

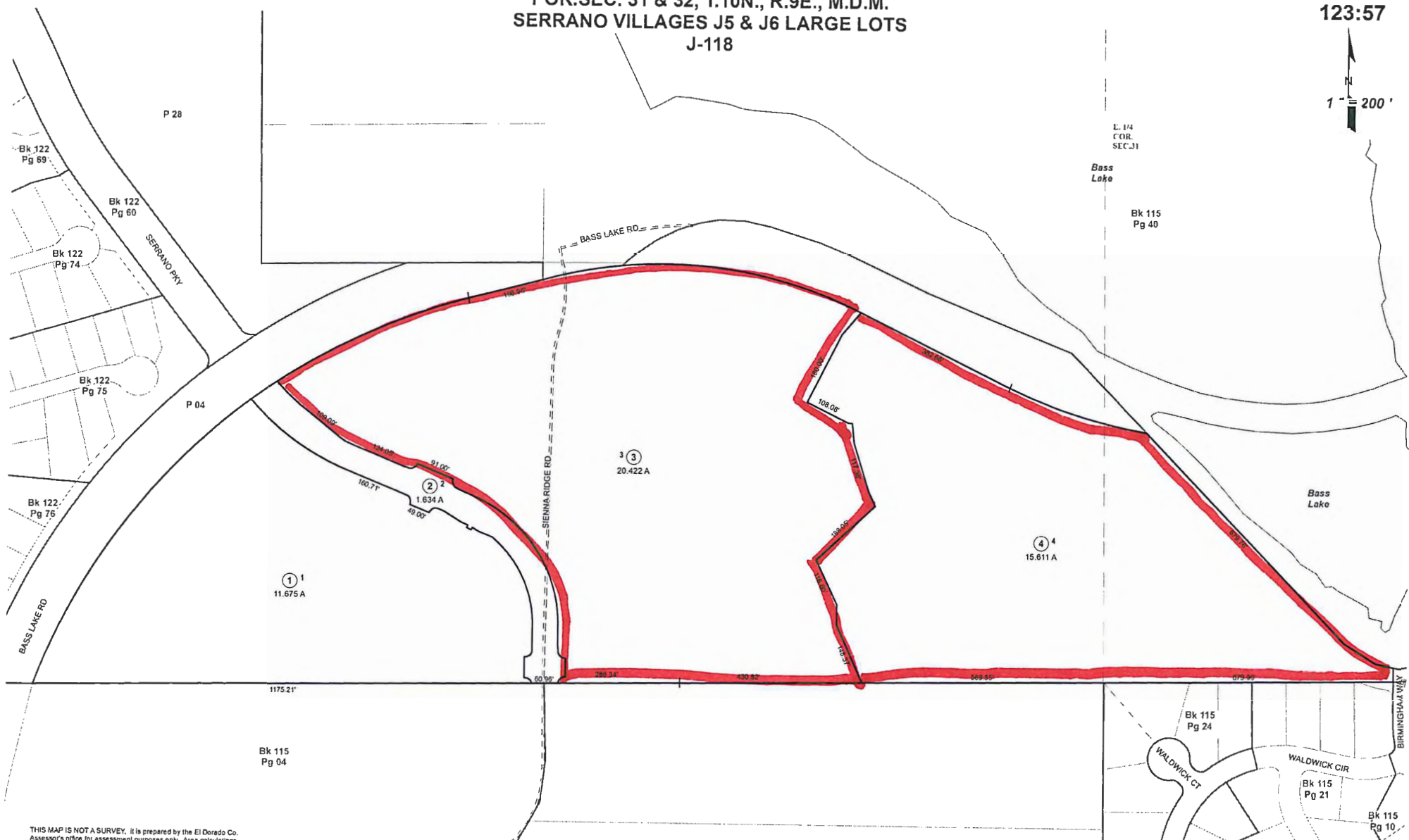
**Serrano Village J5/J6 Tentative Subdivision Map  
and Planned Development  
File Nos. SP13-0002/Z13-0002/PD13-0001/TM13-1511**



**Exhibit A: Location Map**

POR. SEC. 31 & 32, T.10N., R.9E., M.D.M.  
SERRANO VILLAGES J5 & J6 LARGE LOTS  
J-118

123:57



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

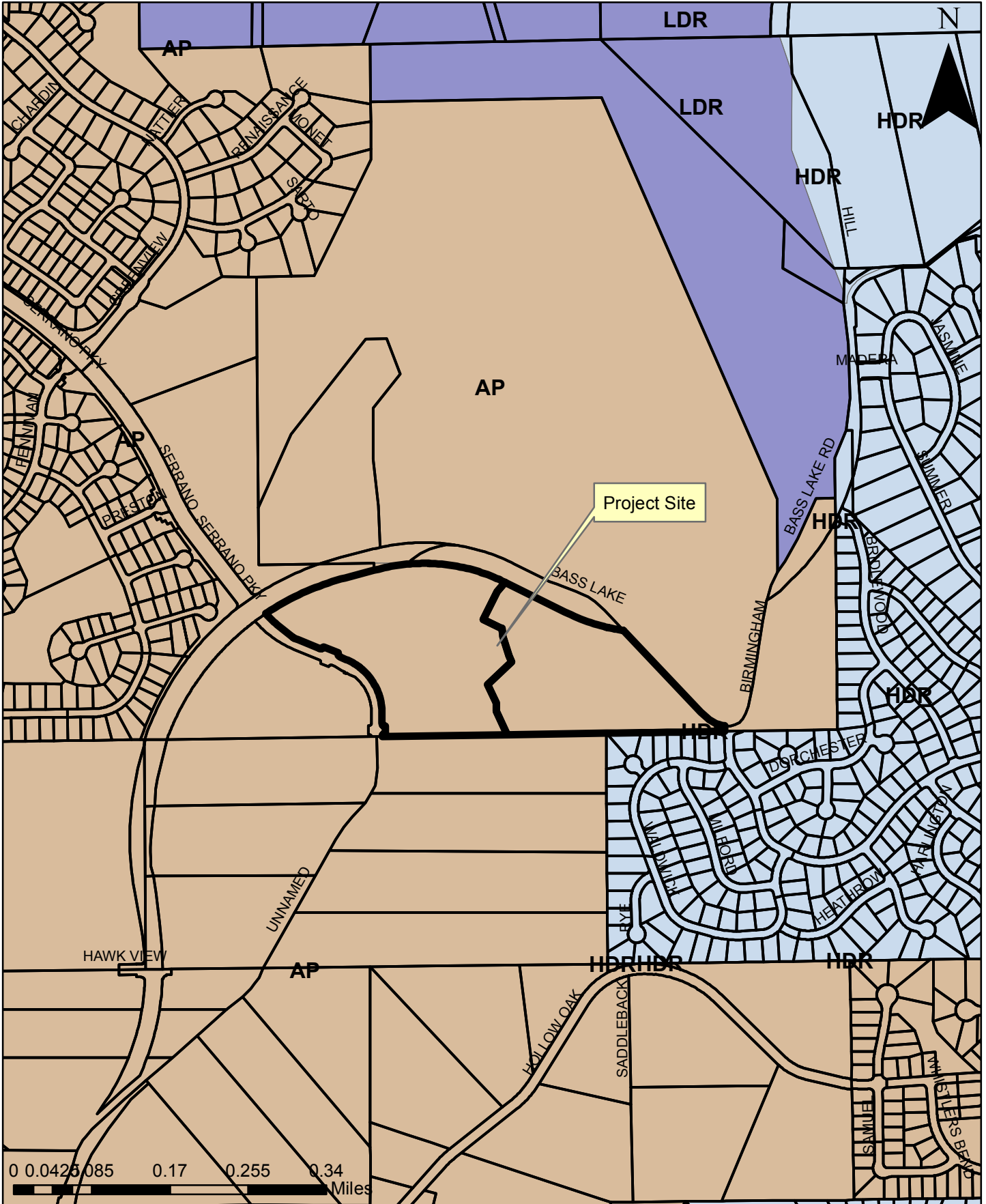
Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

