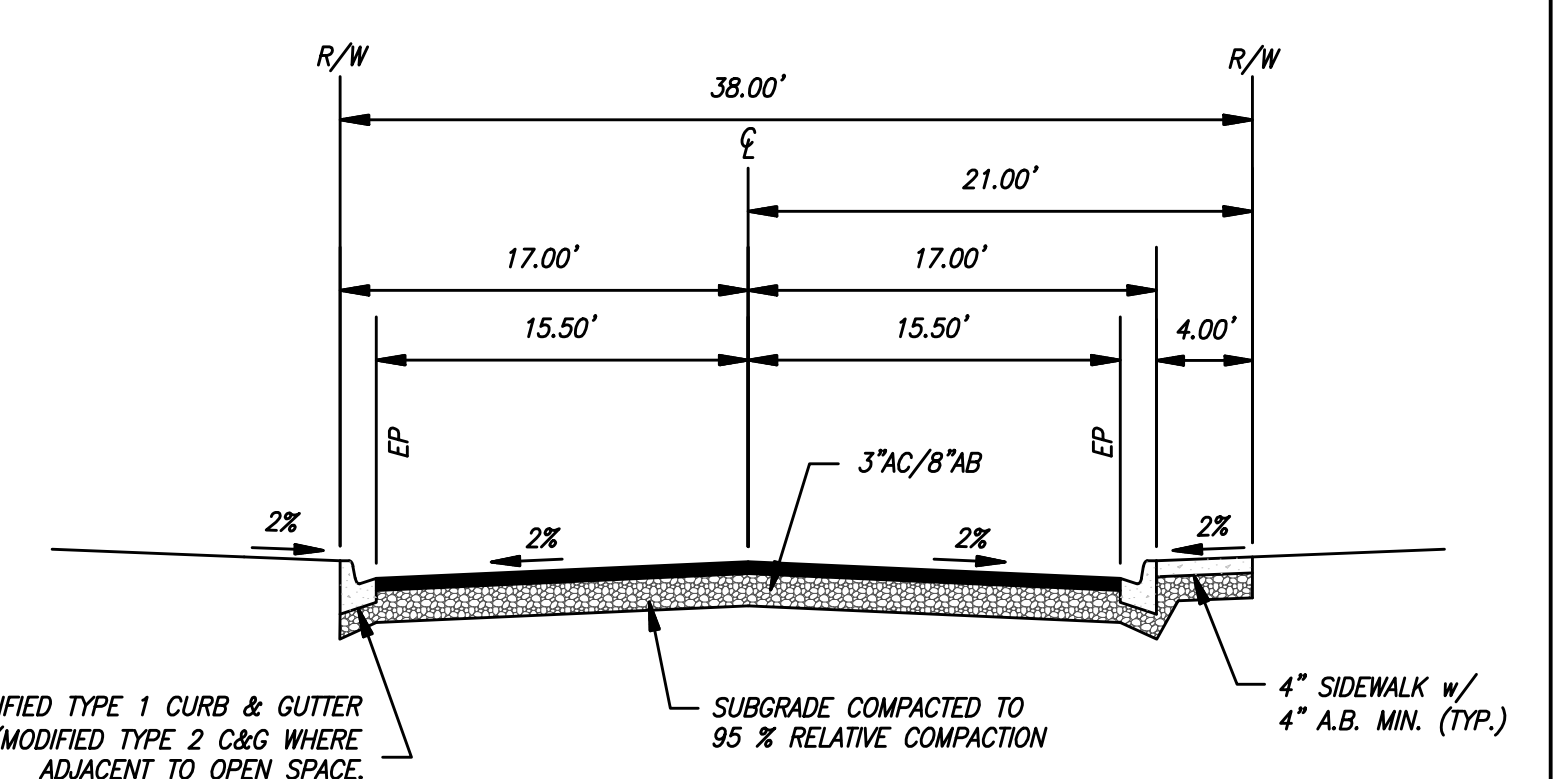
Typical Setbacks  
\*15' STREET SIDE SETBACK ON CORNER LOTS



MODIFIED TYPE 1 CURB & GUTTER  
SCALE: 1"=1'

