

**File Nos. TM13-1511
 PD13-0001
 Z13-0002**

Location Map

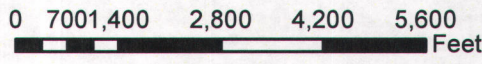


EXHIBIT A

POR.SEC. 31 & 32, T.10N., R.9E., M.D.M.
 EL DORADO HILLS SPECIFIC PLAN UNIT NO. 2
 H - 81

123:04



EXHIBIT B1



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 Maps Pages Shown in Grey Text
 Assessor's Block Numbers shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Rev. July 12, 2006

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

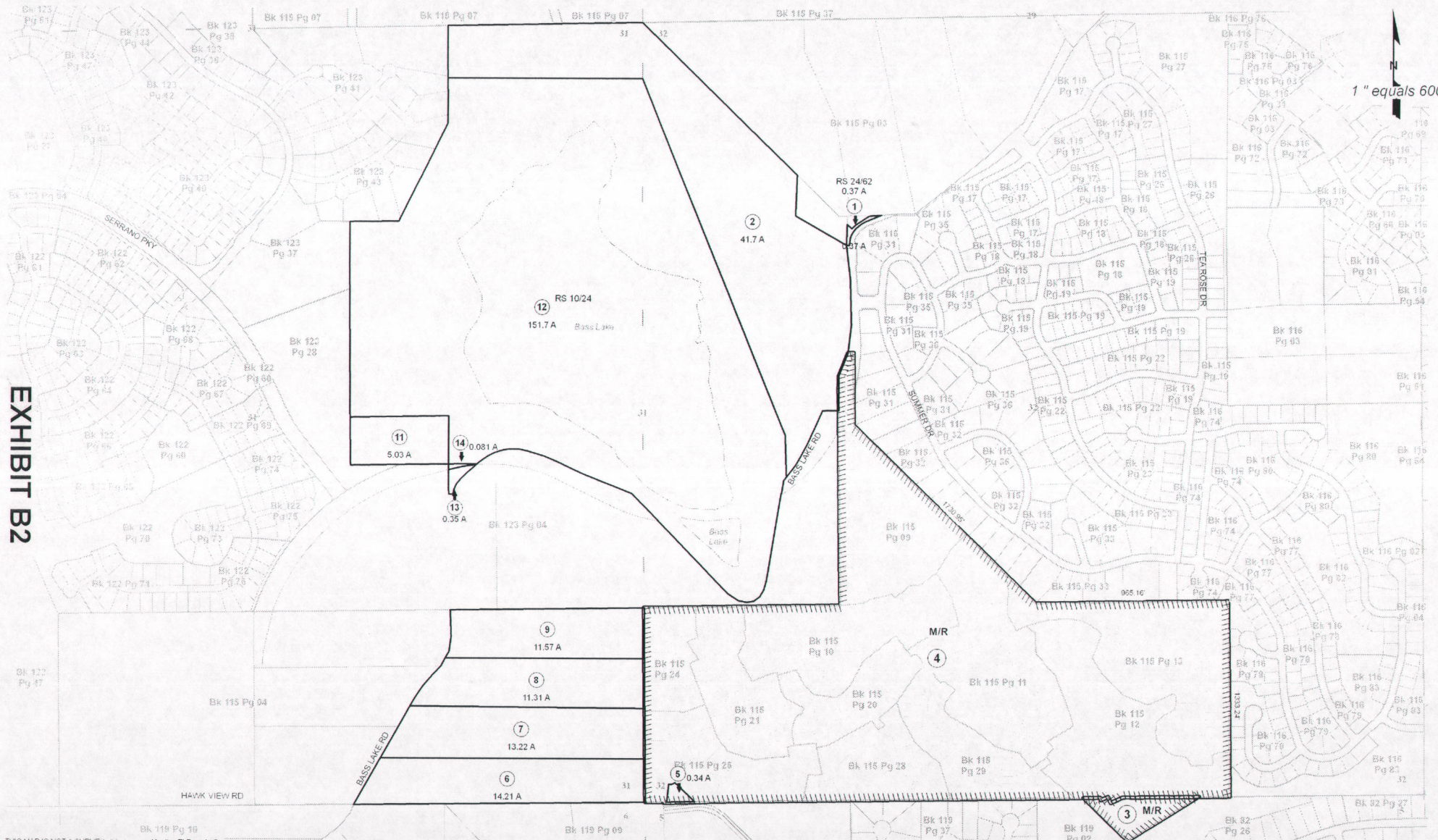


EXHIBIT B2

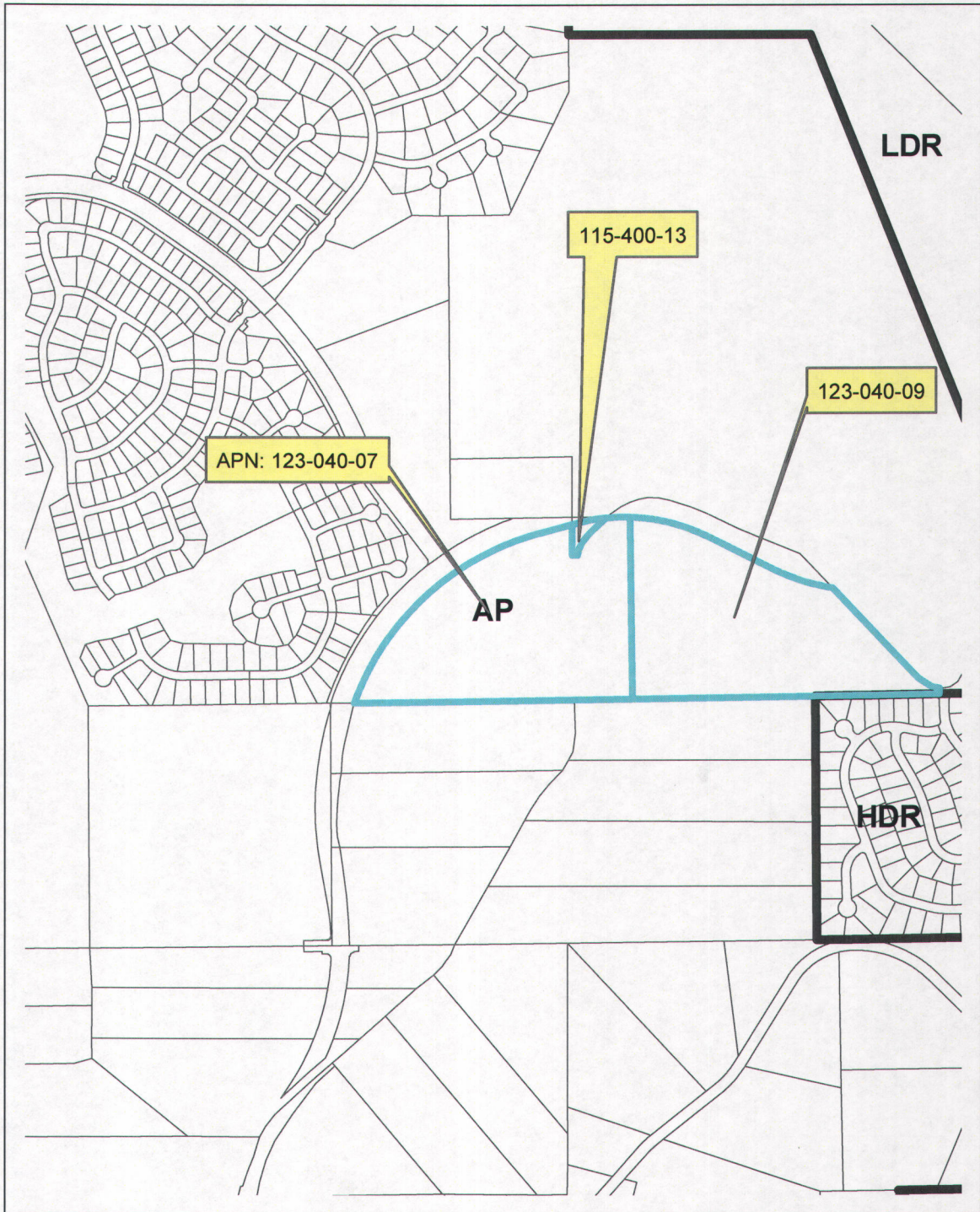
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

