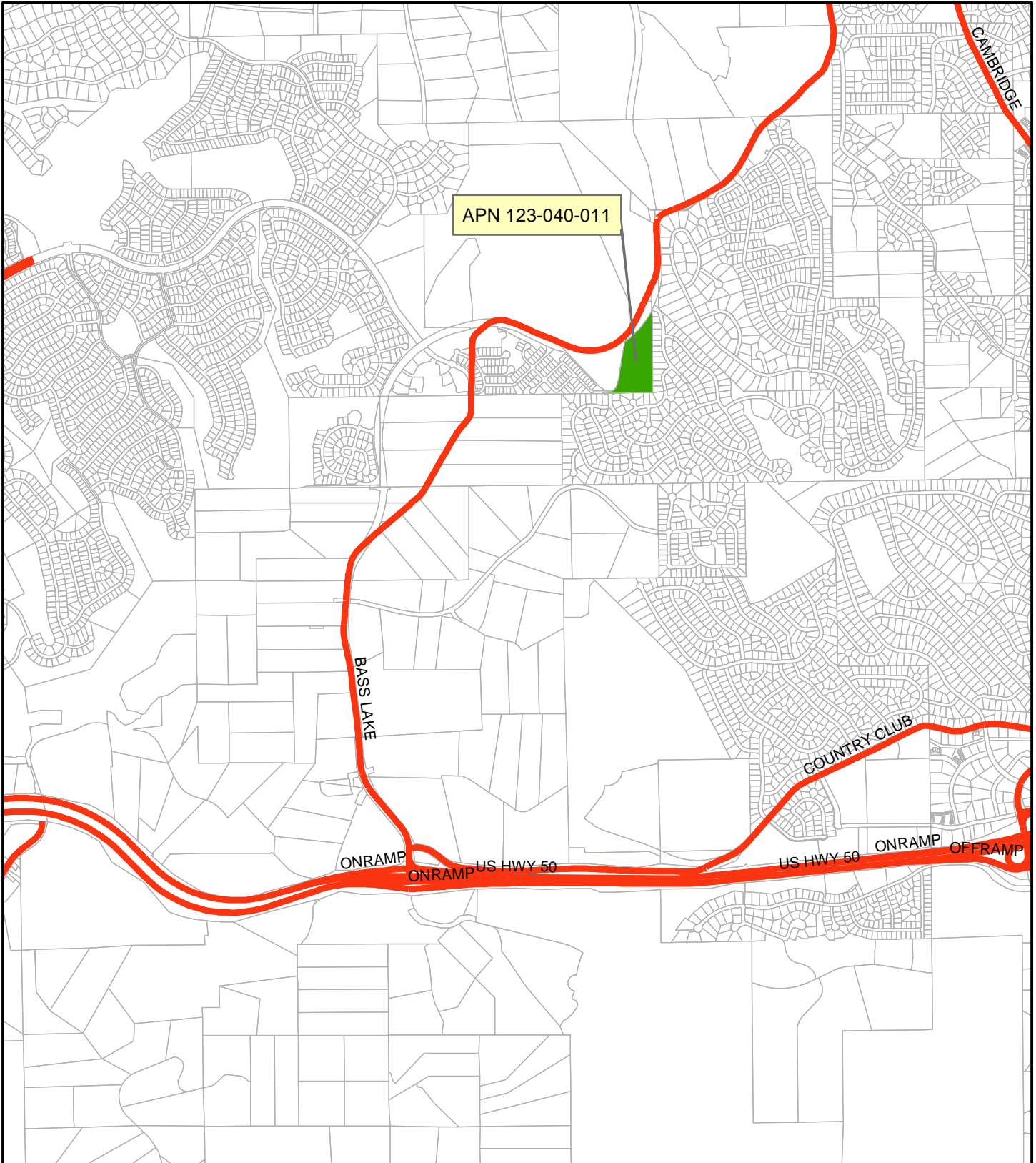


Exhibit A: Location Map



- placenames
- cnty_bnd
- major_roads
- prclbase



TM18-1536 PD18-0005/Serrano J7
Prepared By Aaron Mount

0 0.125 0.25 0.5 Miles

19-1171 D 1 of 12

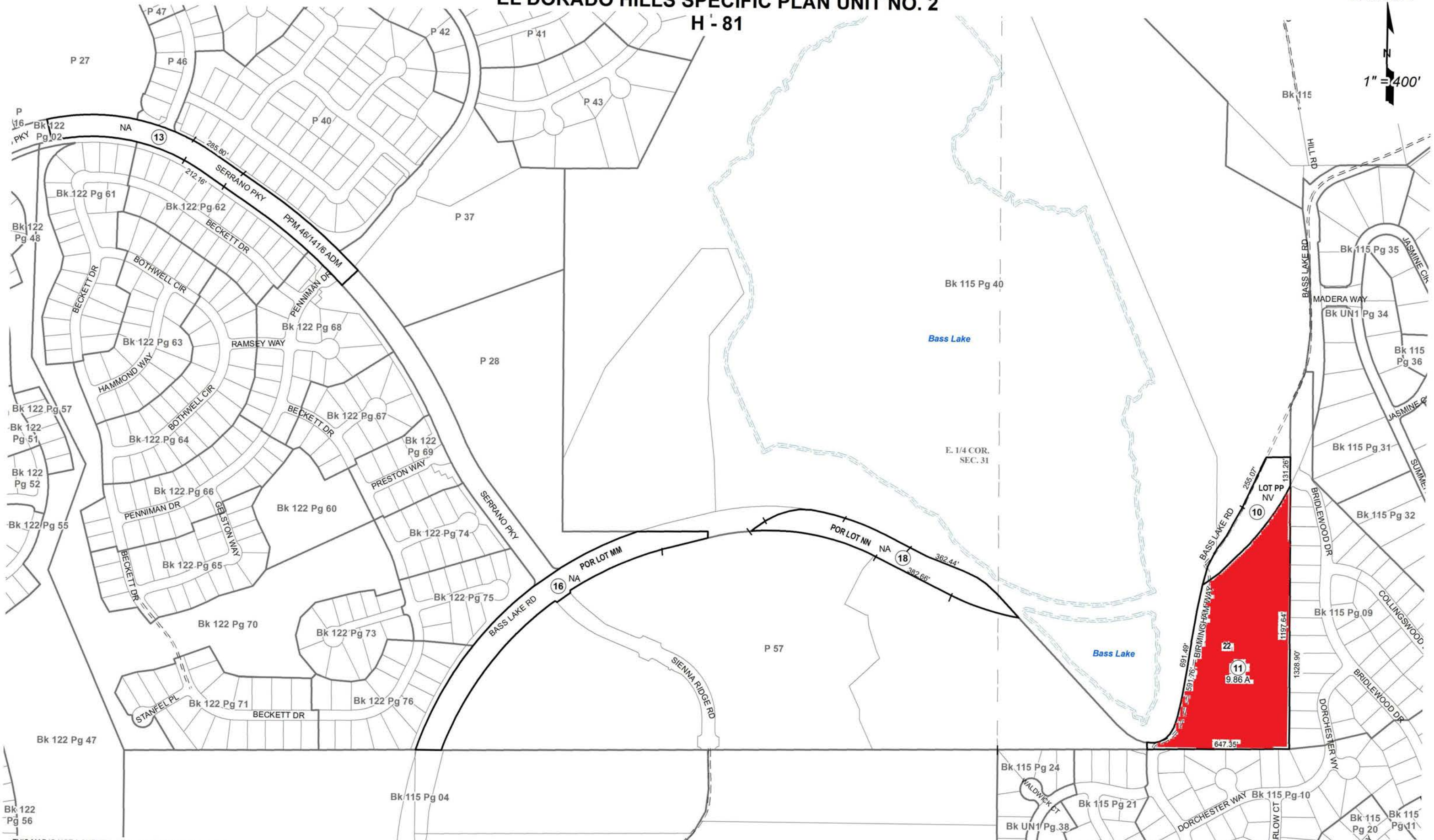
POR.SEC. 31 & 32, T.10N., R.9E., M.D.M.
 EL DORADO HILLS SPECIFIC PLAN UNIT NO. 2

EXHIBIT B

123:04

H - 81

1" = 400'



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.