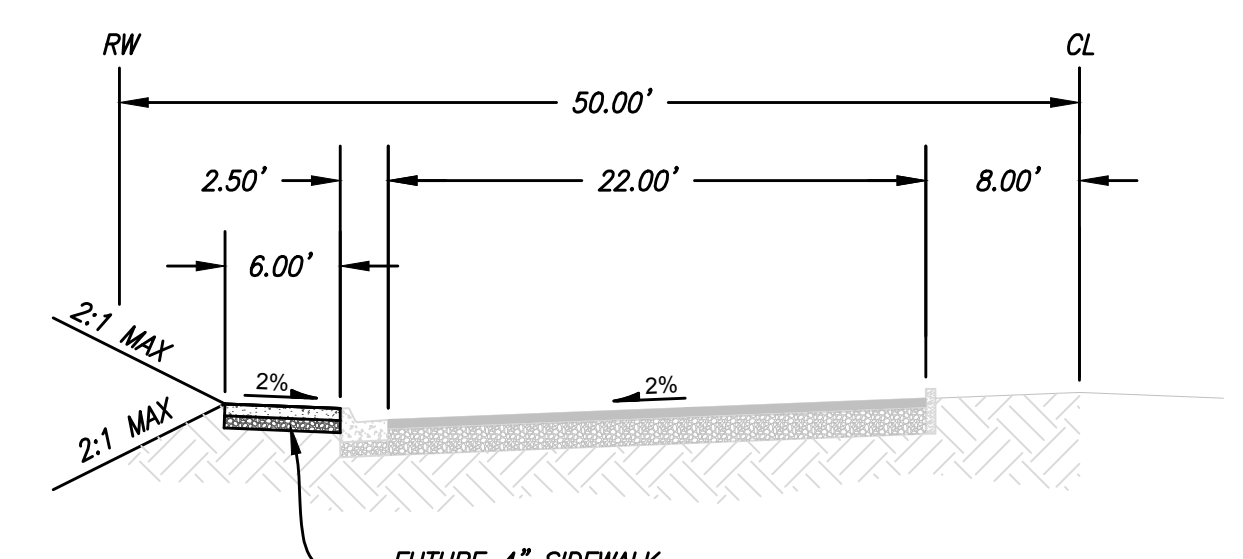


MODIFIED TYPE 2 CURB & GUTTER  
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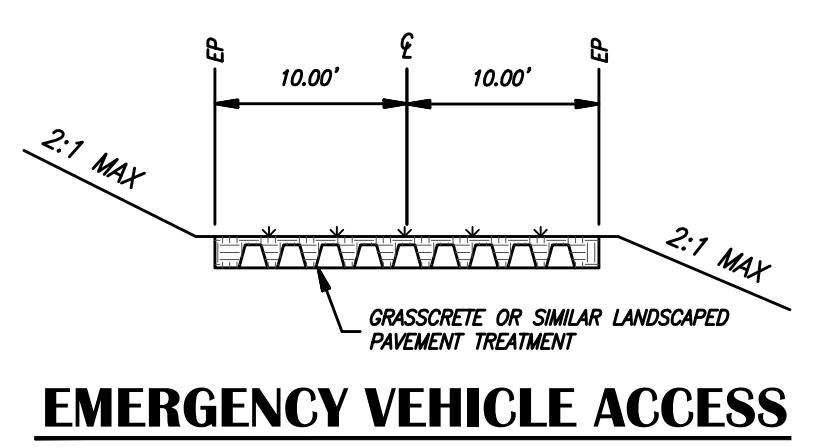


38' RIGHT-OF-WAY  
SCALE: N.T.S.

"A" STREET  
"B" STREET  
"C" STREET



EXISTING SERRANO PARKWAY HALF SECTION  
SCALE: N.T.S.



EMERGENCY VEHICLE ACCESS  
SCALE: N.T.S.

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

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

MAP SCALE  
1"=50'

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

SOURCE OF TOPOGRAPHY  
AERIAL PHOTOGRAPHY

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

ASSESSOR'S PARCEL NUMBERS  
123-370-01, 123-370-03, 123-280-10

EXISTING/PROPOSED ZONING  
R1-PD/R1-PD

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

FIRE PROTECTION  
EL DORADO HILLS FIRE DISTRICT

PARK AND RECREATION  
EL DORADO HILLS COMMUNITY  
SERVICES DISTRICT

SCHOOL DISTRICT  
RESCUE UNION SCHOOL DISTRICT

DATE OF PREPARATION  
JUNE 2017

ENGINEERS CERTIFICATE  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE  
THE LAND DEVELOPMENT KNOWN AS VILLAGE J, LOT H OF THE  
"EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN  
ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES  
ESTABLISHED BY THE COUNTY OF EL DORADO.

PHASING PLAN NOTICE  
THE FILING OF MULTIPLE FINAL MAPS WILL BE COMPLETED  
FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE  
ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER  
SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR  
CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS.  
(PER THE SUBDIVISION MAP ACT, 2002 EDITION SECTION  
66466.1)

PLANNING COMMISSION  
APPROVAL/GENERAL DATE:  
BOARD OF SUPERVISORS:  
APPROVAL/GENERAL DATE:

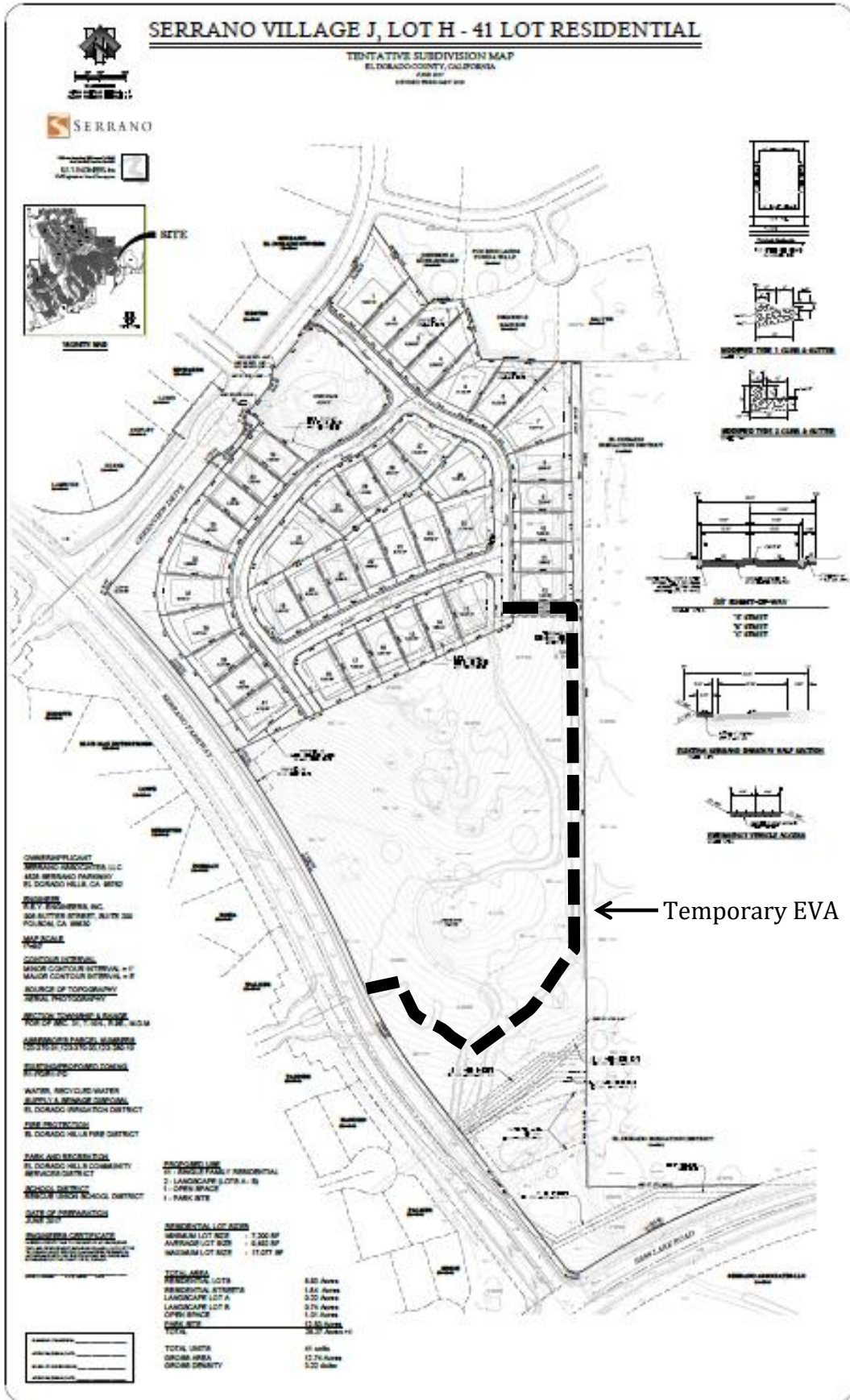
PROPOSED USE  
41 - SINGLE FAMILY RESIDENTIAL  
2 - LANDSCAPE (LOTS A - B)  
1 - OPEN SPACE  
1 - PARK SITE

