


-  SerranoM5
-  Folsom\_Lake

Serrano Village M5 Time Extension  
 TM01-1381-E-2  
 Location Map  
 Exhibit A

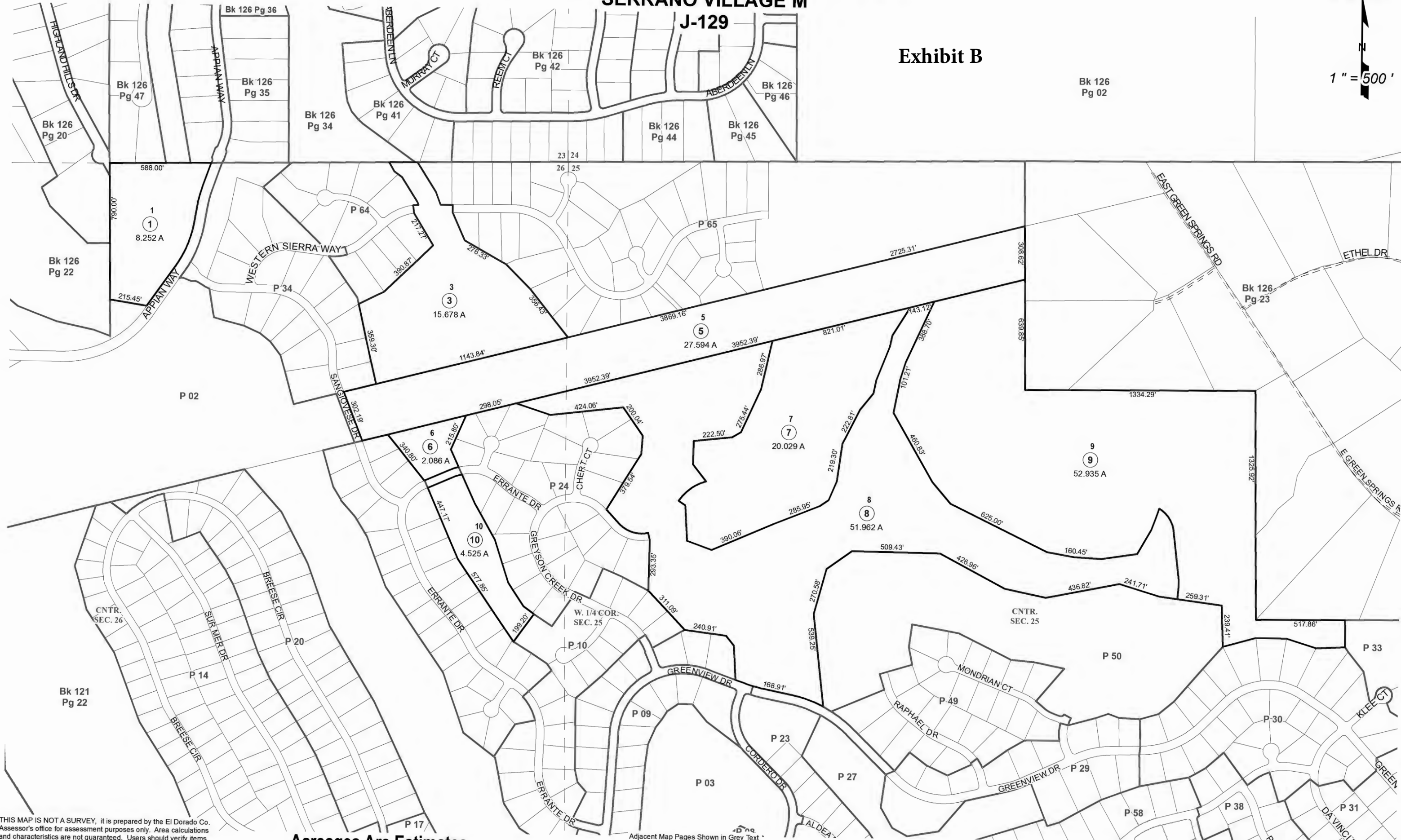


