EL DORADO COUNTY PLANNING DEPARTMENT
APPLICATION FOR Final Subdivision Map

ASSESSOR'S PARCEL NO.(s) 123-570-06-100

PROJECT NAME/REQUEST: (Describe proposed use) Serrano Village J6 - Unit 2, TM 13-1511

IF SUBDIVISION/PARCEL MAP: Create 30 lots, ranging in size from 5,009 SF to 9,322 SF / 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 Larry Gualco / CalAtlantic Group larry.gualco@lennar.com
Mailing Address 1420 Rocky Ridge Drive, Suite 320, Roseville, CA 95661
Phone (916) 746-8539 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 Bass Lake Road street or road
1000 ft feet/miles west of the intersection with Bridlewood Drive major street or road
in the El Dorado Hills area. PROPERTY SIZE 6.8 acres +/- acreage / square footage

X __________________________ Date 1-10-19
signature of property owner or authorized agent

FOR OFFICE USE ONLY
Date 1-22-20 Fees $ 2,385 Receipt # 7641 Rec'd by Census
Zoning R1/C C GPD O D Supervisor Dist Sec/Twn/Rng

ACTION BY: ☐ PLANNING COMMISSION  ☐ ZONING ADMINISTRATOR  ☐ PLANNING DIRECTOR
ACTION BY BOARD OF SUPERVISORS
Hearing Date __________________________
☐ Approved ☐ Denied (findings and/or conditions attached)
☐ Approved ☐ Denied (findings and/or conditions attached)

Executive Secretary __________________________

TM-F19-0001
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

<table>
<thead>
<tr>
<th>Check (✓)</th>
<th>Form or Map Required</th>
</tr>
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<tbody>
<tr>
<td>✓</td>
<td>Application Form and Agreement for Payment of Processing Fees, completed and signed.</td>
</tr>
<tr>
<td>✓</td>
<td>Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.</td>
</tr>
<tr>
<td>✓</td>
<td>Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.</td>
</tr>
<tr>
<td>✓</td>
<td>A copy of official Assessor's map, showing the property outline in red.</td>
</tr>
<tr>
<td>✓</td>
<td>Provide name, mailing address and phone number of all property owners and their agents.</td>
</tr>
<tr>
<td>✓</td>
<td>Three (3) copies of the final map.</td>
</tr>
<tr>
<td>✓</td>
<td>Copy of map reduced to fit on 8 ½&quot; X 11&quot; sheet.</td>
</tr>
<tr>
<td>✓</td>
<td>DXF floppy disk, or film positive of map at 1&quot;=400 feet if disk is not available.</td>
</tr>
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</table>

**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.)

<table>
<thead>
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<th>Form or Map Required</th>
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<tr>
<td>Subdivision Improvement Agreement (2 copies, signed and notarized by applicant, and signed by County Engineer.</td>
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Surety (bond, letter of credit, etc.)

<table>
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<th>Type</th>
<th>Bond Amount</th>
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<tr>
<td>a) Performance</td>
<td>100% of total construction costs</td>
</tr>
<tr>
<td>b) Laborers' and Materialmens' Bond</td>
<td>50% of total construction costs</td>
</tr>
<tr>
<td>c) Maintenance</td>
<td>10% of cost of completed work when applicable</td>
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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.)
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  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.

✓  14) Agreements for Acceptance of Road and Drainage Easements

✓  15) PUE approval.
AGENT AUTHORIZATION

CAL ATLANTIC GROUP, INC., a Delaware corporation owns the following property for which the following Final Subdivision Map application is being submitted and processed.

The property is located at:

Serrano Village J6, Unit 2 – APN 123-570-06

The agent for the project is:

Name: Andrea Howard, Serrano Associates, LLC
Address: 4525 Serrano Parkway, Suite 100
El Dorado Hills, CA 95762
Phone: (916) 939-4060
Email: ahoward@parkerdevco.com

Signature of Owner

CAL ATLANTIC GROUP, INC.
a Delaware corporation

By:

Name: Larry Gualco
Title: SVP
Date: 1/1/19

Address: 1420 Rocky Ridge Drive, Suite 320
Roseville, CA 95661
Phone: (916) 746-8539
Email: Larry.Gualco@Lennar.com

TM-F19-0001
July 9, 2018

Andrea Howard, Principal Planner
Parker Development Co.
4525 Serrano Parkway
Suite 100
El Dorado Hills, CA 95762

Reference Serrano Village Je, TM 13-1511

Dear Ms. Howard:

After review of the provided map of this new development, El Dorado Union High School District will not require any turnouts in this area.

Best regards,
Dennis Vanderpool
Director of Transportation
June 21, 2018

Mel Pabalinas, Project Planner
County of El Dorado
Community Development Agency
2850 Fairlane Court
Placerville, CA 95667

Re: Serrano Village J6 - TM 13-1511 Bus Turnout and Shelter

Dear Mr. Pabalinas:

The El Dorado County Transit Authority (El Dorado Transit) appreciates the opportunity to review and comment on projects in El Dorado County that have a potential impact on transit services.

El Dorado Transit has considered the potential impacts of the Serrano Village J6 subdivision project in relation to transit facilities and services and has determined that there are no specific conditions of approval requested on this project.

Please feel free to contact me with any comments regarding this recommendation at (530) 642-5383 Ext. 201 or bjames@eldoradotransit.com.

Sincerely,

[Signature]
Brian James
Planning and Marketing Manager

CC: Serrano Village J6 Project File
July 5, 2018

Andrea Howard, Principal Planner
Parker Development Company
4525 Serrano Parkway, Suite 100
El Dorado Hills, CA 95762

Re: Serrano Village JS & J6

Dear Ms. Howard,

I appreciate you contacting me regarding any special considerations that might be required for the school bus transportation needs of the Rescue Union School District.

As we discussed, there is no need of bus turnouts or shelters for the placement of school bus stops in the Serrano Village JS & J6.

Feel free to contact me if you have any questions.

Sincerely,

Patrick Cahill
Director of Transportation
Rescue Union School District
530-672-4312
10 August 2017

Mr. Tom Howard
Serrano Associates
4525 Serrano Parkway
El Dorado Hills, California 95762

RE: Pre-Construction Nesting Bird Survey Results for the Serrano Village J5/J6 Project, El Dorado Hills, El Dorado County, California

Mr. Howard:

ECORP Consulting, Inc. conducted a pre-construction nesting bird survey that included nesting raptors for the Serrano Village J5/J6 Project (Project) on 11 July with follow-up nesting bird checks on 17 July and 03 August 2017 in El Dorado Hills, El Dorado County. These surveys were conducted in accordance with the El Dorado County Project Condition requiring a raptor nest survey.

The nesting bird surveys included all areas located within the Project site and the nesting raptor survey included an additional 0.25-mile buffer, as access allowed. The 0.25-mile survey buffer corresponds to the requirements of the El Dorado County Project Condition.

