

FILE # TM-F18-0003

2018 MAY 16 PM 2:17

RECEIVED
PLANNING DEPARTMENT

EL DORADO COUNTY PLANNING DEPARTMENT

APPLICATION FOR Final Subdivision Map

ASSESSOR'S PARCEL NO.(s) 123-590-05

PROJECT NAME/REQUEST: (Describe proposed use) Serrano Village K5, Ph 2, Unit 8 Final Map TM 10-1496R

IF SUBDIVISION/PARCEL MAP: Create 37 lots, ranging in size from 0.171 ac to 0.321 ac acre(s) / SF

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Andrea Howard, Serrano Associates, LLC ahoward@parkerdevco.com

Mailing Address 4525 Serrano Parkway, Suite 100, El Dorado Hills, CA 95762

Phone (916) 939-4060 FAX (_____)

PROPERTY OWNER Same as above

Mailing Address _____

Phone (_____) FAX (_____)

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Brian Thionnet, REY Engineers bthionnet@reyengineers.com

Mailing Address 905 Sutter Street, Suite 200, Folsom, CA 95630

Phone (916) 366-3040 FAX (_____)

LOCATION: The property is located on the south side of Greenview Drive
N/E/W/S street or road

immediate feet/miles south of the intersection with terminus of Hogarth Way
N/E/W/S major street or road

in the El Dorado Hills area. PROPERTY SIZE 9.8 ac
acreage / square footage

X Andrea Howard Date 5/14/18
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 5-16-2018 Fee \$ 2,385 Receipt # 453 Rec'd by GM Census _____

Zoning R1 GPD AP Supervisor Dist 1 Sec/Twn/Rng _____

ACTION BY: PLANNING COMMISSION
 ZONING ADMINISTRATOR
 PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved Denied (findings and/or conditions attached)

Approved Denied (findings and/or conditions attached)

APPEAL: Approved Denied

Executive Secretary _____

Executive Secretary _____

Revised 07/02)

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REQUIRED SUBMITTAL INFORMATION for Final Subdivision Map

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The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required submittal information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- | | | | |
|---------------------|-------|-----|--|
| ✓ | _____ | 1) | Application Form and Agreement for Payment of Processing Fees, completed and signed. |
| n/a | _____ | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| n/a | _____ | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| ✓ | _____ | 4) | A copy of official Assessor's map, showing the property outline in red. |
| ✓ | _____ | 5) | Provide name, mailing address and phone number of all property owners and their agents. |
| ✓ | _____ | 6) | Three (3) copies of the final map. |
| ✓ | _____ | 7) | Copy of map reduced to fit on 8 ½" X 11" sheet. |
| ✓ | _____ | 8) | DXF floppy disk, or film positive of map at 1"=400 feet if disk is not available. |
| in press | _____ | 9) | Subdivision Improvement Agreement (2 copies, signed and notarized by applicant, and signed by County Engineer. NOTE: To obtain the County Engineer's signature prior to this submittal, and to have assurance of bond amounts, it will be necessary to submit the agreement to the Department of Transportation in advance of this final map submittal process.) |
| in press | _____ | 10) | Surety (bond, letter of credit, etc.)
a) Performance (100% of total construction costs)
b) Laborers' and Materialmens' Bond (50% of total construction costs)
c) Maintenance (10% of cost of completed work when applicable) |
| previously recorded | _____ | 11) | Copy of CC&Rs (if applicable - i.e., conditions of approval require the establishment of a homeowners association for maintenance of common facilities, roads, drainage improvements or other "public" improvements; or, conditions establishing standards to be included in CC&Rs.) |

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FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

_____ 12) Itemized description of how each condition has been satisfied. Supporting documentation (i.e., letters from EID, fire district, CSD, etc.) must be attached.

in process _____ 13) Meter Award Letter or similar document from the water purveyor if public water is required.

Acceptance of the submittal package at the counter does not infer that a complete application has been submitted. Planning staff will review the information and may schedule a meeting with the subdivider to discuss the information as may be necessary. Please plan on approximately 4 to 8 weeks from the time of submittal before the final map will be considered by the Board of Supervisors.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

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Verification Conformance to Conditions of Approval

The following details the conditions of approval for the Serrano Village K5, Phase 2 Tentative Subdivision Map approved in June 2012. As applicable, each condition is substantiated with a response verifying conformance.

Project Description

1. The Revised Tentative Subdivision Map and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the exhibits marked Exhibits K through M 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. Revision to approved Tentative Subdivision Map subdividing subject properties into 115 residential lots ranging from 7,200 to 17,625 square feet in size and six landscape lots;
- B. Revision to approved Development Plan for the approved subdivision with modifications to One-Family Residential (R1) Zone District development standards including lot coverage and setbacks;
- C. Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) improvement standards:
 1. Modification of subdivision road improvements under Standard Plan 101 B including:
 - A. Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way;
 - B. Reduction of right-of-way width from 50 feet to 36 feet for Hogarth, Vermeer, and E Courts; and
 - C. Reduction of sidewalk width from 6 feet to 4 feet on one side of the streets;
 2. Reduction of right-of-way for cul-de-sac turnarounds from 100 feet to 80 feet in diameter and improved surface diameter from 60 feet to 45.5 feet;
 3. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 32, 33, 79, 80; and
 4. Reduction of standard lot frontage width of 60 feet to a minimum 58 feet for lots 99 to 101.

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.

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Response: Acknowledged. No response necessary.

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.

Response: Acknowledged. No response necessary.

3. Prior to issuance of building permit, the applicant shall remit payment of any outstanding fees as detailed and required in the *Agreement for Payment of Processing Fees* authorized for this project.

Response: Acknowledged. There are no outstanding fees.

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

Response: Condition satisfied. The EID Water Meter Award Letter has been secured for the subdivision.

Comment [AH1]:

As of May 2018, the SIA is in process and the subsequent meter acquisition is outstanding.

5. The Tentative Map shall remain in effect for three years from the date of approval. This map shall supersede the previously approved map. If this map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.

Response: Condition satisfied. The Planning Commission approved the tentative map in 2012, and approved six one-year time extensions in March 2017 extending the expiration to 2023.

6. The Revised Development Plan permits development of 115 residential lots ranging from 7,200 to 17,625 square feet in size and six landscape lots with modifications to development standards of R1-zone as shown in the table below.

Response: Condition satisfied. The lot sizes in Village K5 ~~Unit 4~~Unit 8 are a minimum of approximately 7,200 sf or larger.

The expiration of the Development Plan adopted as part of the project shall run concurrently with the expiration of the tentative map.

Response: Condition satisfied. The Planning Commission approved the Development Plan in 2012 and as described above, has approved discretionary time extensions to 2023.

**Modified One-Family-Planned Development (R1-PD) Zone District and Miscellaneous Development Standards for
 Serrano Village K-5, Phase 2 (Revised)**

Standard	Required by Zoning Ordinance	Proposed Modifications	Notes
Primary Use- Residential			
<i>Minimum Front Yard Setback</i>	20 feet	20 feet (to front load garage) 15 feet (to side-loaded garage)	
<i>Minimum Side Yard Setback</i>	5 feet	3 feet	For side yard setback standard, the 1-foot increase in setback for every 1-foot increase in building height (in excess of 25 feet) does not apply.
<i>Minimum Rear Yard Setback</i>	15 feet	15 feet	
<i>Maximum Building Coverage (Primary)</i>	35%	60%	
<i>Minimum Lot Width</i>	60 feet	58 feet	Applies to Lots 99 to 101
Ancillary Use			
<i>AC/Pool Equipment</i>	Attached equipment may extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5 feet	To be screened by solid fence
<i>Setback for Solid Fences and Walls over 40 inches tall</i>	Solid Fence Walls not to exceed 40 inches in height within front yard	Front, Side, and Rear: 0 feet	
<i>Open fences and walls (50% or more) and over 40 inches tall and less</i>	Front Yard with fence/wall 50% open or more,	Front, Side, and Rear: 0 feet	

<i>than 7' tall</i>	<i>below 7' tall</i>		
<i>Any structure such as a permanent BBQ or spa, not over 40 inches high</i>	Five feet	Front: 0 feet Side and Rear: 2.5 feet	May be subject to Building Code
<i>Pergola</i>	May extend into any yard by not more than 50% of width or depth	Side: 2.5 feet Rear: 2.5 feet	As measured from edge of footing
<i>Any structure over 30 inches high.</i>	Five feet	Rear: 5 feet	
<i>Minimum Side and Rear Yard Setback: Swimming pool (underground)</i>	Five feet	Side and Rear: 5 feet	
<i>Minimum Side and Rear Yard Setback: Portable sheds (120 square feet or less)</i>	NA	Side and Rear: 5 feet	120 square feet or less; if structure includes utilities (ie. water and electrical connections), would be subject to County review
<i>Architectural extensions of the dwelling (uninhabitable space)</i>	May extend into any yard by not more than 50% of width or depth	Side and Rear: 2.5 feet	
<i>Chimneys – attached to or detached from the home</i>	Side: 3 Feet	Side: 3 feet Rear: 7 feet	May be subject to Building Code

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

Major changes in the official development plan may be approved by the Planning Commission and shall be made in accordance with the requirements of Section 17.04 of the County Code. A major change in a development plan approved by the Planning Commission shall be filed with the Board of Supervisors pursuant to Section 17.04.005(B) (3) of the County Code.

Response: No changes are proposed

Department of Transportation

Project Specific

8. Road Design Standards: The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in table below, as modified by the approval of the design waivers. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums)

Road Improvements for Serrano Village K-5, Phase 2

Road Name	DISM PLAN	Road Width	ROW	Exceptions/Notes
Hogarth Way and Van Gogh Drive (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	37ft / 4ft sidewalk on one side	42ft	Modified Type 1 rolled curb and gutter. Sidewalk is measured from back of walk to back of curb.
Hogarth Court (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	29ft / 4ft sidewalk on one side	36ft	Modified Type 1 rolled curb & gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb.

Vermeer, Reni Court and E Courts (onsite)	Modified Std Plan 101B (3"AC over 8"AB Min.)	29ft / 4ft sidewalk on one side	36ft	Modified Type 1 rolled curb & gutter adjacent to residential lots. Sidewalk is measured from back of walk to back of curb.
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* Road widths are measured from curb face to curb face. Curb face for rolled curb and gutter is 6 inches from the back of the curb.

Response: Condition satisfied. The lots within this subdivision are constructed pursuant to the improvement plans for Serrano Village K5 Phase 2 ~~Unit 4~~Unit 8 as approved by the County Engineer on ~~October 21, 2016~~April 12, 2018.

9. Turnaround: The applicant shall provide a turn around at the end of the roadways to 80-foot diameter improved surface and 45.5-foot radius right-of-way. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Response: Condition satisfied. The applicant has shown the turnarounds on the improvement plans, which were approved by the El Dorado Hills Fire Department on ~~May 6, 2016~~April 20, 2017.

10. 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.

Response: Condition satisfied. The applicant has provided for the Offer of Dedication on Sheet 1 of the Final Map.

11. Offer of Dedication (onsite roadways): An irrevocable offer of dedication, in fee, shall be made of 45.5 feet in radius for the cul-de-sac, with slope easements where necessary. Said offer shall be rejected at the time of the final map. The offer shall be subject to an agreement between the County and Serrano, recorded as document 98-0015833-00 on March 26, 1998. Subject to the above agreement, all roads are offered in fee to the Village or Master Owner's Association simultaneously with the filing of the final map.

Response: Condition satisfied. The applicant has provided for the Offer of Dedication on Sheet 1 of the Final Map.

12. Road & Public Utility Easements: The applicant shall provide a 42 foot wide non-exclusive road easement for the on-site access roadways Hogarth Way and Van Gogh

Drive and a 36 foot wide non-exclusive road easement for the on-site access roadways Hogarth, Vermeer Reni and 'E' Courts prior to the filing of the final map.

Response: Condition satisfied. The applicant has provided for the road and PUE easements on Sheet 1 of the Final Map.

Standard Conditions

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

Response: Condition satisfied. The applicant has shown all easements on the improvement plans approved by the County Engineer on ~~October 21, 2016~~ April 12, 2018.

14. Signage: The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement. This condition shall be verified prior to approval of Improvement Plan.

