
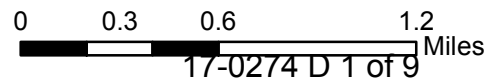


TM10-1496-E/Serrano Village K5 Phase 2

Location Map

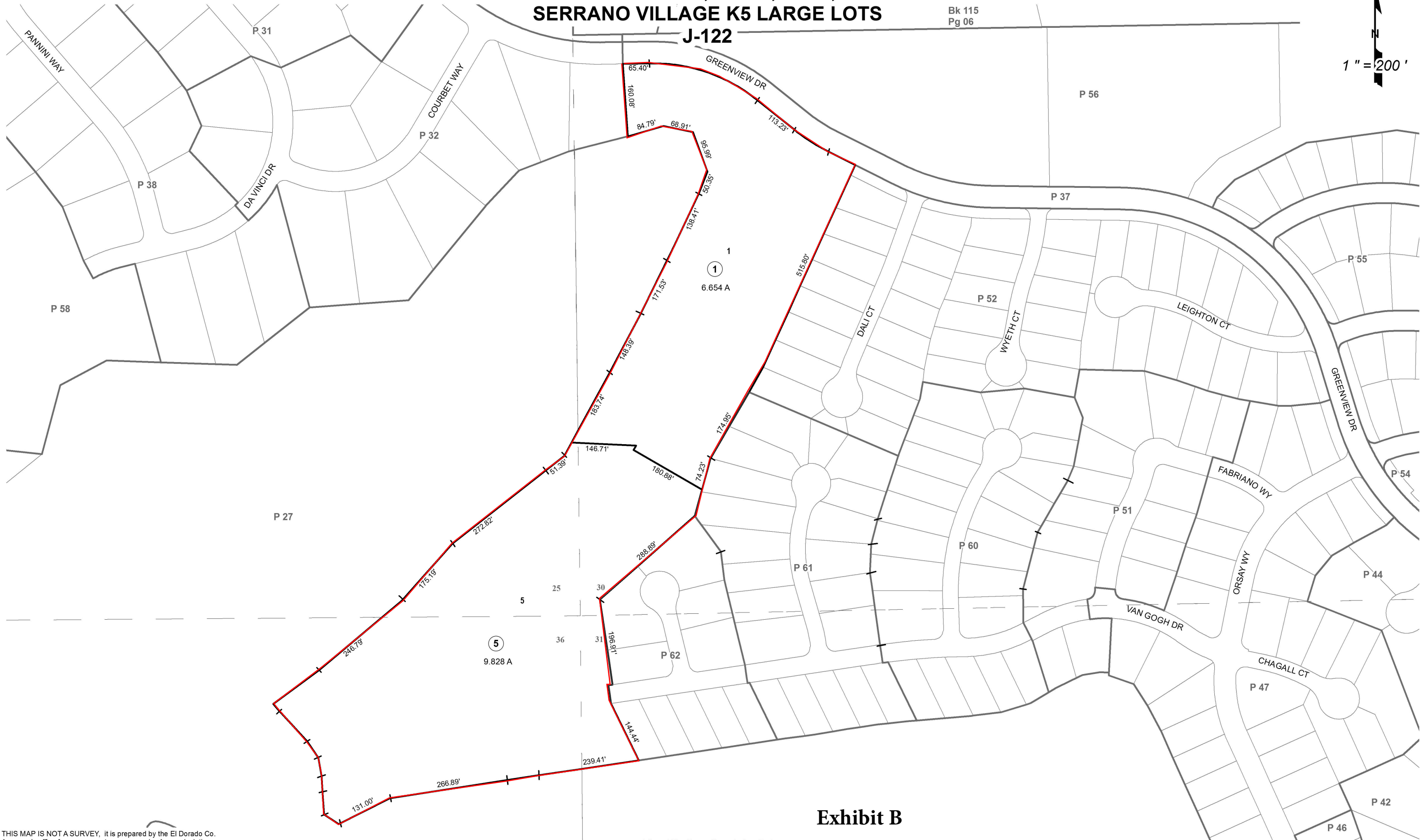
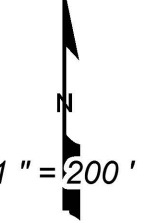
Exhibit A

