



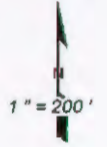






PORS. SECS. 30 & 31, T.10N., R.9E., M.D.M.  
SERRANO NORTH UPLANDS UNIT NO. 1  
J - 18

123:28



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

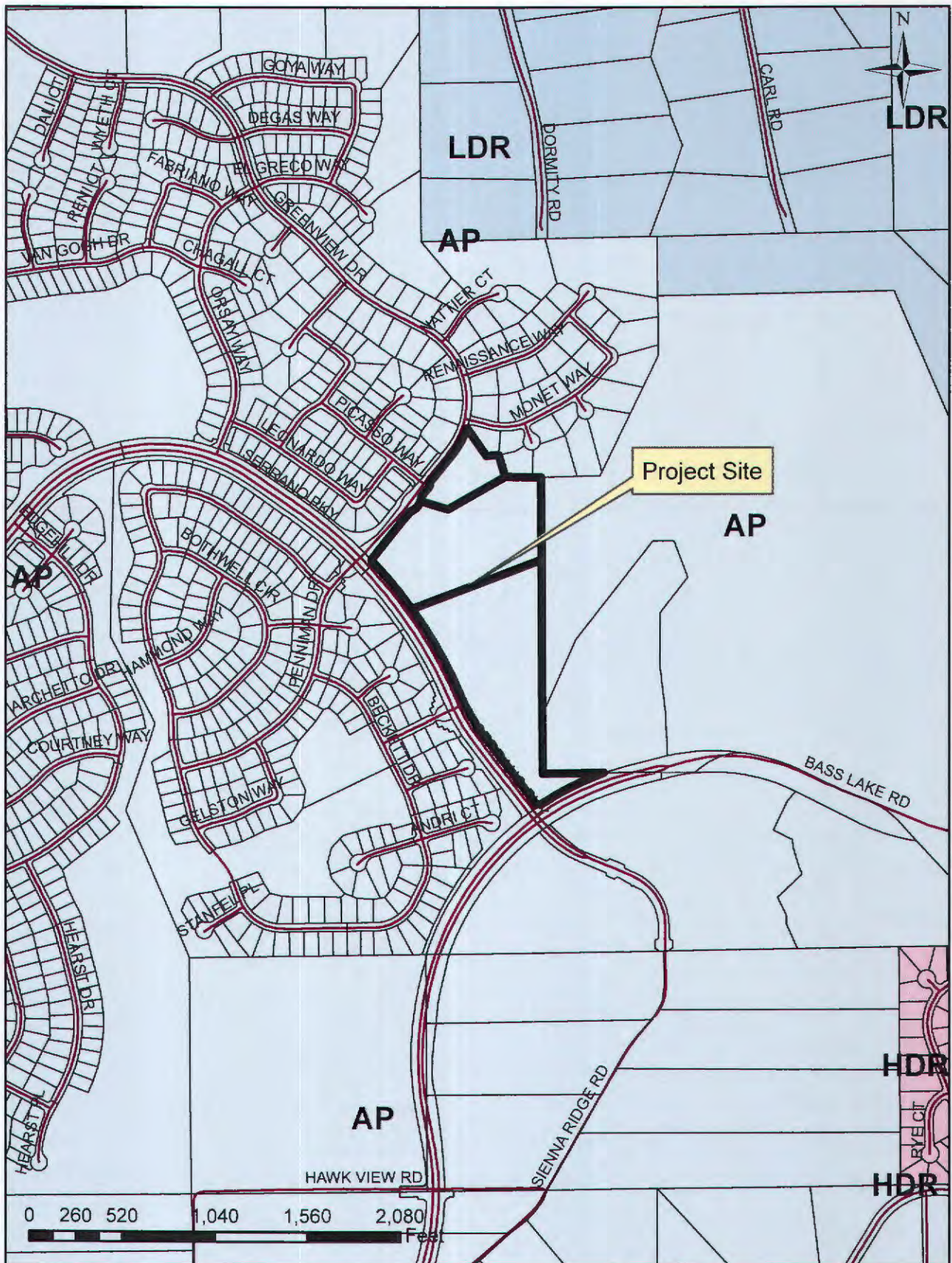
Acreages Are Estimates

Rev2. June 05, 2006

Assessor's Map Bk. 123 - Pg. 28  
County of El Dorado, CA



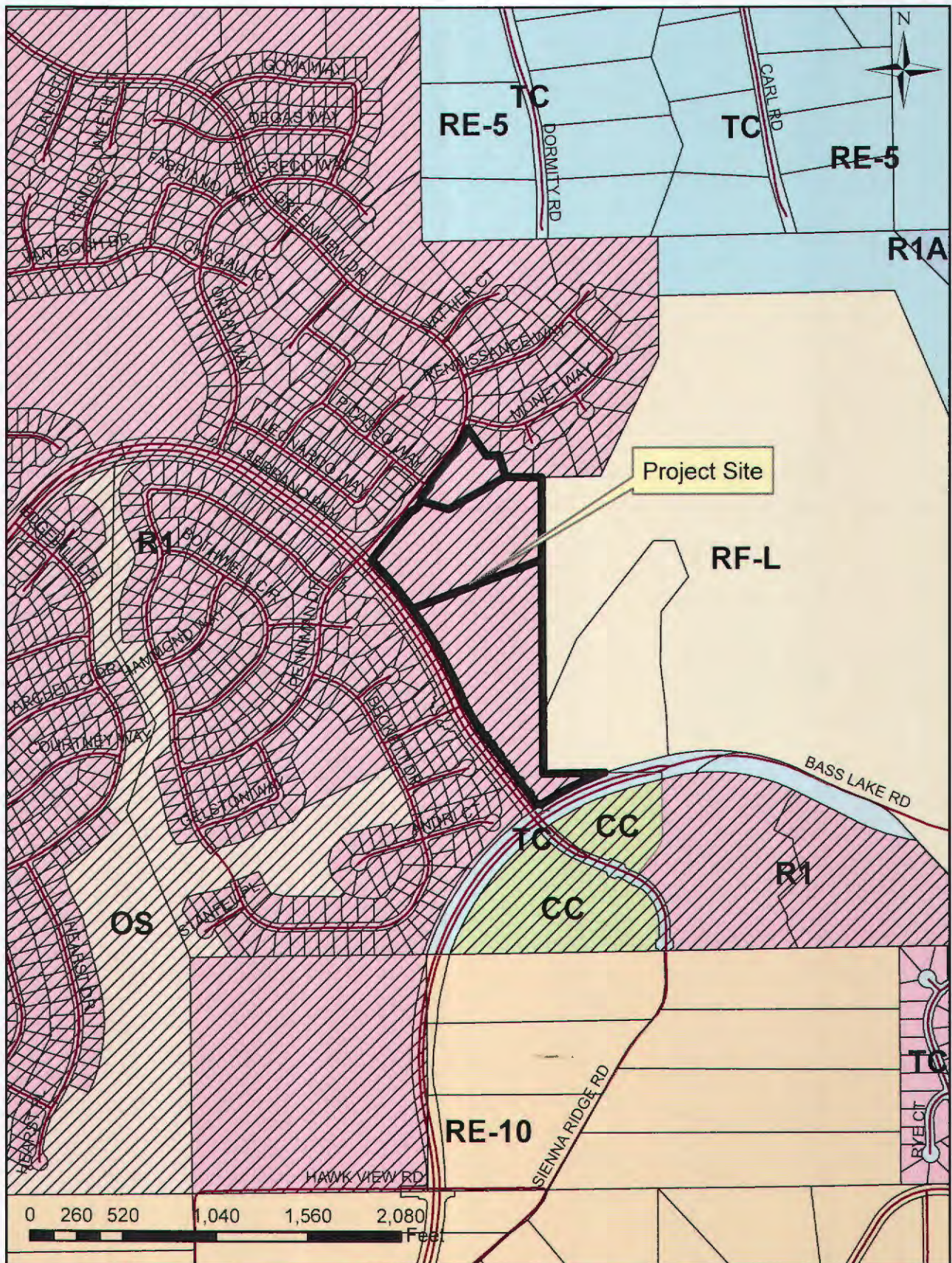
# Serrano Village J, Lot H Tentative Subdivision Map Time Extension File Nos. TM10-1498-E



