

# Serrano Village J, Lot H Final Map

## File No. TM-F19-0007

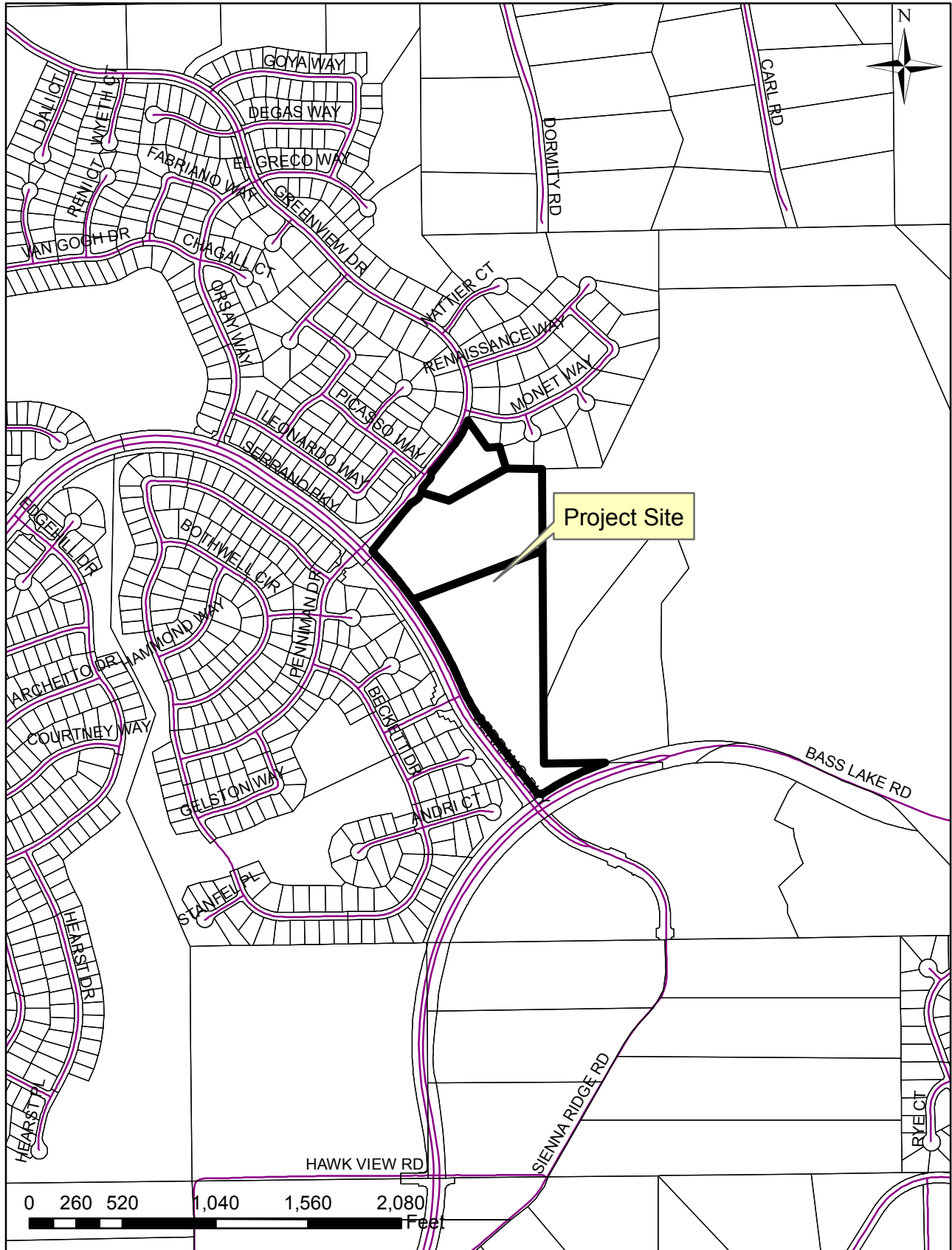


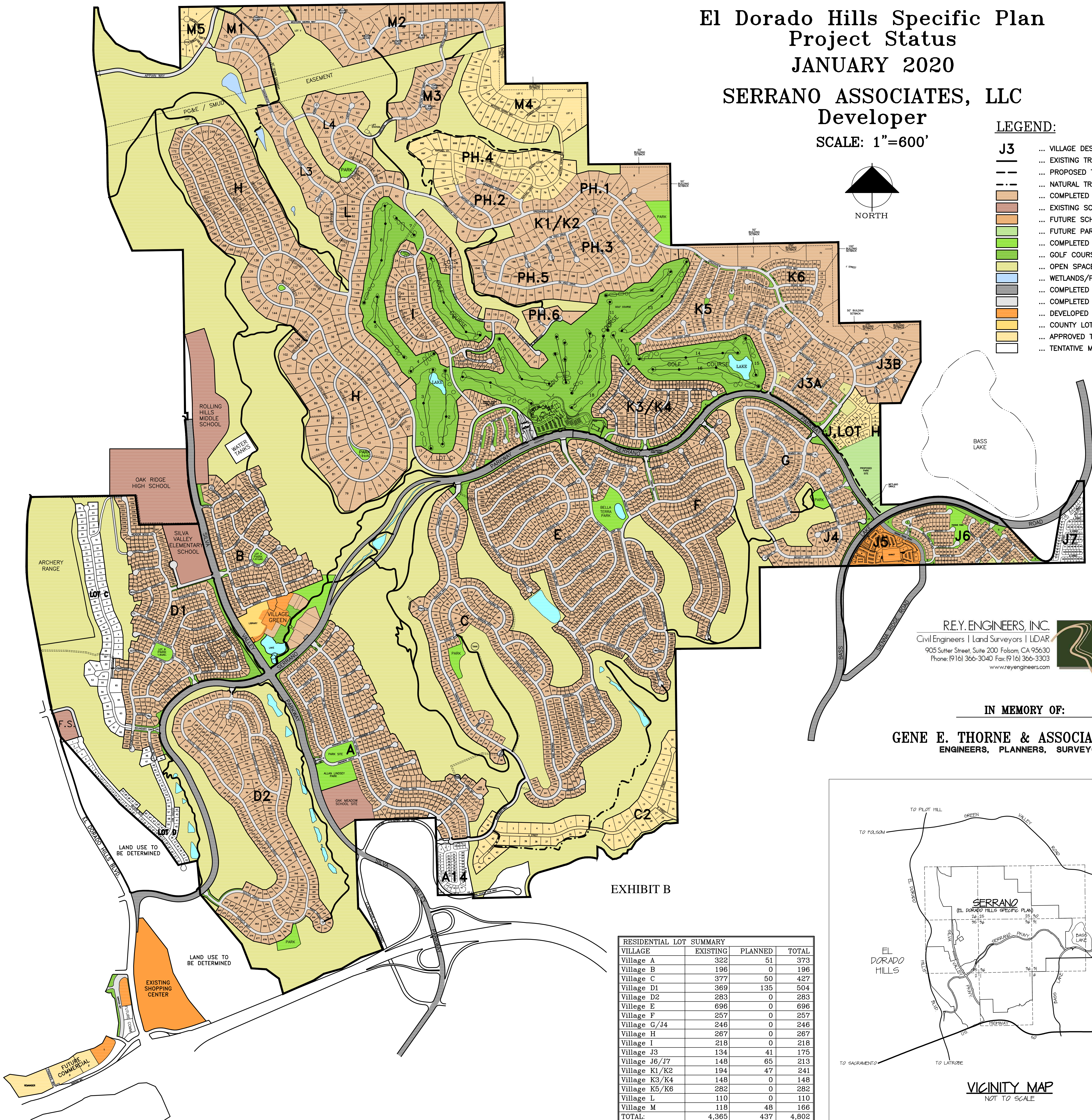
Exhibit A: Location Map

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 JANUARY 2020

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

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



**R.E.Y. ENGINEERS, INC.**  
Civil Engineers | Land Surveyors | LIDAR  
905 Sutter Street, Suite 200 Folsom, CA 95630  
Phone: (916) 366-3040 Fax: (916) 366-3303  
www.reyengineers.com