In the event that an active nest is located, the Federal Migratory Bird Treaty Act (MBTA) protects most naturally occurring birds (including common species) and makes it illegal to take, possess, export, transport, sell, purchase, barter or offer for sale, purchase, or barter any migratory bird, or the parts, nests, or eggs of such a bird except under the terms of a valid permits issued pursuant to Federal regulations. The California Fish and Game Code § 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation pursuant thereto. All raptors (owls, hawks, eagles, and falcons), including their nests, are protected from take pursuant to the California Fish and Game Code § 3503.5 and the MBTA, among other federal and state regulations. Potential tree-nesting raptors within this region include great horned owl (Bubo virginianus), red-tailed hawk (Buteo jamaicensis), white-tailed kite (Elanus leucurus), Cooper's hawk (Accipiter cooperi), and American kestrel (Falco sparverius), among others. Potential ground-nesting raptors include northern harrier (Circus cyaneus) and burrowing owl (Athene cunicularia).

SURVEY METHODS

The pre-construction nesting bird survey was conducted by ECORP biologist Ryan Villanueva via visual observations on 11 July 2017. A follow-up pre-construction survey for active nesting birds was conducted on 17 July and 03 August 2017 by ECORP biologists Theresa Johnson and Keith Kwan. Binoculars were used to assist with field identification and observations. Trees were visually inspected from multiple angles for active nests and meandering transects, spaced to ensure full visual coverage, were walked through open areas to locate potential burrows and ground-nesting species. Mr. Villanueva and Ms. Johnson noted bird species observed, nesting bird behavior (e.g.,
carrying nesting material, territorial behaviors, carrying food), and nests and structures within trees and shrubs on-site. A complete list of birds observed during the surveys is included as Attachment A.

SURVEY RESULTS

During the 11 July survey, one active California towhee (*Melozone crissalis*) nest was identified within the survey area (Figure 1. *Pre-Construction Nesting Bird Survey*). No other active nests were identified during the survey. The California towhee nest is located in a patch of poison oak (*Toxicodendron diversilobum*) at the base of a Valley oak (*Quercus lobata*) tree. A pair of adult California towhees were observed attending to a juvenile California towhee within the nest. California towhees typically incubate eggs for 11-12 days to hatching, and young fledge 10-11 days after hatching. During the 17 July follow-up nest check, the nest was no longer active and the juvenile California towhee was observed perched in the tree.

During the 17 July survey, one active mourning dove (*Zenaida macroura*) nest was observed within the Survey Area (Figure 1). A pair of adult mourning doves were observed attending to two hatchlings within the nest. During the 03 August follow-up nest check, the nest was no longer active and the mourning dove family was observed on the southern fence line.

No active raptor nests or occupied burrowing owl burrows were found on-site or within accessible areas within the 0.25-mile buffer area. A list of all birds observed during this survey is included as Attachment A.

In conclusion, two active bird nests were found during the survey conducted on 11 and 17 July 2017; a follow-up survey was conducted on 03 August 2017 and it was determined that one California towhee and two mourning doves fledged from their nests and that both nests were no longer active. As such, no avoidance measures pertaining to nesting birds are recommended at this time.

If you have any questions regarding the survey results, please contact me at (916) 782-9100.

Sincerely,

Theresa Johnson
Staff Biologist

ECORP Consulting Inc.
Serrano Village J5/J6
2017-046
Figure 1. Pre-Construction Nesting Bird Survey
### Bird Species Observed
(11, 17 July and 03 August 2017)

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
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<tbody>
<tr>
<td>Mallard</td>
<td>Anas platyrhynchos</td>
</tr>
<tr>
<td>Canada goose</td>
<td>Branta canadensis</td>
</tr>
<tr>
<td>Mute swan</td>
<td>Cygnus olor</td>
</tr>
<tr>
<td>California quail</td>
<td>Callipepla californica</td>
</tr>
<tr>
<td>Pied-billed grebe</td>
<td>Podilymbus podiceps</td>
</tr>
<tr>
<td>Double-crested cormorant</td>
<td>Phalacrocorax auritus</td>
</tr>
<tr>
<td>Great egret</td>
<td>Ardea alba</td>
</tr>
<tr>
<td>Great blue heron</td>
<td>Ardea herodias</td>
</tr>
<tr>
<td>Turkey vulture</td>
<td>Cathartes aura</td>
</tr>
<tr>
<td>Red-tailed hawk</td>
<td>Buteo jamaicensis</td>
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<tr>
<td>Swainson’s hawk</td>
<td>Buteo swainsoni</td>
</tr>
<tr>
<td>Killdeer</td>
<td>Charadrius vociferus</td>
</tr>
<tr>
<td>Mourning dove</td>
<td>Zenaida macroura</td>
</tr>
<tr>
<td>Anna’s hummingbird</td>
<td>Calypte anna</td>
</tr>
<tr>
<td>Acorn woodpecker</td>
<td>Melanerpes formicivorus</td>
</tr>
<tr>
<td>Nuttall’s woodpecker</td>
<td>Picoides nuttallii</td>
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<tr>
<td>Ash-throated flycatcher</td>
<td>Myiarchus cinerascens</td>
</tr>
<tr>
<td>Western kingbird</td>
<td>Tyrannus verticalis</td>
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<tr>
<td>Western scrub-jay</td>
<td>Aphelocoma californica</td>
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<tr>
<td>American crow</td>
<td>Corvus brachyrhynchos</td>
</tr>
<tr>
<td>Northern rough-winged swallow</td>
<td>Stegidopteryx serripennis</td>
</tr>
<tr>
<td>Oak titmouse</td>
<td>Baeolophus inornatus</td>
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<tr>
<td>Bushtit</td>
<td>Psaltriparus minimus</td>
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<tr>
<td>Bewick’s wren</td>
<td>Thryomanes bewickii</td>
</tr>
<tr>
<td>White-breasted nuthatch</td>
<td>Sitta carolinensis</td>
</tr>
<tr>
<td>Western bluebird</td>
<td>Sialia mexicana</td>
</tr>
<tr>
<td>American robin</td>
<td>Turdus migratorius</td>
</tr>
<tr>
<td>Northern mockingbird</td>
<td>Mimus polyglottos</td>
</tr>
<tr>
<td>European starling</td>
<td>Sturnus vulgaris</td>
</tr>
<tr>
<td>Hooded oriole</td>
<td>Icterus cucullatus</td>
</tr>
<tr>
<td>Brewer’s blackbird</td>
<td>Euphagus cyanocephalus</td>
</tr>
<tr>
<td>Lesser goldfinch</td>
<td>Spinus psaltria</td>
</tr>
</tbody>
</table>
Re: Plat of Serrano Village J6 – Unit 2 and Unit 3

Dear Astrid, John 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 and the front yard from 15 feet to 12.5 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 August 6, 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: Village J6 Unit 2 1st Submittal September 2018 and Unit 3 1st Submittal January 2019

SERRANO ASSOCIATES, LLC 4525 SERRANO PARKWAY  EL DORADO HILLS, CALIFORNIA  95762-7510
916.939.4060  FAX 916.939.4116
Project Name:  
Serrano Village J6 - Phase 1 - Unit 2