**Exhibit C: General Plan Land Use Map**



# Serrano Village J, Lot H Tentative Subdivision Map Time Extension File Nos. TM10-1498-E



**Exhibit D:Zoning Map**



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

# Exhibit Map -SERRANO-

El Dorado County, California

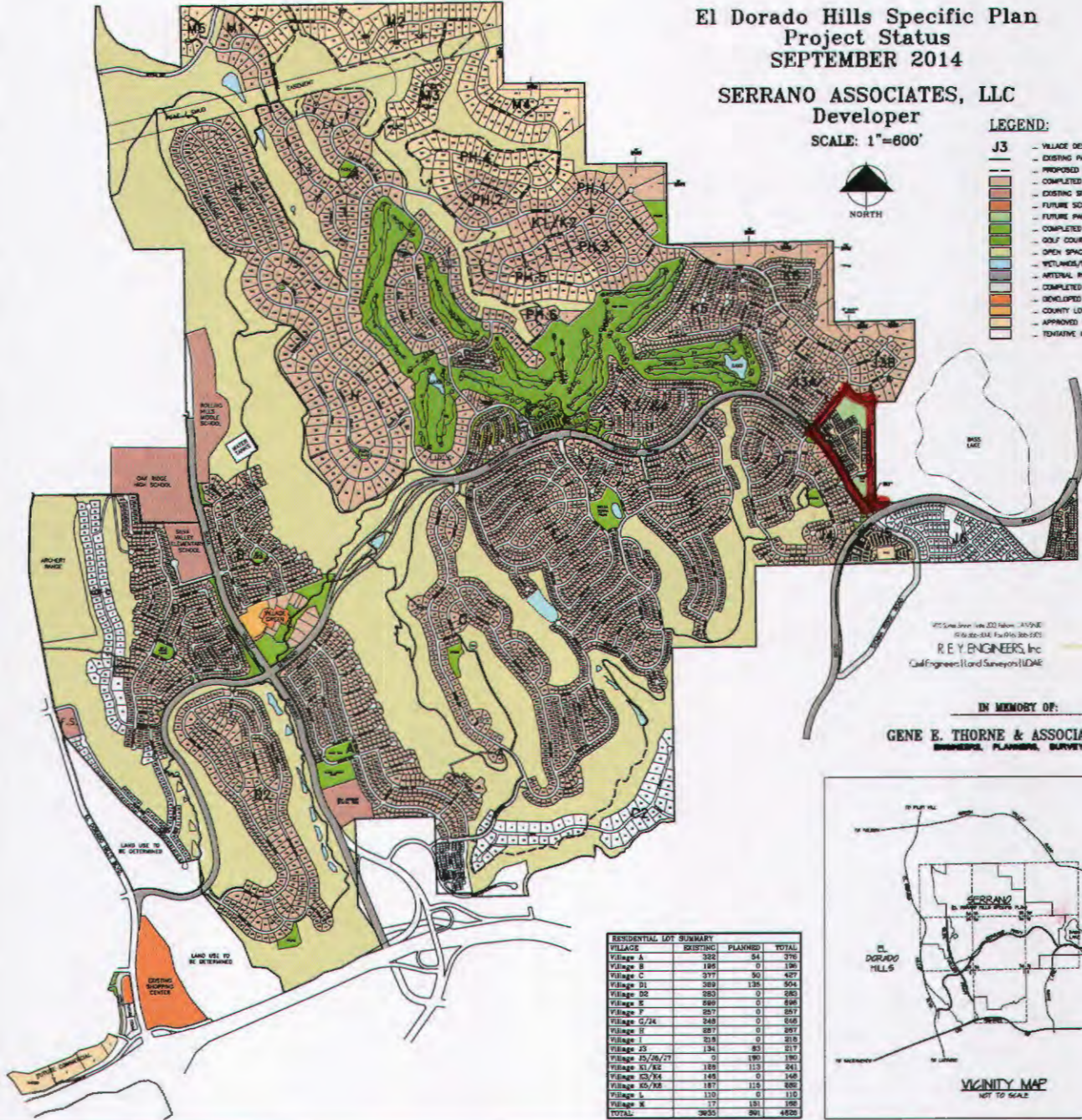
El Dorado Hills Specific Plan  
Project Status  
SEPTEMBER 2014

SERRANO ASSOCIATES, LLC  
Developer

SCALE: 1"=600'