 Village_K5_Phase_2



**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**

Bk 115
Pg 06



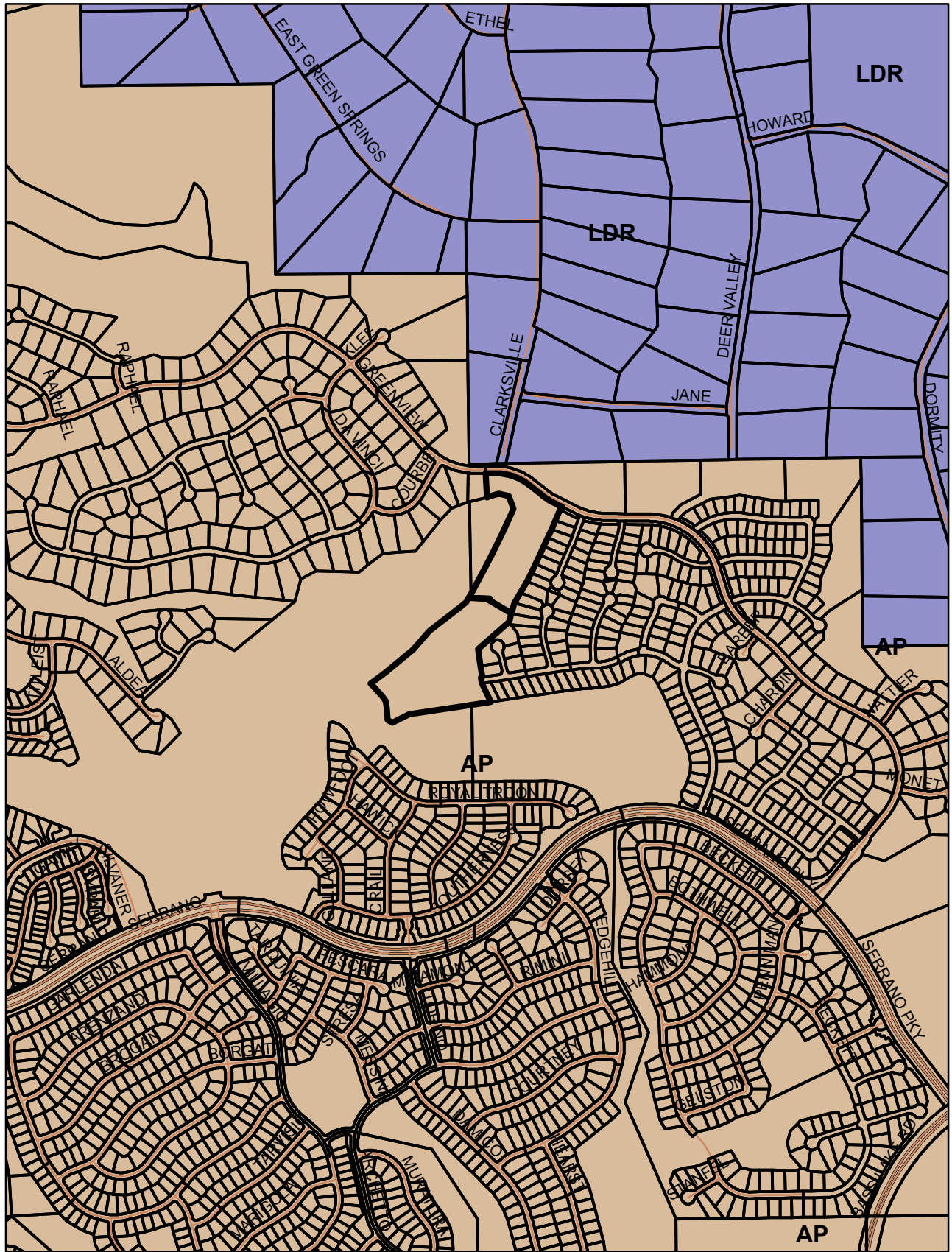
Acreages Are Estimates

Exhibit B




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

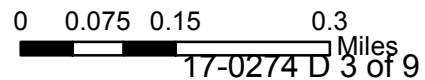
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