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

Rev. Mar. 30, 2006

Assessor's Map Bk. 115, Pg. 40
County of El Dorado, CA



**File Nos. TM13-1511
PD13-0001
Z13-0002
General Plan Map**

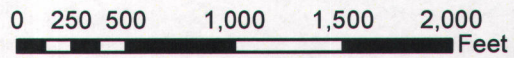
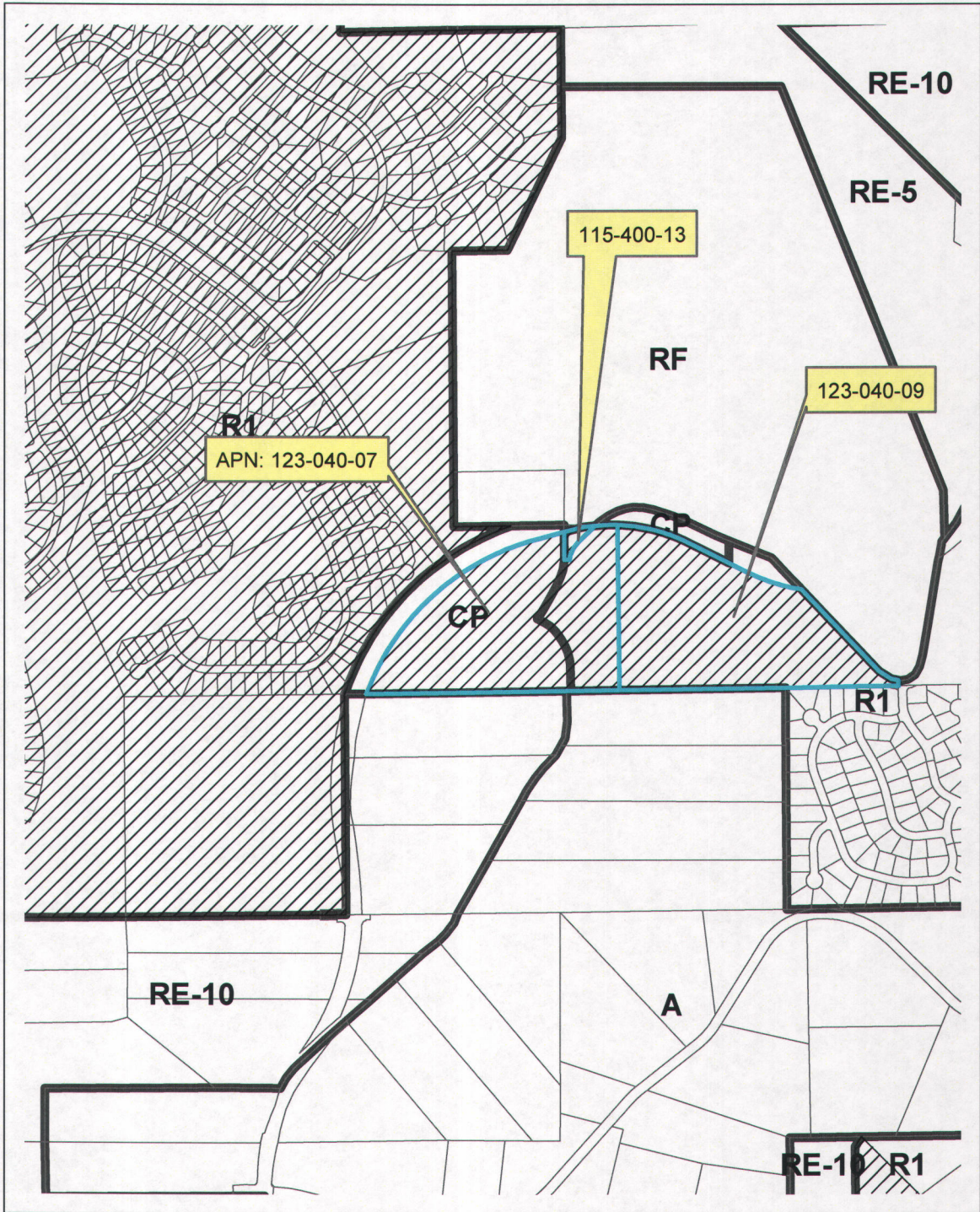



EXHIBIT C



File Nos. TM13-1511
 PD13-0001
 Z13-0002

-PD Combining Zone




Zoning Map

EXHIBIT D

SERRANO VILLAGE J5 & J6

EXISTING ZONE EXHIBIT

EL DORADO COUNTY

CALIFORNIA

January 10, 2013

10 FEB -1 PM 1:56

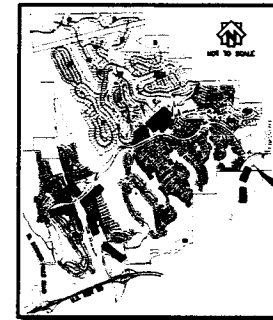
RECEIVED
PLANNING DEPARTMENT

LEGEND

CP	17.91 ACRES
R1-PD	32.15 ACRES
TOTAL	50.06 ACRES



0 100' 200' 400'
SCALE IN FEET



VICINITY MAP

EXISTING
SERRANO
VILLAGE J4

SERRANO PKWY

BASS LAKE

FUTURE BASS LAKE RD

CP-PD
4.46 ACRES

R1-PD
7.79 ACRES

R1-PD
24.36 ACRES

CP-PD
11.92 ACRES

CP-PD
1.53 ACRES

Note: Calculated parcel areas are based on future Bass Lake Road right-of-way.



REY ENGINEERS Inc.
Civil Engineers / Land Surveyors

SP 13-0002

Z 13-0002/PD 13-0001
14-0280 D 6 of 20
TM 13-1511

EXHIBIT D2

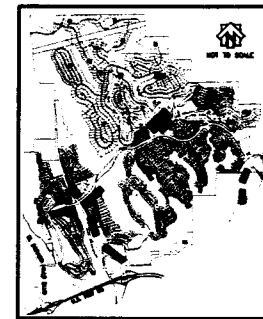
SERRANO VILLAGE J5 & J6

PROPOSED ZONE EXHIBIT
EL DORADO COUNTY CALIFORNIA

January 10, 2013



0 100' 200' 400'
SCALE IN FEET

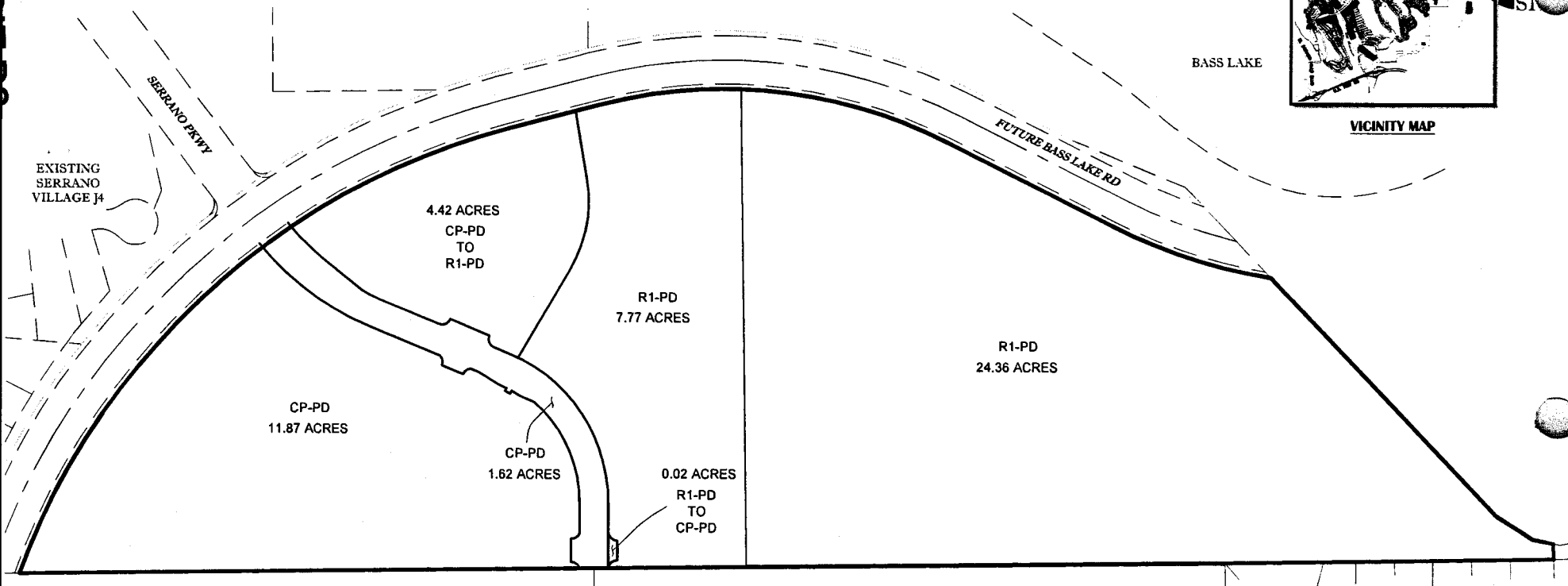


VICINITY MAP

13 FEB -1 PM 1:55
RECEIVED
PLANNING DEPARTMENT

LEGEND

CP	13.51 ACRES
R1-PD	36.55 ACRES
TOTAL	50.06 ACRES



Note: Calculated parcel areas are based on future Bass Lake Road right-of-way.



REGISTERED PROFESSIONAL ENGINEER
No. 104,144, Exp. 12/31/13
R.E.Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors

SP 13-0002--
Z 13-0002/PD 13-0001
14-0280 D 7 of 20
TM 13-1511

EXHIBIT D3

Net Acreage Summary:

NO.	SIZE	NET AC.
1	PARCEL 1	5.70
2	PARCEL 2	1.00
3	PARCEL 3	0.81
4	PARCEL 4	0.44
5	PARCEL 5	0.56
6	PARCEL 6	0.37
7	PARCEL 7	0.75
8	PARCEL 8	0.74
9	PARCEL 9	1.33
TOTAL		15.70

Scale: 1" = 50'
 North Arrow
 Date: 10/20/2011
 Project: SERRANO COMMERCIAL CENTER
 Location: SERRANO, CA 94597
 Client: SERRANO ASSOC. LLC

Prepared by: RSC ENGINEERING
 2417 Broadway Blvd., Suite 200
 San Jose, CA 95128
 Tel: 408-298-1585

Checked by: RSC ENGINEERING
 2417 Broadway Blvd., Suite 200
 San Jose, CA 95128
 Tel: 408-298-1585

Approved by: RSC ENGINEERING
 2417 Broadway Blvd., Suite 200
 San Jose, CA 95128
 Tel: 408-298-1585

Project Name: SERRANO COMMERCIAL CENTER
 Project No: 11-0001-01
 Date: 10/20/2011

Site Area: 15.70 NET AC.
 Proposed Building Footprint: 150,000 SQ FT

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 Proposed Building Footprint: 150,000 SQ FT

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 Proposed Building Footprint: 150,000 SQ FT