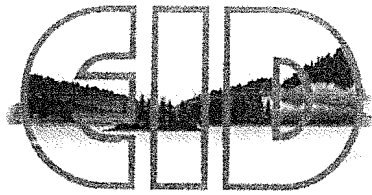
RESIDENTIAL LOT SIZES  
MINIMUM LOT SIZE - 7,200 SF  
AVERAGE LOT SIZE - 9,492 SF  
MAXIMUM LOT SIZE - 17,077 SF

TOTAL AREA  
RESIDENTIAL LOTS 8.93 Acres  
RESIDENTIAL STREETS 1.84 Acres  
LANDSCAPE LOT A 0.22 Acres  
LANDSCAPE LOT B 0.74 Acres  
OPEN SPACE 1.01 Acres  
PARK SITE 12.53 Acres  
TOTAL 25.27 Acres +/-

TOTAL UNITS 41 units  
GROSS AREA 12.74 Acres  
GROSS DENSITY 3.22 du/ac

# TEMPORARY EVA EXHIBIT





## El Dorado Irrigation District

Letter No.: EEO2017-0874

June 1, 2017

VIA FIRST-CLASS MAIL

Andrea Howard  
Serrano Associates, LLC  
4525 Serrano Parkway  
El Dorado Hills, CA 95762

Subject: Facility Improvement Letter (FIL), Serrano Village J Lot H  
Assessor's Parcel No. 123-370-01, 03 & 123-280-10 (El Dorado Hills)

JUN 05 2017

Dear Mrs. Howard:

This letter is in response to your request dated April 21, 2017 and is valid for a period of three years. If a Facility Plan Report (FPR) for your project is not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This proposed project is a 41-lot subdivision and 12.5 acre public park on 25 acres. Water service, sewer service, recycled water service and fire hydrants are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

### **Water Supply**

As of January 1, 2016, there were 12,537 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 50 EDUs of water supply (21.54 EDUs potable, 28.5 EDUs recycled).

### **Water Facilities**

A 10-inch water line is located in Greenview Drive (see enclosed System Map). The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 1,000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this

fire flow and receive service, you must construct a looped water line extension connecting to the 10-inch waterline located in Greenview Drive. The hydraulic grade line for the existing water distribution facilities is 1,470 feet above mean sea level at static conditions and 1,458 feet above mean sea level during fire flow and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

### **Recycled Water Facilities**

There is an existing 16-inch recycled water line passing through the eastern portion of the property to be developed and a 10-inch recycled water line located in Greenview Drive. The static hydraulic grade line for the existing recycled water distribution facilities is 1,405 feet above mean sea level. The operating hydraulic grade line for the existing recycled water distribution facilities is approximately 1,380 feet above mean sea level. All new recycled water facilities required for this project should be addressed in the FPR.

The District's Board Policy 7010 requires this project to use recycled water for landscape irrigation. The current recycled water system does not have the capacity to meet the demands of the proposed project. The District is currently pursuing the design and construction of additional seasonal storage to increase the supply of recycled water. In the interim, per Regulation 31, the District will utilize potable water supplies to meet deficiencies in recycled water supplies, as needed. The amount of potable water that is transferred each year is documented in the "El Dorado Irrigation District Water Resources & Service Reliability Report". All new recycled water facilities required for this project should be addressed in the FPR.

The following items must be provided to and/or approved by the District before delivery of recycled water:

1. Non-Residential Sites:
  - a. A User Reclamation Plan (URP) prepared in accordance with the Recycled Water On-site Design and Construction Standards; and
  - b. On-site recycled water plans submitted with improvement plans.
2. Residential Sites:
  - a. An Engineer's Report as described in California Code of Regulations, Title 22; and
  - b. On-site recycled water landscape plans submitted for each individual home lot or, standard plans to be used with production homes.

**The Engineer's Report and/or User Reclamation Plan will need to be approved before the District approves the project development plans. All costs for these studies, plans, and reports will be borne by the applicant.**

### **Sewer Facilities**

There is a 6-inch sewer line located in Serrano Parkway and a 6-inch sewer line located in Greenview Drive. At this time there is adequate capacity in this sewer line to serve the proposed project. In order to receive service from this line, an extension of facilities of adequate size must be constructed. Your project as proposed on this date would require 41 EDUs of sewer service.

### **Facility Plan Report**

A Facility Plan Report (FPR) will be required for this project. The FPR shall address the expansion of the water, recycled water and sewer facilities and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report will be required. Please contact this office to arrange the meeting. A preliminary utility plan, prepared by your engineer, must be brought to the meeting.

Two copies of the FPR will be required along with a \$3,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Customer Service Department. Enclosed is the FPR description and transmittal form for your use. The items listed under content in the description and the completed transmittal form must be bound in each copy of the FPR.

### **Easement Requirements**

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

### **Environmental**

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental



document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

### Summary

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Approval of a Facility Plan Report by the District;
- Executed grant documents for all required easements;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all onsite and offsite proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,