# Exhibit B

Rev. Oct 25, 2013

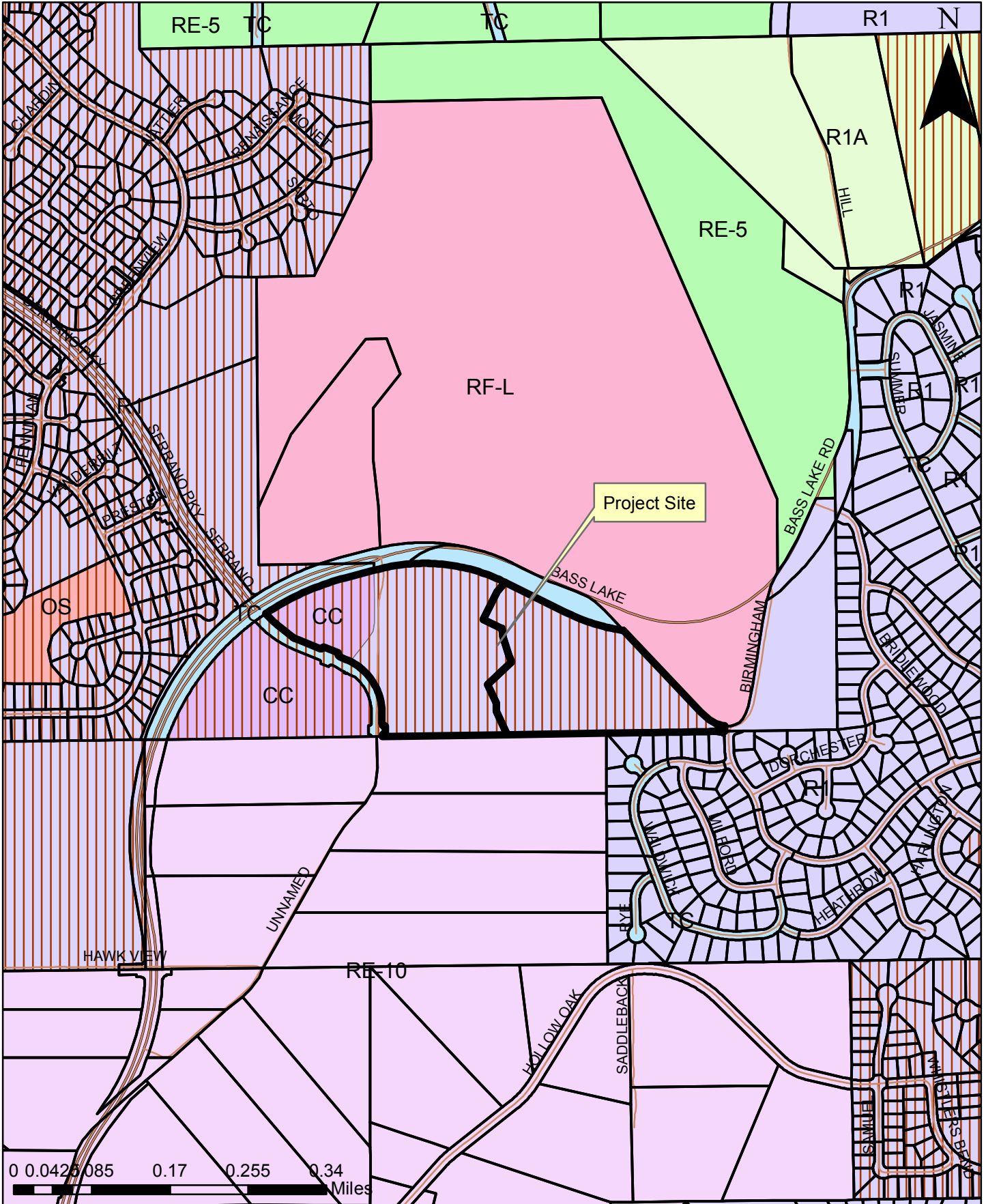
Assessor's Map Bk. 123 - Pg. 57  
County of El Dorado, CA

**Serrano Village J5/J6 Tentative Subdivision Map  
and Planned Development  
File Nos. SP13-0002/Z13-0002/PD13-0001/TM13-1511**



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

**Serrano Village J5/J6 Tentative Subdivision Map  
and Planned Development  
File Nos. SP13-0002/Z13-0002/PD13-0001/TM13-1511**



**Exhibit D: Zone Map**

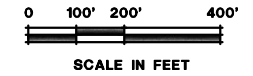
# SERRANO VILLAGE J5 & J6

## EXISTING ZONE EXHIBIT

EL DORADO COUNTY

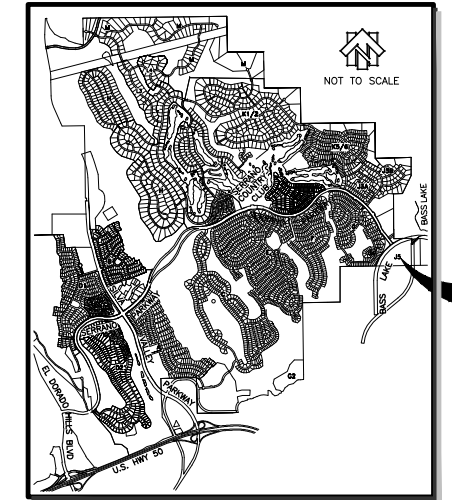
CALIFORNIA

March 6, 2017

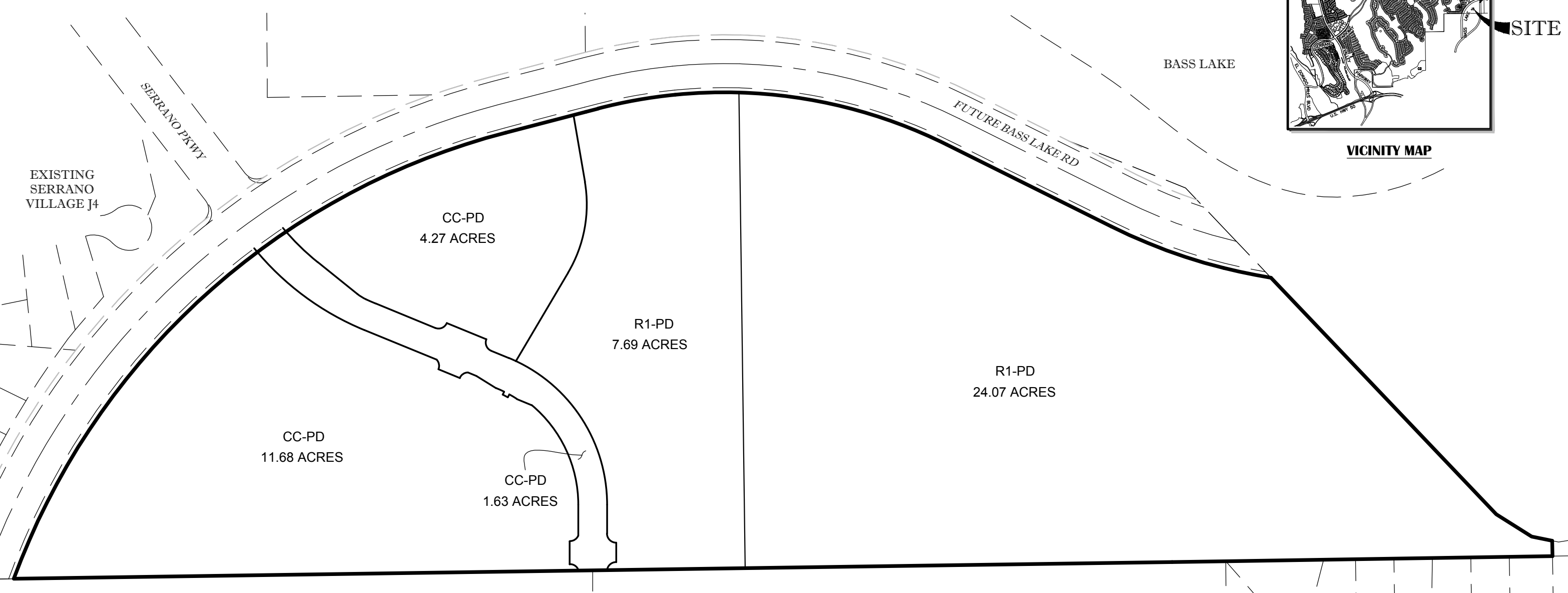


### LEGEND

CC	17.58 ACRES
R1-PD	31.76 ACRES
<b>TOTAL</b>	<b>49.34 ACRES</b>



VICINITY MAP



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



905 Sutter Street, Suite 200, Folsom, CA 95630  
916/366-3040 Fax 916/366-3303  
R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors



R:\2677\182 - J5 & J6 Tentative Map\Tentative Map\2677182-ZONING EXHIBIT 2017-03-06.dwg Mar 06, 2017 - 2:44pm, dsagan