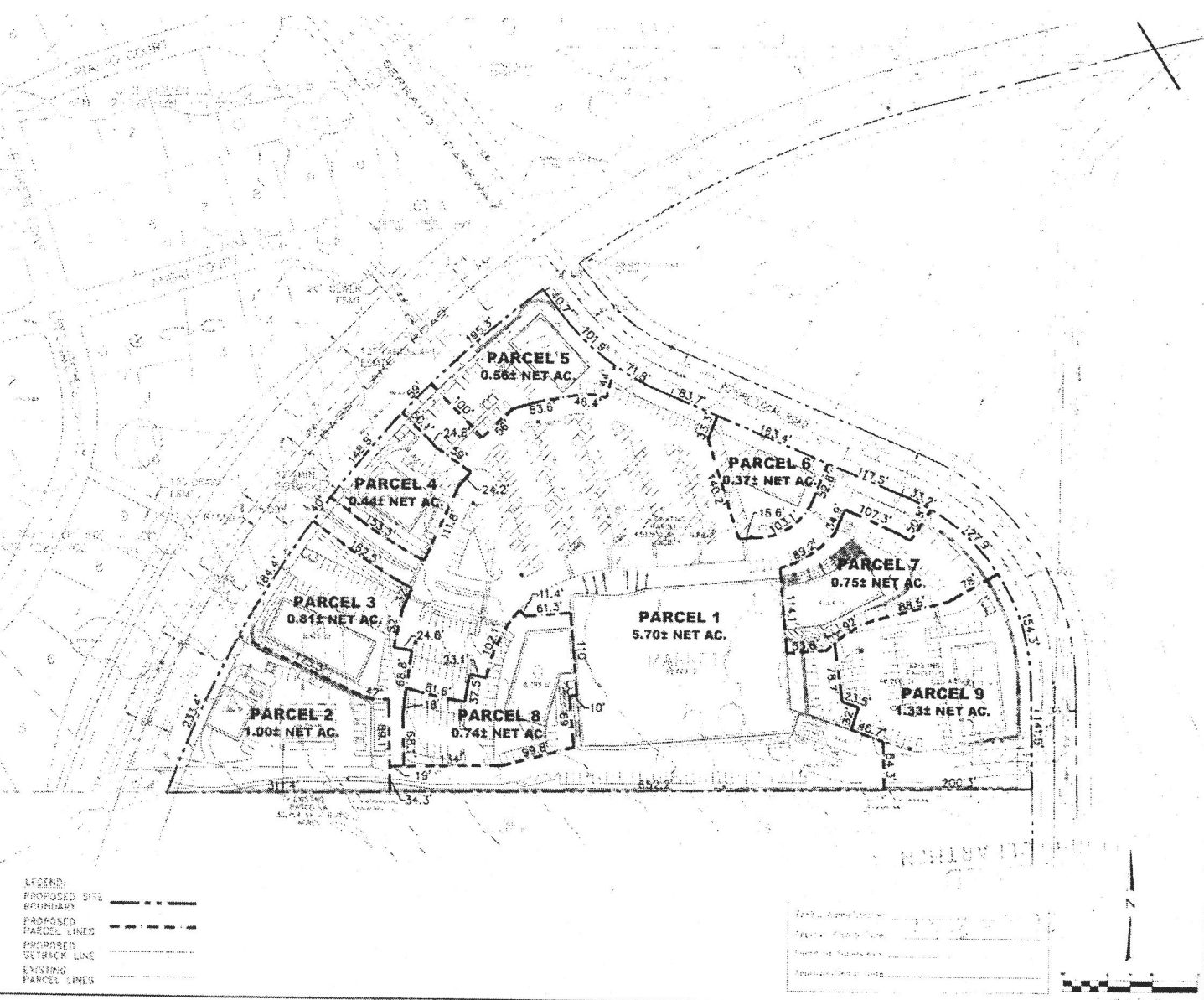
Site Area: 15.70 NET AC.
 Proposed Building Footprint: 150,000 SQ FT

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 Proposed Building Footprint: 150,000 SQ FT

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 Proposed Building Footprint: 150,000 SQ FT

Site Area: 15.70 NET AC.
 Proposed Building Footprint: 150,000 SQ FT

Site Area: 15.70 NET AC.
 Proposed Building Footprint: 150,000 SQ FT



LEGEND:

PROPOSED SITE BOUNDARY	---
PROPOSED PARCEL LINES	----
PROPOSED DETRACK LINE	- - - -
EXISTING PARCEL LINES

SERRANO ASSOC. LLC



RSC ENGINEERING

TENTATIVE PARCEL MAP
 SERRANO COMMERCIAL CTR.
 EL DORADO COUNTY, CA

TM

1

SERRANO VILLAGE J5 COMMERCIAL CENTER PHASE II

TENTATIVE PARCEL MAP

EL DORADO COUNTY CALIFORNIA

JULY 23, 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"=60'

CONTOUR INTERVAL
MAJOR CONTOUR INTERVAL = 5'

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
POR OF SEC. 31 & 32, T.10N., R.9E., M.D.M

ASSESSOR'S PARCEL NUMBER
123-040-07

PRESENT ZONING
CP (PLANNED COMMERCIAL)

TOTAL AREA
4.46 ACRES; 194,077 SQ. FT.

TOTAL PARCELS
4

MINIMUM/MAXIMUM PARCEL AREA
0.90 ACRES / 1.43 ACRES

PRELIMINARY DIRT QUANTITIES
CUT = 6,400 CU. YDS.
FILL = 22,750 CU. YDS.
NET = 16,336 CU. YDS. (FILL)

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

FIRE PROTECTION
EL DORADO HILLS COUNTY WATER/FIRE DISTRICT

WASTE DISPOSAL
EL DORADO DISPOSAL

DRY UTILITIES
GAS & ELECTRICITY: P.G.&E.
TELEPHONE: AT&T
CABLE: COMCAST

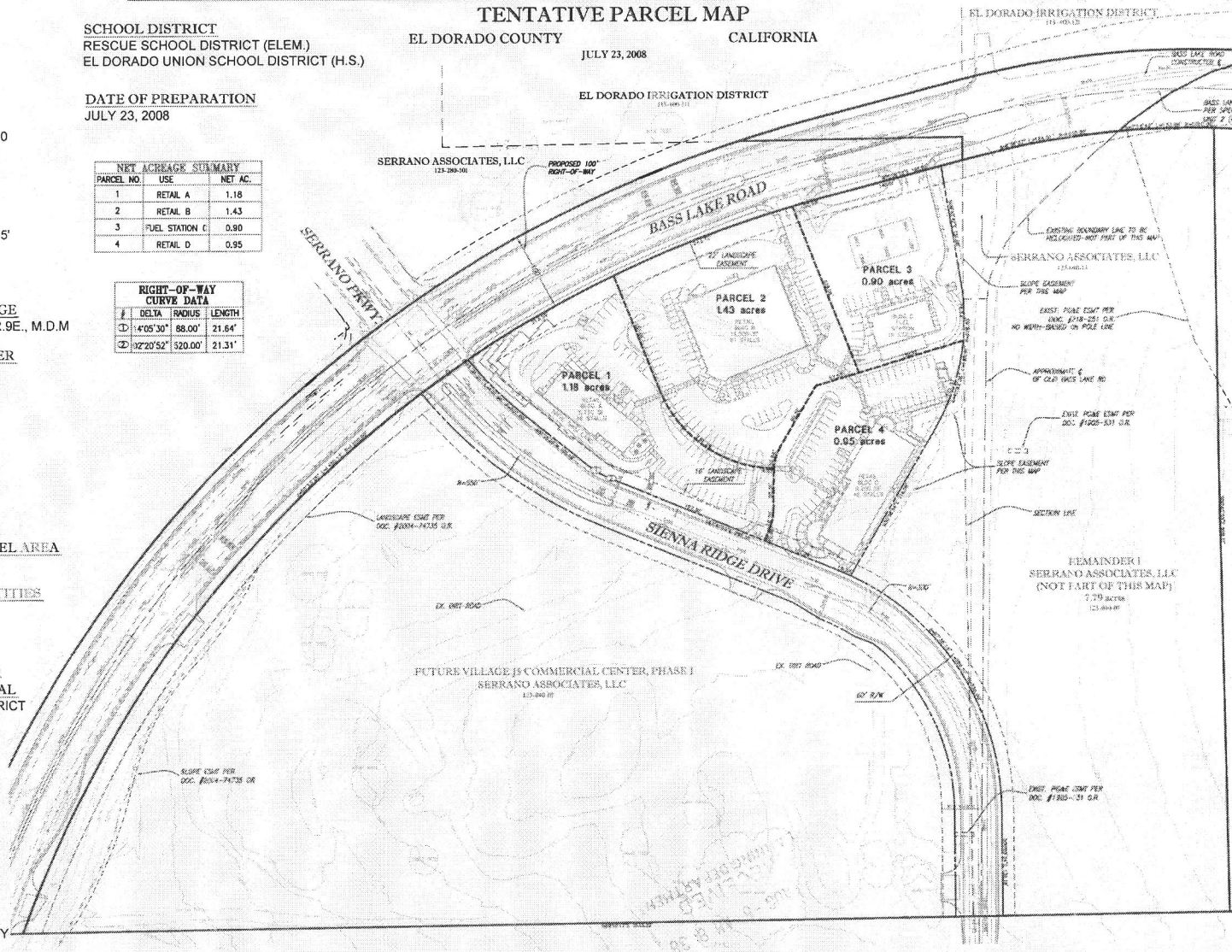
PARK AND RECREATION
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
RESCUE SCHOOL DISTRICT (ELEM.)
EL DORADO UNION SCHOOL DISTRICT (H.S.)