PORS. SECS. 25 & 26, T.10N., R.8E., M.D.M. &  
SERRANO VILLAGE M

123:63



Exhibit B



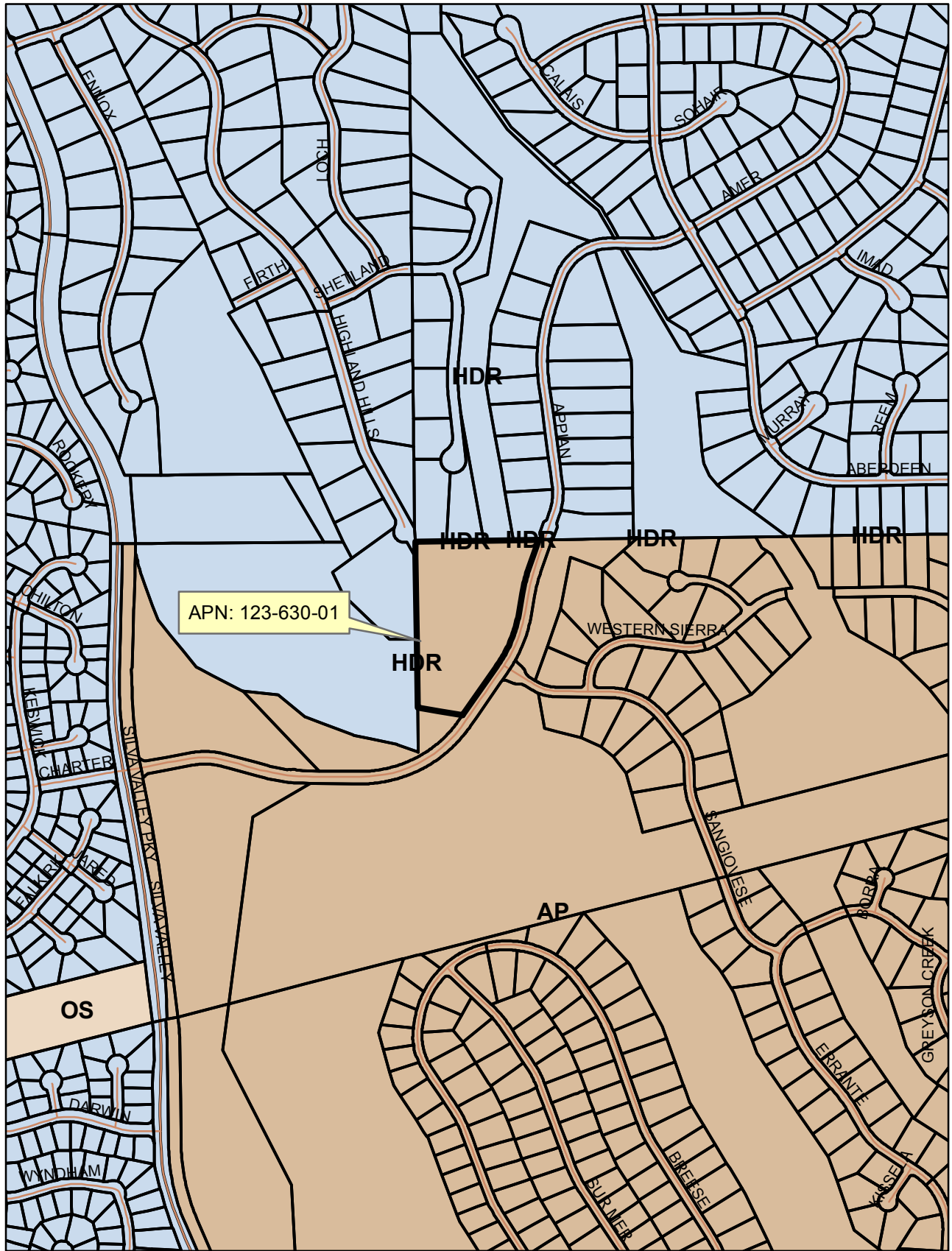
THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