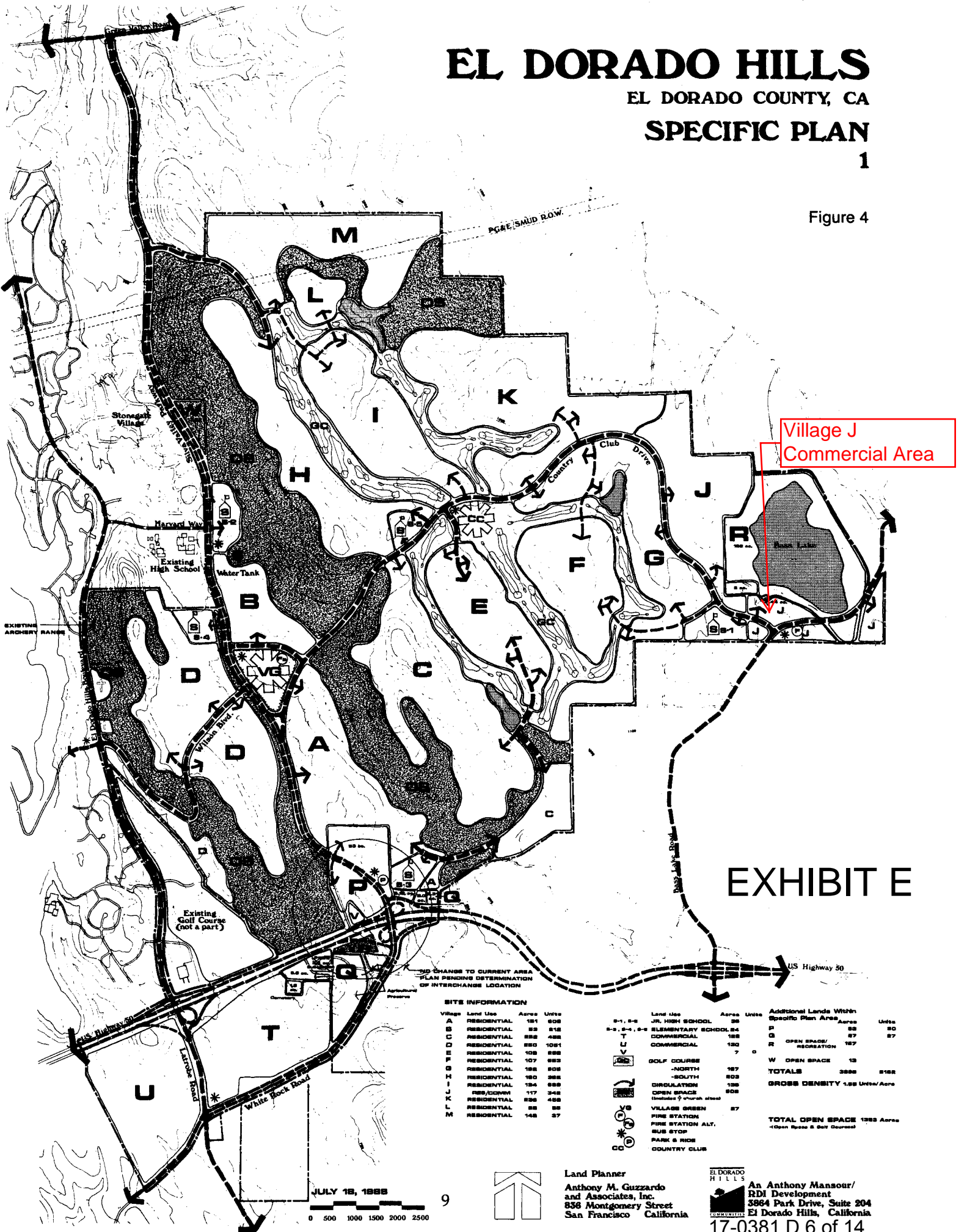
# EL DORADO HILLS

EL DORADO COUNTY, CA

## SPECIFIC PLAN

1

Figure 4



### EXHIBIT E

NO CHANGE TO CURRENT AREA PLAN REMAINS DETERMINATION OF INTERCHANGE LOCATION

**SITE INFORMATION**

Village	Land Use	Acres	Units
A	RESIDENTIAL	181	608
B	RESIDENTIAL	83	818
C	RESIDENTIAL	888	488
D	RESIDENTIAL	880	1081
E	RESIDENTIAL	108	888
F	RESIDENTIAL	107	883
G	RESIDENTIAL	188	808
H	RESIDENTIAL	180	388
I	RESIDENTIAL	124	888
J	RES./COMM.	117	348
K	RESIDENTIAL	88	488
L	RESIDENTIAL	88	88
M	RESIDENTIAL	148	27

Land Use	Acres	Units
9-1, 9-2	JR. HIGH SCHOOL	28
9-3, 9-4, 9-5	ELEMENTARY SCHOOL	84
T	COMMERCIAL	188
U	COMMERCIAL	120
V	GOLF COURSE	7
W	GOLF COURSE - NORTH	187
X	GOLF COURSE - SOUTH	808
Y	CIRCULATION	188
Z	OPEN SPACE	808
AA	VILLAGE GREEN	87
AB	FIRE STATION	
AC	FIRE STATION ALT.	
AD	BUS STOP	
AE	PARK & RIDE	
AF	COUNTRY CLUB	

Additional Lands Within Specific Plan Area	Acres	Units
P	88	80
Q	87	87
R	OPEN SPACE/RECREATION	187
W	OPEN SPACE	13
<b>TOTALS</b>	<b>3888</b>	<b>8188</b>
<b>GROSS DENSITY</b>	<b>1.88 Units/Acre</b>	
<b>TOTAL OPEN SPACE</b>	<b>1988 Acres</b>	
<small>(Open Space &amp; Golf Course)</small>		

JULY 18, 1988

0 500 1000 1500 2000 2500

9



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

EL DORADO HILLS  
 An Anthony Mansour/  
 RDI Development  
 3884 Park Drive, Suite 204  
 El Dorado Hills, California

17-0381 D 6 of 14

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

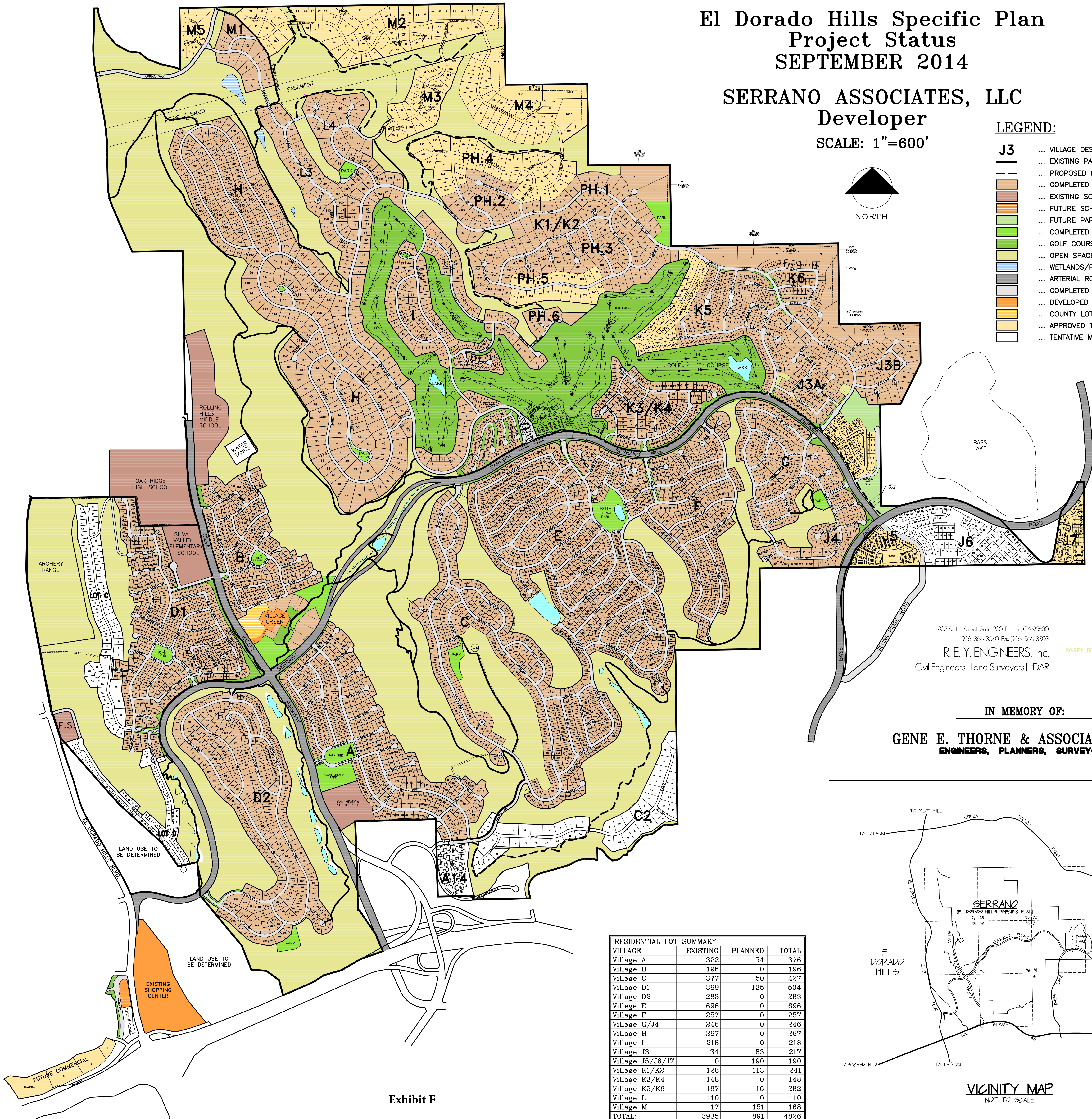
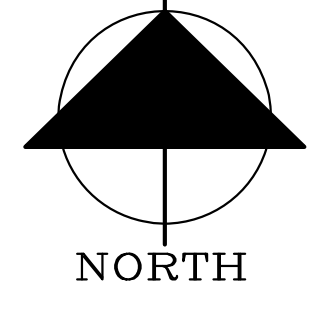
El Dorado Hills Specific Plan  
Project Status  
SEPTEMBER 2014