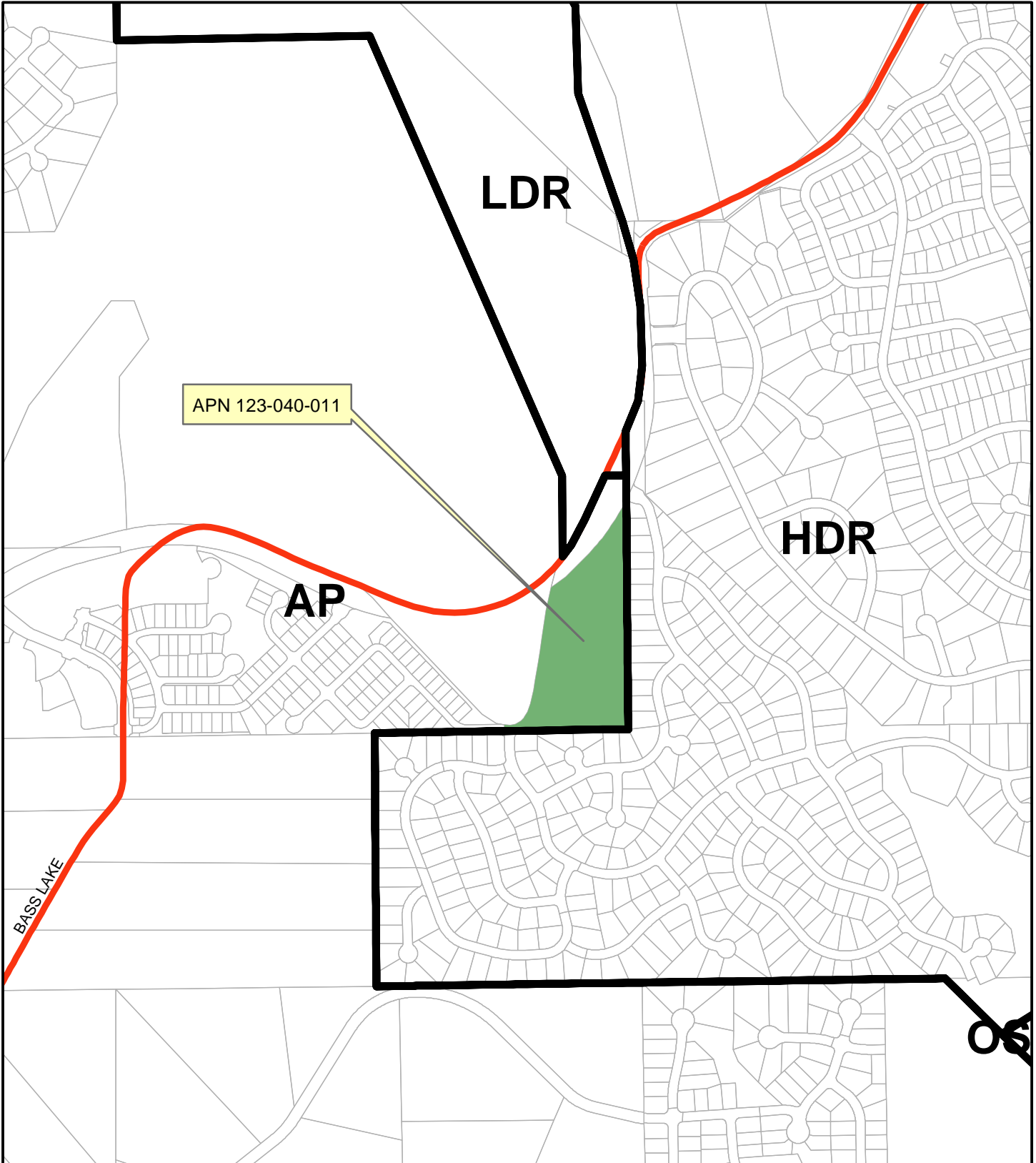
Acreages Are Estimates

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

Rev2 JUL 11 2017

19-1171 D 2 of 12
 Assessor's Map Bk. 123 - Pg. 04
 County of El Dorado, CA

Exhibit C: General Plan Land Use Map



APN 123-040-011

LDR

AP

HDR

BASS LAKE

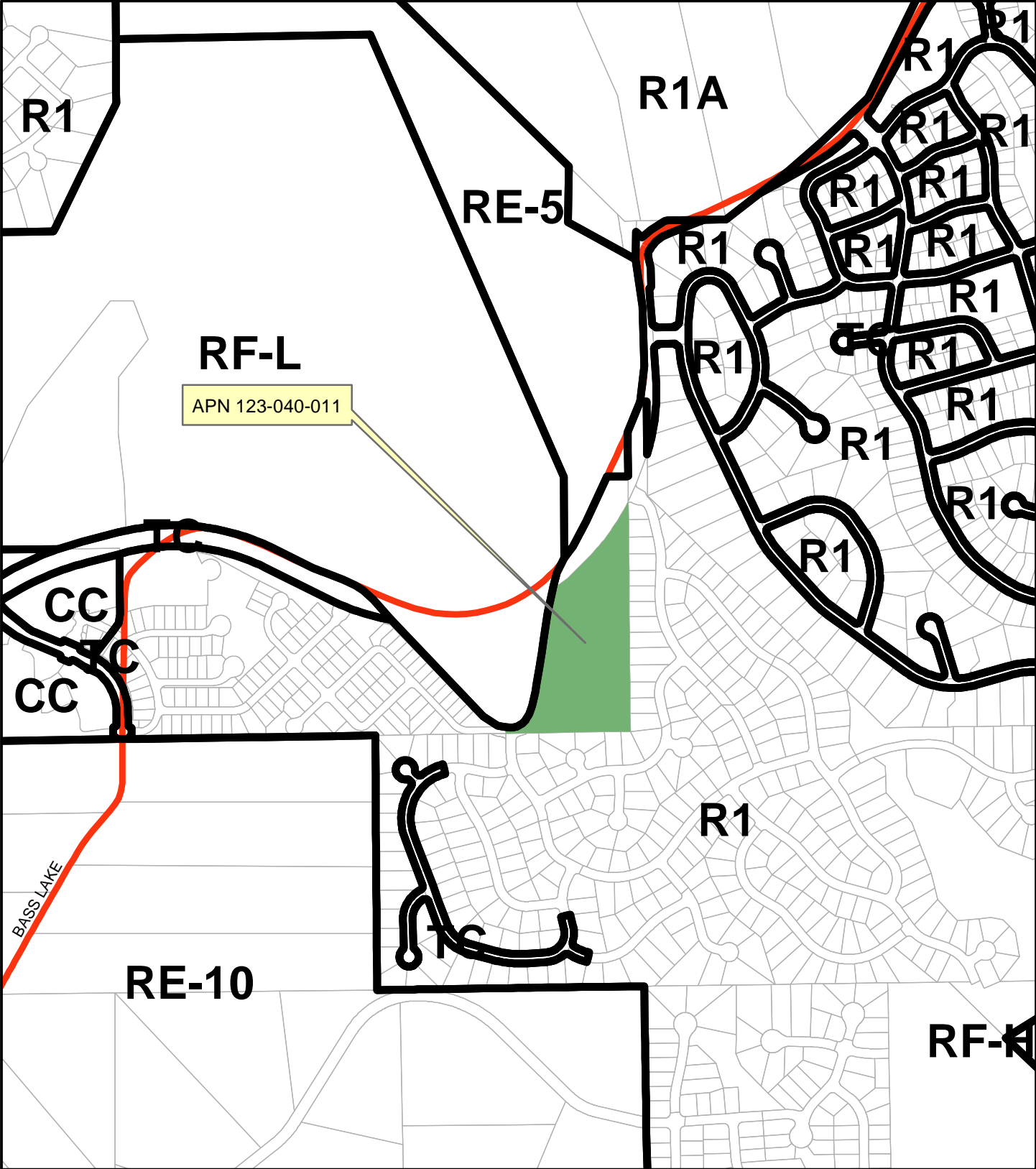
- ludesign
- prclbase selection
- placenames
- cnty_bnd
- major_roads
- prclbase