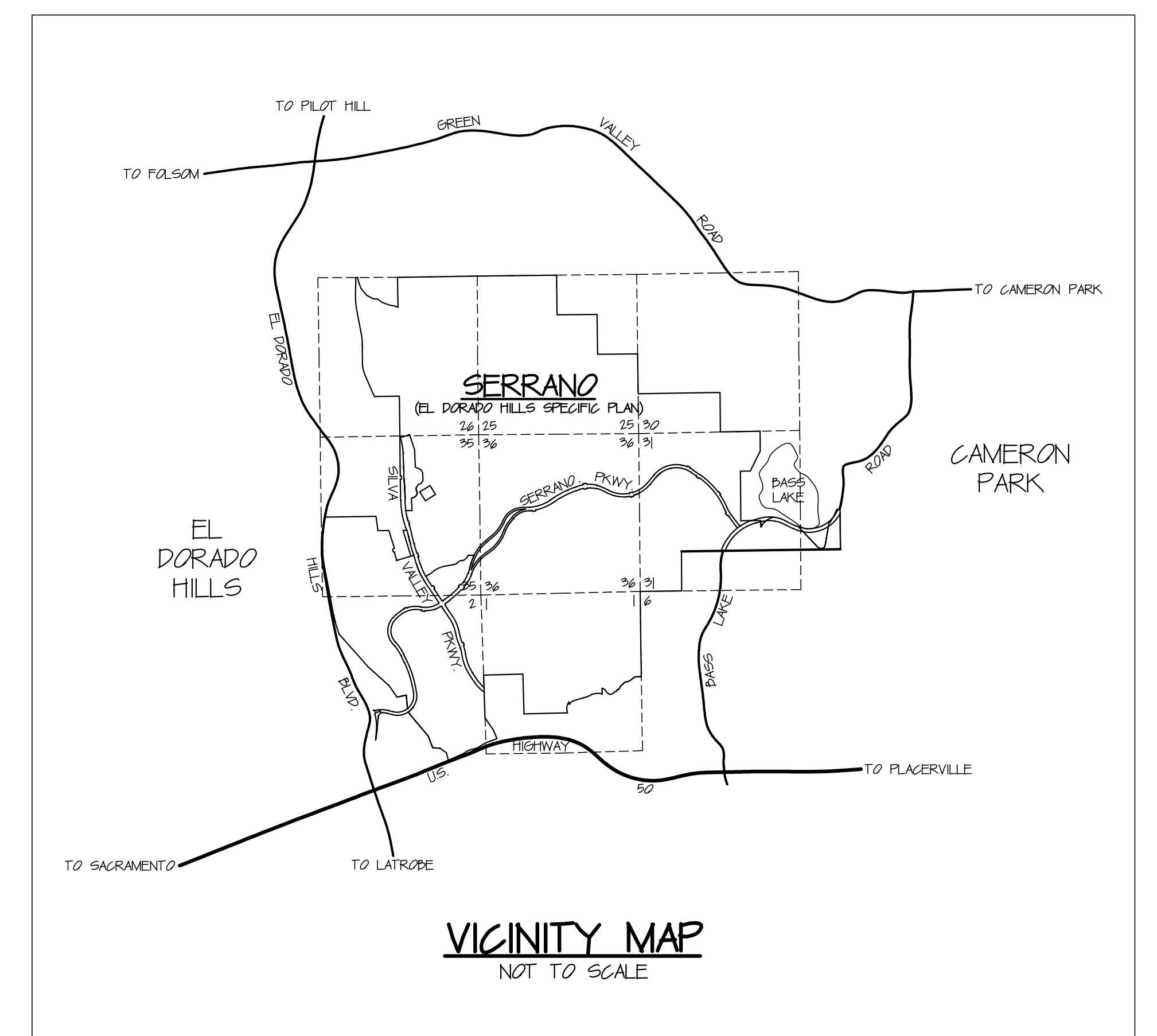


IN MEMORY OF:

**GENE E. THORNE & ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS

EXHIBIT B

| RESIDENTIAL LOT SUMMARY |              |            |              |
|-------------------------|--------------|------------|--------------|
| VILLAGE                 | EXISTING     | PLANNED    | TOTAL        |
| Village A               | 322          | 51         | 373          |
| 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          | 41         | 175          |
| Village J6/J7           | 148          | 65         | 213          |
| Village K1/K2           | 194          | 47         | 241          |
| Village K3/K4           | 148          | 0          | 148          |
| Village K5/K6           | 282          | 0          | 282          |
| Village L               | 110          | 0          | 110          |
| Village M               | 118          | 48         | 166          |
| <b>TOTAL:</b>           | <b>4,365</b> | <b>437</b> | <b>4,802</b> |



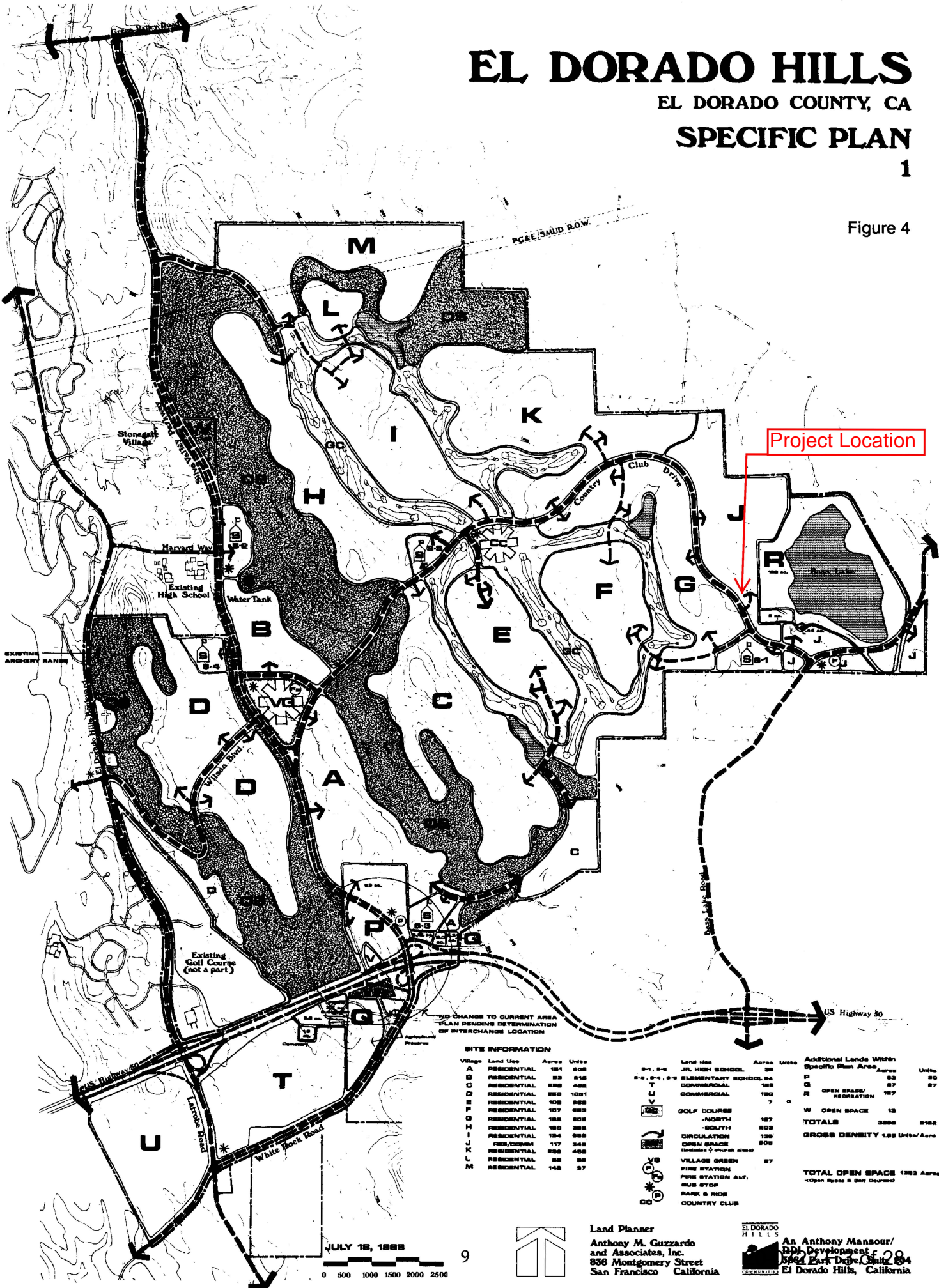
# EL DORADO HILLS

EL DORADO COUNTY, CA

## SPECIFIC PLAN

1

Figure 4



Project Location

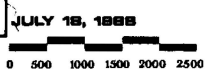
NO CHANGE TO CURRENT AREA  
PLAN PENDING DETERMINATION  
OF INTERCHANGE LOCATION

**SITE INFORMATION**

| Village | Land Use    | Acres | Units |
|---------|-------------|-------|-------|
| A       | RESIDENTIAL | 181   | 808   |
| B       | RESIDENTIAL | 88    | 818   |
| C       | RESIDENTIAL | 888   | 488   |
| D       | RESIDENTIAL | 883   | 1081  |
| E       | RESIDENTIAL | 108   | 888   |
| F       | RESIDENTIAL | 107   | 888   |
| G       | RESIDENTIAL | 188   | 808   |
| H       | RESIDENTIAL | 180   | 388   |
| I       | RESIDENTIAL | 184   | 888   |
| J       | RESIDENTIAL | 117   | 348   |
| K       | RESIDENTIAL | 88    | 488   |
| L       | RESIDENTIAL | 88    | 88    |
| M       | RESIDENTIAL | 148   | 87    |

| Land Use      | Acres             | Units |
|---------------|-------------------|-------|
| 8-1, 8-2      | JR. HIGH SCHOOL   | 88    |
| 8-3, 8-4, 8-5 | ELEMENTARY SCHOOL | 84    |
| T             | COMMERCIAL        | 188   |
| U             | COMMERCIAL        | 188   |
| V             | GOLF COURSE       | 7     |
| VE            | VILLAGE GREEN     | 87    |
| PS            | PINE STATION      | 187   |
| PA            | PINE STATION ALT. | 808   |
| BS            | BLUE STATION      | 188   |
| CC            | COUNTRY CLUB      | 808   |

| Additional Lands Within Specific Plan Area | Acres       | Units       |
|--|-------------|-------------|
| P  | 88          | 80          |
| Q  | 87          | 87          |
| R  | 187         |             |
| W  | 18          |             |
| <b>TOTALS</b>                              | <b>3888</b> | <b>8188</b> |
| <b>GROSS DENSITY 1.88 Units/Acre</b>       |             |             |
| <b>TOTAL OPEN SPACE 1888 Acres</b>         |             |             |
| *Open Space & Golf Course                  |             |             |



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

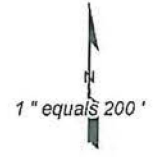
EL DORADO HILLS  
 An Anthony Mansour/  
 RDI Development  
 3444 Park Drive, Suite 204  
 El Dorado Hills, California



PORS. SECS. 30 & 31, T.10N., R.9E., M.D.M.  
SERRANO NORTH UPLANDS UNIT NO. 1  
J - 18

123:28

2019 OCT 21 PM 4:24  
RECEIVED  
PLANNING DEPARTMENT



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

Rev. June 05, 2006 Assessor's Map Blk. 123 - Pg. 28  
County of El Dorado, CA

# TM-F19-0007

**OWNER'S STATEMENT:**

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

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

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

- 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 TWELVE AND A HALF (12.5) FEET OF EACH LOT SHOWN HEREON AND THE THREE (3.00) FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING FROM THE STREET RIGHT-OF-WAYS SHOWN HEREON ALONG SAID SIDE LOT LINES A DISTANCE OF FIFTY (50.00) FEET. THE P.U.E.'S HEREBY OFFERED FOR DEDICATION ARE TO BE KEPT OPEN AND FREE OF BUILDINGS, STRUCTURES, AND WELLS OF ANY KIND.
- 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, FIFTEEN (15.00) FEET IN WIDTH CONTIGUOUS TO ALL STREETS OR FIVE (5.00) FEET BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER, FOR ROAD AND SLOPE MAINTENANCE PURPOSES.
- 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: \_\_\_\_\_

**SEE SHEET 2 FOR TRUSTEE'S STATEMENT & NOTARY ACKNOWLEDGMENTS**

**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 JANUARY, 2019. 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 JANUARY 2021 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN THIONNET L.S. 6866

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



**PLAT OF  
SERRANO VILLAGE J, LOT H**

PORTION OF SECTION 31 T.10N., R.9E., M.D.M.