**Acreages Are Estimates**





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

REV. NOV 12, 2015

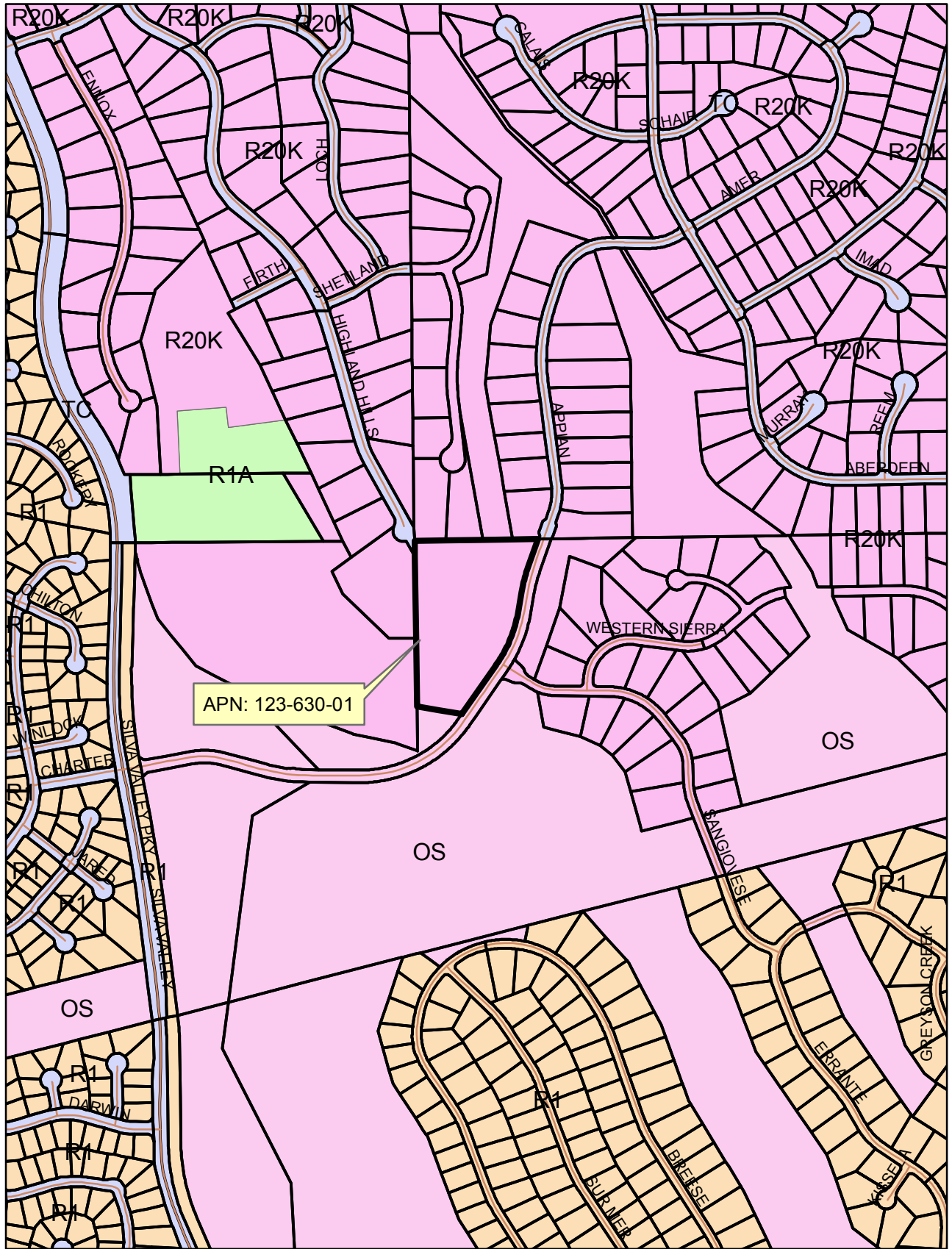
Assessor's Map Bk. 123, Pg. 63  
County of El Dorado, CA  
17-0669 D 2 of 9