Response: Condition satisfied. The applicant will install all necessary signage and striping as shown on the improvement plans approved by the County Engineer on ~~October 21, 2016~~ April 12, 2018.

15. Sidewalks: Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.

Response: Condition satisfied. All sidewalks are within the right of way, and the Department of Transportation has reviewed and approved the alignment and design as shown on the improvement plans approved by the County Engineer on ~~October 21, 2016~~ April 12, 2018.

16. Curb Returns: All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp. This condition shall be verified prior to approval of Improvement Plan.

Response: Condition satisfied. The applicant will install all curb returns and pedestrian ramps as shown on the improvement plans approved by the County Engineer on ~~October 21, 2016~~ April 12, 2018.

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

Response: Condition satisfied. The subject final map is part of the Serrano master owners' association, formed in the early 1990s, which is responsible for maintaining common area and drainage improvements.

18. 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). This condition shall be verified prior to recordation of Final Map.

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

19. Water Quality Stamp: All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used. This condition shall be verified prior to approval of Improvement Plan.

Response: Condition satisfied. This requirement is provided as General Note 42 on the improvement plans approved by the County Engineer on ~~October 21, 2016~~ April 12, 2018.

20. Construction Hours: Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. or sunset, whichever is earlier, Monday through Friday. This condition shall be included as a note on Improvement Plan.

Response: Condition satisfied. This requirement is provided as General Note 12 on the improvement plans approved by the County Engineer on ~~October 21, 2016~~ April 12, 2018.

21. DISM Consistency: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

Response: Condition satisfied. The County Engineer approved the improvement plans on ~~October 21, 2016~~ April 12, 2018. If notified by the County, the applicant will pay any outstanding fees prior to the filing of the final map.

22. Subdivision Improvement Agreement & Security: The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

Response: Condition satisfied. The applicant has requested an Improvement Agreement from DOT and the agreement is in process. Prior to scheduling the final maps for Board approval, the applicant will provide a fully executed improvement agreement with Performance and Laborers/Materialsmen bonds for the remaining construction costs.

23. Import/Export Grading Permit: Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.

Response: Condition satisfied. Requirement is noted as General Note # 43 on the improvement plans approved by the County Engineer on ~~October 21, 2016~~ April 12, 2018.

24. Grading Permit / Plan: A grading permit is required for the project. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

Response: Condition satisfied. The County Engineer approved the grading plan on ~~October 21, 2016~~ April 12, 2018, and the applicant entered into a Subdivision Grading Agreement with the County in ~~May 2018~~ November 7, 2016.

Comment [AH2]: SGA in process.

25. Grading Plan Review: Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

Response: Condition satisfied. Submission of grading plans to RCD is a prerequisite to obtaining signed improvement plans. The County Engineer approved the improvement plans on ~~October 21, 2016~~ April 12, 2018.

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

Response: Condition satisfied. Improvement Plans approved by the County Engineer on ~~October 21, 2016~~ April 12, 2018 include specifications for re-vegetation (Erosion Control Notes, Sheet C11).

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

Response: Condition satisfied. The soils report has been reviewed and approved by DOT.

28. Drainage Study / SWMP Compliance: The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- A. The site can be adequately drained;
- B. The development of the site will not cause problems to nearby properties, particularly downstream sites;
- C. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.

D. The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

Response: Condition satisfied. The final drainage plan has been reviewed and approved by DOT.

29. Drainage, Cross Lot: Cross lot drainage shall be avoided wherever possible. The CC&Rs for Village K shall include a requirement for a grading and drainage plan to be submitted for review and approval of the Architectural Control Committee of the Master or Village Homeowners' association at the time of building permit application. The CC&Rs shall require all "downhill" lots to be designed to accept any drainage from uphill lots and the Master or Village Homeowners' Association shall enforce this condition. This condition shall be verified prior to recordation of Final Map.

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

30. 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. This condition shall be verified prior to recordation of Final Map.

Response: Condition satisfied. Easements for drainage are included as Note D on Sheet 1 of the Final Map. An IOD for drainage easements has been submitted to the Planning Department with the Final Map.

31. Drainage Easements: The site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and/or on the final map. This condition shall be verified prior to approval of Improvement Plan.

Response: Condition satisfied. Drainage easements are shown on the Final Map to the satisfaction of County DOT.

32. NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with

the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

Response: Condition satisfied. The applicant prepared a SWPPP and received WDID # 5S09C366944, prior to commencing construction activities.

33. 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.

Response: Condition satisfied. The applicant will provide a CD of the record drawings and supporting materials prior to the Board's acceptance of the subdivision improvements.

34. TIM Fees: The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

Response: Condition satisfied. The County will verify this condition at the building permit stage.

El Dorado Hills Fire Department

35. In accordance with the State Fire Safe Regulations and DISM, the subdivision shall be constructed to include sufficient circulation and access at any given phase of the development. This condition shall be verified prior to Final Map recordation.

Response: Condition satisfied. The El Dorado Hills Fire Department will review this requirement during its review of the final map.

36. The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for 2-hour duration. This requirement is based on a single-family dwelling 6,200 square feet or less in size. All homes shall be sprinklered in accordance with NFPA 13D and Fire Department requirement. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval. This condition shall be verified prior to Final Map recordation.

Response: Condition satisfied. Requirements are noted on the improvement plans (Fire Department Note #6). El Dorado Hills Fire approved the improvement plans ~~May 6,~~
~~2016~~ April 20, 2017.

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

Response: Condition satisfied. Requirements are noted on the improvement plans (Fire Department Note #9). El Dorado Hills Fire approved the improvement plans ~~May 6,~~
~~2016~~ April 20, 2017.

38. To enhance the nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations. This condition shall be verified prior to approval of Improvement Plan.

Response: Condition satisfied. Requirements are noted on the improvement plans (Fire Department Notes 7 and 8). El Dorado Hills Fire approved the improvement plans ~~May 6,~~
~~2016~~ April 20, 2017.

39. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. This condition shall be verified prior to approval of Improvement Plan.

Response: Condition satisfied. The improvement plans do not include any form of traffic calming devices. El Dorado Hills Fire approved the improvement plans ~~May 6,~~
~~2016~~ April 20, 2017.

40. Prior to construction of combustible materials, all access roadways and fire hydrant systems shall be installed and in service per EDHFD Standard B-003. This condition shall be verified prior to Final Map recordation.

Response: Condition satisfied. The applicant began constructing the subdivision improvements in ~~November 2016~~ May 2018 and completion is estimated for ~~September 2017~~ December 2018. El Dorado Hills Fire Department will verify compliance with this condition during its review of the final map application.

41. This development shall implement all applicable provisions of the approved Serrano Wildfire Management Plan dated January 2001. Prior to Final Map recordation, the applicant shall provide narrative to Planning Services detailing the provisions implemented for this development.

Response: Condition satisfied. Cal Fire and the El Dorado Hills Fire Department approved a Supplemental Wildfire Management Plan for Village K5 Phase 2 in October 2013 (copy provided with the final map application).

42. Lots that back up to wildland open space shall be required to use non-combustible type fencing. This condition shall be verified prior to approval of Improvement Plan.

Response: No lots within this phase of development adjoin to natural open space areas.

Air Quality Management District

43. 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.

Response: The subject project is not located in an Asbestos Review Area. A Fugitive Dust Plan was approved by AQMD on October 17, 2016 (#10680). Developer and Contractor are aware of the need to comply with subsequently adopted Rules 223, 223.1 and 223.2 concerning fugitive dust and asbestos.

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

Response: These requirements shall be adhered to as applicable.

45. 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.

Response: The project has not and will not involve the burning of wastes.

46. Prior to approval of Improvement Plan, the applicant shall submit a list to the District indicating which of the following mitigation measures shall be applied to reduce impacts on air quality from equipment exhaust emissions during all project construction

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.

Response: These requirements shall be adhered to as applicable.

County Surveyor

- 47. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments or amount of bond or deposit to be coordinated with the County Surveyors Office.

Response: Condition satisfied. The applicant has submitted a bond to secure the setting of the required monuments have been set.

Comment [AH3]: I will take care of this after the TAC meeting. The monumentation estimate has not been approved yet.

- 48. 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.

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

Supplemental

2018 MAY 16 PM 2:17
RECEIVED
PLANNING DEPARTMENT

Wildfire Management Plan

Serrano Village K5 Phase 2 (115 lots)

October 17, 2013



SERRANO

SERRANO ASSOCIATES, LLC
4525 Serrano Parkway ▪ El Dorado Hills, CA 95762

TM-F18-0003

BACKGROUND

In January 2001, Douglas Leisz and Eugene Murphy prepared a Wildfire Management Plan ("Plan") for the overall Serrano development. The Plan offered mitigation measures for constructed villages or villages under construction at the time. The California Department of Forestry and Fire Protection approved the Plan on February 20, 2001 and El Dorado Hills Fire Department approved the Plan on May 20, 2001.

In 2001, Serrano Associates, LLC had not completed the subdivision design for Village K5 Phase 2, and the 2001 Plan indicates that development in Village K5 is in the grass vegetation type, and the standard fire safe provisions for structures and the grass fuel types as provided for in Villages A, D, C, and E will apply to Village K5.

PURPOSE

Serrano Associates, LLC prepares this Supplemental Wildfire Management Plan pursuant to Condition #41 of TM10-1496R for Serrano Village K5 Phase 2 approved by the County of El Dorado Planning Commission on June 14, 2012, which states, "This development shall implement all applicable provisions of the Serrano Wildfire Management Plan dated January 2001. Prior to Final Map recordation, the applicant shall provide narrative to Planning Services detailing the provisions implemented for this development."

Serrano Associates, LLC prepares this Supplement to satisfy Condition #41 for the 115 lots in Village K5 Phase 2. See **Exhibit A** for a vicinity map, **Exhibit B** for a location map, and **Exhibit C** for the tentative lotting exhibit.

MITIGATION MEASURES

The following mitigation measures apply to this phase of development:

1. All homes will have Class A listed roofing and stucco siding.
Responsibility: Homeowner and Serrano El Dorado Owners' Association

3. With respect to exterior wildfire exposure, all homes must comply with Chapter 7A of the 2007 California Building Code (see **Exhibit D**) and any other applicable codes or requirements of law. *Responsibility: Homeowner*

4. Perimeter lot homes bordering on the golf course areas:
 - a. Landscape backyards within one year of occupancy according to the Firescaping Standards provided in **Exhibit E**.
Responsibility: Homeowner and Serrano El Dorado Owners' Association

 - c. Any fencing installed at the common border with the golf course areas shall be constructed of non-combustible fencing.
Responsibility: Homeowner and Serrano El Dorado Owner's Association

6. El Dorado Hills County Water District Resolution 97-02 ("Resolution of the Board of Directors to Impose Weed Abatement Resolutions") will apply to vacant lots. See **Exhibit F** for Resolution 97-02 and **Exhibit G** for El Dorado Hills Fire Department Unimproved Property Hazard Reduction Standard.
Responsibility: Lot Owner and El Dorado Hills Fire Department

8. California Public Resources Code 4291 pertaining to 100' defensible space shall apply to this phase of development. See **Exhibit H** for an information sheet from the California Department of Forestry and Fire Protection regarding 100' Defensible Space and **Exhibit I** for California Public Resources Code Section 4291. *Responsibility: Homeowner*

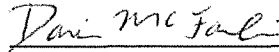
Supplemental Wildfire Management Plan
Serrano Village K5 Phase 2

APPROVED BY:

EL DORADO HILLS FIRE DEPARTMENT

CALIFORNIA DEPARTMENT OF FORESTRY
AND FIRE PROTECTION





Name Michael Lilienthal

Name Darin McFarlin

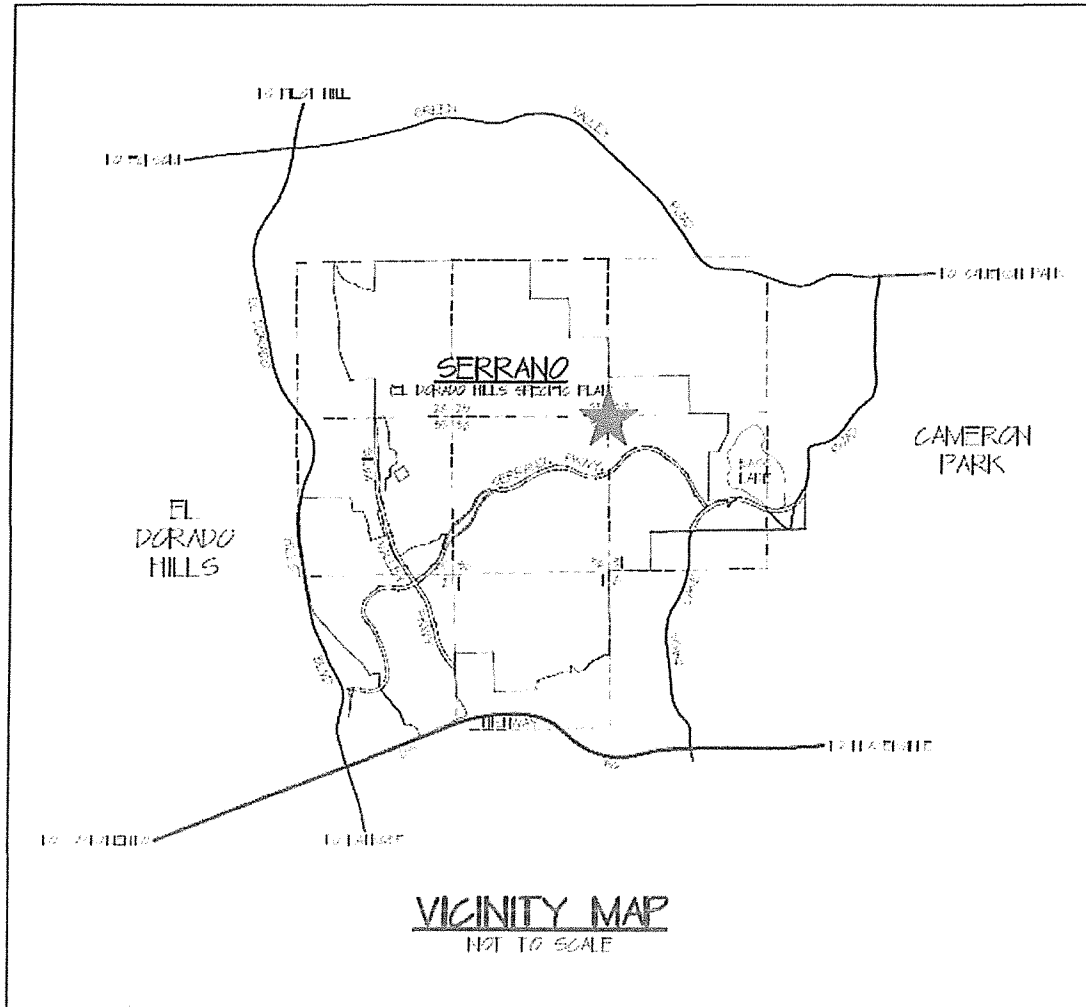
Title Battalion Chief/Fire Marshal

Title Fire Captain, Pre-Fire Management

Date 11-12-13

Date 11-20-13

EXHIBIT A
Vicinity Map



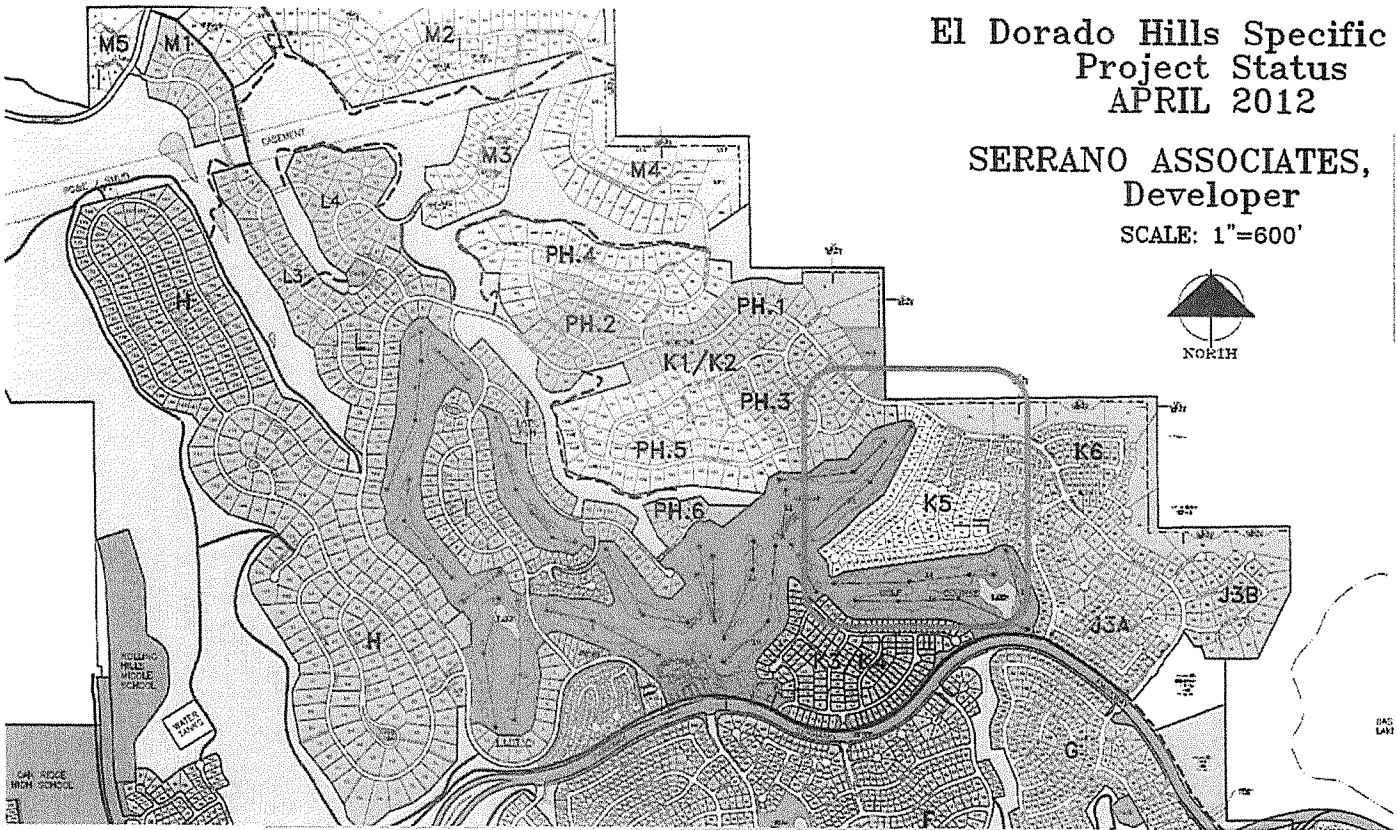


EXHIBIT B
Location Map
not to scale

Supplemental Wildfire Management Plan
Serrano Village K5 Phase 2

EXHIBIT C
Tentative Lotting Exhibit

SERRANO VILLAGE K5, PHII

EXHIBIT C - TENTATIVE LOTTING EXHIBIT

EL DORADO COUNTY CALIFORNIA

OCTOBER 2013



0 100' 200' 400'

SCALE IN FEET
MINOR CONTOUR INTERVAL = 7'
MAJOR CONTOUR INTERVAL = 6'



SERRANO COUNTRY CLUB
13th FAIRWAY

EXISTING VILLAGE K6

EXISTING VILLAGE K5/PHASE 1

EXISTING VILLAGE K5 PHASE 1

SERRANO COUNTRY CLUB
14th FAIRWAY

Supplemental Wildfire Management Plan
Serrano Village K5 Phase 2

EXHIBIT D
Chapter 7A of the
2007 California Building Code

CHAPTER 7A [SFM]

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

SECTION 701A SCOPE, PURPOSE AND APPLICATION

701A.1 Scope. This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface Fire Area as defined in Section 702A.

701A.2 Purpose. The purpose of this chapter is to establish minimum standards for the protection of life and property by increasing the ability of a building located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area to resist the intrusion of flames or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.

701A.3 Application. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after December 1, 2005, shall comply with the following sections:

1. 704A.1—Roofing
2. 704A.2—Attic Ventilation

701A.3.1 Alternates for materials, design, tests, and methods of construction. The enforcing agency is permitted to modify the provisions of this chapter for site-specific conditions in accordance with Appendix Chapter 1, Section 104.10. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 47.

701A.3.2 New buildings located in any fire hazard severity zone. New buildings located in any Fire Hazard Severity Zone, or any Wildland-Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter.

701A.3.2.1 Inspection and certification. Building permit applications and final completion approvals for buildings within the scope and application of this chapter shall comply with the following:

701A.3.2.2 The local building official shall, prior to construction, provide the owner or applicant a certification that the building as proposed to be built complies with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this chapter.

701A.3.2.3 The local building official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, includ-

ing those for materials and construction methods for wildfire exposure as described in this chapter.

701A.3.2.4 Prior to building permit final approval the property shall be in compliance with the vegetation clearance requirements prescribed in California Public Resources Code 4291 California Government Code Section 51182.

SECTION 702A DEFINITIONS

For the purposes of this chapter, certain terms are defined below:

CDF DIRECTOR means the Director of the California Department of Forestry and Fire Protection.

FIRE PROTECTION PLAN is a document prepared for a specific project or development proposed for a Wildland Urban-Interface Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.

The Fire Protection Plan shall be in accordance with this chapter and the California Fire Code, Chapter 47. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted. Only locally adopted ordinances that have been filed with the California Building Standards Commission or the Department of Housing and Community Development in accordance with Section 101.8 shall apply.

FIRE HAZARD SEVERITY ZONES are geographical areas designated pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189. See California Fire Code Article 86.

The California Code of Regulations, Title 14, Section 1280, entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."

IGNITION-RESISTANT MATERIAL is any product which, when tested in accordance with ASTM E 84 for a period of 30 minutes, shall have a flame spread of not over 25 and show no evidence of progressive combustion. In addition, the flame front shall not progress more than 10½ feet (3200 mm) beyond the centerline of the burner at any time during the test.

Materials shall pass the accelerated weathering test and be identified as exterior type, in accordance with ASTM D 2898 and ASTM D 3201. All materials shall bear identification showing the fire performance rating thereof. That identification shall be issued by ICC-ES or a testing facility recognized

by the State Fire Marshal having a service for inspection of materials at the factory.

Fire-Retardant-Treated Wood or noncombustible materials as defined in Section 202 shall satisfy the intent of this section.

The enforcing agency may use other definitions of ignition-resistant material that reflect wildfire exposure to building materials and/or their materials, performance in resisting ignition.

LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE means an area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code Sections 51177(c), 51178 and 5118 that is not a state responsibility area and where a local agency, city, county, city and county, or district is responsible for fire protection.

STATE RESPONSIBILITY AREA means lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the state.

WILDFIRE is any uncontrolled fire spreading through vegetative fuels that threatens to destroy life, property, or resources as defined in Public Resources Code Sections 4103 and 4104.

WILDFIRE EXPOSURE is one or a combination of radiant heat, convective heat, direct flame contact and burning embers being projected by vegetation fire to a structure and its immediate environment.

WILDLAND-URBAN INTERFACE FIRE AREA is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. See Section 706A for the applicable referenced sections of the Government Code and the Public Resources Code.

SECTION 703A STANDARDS OF QUALITY

703A.1 General. Material, systems, and methods of construction used shall be in accordance with this Chapter.

703A.2 Qualification by testing. Material and material assemblies tested in accordance with the requirements of Section 703A shall be accepted for use when the results and conditions of those tests are met. Testing shall be performed by a testing agency approved by the State Fire Marshal or identified by an ICC-ES report.

703A.3 Standards of quality. The State Fire Marshal standards listed below and as referenced in this chapter are located in the California Referenced Standards Code, Part 12 and Chapter 35 of this code.

SFM 12-7A-1, Exterior Wall Siding and Sheathing.

SFM 12-7A-2, Exterior Window.

SFM 12-7A-3, Under Eave.

SFM 12-7A-4, Decking.

SECTION 704A MATERIALS, SYSTEMS AND METHODS OF CONSTRUCTION

704A.1 Roofing.

704A.1.1 General. Roofs shall comply with the requirements of Chapter 7A and Chapter 15. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

704A.1.2 Roof coverings. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.

704A.1.3 Roof valleys. When provided, valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.