SERRANO ASSOCIATES, LLC  
Developer

SCALE: 1"=600'

**LEGEND:**

- J3** ... VILLAGE DESIGNATION
- 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



905 Sutter Street, Suite 200, Folsom, CA 95630  
(916) 366-3040 Fax (916) 366-3303  
R. E. Y. ENGINEERS, Inc.  
Civil Engineers | Land Surveyors | LDAR

IN MEMORY OF:

**GENE E. THORNE & ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS

RESIDENTIAL LOT SUMMARY			
VILLAGE	EXISTING	PLANNED	TOTAL
Village A	322	54	376
Village B	196	0	196
Village C	377	50	427
Village D1	369	135	504
Village D2	283	0	283
Village E	696	0	696
Village F	257	0	257
Village G/J4	246	0	246
Village H	267	0	267
Village I	218	0	218
Village J3	134	83	217
Village J5/J6/J7	0	190	190
Village K1/K2	128	113	241
Village K3/K4	148	0	148
Village K5/K6	167	115	282
Village L	110	0	110
Village M	17	151	168
<b>TOTAL:</b>	<b>3935</b>	<b>891</b>	<b>4826</b>

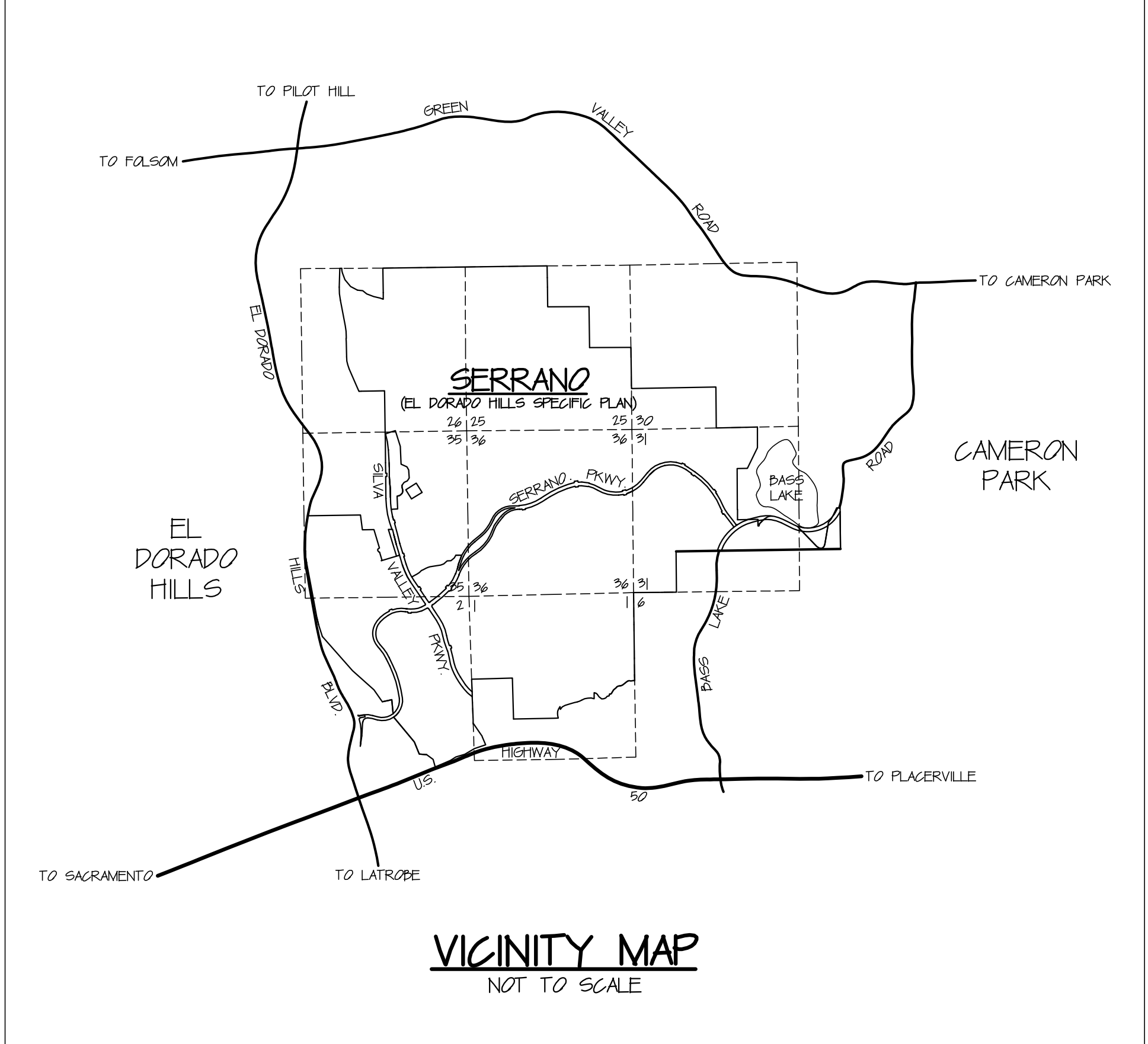


Exhibit F

VICINITY MAP  
NOT TO SCALE

# Serrano Village J5/J6 Tentative Subdivision Map and Planned Development

File Nos. SP13-0002/Z13-0002/PD13-0001/TM13-1511



Surrounding Development:			
	Zoning	General Plan	Land Use/Improvements
<b>Project Site</b>	CP-PD, R1-PD	AP (EDHSP)	Vacant
<b>North</b>	R1-PD; RF-PD (Recreational Facilities)	AP (EDHSP)	Village J4; Bass Lake
<b>South</b>	RE-10-PD (Estate Residential-10 Acre); A-PD (Agricultural); R1-PD	AP; HDR (Bass Lake Hills Specific Plan)	Single-family residential; vacant
<b>East</b>	RF-PD	AP (EDHSP)	Bass Lake Overflow
<b>West</b>	R1-PD	AP (EDHSP)	Approved Serrano Village J5 Phase 1 Commercial

**Exhibit G: Aerial Map**



NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION
1	03-01-07	COUNTY SUBMITTAL

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

REVISIONS

**SITE PLAN**

SHEET

**SERRANO COMMERCIAL CENTER**

EL DORADO COUNTY, CA  
 PROJECT

REF. NORTH  
 SCALE 1" = 50'-0"  
 JOB NO. SRC-06019

SHEET NO. **A1.1**

**PHASE I:**

**SITE AREA (SF)**

- \* FUEL STATION = 30,754
- \* REMAINING SITE = 478,706
- \* TOTAL SITE = 509,460

**BUILDING AREA (SF)**

- \* A FUEL STATION = 3,000
- \* B = 6,400
- \* C = 4,800
- \* D = 6,000
- \* E = 4,000
- \* F = 8,064
- \* G = 8,098
- \* H = 14,400
- \* MARKET = 62,000
- TOTAL = 116,842