**LEGEND:**

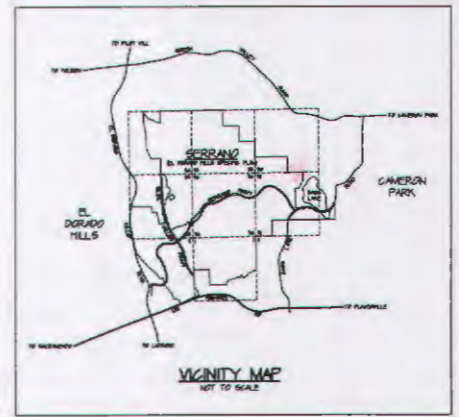
- J3
- VILLAGE DESCRIPTION
- EXISTING PATH
- PROPOSED PATH (SUBJECT TO CHANGE)
- COMPLETED LOTS
- EXISTING SCHOOL/FIRE STATION (F.S.)
- FUTURE SCHOOL SITES
- FUTURE PARKS
- COMPLETED PARKS
- GOLF COURSE/VILLAGE GREEN
- OPEN SPACE
- WETLANDS/PONDS
- ARTERIAL ROADS
- COMPLETED VILLAGE ROADS
- DEVELOPED COMMERCIAL OR OFFICE
- COUNTY LOT
- APPROVED TENTATIVE MAP
- TENTATIVE MAP IN PROCESS



1000 Serrano Ave, El Dorado Hills, CA 95762  
R.E.Y. ENGINEERS, Inc.  
Civil Engineers and Surveyors (C.E.D.S.)

IN MEMORY OF:  
**GENE E. THORNE & ASSOCIATES, INC.**  
GENERAL PLANNING, SURVEYORS

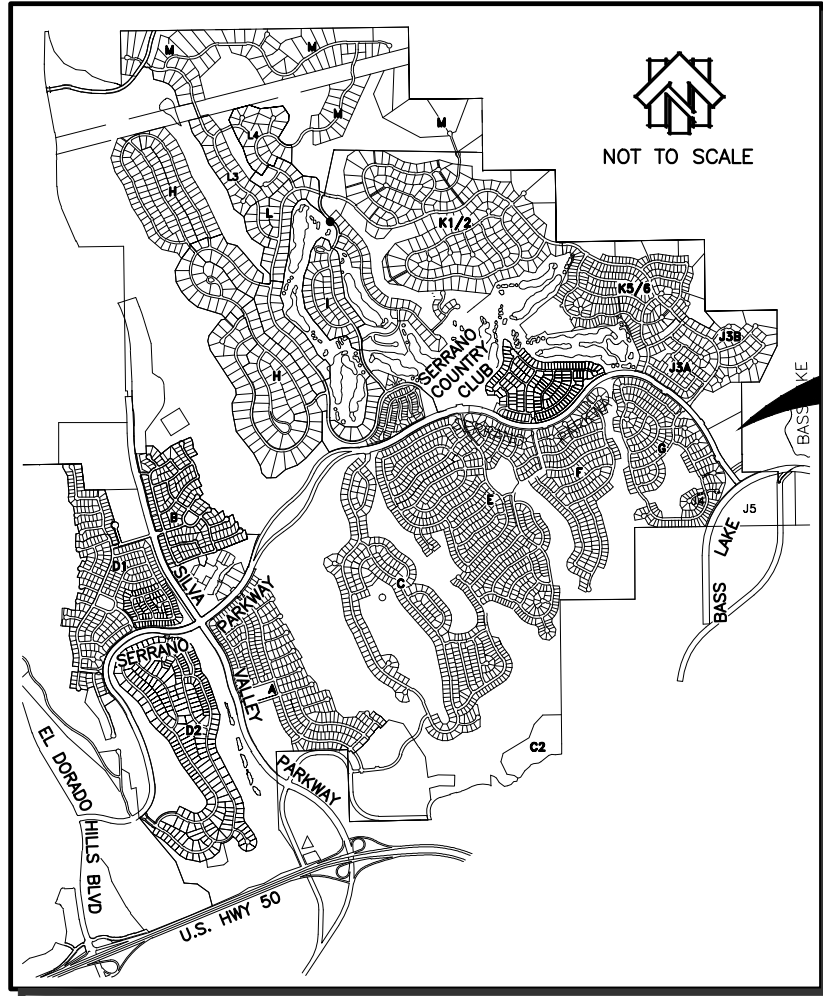
VILLAGE	EXISTING	PLANNED	TOTAL
Village A	322	84	406
Village B	189	0	189
Village C	377	50	427
Village D1	389	134	523
Village D2	220	0	220
Village E	889	0	889
Village F	257	0	257
Village G/H	248	0	248
Village I	827	0	827
Village J	728	0	728
Village K	134	83	217
Village L	0	189	189
Village M	129	113	242
Village N	148	0	148
Village O	187	118	305
Village P	110	0	110
Village Q	17	181	198
TOTAL	3633	591	4224





