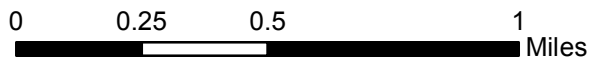


Serrano Village J7 Time Extension
 TM07-1457-E
 Location Map
 Exhibit A

- Cameron_Park_Lake
- Village_J7



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

H - 81

123:04

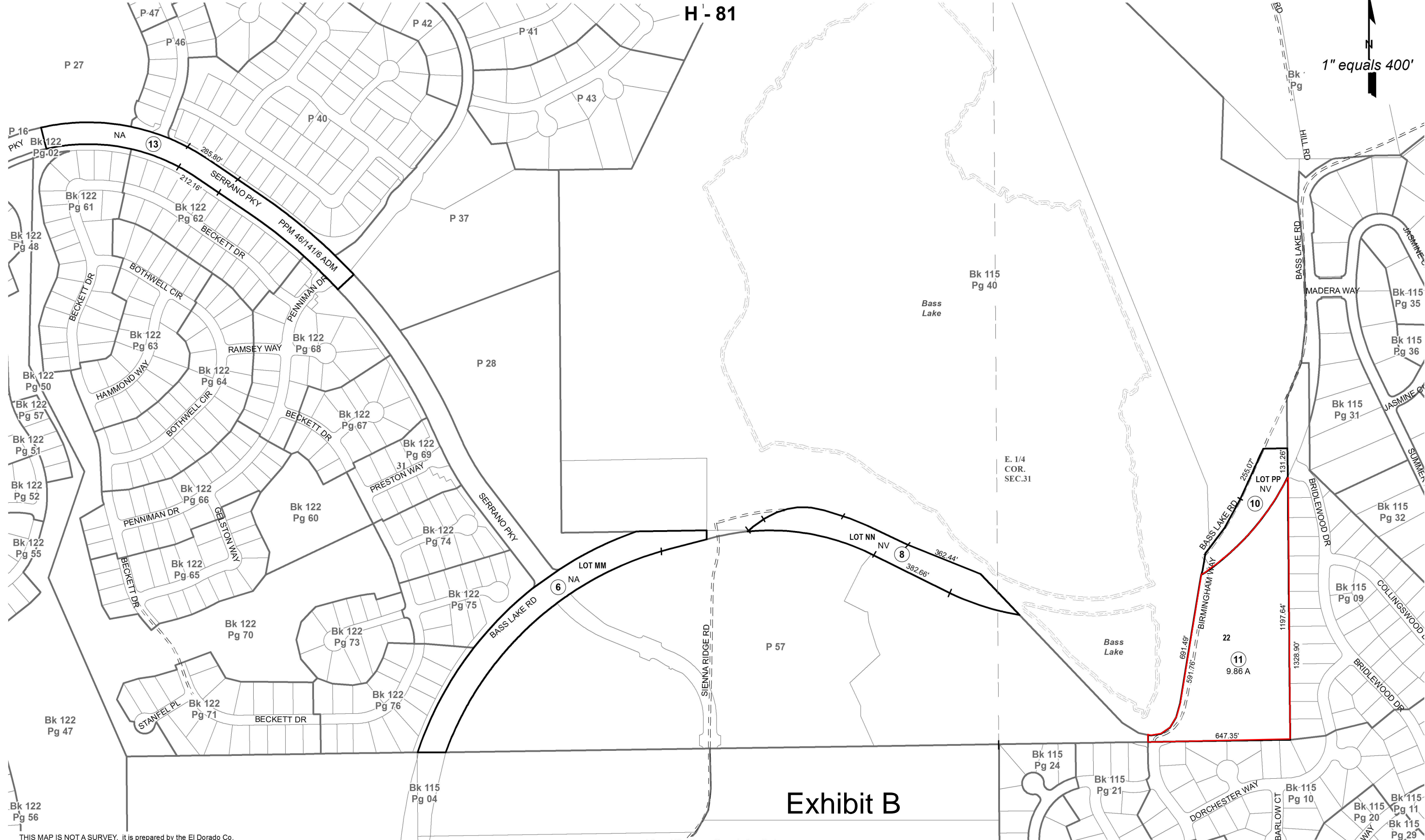
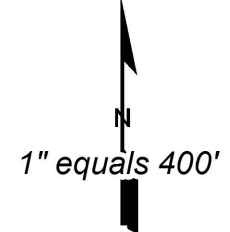