Michael J. Brink, P.E.  
Supervising Civil Engineer

MB/MM:at

Enclosures: System Map  
FPR Guidelines and transmittal

Letter No.: EEO2017-0874  
To: Andrea Howard



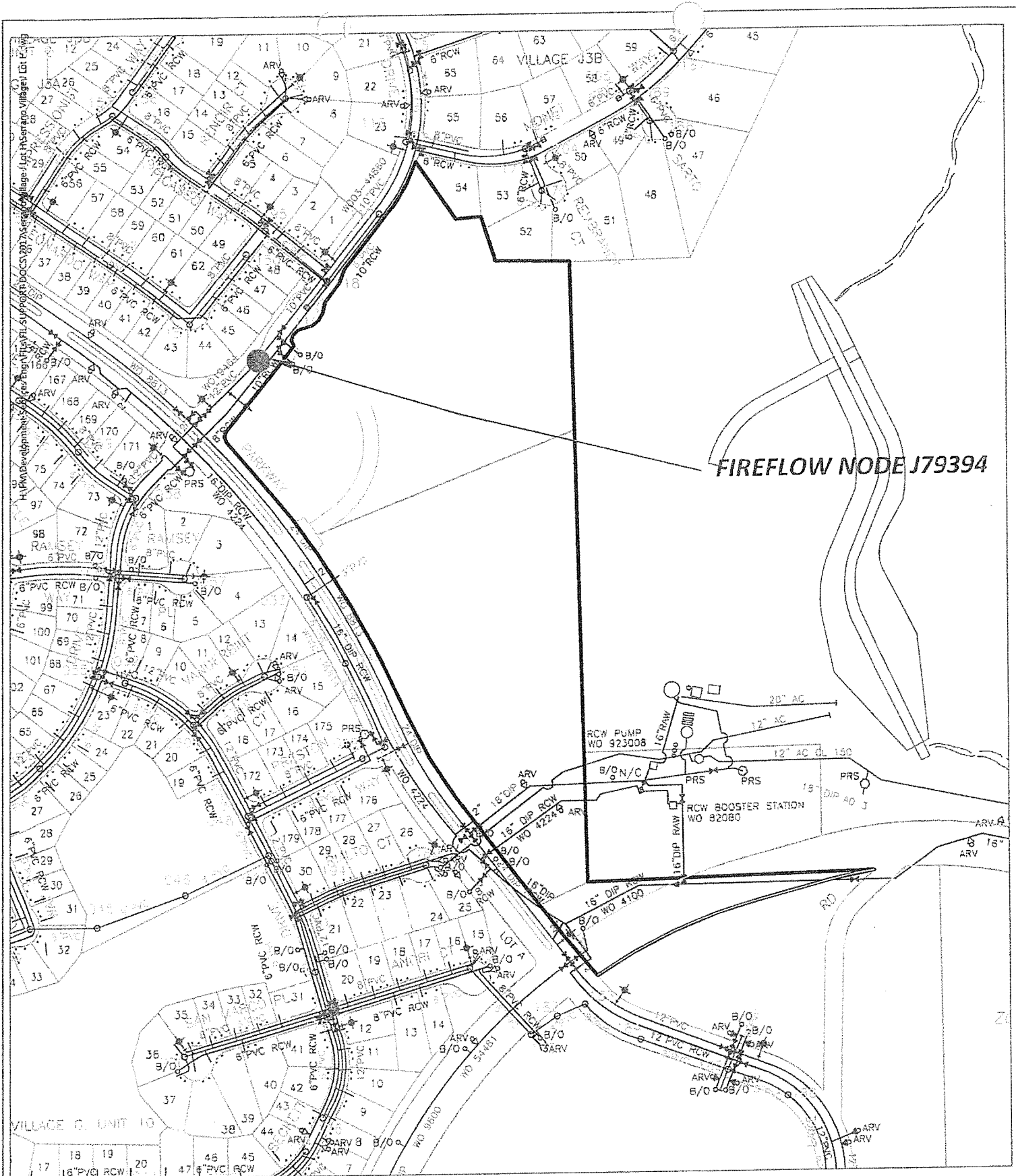
June 1, 2017  
Page 5 of 5

cc w/ System Map:

Marshall Cox – Fire Marshal  
El Dorado Hills Fire Department  
Via email - [mcox@edhfire.com](mailto:mcox@edhfire.com)

Roger Trout, Director  
El Dorado County Development Services Department  
Via email - [roger.trout@edcgov.us](mailto:roger.trout@edcgov.us)

Don McCormick, PE  
REY Engineers  
Via email- [dmccormick@reyengineers.com](mailto:dmccormick@reyengineers.com)



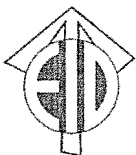
**FIREFLOW NODE J79394**

El Dorado Irrigation District  
System Map

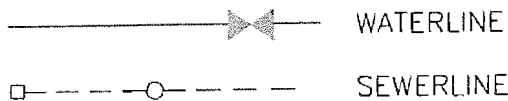
DATE: June 1, 2017

WARNING: For schematic purposes only.  
Exact pipe location must be  
field verified.

Serrano Village J Lot H

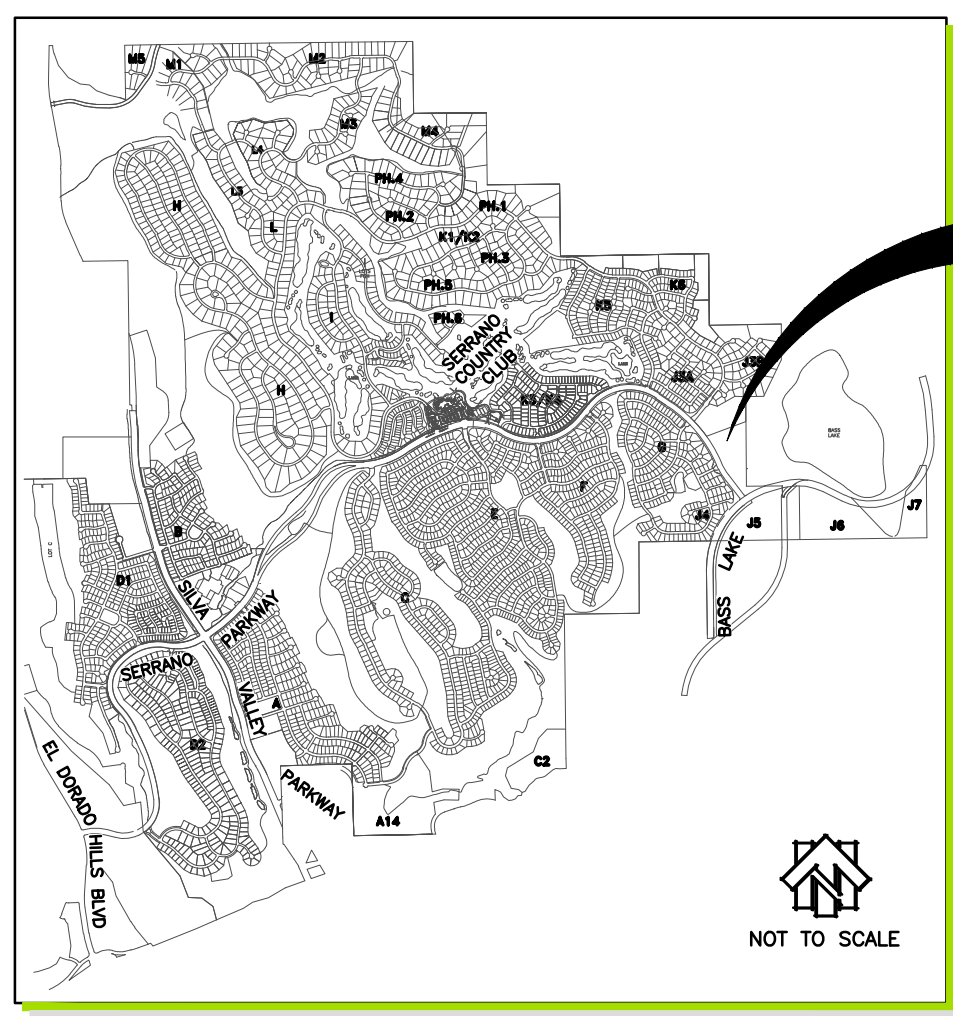


Scale: 1" = 350'