BEING LOT 19 OF SUB. J-18 AND  
LOTS 1 AND 11 OF SUB. J-60

COUNTY OF EL DORADO, STATE OF CALIFORNIA

MAY 2020

R. E. Y. ENGINEERS, Inc.

**COUNTY ENGINEER'S STATEMENT:**

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

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

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

**PLANNING AND BUILDING DIRECTOR'S STATEMENT:**

I, TIFFANY SCHMID, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON APRIL 12, 2018 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 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 L.S. 7189  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY TAX COLLECTOR'S STATEMENT:**

I, KAREN 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 LOT R WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENTS REFERENCED IN THE NOTES.

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 J, LOT H**  
PORTION OF SECTION 31 T.10N., R.9E., M.D.M.

BEING LOT 19 OF SUB. J-18 AND  
LOTS 1 AND 11 OF SUB. J-60

COUNTY OF EL DORADO, STATE OF CALIFORNIA

MAY 2020

R. E. Y. ENGINEERS, Inc. 

**TRUSTEE'S STATEMENT:**

WE, THE UNDERSIGNED, PLACER TITLE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED AUGUST 9, 2019, DOCUMENT No. 2019-32104 OFFICIAL RECORDS OF EL DORADO COUNTY HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

**PLACER TITLE COMPANY**  
A CALIFORNIA CORPORATION

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

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

**NOTARY ACKNOWLEDGMENT:**

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

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

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

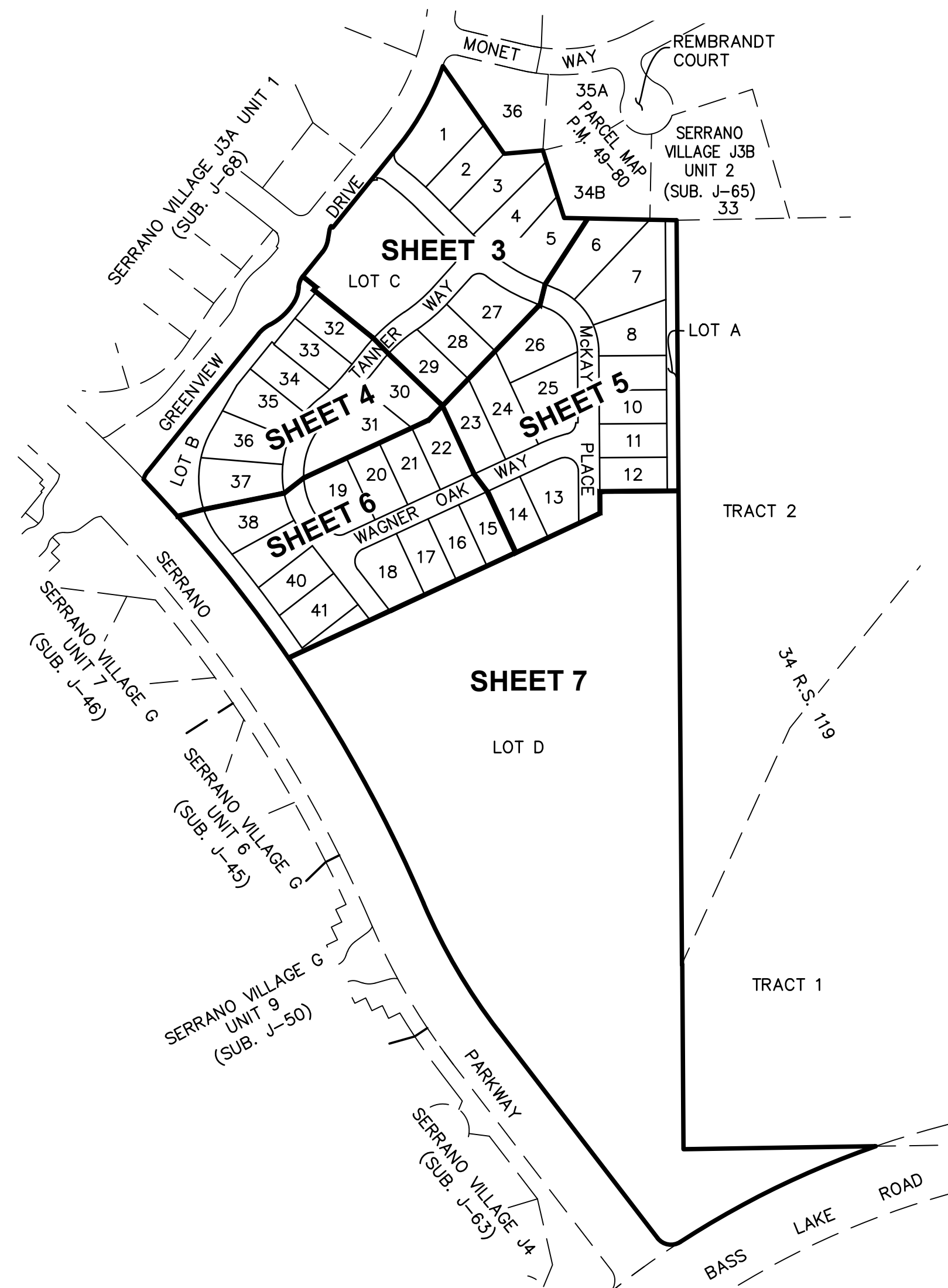
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STATE OF \_\_\_\_\_ } :SS  
COUNTY OF \_\_\_\_\_ }  
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WITNESS MY HAND AND OFFICIAL SEAL.

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



**SHEET INDEX**

SHEET 2 OF 7 SHEETS

# PLAT OF SERRANO VILLAGE J, LOT H

PORTION OF SECTION 31 T.10N., R.9E., M.D.M.  
BEING LOT 19 OF SUB. J-18 AND  
LOTS 1 AND 11 OF SUB. J-60  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
MAY 2020

R. E. Y. ENGINEERS, Inc. 

SCALE: 1"=50'

## BASIS OF BEARINGS:

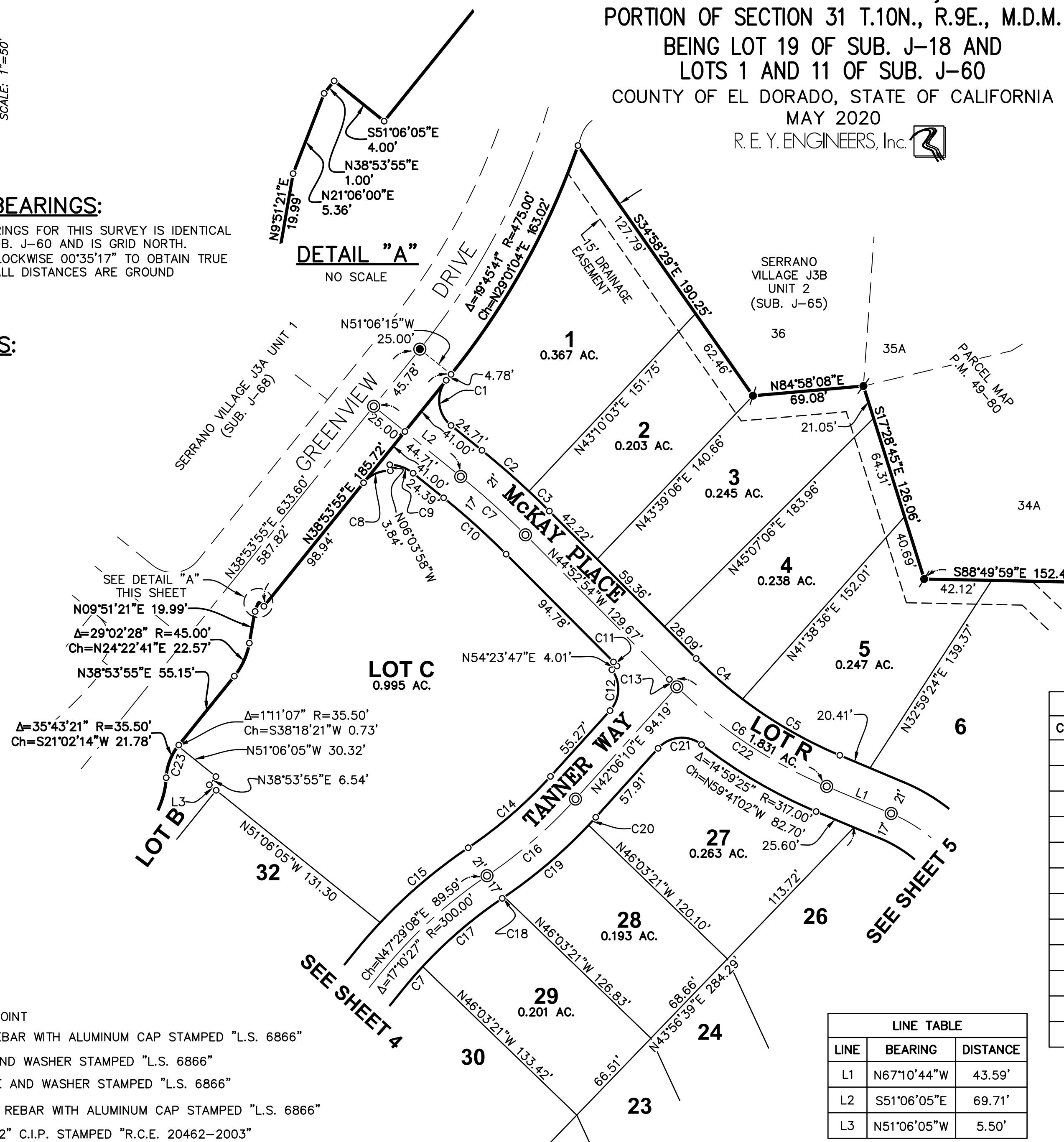
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN SUB. J-60 AND IS GRID NORTH. ROTATE BEARING CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

## REFERENCES:

- (1) SUB. J-18
- (2) SUB. J-22
- (3) SUB. J-34
- (4) SUB. J-60
- (5) SUB. J-65
- (6) P.M. 49-80
- (7) R.S. 34-119

## NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 25.270 ACRES GROSS, CONSISTING OF 41 RESIDENTIAL LOTS AND 4 MISCELLANEOUS LOTS.
2. LOTS A AND B SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
3. LOT C SHOWN HEREON IS NATURAL OPEN SPACE AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTEMPLATED IN THE CC&R'S.
4. LOT D SHOWN HEREON IS A FUTURE PUBLIC PARK.
5. LOT R SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
6. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
7. SIDE LOTS LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
8. 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.
9. 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.
10. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT No. E16157.000, DATED MAY 2016.
11. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE.
12. THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE:
  - A. PUBLIC UTILITIES EASEMENTS, RIGHTS OF ACCESS EASEMENTS, SLOPE EASEMENTS, AND POSTAL EASEMENTS CREATED WITHIN LOTS 1 AND 11 AS SHOWN ON THE PLAT OF SERRANO NORTH UPLANDS, UNIT NO.2, SUB. J-60.