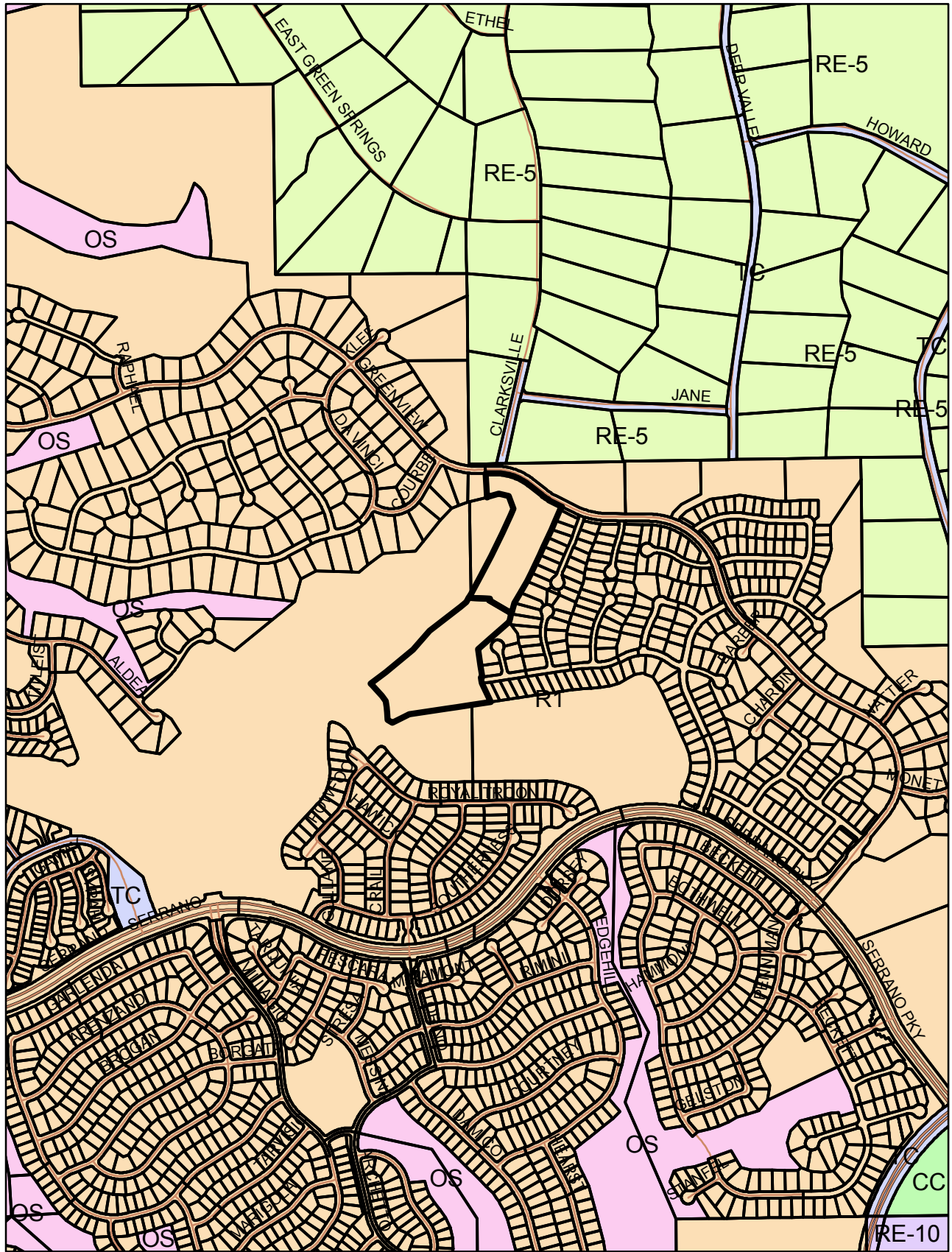
Rev. JUN 19, 2014



TM10-1496-E/Serrano Village K5 Phase 2
 Land Use Map
 Exhibit C

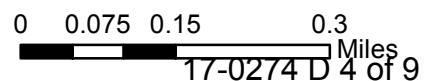
-  Village_K5_Phase_2
-  AP
-  LDR





- Village_K5_Phase_2
- CC
- OS
- R1
- RE-10
- RE-5
- TC


TM10-1496-E/Serrano Village K5 Phase 2
Zoning Map
Exhibit D





TM10-1496-E/Serrano Village K5 Phase 2

Aerial Map
Exhibit E

 Village_K5_Phase_2



0 0.075 0.15 0.3
Miles
17-0274 D 5 of 9

SERRANO VILLAGE K5, PHASE II

TENTATIVE SUBDIVISION MAP
EL DORADO COUNTY CALIFORNIA

OCTOBER 10, 2011

OWNER/APPLICANT
SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY
EL DORADO HILLS, CA 95782

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

MAP SCALE
1"=80'

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

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
P.0R OF SECS. 30 & 31, T.10N., R.9E., M.D.M.
P.0R OF SECS. 25 & 30, T.10N., R.9E., M.D.M.
ASSESSOR'S PARCEL NUMBERS
123-370-26 & 30