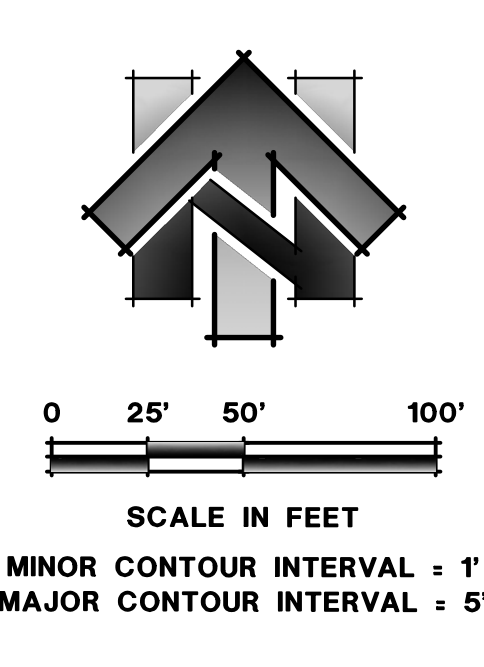
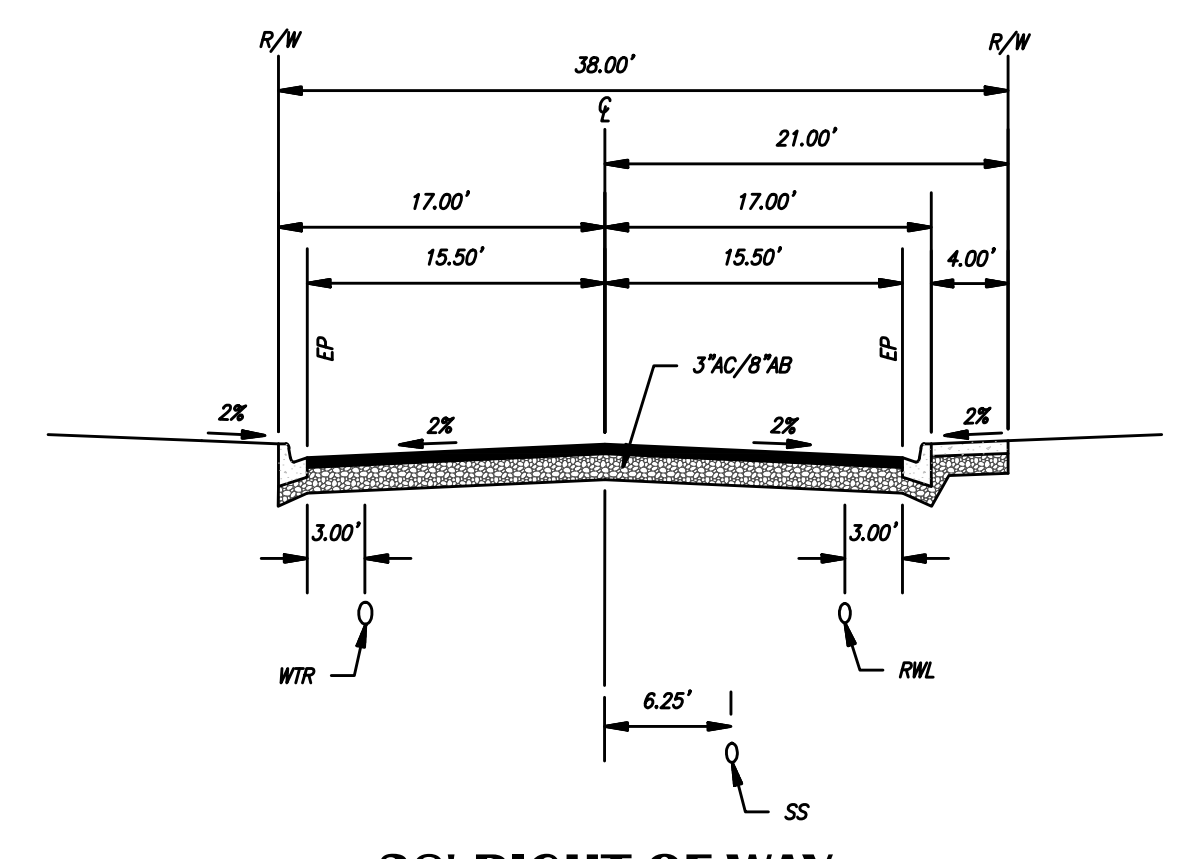
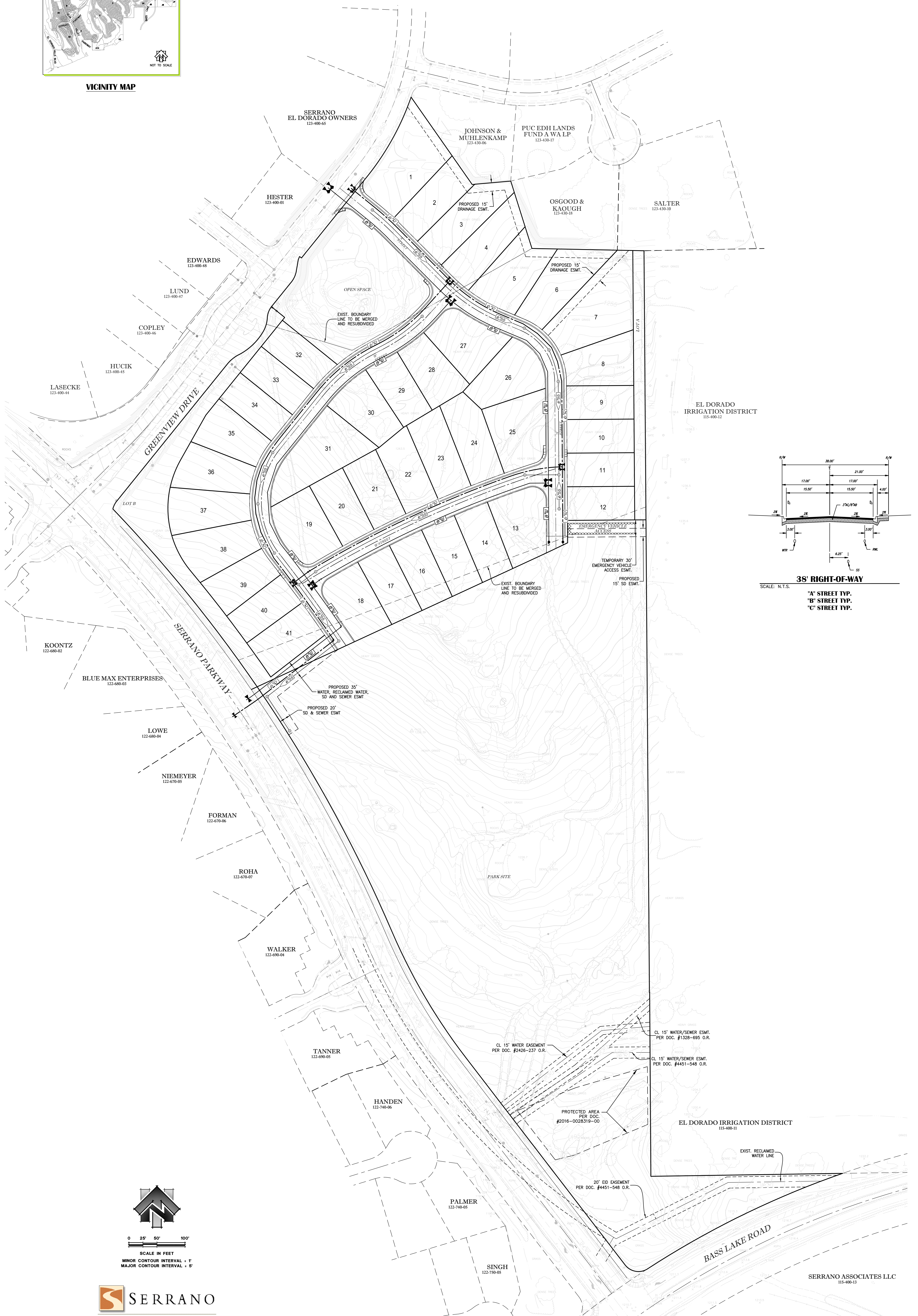
# SERRANO VILLAGE J, LOT H - 41 LOT RESIDENTIAL