## LEGEND:

- DIMENSION POINT
- ⊗ 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 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003"
- ⊕ FOUND MONUMENT AS NOTED
- RECORD INDICATES 3/4" C.I.P. STAMPED "R.C.E. 20462-1993" PER (1)

| CURVE TABLE |         |           |                        |
|-------------|---------|-----------|------------------------|
| CURVE       | RADIUS  | DELTA     | CHORD                  |
| C1          | 20.00'  | 90°00'00" | Ch=N06°06'05"W 28.28'  |
| C2          | 521.00' | 4°16'08"  | Ch=N48°58'01"W 38.81'  |
| C3          | 521.00' | 1°57'03"  | Ch=N45°51'26"W 17.74'  |
| C4          | 279.00' | 7°52'25"  | Ch=N48°49'07"W 38.31'  |
| C5          | 279.00' | 14°25'25" | Ch=N59°58'02"W 70.05'  |
| C6          | 300.00' | 22°17'50" | Ch=N56°01'49"W 116.01' |
| C7          | 500.00' | 6°13'11"  | Ch=N47°59'30"W 54.25'  |
| C8          | 20.00'  | 54°19'41" | Ch=N66°03'46"E 18.26'  |
| C9          | 24.00'  | 37°47'02" | Ch=N69°59'36"W 15.54'  |
| C10         | 483.00' | 6°13'11"  | Ch=N47°59'30"W 52.41'  |
| C11         | 25.09'  | 7°43'56"  | Ch=N40°55'39"W 3.38'   |
| C12         | 20.00'  | 79°08'21" | Ch=N02°32'00"E 25.48'  |

| CURVE TABLE |         |           |                        |
|-------------|---------|-----------|------------------------|
| CURVE       | RADIUS  | DELTA     | CHORD                  |
| C13         | 300.00' | 0°45'53"  | Ch=N45°15'51"W 4.00'   |
| C14         | 279.00' | 13°58'11" | Ch=N49°05'16"E 67.86'  |
| C15         | 321.00' | 12°52'36" | Ch=N49°38'04"E 71.99'  |
| C16         | 300.00' | 13°58'11" | Ch=N49°05'16"E 72.96'  |
| C17         | 283.00' | 13°14'48" | Ch=N49°26'58"E 65.28'  |
| C18         | 317.00' | 0°16'57"  | Ch=N55°55'53"E 1.56'   |
| C19         | 317.00' | 12°29'36" | Ch=N49°32'37"E 68.99'  |
| C20         | 317.00' | 1°11'38"  | Ch=N42°42'00"E 6.61'   |
| C21         | 20.00'  | 85°42'30" | Ch=N84°57'26"E 27.21'  |
| C22         | 300.00' | 21°31'57" | Ch=N56°24'46"W 112.08' |
| C23         | 35.50'  | 34°32'14" | Ch=N20°26'40"E 21.08'  |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N67°10'44"W | 43.59'   |
| L2         | S51°06'05"E | 69.71'   |
| L3         | N51°06'05"W | 5.50'    |



# PLAT OF SERRANO VILLAGE J, LOT H

PORTION OF SECTION 31 T.10N., R.9E., M.D.M.  
BEING LOT 19 OF SUB. J-18 AND  
LOTS 1 AND 11 OF SUB. J-60

COUNTY OF EL DORADO, STATE OF CALIFORNIA  
MAY 2020

R. E. Y. ENGINEERS, Inc. 

SCALE: 1"=50'

### BASIS OF BEARINGS:

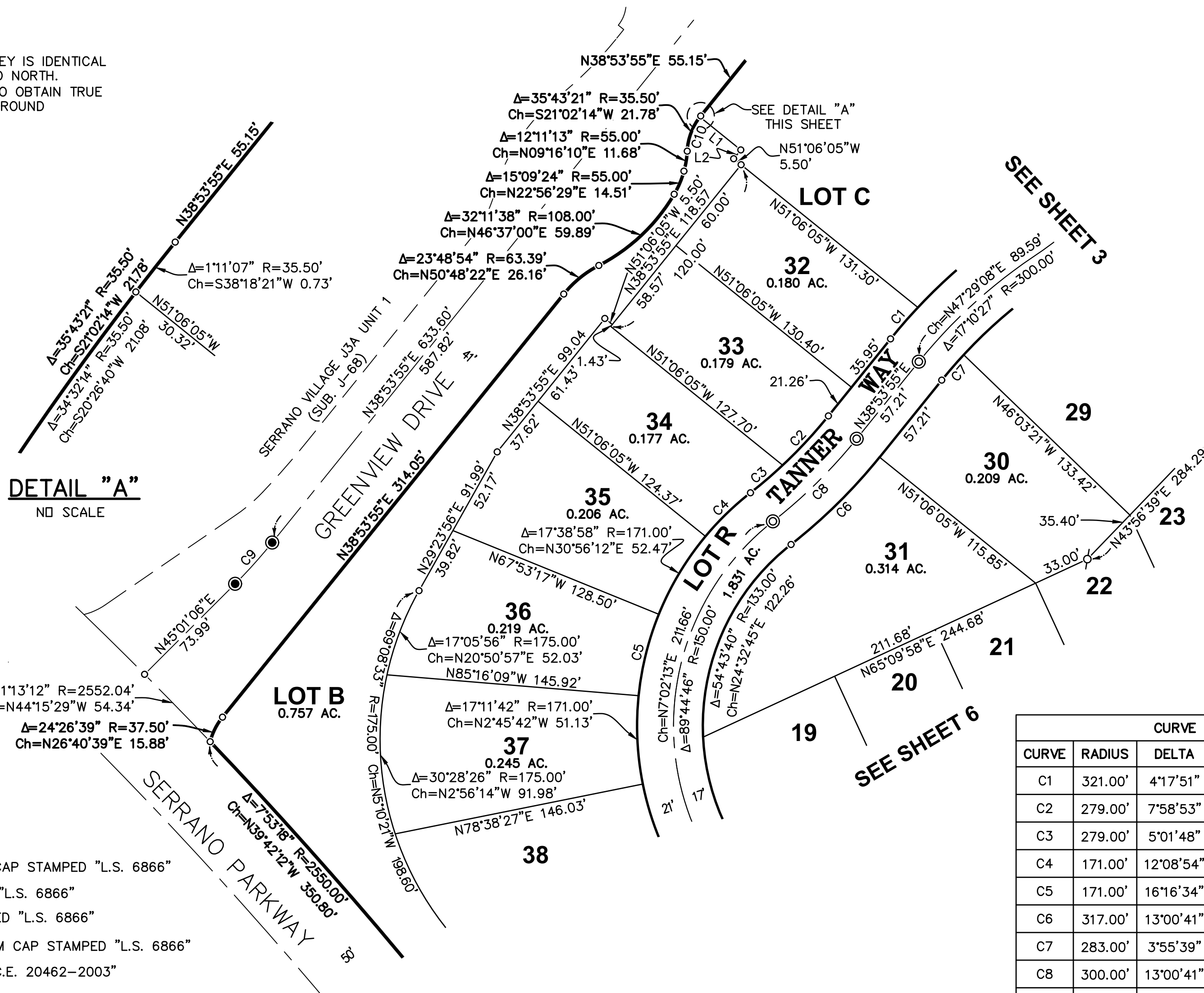
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN SUB. J-60 AND IS GRID NORTH. ROTATE BEARING CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

### REFERENCES:

- (1) SUB. J-18
- (2) SUB. J-22
- (3) SUB. J-34
- (4) SUB. J-60
- (5) SUB. J-65
- (6) P.M. 49-80
- (7) R.S. 34-119

### NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 25.270 ACRES GROSS, CONSISTING OF 41 RESIDENTIAL LOTS AND 4 MISCELLANEOUS LOTS.
2. LOTS A AND B SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
3. LOT C SHOWN HEREON IS NATURAL OPEN SPACE AND SHALL BE OWNED, MAINTAINED, AND ADMINISTERED AS CONTEMPLATED IN THE CC&R'S.
4. LOT D SHOWN HEREON IS A FUTURE PUBLIC PARK.
5. LOT R SHOWN HEREON IS DESIGNATED AS "PRIVATE STREETS" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
6. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
7. SIDE LOTS LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
8. 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.
9. 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.
10. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT No. E16157.000, DATED MAY 2016.
11. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE.
12. THE FOLLOWING PUBLIC EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434(G) OF THE GOVERNMENT CODE:
  - A. PUBLIC UTILITIES EASEMENTS, RIGHTS OF ACCESS EASEMENTS, SLOPE EASEMENTS, AND POSTAL EASEMENTS CREATED WITHIN LOTS 1 AND 11 AS SHOWN ON THE PLAT OF SERRANO NORTH UPLANDS, UNIT NO.2, SUB. J-60.