TM18-1536 PD18-0005/Serrano J7
Prepared By Aaron Mount

0 0.0426.085 0.17 Miles
19-1171 D 3 of 12

Exhibit D: Zone District Map



- zonedes
- prclbase selection
- placenames
- cnty_bnd
- major_roads
- prclbase



TM18-1536 PD18-0005/Serrano J7
Prepared By Aaron Mount

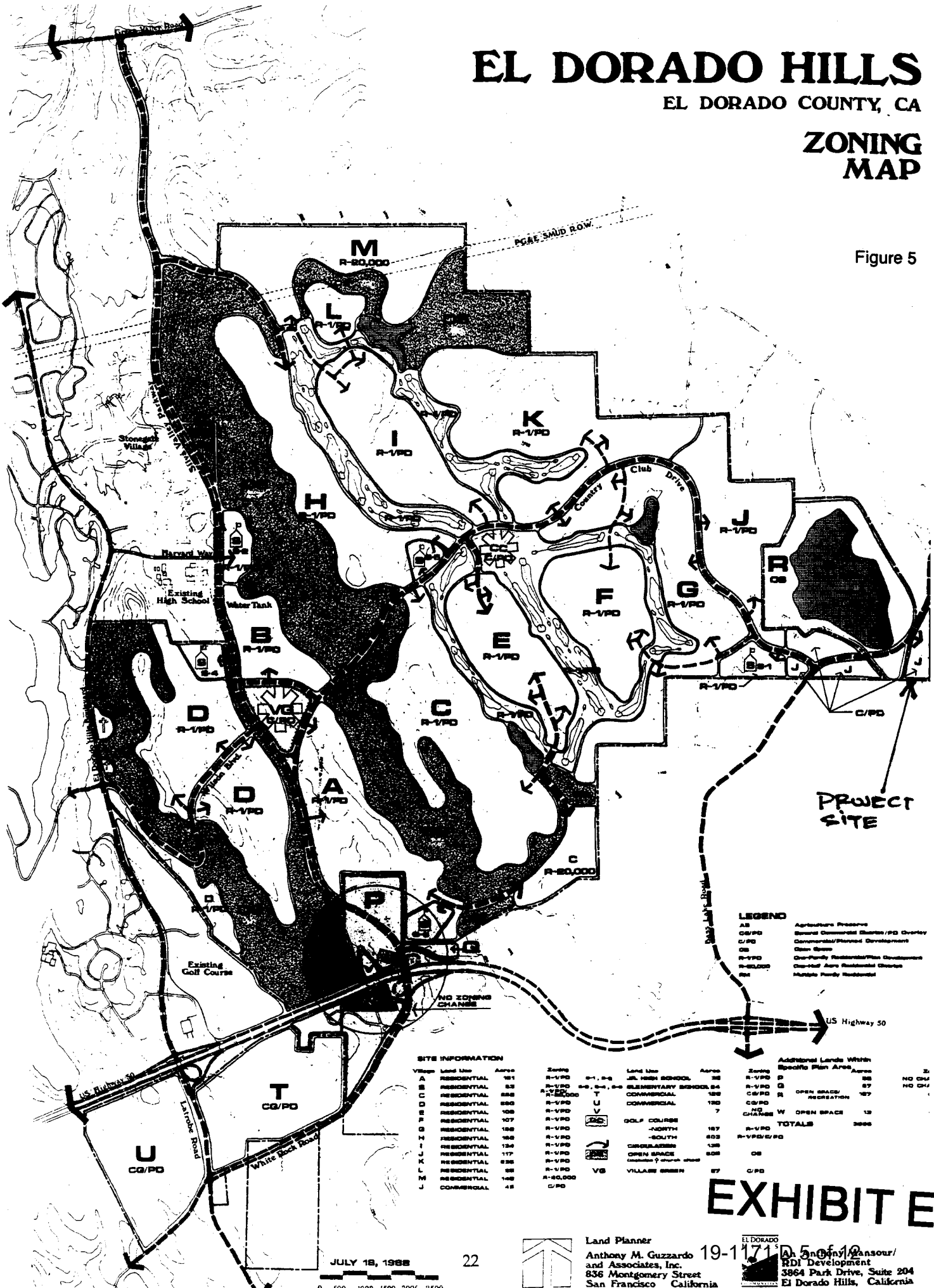
0 0.0426.085 0.17 Miles
19-1171 D 4 of 12

EL DORADO HILLS

EL DORADO COUNTY, CA

ZONING MAP

Figure 5



LEGEND

- AP Agriculture Preserve
- CB/PO Special Commercial District/PO Overlay
- C/PD Commercial/Planned Development
- CG Open Space
- CG/PO Open Space/Planned Development
- R-VPO Single-Family Residential/Planned Development
- R-SU2000 Single-Family Residential Overlay
- RM Multiple Family Residential

SITE INFORMATION

Village	Land Use	Acres	Zoning
A	RESIDENTIAL	161	R-VPO
B	RESIDENTIAL	83	R-VPO
C	RESIDENTIAL	282	R-VPO
D	RESIDENTIAL	280	R-VPO
E	RESIDENTIAL	100	R-VPO
F	RESIDENTIAL	107	R-VPO
G	RESIDENTIAL	186	R-VPO
H	RESIDENTIAL	186	R-VPO
I	RESIDENTIAL	134	R-VPO
J	RESIDENTIAL	117	R-VPO
K	RESIDENTIAL	836	R-VPO
L	RESIDENTIAL	88	R-VPO
M	RESIDENTIAL	148	R-SU2000
J	COMMERCIAL	48	C/PD

Land Use	Acres	Zoning	Additional Lands Within Specific Plan Area	Acres	NO CHG	NO CHG
JR. HIGH SCHOOL	38	R-VPO	D	88		
ELEMENTARY SCHOOL	84	R-VPO	G	87		
COMMERCIAL	180	CB/PO	R	187		
COMMERCIAL	180	CB/PO	W	18		
GOLF COURSE	7	NO CHANGE	TOTALS	3666		
GOLF COURSE - NORTH	187	R-VPO				
GOLF COURSE - SOUTH	803	R-VPO/CPD				
CIRCLASSEN	138	CG				
OPEN SPACE	808	CG				
VILLAGE GREEN	87	C/PD				