TENTATIVE WATER, RECLAIMED WATER & SEWER PLAN  
 EL DORADO COUNTY, CALIFORNIA  
 JUNE 2017  
 REVISED FEBRUARY 2018



SITE

VICINITY MAP

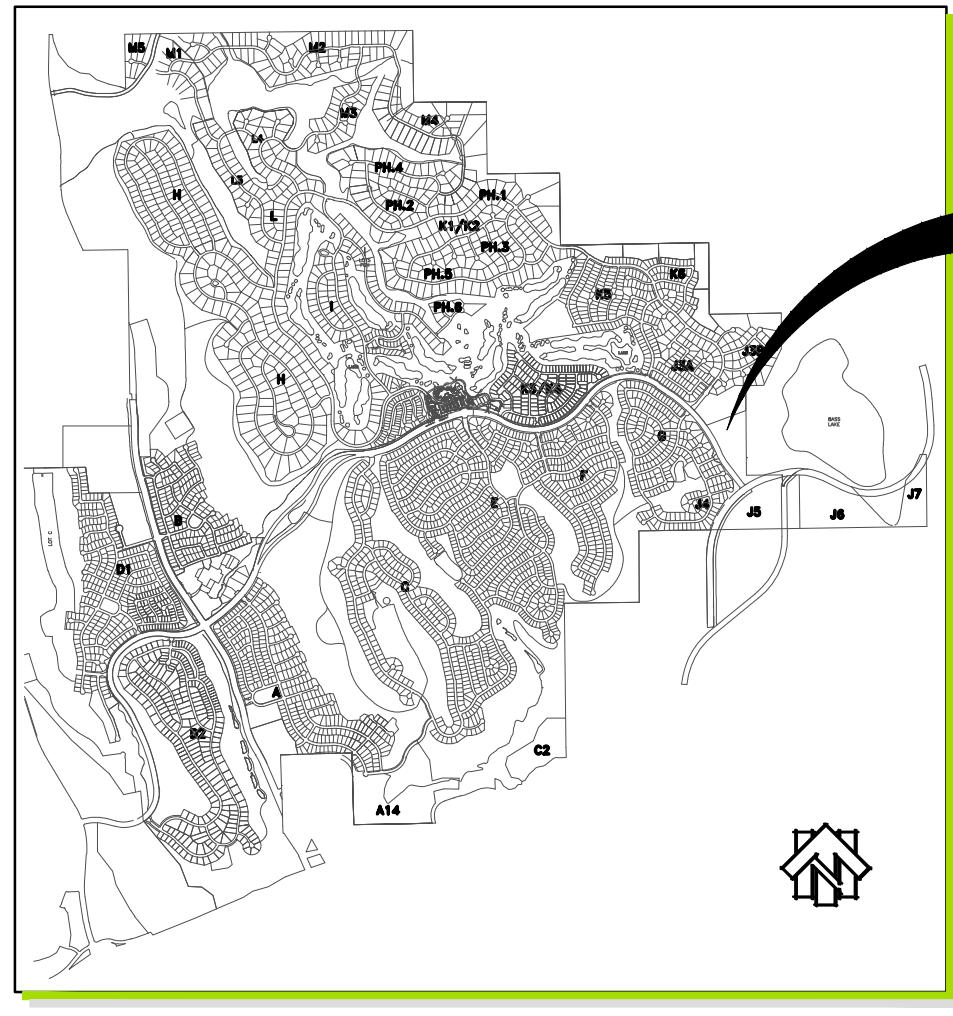


9255 Sep Street, Suite 222, Folsom, CA 95630  
 (916) 966-3040 Fax (916) 966-3303  
**R.E.Y. ENGINEERS, Inc.**  
 Civil Engineers / Land Surveyors