Serrano Village M5 Time Extension  
 TM01-1381-E-2  
 Land Use Map  
 Exhibit C

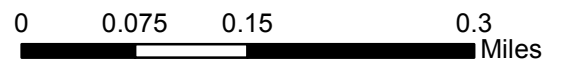
-  SerranoM5
-  AP
-  HDR
-  OS





- SerranoM5
- OS
- R1
- R1A
- R20K
- TC

### Serrano Village M5 Time Extension TM01-1381-E-2 Zoning Map Exhibit D





APN: 123-630-01

# Serrano Village M5 Time Extension TM01-1381-E-2 Aerial Map Exhibit E

 SerranoM5




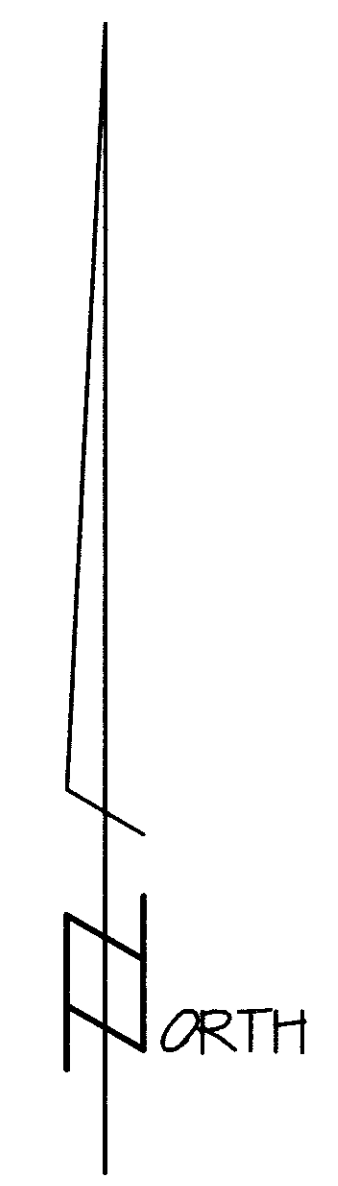
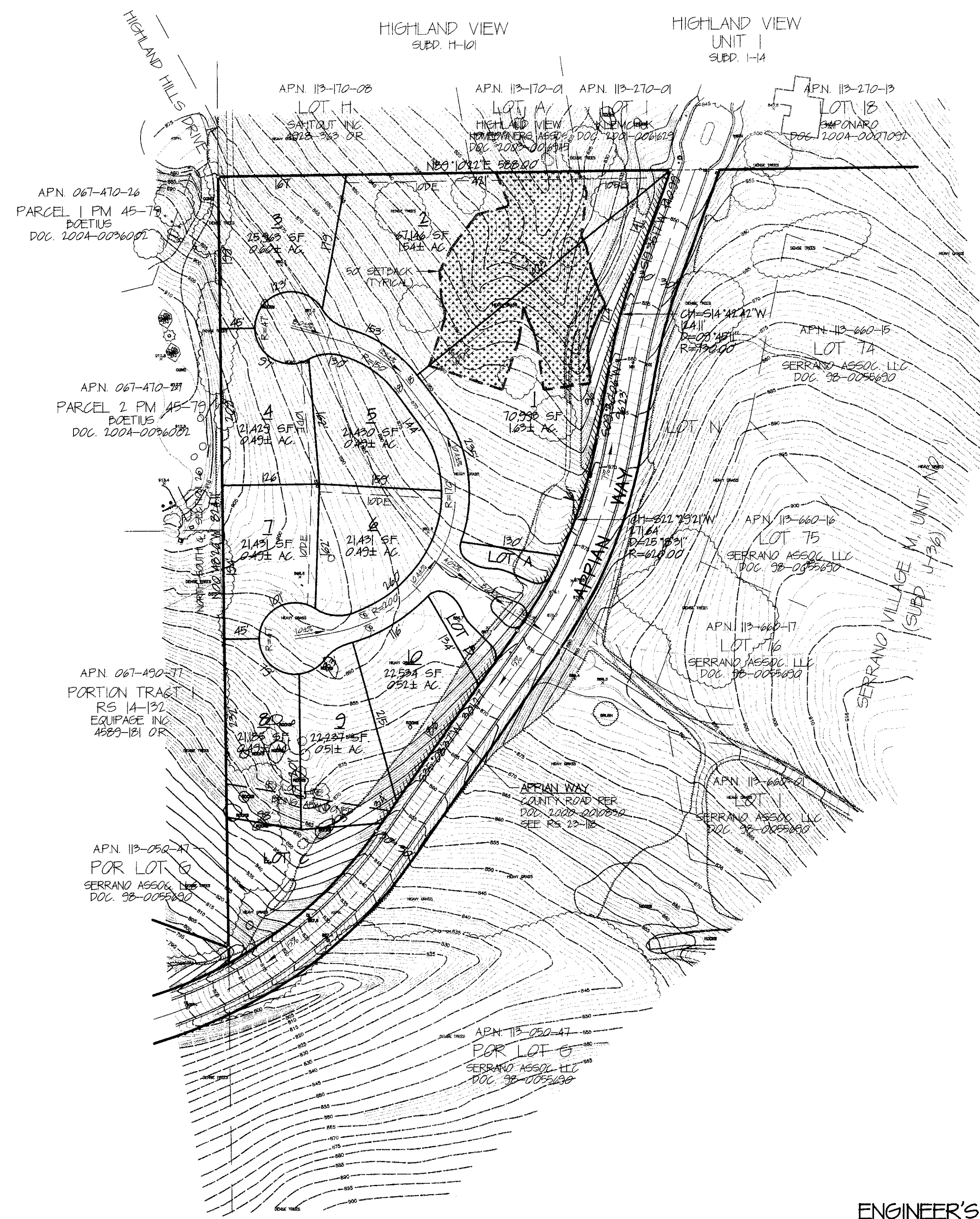
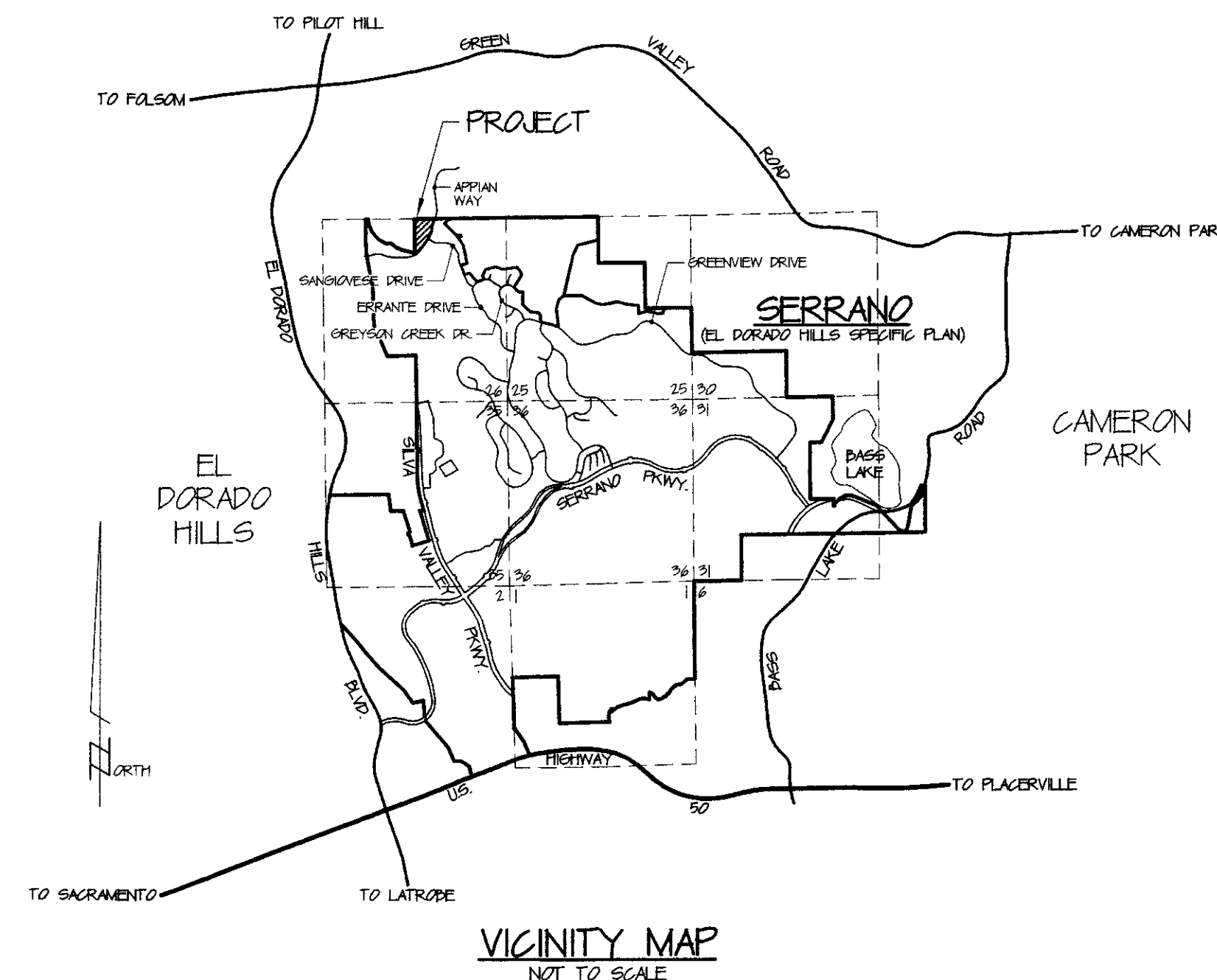
0 0.075 0.15 0.3 Miles