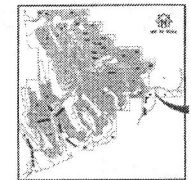
DATE OF PREPARATION
JULY 23, 2008

NET ACREAGE SUMMARY		
PARCEL NO.	USE	NET AC.
1	RETAIL A	1.18
2	RETAIL B	1.43
3	FUEL STATION C	0.90
4	RETAIL D	0.95

RIGHT-OF-WAY CURVE DATA			
#	DELTA	RADIUS	LENGTH
1	140°30'	88.00'	21.64'
2	102°20'52"	320.00'	21.31'



SERRANO
R.E.Y. ENGINEERS, INC.
California 95630



VICINITY MAP

- NOTES**
1. REFER TO FINAL PARCEL MAP FOR ACCURATE LOT DIMENSIONS AND CONFIGURATION.
 2. ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL BE ABANDONED PERTINENT TO THE ENVIRONMENTAL MITIGATION MEASURES.
 3. THE PROPERTY LIES WITHIN ZONE D' ON FIRM MAP NO. 080048 PANEL 07000 DATED OCT. 18, 1995. ZONE D' IS AN AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED.

LEGEND

—————	BOUNDARY LINE
-----	PROPOSED PARCEL LINE
- - - - -	EASEMENT LINE
—————	RIGHT-OF-WAY

ZONING ADMINISTRATOR: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____

EXHIBIT F

EXHIBIT G

PRELIMINARY SERRANO J5, J6, J7, LOT H, AND LOT J

EL DORADO COUNTY

ALTERNATIVE 1

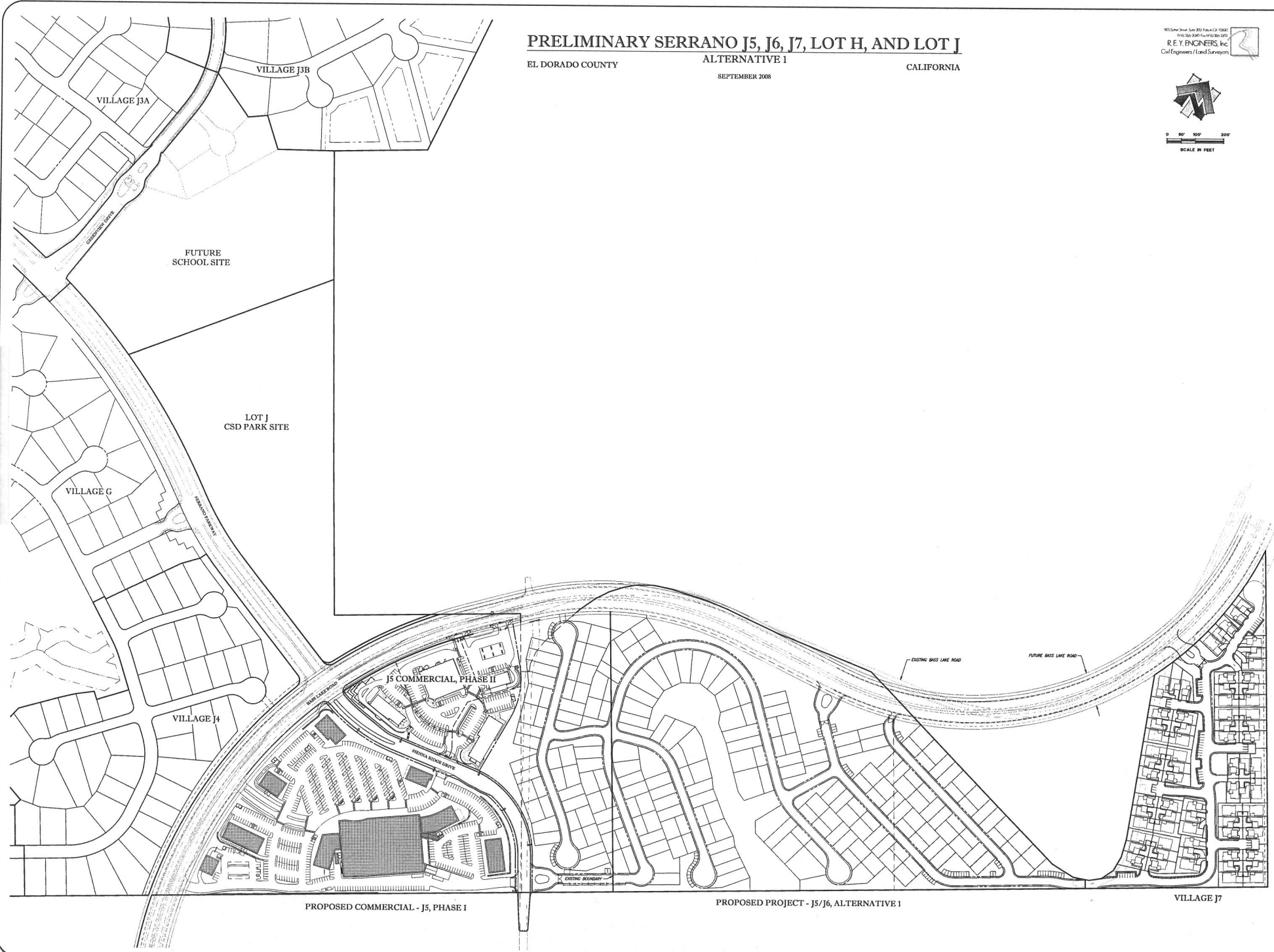
CALIFORNIA

SEPTEMBER 2008

1055 Lake Street, Suite 200, Folsom, CA 95630
916.242.5400 FAX 916.242.5401
R.E.Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



0 50' 100' 200'
SCALE IN FEET



PROPOSED COMMERCIAL - J5, PHASE I

PROPOSED PROJECT - J5/J6, ALTERNATIVE 1

VILLAGE J7



SERRANO

13 OCT 24 AM 8:08

RECEIVED
PLANNING DEPARTMENT

October 23, 2013

Lillian Macleod
Community Development Agency
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

**RE: Serrano Village J5/J6
Specific Plan Amendment to Reduce Village J Commercial Acreage
TM 13-1511, Z 13-0002, and PD 13-0001**

Dear Lillian,

Please accept this letter as a supplement to the application materials we submitted with the referenced applications to support our request to reduce the planned commercial acreage in Serrano Village J.

The original Specific Plan included 45 acres of neighborhood commercial to serve the eastern end of the El Dorado Hills Specific Plan, and surrounding communities such as Bridlewood and the Bass Lake Hills Specific Plan. The original 45 acres is nearly twice as large as the existing Raleys/La Borgata neighborhood center on El Dorado Hills Boulevard, which totals approximately 27 acres.

The Raleys/La Borgata center has excellent U.S. Highway 50 visibility and is located at the well-traveled, primary north-south arterial of El Dorado Hills Blvd. - Latrobe Road. The Raleys/La Borgata center conveniently serves many communities (Blackstone, Serrano, Ridgeview, Sterlingshire, St. Andrews, Highland View, Highland Hills, Crescent Ridge, etc.), yet has never achieved 100% occupancy from retailers. Due to market conditions after the Great Recession, the center continues to experience higher than normal vacancy rates, indicating that there is not enough housing in El Dorado Hills to support the existing commercial land use designations or warrant the construction of planned phases. Furthermore, the Raleys/La Borgata center competes for other retailers in Town Center, which has yet to fully develop all of its planned phases.

Serrano Associates, LLC has been unable to attract retailers to the neighborhood retail center in Serrano Village J5/J6 for three reasons:

- First, retail inventory remains high. Potential retailers are more likely to select a location in a constructed and available space such as Raleys or Town Center requiring minimal tenant improvements rather than waiting for the construction of an entirely new center. The high inventory, combined with the low demand from retailers, means that retail absorption rates continue to lag.

SERRANO ASSOCIATES, LLC 4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-7510
916.939.4060 FAX 916.939.4116

EXHIBIT H

14-0280 D 11 of 20

El Dorado Hills Specific Plan

Table 1: Summary of Residential Use by Development Neighborhood

May 9, 2013 (includes pending applications for Serrano Village A14, C2, D1 Lots C & D, and J5/J6 Revisions)

	Specific Plan			Actual ⁽¹⁾			(Reduction) / Increase from Specific Plan		
	(a) Dwelling Units	(b) Net Acres ⁽²⁾	(c) Net D.U./ac	(d) Dwelling Units	(e) Net Acres ⁽²⁾	(f) Net D.U./ac	(d) - (a) Dwelling Units	(e) - (b) Net Acres ⁽²⁾	(f) - (c) Net D.U./ac
NORTH UPLANDS									
Village H	362	160		267	218		(95)	58	
Village I	699	134		218	146		(481)	12	
Village J	342	117		454	167		112	50	
Village K	458	236		671	337		213	101	
Village L	56	25		110	83		54	58	
Village M	37	148		168	156		131	8	
	<u>1,954</u>	<u>820</u>	<u>2.38</u>	<u>1,888</u>	<u>1,106</u>	<u>1.71</u>	<u>(66)</u>	<u>286</u>	<u>(0.68)</u>
SOUTH UPLANDS									
Village C	482	252		427	165		(55)	(87)	
Village E	282	109		696	190		414	81	
Village F	553	107		257	74		(296)	(33)	
Village G	905	192		199	67		(706)	(126)	
	<u>2,222</u>	<u>660</u>	<u>3.37</u>	<u>1,579</u>	<u>496</u>	<u>3.18</u>	<u>(643)</u>	<u>(164)</u>	<u>(0.18)</u>
VALLEY									
Village A	606	151		376	114		(230)	(37)	
Village B	212	53		196	58		(16)	5	
Village D	1,051	250		787	269		(264)	19	
Village P (by others)	90	53		Unknown	Unknown		Unknown	Unknown	
Village Q (by others)	27	27		Unknown	Unknown		Unknown	Unknown	
Village V (by others)	0	7		Unknown	Unknown		Unknown	Unknown	
	<u>1,986</u>	<u>541</u>	<u>3.67</u>	<u>1,359</u>	<u>441</u>	<u>3.08</u>	<u>(510)</u>	<u>(13)</u>	<u>(0.59)</u>
	<u>6,162</u>	<u>2,021</u>	<u>3.05</u> *	<u>4,826</u>	<u>2,043</u>	<u>2.36</u> **	<u>(1,219)</u>	<u>109</u>	<u>(0.69)</u>
	* NET DENSITY (Specific Plan Area)			** NET DENSITY (Actual - Serrano Portion)					
MISCELLANEOUS									
Village T (by others)		126		Unknown					
Village U (by others)		130		Unknown					
		<u>256</u>							
MISCELLANEOUS									
Village J (Commercial)		45			12 ^[3]			(33)	
Village Green		27			27			0	
Village R (by others)		157			157 (assumes no change)			0	
Village W (by others)		13			13 (assumes no change)			0	
Circulation		139			Unknown			Unknown	
Schools		60			48 ^[4]			(12)	
Golf Course		370			189 ^[5]			(181)	
Open Space		808			1,023			215	
		<u>3,896</u>							