**DETAIL "A"**  
NO SCALE

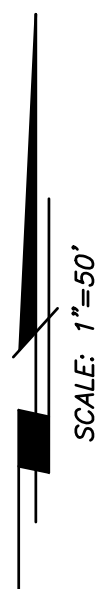
### LEGEND:

- DIMENSION POINT
- ⊕ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- ⊙ SET SPIKE AND WASHER STAMPED "L.S. 6866"
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- ⊙ FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462-2003"
- ⊗ FOUND MONUMENT AS NOTED
- RECORD INDICATES 3/4" C.I.P. STAMPED "R.C.E. 20462-1993" PER (1)

| CURVE TABLE |         |           |                       |
|-------------|---------|-----------|-----------------------|
| CURVE       | RADIUS  | DELTA     | CHORD                 |
| C1          | 321.00' | 4°17'51"  | Ch=N41°02'50"E 24.07' |
| C2          | 279.00' | 7°58'53"  | Ch=N42°53'21"E 38.83' |
| C3          | 279.00' | 5°01'48"  | Ch=N49°23'42"E 24.49' |
| C4          | 171.00' | 12°08'54" | Ch=N45°50'08"E 36.19' |
| C5          | 171.00' | 16°16'34" | Ch=N13°58'26"E 48.41' |
| C6          | 317.00' | 13°00'41" | Ch=N45°24'15"E 71.83' |
| C7          | 283.00' | 3°55'39"  | Ch=N40°51'44"E 19.40' |
| C8          | 300.00' | 13°00'41" | Ch=N45°24'15"E 67.98' |
| C9          | 300.00' | 06°07'13" | Ch=N41°57'30"E 32.03' |
| C10         | 35.50'  | 34°32'14" | Ch=N20°26'40"E 21.08' |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N51°06'05"W | 30.32'   |
| L2         | N38°53'55"E | 6.54'    |

**PLAT OF  
SERRANO VILLAGE J, LOT H**  
PORTION OF SECTION 31 T.10N., R.9E., M.D.M.  
BEING LOT 19 OF SUB. J-18 AND  
LOTS 1 AND 11 OF SUB. J-60  
COUNTY OF EL DORADO, STATE OF CALIFORNIA  
MAY 2020  
R. E. Y. ENGINEERS, Inc.



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN SUB. J-60 AND IS GRID NORTH. ROTATE BEARING CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

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- (3) SUB. J-34
- (4) SUB. J-60
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**NOTES:**

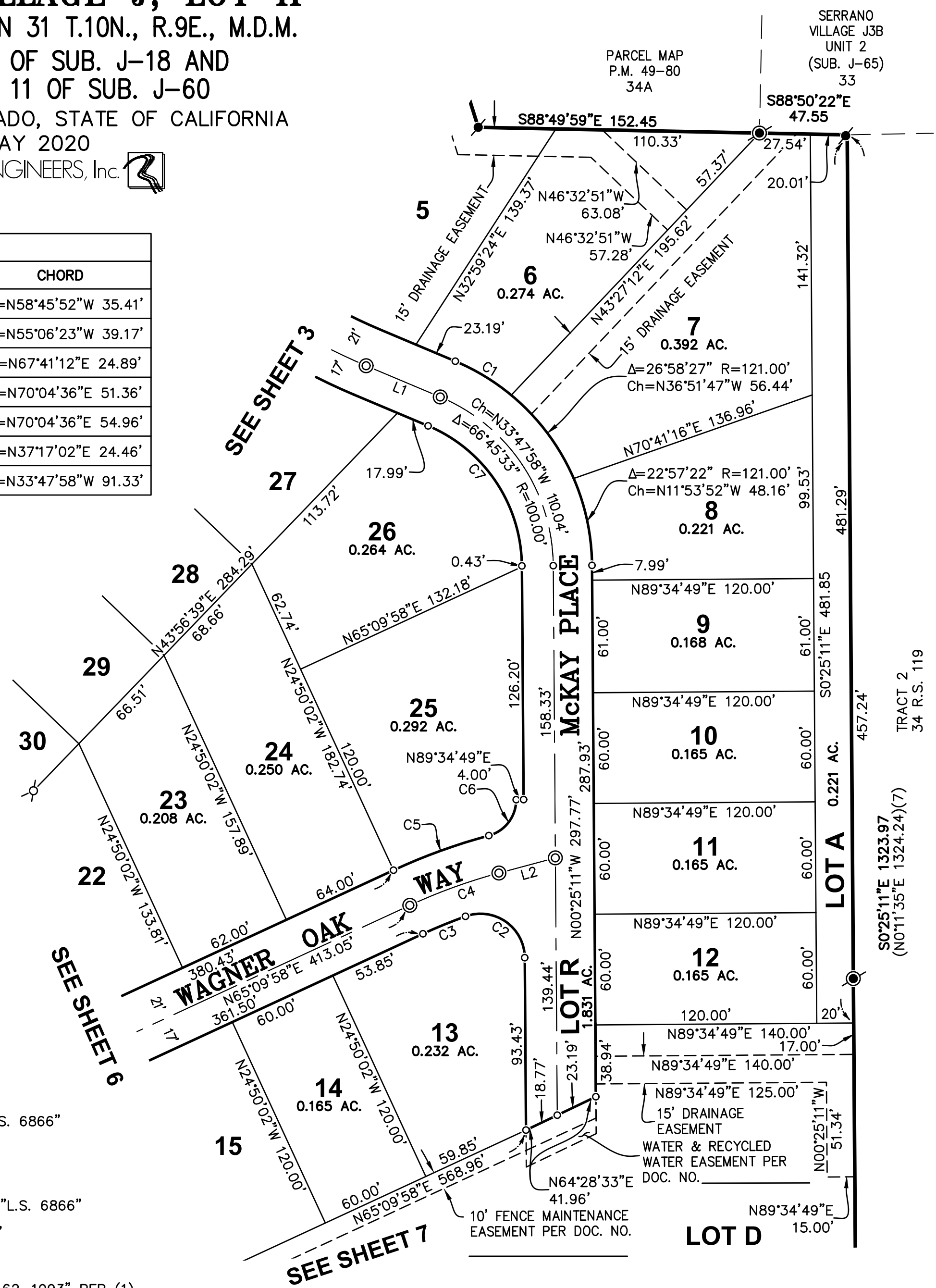
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| CURVE TABLE |         |            |                       |
|-------------|---------|------------|-----------------------|
| CURVE       | RADIUS  | DELTA      | CHORD                 |
| C1          | 121.00' | 16°49'44"  | Ch=N58°45'52"W 35.41' |
| C2          | 24.00'  | 109°22'23" | Ch=N55°06'23"W 39.17' |
| C3          | 283.00' | 5°02'28"   | Ch=N67°41'12"E 24.89' |
| C4          | 300.00' | 9°49'17"   | Ch=N70°04'36"E 51.36' |
| C5          | 321.00' | 9°49'17"   | Ch=N70°04'36"E 54.96' |
| C6          | 20.00'  | 75°24'26"  | Ch=N37°17'02"E 24.46' |
| C7          | 83.00'  | 66°45'33"  | Ch=N33°47'58"W 91.33' |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N67°10'44"W | 43.59'   |
| L2         | N74°59'15"E | 31.69'   |

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# PLAT OF SERRANO VILLAGE J, LOT H

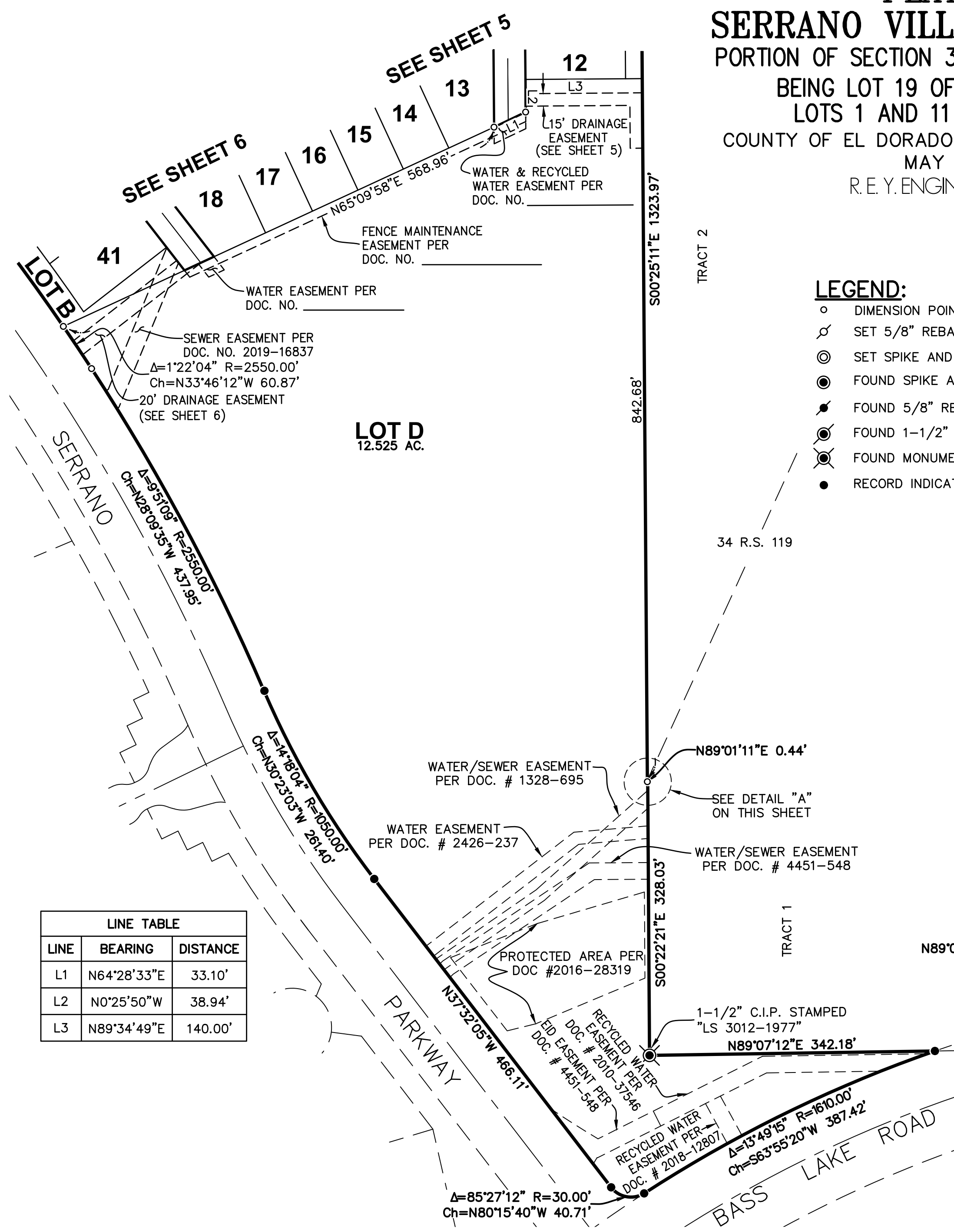
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BEING LOT 19 OF SUB. J-18 AND  
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COUNTY OF EL DORADO, STATE OF CALIFORNIA