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:  
August 2017

Joint Trench Start Date:  
November 15, 2018

Service Need Date:  
December 31, 2018

Number of Lots:  
30
OWNERS' STATEMENT:

The undersigned owners of record hereunto appurtenant thereto, by virtue of the record title interest, hereby consent to the preparation and filing of this final map, and hereby make an irrevocable offer of dedication of any road or public utility easements or rights-of-way shown herein, as a dedicatory agreement on behalf of the undersigned owners and the County of El Dorado, and incorporated by reference in this owner's statement as if set forth in full. The undersigned owners hereby reserve and shall further herein reserve through any conveyance of title hereafter granted, the right to convey easements for road and public utility purposes, as shown on this plat, to the County of El Dorado in the event the County should accept the offer referred to herein. The undersigned owners also hereby offer to the County of El Dorado, on behalf of the public, the following easements for those certain companies and public entities which will provide services:

1. Public utilities easements for underground wires, conduits and pipes and appurtenant fixtures, with the right to trim and remove limbs, trees and brush therefrom, over, under and across the common areas, Lot No. 1, the front twelve and a half feet of each lot shown herein and the three (3) feet on both sides of all side lot lines extending from the street right-of-ways shown herein along said side lot lines extending from the street right-of-ways shown herein, subject to any portion of the lands being any rights of the County of El Dorado in the event the County should accept the offer referred to herein.

COUNTY ENGINEER'S STATEMENT:

I, Andrew S. Gaiser, hereby state that all the required construction plans and specifications were approved and that the subdivision has executed the necessary agreement and submitted the required security to secure completion of the required improvements for the subdivision.

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 27, 2017 by the Board of Supervisors and any and all alternatives thereof and that all conditions imposed upon said approving agencies have been satisfied.

SURVEYOR'S STATEMENT:

I, Brian Binnett, hereby state that this final map substantially conforms to the conditionally approved tentative map and that the monuments will be of the character and will occupy the positions indicated by June 30, 2017 and such monuments will be sufficient to enable the survey to be replaced.

COUNTY TAX COLLECTOR'S STATEMENT:

I, L.L. Harris, hereby state that, according to the records in this office, there are no liens against this subdivision on any part thereof for unpaid state, county, municipal or special assessment 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.

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 and all alternatives thereof. All provisions of Chapter 2 of the subdivision map act and other provisions of law applicable to this subdivision are complied with in the preparation of this map.

COUNTY RECORDER'S CERTIFICATE:

Filed this 27th day of June, 2017, at 10:00 o'clock A.M., in book of maps, at page 43, Document No. 123-570-09, Record of Maps, at the request of Serrano Associates, LLC. Title to the land included in this subdivision is guaranteed by title certificate No. prepared by Title Company and is on file in this office.
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE AS UNIT 1, SUB.

REFERENCES:

1. DOC. H2003-0067712 OR
2. DOC. H2005-0077617 OR
3. DOC. H2006-0021449 OR
4. DOC. H2007-13403 OR
5. DOC. 02013-94Z7
6. DOC. 02014-006T4

CURVE TABLE

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LINE TABLE

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<tr>
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LEGEND:

- DIMENSION POINT
- SET 3/8" REBAR WITH ALUMINUM CAP STAMPED "LS. 6665"  OR FOUNO SPIKE AND WASHER STAMPED "LS. 6665"
- SET GASED CASH (SEE NOTE 5)
BASIS OF BEARINGS:

The basis of bearings for this survey is identical to that shown on the plat of Serrano Village J6 Unit I, Sub. No. 2.

REFERENCES:

1. Sub. No. 2
2. Sub. No. 2
3. Sub. No. 2
4. Doc. No. 02045-08677112
5. Doc. No. 02056-08677167
6. Doc. No. 02056-08681449
7. Doc. No. D2363-8467
8. Doc. No. D2017-12463

NOTES:

1. The total area within this subdivision is 6.872 acres gross, consisting of 30 residential lots and 3 landscape lots.
2. Lots A, B, and C shown herein are landscape lots and shall be owned and maintained by the Serrano Master Owners Association.
3. Lot B shown herein is designated as "private streets" for the benefit and general use of the residential lots shown herein and shall be owned and maintained by the Serrano Master Owners Association.
4. All distances along curves are chord measurements.
5. See lots lines area marked by chevroned edges on the top back of curb or sidewalk on the lot line projection.
6. 5/8" rebar with aluminum caps stamped "LS 6866" are set at rear lot corners. Alternatively, maybe rear lot corner positions conflict with stairsteak walls or retaining walls. 5/8" rebar with aluminum caps are stamped "LS 6866" and additionally stamped "MC" are set on the side lot line a distance of 3.60 feet from the actual corner.
7. All lots shown herein 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, 1969, recorded in book 206 at page 105.
9. Unit 2 consists of a portion of tentative map TMI-13-1511.

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LEGEND:

- Dimension point
- SET 5/8" rebar with aluminum cap stamped "LS 6866"
- SET SPIKE AND WASHER STAMPED "LS 6866"
- SET CHEELED GASH (See Note 5)
- FOUND 5/8" rebar with aluminum cap stamped "LS 6866"
- FOUND SPIKE AND WASHER STAMPED "LS 6866"

SHEET 4 OF 4 SHEETS
OWNER'S STATEMENT:

THE UNDERSIGNED HOLDERS OF RECORD TITLE HERETO HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND HEREBY MAKE AN IRREVOCABLE OFFER OF SUBDIVISION AND PUBLIC UTILITIES PURPOSES OF THAT PROPERTY SHOWN HERETO AS LOT R. SAID OFFER IS SUBJECT TO CERTAIN AGREEMENTS BETWEEN THE UNDERSIGNED OWNERS AND THE COUNTY OF EL DORADO DATED

RECEIVED PLANNING DEPARTMENT

COUNTY OF EL DORADO, STATE OF CALIFORNIA
MARCH 2019
R.E.Y. ENGINEERS, Inc.

COUNTY TAX COLLECTOR'S STATEMENT:

1. BERNIE G. COX, INTERIM STATE TAX COLLECTOR, ON BEHALF OF THE COUNTY OF EL DORADO, CALIFORNIA, MAKES THE FOLLOWING STATEMENTS AND OFFERS FOR PUBLIC REVIEW.

COUNTY SURVEYOR'S STATEMENT:

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

COUNTY ENGINEER'S STATEMENT:

A. ANDREW S. GIBER, HEREBY STATE THAT ALL THE REQUIRED CONSTRUCTION PLANS AND SPECIFICATIONS FOR THE PROJECT HAVE BEEN SUBMITTED TO THE COUNTY BOARD OF SUPERVISORS, AND THAT THE COUNTY HAS EXEMPTED THE NECESSARY AGREEMENT AND THE REQUIRED SECURITY TO SECURE COMPLIANCE OF THE REQUIRED IMPROVEMENTS FOR THE SUBDIVISION.