704A.1.4 Reserved.

704A.1.5 Roof gutters. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

704A.2 Attic ventilation.

704A.2.1 General. When required by Chapter 15, roof and attic vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4-inch (6 mm) openings or its equivalent.

704A.2.2 Eave or cornice vents. Vents shall not be installed in eaves and cornices.

Exception: Eave and cornice vents may be used provided they resist the intrusion of flame and burning embers into the attic area of the structure.

704A.2.3 Eave protection. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside.

704A.3 Exterior walls.

704A.3.1 General. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1.

704A.3.1.1 Exterior wall coverings. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

704A.3.2 Exterior wall openings. Exterior wall openings shall be in accordance with this section.

704A.3.2.1 Exterior wall vents. Unless otherwise prohibited by other provisions of this code, vent openings in

exterior walls shall resist the intrusion of flame and embers into the structure or vents shall be screened with a corrosion-resistant, noncombustible wire mesh with 1/4-inch (6 mm) openings or its equivalent.

704A.3.2.2 Exterior glazing and window walls. Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2.

704A.3.2.3 Exterior door assemblies. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1 1/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074.

Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors are not required to comply with this chapter.

704A.4 Decking, floors and underfloor protection.

704A.4.1 Decking.

704A.4.1.1 Decking surfaces. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall comply with one of the following methods:

1. Shall be constructed of ignition-resistant materials and pass the performance requirements of SFM 12-7A-4, Parts A and B.
2. Shall be constructed with heavy timber, exterior fire-retardant-treated wood or approved noncombustible materials.
3. Shall pass the performance requirements of SFM 12-7A-4, Part A, 12-7A-4.7.5.1 only with a net peak heat release rate of 25kW/sq-ft for a 40-minute observation period and:
 - a. Decking surface material shall pass the accelerated weathering test and be identified as exterior type, in accordance with ASTM E 84 and;
 - b. The exterior wall covering to which it the deck is attached and within 10 (3048 mm) feet of the deck shall be constructed of approved noncombustible or ignition resistant material.

Exception: Walls are not required to comply with this subsection if the decking surface material conforms to ASTM E-84 Class B flame spread.

The use of paints, coatings, stains, or other surface treatments are not an approved method of protection as required in this chapter.

704A.4.2 Underfloor and appendages protection.

704A.4.2.1 Underside of appendages and floor projections. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls, or the projection shall be enclosed to the grade.

704A.4.2.2 Unenclosed underfloor protection. Buildings shall have all underfloor areas enclosed to the grade with exterior walls in accordance with Section 704A.3.

Exception: The complete enclosure of under floor areas may be omitted where the underside of all exposed floors, exposed structural columns, beams and supporting walls are protected as required with exterior ignition-resistant material construction or be heavy timber.

704A.5 Ancillary buildings and structures.

704A.5.1 Ancillary buildings and structures. When required by the enforcing agency, ancillary buildings and structures and detached accessory structures shall comply with the provisions of this chapter.

EXHIBIT E

Firescaping Standards

Firescaping is an approach to landscaping to help protect homes from wildland fires. The goal is to create a landscape that will slow the advance of a wildfire and create a Defensible Space that provides the key point for fire fighting agencies to defend the home. This approach calls for a system of landscape zones surrounding the home. Each zone may contain a balance of native and exotic plants that are fire and drought resistant, help control erosion, and are visually pleasing.

ZONE I

This zone extends to not less than 30 feet from the house in all directions (or to the property line) and has a traditional look of irrigated shrubs, flower gardens, trees and lawns. All dead trees, brush, concentrations of dead ground fuels (tree limbs, logs etc. exceeding 1 inch in diameter) are removed. All trees are pruned up to 8 - 10 feet above the ground, but no more than 1/3 of the crown is removed. The plants in this zone must be slow to ignite from wind blown sparks and flames. Such plants produce only small amounts of litter and retain high levels of moisture in their foliage year around. Native oaks are permitted inside the Zone, but may not be within 10 feet of the chimney. Grass and other herbaceous growth within this zone must be irrigated or if left to cure must be mowed to a 2-inch stubble, disked, chemically treated or removed. Such treatment must be accomplished by June 1, annually. This zone has built in firebreaks created by driveways, sidewalks, etc.

ZONE II (Zones I & II)

This zone adds 50 feet to Zone I and extends to a minimum of 80 feet from the house in all directions (or to the property line). The zone is a wide band of low growing succulents and ground covers designed to reduce the intensity, flame length and rate of spread before a wildfire reaches Zone I. Native trees are preserved but are pruned of dead material up to 8 - 10 feet above the ground but no more than 1/3 of the crown is removed. Grasses are mowed, disked or chemically treated. Shrubs are selected to be slow to ignite and placed to create a pleasing look, yet slow a fires progress. All dead trees, brush, concentrations of dead ground fuels (tree limbs, logs, etc.) exceeding 1 inch in diameter are removed. Irrigation may be

necessary to maintain a quality appearance and to retain the retardant ability of the plants. Treatment of herbaceous vegetation must be completed by June 1, annually.

ZONE III (Zones I, II & III)

This Zone adds 50 feet to Zones I and II and extends to a minimum of 130 feet (or to the property line) from the house and is a transition area to the outlying native vegetation. All dead trees, brush, concentrations of dead ground fuels (tree limbs, logs, etc.) exceeding 1 inch in diameter are removed. It is characterized by planted, deep-rooted native vegetation interspersed with fire resistant ground covers such as Dwarf Coyote Brush, Dwarf Rosemary, and low growing manzanita (not to exceed 24 inches in height). Annual grasses are mowed after they have cured by June 1 annually. Native trees are preserved and are pruned of dead limbs up to 8 - 10 feet.

ZONE IV

This zone starts at 130 feet from the home and extends to all the property lines. Live trees are retained and pruned up to 8 - 10 feet and dead trees removed. No plants are added. Brush is removed, however specimen bushes and islands of brush may be retained (do not retain chamise, Toyon) if spaced with 25 feet between islands and diameter of islands does not exceed 15 feet. Ground fuels, limbs, logs etc. over 2 inches in diameter are removed.

For all Zones with Live Oak

Multi stemmed Live Oaks present a serious fire problem if untreated. Treat the Live Oak as to the following specifications: (a) remove all dead limbs and stems, and (b) cut off green stems 8 - 10 feet above the ground, that arch over and are growing downwards to the ground.

Regular maintenance is essential in all zones. Litter must be removed, trees pruned and sprouts controlled on a regular basis.

Supplemental Wildfire Management Plan
Serrano Village K5 Phase 2

EXHIBIT F

El Dorado Hills County Water District
Resolution 97-02

Resolution of the Board of Directors
to Impose Weed Abatement Resolutions

EL DORADO HILLS COUNTY WATER DISTRICT

RESOLUTION 97-02

Resolution of the Board of Directors
To Impose Weed Abatement Resolutions

WHEREAS, the El Dorado Hills County Water District Board ("Board") at a meeting duly held on March 19, 1997, has determined that it is desirable that the District have the authority to cause weed abatement within said district; and

WHEREAS, the District desires to adopt resolutions as necessary to cause such weed abatement in or on those properties specified in such resolutions pursuant to Health & Safety Code Section 14875 et. seq.

IT IS HEREBY RESOLVED, that the District shall abate weeds that constitute a nuisance on properties two acres and smaller within the area boundaries of the El Dorado Hills County Water District by passing a resolution declaring such weeds a public nuisance and describing particular properties affected. Said resolutions shall conform to the requirements of Part 5 of Division 12 of the California Health & Safety Code.

IT IS FURTHER RESOLVED, that the Fire Chief shall have the authority to determine which properties shall be noticed for abatement and to set priority for removal of such weeds.

IT IS FURTHER RESOLVED, that the Fire Chief shall follow such notice and assessment requirements as provided in Part 5 Division 12 of the California Health & Safety Code and issue timely notices to destroy weeds as shown in the form notice attached hereto as Exhibit "A".


**EL DORADO HILLS COUNTY WATER DISTRICT
RESOLUTION NO. 97-02 (continued)**

The foregoing resolution was duly passed and adopted by the Board of Directors of the El Dorado Hills County Water District at a meeting of said Board held on the 19th day of March, 1997, by the following vote:

AYES: Brilliant, Ferguson, Hidahl, Sponable

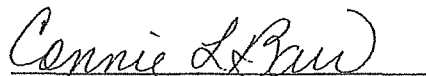
NOES: None

ABSENT: Ernst



President

ATTEST:



Connie L. Bair, Board Secretary

Exhibit "A"

EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)
990 Lassen Lane, El Dorado Hills, CA 95762 - Phone (916) 933-6623

NOTICE TO DESTROY WEEDS

Notice is hereby given that on the _____ day of _____, 19 __, the Board of Directors of the El Dorado Hills County Water District (Fire Department), within the County of El Dorado passed a resolution declaring that noxious or dangerous weeds were growing upon or in front of the property on, or nearest to the property located at _____ street name _____, and more particularly described as follows: Tract number _____, Lot number _____, Block number _____, Code area _____, Parcel No. _____, in said county, and more particularly described in said resolution and that the same constitute a public nuisance which must be abated by the removal of said noxious or dangerous weeds, otherwise they will be removed and the nuisance will be abated by the El Dorado Hills County Water District, in which case the cost of such removal shall be assessed upon the lots and lands from which or in front of which such weeds are removed, and such cost will constitute a lien upon such lots or lands until paid. Reference is hereby made to said resolution for further particulars.

All property owners having any objections to the proposed removal of such weeds are hereby notified to attend a meeting of the Board of the El Dorado Hills County Water District of said county, to be held _____, 19 __, when their objections will be heard and given due consideration.

Dated this _____ day of _____, 19 __.

Name and Title of Officer

Supplemental Wildfire Management Plan
Serrano Village K5 Phase 2


EXHIBIT G

El Dorado Hills Fire Department
Unimproved Property Hazard Reductions Standard

El Dorado Hills Fire Department

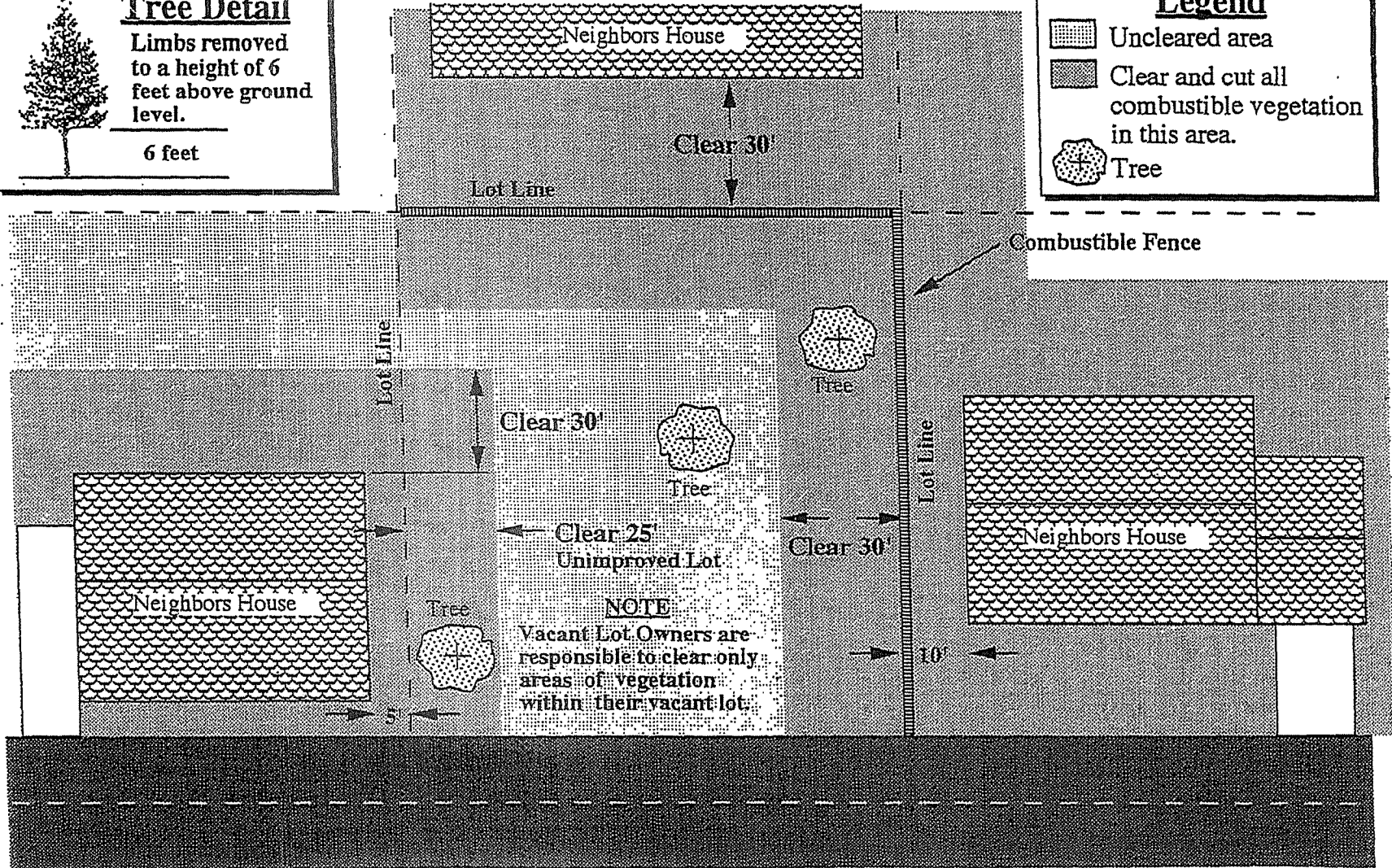
Unimproved Property Hazard Reduction Standard