Exhibit B

Acresages Are Estimates

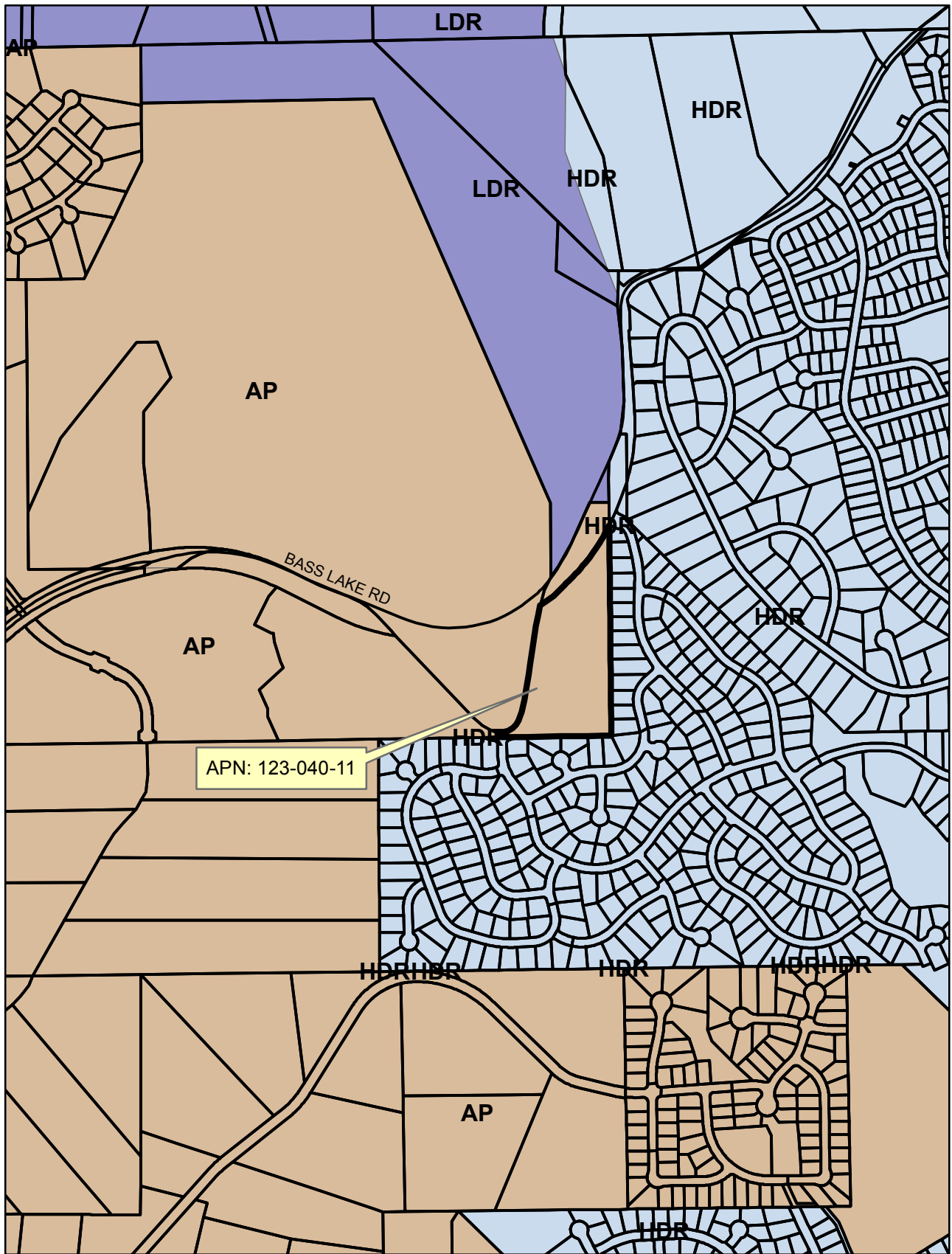
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles





Rev. Oct 25, 2013

Assessor's Map Bk. 123 - Pg. 04
County of El Dorado, CA

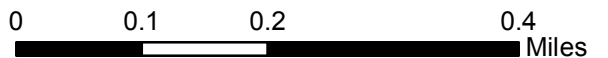
17-0275 D 2 of 8

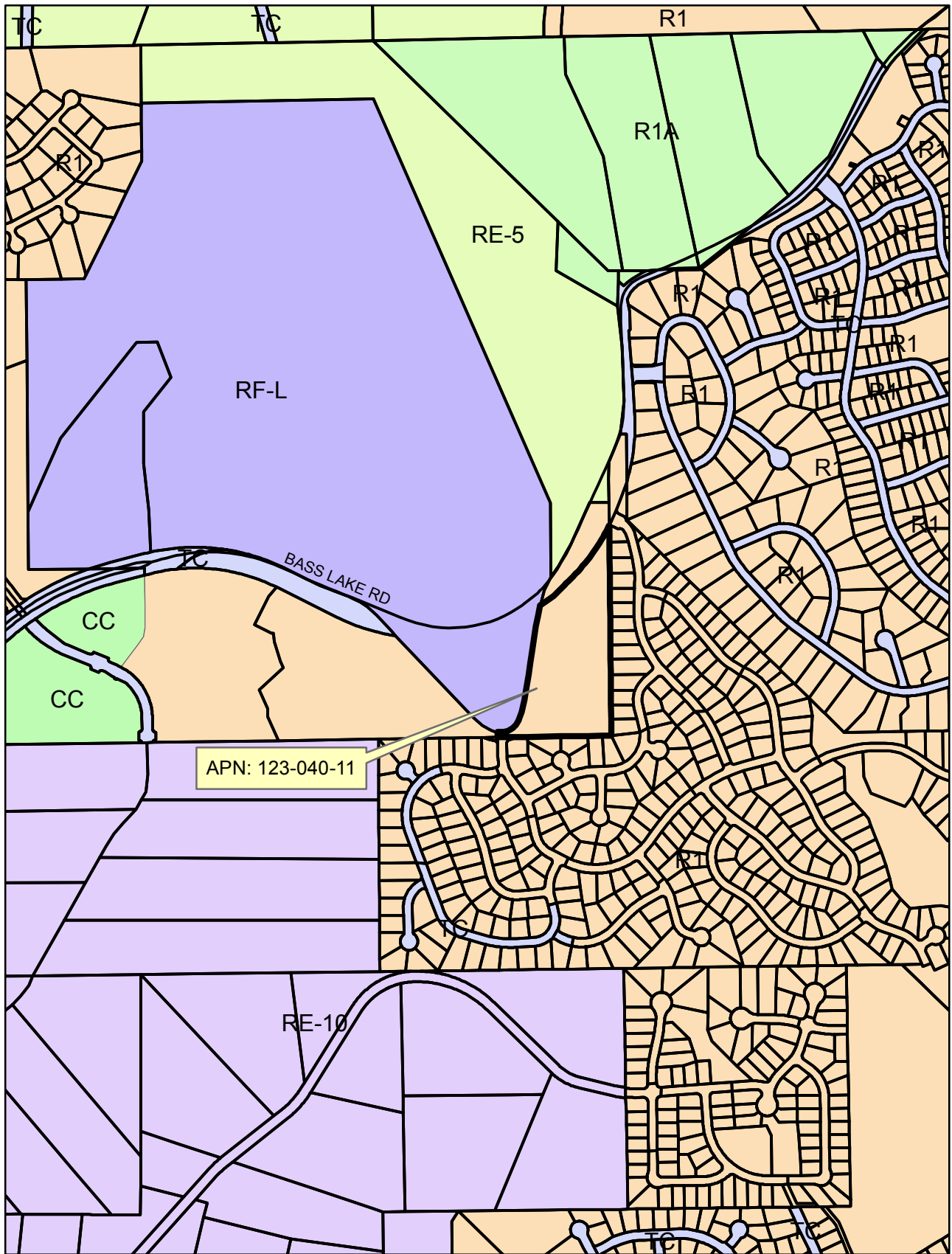
THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.