# SERRANO VILLAGE J, LOT H - 41 LOT RESIDENTIAL

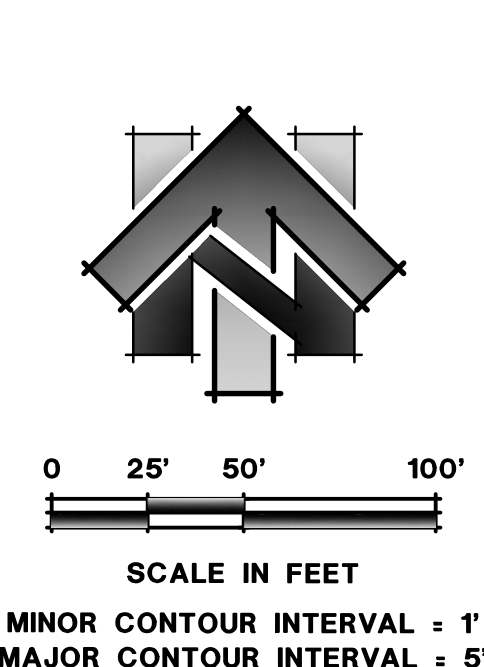
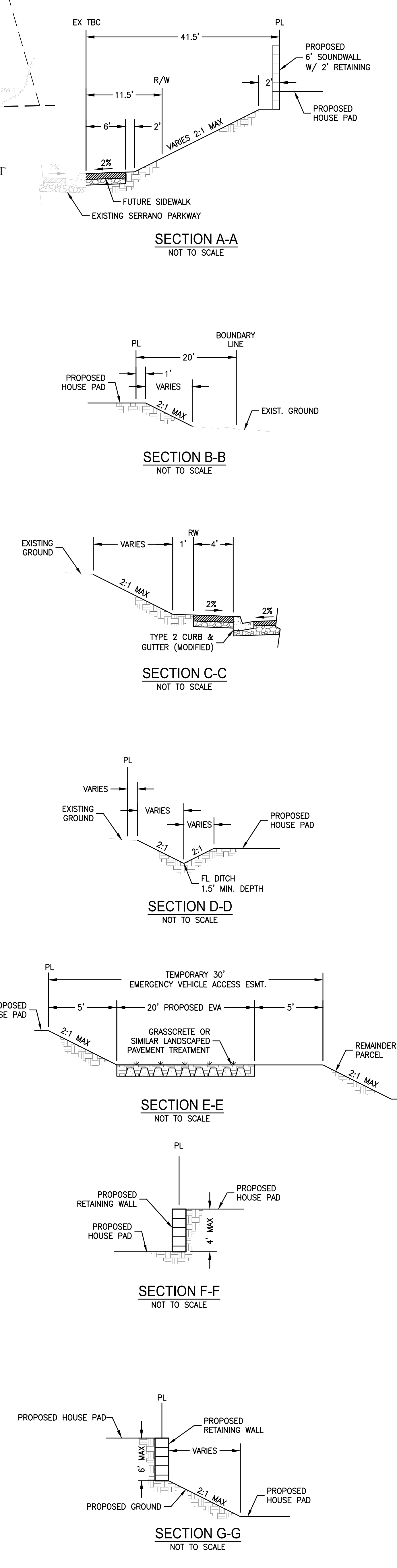
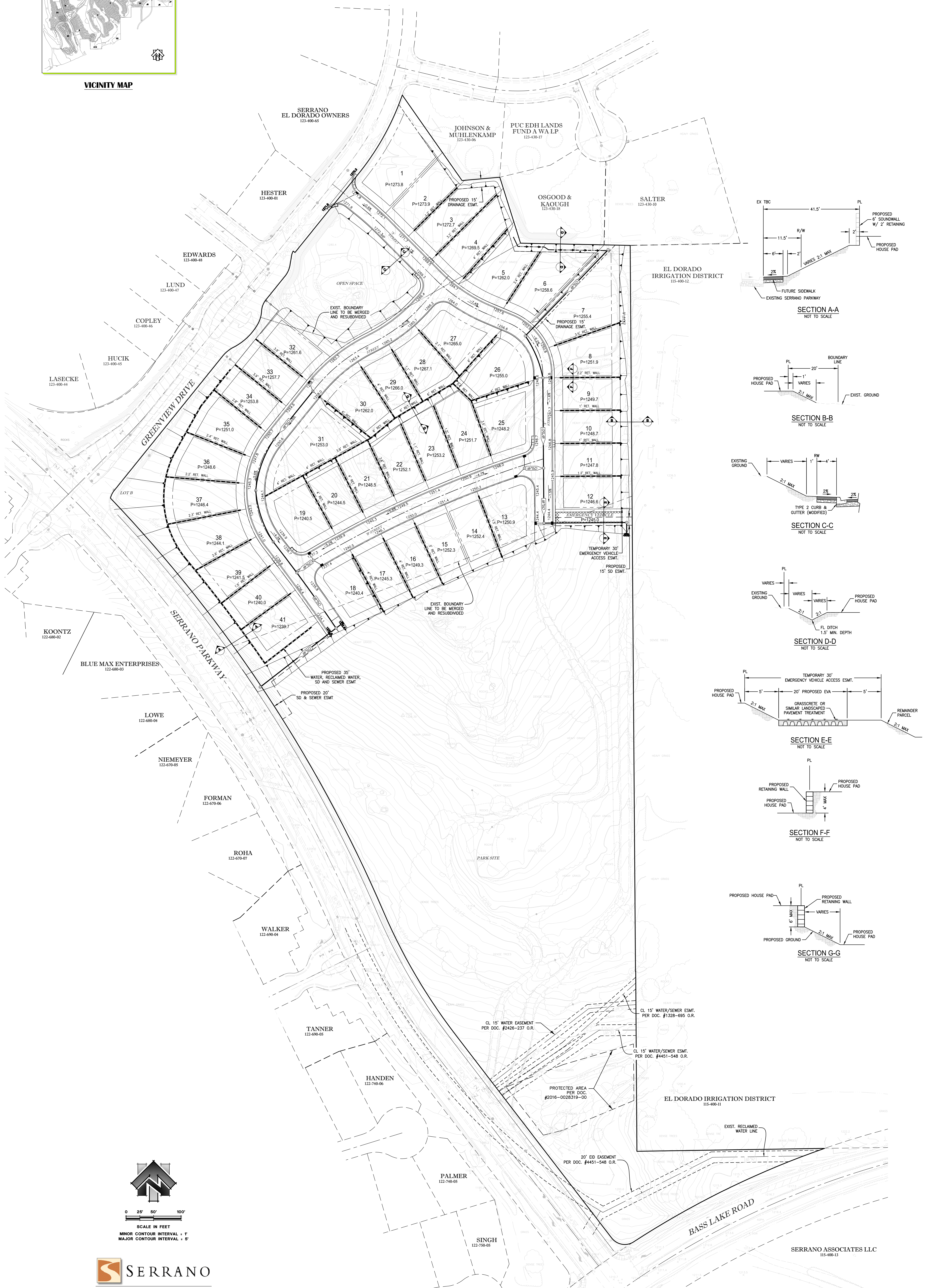
TENTATIVE GRADING AND DRAINAGE PLAN  
EL DORADO COUNTY, CALIFORNIA  
JUNE 2017  
REVISED FEBRUARY 2018