# SERRANO VILLAGE J, LOT H

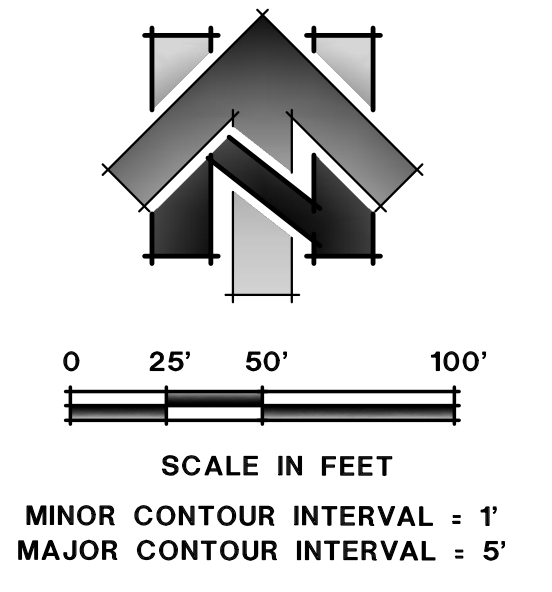
TENTATIVE SUBDIVISION MAP  
EL DORADO COUNTY CALIFORNIA  
JULY 25, 2008  
REVISED JULY 14, 2010



VICINITY MAP



905 Sutter Street, Suite 200, Folsom, CA 95630  
916.356.3040 Fax: 916.356.3333  
R.E.Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors



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

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

**MAP SCALE**  
1"=50'

**CONTOUR INTERVAL**  
CONTOUR INTERVAL = AS SHOWN

**SOURCE OF TOPOGRAPHY**  
AERIAL PHOTOGRAPHY

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

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

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

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

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

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

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

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

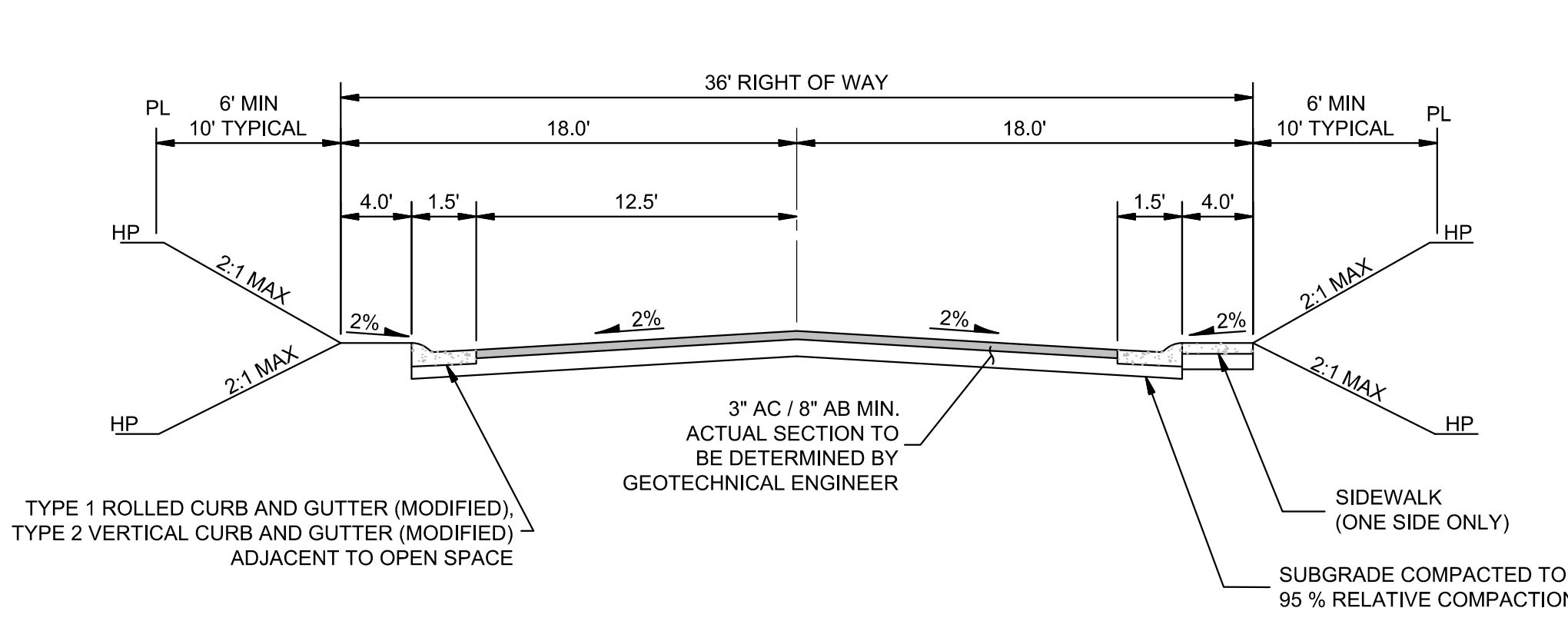
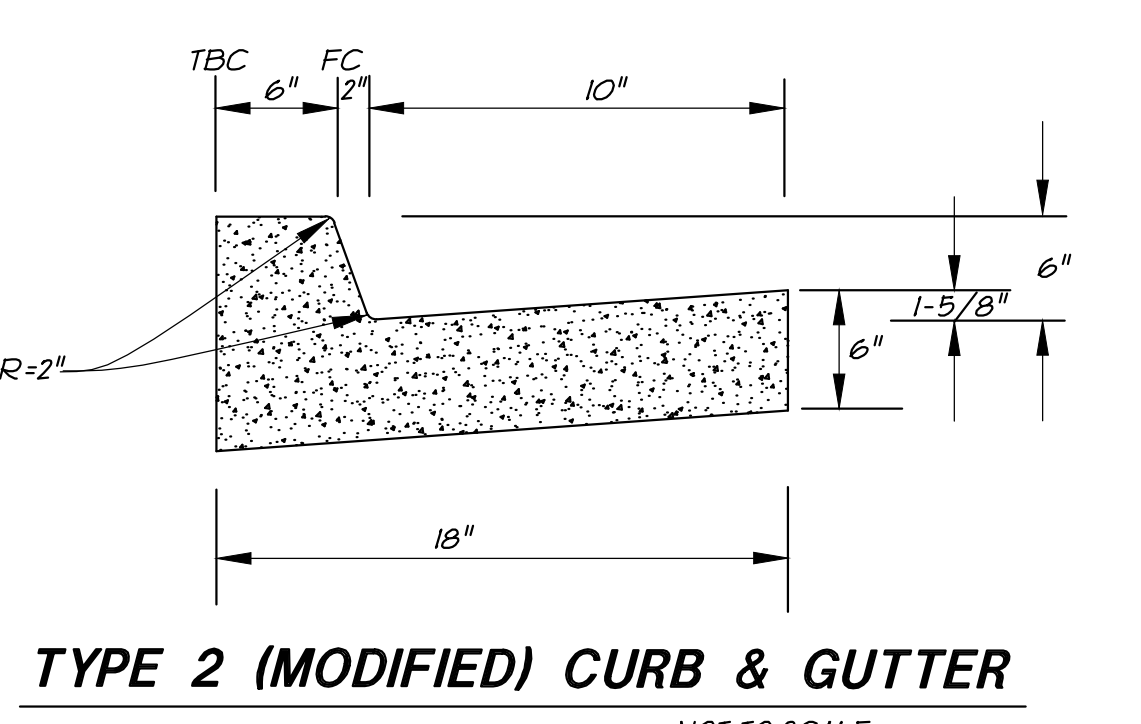
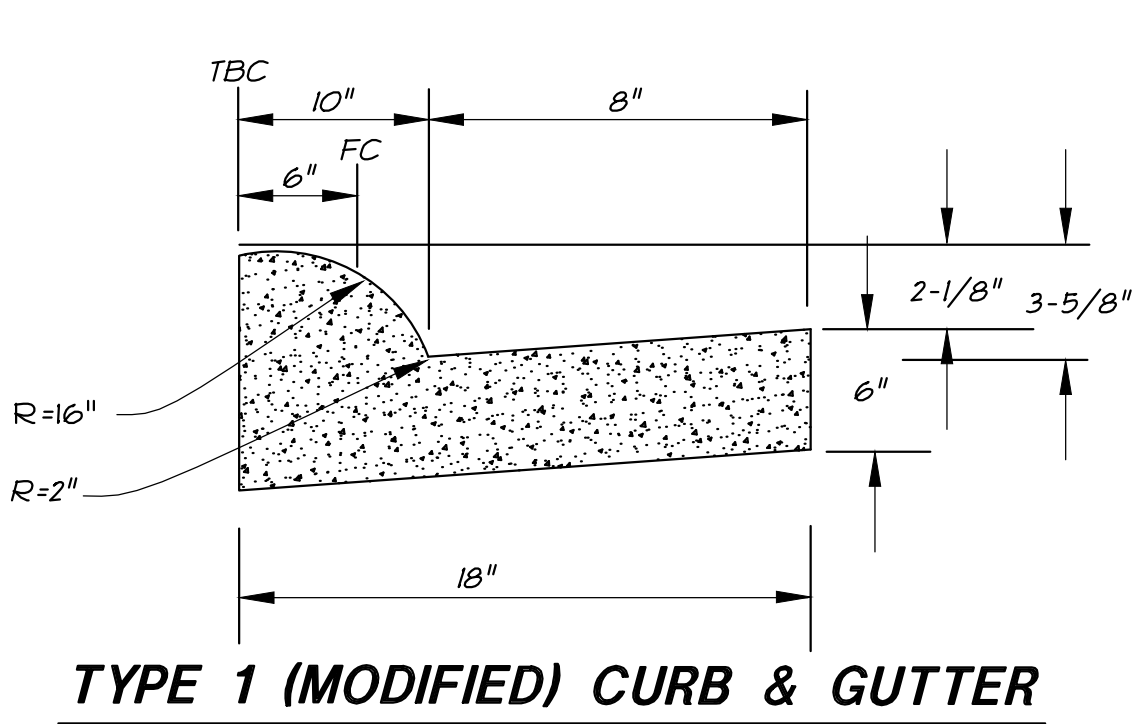
**DATE OF PREPARATION**  
JULY 25, 2008 / REVISED JULY 14, 2010