-  Village_J7
-  AP
-  HDR
-  LDR

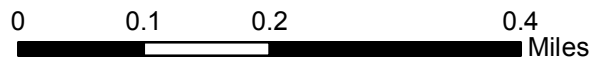
Serrano Village J7 Time Extension
 TM07-1457-E
 Land Use Map
 Exhibit C





-  Village_J7
-  CC
-  R1
-  R1A
-  RE-10
-  RE-5
-  RF-L
-  TC

Serrano Village J7 Time Extension
 TM07-1457-E
 Zoning Map
 Exhibit D





Serrano Village J7 Time Extension
TM07-1457-E
Aerial Map
Exhibit E

 Village_J7



0 0.125 0.25 0.5 Miles

SERRANO VILLAGE J7

TENTATIVE SUBDIVISION MAP
EL DORADO COUNTY CALIFORNIA

JULY, 2007
REVISED DECEMBER, 2007
REVISED APRIL, 2008

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"=40'

CONTOUR INTERVAL
CONTOUR INTERVAL = AS SHOWN

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

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

ASSESSOR'S PARCEL NUMBER
123-040-11

EXISTING/PROPOSED ZONING
R1-PD

TOTAL AREA
9.8 ACRES

PROPOSED USE
71 - SINGLE FAMILY RESIDENTIAL
14 - LANDSCAPE LOTS
(HOA MAINTAINED)

LOT SIZES
MINIMUM LOT SIZE - 2,820 SF (LOT 38 - LOT COVERAGE=48%)
AVERAGE LOT SIZE - 3,983 SF
MAXIMUM LOT SIZE - 6,232 SF (LOT 1)