PRELIMINARY EARTHWORK  
CUT = 37,200 CY  
FILL = 36,500 CY  
DISTURBED AREA = 12.2 ACRES



SITE

VICINITY MAP



925 Serrano Ave, Suite 200, Folsom, CA 95630  
916.350.3040 Fax 916.350.3303  
R.E.Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors

# SERRANO VILLAGE J, LOT H - 41 LOT RESIDENTIAL

## TREE PRESERVATION AND PROTECTION PLAN

EL DORADO COUNTY, CALIFORNIA

JUNE 2017

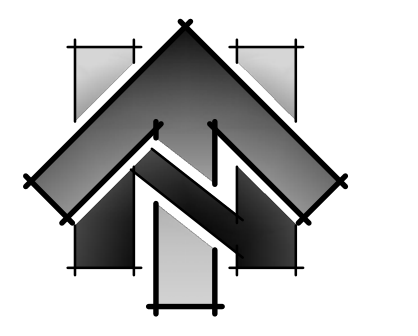
REVISED FEBRUARY 2018



SITE

VICINITY MAP

OAK TREES  
 EXISTING OAK TREES: 558  
 OAK TREES TO BE REMOVED: 192  
 REMAINING OAK TREES POST CONSTRUCTION: 366



0 25' 50' 100'  
 SCALE IN FEET  
 MINOR CONTOUR INTERVAL: 1'  
 MAJOR CONTOUR INTERVAL: 5'



925 Serrano Street, Suite 203, Redwood City, CA 94063  
 (415) 366-3040 Fax (415) 366-3320  
 R. E. Y. ENGINEERS, Inc.  
 Civil Engineers / Land Surveyors

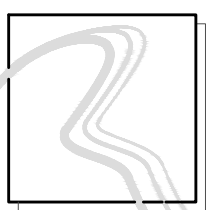


EXHIBIT L

R:\2017\2018 - Major - J. Lot H - Serrano Village J - CAD - Drawings\Tree\Map - Dribble\2017 - J. Lot H - Serrano Village J - CAD - Drawings\Tree\Map - Dribble - 11.15.18.dwg Jun 20, 2018 - 11:58am - adames



**El Dorado Hills**  
COMMUNITY SERVICES DISTRICT

August 31, 2017

Rommel Pabalinas, Senior Planner  
El Dorado County Planning Department  
2850 Fairlane Court  
Placerville, CA 95667

**RE: SERRANO VILLAGE J LOT H – PD14-0008 TM14-1524  
RECONCILIATION OF PARKLAND DEDICATION TO THE EL DORADO HILLS  
COMMUNITY SERVICES DISTRICT – SERRANO EL DORADO HILLS SPECIFIC  
PLAN**

Dear Mr. Pabalinas:

The El Dorado Hills Community Services District (District) would like to take this opportunity to comment in support of the above referenced revision to the approved tentative map and development plan for Serrano Village J Lot H.

Village J Lot H has been revised to include a 12.5-acre park site, which will contribute to the overall parkland dedication owed to the District, as outlined in the 1989 Development Agreement (DA) and Public Facilities Financing Plan (PFFP) for the Serrano - El Dorado Hills Specific Plan (SP).

The District has evaluated the parkland dedication obligations assessed to the Serrano development per the Development Agreement and Serrano - El Dorado Hills Specific Plan. The table below illustrates the comparison of overall parkland dedication required in the DA and PFFP to the actual acreage of delivered:

DA / PFFP Identified Parkland Obligation	Park Acreage (Actual)	Parkland Obligation (Status)
10-acre Community Park (Village Green)	10 ac	satisfied
8-acre District Park at School (Oak Meadow)	5.54 ac	partially satisfied
<b>10-acre District Park (Bass Lake)</b>	<b>12.5 ac</b>	<b>PENDING (satisfies 28 public acres)</b>
45+ acre Open Space/Archery Range	45+ ac	satisfied
Private Parks	26.56 ac	unverified by CSD (at this time)
Open Space and Trails	unknown	unverified by CSD (at this time)

Per the El Dorado Hills Specific Plan, dated December 23, 1987, the total number of residential lots planned was 6,162. As of current, the total lots existing and planned is 4,883. Based on


the El Dorado County Subdivision Ordinance, Section 120.12.090, Item 9a and 9b, and per the Specific Plan referencing the planned development use at the ratio of 5 acres of parkland per 1,000 persons, any typical development should have dedicated a total of 101.67 acres of parkland to the District. The current planned and existing residential lots of 4,883 would then result in an adjusted parkland dedication requirement of 80.56 acres. However, the DA and PFFP have specified the requirements to be met by the Developer.

Although it has been nearly 30 years since the project's original agreement was executed, it should be noted that the calculations previously provided for parkland dedication did not account for how credit for private parks are typically calculated. More specifically, private parks (e.g., behind the gates), such as the required 26.56 acres of parkland in the Serrano Plan, would typically only receive up to 50% credit for the overall dedication requirement calculations.

The Developer, by delivering the final public parklands required within the DA, PFFP, and Community Facilities District requirements, in full, will be of benefit to the community. The District provides this letter of support while also conveying a message to all interested parties that delivery of public facilities, such as parks, should be realized through stringent DA requirement and triggers to avoid future 30-year wait times.

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3212.

Cordially,



Kevin A. Loewen  
General Manager  
El Dorado Hills Community Services District