Tree Detail
Limbs removed to a height of 6 feet above ground level.
6 feet



Legend

- Uncleared area
- Clear and cut all combustible vegetation in this area.
- Tree



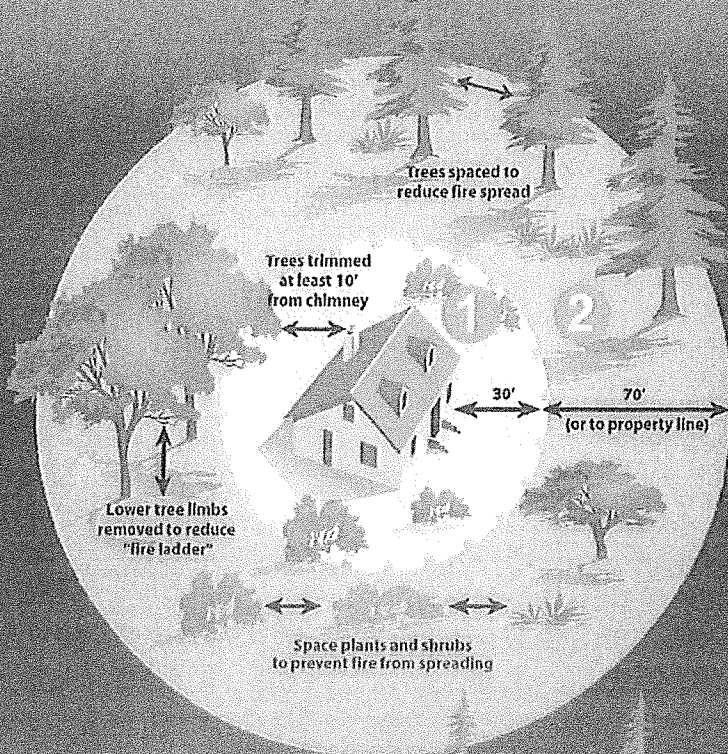
NOTE: Abatement may be combination of landscaping, discing, mowing spraying, and/or grazing. The maximum height for mowing, spraying or grazing is 2 inches.

OH-Vacant Lot
Moreno 3/6/96

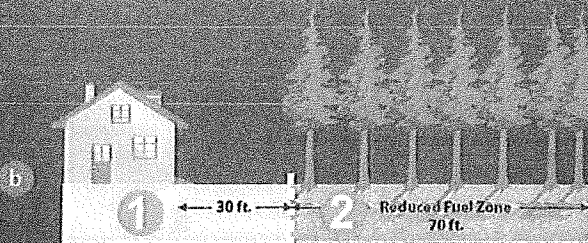
Supplemental Wildfire Management Plan
Serrano Village K5 Phase 2

EXHIBIT H
California Department
of Forestry and Fire Protection
100' Defensible Space

100' DEFENSIBLE SPACE Make Your Home FIRE SAFE



or



Contact your local CAL FIRE office, fire department,
or Fire Safe Council for tips and assistance.

www.fire.ca.gov

Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A Defensible Space of 100 feet around your home is required by law.¹ The goal is to protect your home while providing a safe area for firefighters.

1 "Lean, Clean and Green Zone"

– Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

2 "Reduced Fuel Zone"

– The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

- 1 Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.
- 2 Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build-up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than 1/2 inch mesh.

¹ These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for, 1) threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CAL FIRE office for more details.



July 2007

Supplemental Wildfire Management Plan
Serrano Village K5 Phase 2

EXHIBIT I
California Public Resources
Code Section 4291

CALIFORNIA CODES
PUBLIC RESOURCES CODE
SECTION 4291-4299

4291. A person that owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, shall at all times do all of the following:

(a) Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any building or structure.

(b) Maintain around and adjacent to the building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line or at a greater distance if required by state law, or local ordinance, rule, or regulation. This section does not prevent an insurance company that insures a building or structure from requiring the owner of the building or structure to maintain a firebreak of more than 100 feet around the building or structure. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion. This subdivision does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a dwelling or structure.

(c) Remove that portion of any tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(d) Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

(e) Maintain the roof of a structure free of leaves, needles, or other dead vegetative growth.

(f) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in such an area, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling

or structure.

(g) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting structures with exteriors constructed entirely of nonflammable materials, or conditioned upon the contents and composition of same, he or she may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

No exemption or variance shall apply unless and until the occupant thereof, or if there is not an occupant, the owner thereof, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(h) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(i) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

4291.1. (a) Notwithstanding Section 4021, a violation of Section 4291 is an infraction punishable by a fine of not less than one hundred dollars (\$100), nor more than five hundred dollars (\$500). If a person is convicted of a second violation of Section 4291 within five years, that person shall be punished by a fine of not less than two hundred fifty dollars (\$250), nor more than five hundred dollars (\$500). If a person is convicted of a third violation of Section 4291 within five years, that person is guilty of a misdemeanor and shall be punished by a fine of not less than five hundred dollars (\$500). If a person is convicted of a third violation of Section 4291 within five years, the department may perform or contract for the performance of work necessary to comply with Section 4291 and may bill the person convicted for the costs incurred, in which case the person convicted, upon payment of those costs, shall not be required to pay the fine. If a person convicted of a violation of Section 4291 is granted probation, the court shall impose as a term or condition of probation, in addition to any other term or condition of probation, that the person pay at least the minimum fine prescribed in this section.

(b) If a person convicted of a violation of Section 4291 produces in court verification prior to imposition of a fine by the court, that the condition resulting in the citation no longer exists, the court may reduce the fine imposed for the violation of Section 4291 to fifty dollars (\$50).

4291.3. Subject to any other applicable provision of law, a state or local fire official, at his or her discretion, may authorize an owner of property, or his or her agent, to construct a firebreak, or implement appropriate vegetation management techniques, to ensure that defensible space is adequate for the protection of a hospital, adult residential care facility, school, aboveground storage tank, hazardous materials facility, or similar facility on the property. The firebreak may be for a radius of up to 300 feet from the

facility, or to the property line, whichever distance is shorter.

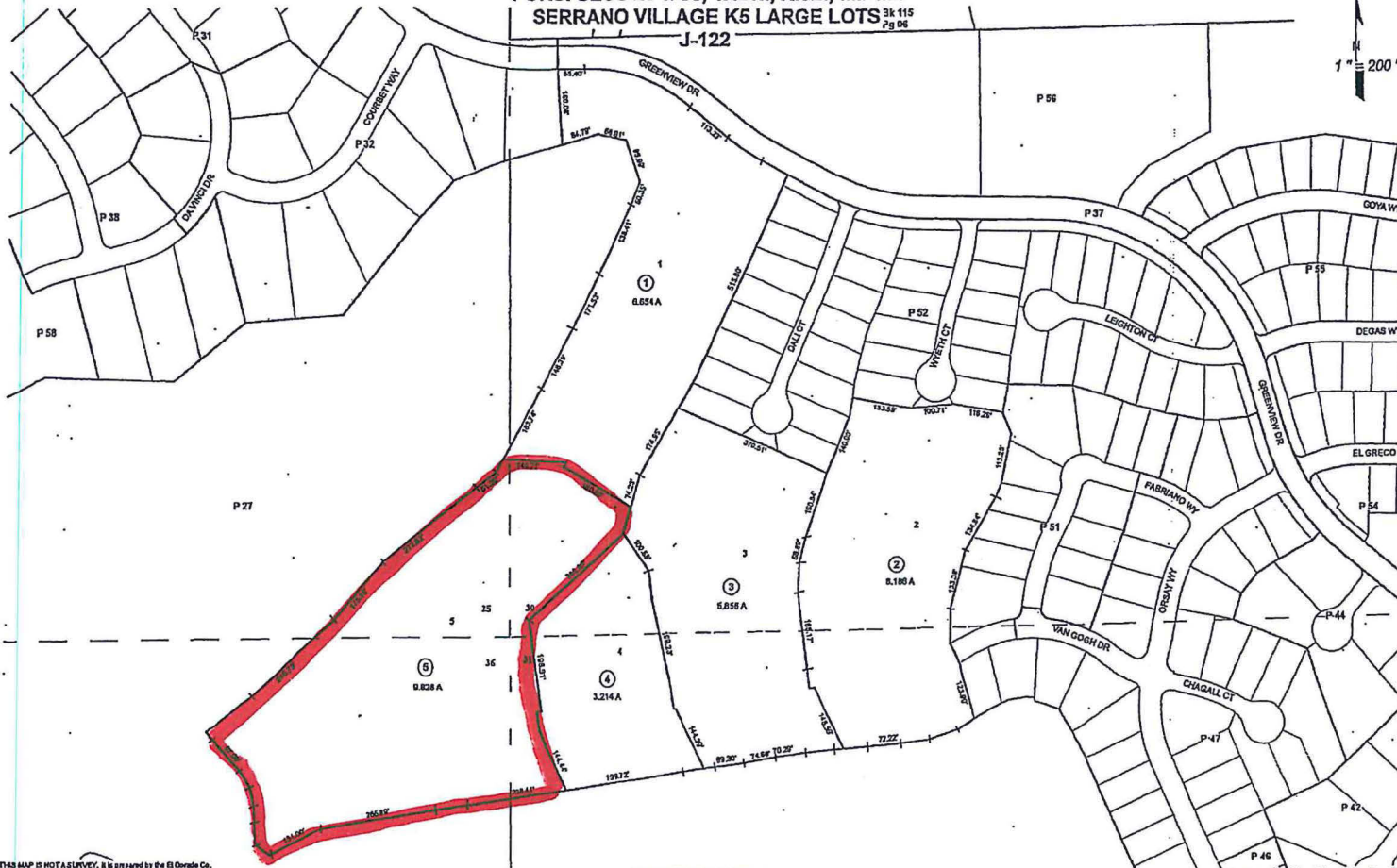
2018 MAY 16 PM 2:17

RECEIVED
PLANNING DEPARTMENT

PORS. SECS. 30 & 31, T.10N., R.9E., M.D.M. &
PORS. SECS 25 & 36, T.10N., R.8E., M.D.M.
SERRANO VILLAGE K5 LARGE LOTS 3k 115
Pg 06

123:59

1" = 200'



Acreages Are Estimates

Adjourn Map Pages Shown in Grey Text.
Assessor's Block Number Shown in Blue

Day Dec 6, 2018


Assessor's Map Bk. 123 - Pg. 59

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 facts.

TM-F18-0003

2018 MAY 16 PM 2:18
RECEIVED
PLANNING DEPARTMENT

PLAT OF
SERRANO VILLAGE K5-UNIT 8
PORTIONS OF SECTION 30 & 31 T.10N., R.9E., M.D.M. &
SECTION 25 & 36 T.10N., R.8E., M.D.M.
BEING LOT 5 OF SUB. J-122

COUNTY OF EL DORADO, STATE OF CALIFORNIA
SEPTEMBER 2018
R. E. Y. ENGINEERS, Inc. 