JULY 18, 1988
0 500 1000 1500 2000 2500



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

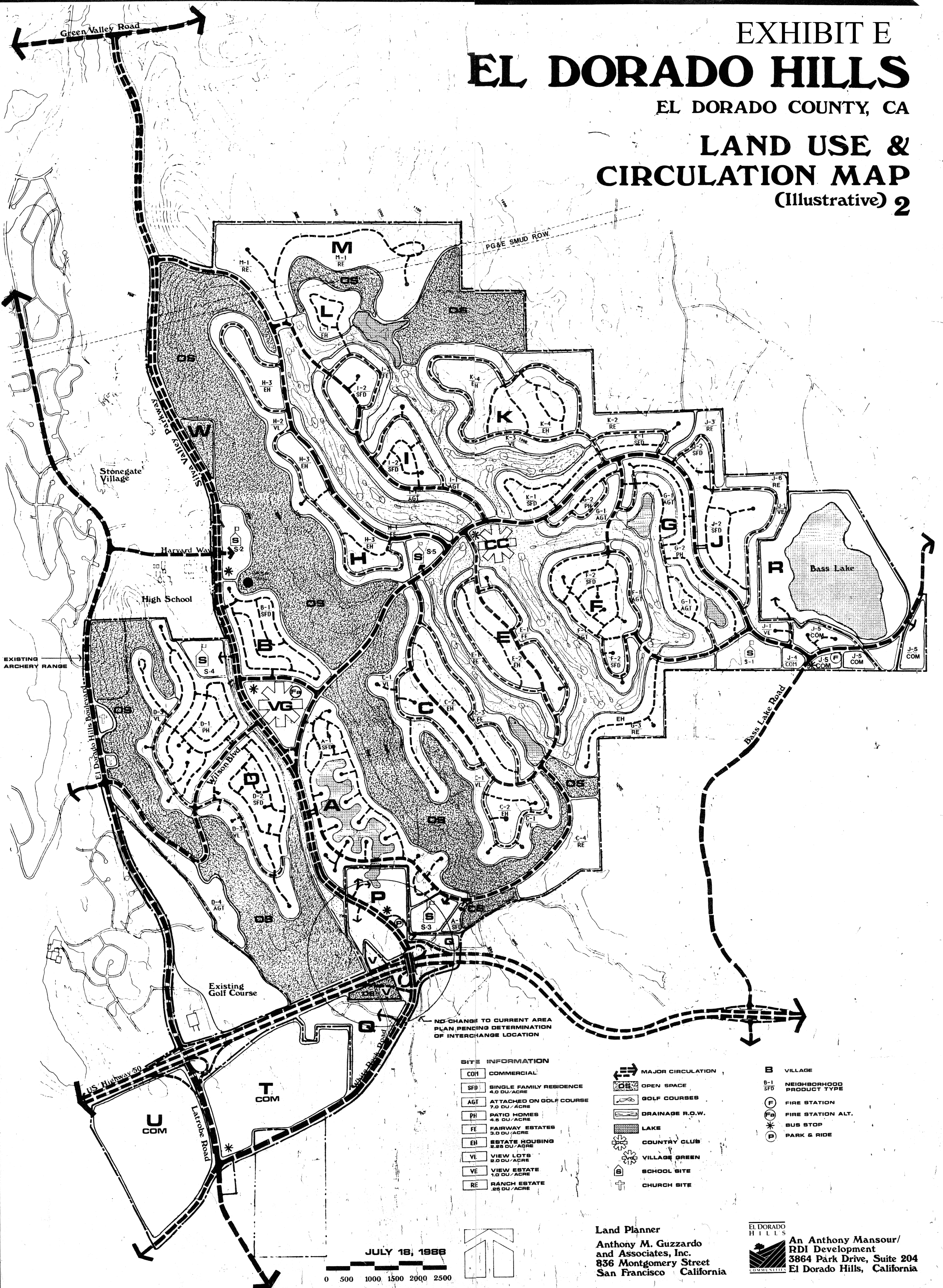
EXHIBIT E

EL DORADO
19-1171-D-5 of 10
D. Mansour/
RDI Development
3864 Park Drive, Suite 204
El Dorado Hills, California

EXHIBIT E EL DORADO HILLS

EL DORADO COUNTY, CA

LAND USE & CIRCULATION MAP (Illustrative) 2



SITE INFORMATION

- COM COMMERCIAL
- SFD SINGLE FAMILY RESIDENCE 4.0 DU/ACRE
- AGT ATTACHED ON GOLF COURSE 7.0 DU/ACRE
- PH PATIO HOMES 4.5 DU/ACRE
- FE FAIRWAY ESTATES 3.0 DU/ACRE
- EH ESTATE HOUSING 8.25 DU/ACRE
- VL VIEW LOTS 8.0 DU/ACRE
- VE VIEW ESTATE 1.0 DU/ACRE
- RE RANCH ESTATE 25 DU/ACRE

- MAJOR CIRCULATION
- OPEN SPACE
- GOLF COURSES
- DRAINAGE R.O.W.
- LAKE
- COUNTRY CLUB
- VILLAGE GREEN
- SCHOOL SITE
- CHURCH SITE

- B VILLAGE
- B-1 NEIGHBORHOOD PRODUCT TYPE
- F FIRE STATION
- Fb FIRE STATION ALT.
- * BUS STOP
- P PARK & RIDE

JULY 18, 1988

0 500 1000 1500 2000 2500

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

EL DORADO HILLS
 An Anthony Mansour/
 RDI Development
 3864 Park Drive, Suite 204
 El Dorado Hills, California