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

FIRE PROTECTION
EL DORADO CO. FIRE DEPARTMENT

DATE OF PREPARATION
JULY, 2007 / REVISED DECEMBER, 2007 /
APRIL, 2008

PARK AND RECREATION
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
RESCUE UNION SCHOOL DISTRICT

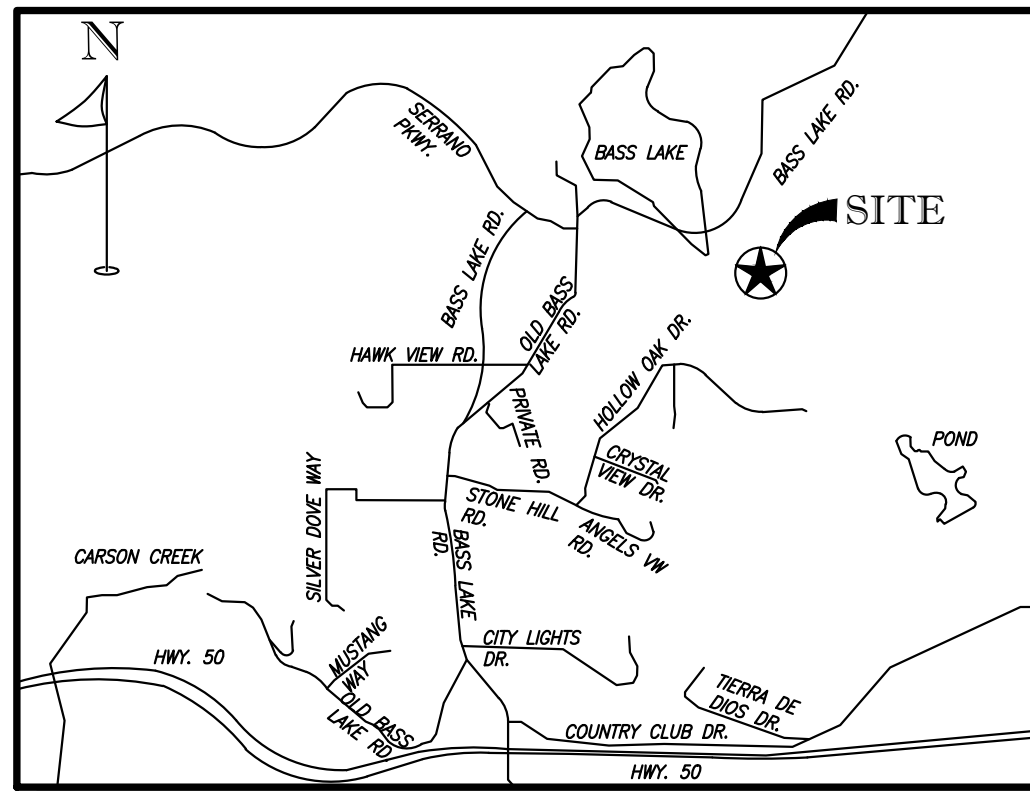
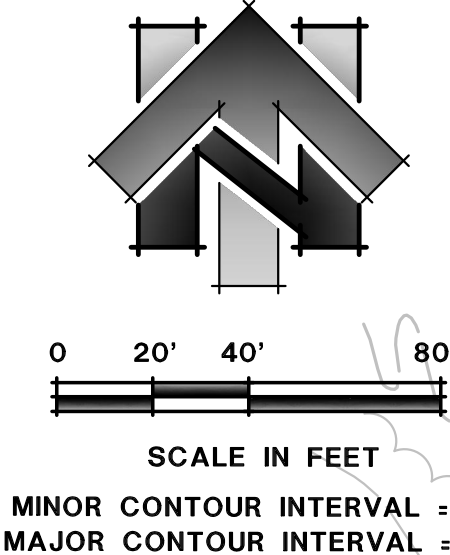
PHASING PLAN NOTICE
THE FILING OF MULTIPLE FINAL MAPS WILL BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION SECTION 66456.1)

ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS VILLAGE J7 OF THE "EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