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

**SCHOOL DISTRICT**  
RESCUE UNION SCHOOL DISTRICT

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

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



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

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

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

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

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

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

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





Rommel Pabalinas &lt;rommel.pabalinas@edcgov.us&gt;

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**Village J Lot H Time Extension**

2 messages

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Andrea Howard <ahoward@parkerdevco.com>  
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>  
Cc: Tiffany Schmid <tiffany.schmid@edcgov.us>

Tue, Apr 19, 2016 at 8:25 AM

Mel,

At the TAC meeting Monday, you asked for our justification for seeking 6 (1)-year time extensions for TM 10-1498 (Serrano Village J Lot H). I hope this email provides the additional information you need.

The project is approved for 83 clustered halfplex units. As typical with most subdivision projects, it can take as much as a year to process grading and improvement plans through the various agencies for approval and as much as another year (or more depending on the time of the year) to construct the improvements. While we have the option to record the final subdivision map in advance of constructing the project, our business model is designed to record the final map at about the same time as paving the streets. We operate this way for a few reasons: (1) we don't begin subdivision construction until we know we have an interested and contracted builder ready to take the finished lots, (2) it maintains flexibility during the construction stage to make field adjustments that don't impact the recorded final subdivision map or otherwise create a constraint, and (3) helps us keep our bonding costs to a minimum by providing security at a lower cost of remaining improvements rather than 100% of the construction costs. If we had a buyer in hand today, we would need a 2-year time extension to record the final map prior to the tentative map expiration.

However, we do not have a buyer for this type of attached product, and the Village J Lot H cluster design is the same approved at Village J7 and pending at Village A14. Unfortunately, we have had very little interest from builders for this product type since the Lot H approval in 2011 and the J7 approval in 2010. One of the cited reasons is the development impact fees. When compared to single family units, the impact fees for attached product doesn't produce enough savings or act as an incentive to drive the demand for smaller units, and the housing demand remains focused on traditional single-family detached lots. Despite the historical lack of interest, we hope the market will one day be ready for smaller, less expensive workforce housing and should that demand appear, we want to be ready to deliver. Given the lack of interest in the past 6 years, we anticipate needing the next 4 years to wait out the market (and still have 2 years to design and construct).

Let me know if you have any questions or need more information.

*Andrea Howard*  
*Principal Planner*