[1] Serrano portion only, as developed, mapped, and planned.
 [2] Defined by the Specific Plan as the number of acres excluding open space, major circulation routes, and school sites.
 [3] Village J5 Phase 1
 [4] Includes Oak Meadow School, Silva Valley School, and Rolling Hills School. Rescue Union has not purchased the Village J site.
 [5] In April 2000, the Planning Commission voted to approve abandonment of the 2nd golf course described in the Specific Plan in favor of open space accessible to the public.

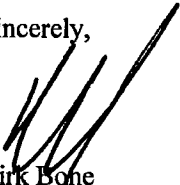
Lillian Macleod
Serrano Village J5/J6
October 23, 2013
Page Two

- Second, the density of housing in the eastern portion of Serrano is not dense enough to attract retailers. The low-density nature of Serrano and Bridlewood, combined with the relatively little development in the Bass Lake Hills Specific Plan to date, does not provide retailers with the assurance they need to have a strong, sustained customer base and capture repeat business.
- Finally, the site's location at Serrano Parkway and Bass Lake Road is not attractive to retailers because the site lacks highway visibility and traffic counts on Bass Lake Road are low. The site does not provide retailers with a sufficient amount of pass-by traffic and high-intensity retail uses are better served along Highway 50, such as the future commercial at Village P.

For these reasons, Serrano Associates seeks to eliminate the 5 acres of approved commercial at Village J5 Phase 2. However, if retail market conditions do not improve in the near future, it may be necessary to eliminate the balance of the planned retail land uses.

If you have any questions or need further information, please contact me at (916) 939-4060.

Sincerely,



Kirk Bone
Director of Government Relations

cc: Andrea Howard, Parker Development Company

SERRANO VILLAGE J5 & J6

TENTATIVE SUBDIVISION MAP

EL DORADO COUNTY CALIFORNIA

DECEMBER 2011
REVISED: MAY 2012
REVISED: JUNE 2013

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

ENGINEER
REY ENGINEERS, INC.
905 SUTTER STREET, SUITE 200
FOLSOM, CA 95630

MAP SCALE
1"=60'

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

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
POR OF SEC. 31 & 32, T.10N., R.9E., M.D.M.

ASSESSOR'S PARCEL NUMBERS
123-040-07, 123-040-09 & 115-400-13

EXISTING/PROPOSED ZONING
CP-PDR1-PD

TOTAL AREA	RESIDENTIAL LOTS	LANDSCAPE LOTS	LANDSCAPE LOT A	LANDSCAPE LOT B	LANDSCAPE LOT C	LANDSCAPE LOT D	LANDSCAPE LOT E	LANDSCAPE LOT F	LANDSCAPE LOT G	LANDSCAPE LOT H	PASSIVE PARK	FUTURE SIENNA RIDGE DRIVE	VILLAGE J5 RETAIL CENTER, PHASE I	TOTAL
22.87 Acres	6.53 Acres	0.12 Acres	0.37 Acres	1.26 Acres	0.20 Acres	1.21 Acres	0.32 Acres	0.12 Acres	0.89 Acres	2.65 Acres	1.65 Acres	11.84 Acres	50.03 Acres +/-	

TOTAL UNITS	GROSS AREA	GROSS DENSITY
119 units	36.54 Acres	3.26 du/ac

PROPOSED USE
119 - SINGLE FAMILY RESIDENTIAL
8 - LANDSCAPE (LOTS A - H)
1 - PASSIVE PARK

LOT SIZES
MINIMUM LOT SIZE - 6,600 SF
AVERAGE LOT SIZE - 8,371 SF
MAXIMUM LOT SIZE - 14,212 SF

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

FIRE PROTECTION
EL DORADO HILLS COUNTY
WATER/FIRE DISTRICT

PARK AND RECREATION
EL DORADO HILLS COMMUNITY
SERVICES DISTRICT

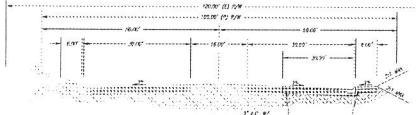
SCHOOL DISTRICT
RESCUE UNION SCHOOL DISTRICT

DATE OF PREPARATION
DECEMBER, 2012

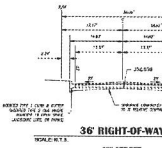
ENGINEERS CERTIFICATE

PLANNING COMMISSION
PROFESSIONAL SEAL
BOARD OF SUPERVISORS
PROFESSIONAL SEAL

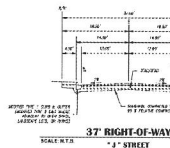
PHASING PLAN NOTICE



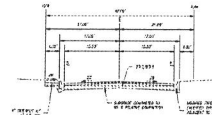
FUTURE BASS LAKE ROAD TYPICAL STREET SECTION



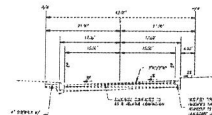
36' RIGHT-OF-WAY
T STREET



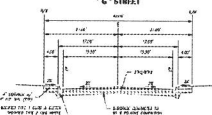
37' RIGHT-OF-WAY
J STREET



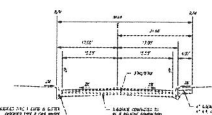
42' RIGHT-OF-WAY
A STREET - STA. 4+15.62 TO STA. 10+50.65



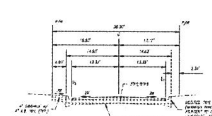
42' RIGHT-OF-WAY
E STREET
STA. 1+00 TO STA. 5+79.26



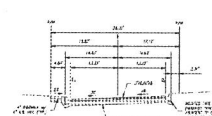
42' RIGHT-OF-WAY
B STREET



38' RIGHT-OF-WAY
I STREET



36' RIGHT-OF-WAY
X STREET - STA. 1+48.00 TO STA. 4+15.62



36' RIGHT-OF-WAY
F STREET
STA. 5+79.26 TO STA. 9+43.00



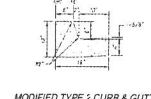
36' RIGHT-OF-WAY
G STREET



35' RIGHT-OF-WAY
L STREET
STA. 9+43.00 TO STA. 10+43.00



MODIFIED TYPE 1 CURB & GUTTER



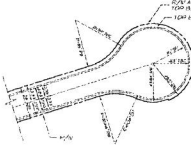
MODIFIED TYPE 2 CURB & GUTTER



TYPICAL PLAN VIEW
ENTRY ROAD



TYPICAL PLAN VIEW
B STREET
J STREET



TYPICAL PLAN VIEW
CUL-DE-SAC



SERRANO
REY ENGINEERS, INC.
Civil Engineers
1000 SERRANO AVENUE
EL DORADO HILLS, CA 95762
TEL: (916) 426-1111
WWW.REYENGINEERS.COM