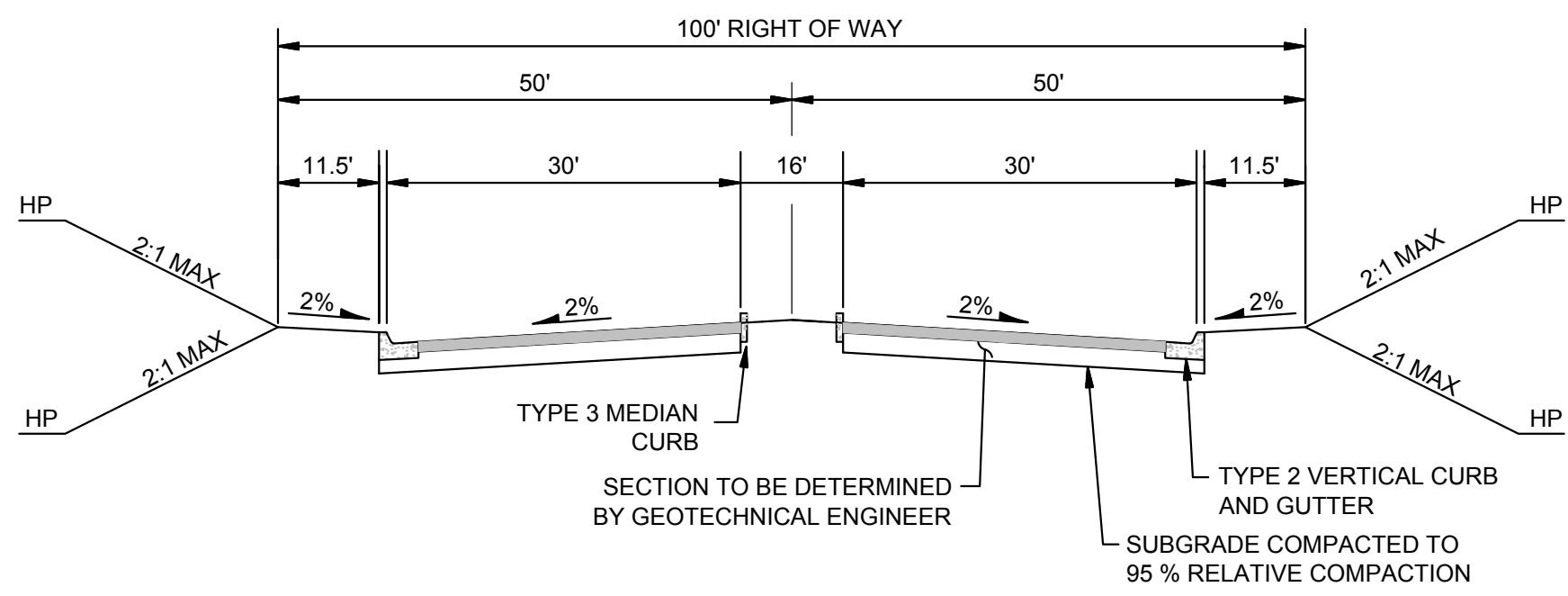
DONALD T. MCCORMICK R.C.E. 42556 DATE



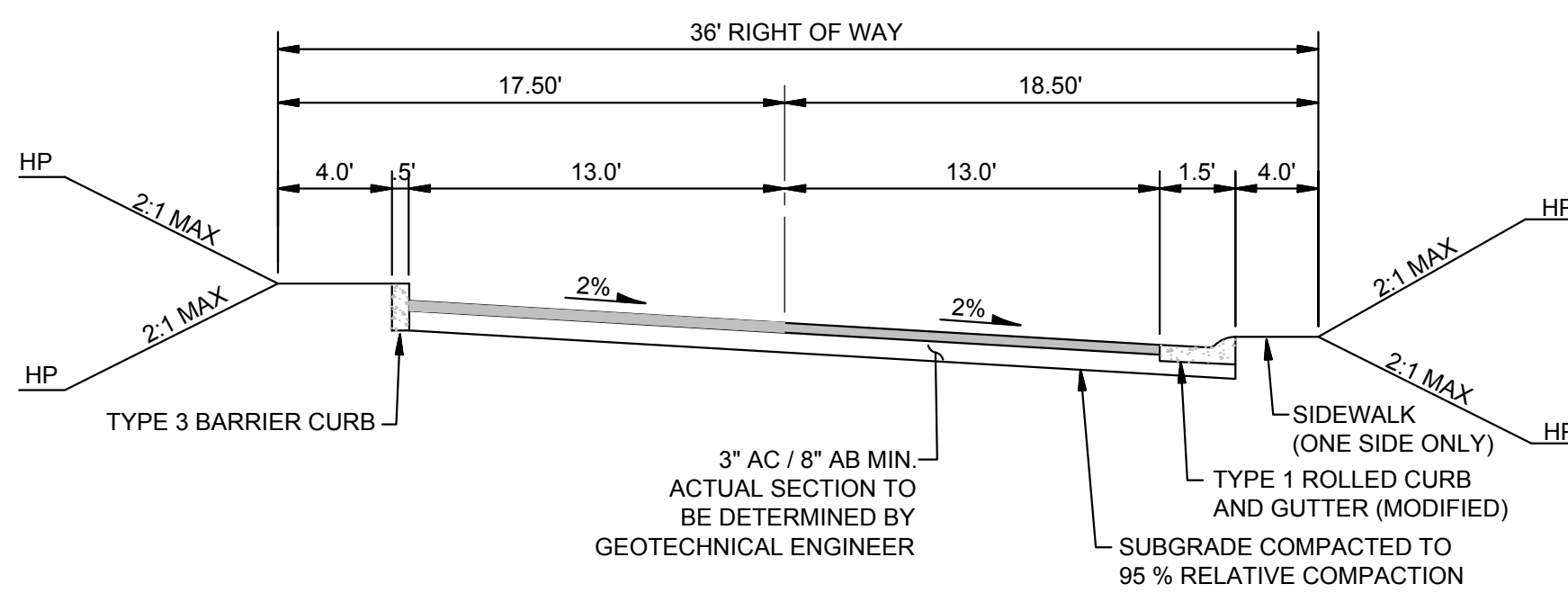
905 Sutter Street, Suite 200, Folsom, CA 95630
916.326.3300 Fax: 916.326.3333
R.E.Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



VICINITY MAP



TYPICAL SECTION - 100' RIGHT OF WAY
N.T.S.