# TENTATIVE MAP SERRANO VILLAGE M, PHASE 5 COUNTY OF EL DORADO, CALIFORNIA

Exhibit F

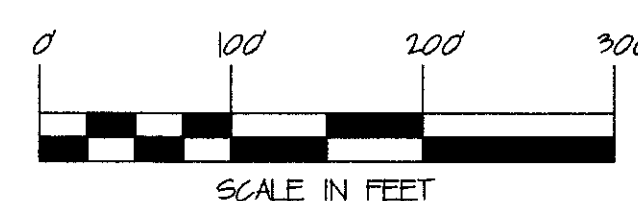
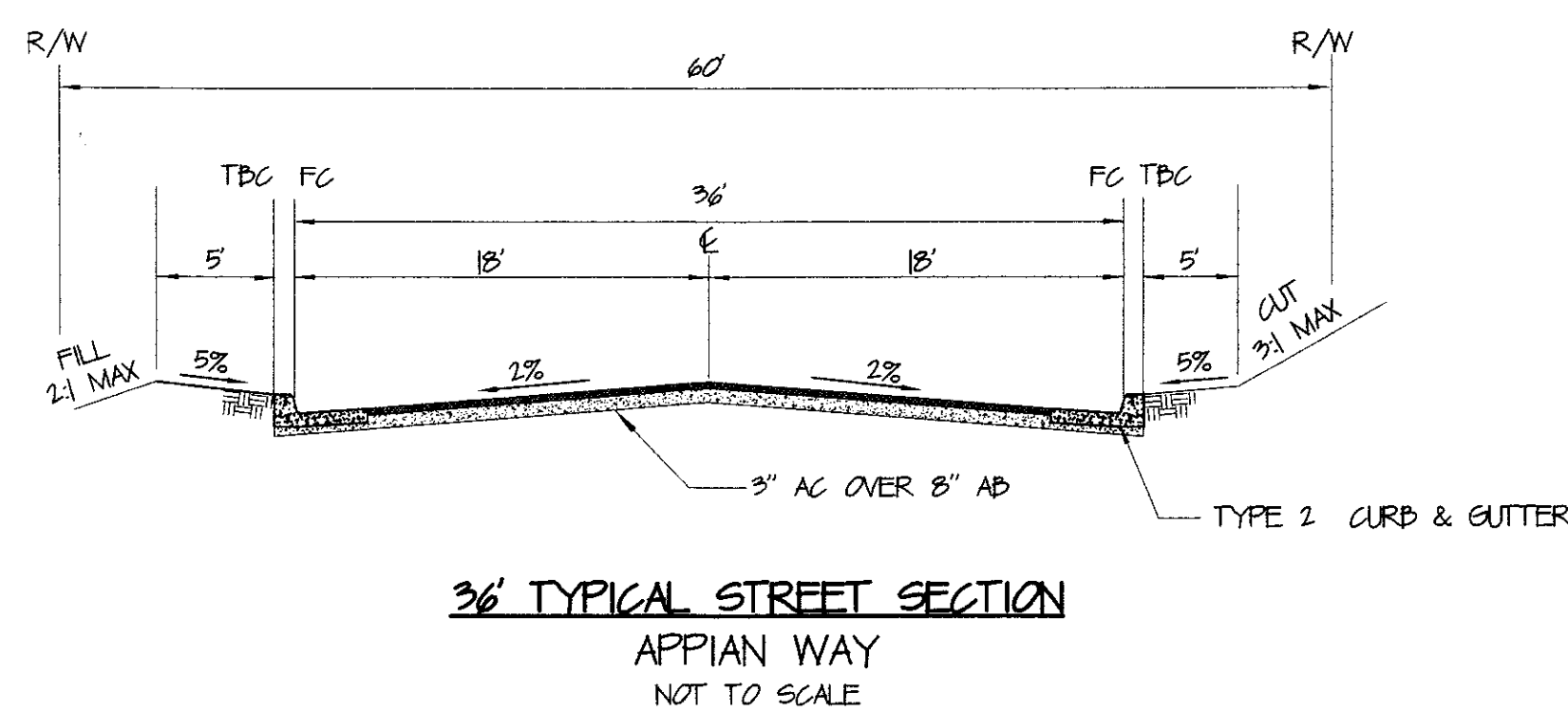
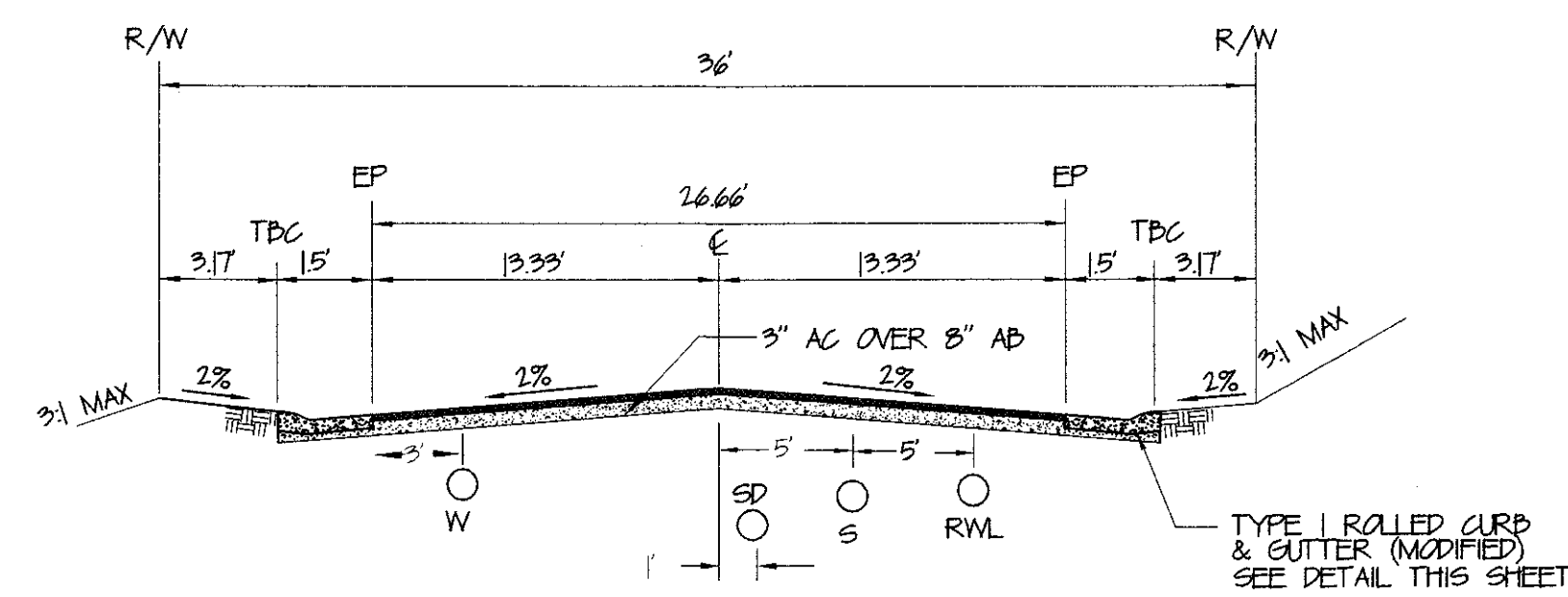
**LEGEND:**