VICINITY MAP

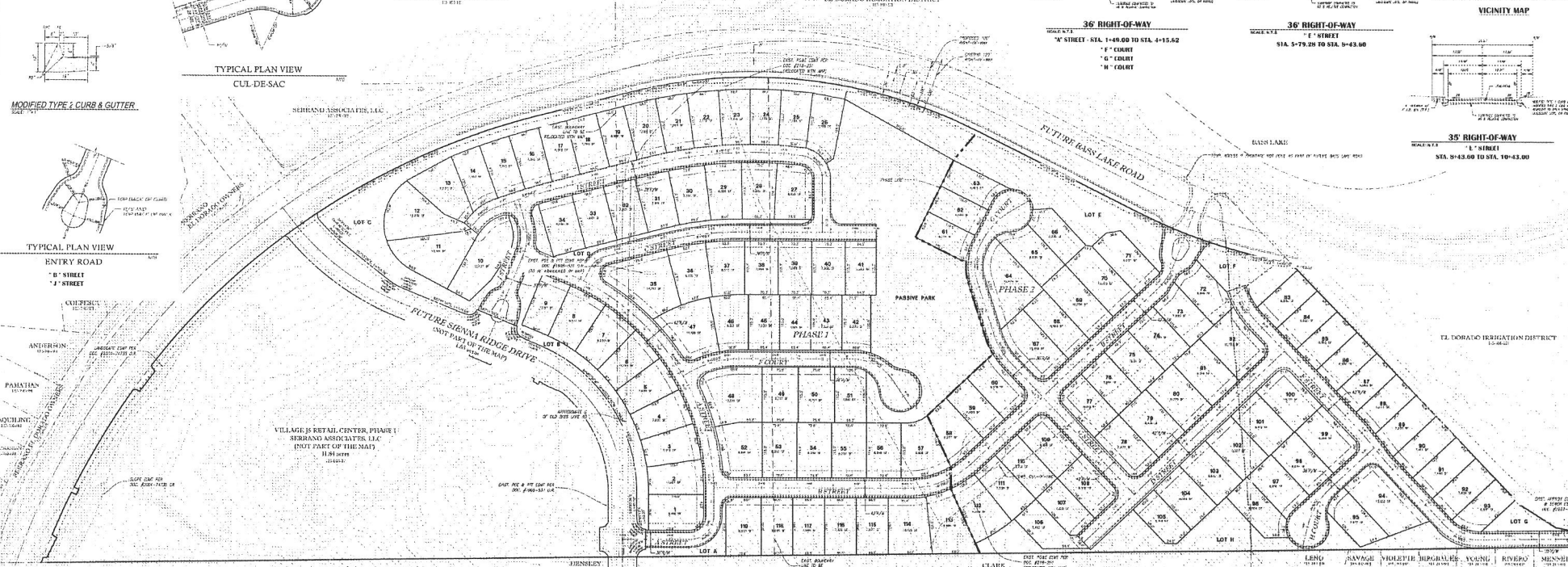


EXHIBIT J

SERRANO VILLAGE J5 & J6

TENTATIVE GRADING AND DRAINAGE PLAN

EL DORADO COUNTY DECEMBER, 2012 CALIFORNIA

13 FEB -1 PM 1:55

RECEIVED
PLANNING DEPARTMENT



0 50' 100'

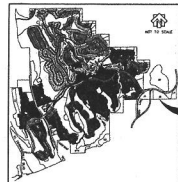
SCALE IN FEET

INDIC. CONTOUR INTERVAL - 2'

MAJOR CONTOUR INTERVAL - 5'

SERRANO

REY ENGINEERS INC.
Civil Engineers - Landscape Architects



VICINITY MAP

PRELIMINARY DIRT QUANTITIES

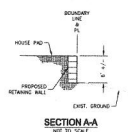
CUT = 149,100 CU. YDS.

FILL = 141,600 CU. YDS.

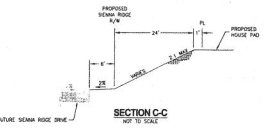
NET = 22,500 CU. YDS. (IMPORT)

SPOILS = 21,500 (SIENNA RIDGE)

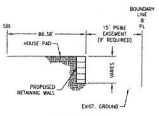
DISTURBED AREA = 36.6 AC



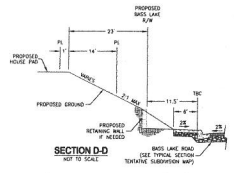
SECTION A-A
NOT TO SCALE



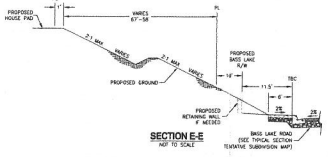
SECTION C-C
NOT TO SCALE



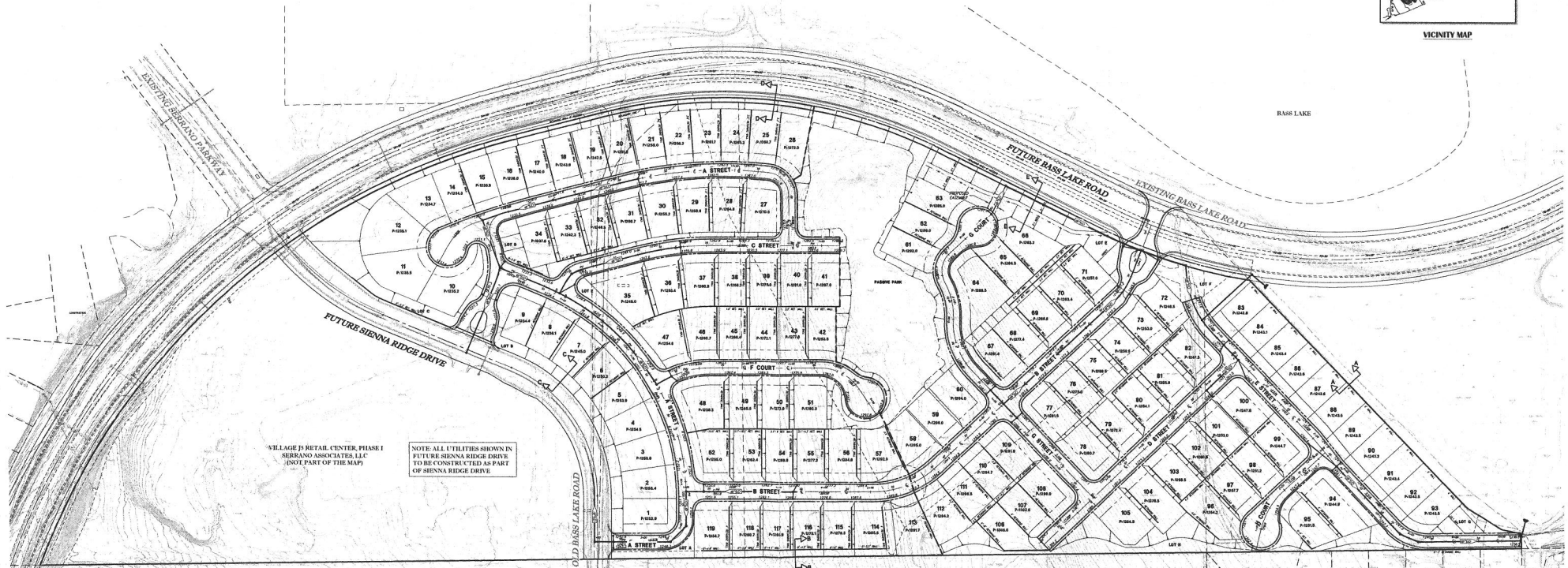
SECTION B-B
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE



VILLAGE J5 RETAIL CENTER, PHASE I
SERRANO ASSOCIATES, LLC
(NOT PART OF THE MAP)

NOTE: ALL UTILITIES SHOWN IN
FUTURE SIENNA RIDGE DRIVE
TO BE CONSTRUCTED AS PART
OF SIENNA RIDGE DRIVE

Z 13-0002/PD 13-0001
TM 13-1511 SP 13-0002

EXHIBIT K

SERRANO VILLAGE J5 & J6

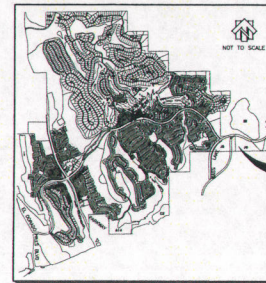
SLOPE MAP

EL DORADO COUNTY

DECEMBER, 2012

CALIFORNIA

SLOPES TABLE				
Number	Minimum Slope	Maximum Slope	Area (AC)	Color
1	0.00%	10.00%	22.8	Light Yellow
2	10.00%	20.00%	12.3	Yellow
3	20.00%	30.00%	0.8	Orange
4	30.00%	Vertical	0.3	Dark Orange



VICINITY MAP

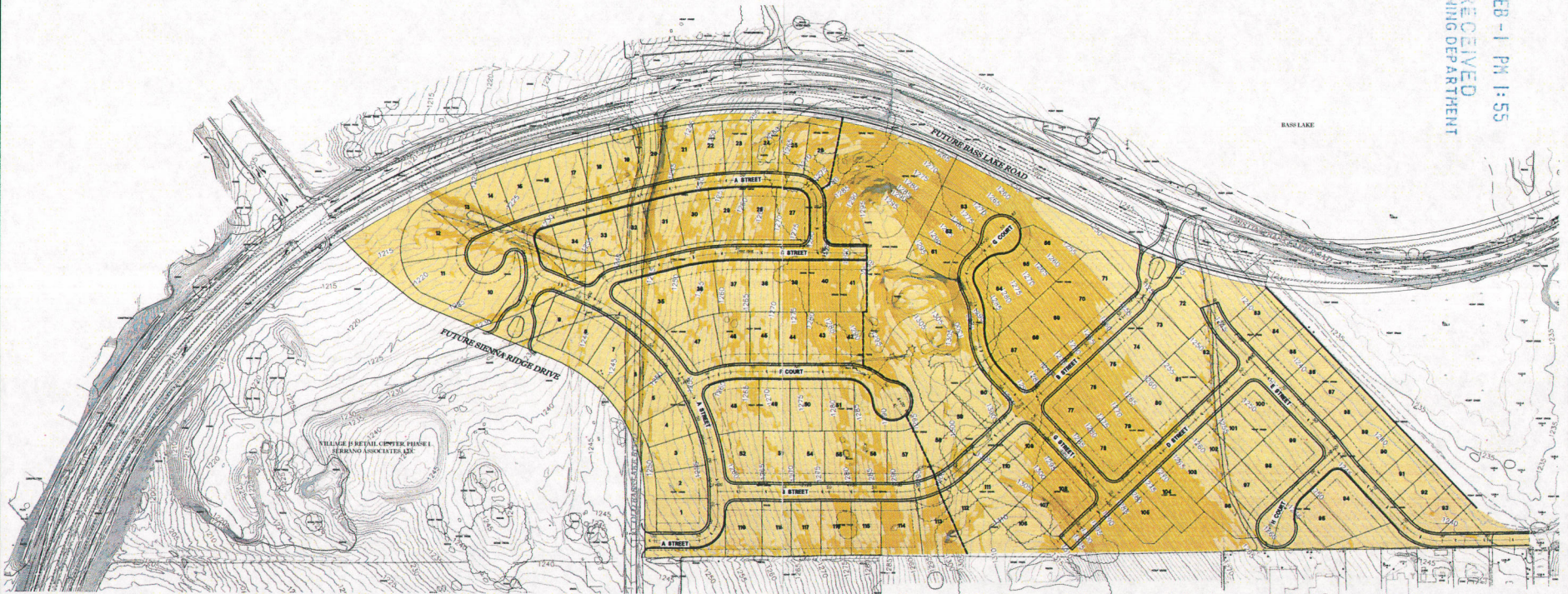


0 50' 100' 200'