SERRANO VILLAGE J7

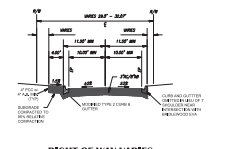
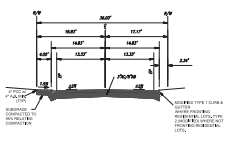
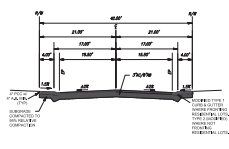
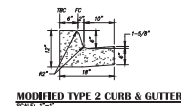
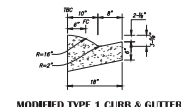
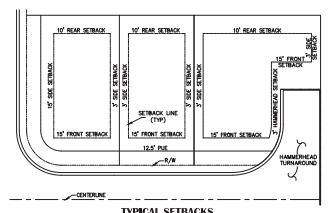
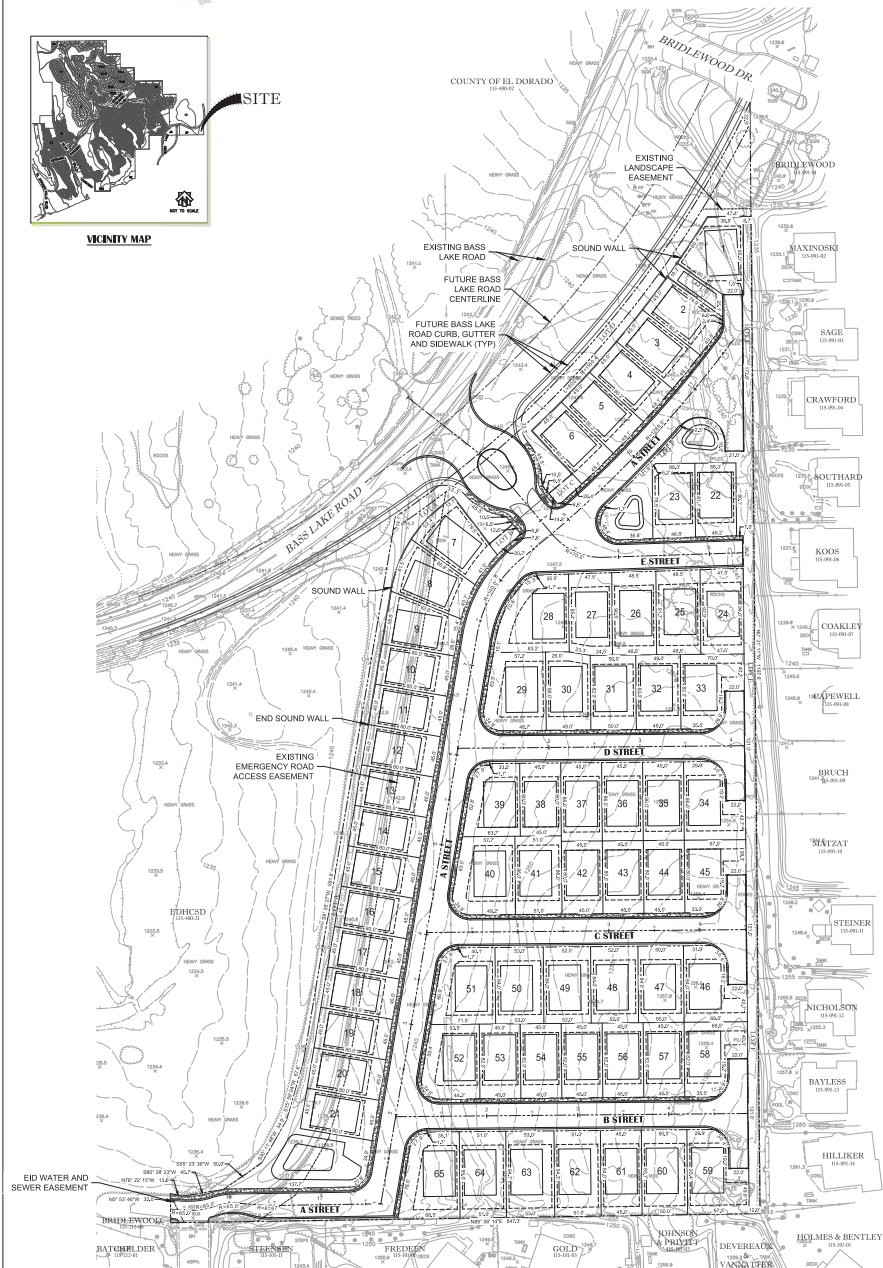
TENTATIVE SUBDIVISION MAP
EL DORADO COUNTY, CALIFORNIA
JUNE 2018 (UPDATED JANUARY 2019)

EXHIBIT F

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

SERRANO

R.E.Y. ENGINEERS, INC.
Civil Engineers and Surveyors



OWNER/APPLICANT
SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY, SUITE 100
EL DORADO HILLS, CA 95762

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

MAP SCALE
1"=40'

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

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
POR OF SEC. 32, T.10N., R.9E., M.D.M

ASSESSOR'S PARCEL NUMBERS
123-040-11

DATE OF PREPARATION
JUNE 2018 (UPDATED JANUARY 2019)

ENGINEERS CERTIFICATE
I, ENGINEER R.E.Y. ENGINEERS, INC., HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE TENTATIVE SUBDIVISION MAP AS SUBMITTED TO THE COUNTY OF EL DORADO FOR RECORDATION AND THAT THE SAME IS IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS ESTABLISHED BY THE COUNTY OF EL DORADO.

DATE: 01/15/2019
SIGNATURE: [Signature]
TITLE: [Title]

EXISTING/PROPOSED ZONING
EL DORADO HILLS SPECIFIC PLAN, R1-PD

PARK AND RECREATION
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
RESCUE UNION SCHOOL DISTRICT

WATER, SUPPLY & SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

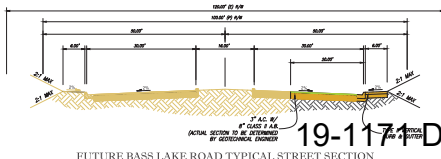
FIRE PROTECTION
EL DORADO HILLS FIRE DEPARTMENT

PROPOSED USE
65 - SINGLE FAMILY RESIDENTIAL

LOT SIZES
MINIMUM LOT SIZE - 3,600 SF
AVERAGE LOT SIZE - 4,180 SF
MAXIMUM LOT SIZE - 5,813 SF

TOTAL AREA
RESIDENTIAL LOTS: 6.24 ACRES
RESIDENTIAL STREETS: 2.61 ACRES
LOT A (LANDSCAPE): 0.39 ACRES
LOT B (LANDSCAPE): 0.01 ACRES
LOT C (LANDSCAPE): 0.01 ACRES
LOT D (LANDSCAPE): 0.27 ACRES
LOT E (LANDSCAPE): 0.03 ACRES
LOT F (LANDSCAPE): 0.44 ACRES
TOTAL: 10.00 Acres +/-

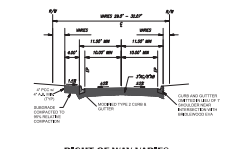
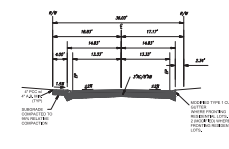
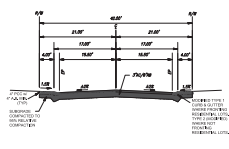
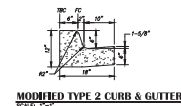
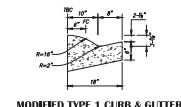
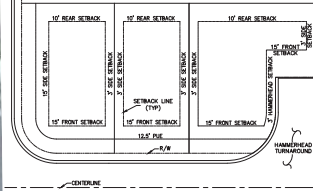
TOTAL UNITS
GROSS AREA: 65 UNITS
GROSS DENSITY: 10.00 Units
6.5 du/ac



SERRANO VILLAGE J7

TENTATIVE SUBDIVISION MAP
EL DORADO COUNTY, CALIFORNIA
JUNE 2018 (UPDATED JANUARY 2019)

EXHIBIT G



OWNER/APPLICANT
SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY, SUITE 100
EL DORADO HILLS, CA 95762

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

MAP SCALE
1"=40'

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

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
POR OF SEC. 32, T.10N., R.9E., M.D.M

ASSESSOR'S PARCEL NUMBERS
123-040-11

DATE OF PREPARATION
JUNE 2018 (UPDATED JANUARY 2019)

ENGINEERS CERTIFICATE
I, ENGINEER, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN THIS MAP WAS OBTAINED FROM REASONABLE AND ACCURATE SURVEYING METHODS AND THAT THE INFORMATION CONTAINED IN THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____ SIGNATURE: _____ TITLE: _____

EXISTING/PROPOSED ZONING
EL DORADO HILLS SPECIFIC PLAN, R1-PD

PARK AND RECREATION
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
RESCUE UNION SCHOOL DISTRICT

WATER, SUPPLY & SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

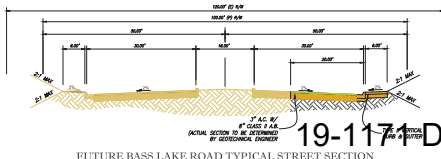
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LOT C (LANDSCAPE) - 0.01 ACRES
LOT D (LANDSCAPE) - 0.27 ACRES
LOT E (LANDSCAPE) - 0.03 ACRES
LOT F (LANDSCAPE) - 0.44 ACRES
TOTAL - 10.00 Acres +/-