COUNTY PLANNING AND BUILDING DIRECTOR'S STATEMENT:

J. RYAN ELDRIDGE, HEREBY STATE THAT THIS SUBDIVISION MAP CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JUNE 27, 2017 BY THE COUNTY BOARD OF SUPERVISORS AND ANY APPLIED ALTERNATIONS WERE APPROVED AND THAT ALL CONDITIONS IMPOSED UPON THIS APPROVAL HAVE BEEN SATISFACTORY.

FOR NOTARY ACKNOWLEDGMENTS

SERRANO ASSOCIATES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: PARKER DEVELOPMENT COMPANY
A CALIFORNIA CORPORATION
MANAGING MEMBER
BY:

CALIFORNIC GROUP, INC.
A CALIFORNIA CORPORATION
BY:

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT OR IS BASED UPON A FIELD SURVEY IN CONFORMITY WITH THE STANDARDS AND LOCAL ORDINANCES AT THE REQUEST OF SERRANO ASSOCIATES, LLC, IN EL DORADO COUNTY. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDOIIRANDLY APPROVED TENTATIVE MAP AND THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED BY SEPTEMBER 2016 AND THAT SIGNED MONUMENTS WILL BE SUITABLE TO ENABLE THE SURVEY TO BE RETRACTED.

DATE: APRIL 27, 2017

EXISTING ASSESSOR'S PARCEL NO'S: 123-570-06

SCHOOL DISTRICT: CALIFORNIA COUNTY: EL DORADO

FILED THIS SHEET AT THE REQUEST OF SERRANO ASSOCIATES, LLC. TO THE LAND INCLUDED IN THIS SUBDIVISION IS GUARANTEED BY TITLE CERTIFICATE NO. PREPARED BY PLACE TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

TM-F19-0001
Basis of Bearings:
The basis of bearings for this survey is identical to that shown on the plat of Serrano Village J6-Unit 1, Sub. K-28.

References:
1. Sub. J-8
2. Sub. J-28
3. Plt. 0004-06776
4. Plt. 0005-067762
5. Plt. 0006-067764
6. Plt. 0007-067768
7. Plt. 0008-067772

Legend:
- Close Point
- Set 5/8" rebar with aluminum cap stamped "LS. 6866"
- Set spike and washer stamped "LS. 6866"
- Set chiseled gash (see note 5)
- Found 5/8" rebar with aluminum cap stamped "LS. 6866"
- Found spike and washer stamped "LS. 6866"
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PLAT OF SERRANO VILLAGE J6 UNIT 1, SUB. K-28.

REFERENCES:

1. SUB. H-20
2. SUB. J-18
3. SUB. K-28
4. DCC. 9006-016-777 (DR)
5. DCC. 9006-016-7721 (DR)
6. DCC. 9006-016-7705 (DR)
7. DCC. 9006-016-7706 (DR)
8. DCC. 9006-016-7707 (DR)

NOTES:

1. THE TOTAL AREA WHEN THIS SUBDIVISION IS 0.872 ACRES GROSS, CONSISTING OF 30 RESIDENTIAL LOTS, AND 4 MISC. LOTS.
2. LOTS A, B, AND C SHOWN HEREIN ARE LANDSCAPE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
3. LOT B SHOWN HEREIN IS DESIGNATED AS "PRIVATE STREETS" FOR THE EASEMENT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREIN AND SHALL BE OWNED AND MAINTAINED BY THE SERRANO MASTER OWNERS ASSOCIATION.
4. LOTS LINES ARE MARKED BY CHISELED GASHES ON THE TOP BACK OF CURB OR SIDEWALK ON THE LOT LINE PROJECTION.
5. SET REBAR WITH ALUMINUM CAPS STAMPED "L.S. 6866" AT 5/8" DEEP ARE SET AT EASE LOT CORNERS, ALTERNATIVELY, WHERE REAR LOT CORNERS POSITIONS CONFLICT WITH SOUND WALLS OR RETAINING WALLS, 5/8" REBAR WITH ALUMINUM CAPS ARE STAMPED "L.S. 6866" AND ADDITIONALLY STAMPED "J6-26" ARE SET ON THE SIDE LOT LINE A DISTANCE OF 2.00 FEET FROM THE ACTUAL CORNER.
6. ALL DISTANCES ALONG CURVE LINES ARE CHORD MEASUREMENTS.

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LEGEND:

- DIMENSION POINT
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- SET SPIKE AND WASHER STAMPED "L.S. 6866"
- SET CHISELED GASH (SEE NOTE 5)
- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "L.S. 6866"
- FOUND SPIKE AND WASHER STAMPED "L.S. 6866"
VERIFICATION OF FINAL MAP CONFORMANCE WITH CONDITIONS OF APPROVAL

Final Subdivision Map (TM-F18-0008) for – Serrano Village J6, Unit 24

Conditions of Approval for Serrano Village J6 Tentative Subdivision Map as approved by the Board of Supervisors June 27, 2017

Conditions of Approval

1. Project Description

The Serrano Village J5/J6 Tentative Subdivision Map and Planned Development, and Design Waivers are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits K-O, Q-T, X 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.

Tentative Subdivision Map and Planned Development for the proposed Serrano Village J5/J6 residential development consisting of the following:

A. A phased Tentative Subdivision Map creating a Class 1 residential subdivision with total of 148 residential lots revising the approved Serrano Village J6 Tentative Subdivision Map/Planned Development (TM08-1479/PD08-0019) and Serrano Village J5, Phase 2 Commercial Planned Development/Tentative Parcel Map (PD08-0020/P08-0029);

B. Planned Development to establish an official Development Plan for Serrano Village J5/J6 Tentative Subdivision Map with modification to Single-Unit Residential (R1) minimum development standards including lot area, lot width, and yard setbacks;

C. Design waiver(s) for the following modification to El Dorado County Design and Improvement Standard Manual (DISM) road and improvement standards for the subdivision:

1. Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet width to four feet in width) on one side of the street:

   a. Right-of-Way width from 50-feet to 36-feet: A Street- sta. 1+49 to 3+42; C Street- sta. 9+37.84 to sta. 15+33.79, A Court, C Court, D Court, E Court, and F Court.
b. Right-of-Way width from 50-feet to 42 feet: A Street- sta. 3+70 to sta. 12+50, B Street, C Street- sta. 3+38.44 to sta. 9+37.84, D Street, and G Street.

2. Construction of cul-de-sac within reduced right-of-way radius from 60-ft to 45.5-ft and road width (edge of pavement) radius from 50-ft to 40-ft.

3. Construction of modified Type 1 and 2 curb gutter as shown on the Tentative Map. The gutter pan will be reduced to 12" from face of curb to edge of pavement.

4. Construction of road encroachment under Standard Plan 110 with modification to allow for an entry gate and landscape median as shown on the Tentative Map.

5. Construction of A Street (at Lots 13 and 14), C Street (at Lot 96), and D Street (at Lot 116) with reduced 100-foot centerline curve radii to 41' as shown on the Tentative Map.


7. Exceed standard street gradient of 12% for C and E Courts with maximum grade of up to 15 % grade.

Staff Verification: Condition Satisfied. County review of the Serrano Village J6 Unit 24 plans including improvement plans, grading plans, and final map have been verified for conformance with the above condition of approval.