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



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TM 13-1511SP 13-0002

4555 Lake Street, Suite 200, Trabuco, CA 92680
TEL: 949.396.5121 FAX: 949.396.5122
P. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



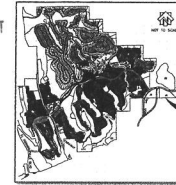
EXHIBIT L

SERRANO VILLAGE J5 & J6

TENTATIVE SEWER, WATER & RECYCLED WATER

EL DORADO COUNTY DECEMBER, 2012 CALIFORNIA

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RECEIVED
PLANNING DEPARTMENT

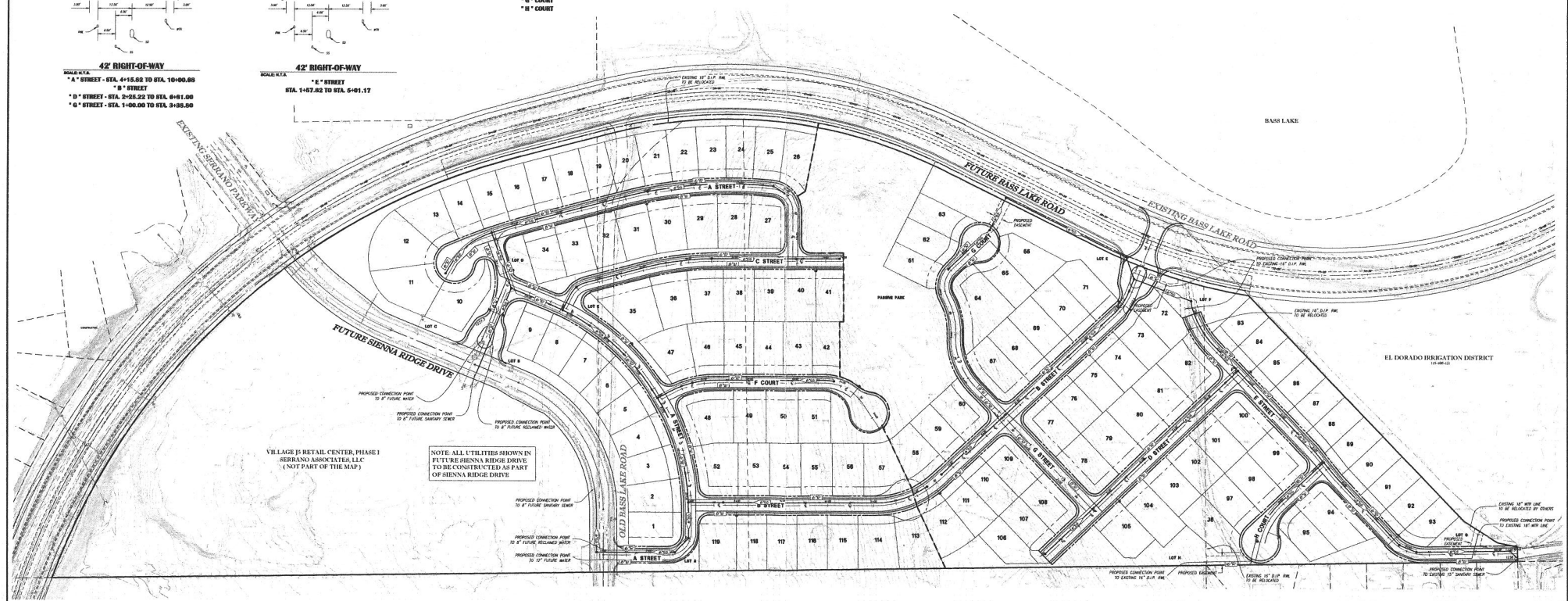
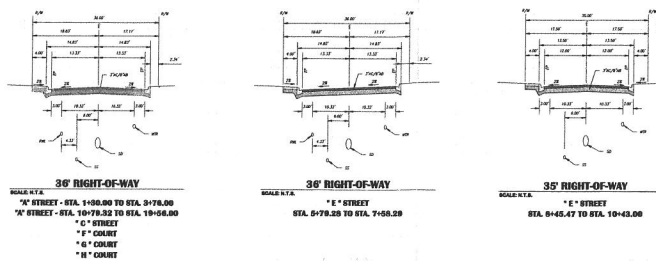
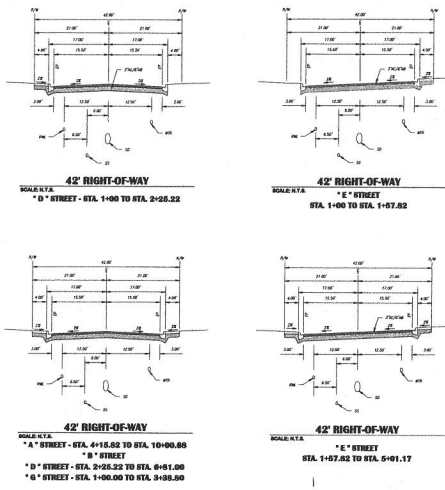