TOTAL UNITS
GROSS AREA - 65 UNITS
GROSS DENSITY - 10.00 Acres
GROSS DENSITY - 6.5 du/ac



SERRANO VILLAGE J7

TENTATIVE GRADING AND DRAINAGE PLAN
EL DORADO COUNTY, CALIFORNIA
JUNE 2018 (UPDATED JANUARY 2019)

EXHIBIT H



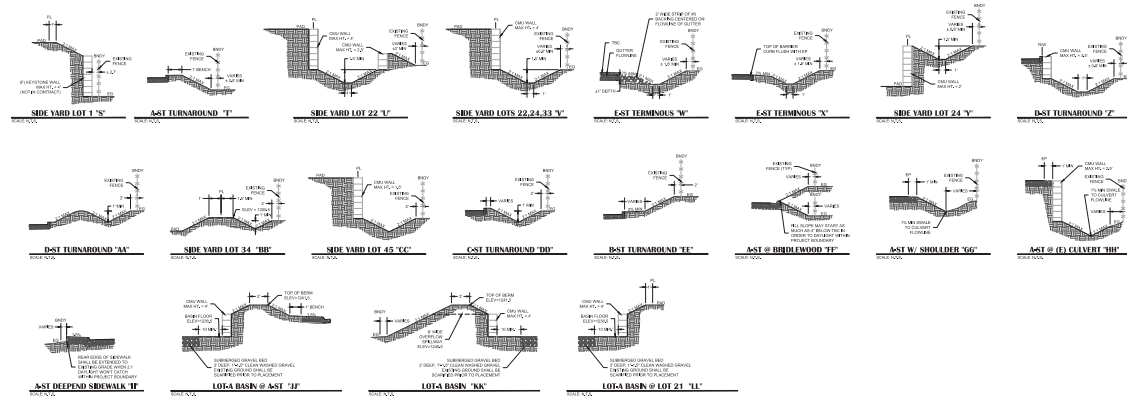
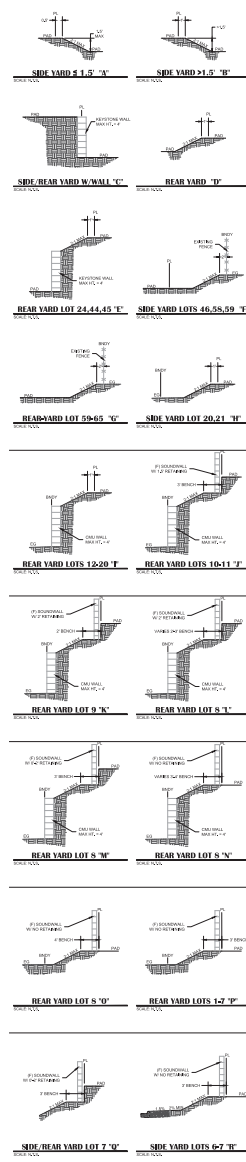
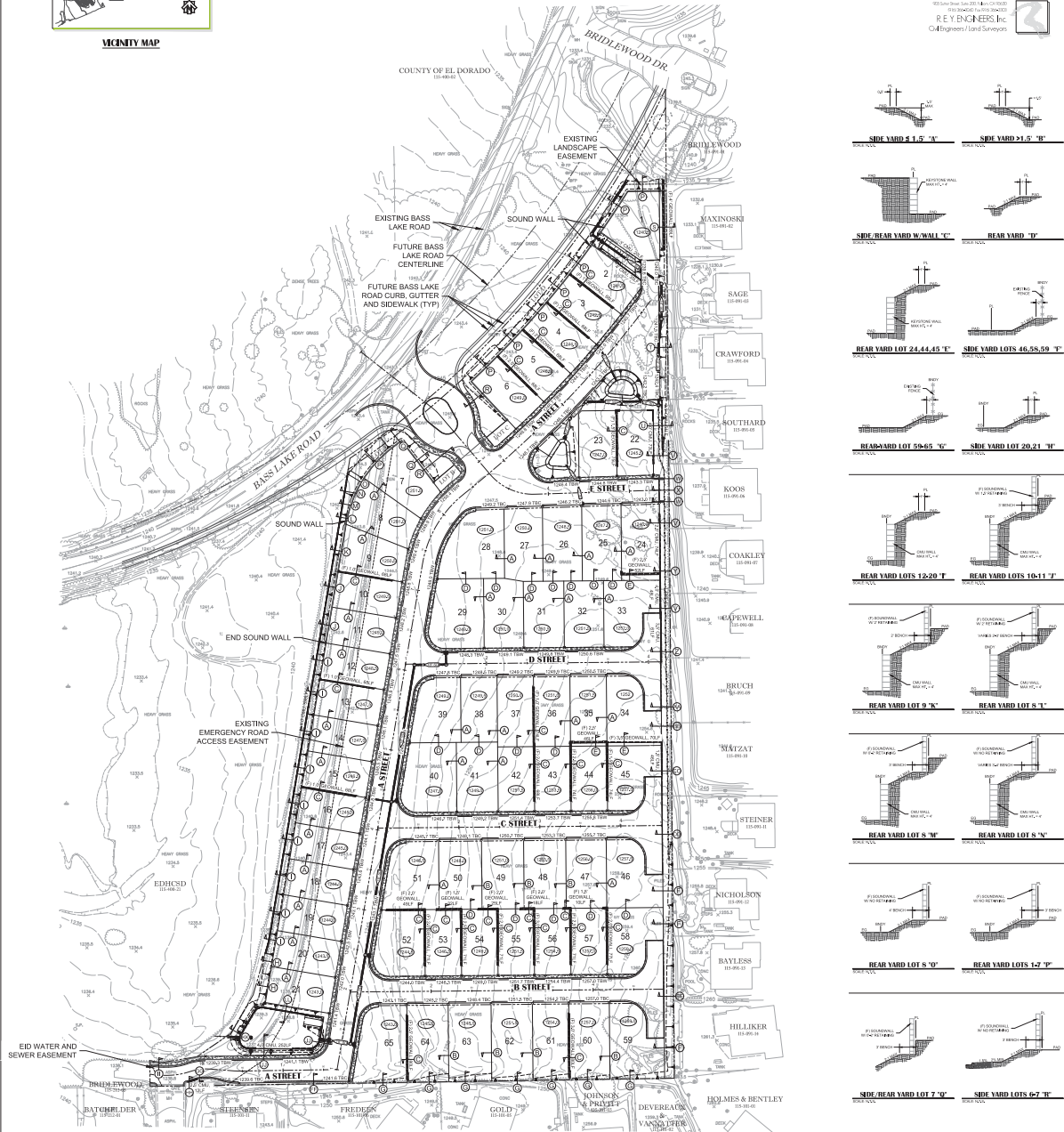
900 Lakeview Blvd., Suite 200, #4, Concord, CA 94520
TEL: (925) 309-5600
REY ENGINEERS, INC.
Civil Engineers / Land Surveyors



SITE

PRELIMINARY EARTHWORK
CUT = 21,850 CY
FILL = 21,850 CY
IMPORT = 0 CY
DISTURBED AREA = 9.75 ACRES

MICRO MAP



SERRANO VILLAGE J7

SLOPES MAP
EL DORADO COUNTY, CALIFORNIA
JUNE 2018 (UPDATED JANUARY 2019)