MAY 2020

R. E. Y. ENGINEERS, Inc. 



| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N64°28'33"E | 33.10'   |
| L2         | N0°25'50"W  | 38.94'   |
| L3         | N89°34'49"E | 140.00'  |

### LEGEND:

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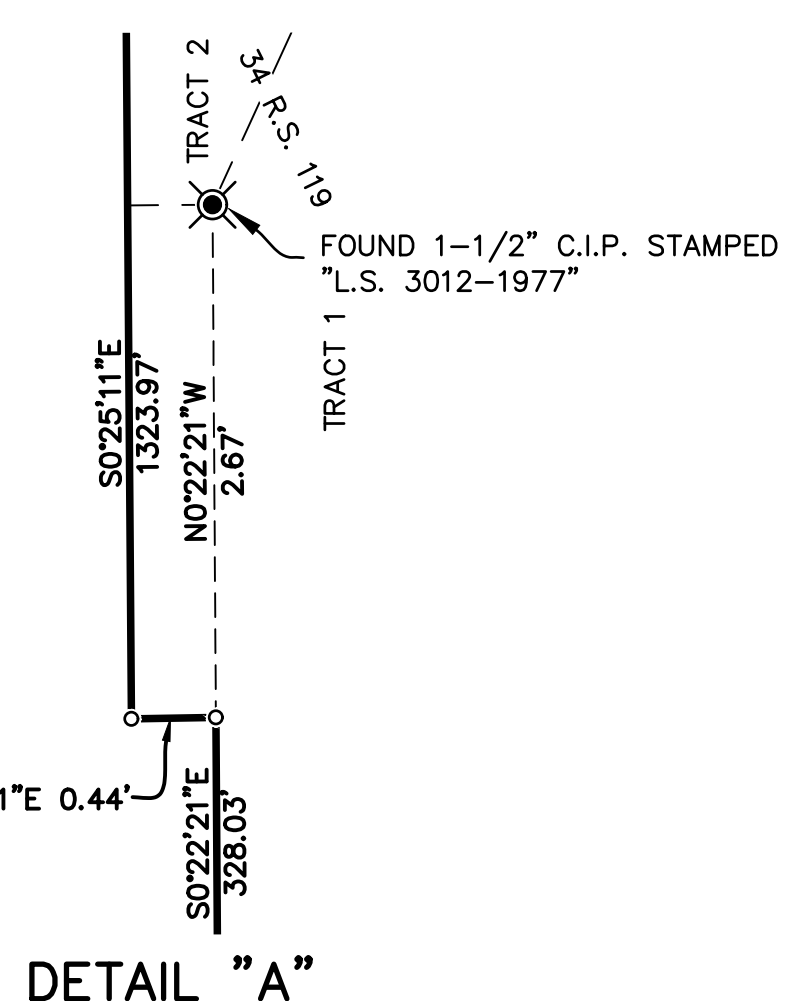
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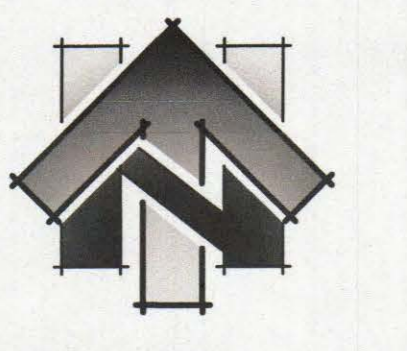
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# SERRANO VILLAGE J, LOT H - 41 LOT RESIDENTIAL

TENTATIVE SUBDIVISION MAP  
EL DORADO COUNTY, CALIFORNIA  
JUNE 2017



SCALE IN FEET  
MINOR CONTOUR INTERVAL = 1'  
MAJOR CONTOUR INTERVAL = 5'