2. **Meter Award Letter**: A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution 118-92.

Staff Verification: Condition satisfied. Meter Award Letter has been secured and provided to Planning Services.

3. **Lighting**: Street lights, if proposed, shall be shown on the final improvement plans. All street lights installed shall be fully-shielded to prevent excess glare and light. A lighting and landscaping district shall be formed to provide for the maintenance of those lights.

Staff Verification: Condition satisfied. No street lighting is proposed.

4. **Oak Tree Protection**: Grading and construction activities will require compliance with oak tree protection measures under the Specific Plan Section 1.4.1.1 (grading), Appendix 2 Section 2.2 (construction), and Appendix E.

Staff Verification: Condition satisfied. Oak tree protection measures included on the rough grading plans approved by the County Engineer July 7, 2017.
5. Landscaping: The final landscape plan prepared in compliance with the Model Water Efficient Landscape Ordinance, if applicable, shall be reviewed and approved by the Development Services Director or designee, prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.

Staff Verification: Condition Satisfied. Compliance will be verified at building permit issuance.

6. Noise: A masonry or precast concrete paneled noise barrier shall be constructed along Bass Lake Road frontage in a location consistent with the Environmental Noise Analysis Serrano Village J5 & J6, Bollland Acoustical Consultants, Inc., November 22, 2016 and mechanical ventilation systems within the dwelling units shall be installed prior to final occupancy.

Staff Verification: Condition satisfied. Compliance will be verified prior to issuance of certificate of occupancy.

7. Park Dedication: An irrevocable offer of dedication (IOD) shall be made by the applicant to the El Dorado Hills Community Services District for the 2.83 acre passive park site. The IOD shall include conditions under which the District may accept the IOD and assume the maintenance and operational responsibility from the Serrano Master Owners Association for the facility. The IOD shall be in the form and substance provided in agreements provided for previous subdivisions within Serrano. Development Services shall verify the provision of this dedication prior to final occupancy of the first building permit within the final map phase that creates the park site. The park site shall be maintained in perpetuity.

Staff Verification: Condition satisfied. Condition not applicable to Unit 24.

8. Minor Modifications Allowed: Minor changes in the adopted Development Plan may be approved by 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 shall be approved by the Planning Commission in accordance with the requirements of the County Code. A major change in a development plan shall be approved by the Planning Commission.

Staff Verification: Condition satisfied. No changes are proposed with Unit 24.

9. Archaeological/Cultural Resources: If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted pursuant to Section 7050.5 of the Health and
Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Director of Development Services.

Staff Verification: Condition satisfied. Developer has acknowledged condition.

10. Conformance Verification: Prior to final map recordation, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.

Staff Verification: Condition satisfied. Condition response narrative submitted.

11. Map Expiration: This Tentative Subdivision Map shall expire in 36 months from its date of approval unless a timely extension has been filed.

Staff Verification: Condition satisfied. Developer has acknowledged condition.

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

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

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

Staff Verification: Condition satisfied. Developer has acknowledged condition.

Transportation Division

13. Road Design Standards: The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), and as shown in Table 1 below (the
requirements outlined in Table 1 are minimums). 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.

### Table 1. Serrano Village J5/J6 Tentative Subdivision Map Road Improvements

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<th>ROAD NAME</th>
<th>DESIGN STANDARD PLAN</th>
<th>ROAD WIDTH(^1)/SIDEWALK WIDTH</th>
<th>RIGHT OF WAY</th>
<th>EXCEPTIONS/NOTES</th>
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<td>&quot;A&quot; Street - STA. 1+49 to 3+42 &quot;A&quot; Court &quot;C&quot; Street - STA. 9+37.84 to STA. 15+33.79 &quot;C&quot; Court &quot;D&quot; Court &quot;E&quot; Court &quot;F&quot; Court</td>
<td>Modified Std. Plan 101B (3&quot; AC over 8&quot; AB Min.)</td>
<td>28.66-ft/4-ft sidewalk on one side.</td>
<td>36-ft</td>
<td>Modified Type 1 Curb &amp; Gutter(Modified Type 2 C&amp;G adjacent to open space, landscape lots or parks)</td>
</tr>
<tr>
<td>&quot;A&quot; Street - 3+70 to 12+50 &quot;B&quot; Street &quot;C&quot; Street - STA. 3+38.44 to STA. 9+37.84 &quot;D&quot; Street &quot;G&quot; Street</td>
<td>Modified Std. Plan 101B (3&quot; AC over 8&quot; AB Min.)</td>
<td>33-ft/4-ft sidewalk on one side.</td>
<td>42-ft</td>
<td>Modified Type 1 Curb &amp; Gutter (Modified Type 2 C&amp;G adjacent to open space, landscape lots or parks)</td>
</tr>
</tbody>
</table>

**NOTES:**
* Type 2 Vertical Curb and Gutter required adjacent to open space, park and non-frontage of lots.
* Sidewalks may meander within Right of Way or pedestrian easements.

*Staff Verification: Condition satisfied. Final map conforms with improvement plans for Serrano Village J6 Phase 1 Unit 2 as approved by the County Engineer on August 15, 2018/March 27, 2018.*

14. **Off-Site Improvements on Bass Lake Rd:** Construct the following improvements generally consistent with the Tentative Map Exhibit entitled "Prelim Planimetrics For: BLR Frontage Improvements at J6" prepared by REY Engineers, Inc. Final Geometric Design to be determined with the project improvement plans, and may be adjusted and/or modified with approval of County Engineer.
• Extend two (2) northbound lanes on Bass Lake Rd from the Serrano Parkway/Sienna Ridge Rd intersection easterly approximately 750 feet (Station 49+50 to Station 57+00) including: one-half of 16-foot median; two 12-foot lanes; a six (6) foot right shoulder (including gutter pan); Type 2 Vertical Curb and Gutter, and; a six-foot sidewalk.

• Transition from two (2) northbound lanes with median to one (1) northbound lane with no median, Station 57+00 to approximate Station 64+28.

• Construct six (6) foot paved shoulder in lieu of curb and gutter from Station 57+00 to approximate Station 58+87; Construct paved shoulder transition from six (6) foot width to conform to existing pavement at north conform line (approximate Station 64+28).

• Construct two (2) foot gravel (shoulder backing) shoulder from Station 57+00 to north conform line (approximate Station 64+28).

• Construct six (6) foot HMA Side Path Station 57+00 to “B” Street Intersection with Bass Lake Road (approximate Station 71+00).

• Construct Left Turn Pocket on Bass Lake Road at El Dorado Irrigation District (EID) Driveway (approximate Station 56+80).

• Accessible crosswalk at “B” Street.

• Improvements to Bass Lake Road shall be constructed concurrent with the first final map.

• HMA Side Path and “B” Street Crosswalk may be constructed concurrent with the adjacent phase of development.

The Improvements required under this condition may require a Road Improvement Agreement (or equivalent mechanism).