EXHIBIT I



SITE

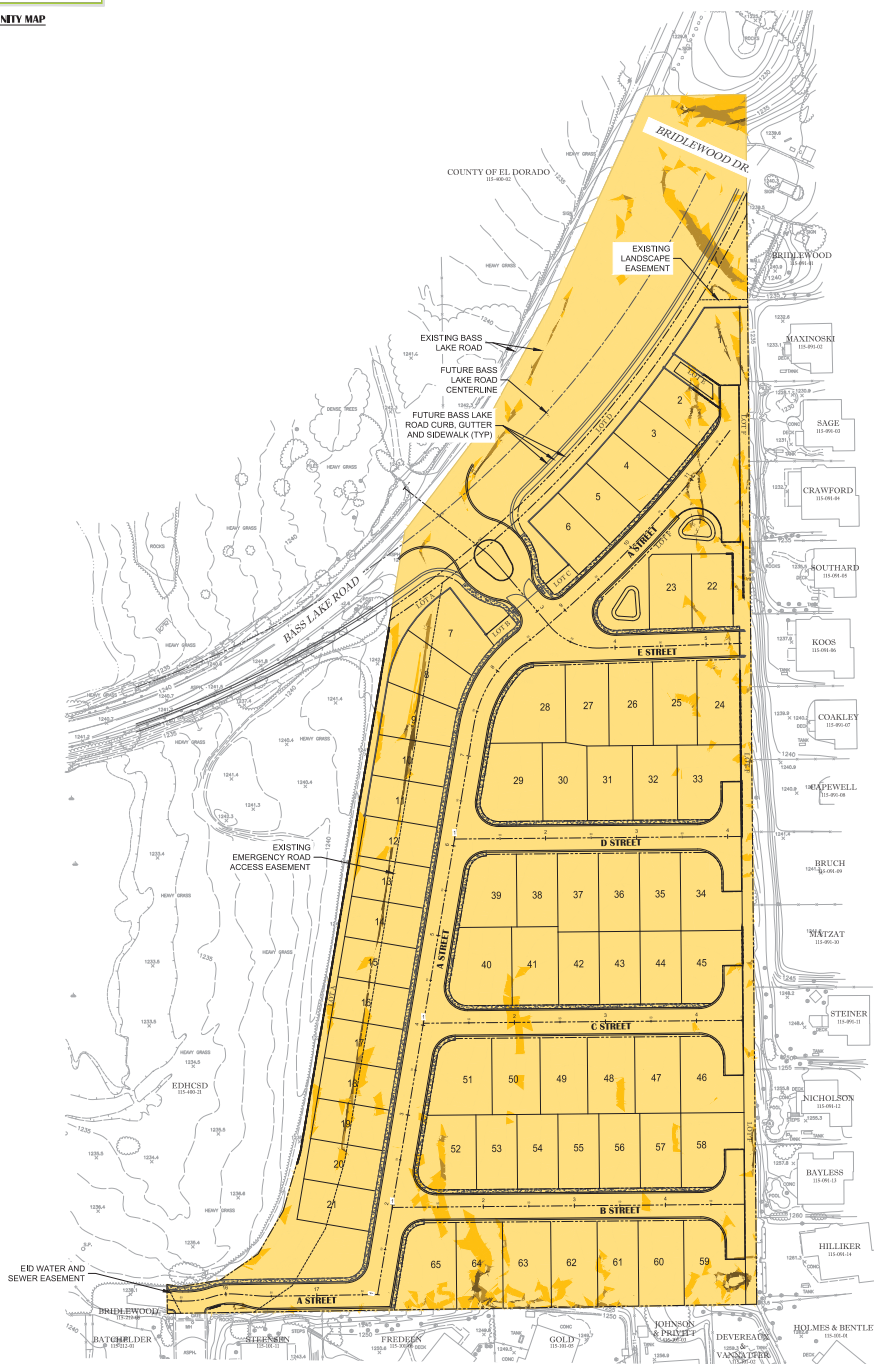
MUNITY MAP



SCALE IN FEET
HORIZONTAL INTERVAL = 1" = 100'
VERTICAL INTERVAL = 1" = 10'



903 Silver Street, Suite 200, El Dorado, CA 95762
TEL: (916) 424-2200
R.E.V. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area (AC)	Color
1	0.00%	10.00%	22.2	Light Yellow
2	10.00%	20.00%	1.3	Yellow
3	20.00%	30.00%	0.4	Orange
4	30.00%	Vertical	0.7	Dark Orange

SERRANO VILLAGE J7

TENTATIVE WATER & SEWER PLAN
EL DORADO COUNTY, CALIFORNIA
JUNE 2019 (UPDATED JANUARY 2019)