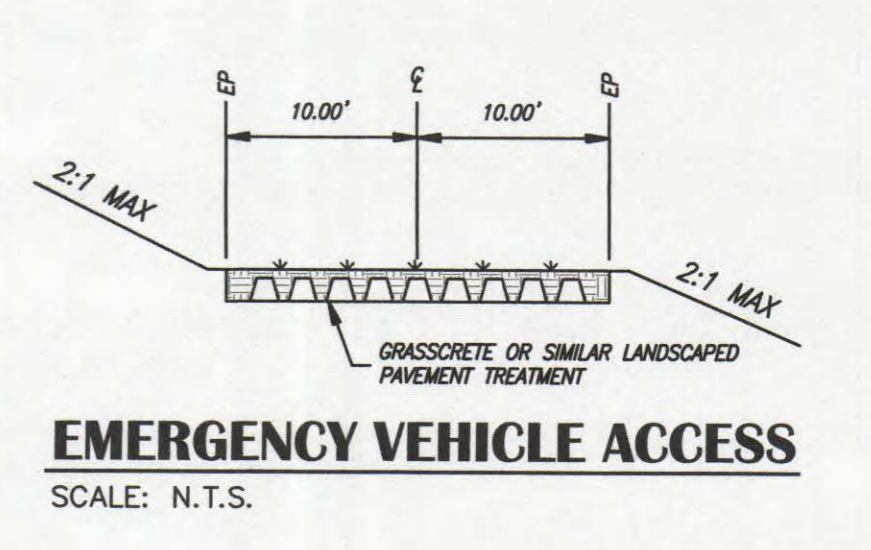
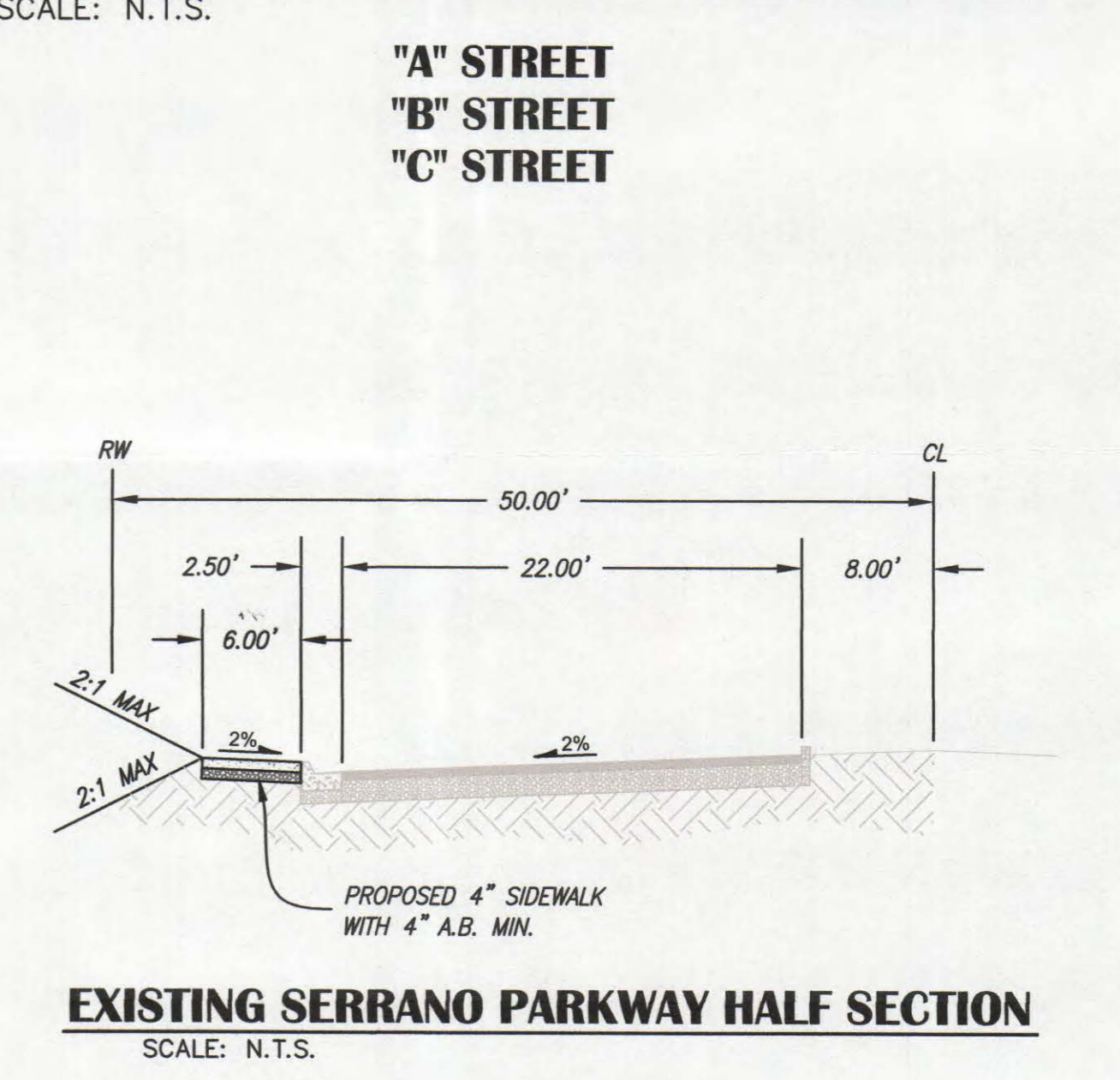
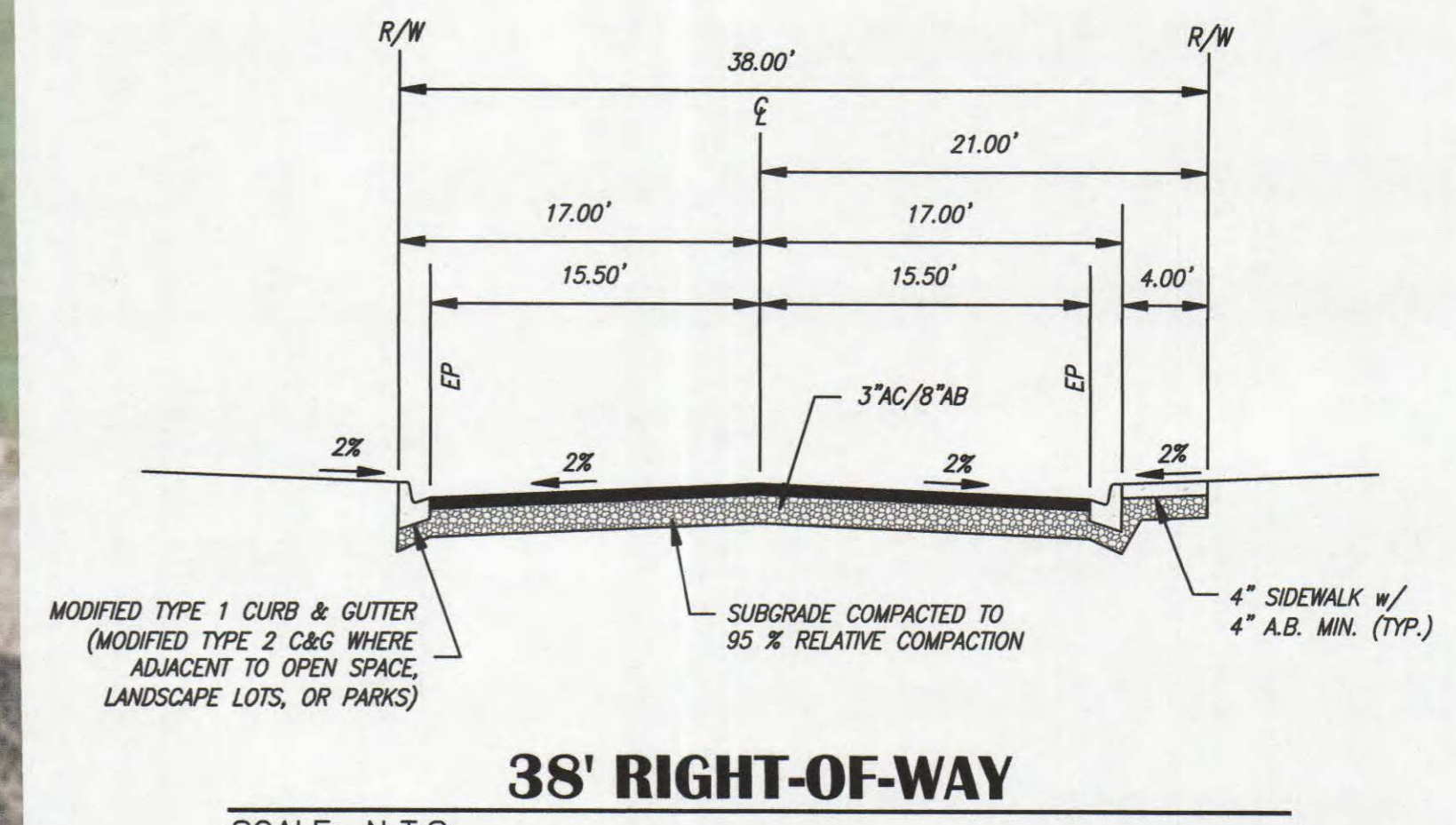
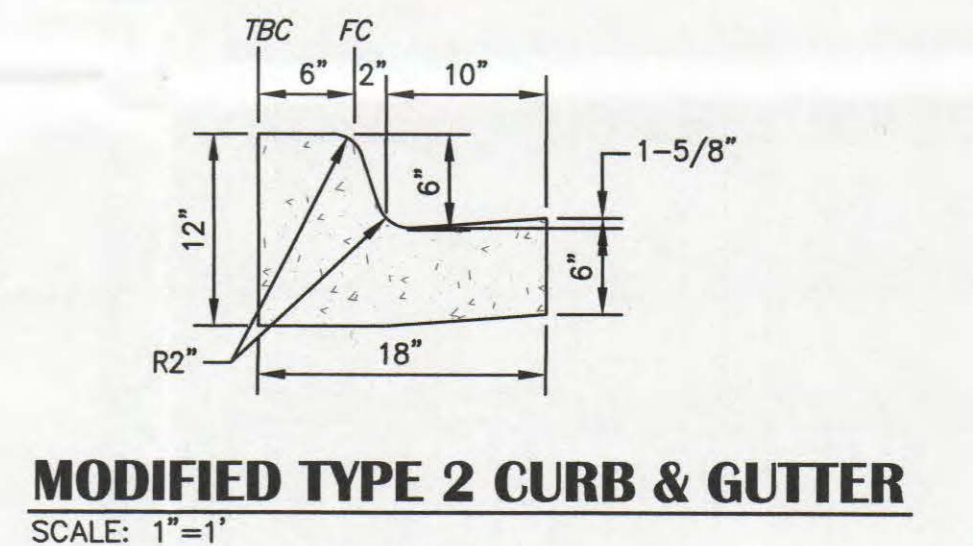
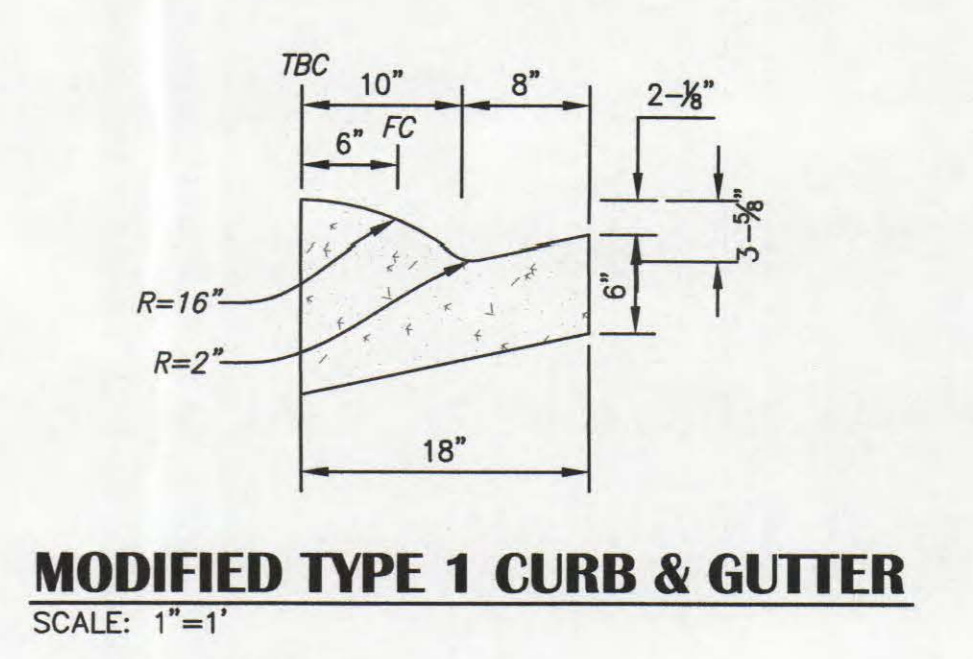
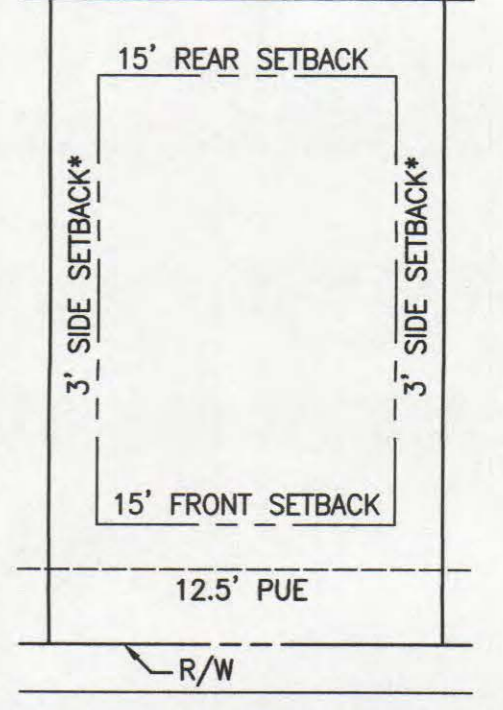


905 Sutter Street, Suite 200, Folsom, CA 95630  
916.358.9342 Fax 916.358.3333  
R.E.Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors



VICINITY MAP

SITE



**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. 00506 DATE \_\_\_\_\_

**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 66456.1)

PLANNING COMMISSION: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_  
BOARD OF SUPERVISORS: \_\_\_\_\_  
APPROVAL/DENIAL 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 - 9,801 SF  
MAXIMUM LOT SIZE - 17,077 SF

**TOTAL AREA**  
RESIDENTIAL LOTS 9.23 Acres  
RESIDENTIAL STREETS 1.72 Acres  
LANDSCAPE LOT A 0.22 Acres  
LANDSCAPE LOT B 0.57 Acres  
OPEN SPACE 1.01 Acres  
PARK SITE 12.53 Acres  
TOTAL 25.27 Acres +/-

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

EXHIBIT E

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE: May 26, 2017  
BY: [Signature]  
EXECUTIVE SECRETARY

## Exhibit F

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

#### Tentative Map TM F19-0007 – Serrano Village J Lot H

TM14-1524 – As approved by the Board of Supervisors on May 22, 2018

#### Conditions of Approval

#### Project Description

1. The Tentative Subdivision Map, Planned Development, and Design Waiver are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits H, H.1, and J-L 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. “Serrano Village J-Lot H 41 Lot Residential” dated Revised February 2018 consisting of 41 single-family detached residential lots ranging from 7,200 to 17,077 square feet in size, two landscape lots, one open space lot of approximately one acre, one private road lot, and a 12.53-acre lot for future park site.
- B. Development Plan for the proposed revised Serrano Village J-Lot H Tentative Subdivision Map with modifications to applicable residential development standards in the Zoning Ordinance as shown on the tentative map labeled “Serrano Village J, Lot H- 41 Lot Residential” dated “Revised February 2018”;
- C. Design Waiver of the following modified El Dorado County Design and Improvement Standard Manual (DISM) standards:

Modification of subdivision road improvements under Standard Plan 101 including:

1. Reduction of right-of-way width from 50 feet to 36 feet, reduction;
2. Construction of 4-foot wide sidewalks along one side of the residential road;
3. Construction of modified rolled curb and gutter; and

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, 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. County review of the Serrano Village J Lot H plans including improvement plans, grading plans, and final map have been verified for conformance with the above condition of approval.*

### **Planning Services**

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.

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

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

3. 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 residential lots included in the final map, and a copy filed with the Planning Department.