**Staff Verification:** Condition satisfied. Final map and proposed improvements conform with improvement plans for Serrano Village J6 Phase 1 Unit 2 as approved by the County Engineer on August 15, 2018.

15. **Encroachment Permit(s):** The applicant shall obtain an encroachment permit for the construction of the encroachment on Bass Lake Rd from B-Street.

**Staff Verification:** Condition satisfied. Developer has acknowledged condition. An encroachment permit shall be obtained prior to the start of improvement construction.

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

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

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

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

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

**Staff Verification:** Condition satisfied. All easements are shown on the Final Map.

**Transportation Division- Standard Conditions**

19. **Public Transit:** Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.

**Staff Verification:** Condition satisfied. No turnouts or shelters required. Verification letter from El Dorado Transit, Rescue Union School District, El Dorado Union High School District have been provided.

20. **Curb Returns:** All curb returns shall include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of the ramp. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

**Staff Verification:** Condition satisfied. The improvement plans approved by the County Engineer on August 15, March 27, 2018 are consistent with this requirement.

21. **Maintenance Entity:** The proposed project must form an entity for the maintenance of public and private roads 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 of the current project. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.
Bass Lake Road and Sienna Ridge Rd are existing County maintained roads and will be accepted by County without a Maintenance Entity.

*Staff Verification: Condition satisfied. The subject final map will be a part of the Serrano master owners' association, which is responsible for maintaining common area and drainage improvements.*

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

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

23. **Consistency with County Codes and Standards:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Division and pay all applicable fees prior to filing of the final map.

Additionally, the project improvement plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

*Staff Verification: Condition satisfied. The County Engineer approved the subdivision improvement plans on August 15/March 27, 2018.*

24. **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 Transportation Division. 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.

*Staff Verification: Condition satisfied. The soils report has been reviewed and approved by DOT.*

25. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality
Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

Staff Verification: Condition satisfied. This requirement is provided as General Note 42 on the improvement plans approved by the County Engineer on August 15, March 27, 2018.

26. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or open channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system. The Grading and Improvement plans shall show drainage easements for all on-site drainage facilities where required.

Staff Verification: Condition satisfied. The subdivision improvement plans, approved by the County Engineer on August 15, March 27, 2018, are consistent with this condition.

27. **Regulatory Permits and Documents:** All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.

Staff Verification: Condition satisfied. The subdivision improvement plans, approved by the County Engineer on August 15, March 27, 2018, are consistent with this condition.

28. **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 the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

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

**El Dorado Hills Fire Department**

29. **Fire Flow Requirements:** 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 a two-hour duration. This requirement is based on a commercial building 6,200 square feet or less in size, Type V-B construction. 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. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.

30. **Underground Private Fire Mains**: After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per NFPA 25. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.

31. **Fire Hydrants**: This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant on private roads and on main county maintained roadways shall be determined by the Fire Department. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.

32. **Hydrant Enhancements**: In order to enhance 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 State Fire Safe Regulations. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.

33. **Construction Safety Measures**: In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

Staff Verification: Compliance with this condition will be verified by El Dorado Hills Fire at building permit issuance.
34. **Wildland Fire:** This project shall be annexed into the existing Wild Fire Safe Plan (WFSP) for Serrano, as a revised supplement that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to approval of the Final Map.

*Staff Verification: Condition satisfied. El Dorado Hills Fire and Cal Fire approved an updated Wildfire Safe Plan for the Serrano community, including Village J6.*

35. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

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

36. **Roadway Standards:** Any type of traffic calming device that utilizes a raised bump/dip section of roadway shall be prohibited. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

37. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

38. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if request by the local AHJ. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

39. **Roadway Grades:** The grade for all roads, streets, private lanes and driveways shall not exceed 16%. If paved or concrete, grades may be allowed up to 20%. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*
40. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition. The improvement plans do not include any form of traffic calming devices.*

41. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 56' outside. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

42. **Fire Access During Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. A secondary means of egress shall be provided prior to any construction or the project can be phased. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

43. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

*Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, 2018, are consistent with this condition.*

44. **Funding Mechanism for Emergency Fire Access Components:** This development shall annex into the existing Serrano HOA funding mechanism to ensure the maintenance of emergency access roadways, gates, vegetative clearances, and other fire access components. Compliance with this condition shall be verified during review of Final Map for the subdivision.

*Staff Verification: Condition satisfied. Serrano Village J6 was annexed into the Serrano El Dorado Owners Association in 2013.*

45. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA’s (Emergency Vehicle Access), buildings, up to the property
line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan. Compliance with this condition shall be verified during review of Final Map for the subdivision.

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

46. **Trail Systems and Land-Locked Access:** The current Tentative Map provides sufficient access from D Court, E Court, F Court, and A Court to the wildland open space. However, if this project decides on designing a trail-type system or contains/abuts to land-locked open space, the department reserves the right to review any changes to the map as it pertains to this design and the project shall be conditioned to provide emergency vehicle access (EVA) points as required by the fire code official. Gates may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum of a 10' drivable width and 14' minimum vegetation clearance (the wildfire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency. Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, March 6, 2018, are consistent with this condition.

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

Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, March 6, 2018, are consistent with this condition.

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

A) Each dead-end road shall have a turnaround constructed at its terminus.
B) Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.

1. The combination of D Street and C Street exceed the dead-end road length limit and shall provide a secondary access road approved by the Fire Code Official.

C) Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width.

D) The C Street stub-out of J6, which is the future connection to Serrano Village J7 (Village on the eastern border of J6) shall be conditioned as a full access roadway connection into J7. Gates or any other obstructions are and will be prohibited.

Compliance with this condition shall be verified during review of Improvement Plan for the subdivision.

Staff Verification: Condition satisfied. The subdivision improvement plans, approved by El Dorado Hills Fire on July 26, March 6, 2018, are consistent with this condition.

County Surveyor's Office

49. Survey Monuments: All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or the amount of bond or deposit shall be coordinated with the County Surveyor’s Office prior to the filing of the Final Map.

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

50. Road Names: The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyor’s Office, prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor’s Office must also be provided prior to filing the Final Map. All associated fees are the responsibility of the owner.

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

Air Quality Management District (AQMD)

51. Asbestos Review: Current county records indicate at least a portion of this property is located within the Asbestos Review Area. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply
with the requirements of Rule 223 and 223.2. In the event NOA is discovered during project construction, all work shall cease and an Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to re-start of project construction. (Rules 223 and 223.2) In addition, an Asbestos Dust Mitigation Plan application (ADMP), with appropriate fees, shall be submitted to and approved by the AQMD prior to start of project construction.

Staff Verification: Condition satisfied. An Asbestos Dust Mitigation Plan was approved by AQMD on June 5, 2017 (#11138). Developer and Contractor acknowledge the need to comply with subsequently adopted Rules 223, 223.1 and 223.2 concerning fugitive dust and asbestos.

52. **Pavement:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).

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

53. **Waste Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).

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

54. **Architectural Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Architectural Coatings AQMD (Rule 215).