-  TREE CANOPY
-  WETLANDS AVOIDANCE AREA



**GENERAL NOTES:**

1. EASEMENTS WILL BE PROVIDED AS NEEDED AND CONSISTANT WITH THE FINAL MAP FOR PHASE 1 OF VILLAGE M, WHICH FILED FOR RECORD IN BOOK J OF MAPS AT PAGE 36.
2. THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND AFFECTED UTILITY PURVEYORS.
3. DESIGN WAIVERS HAVE BEEN REQUESTED PURSUANT TO SECTION 16009.020 OF THE EL DORADO COUNTY SUBDIVISION ORDINANCE.
4. THE LOTS SHOWN HEREON 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, 1993, RECORDED IN BOOK 3108 AT PAGE 105 OR.
5. THE LOTS SHOWN HEREON ARE SUBJECT TO THE COVENANTS, CONDITIONS & RESTRICTIONS AND RESERVATION OF EASEMENTS PER 4817-4818 OR. AND ALL SUBSEQUENT MODIFICATIONS THERETO.
6. LOTS A, B & C ARE NATURAL OPEN SPACE AND SHALL BE OWNED, MAINTAINED AND ADMINISTERED AS CONTEMPLATED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.



**ENGINEER'S STATEMENT:**

I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS SERRANO VILLAGE M, PHASE 5, HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E. THORNE, PCE 20462  
REG. EXP. DATE: 09/30/07

**OWNER OF RECORD:**  
SERRANO ASSOCIATES, LLC  
4515 SERRANO PARKWAY  
EL DORADO HILLS, CA 95762  
TEL: 916-993-4060 FAX: 916-993-4116

**NAME OF APPLICANT:**  
SERRANO ASSOCIATES, LLC  
4515 SERRANO PARKWAY  
EL DORADO HILLS, CA 95762  
TEL: 916-993-4060 FAX: 916-993-4116

**MAP PREPARED BY:**  
GENE E. THORNE & ASSOCIATES, INC.  
3215 ALHAMBRA DRIVE, SUITE A  
CAMERON PARK, CA 95831  
(920) 677-1147 FAX: (920) 676-4205  
EMAIL: mopping@thornecivil.com