OWNER'S STATEMENT:

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

THE UNDERSIGNED OWNER HEREBY RESERVES, AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE 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 OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES:

- A. PUBLIC UTILITIES EASEMENTS FOR UNDERGROUND WIRES, CONDUITS AND PIPELINES AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOT R, THE FRONT FIFTEEN (15.00) FEET OF EACH LOT SHOWN HEREON AND THE 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.
- 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: _____

CALATLANTIC GROUP, INC.
A DELAWARE CORPORATION

BY: _____

TITLE: _____

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENT

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 NOVEMBER, 2015. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY MAY, 2017 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BRIAN THIONNET L.S. 6866

DATE: _____

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, DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA

PLANNING AND BUILDING DIRECTOR'S STATEMENT:

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JUNE 14, 2012 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

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

BY: _____

PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

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

DATE: _____

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

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

COUNTY TAX COLLECTOR'S STATEMENT:

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

DATE: _____

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

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT:

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT SUBJECT TO IMPROVEMENTS FOR PUBLIC USES, THE ROADS COURTS AND CIRCLES, AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT DRAINAGE EASEMENTS AND LOT R WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENT REFERENCED IN THE NOTES.

DATE: _____

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


BY: _____

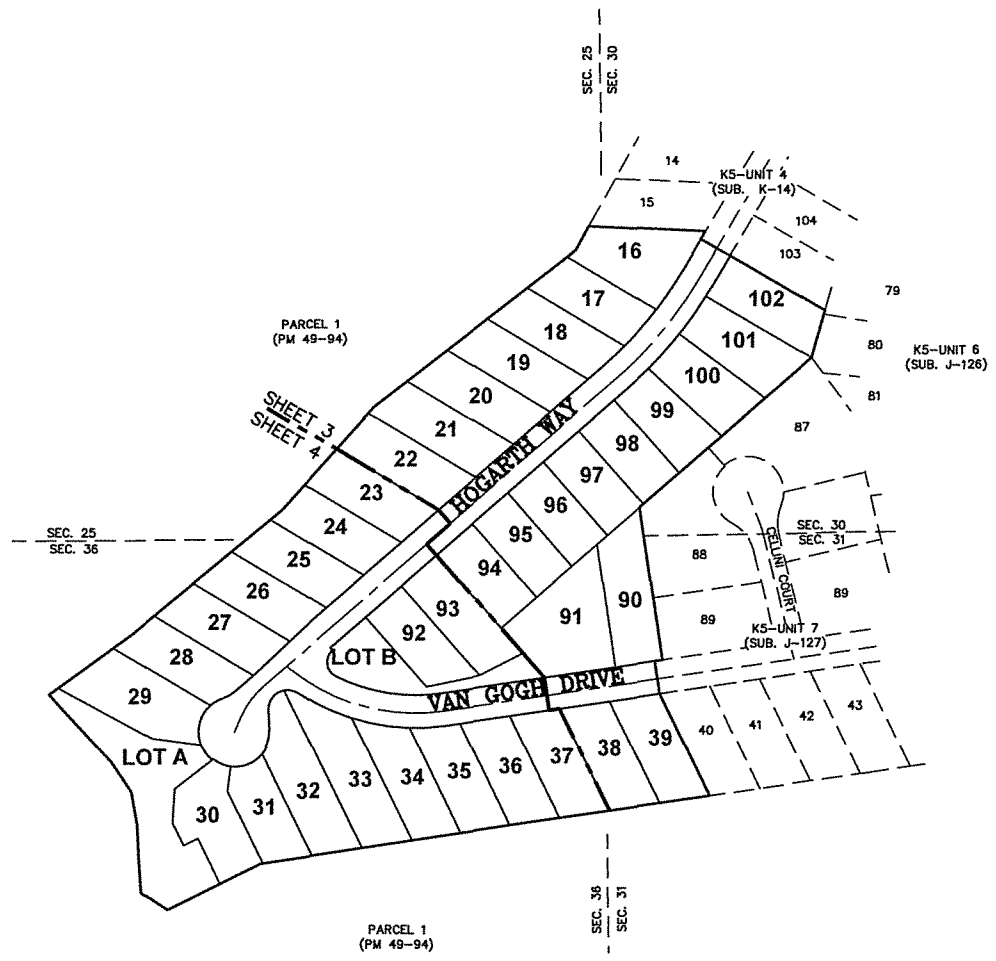
COUNTY RECORDER'S CERTIFICATE:

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

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

BY: _____
DEPUTY

PLAT OF
SERRANO VILLAGE K5-UNIT 8
 PORTIONS OF SECTION 30 & 31 T.10N., R.9E., M.D.M. &
 SECTION 25 & 36 T.10N., R.8E., M.D.M.
 BEING LOT 5 OF SUB. J-122
 COUNTY OF EL DORADO, STATE OF CALIFORNIA
 SEPTEMBER 2018
 R. E. Y. ENGINEERS, Inc. 



SHEET INDEX
 N.T.S.

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.

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

NOTARY ACKNOWLEDGMENT:

STATE OF _____ } :SS
 COUNTY OF _____
 ON _____, BEFORE ME, _____, PERSONALLY
 APPEARED _____, WHO PROVED
 TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
 IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
 HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED 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: _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____ } :SS
 COUNTY OF _____
 ON _____, BEFORE ME, _____, PERSONALLY
 APPEARED _____, WHO PROVED
 TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
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WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____
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 MY COMMISSION EXPIRES: _____

**PLAT OF
SERRANO VILLAGE K5-UNIT 8**
PORTIONS OF SECTION 30 & 31 T.10N., R.9E., M.D.M. &
SECTION 25 & 36 T.10N., R.8E., M.D.M.
BEING LOT 5 OF SUB. J-122

COUNTY OF EL DORADO, STATE OF CALIFORNIA
SEPTEMBER 2018
R. E. Y. ENGINEERS, Inc. 



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-122 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

REFERENCES:

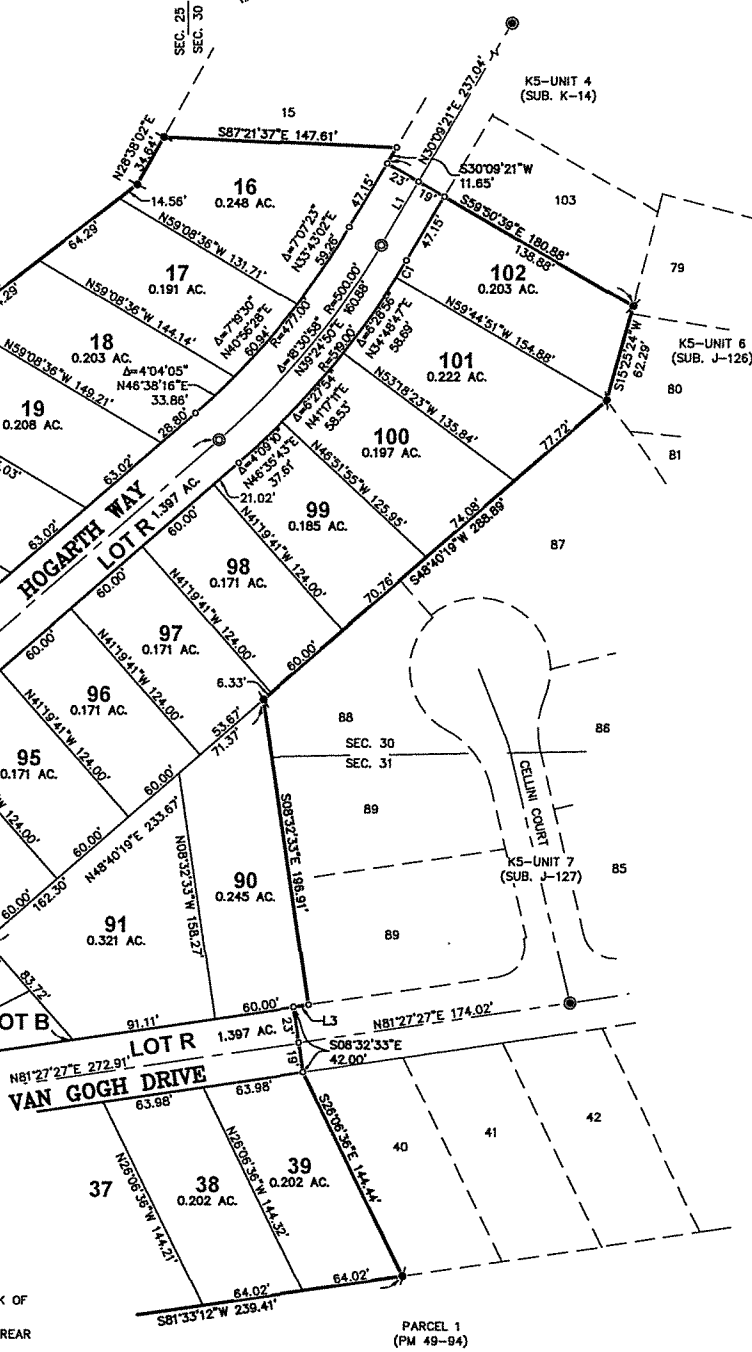
- (1) SUB. J-78
- (2) SUB. J-126
- (3) SUB. J-127
- (4) SUB. K-14
- (5) PM 49-94

LEGEND:

- o DIMENSION POINT
- x FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462" WITH YEAR AS NOTED
- o FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- o FOUND SPIKE AND WASHER STAMPED "L.S. 6866"
- o SET SPIKE AND WASHER STAMPED "L.S. 6866"
- o SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (R) RADIAL


NOTES:

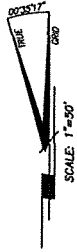
1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 9.828 ACRES GROSS, CONSISTING OF 37 BUILDING LOTS AND 3 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "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.
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT No. E13017.00, DATED JANUARY, 2013.
8. LOTS A AND B SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
9. UNIT 8 CONSISTS OF A PORTION OF TENTATIVE MAP TM10-1496-R.
10. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC ROADS AND EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE: THE NON-EXCLUSIVE ROADS AND P.U.E.'S SHOWN ON SUB. J-122.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N30°09'21"E	47.15'
L3	S81°27'27"W	9.83'

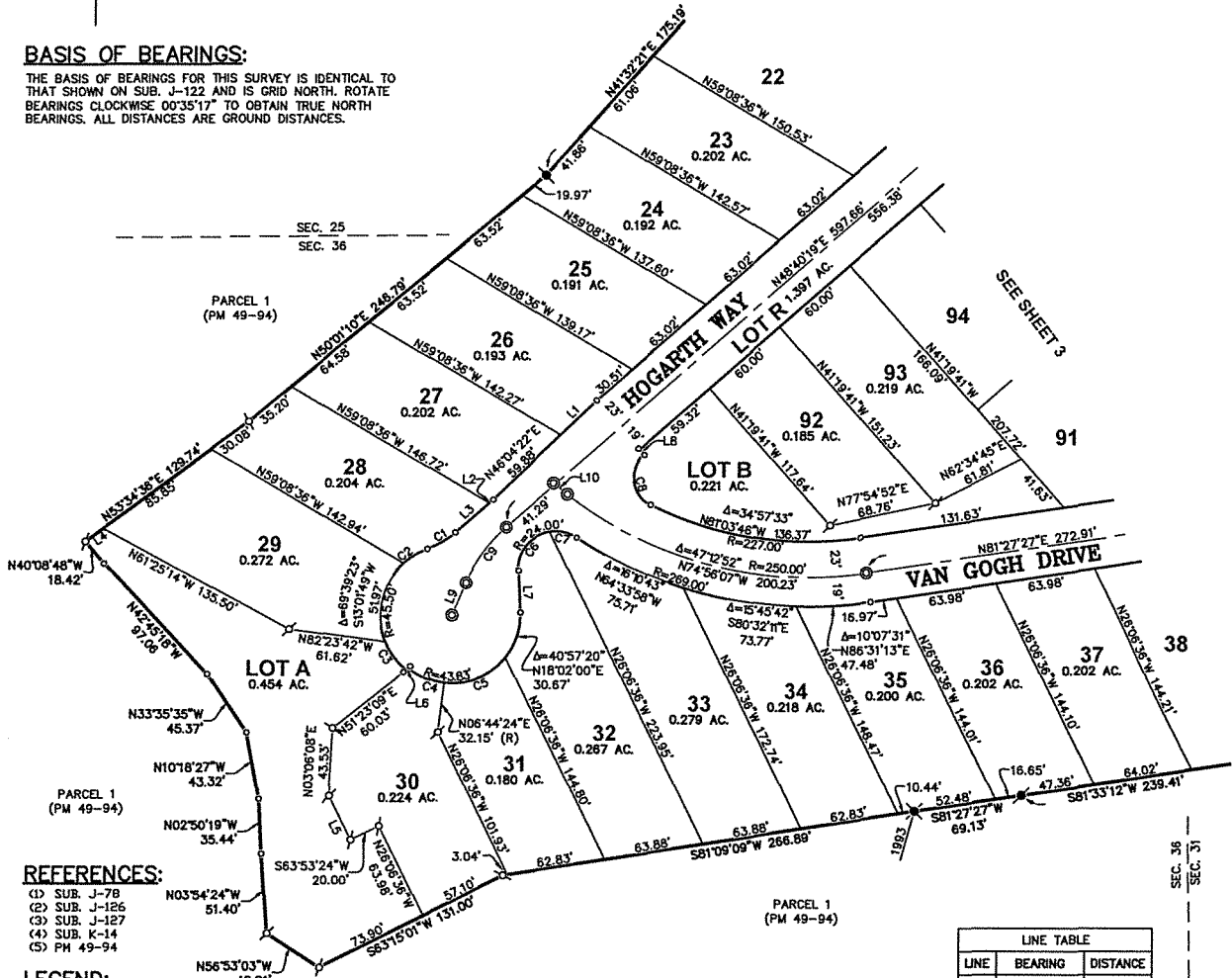
CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	519.00'	124°58'	N30°51'50"E 12.83'