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

55. **Diesel Equipment:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9,California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website: [http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm). An applicability flow chart can be found at: [http://wwarb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf](http://wwarb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf). Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

Staff Verification: Condition satisfied. Developer and Contractor acknowledge the condition.
56. **Emissions Units:** Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)

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

57. **Portable Equipment Permits:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

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

**Resource Conservation District**

58. **Raptor Nest Survey:** A minimum of 30 days prior to initiating any construction activities during raptor nesting season, February 1 to July 31, the developer shall have a qualified biologist complete a nest survey on the site and within 0.25 mile of any proposed grading and construction areas. The nest survey shall be completed following the California Department of Fish and Game guidelines, and completed copies of the survey report shall be forwarded to Planning Services and the Resource Conservation District.

*Staff Verification: Condition satisfied. ECORP Consulting conducted a site inspection on July 11, July 17, and August 3 prior to commencing grading in August 2017 and did not find any active raptor nests.*
OWNER'S STATEMENT:

THE UNDERSIGNED OWNERS OF RECORD TITLE INTEREST HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND HEREBY MAKE ANirREVOCABLE OFFER OF DEDICATION FOR ROAD AND PUBLIC UTILITIES PURPOSES OF THAT EASEMENTS SHOWN HEREON, SUBJECT TO ANY RIGHTS OF THE COUNTY OF EL DORADO IN THE EVENT THE COUNTY SHOULD ACCEPT THE OFFER REQUIRED TO HERMIN.

THE UNDERSIGNED OWNERS ALSO HEREBY OTER 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 WIRE, CONDUITS AND PIPELINES AND APPURTENANT FIXTURES, FROM THE RIGHT-OF-WAY SHOWN HEREIN ALONG SIDE LOT LINES A DISTANCE OF FIFTY (50.00) FEET, THE PUBLIC HEREBY OFFERS THE EASEMENTS TO BE LEFT OPEN AND FREE OF BUILDINGS, STRUCTURES AND FIELDS OF ANY KIND.

B. RIGHTS OF ACCESS OVER AND ACROSS ANY PORTION OF THE lots, COMMON AREAS, AND LOT L FOR THE PURPOSE OF INSPECTING, MAINTAINING OR REPLACING ON SITE FACILITIES.

C. SLOPE EASEMENTS, FIFTEEN (15.00) FEET IN WIDTH CONTINUOUS TO ALL STREETS OR THE EXISTING FEET EXTENDING THE TOP OF CUT OR TOP OF EAL OF ALL EASEMENTS IS LARGER, FOR ROAD AND SLOPE MAINTENANCE PURPOSES.

D. EASEMENTS FOR DRAINAGE AND APPURTENANT DRAINAGE STRUCTURES AND PIPES WITHIN THE EASEMENTS SHOWN HEREIN ALONG SIDE LOT LINES, A DISTANCE OF FIFTY (50.00) FEET, THE PUBLIC HEREBY OFFERS THE EASEMENTS TO BE LEFT OPEN AND FREE OF BUILDINGS, STRUCTURES AND FIELDS OF ANY KIND.

E. POSTAL EASEMENTS FIVE (5) FEET ADJACENT TO ALL STREET-RIGHT-OF-WAY, EXCEPT AS SET FORTH ABOVE, ALL OTHERS 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: PÁRKER DEVELOPMENT COMPANY A CALIFORNIA CORPORATION
MANAGING MEMBER

BY:

BY:

CALATLANTIC GROUP, INC.
A DELAWARE CORPORATION

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

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 ORNANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC. IN OCTOBER 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP OF THIS SUBDIVISION APPROVED ON JUNE 27, 2017 BY THE BOARD OF SUPERVISORS. I HAVE COMPLIED WITH ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORNANCES APPLICABLE TO THE TIME OF APPROVAL OF THIS SUBDIVISION.

RICHARD L. EHRISER, LL. ESQ.
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY SURVEYOR’S STATEMENT:

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

RICHARD L. EHRISER, LL. ESQ.
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY RECORDER’S CERTIFICATE:

FILED THIS DAY OF JULY, 2018, AT DOCUMENT NO. ______, IN BOOK ______ OF MAPS, AT PAGE ______ DOCUMENT NO. ______, AT THE REQUEST OF SERRANO ASSOCIATES, LLC, TITLE TO THE LAND IN THIS SUBDIVISION IS GUARANTEED BY TRUE CERTIFICATE NO. ______, PREPARED BY PLACER TITLE COMPANY AND IS ON FILE IN THIS OFFICE.

RICHARD L. EHRISER
COUNTY RECORDER CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: DEPUTY
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for assessment purposes only. All relationships are approximate and not guaranteed. Users should rely on data such as dimensions and acreage.

Acreages Are Estimates

Adjacent Lots Properly Shown in Gray Tone

Assessor’s Block Numbers Shown in Migration

Assessor’s Parcel Numbers Shown in Calico

Rev. JUL 11, 2017

County of El Dorado, CA

TM-F19-0001
RECORDING REQUESTED BY
Board of Supervisors

WHEN RECORDED MAIL TO:

NAME: BOARD OF SUPERVISORS

MAILING ADDRESS:

CITY, STATE, ZIP CODE

SPACE ABOVE THIS LINE RESERVED FOR RECORDERS USE

TITLE(S)

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS FOR SERRANO VILLAGE J6 – UNIT 2

TM-F19-0001
AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF ROADS

WHEREAS, Tentative Subdivision Map TM 13-1511, also referred to as Serrano Village J6 – Unit 2 of the El Dorado Hills Specific Plan, was approved by the County of El Dorado on __________________________, and included the following conditions relating to roads:

“16. 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 Owners’ Association simultaneously with the filing of the final map.”

WHEREAS, the roadways in the El Dorado Hills Specific Plan, excepting El Dorado Hills Blvd., Silva Valley Parkway, Appian Way and Serrano Parkway, are intended to be private roads maintained by the Serrano Master Homeowners’ Association, and

WHEREAS, while the County intends to reject the offer of dedication for the private roads at the time of the final subdivision map for the Village, or any phase thereof is approved, the County, and SERRANO ASSOCIATES, LLC, a Delaware limited liability company and CALATLANTIC GROUP, INC., a Delaware corporation, the owners of Serrano Village J6 – Unit 2, wish to define the events upon which the County may rescind its rejection and accept the private roads.
NOW, THEREFORE, IT IS HEREBY AGREED by and between the County of El Dorado, a political subdivision of the State of California, and SERRANO ASSOCIATES, LLC, a Delaware limited liability company and CALATLANTIC GROUP, INC., a Delaware corporation, as follows:

1. The County shall reject all offers of dedication for roads within Serrano Village J6 – Unit 2 at the time of approval of the final map(s) therefore, excepting to the extent applicable, El Dorado Hills Blvd., Silva Valley Parkway, Appian Way and Serrano Parkway.

2. Notwithstanding the rights granted to it under Government Code section 66477.2(a), the County shall not thereafter rescind its action and accept the roads unless the Board of Supervisors has made a finding, based upon substantial evidence submitted at a public hearing specially held by the Board to consider the matter, that the Serrano Master Homeowners’ Association, or its successor-in-interest, has: (1) abandoned its maintenance responsibilities or real property interest in said roadway(s), or; (2) failed to maintain such roadway(s) in a safe and proper manner or in accordance with applicable County maintenance standards.