TYPICAL SECTION - 36' RIGHT OF WAY
N.T.S.

PARKING SUMMARY		
REQUIRED OFF-STREET PARKING		
71 UNITS @ 2 PER UNIT		142
PARKING PROVIDED		
71 UNITS WITH 2 GARAGE STALLS EACH		142
GUEST PARKING		
2 PLAN A's WITH 2 OFF-STREET STALLS EACH		4
24 PLAN B's WITH 2 OFF-STREET STALLS EACH		48
23 PLAN C's WITH 2 OFF-STREET STALLS EACH		46
ADDITIONAL OFF-STREET		47
TOTAL PROVIDED		287

LINE	LENGTH	BEARING
L1	13.64'	S78°22'15"E
L2	45.65'	N80°38'23"E
L3	50.63'	N55°23'36"E
L4	54.92'	N30°11'48"E
L5	67.80'	N15°59'04"E
L6	77.22'	N37°02'05"E
L7	66.63'	N37°02'30"E

NOTE:
SEE LOT AREA/COVERAGE EXHIBIT
6-PAK CLUSTER PLAN FOR TYPICAL
CLUSTER DETAILS



Exhibit F

Serrano Village J7 Tentative Subdivision Map Timeline and Expiration

Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	03/11/2010	3
		Original Expiration	03/11/2013	
		<i>EDC code Sec. 120.74.020.</i>		
2	Automatic	Automatic Time Extension	03/11/2013	2
		Revised Expiration	03/11/2015	
		<i>Note :Two-year time extension under 66452.23 (AB 208, enacted on 07/11/11)</i>		
3	Automatic	Time Extension	03/11/2015	2
		Revised Expiration	03/11/2017	
		<i>Note: Two-year time extension under SMA 66452.24 (AB 116)</i>		
Current Request				
4	Discretionary/ Legislative	Time Extension	03/11/2017	6
		Revised Expiration if Approved	03/11/2023	
		<i>Note: Request for three one-year time extension in accordance with SMA 66452.a.</i>		

Exhibit G

**TM 07-1457 & PD 07-0029 / Serrano Village J7
Tentative Subdivision Map Time Extension
October 2016
Project Narrative**

Original Approval and Current Expiration. The Planning Commission conditionally approved TM 07-1457 and PD 07-0029 March 11, 2010, with an original expiration date of March 11, 2013. The Legislature's passage of two automatic time extensions (AB 208 and AB 116) extended the expiration date to March 11, 2017.

Reasons why map not filed. Village J7 is approved for a single family attached product type (halfplex) that has yet to be demanded by the real estate industry. The applicant has marketed the halfplex design to a number of merchant builders but has not been successful in attracting interest because the housing market remains focused on single family detached housing. Village J7 is also on the easternmost side of the El Dorado Hills Specific Plan, bounded on the west by Villages J5/J6, which are vacant and undeveloped. To date, Village J7 lacks the necessary off-site infrastructure to serve the project. The construction of Village J5/J6 will extend sewer and water lines to the vicinity of Village J7 to better facilitate its future development.

General status of project. Due to the lack of interest by the homebuilding industry and uncertainty on when the needed off-site infrastructure will extend to the project site, the applicant has not commenced any activity in satisfying the Conditions of Approval. Once there is merchant builder interest in the product, the applicant will commence the improvement plan stage and take action on the Conditions of Approval and prepare for final map recording.

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. Subsequently, Serrano Associates is applying for six (6) 1-year time extensions allowed under Section 120.740.030.

**Exhibit H
TM 07-1457-E**