EXISTING/PROPOSED ZONING
R1-PD

TOTAL AREA
RESIDENTIAL LOTS 26.4 Acres
RESIDENTIAL STREETS 4.5 Acres
LANDSCAPE 0.8 Acres
TOTAL 31.7 Acres +/-

PROPOSED USE
115 - SINGLE FAMILY RESIDENTIAL
6 - LANDSCAPE (LOTS A - F)

LOT SIZES
MINIMUM LOT SIZE - 7,200 SF
AVERAGE LOT SIZE - 9,994 SF
MAXIMUM LOT SIZE - 17,625 SF

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

FIRE PROTECTION
EL DORADO HILLS COUNTY
WATERFIRE DISTRICT

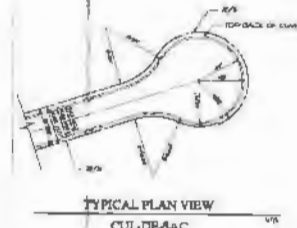
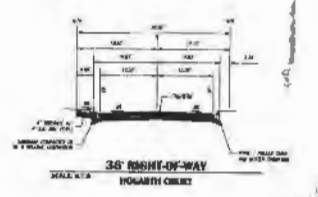
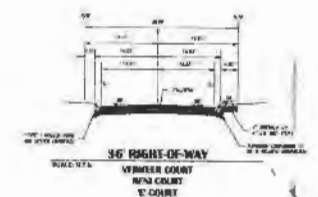
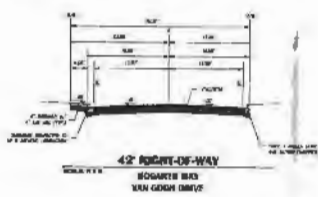
PARK AND RECREATION
EL DORADO HILLS COMMUNITY
SERVICES DISTRICT

SCHOOL DISTRICT
RESCUE UNION SCHOOL DISTRICT

DATE OF PREPARATION
OCTOBER 10, 2011

ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
THE LAND SHOWN HEREON IS UNIMPAIRED, UNEXHAUSTED,
AND NOT BEING USED FOR OTHER THAN THE PURPOSES
INDICATED BY THE SPECIFICATIONS AND LEGAL
DESCRIPTIONS BY THE COUNTY OF EL DORADO.