**PLAT OF
SERRANO VILLAGE K5-UNIT 8**
PORTIONS OF SECTION 30 & 31 T.10N., R.9E., M.D.M. &
SECTION 25 & 36 T.10N., R.8E., M.D.M.
BEING LOT 5 OF SUB. J-122
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SEPTEMBER 2018
R. E. Y. ENGINEERS, Inc. 



BASIS OF BEARINGS:

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LEGEND:

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N46°04'22"E	32.07'
L2	N48°40'19"E	3.38'
L3	N48°40'19"E	28.82'
L4	N53°34'36"E	13.81'
L5	N26°06'36"W	31.57'
L6	N39°16'46"E	1.67'
L7	S2°28'40"E	27.08'
L8	N41°19'41"W	4.00'
L9	N23°00'35"E	22.64'
L10	N51°19'41"W	8.14'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	55.00'	21°30'39"	N59°25'38"E 20.53'
C2	45.50'	22°19'28"	N59°01'14"E 17.62'
C3	45.50'	28°55'22"	N36°15'33"W 22.73'
C4	43.83'	32°32'22"	N66°59'25"W 24.56'
C5	43.83'	58°13'44"	N67°37'32"E 42.65'
C6	24.00'	82°46'07"	N38°56'24"E 31.73'
C7	24.00'	43°11'56"	N78°04'34"W 17.67'
C8	20.00'	112°15'19"	S72°27'21"E 33.21'
C9	100.00'	25°39'44"	N35°50'27"E 44.42'



2018 MAY 16 PM 2:19
RECEIVED
PLANNING DEPARTMENT

Astrid Willard ae6863@att.com
AT&T
2700 Watt Avenue, Room 3573-11
Sacramento, CA 95821

Mark Duby Mark_duby@cable.comcast.com
COMCAST CABLE COMMUNICATIONS, INC.
2 Main Avenue
Sacramento, CA 95838

Jennifer Donovan jnm5@pge.com
PACIFIC GAS & ELECTRIC
4636 Missouri Flat Road
Placerville, CA 95667

Re: Plat of Serrano Village K5, Phase 2, Unit 8

Dear Astrid, Mark, and Jennifer:

When an applicant files a final map in El Dorado County, the Board of Supervisors accepts the utility easements as shown and offered for dedication on behalf of the public entities that will provide services. The Board looks to the County Engineer to approve the easements prior to their action.

Consequently, the Department of Transportation requires each affected public entity to indicate their concurrence with such easements by either signing the cover sheet of the final map or by letter. Enclosed for your files is a copy of the draft final map. Note that we have altered the typical 5-foot side yard setback to 3 feet to match the approved Development Plan.

Please indicate your concurrence of the easements by signing Sheet 1 and returning a pdf to me by **June 11, 2018**. If I do not hear from you within that time frame, I will assume you have no objections to such easements.

If you have any questions or concerns, please contact me at (916) 939-4060 or ahoward@parkerdevco.com. Thank you for your assistance.

Best Regards,

Andrea Howard
Principal Planner

Enclosure: 1st submittal map dated 5/10/18

Andrea Howard

From: Andrea Howard
Sent: Friday, May 11, 2018 2:16 PM
To: 'ae6863@att.com'; 'Duby, Mark'; 'Donovan, Jennifer'
Cc: Adam Hornsby (ahornsby@sefnco.com); Ron Chacon; Antonio Ventura
Subject: Serrano Village K5, Phase 2 Unit 8
Attachments: COVER LTR.PDF; Serrano K5-Unit 8 First Submittal.pdf; Utility Comcast Project Information.pdf

Hi all:

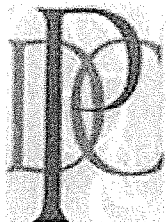
Please see the attached PUE language for the draft final map of Serrano Village K5, Phase 2, Unit 8. If you would like to indicate your approval, please respond to this email or sign a copy of Sheet 1 and return a pdf by June 11th. For Comcast use, I have also attached the Information Sheet.

Please let me know if you have any questions or need additional information.

Thank you,

Andrea Howard
Principal Planner

^{**} Please note the addition of Suite 100 to our mailing address.




EST. 1956
PARKER DEVELOPMENT COMPANY
Over 60 Years of Pride in the Communities We Build

4525 Serrano Parkway, Suite 100

El Dorado Hills, CA 95762

1 916/939-4060 • f 916/939-4116 • www.parkerdevco.com

**PLAT OF
SERRANO VILLAGE K5-UNIT 8**
PORTIONS OF SECTION 30 & 31 T.10N., R.9E., M.D.M. &
SECTION 25 & 36 T.10N., R.8E., M.D.M.
BEING LOT 5 OF SUB. J-122
COUNTY OF EL DORADO, STATE OF CALIFORNIA
SEPTEMBER 2018
R. E. Y. ENGINEERS, Inc. 

OWNER'S STATEMENT:

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

THE UNDERSIGNED OWNER HEREBY RESERVES, AND SHALL FURTHER RESERVE THROUGH ANY CONVEYANCE OF TITLE 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 OWNER ALSO HEREBY OFFERS TO THE COUNTY OF EL DORADO, ON BEHALF OF THE PUBLIC, THE FOLLOWING EASEMENTS FOR THOSE CERTAIN COMPANIES AND PUBLIC ENTITIES WHICH WILL PROVIDE SERVICES:

- A. PUBLIC UTILITIES EASEMENTS FOR UNDERGROUND WRES, CONDUITS AND PIPELINES AND APPURTENANT FIXTURES, WITH THE RIGHT TO TRIM AND REMOVE LIMBS, TREES AND BRUSH THEREFROM, OVER, UNDER AND ACROSS THE COMMON AREAS, LOT R, THE FRONT FIFTEEN (15.00) FEET OF EACH LOT SHOWN HEREON AND THE 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.
- 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 TDE 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: _____

CALATLANTIC GROUP, INC.
A DELAWARE CORPORATION

BY: _____

TITLE: _____

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENT

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 NOVEMBER, 2015. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED AND WILL BE SET BY MAY, 2017 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN THORNEY L.S. 6866
DATE: _____



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, DEPARTMENT OF TRANSPORTATION
COUNTY OF EL DORADO, CALIFORNIA

PLANNING AND BUILDING DIRECTOR'S STATEMENT:

I, ROGER TROUT, HEREBY STATE THAT THIS FINAL MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JUNE 14, 2012 BY THE BOARD OF SUPERVISORS AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL CONDITIONS IMPOSED UPON SAID APPROVALS HAVE BEEN SATISFIED.

DATE: _____

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

BY: _____
PRINCIPAL PLANNER
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

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

DATE: _____

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

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

COUNTY TAX COLLECTOR'S STATEMENT:

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

DATE: _____

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

BY: _____
DEPUTY

BOARD CLERK'S STATEMENT:

I, JAMES S. MITRISIN, HEREBY STATE THAT THE BOARD OF SUPERVISORS, BY ORDER ON _____, ADOPTED AND APPROVED THIS FINAL MAP OF THIS SUBDIVISION AND ACCEPT SUBJECT TO IMPROVEMENTS FOR PUBLIC USES, THE ROADS COURTS AND CIRCLES, AND FURTHER ACCEPTS ON BEHALF OF THOSE PUBLIC ENTITIES THAT WILL PROVIDE SERVICES, SUBJECT TO THE PURVEYOR'S CONSTRUCTION STANDARDS, THE EASEMENTS AS SHOWN HEREON AND AS OFFERED FOR DEDICATION, EXCEPT DRAINAGE EASEMENTS AND LOT R WHICH ARE HEREBY REJECTED, AND DID ALSO ABANDON THE EASEMENT REFERENCED IN THE NOTES.

DATE: _____

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


BY: _____

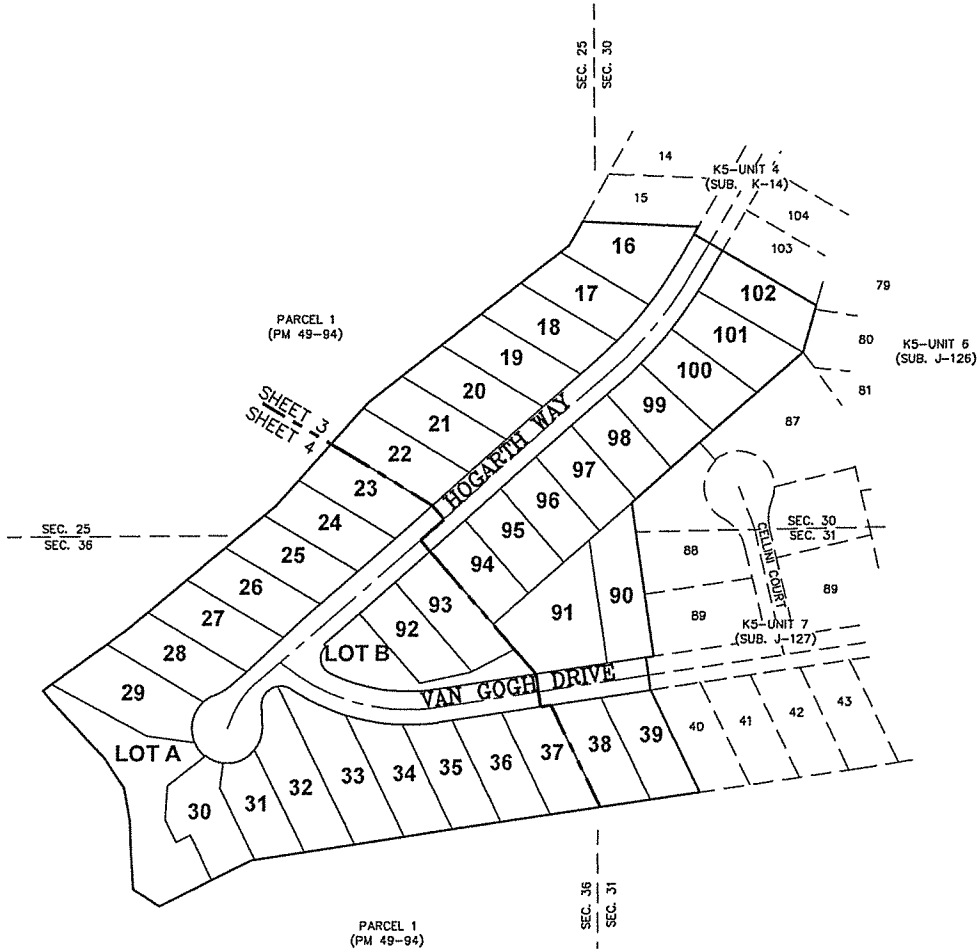
COUNTY RECORDER'S CERTIFICATE:

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

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

BY: _____
DEPUTY

**PLAT OF
SERRANO VILLAGE K5-UNIT 8**
PORTIONS OF SECTION 30 & 31 T.10N., R.9E., M.D.M. &
SECTION 25 & 36 T.10N., R.8E., M.D.M.
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SEPTEMBER 2018
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SHEET INDEX
N.T.S.