EXHIBIT J



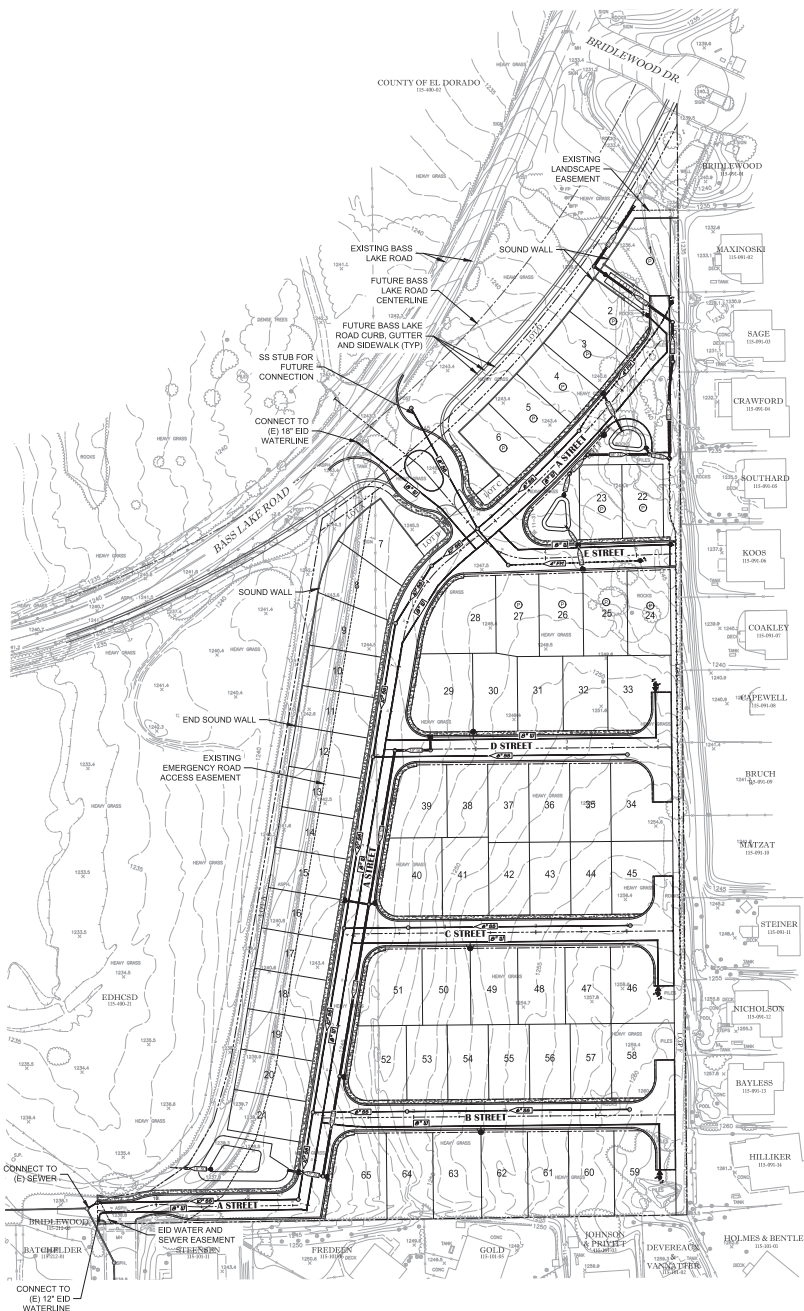
SITE

MCINTY MAP



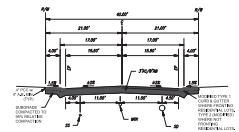
SERRANO

R.E.Y. ENGINEERS, INC.
Civil Engineers / Land Surveyors

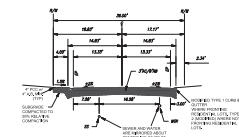


LEGEND

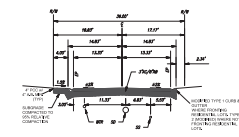
- STORM DRAIN
- SEWER LINE AND SEE
- SEWER FORCE MAIN AND SEE
- FURNISHED DRAINAGE DITCHES
- SEWER MANHOLE
- STORM DRAIN LINE
- STORM DRAIN BULLET
- STORM DRAIN MANHOLE
- STORM DRAIN OPEN
- STORM DRAIN FLANGED END
- DRAINAGE
- WATER LINE AND SEE
- FIRE HYDRANT



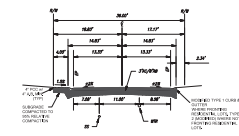
42' RIGHT-OF-WAY
SCALE: N.T.S.
'A' STREET (STA 1+60 - 1+76)



36' RIGHT-OF-WAY
SCALE: N.T.S.
'A' STREET (STA 9+76 - 11+68)
'B' STREET TYP.
'C' STREET TYP.
'D' STREET TYP.



36' RIGHT-OF-WAY
SCALE: N.T.S.
'D' STREET (TYP.)

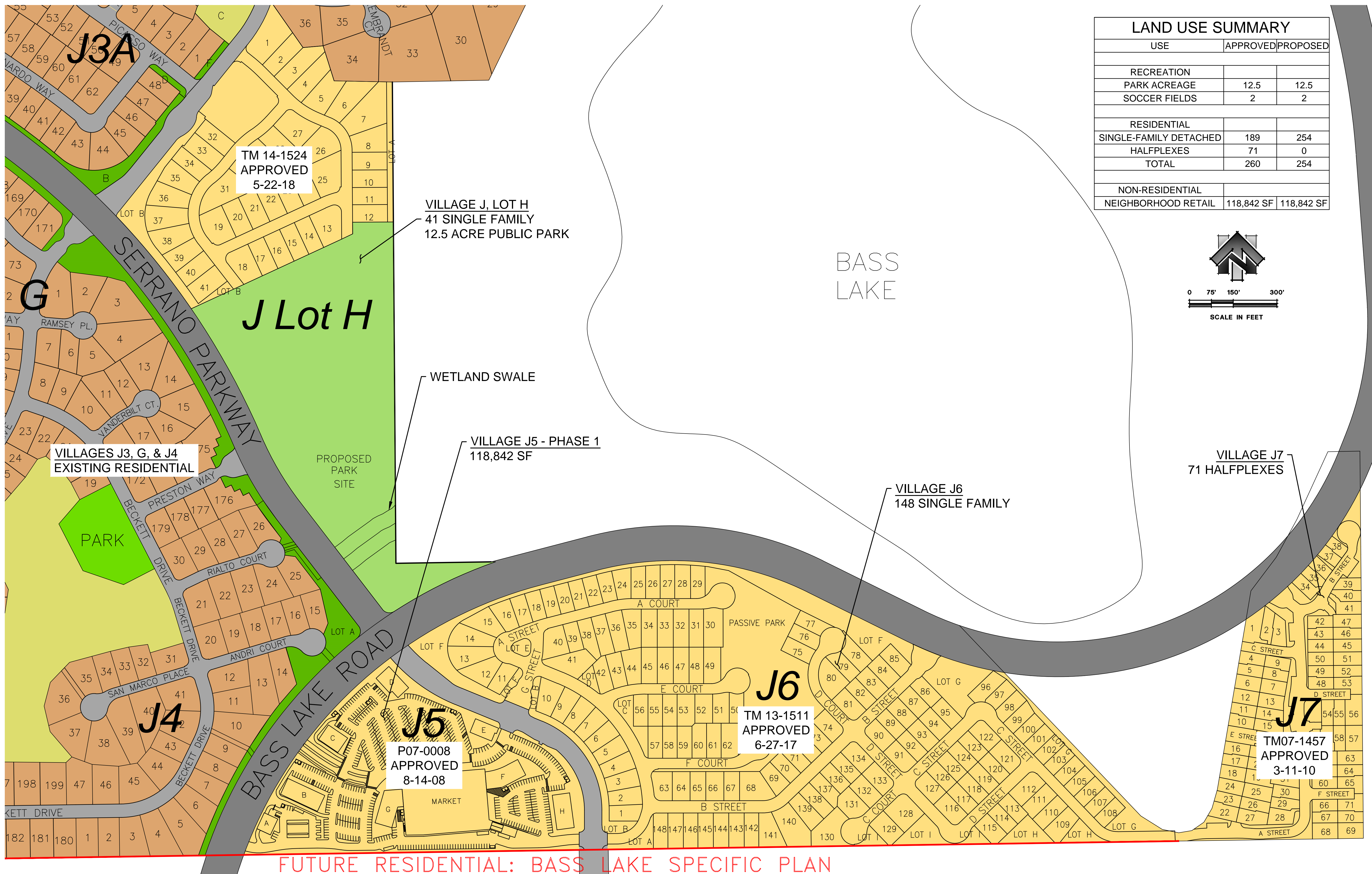


36' RIGHT-OF-WAY
SCALE: N.T.S.
'A' STREET (16+45 - 17+67)

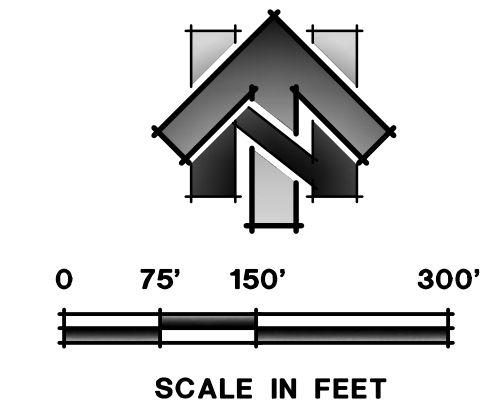
APPROVED LAND USES

EXHIBIT K

AUGUST 2018



LAND USE SUMMARY		
USE	APPROVED	PROPOSED
RECREATION		
PARK ACREAGE	12.5	12.5
SOCCER FIELDS	2	2
RESIDENTIAL		
SINGLE-FAMILY DETACHED	189	254
HALFPLEXES	71	0
TOTAL	260	254
NON-RESIDENTIAL		
NEIGHBORHOOD RETAIL	118,842 SF	118,842 SF



R:\2677151 - Serrano Project Status Map\Exhibits\Village J - Approved vs Proposed Land Uses Exhibit\SERRANO - APPROVED LAND USES 08-15-2018.dwg Aug 16, 2018 - 11:08am, gcastaneda