PHASING PLAN NOTICE
THIS MAP IS A PHASING PLAN AND IS NOT TO BE CONSIDERED
AS A FINAL SUBDIVISION MAP UNTIL THE PHASING PLAN
IS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO.



PLANNING COMMISSION _____
APPROVAL DATE _____
BOARD OF SUPERVISORS _____
APPROVAL DATE _____



10/10/11 10:00 AM
R.E.Y. ENGINEERS, INC.
Civil Engineer/Lead Designer

APPROVED BY EL DORADO COUNTY PLANNING COMMISSION
DATE: 10/10/11
BY: [Signature]

Exhibit F

Serrano Village K5 Phase 2 Tentative Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	06/14-2012	3
		Original Expiration	06/14/2015	
		<i>EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)</i>		
3	Automatic	Time Extension	06/14/2015	2
		Revised Expiration	06/14/2017	
		<i>Note: Two-year time extension under SMA 66452.24 (AB 116)</i>		
Current Request				
4	Discretionary/ Legislative	Time Extension	6	6
		Revised Expiration if Approved	06/14/2023	
		<i>Note: Request for six year time extension in accordance with SMA 66452.a.</i>		

Exhibit G

**TM 10-1496R-E & PD 10-0002R-E / Serrano Village K5 Ph. 2
Tentative Subdivision Map Time Extension**

16 DEC -8 AM 11:13

RECEIVED
PLANNING DEPARTMENT

**December 2016
Project Narrative**

Original Approval and Current Expiration. The Planning Commission conditionally approved TM 10-1496R and PD 10-0002R June 14 2012, with an original expiration date of June 14, 2015. The Legislature's passage of an automatic time extension (AB 116) extended the expiration date to June 14, 2017.

Reasons why map not filed. Serrano Associates' business model entails starting lot and underground construction when a merchant builder expresses interest in the subdivision. Village K5 Phase 2 consists 115 lots in five phases, three phases of which have been constructed and sold to Taylor Morrison. Of the 50 lots Taylor Morrison purchased, they have sold 27 to buyers since May 2015, for an absorption rate of 1.5 per month. At this rate, Taylor Morrison could be ready for additional lots in fifteen months or February 2018. To date, no other merchant builders have entered into a purchase agreement for the remaining 65 lots.

General status of project. The first 3 phases (50 lots) for Taylor Morrison were built and final mapped in 2014. In anticipation of merchant builder interest, the applicant commenced construction on the 4th phase (28) lots late-2016 and expects to record the related final map 4th quarter 2017. The County is currently reviewing improvement plans for the 5th and final phase (37 lots) with a to-be-determined construction start date depending on merchant builder interest.

Requested Extension. Section 120.740.030 of the El Dorado County Subdivision Ordinance allows for time extensions not exceeding six years and subdividers may request more than one time extension at a time. Consistent with the County's Ordinance, Serrano Associates is applying for six (6) 1-year time extensions allowed under Section 120.740.030. Using the 4th quarter 2017 final map recording for Phase 4 and applying Taylor Morrison's current absorption rate of 1.5 home sales per month, the applicant estimates needing eighteen months to sell out the Phase 4 inventory (January 2018 to July 2019). Construction of Phase 5 could commence thereafter and last another eighteen months (July 2019 to January 2021). However, this scenario is optimistic by assuming a

Exhibit H

TM 10-1496-E

1

builder/builders are interested in both the Phase 4 and Phase 5 lots, of which none have stepped forward to initiate a contract to purchase. Due to the current lack of interest by the home building community, the applicant seeks the maximum time extension to June 14, 2023.