**SCALE:**  
1" = 100'

**CONTOUR INTERVAL:**  
ONE (1) FOOT

**SOURCE OF TOPOGRAPHY:**  
RADMAN AERIAL SURVEY

**SECTION, TOWNSHIP & RANGE:**  
SECTION 26, T. 10 N., R. 8 E., MDM.

**ASSESSOR'S PARCEL NUMBER:**  
APN 113-080-45 & A PORTION OF 47

**PRESENT ZONING:**  
MIXED, OS, R20K

**TOTAL AREA:**  
8.36± ACRES

**TOTAL NUMBER OF PARCELS:**  
10 CUSTOM LOTS  
3 OPEN SPACE LOTS

**MINIMUM PARCEL AREA:**  
20,000 SQ. FT.

**WATER SUPPLY:**  
EL DORADO IRRIGATION DISTRICT

**SEWAGE DISPOSAL:**  
EL DORADO IRRIGATION DISTRICT

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
EL DORADO HILLS WATER/FIRE

**DATE:**  
MAY 30, 2006

PLANNING COMMISSION:  
APPROVAL/DENIAL DATE: July 14, 2007

BOARD OF SUPERVISORS:  
APPROVAL/DENIAL DATE: 4/11

TENTATIVE MAP  
MAY 30, 2006

<b>Serrano Village M5 Tentative Map Timeline and Expiration</b>				
<b>Item No.</b>	<b>Type of Action</b>	<b>Application</b>	<b>Dates (From/To)</b>	<b>Total Years</b>
1	Discretionary	Original TM Approval Date	07/12/2007	3
		Original Expiration	07/12/2010	
		<b>EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)</b>		
2	Automatic	Automatic Time Extension	07/12/2010	1
		Revised Expiration	07/12/2011	
		<b>Note: One-year time extension under 66452.21 (SB 1185)</b>		
2	Automatic	Automatic Time Extension	07/12/2011	2
		Revised Expiration	07/12/2013	
		<b>Note : Two-year time extension under 66452.22 (AB 333)</b>		
2	Automatic	Automatic Time Extension	07/12/2013	2
		Revised Expiration	07/12/2015	
		<b>Note :Two-year time extension under 66452.23 (AB 208, enacted on 07/11/11)</b>		
3	Automatic	Time Extension	07/12/2015	2
		Revised Expiration	07/12/2017	
		<b>Note: Two-year time extension under SMA 66452.24 (AB 116)</b>		
<b>Current Request</b>				
4	Discretionary/ Legislative	Time Extension	6	6
		Revised Expiration if Approved	07/12/2023	
		<b>Note: Request for six year time extension in accordance with SMA 66452.a.</b>		

## Exhibit G

**TM 01-1381R & PD 01-0009R / Serrano Village M5  
Tentative Subdivision Map Time Extension  
October 2016  
Project Narrative**

16 OCT 20 AM 11:3  
RECEIVED  
PLANNING DEPARTMENT

**Original Approval and Current Expiration.** The Planning Commission conditionally approved TM 01-1381R and PD 01-0009R on July 12, 2007, with an original expiration date of July 12, 2010. The Legislature's passage of four legislative time extensions (SB 1185, AB 333, AB 208, and AB 116) extended the expiration date to July 12, 2017.

**Reasons why map not filed.** The Village M area of the El Dorado Hills Specific Plan is one of the largest undeveloped villages in the Serrano community. Three different tentative maps have been approved for Village M for nearly 170 lots. Given the topography and oak tree canopy, the lots are either reserved for custom home construction or individually graded for production units. The applicant built 49 lots in Village M2 last year and is commencing construction on the remaining 52 lots in Village M2 and Village M3 late 2016.

Village M5 is located on the west side of Appian Way. It is a small project (10 lots) that requires its own subdivision entrance from a public street, including the necessary entry construction features. Despite being within the Serrano community, the project area is outside of the manned guardhouse area or "custom" area, which makes the project feel separated from Serrano. To date, development interest in Village M has been more focused on the areas within the custom area.

With the market absorption of Villages M2 and M3 complete or partially complete, Village M5 could be the next logical phase of construction, provided there is market demand for this next phase of custom-graded lots.

**General status of project.** Due to the lack of interest by the homebuilding industry or custom home builders, the applicant has not commenced any activity in satisfying the Conditions of Approval. Once there is market demand for this next phase of development, the applicant will

**Exhibit H**

**TM 01-1381-E-2**



commence the improvement plan stage and take action on the Conditions of Approval and prepare the final map for 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.