3. This Agreement is intended to manifest the understanding of the parties with respect to Condition 16 of TM 13-1511, and shall be utilized as the framework for the interpretation of other similar conditions imposed upon other tentative maps within the El Dorado Hills Specific Plan.

4. This Agreement is conditioned upon the creation and continued existence of the Serrano Master Homeowners’ Association, or its successor-in-interest. In
the event said organization or a similar such organization is not formed, or said organization ceases to exist without a successor-in-interest taking over its legal responsibilities for maintenance, then this Agreement shall become null and void without any further action by the County.

Dated: ______________________

COUNTY OF EL DORADO

By: _______________________
   Chairman, Board of Supervisors

ATTEST:

JAMES E. MITRISIN, Clerk
of the Board of Supervisors

By: _______________________
   Deputy Clerk

Dated: ______________________

OWNERS

SERRANO ASSOCIATES, LLC
a Delaware limited liability company

By: Parker Development Company
   A California corporation
   Its Managing Member

Date: 1-2-19

WILLIAM R. PARKER, President

CAL ATLANTIC GROUP, INC.
a Delaware corporation

Date: 11/1/19

LARRY GUALCO, Senior Vice President
ACKNOWLEDGMENT

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.

STATE OF CALIFORNIA
COUNTY OF El Dorado

On, January 2, 2019, before me, Florence Tanner, Notary Public
Date

Name, Title of Officer, Notary Public

Personally appeared

William R. Parker

Name(s) of Signer(s)

Name(s) of Signer(s)

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 that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Florence Tanner (Seal)
ACKNOWLEDGMENT

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.

STATE OF CALIFORNIA
COUNTY OF ___Placer_____

On, Jan. 14, 2019, before me, Monique Reynolds, Notary Public
Name, Title of Officer, Notary Public

Date

Personally appeared

Larry (signature)
Name(s) of Signer(s)

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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Monique Reynolds (Seal)
RECORDING REQUESTED BY

Board of Supervisors

WHEN RECORDED MAIL TO:

NAME: BOARD OF SUPERVISORS

MAILING ADDRESS:

CITY, STATE, ZIP CODE

SPACE ABOVE THIS LINE RESERVED FOR RECORDERS USE

TITLE(S)

AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF DRAINAGE EASEMENTS FOR SERRANO VILLAGE J6 – UNIT 2

TM-F19-0001
AGREEMENT ON CONDITIONS FOR ACCEPTANCE OF DRAINAGE EASEMENTS

WHEREAS, Tentative Subdivision Map TM 13-1511, also referred to as Serrano Village J6 – Unit 2 of the El Dorado Hills Specific Plan, was approved by the County of El Dorado on _____________________________, and included the following conditions relating to drainage:

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

26. Drainage, Cross Lot: Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements. The drainage shall be conveyed via closed conduit or open channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system. The Grading and Improvement plans shall show drainage easements for all on-site drainage facilities where required.” and,
WHEREAS, the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Serrano provides,

3.07. Master Association Easements for Maintenance

A. The Master Association shall have an easement in and to that portion of a Lot or Parcel which adjoins the Common Area for the limited purpose of access to and maintenance of the adjoining Common Area. The Master Association shall have easements for access over such portions of Lots or Parcels as are reasonably necessary for the Master Association to maintain the Common Area and those front yard areas which are to be maintained by the Master Association, and no Owner shall interfere with the use of such easements by the Master Association or its agents or employees. The Master Association shall have easements for access over such portions of each Lot or Parcel as are reasonably necessary for the Master Association to maintain drainage facilities to be maintained by the Owner, should the owner fail to do so (which maintenance shall be at the sole cost and expense of the Owner); and to maintain drainage facilities to be maintained by the Master Association. No Owner shall interfere with the use of such easements by the Master Association or its agents or employees, and

WHEREAS, while the County intends to reject the offer of dedication for the drainage easements at the time of the final subdivision map for the Village, or any phase thereof, is approved, the County, and SERRANO ASSOCIATES, LLC, a Delaware limited liability company and CALATLANTIC GROUP, INC., a Delaware corporation, the owners of Serrano Village J6 – Unit 2,
wish to define the events upon which the County may rescind its rejection and accept the drainage easements,

NOW, THEREFORE, IT IS HEREBY AGREED by and between the County of El Dorado, a political subdivision of the State of California, and SERRANO ASSOCIATES, LLC, a Delaware limited liability company and CALATLANTIC GROUP, INC., a Delaware corporation, as follows:

1. The County shall reject all offers of dedication of drainage easements within Serrano Village J6 – Unit 2 at the time of approval of the final map(s) therefore.

2. Notwithstanding the rights granted to it under Government Code section 66477.2(a), the County shall not thereafter rescind its action and accept the drainage easements unless the Board of Supervisors has made a finding, based upon substantial evidence submitted at a public hearing specially held by the Board to consider the matter, that the Serrano Master Homeowners Association, or its successor-in-interest, has: (1) abandoned its maintenance responsibilities or real property interest in said drainage facilities, or; (2) failed to maintain said drainage facilities in a safe and proper manner or in accordance with applicable County maintenance standards.

3. This Agreement is intended to manifest the understanding of the parties with respect to Conditions 17 and 26 of TM 13-1511 and shall be utilized as the framework for the interpretation of other similar conditions imposed upon other tentative maps within the El Dorado Hills Specific Plan.

4. This Agreement is conditioned upon the creation and continued existence of the Serrano Master Homeowners’ Association, or its successor-in-interest. In the event said organization or a similar such organization is not formed, or said organization ceases to exist without a successor-in-interest taking over its legal responsibilities for
maintenance, then this Agreement shall become null and void without any further action by the County.

Dated: ____________________________ COUNTY OF EL DORADO

By ________________________________
Chairman, Board of Supervisors

ATTEST:

JAMES E. MITRISIN, Clerk
of the Board of Supervisors

By: ________________________________
Deputy Clerk

Dated: ______________________________

OWNERS

SERRANO ASSOCIATES, LLC
a Delaware limited liability company

By: Parker Development Company
    A California corporation
    Its Managing Member

William R. Parker, President
Date: 1-2-19

CAL ATLANTIC GROUP, INC.
a Delaware corporation

By: Larry Gualco, Senior Vice President
Date: 1/1/19
ACKNOWLEDGMENT

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.

STATE OF CALIFORNIA
COUNTY OF El Dorado

On, January 2, 2019, before me, Florence Tanner, Notary Public

Name, Title of Officer, Notary Public

Personally appeared William R. Parker
Name(s) of Signer(s)

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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Florence Tanner (Seal)
ACKNOWLEDGMENT

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.

STATE OF CALIFORNIA
COUNTY OF ________

On, ________ , before me, __________________________, Notary Public

Personally appeared ____________________________ ,

Name(s) of Signer(s)

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 that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ____________________________ (Seal)

Monique Reynolds