**FAR**

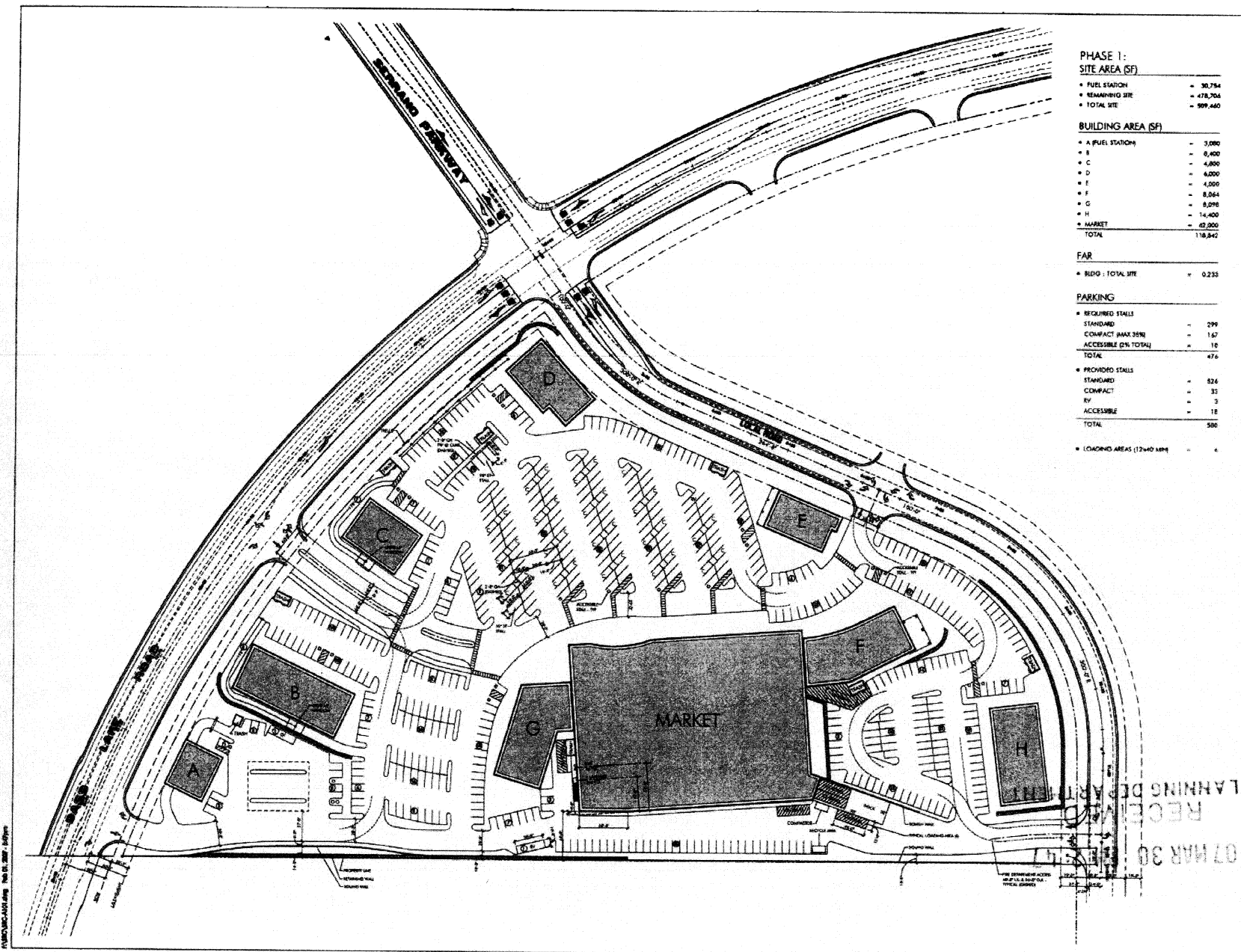
- \* RIDG : TOTAL SITE = 0.233

**PARKING**

- \* REQUIRED STALLS
- STANDARD = 299
- COMPACT (MAX 35%) = 167
- ACCESSIBLE (3% TOTAL) = 10
- TOTAL = 476

- \* PROVIDED STALLS
- STANDARD = 526
- COMPACT = 33
- RF = 3
- ACCESSIBLE = 18
- TOTAL = 560

- \* LOADING AREAS (12x40 MPH) = 4



**EXHIBIT H**

LICENSE

All drawings appearing herein constitute the original and unaltered work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.

ISSUE

NO.	DATE	DESCRIPTION
1	7/22/08	PD APPLICATION

REVISIONS

NO.	DATE	DESCRIPTION
▲	09/17/08	REVISED PD SUBMITTAL
▲		
▲		
▲		
▲		
▲		

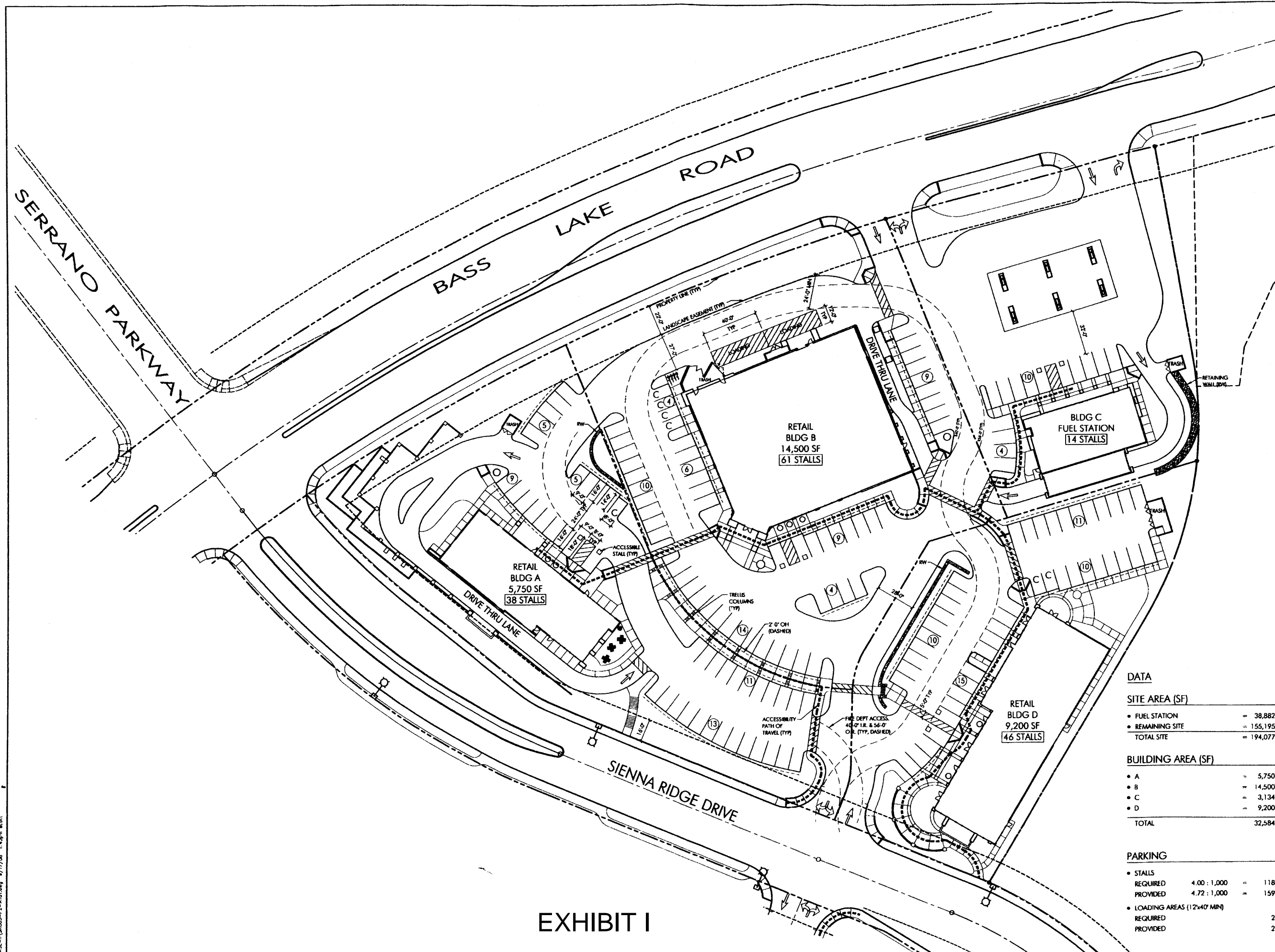
SHEET

SITE PLAN

PROJECT  
**SERRANO COMMERCIAL CENTER-PHASE - II VILLAGE - J5**

EL DORADO COUNTY

ONE INCH  
 REF. NORTH  
 SCALE: 1" = 30'-0"  
 JOB NO. SRC.03 05019.03



DATA

SITE AREA (SF)	
• FUEL STATION	= 38,882
• REMAINING SITE	= 155,195
TOTAL SITE	= 194,077

BUILDING AREA (SF)	
• A	= 5,750
• B	= 14,500
• C	= 3,134
• D	= 9,200
TOTAL	32,584

PARKING

• STALLS		
REQUIRED	4.00 : 1,000	= 118
PROVIDED	4.72 : 1,000	= 159
• LOADING AREAS (12x40' MIN)		
REQUIRED		2
PROVIDED		2