VICINITY MAP

SCALE IN FEET
MAJOR CONTOUR INTERVAL: 1' F
MINOR CONTOUR INTERVAL: 1' F

SERRANO

REY ENGINEERS, INC.
Civil Engineers - California License No. 44207



Z 13-0002/PD 13-0001
TM 13-1511SP 13-0002

EXHIBIT M

SERRANO VILLAGE J5 & J6

TREE PRESERVATION & PROTECTION PLAN

EL DORADO COUNTY

DECEMBER, 2012

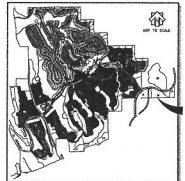
CALIFORNIA

13 FEB -1 PM 1:55

RECEIVED
PLANNING DEPARTMENT

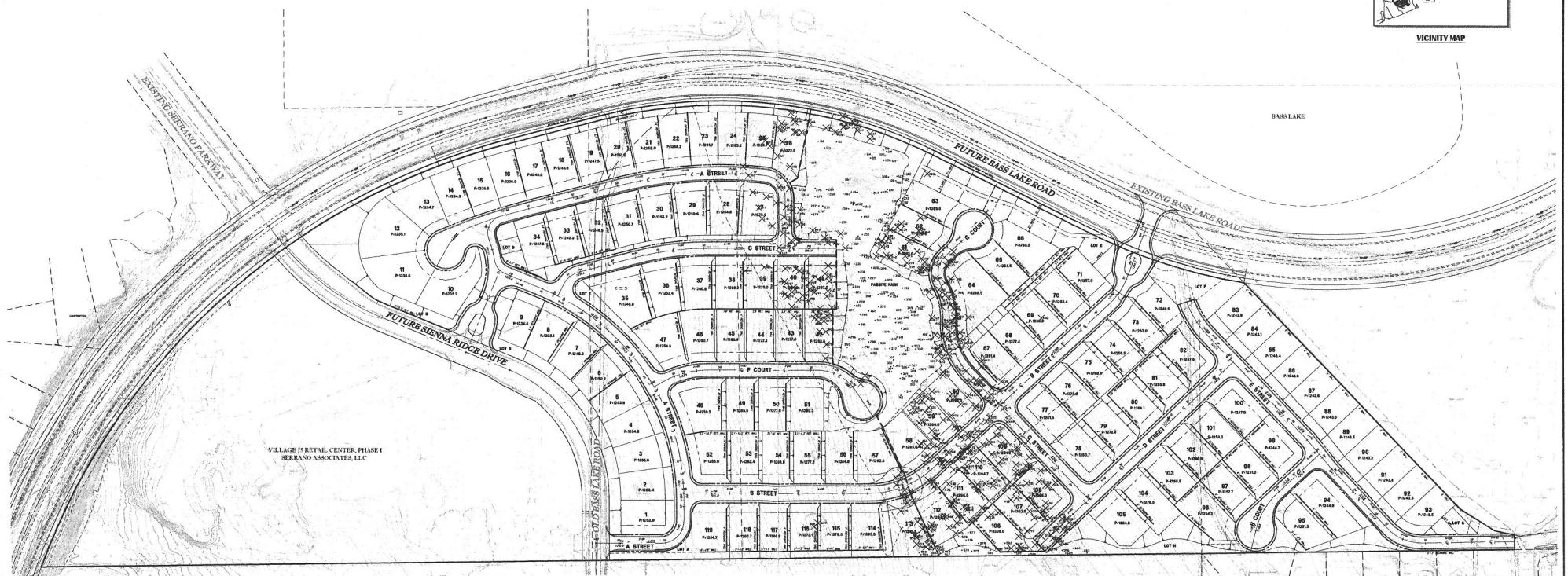


101 San Juan Ave. Ste 201 Irvine, CA 92618
Tel: 949.453.1100
R E Y ENGINEERS, Inc.
Civil Engineers & Architects



VICINITY MAP

OAK TREES
EXISTING OAK TREES: 537
OAK TREES TO BE REMOVED: 362
REMAINING OAK TREES POST CONSTRUCTION: 175



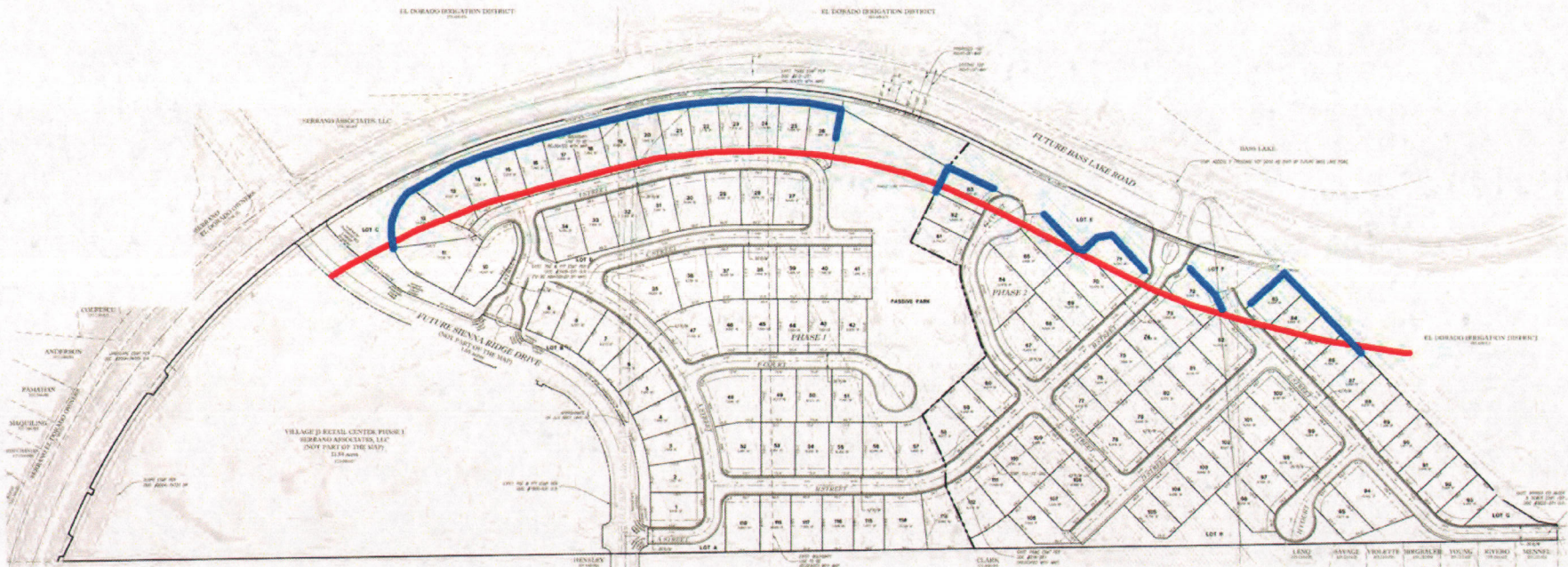
Z 13-0002/PD 13-0001

TM 13-1511 SP 13-0002

EXHIBIT N

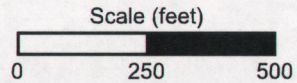
Figure 2
Serrano Village J5 & J6 - El Dorado County, California
Project Site Plan, Recommended Noise Barrier Locations, and 60 dB Ldn Traffic Noise Contour

EXHIBIT O



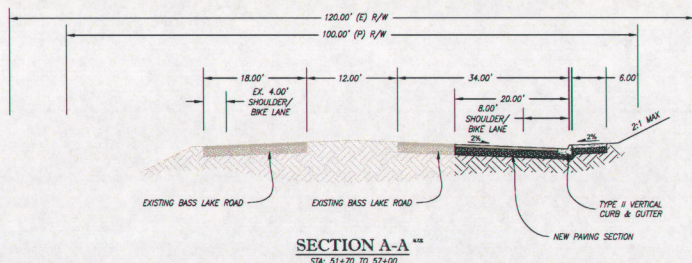
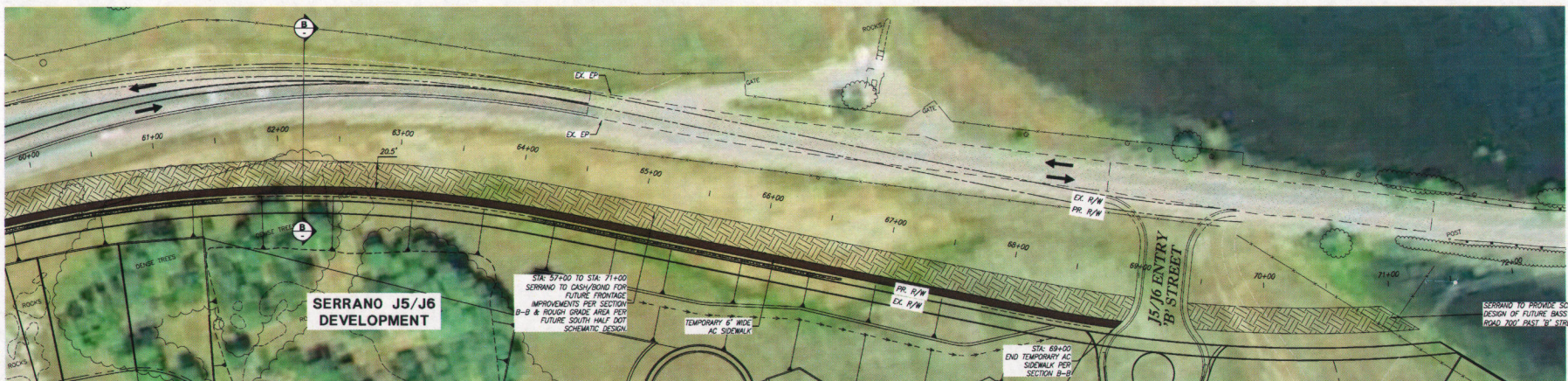
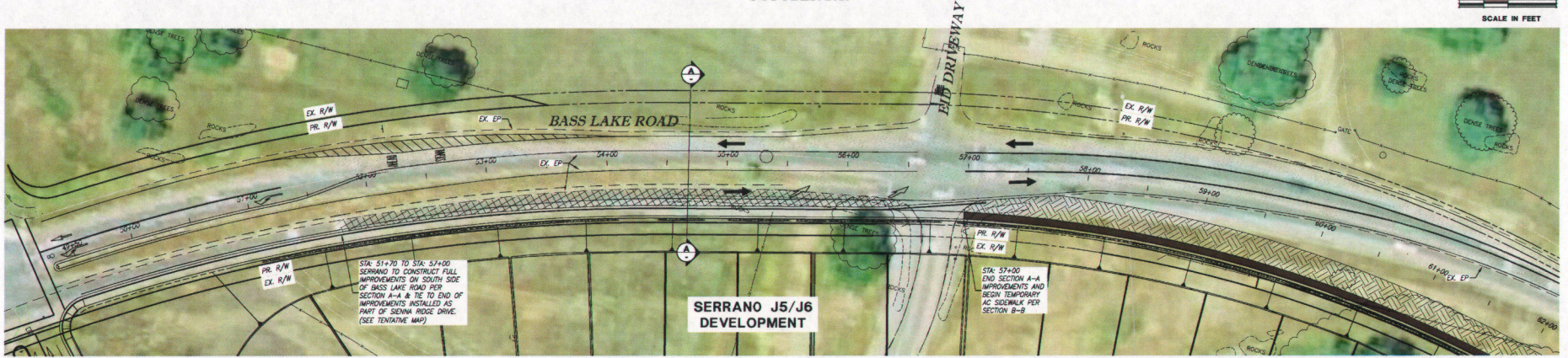
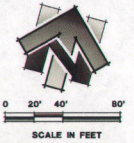
Legend

- Future (2035) 60 dB Ldn Traffic Noise Contour
- Recommended Noise Barrier Location

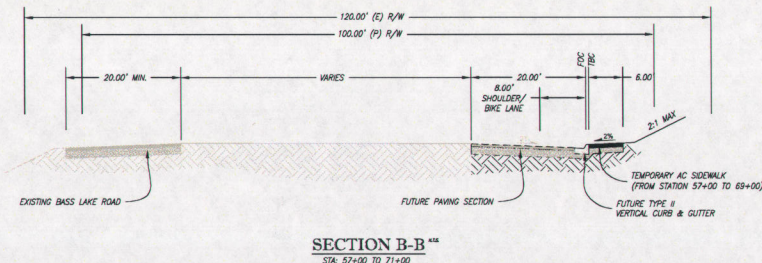


SERRANO VILLAGE J5/J6

PROPOSED FRONTAGE ROAD IMPROVEMENTS
 COUNTY OF EL DORADO CALIFORNIA
 OCTOBER 2013



SECTION A-A
 STA: 51+70 TO 57+00



SECTION B-B
 STA: 57+00 TO 71+00

LEGEND

- PROPOSED J5/J6 FRONTAGE PAVING
- PROPOSED J5/J6 FRONTAGE ROUGH GRADING
- EXISTING ROAD PAVING
- DIRECTION OF TRAFFIC

TEMPORARY AC SIDEWALK (FROM STATION 57+00 TO 68+00)

FUTURE TYPE II VERTICAL CURB & GUTTER

925 S. Main Street, Suite 200, Foothill, CA 92303
 (916) 366-3040 Fax (916) 366-3323
R.E.Y. ENGINEERS INC.
 Civil Engineers | Land Surveyors | D.G.A.R.

EXHIBIT P

R:\2013\106...B...J5 & J6...M...and...03...Plan\Exhibits\2013106-B-B-FRONTAGE.dwg Oct. 08, 2013 - 3:17pm - jf@rey.com

TM13-1511 Z13-0002
 SP13-0002 PD13-0001