*Staff Verification: Meter Award Letter for 41 EDU's has been secured and provided to Planning Services. The Meter Award Letter is shown as Exhibit G.*

4. The Development Plan permits the following applicable development standards for the Serrano Village J Lot H Tentative Map. Changes to the adopted Planned Development Permit may be approved by Planning Services, in accordance with El Dorado County Zoning Ordinance Section 130.54.070

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

*Staff Verification: Compliance with this condition will be verified by Planning Services at the building permit stage.*

**Table 1. Modified Single Unit, Residential (R1) Zone District and Miscellaneous Development Standards for Serrano Village J-Lot H**

| <b>Standards</b>  | <b>Required by Zoning Ordinance</b> | <b>Proposed Modifications</b>  |
|---|-------------------------------------|--|
| Maximum Building Coverage (all buildings)   | NA                                  | 65%  |
| Minimum Lot Width   | 60 feet                             | Varies per Tentative Map   |
| Maximum Building Height   | 40 feet                             | 35 feet  |
| Front Yard Setback  | 20 feet                             | 15 feet  |
| Rear Yard Setback   | 15 feet                             | 10 feet  |
| Side Yard Setback   | 5 feet                              | 3 feet, regardless of building height  |
| AC/Pool Equipment   | See Zoning Code                     | Attached equipment may extend into any yard by not more than 50% of width or depth |
| Setback for Solid Fences and Walls over 40 inches tall  | See Zoning Code                     | Solid Fence Walls not to exceed 40" in height with in front yard                   |
| Setback for Open fences and walls (50% or more) and over 40 inches tall and less than 7' tall | See Zoning Code                     | Front Yard with fence/wall 50% open or more, below 7' tall                         |
| Setback for any structure such as a permanent BBQ or spa, not over 40 inches high             | See Zoning Code                     | Front, rear, and side: 2 feet  |



|  |                 |   |
|--|-----------------|---|
| Setback for Pergola and Trellis  | See Zoning Code | Side and Rear: 5 feet   |
| Any structure over 30 inches high  | See Zoning Code | Side and Rear: 5 feet   |
| Minimum Setback for Swimming pool (underground)                            | See Zoning Code | Side and Rear: 0 feet   |
| Setback for Portable sheds (120 square feet or less)                       | NA              | Side and Rear: 0 feet as long as it does not extend above the adjoining fence line. |
| Setback for Architectural extensions of the dwelling (uninhabitable space) | See Zoning Code | May extend into any yard by not more than 50% of width or depth                     |
| Chimneys – attached to the home  | 3 Feet          | Side: 3 feet<br>Rear: 12 feet   |
| Chimneys – detached from home  | NA              | Side and Rear: 5 feet   |

## Department of Transportation

### Project Specific

5. **Road Design Standards:** Construct all roads in conformance with the County Design and Improvements Standard Manual (DISM) and as shown on the approved Tentative Map (entitled Serrano Village J, Lot H – 41 Lot Residential; Date: February 2018).

*Staff Verification: Condition satisfied. Final map conforms with improvement plans for Serrano Village J Lot H as approved by the County Engineer on May 14, 2019.*

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

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

7. **Serrano Parkway Frontage Improvements:** Construct 6-foot wide PCC sidewalk along the project frontage from Greenview Drive to the southerly boundary of Lot B. Construction of this improvement shall be concurrent with Serrano Parkway Landscape Improvements.

*Staff Verification: Condition satisfied. Final map and proposed improvements conform with improvement plans for Serrano Village J Lot H as approved by the County Engineer on May 14, 2019.*

### Standard Conditions

8. **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 May 14, 2019 are consistent with this requirement.*

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

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

10. **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 May 14, 2019.*

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

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by the County Engineer on May 14, 2019, are consistent with this condition.*

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

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

13. **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 May 14, 2019.*

14. **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 DOT.*

15. **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 May 14, 2019, are consistent with this condition.*

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

16. **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. (Note: The project has a current Fire Flow Letter dated April 18, 2017 that can apply to the new TM layout for 41 residential lots. Conformance with this condition shall be verified during review of the Improvement Plans.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

17. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested and

maintained per NFPA 25. Conformance with this condition shall be verified during review of the Improvement Plans.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

18. **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 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 El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

19. **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 Regs. Conformance with this condition shall be verified during review of the Improvement Plans.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

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

- a. All One- or Two-family dwelling residential developments, and residential projects with over 100 dwelling units, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements for Remoteness, when required by the Fire Code Official. 1. This project has only 41 residential lots. The EVA will meet requirements for secondary access and can be used for Emergency Entrance Only but shall allow the public to exit at any time.
- b. All roadways shall be a minimum of 26 feet wide curb face to curb face and shall follow the Parking and Fire Lane Standards as approved by the Fire Department. 1. Roadways are shown as 34 feet wide throughout the project and meet this requirement.
- c. Each dead-end road shall have a turnaround constructed at its terminus. 1. The dead-end road is only 125 feet in length and connects to the EVA access, thus no turnaround is required.

- d. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently. 1. The EVA complies with this requirement.
- 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 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 15' and a horizontal clearance providing a minimum 2' 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 El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

- 21. **EVA Access Agreement:** The applicant shall provide a temporary EVA access as shown on the Temporary EVA Exhibit until such time as the park improvements are constructed. Development of the park improvements shall guarantee access to Serrano Parkway and provide for a recorded reciprocal access easement between the terminus of A Street to Serrano Parkway through the 12.5-acre park site. Conformance with this condition shall be verified during review of the Improvement Plans.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

- 22. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if requested by the local AHJ (Authority Having Jurisdiction). Conformance with this condition shall be verified during review of the Improvement Plans.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

- 23. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed 20%. Pavement/Concrete shall be required on all private roadway grades 12% or greater. For grades of 16% - 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 El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

24. **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 El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

25. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 56' outside on through streets, and a minimum 50-foot radius from center point to face of curb for Cul-De-Sacs and Hammerhead turnarounds. Conformance with this condition shall be verified during review of the Improvement Plans.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

26. **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 El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

27. **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 El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

28. **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. Conformance with this condition shall be verified during review of the Improvement Plans.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

29. **Wildland Fire Safe Plan (WFSP):** This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to approval of the Final Map. This project shall be annexed into the existing WFSP for Serrano, as a revised supplement. Conformance with this condition shall be verified during review of the Improvement Plans.

*Staff Verification: Condition satisfied. El Dorado Hills Fire and Cal Fire approved an updated Wildfire Safety Plan for the Serrano community, including Village J Lot H, in May 2019.*

30. **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.*

31. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard #B-004 titled “No Parking-Fire Lane”. All curbs in parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet “No Parking - Fire Lane.” There shall be a designated plan page that shows all Fire Lanes as required. Conformance with this condition shall be verified during review of the Improvement Plans.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

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

33. **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 10’ drivable width and 14’ 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 El Dorado Hills Fire Department on April 25, 2019, are consistent with this condition.*

### **Air Quality Management District**

34. Fugitive Dust and Asbestos Review: Project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of dust. Then, District Rules 223 and 223.1 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions and asbestos emission, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust and asbestos shall comply with the requirements of Rules 223, 223.1, and 223.2, whichever rule is appropriate. In addition, the appropriate Fugitive Dust Prevention (FDP) Application or Asbestos Dust Mitigation Plan (ADMP) Application shall be submitted to and approved by the District prior to issuance of a building permit or grading permit.

*Staff Verification: Condition satisfied. An Asbestos Dust Mitigation Plan was approved by AQMD on June 8, 2018. Developer and Contractor acknowledge the need to comply with Rules 223, 223.1 and 223.2 concerning fugitive dust and asbestos.*

35. Pavement: Project construction shall adhere to District 224 Cutback and Emulsified Asphalt Paving Materials and the county ordinance concerning asbestos dust.

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

36. Waste Burning: Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire.

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

37. Architectural Coating: The applicant shall submit a list of all proposed architectural coatings to the District for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.

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

38. **Equipment Exhaust Emissions:** The applicant shall submit a list to the District stating which of the following mitigation measures will be used to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project for approval prior to the issuance of a Building Permit or Grading Permit:

The District's goal is to strive to achieve and maintain ambient air quality standards established by the United States Environmental Protection Agency and the California Air resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures:

- A. Use low-emission on-site mobile construction equipment.
- B. Maintain equipment in tune per manufacturer specifications.
- C. Retard diesel engine injection timing by two to four degrees.
- D. Use electricity from power poles rather than temporary gasoline or diesel generators.
- E. Use reformulated low-emission diesel fuel.
- F. Use catalytic converters on gasoline-powered equipment.
- G. Substitute electric and gasoline-powered equipment for diesel powered equipment where feasible.
- H. Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).
- I. Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
- J. Configure construction parking to minimize traffic interference.
- K. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

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

**County Surveyor**

39. **Monuments:** All survey monuments must be set prior to the filing of 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 shall be coordinated with the County Surveyors Office.

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

40. **Road Name:** The roads serving the development shall be named by filing a complete Road Name Petition with the County Surveyors Office prior to filing the Final Map.

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

### **El Dorado Hills Community Services District**

41. **Construction Debris:** All construction debris resulting from the development of the project should be disposed of in a manner consistent with the solid waste diversion plan practiced in El Dorado Hills CSD and as mandated by AB 939, and in compliance with El Dorado County Construction and Demolition Debris Recycling Ordinance, Section 1, Chapter 8.43 of Title 8 of the El Dorado County Ordinance Code. Construction debris to be disposed by current waste collection franchise. This information shall be noted and verified on all construction plans prior to approval.

*Staff Verification: Compliance with this condition will be verified by the Building Department at the building permit stage.*



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

This serves as an award for:

Date: May 18, 2020

SUBDIVISION                       PARCEL SPLIT                       OTHER

**APPLICANT/S NAME AND ADDRESS**

**PROJECT NAME, LOCATION & APN**

Serrano Associates, LLC  
4525 Serrano Pkwy  
El Dorado Hills, CA 95762

Serrano Village J Lot H  
Southeast corner of Serrano  
Pkwy and Greenview Dr. EDH  
APN: 123-370-001

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: 16.4 EDUs (Equivalent Dwelling Unit).

RECYCLED WATER 24.6 EDUs (Equivalent Dwelling Unit).

WASTEWATER: 41 EDUs (Equivalent Dwelling Unit).

Project No. / Work Order No:            2991DEV            846287

Service Purchase Project No.:        3261SP

**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