EXHIBIT I



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 J

17-0381 D 11 of 14

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,



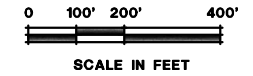
Kirk Bone  
Director of Government Relations

cc: Andrea Howard, Parker Development Company

# SERRANO VILLAGE J5 & J6

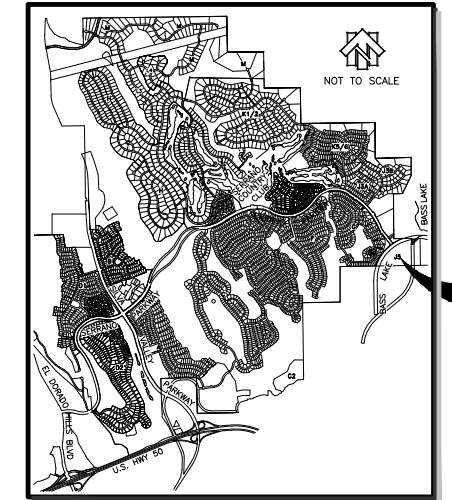
PROPOSED ZONE EXHIBIT  
EL DORADO COUNTY CALIFORNIA

March 6, 2017

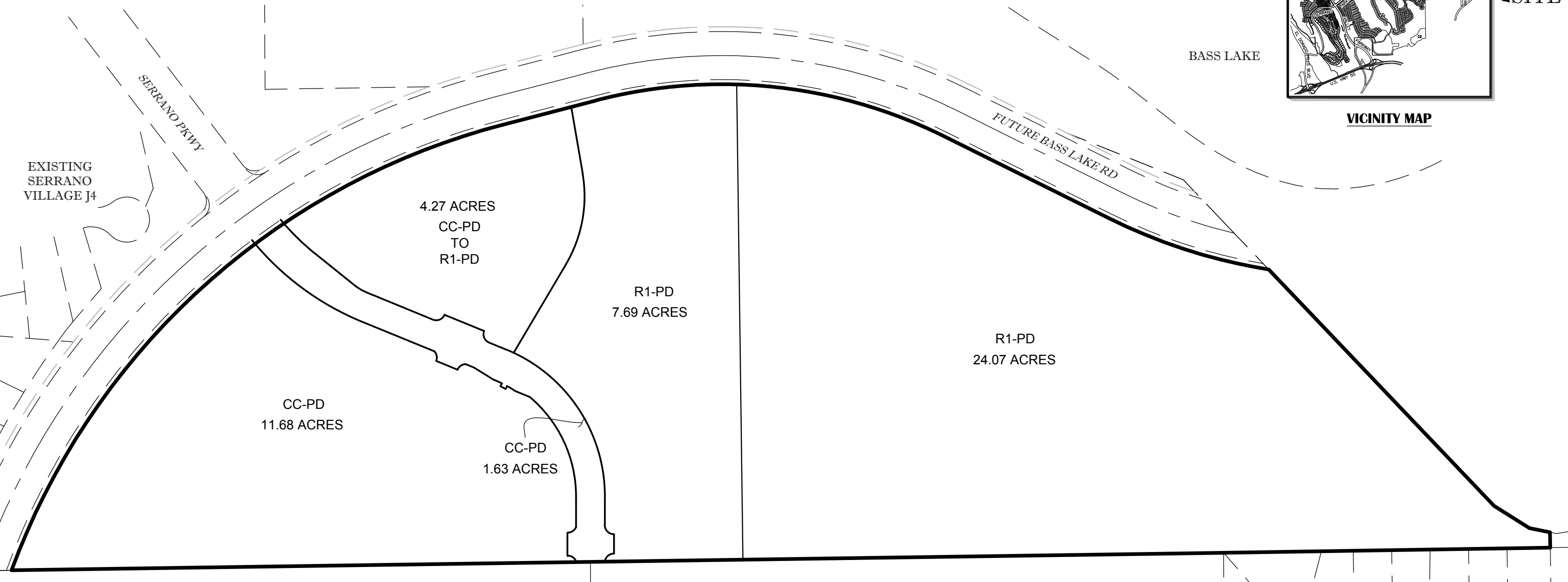


**LEGEND**

CC	17.58 ACRES
R1-PD	31.76 ACRES
<b>TOTAL</b>	<b>49.34 ACRES</b>



**VICINITY MAP**



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

## EXHIBIT K



905 Sutter Street, Suite 200, Folsom, CA 95630  
(916) 366-3040 Fax (916) 366-3303  
R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors



R:\2677\182 - J5 & J6 Tentative Map\Tentative Map\2677182-ZONING EXHIBIT 2017-03-06.dwg Mar 06, 2017 - 2:43pm, dsagan

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  
 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  
 123-570-03 & 123-570-04

EXISTING/PROPOSED ZONING  
 CP-PD, R1-PD/R1-PD

TOTAL AREA	21.63 Acres
RESIDENTIAL LOTS	7.04 Acres
RESIDENTIAL STREETS	0.16 Acres
LANDSCAPE LOT A	0.44 Acres
LANDSCAPE LOT B	0.20 Acres
LANDSCAPE LOT C	0.08 Acres
LANDSCAPE LOT D	0.07 Acres
LANDSCAPE LOT E	1.96 Acres
LANDSCAPE LOT F	1.08 Acres
LANDSCAPE LOT G	0.15 Acres
LANDSCAPE LOT H	0.39 Acres
LANDSCAPE LOT I	2.83 Acres
PASSIVE PARK	36.03 Acres +/-
TOTAL	

TOTAL UNITS	148 units
GROSS AREA	36.03 Acres
GROSS DENSITY	4.11 du/ac

PROPOSED USE  
 148 - SINGLE FAMILY RESIDENTIAL  
 9 - LANDSCAPE (LOTS A - I)  
 1 - PASSIVE PARK

LOT SIZES  
 MINIMUM LOT SIZE - 5,003 SF  
 AVERAGE LOT SIZE - 6,369 SF  
 MAXIMUM LOT SIZE - 12,565 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

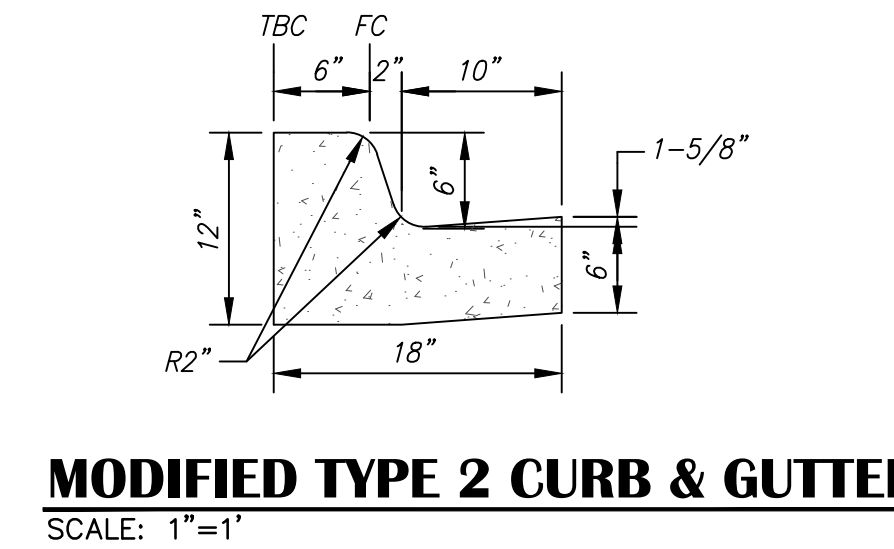
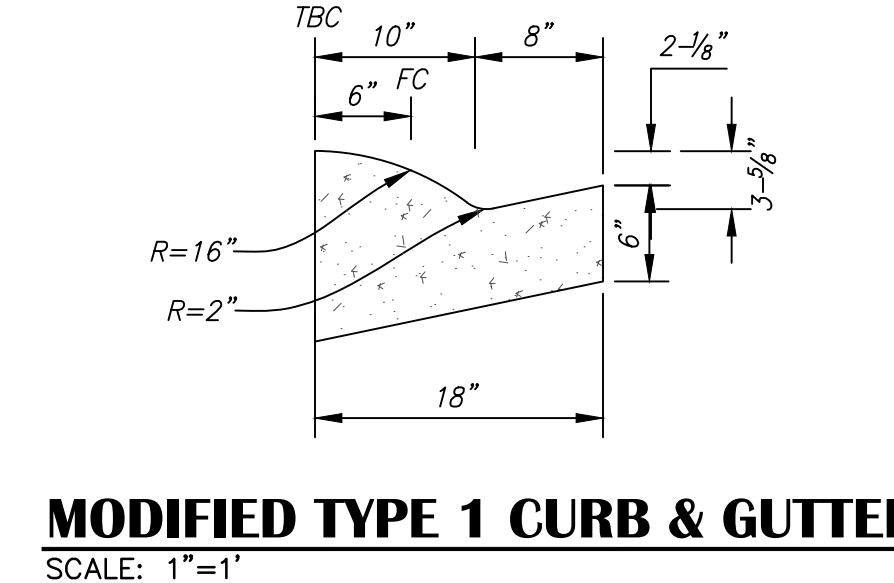
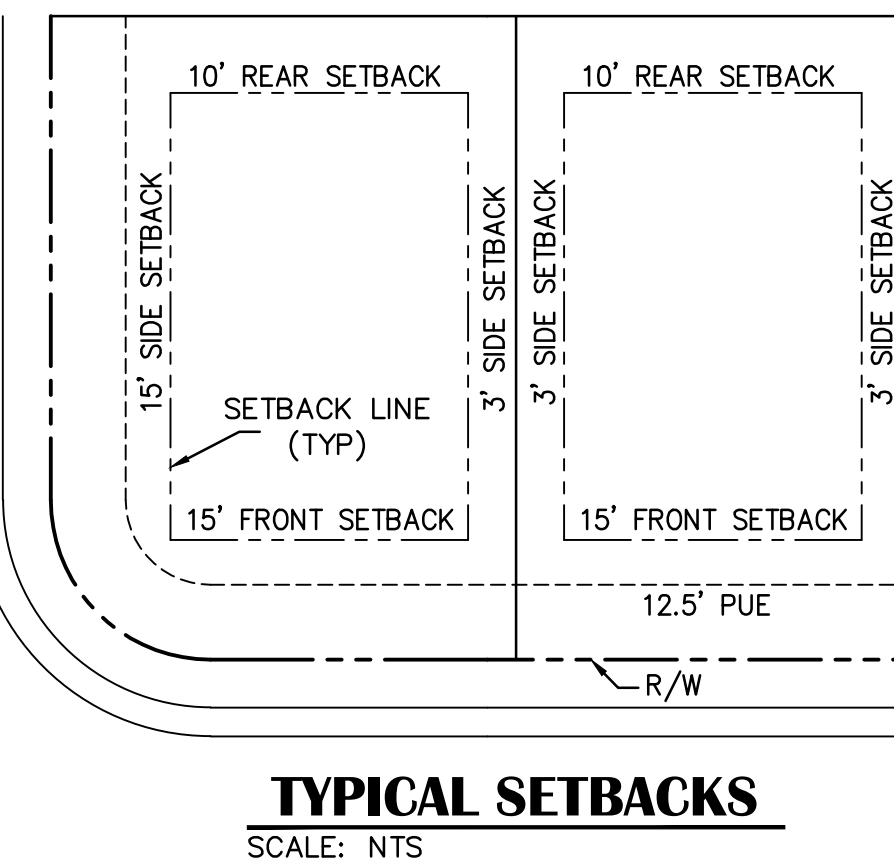
DATE OF PREPARATION  
 APRIL 5, 2016