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.

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

NOTARY ACKNOWLEDGMENT:

STATE OF _____ } :SS
COUNTY OF _____ }
ON _____, BEFORE ME, _____, PERSONALLY
APPEARED _____, WHO PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED 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: _____

NOTARY ACKNOWLEDGMENT:


STATE OF _____ } :SS
COUNTY OF _____ }
ON _____, BEFORE ME, _____, PERSONALLY
APPEARED _____, WHO PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
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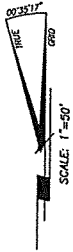
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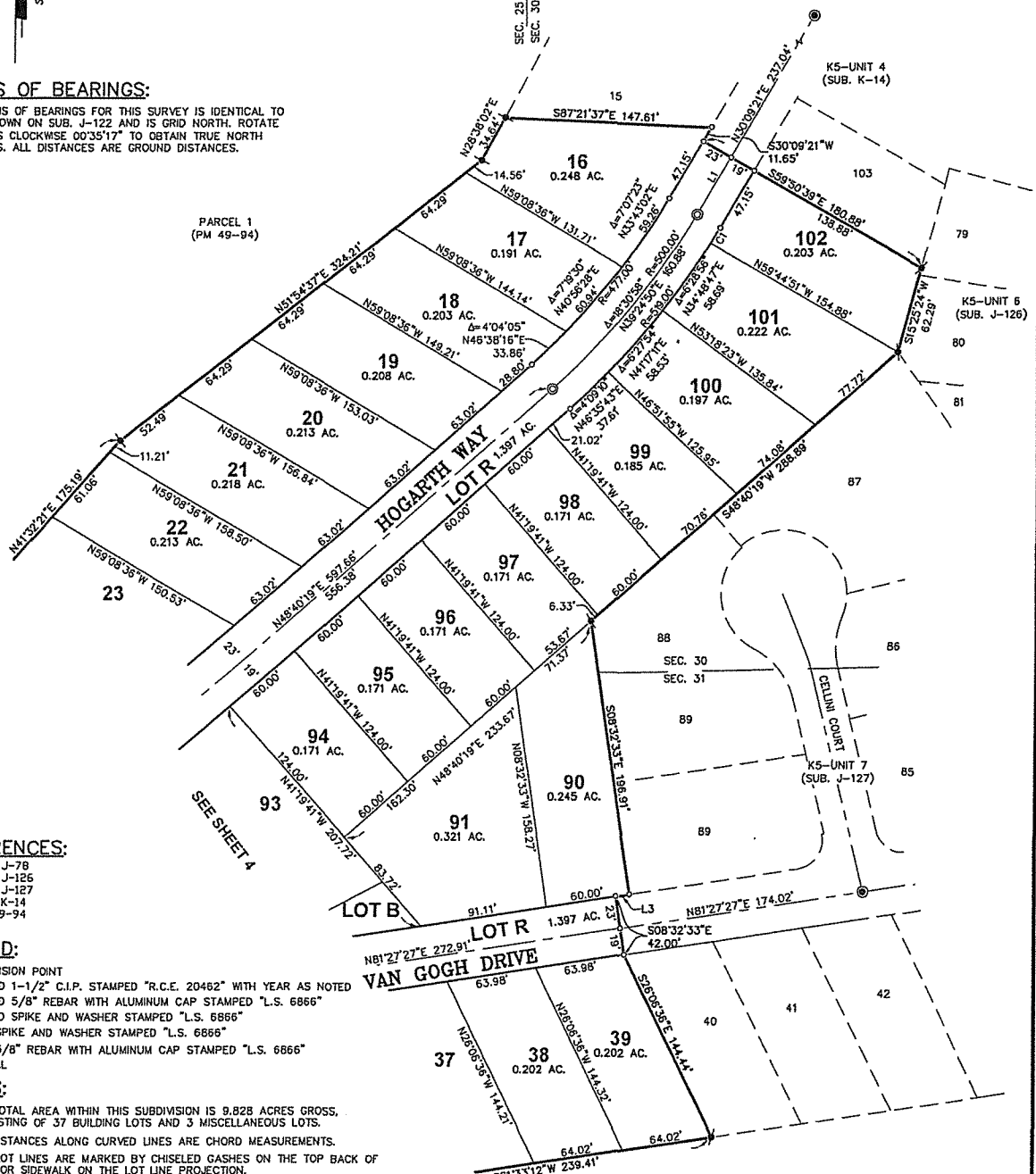
**PLAT OF
SERRANO VILLAGE K5-UNIT 8**
PORTIONS OF SECTION 30 & 31 T.10N., R.9E., M.D.M. &
SECTION 25 & 36 T.10N., R.8E., M.D.M.
BEING LOT 5 OF SUB. J-122

COUNTY OF EL DORADO, STATE OF CALIFORNIA
SEPTEMBER 2018
R. E. Y. ENGINEERS, Inc. 



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON SUB. J-122 AND IS GRID NORTH. ROTATE BEARINGS CLOCKWISE 00°35'17" TO OBTAIN TRUE NORTH BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.



REFERENCES:

- (1) SUB. J-78
- (2) SUB. J-126
- (3) SUB. J-127
- (4) SUB. K-14
- (5) PM 49-94

LEGEND:


- o DIMENSION POINT
- x FOUND 1-1/2" C.I.P. STAMPED "R.C.E. 20462" WITH YEAR AS NOTED
- o FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- o FOUND SPIKE AND WASHER STAMPED "L.S. 6866"
- o SET SPIKE AND WASHER STAMPED "L.S. 6866"
- o SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- (R) RADIAL

NOTES:

1. THE TOTAL AREA WITHIN THIS SUBDIVISION IS 9.828 ACRES GROSS, CONSISTING OF 37 BUILDING LOTS AND 3 MISCELLANEOUS LOTS.
2. ALL DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
3. SIDE LOT LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
4. 5/8" REBAR WITH ALUMINUM CAPS STAMPED "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.
5. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD., AND THE COUNTY OF EL DORADO ON JANUARY 3, 1989, RECORDED IN BOOK 3108 AT PAGE 105 O.R.
6. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP INC., REPORT No. E13017.00, DATED JANUARY, 2013.
7. LOTS A AND B SHOWN HEREON ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
8. UNIT 8 CONSISTS OF A PORTION OF TENTATIVE MAP TM10-1496-R.
9. THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED. THE FOLLOWING PUBLIC ROADS AND EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE: THE NON-EXCLUSIVE ROADS AND P.U.E.'S SHOWN ON SUB. J-122.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N30°09'21"E	47.15'
L3	S81°27'27"W	9.83'

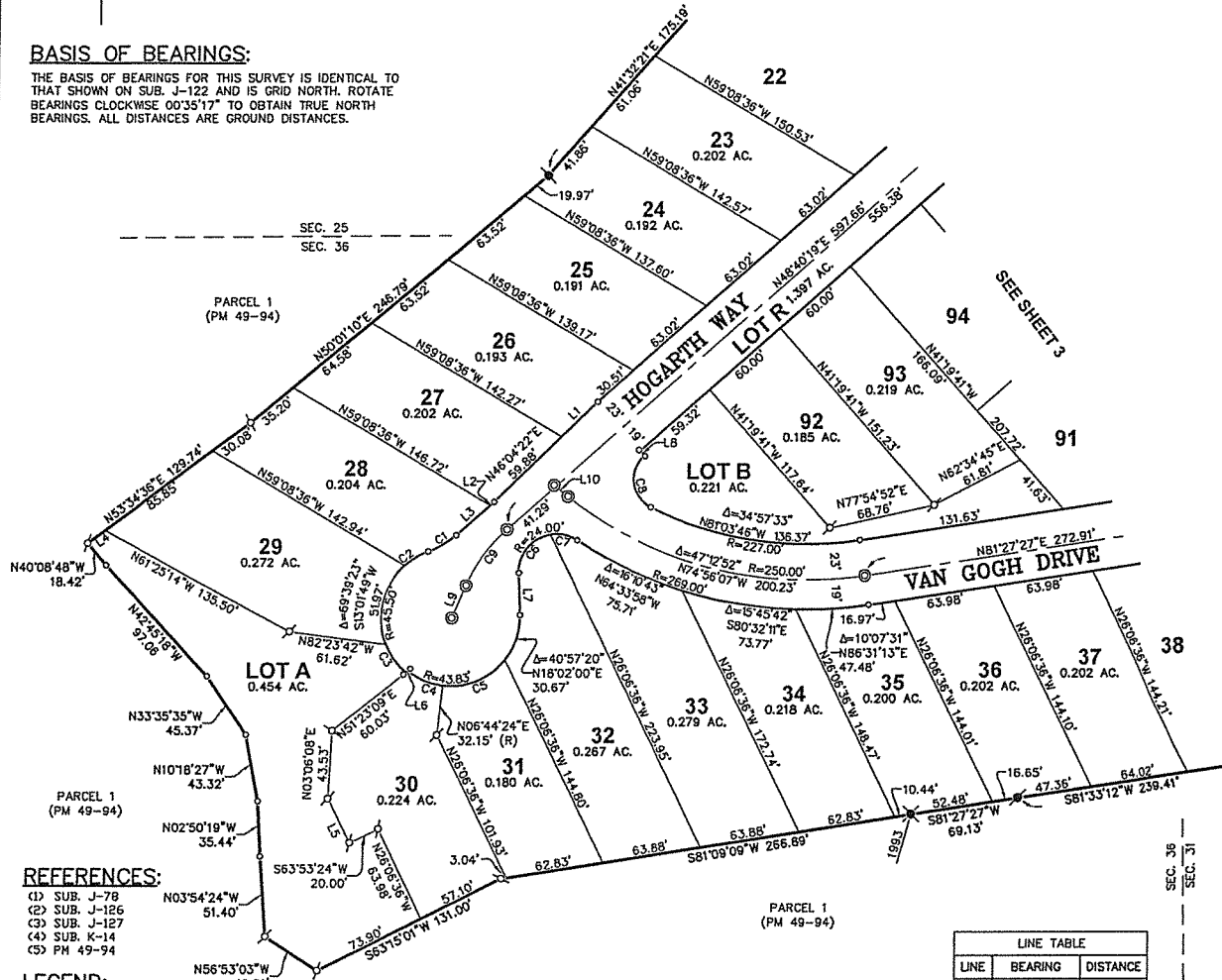
CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	518.00'	124°58'	N30°51'50"E 12.83'

**PLAT OF
SERRANO VILLAGE K5-UNIT 8**
PORTIONS OF SECTION 30 & 31 T.10N., R.9E., M.D.M. &
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N46°04'22"E	32.07'
L2	N48°40'19"E	3.38'
L3	N48°40'19"E	28.82'
L4	N53°34'36"E	13.81'
L5	N26°06'36"W	31.57'
L6	N39°16'46"E	1.67'
L7	S2°26'40"E	27.08'
L8	N41°19'41"W	4.00'
L9	N23°00'35"E	22.64'
L10	N51°19'41"W	8.14'

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C9	100.00'	25°39'44"	N35°50'27"E 44.42'



1242 National Dr.
Sacramento, CA 95838

Project Name:

Serrano Village K5, Phase 2, Unit 8

Applicant:

Serrano Associates, LLC, a delaware limited liability company

Legal Company Name:

Same

Address:

4525 Serrano Parkway, Suite 100, El Dorado Hills, CA 95762

Contact Person:

Andrea Howard or Tom Howard

Phone:

916-939-4060

Fax:

916-939-3567

Cell:

916-425-9662 (Andrea) / 916-761-5728 (Tom)

E-mail:

ahoward@parkerdevco.com thoward@parkerdevco.com

Grading Start Date:

May 2018

Joint Trench Start Date:

August 1, 2018

Service Need Date:

October 15, 2018

Number of Lots:

37