ENGINEERS CERTIFICATE  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE  
 THE LAND DEVELOPMENT KNOWN AS VILLAGE J5 & J6 OF THE  
 "EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN  
 ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES  
 ESTABLISHED BY THE COUNTY OF EL DORADO.

PLANNING COMMISSION  
 APPROVAL/DENIAL DATE:  
 BOARD OF SUPERVISORS:  
 APPROVAL/DENIAL DATE:

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  
 06406.1)

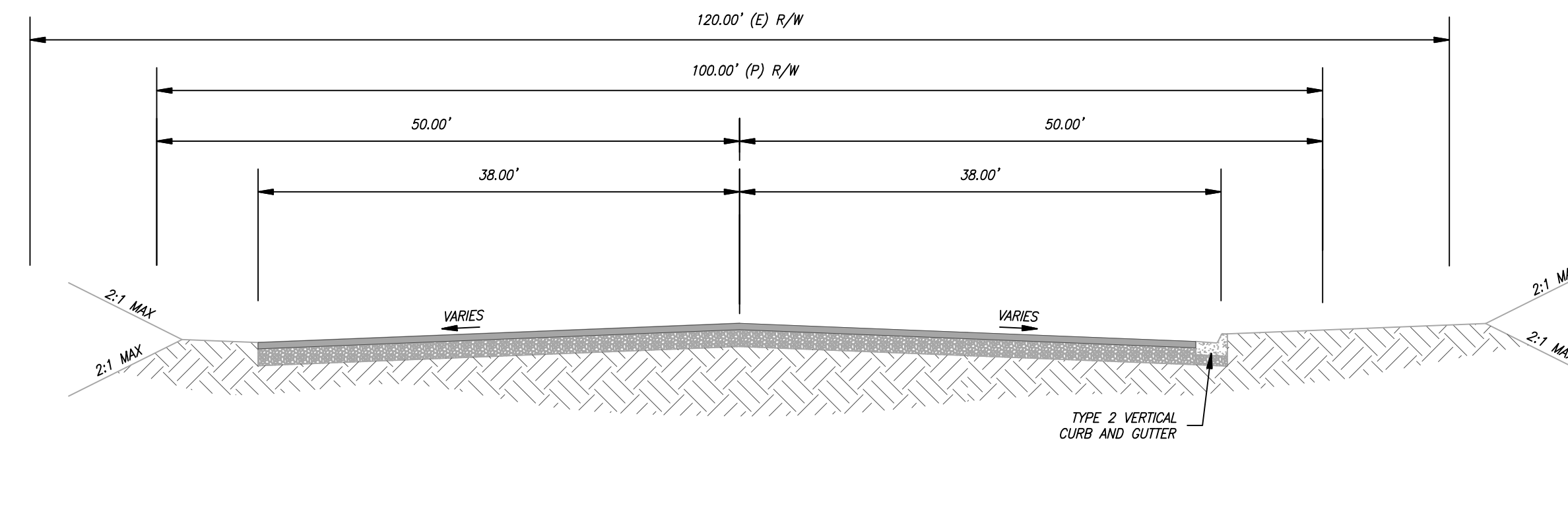
PLANNING COMMISSION  
 APPROVAL/DENIAL DATE:  
 BOARD OF SUPERVISORS:  
 APPROVAL/DENIAL DATE:



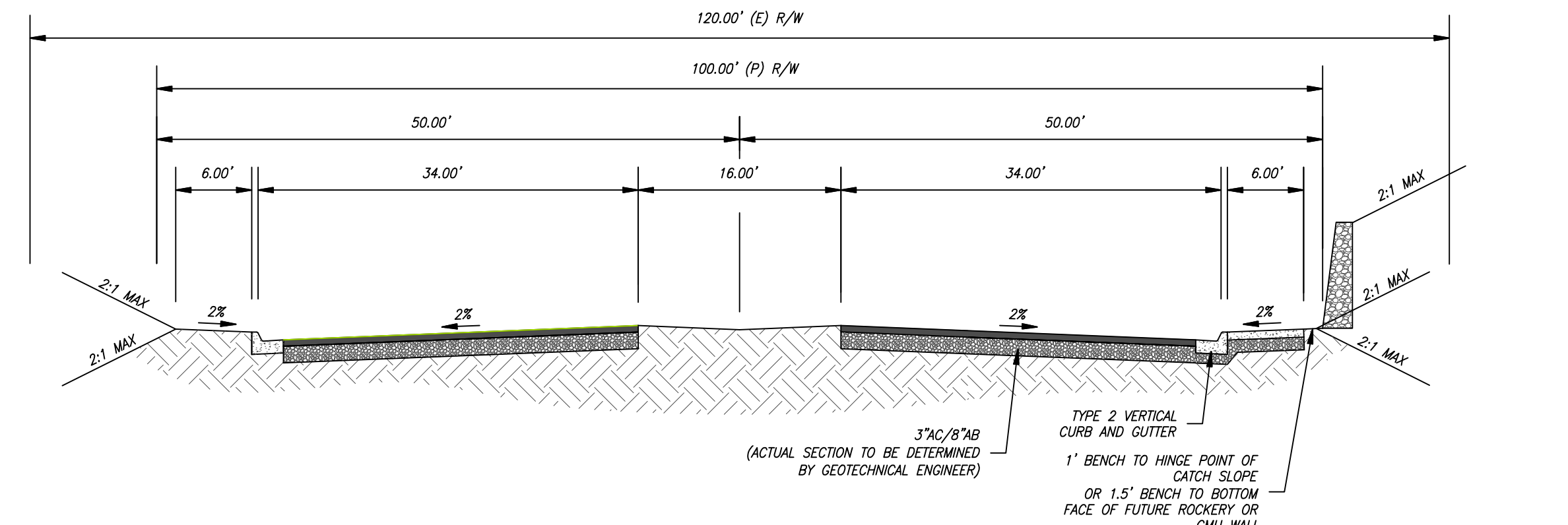
# SERRANO VILLAGE J5 & J6

## TENTATIVE SUBDIVISION MAP

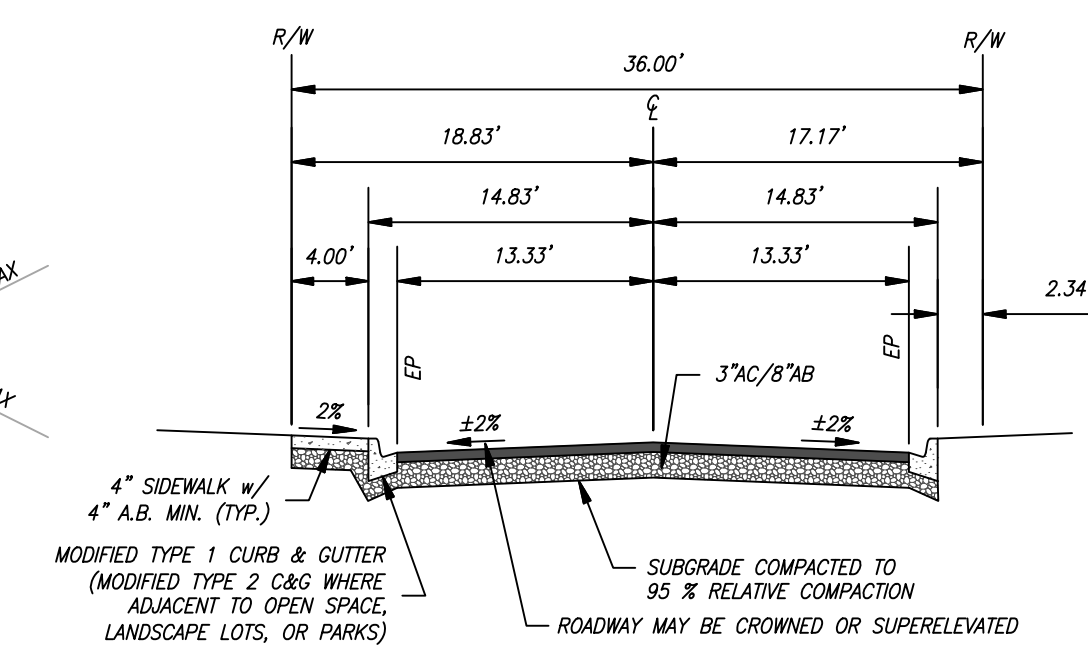
EL DORADO COUNTY SEPTEMBER 2016 CALIFORNIA



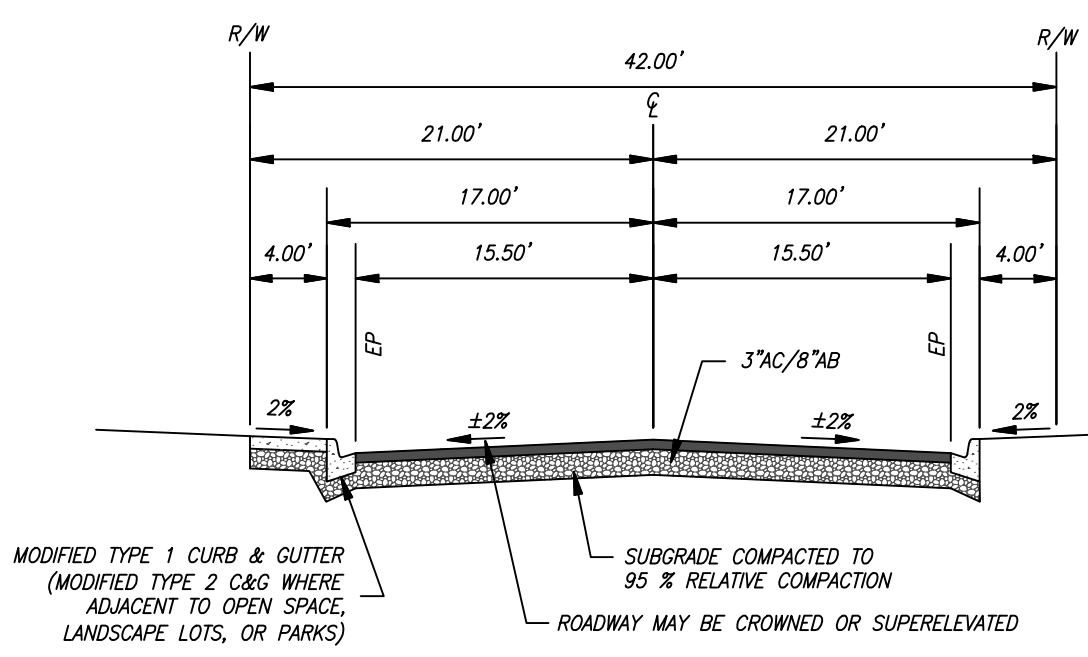
EXISTING BASS LAKE ROAD TYPICAL STREET SECTION  
 SCALE: N.T.S.  
 STA 49+45 - 51+70



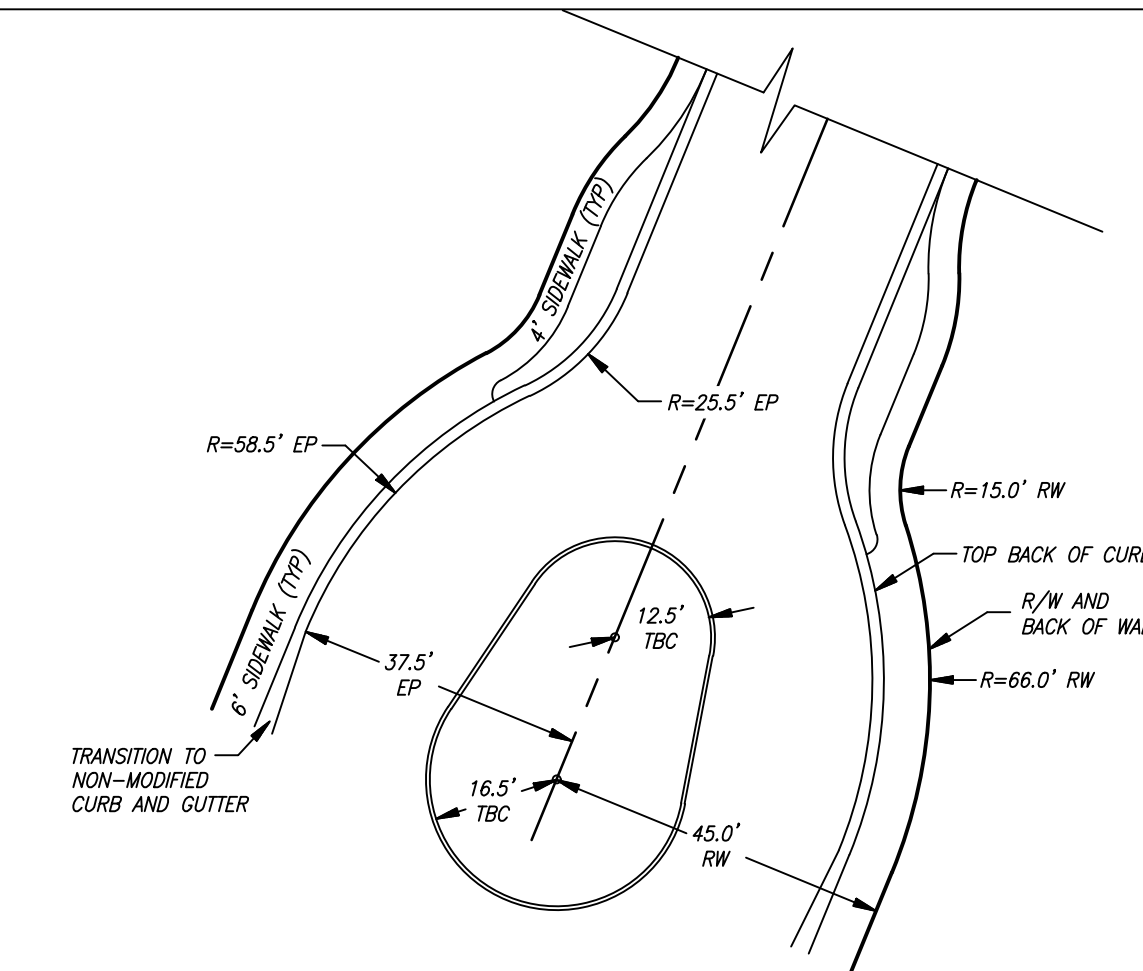
FUTURE BASS LAKE ROAD TYPICAL STREET SECTION  
 SCALE: N.T.S.  
 STA 51+70 - 72+00  
 (NOT PART OF THIS MAP)



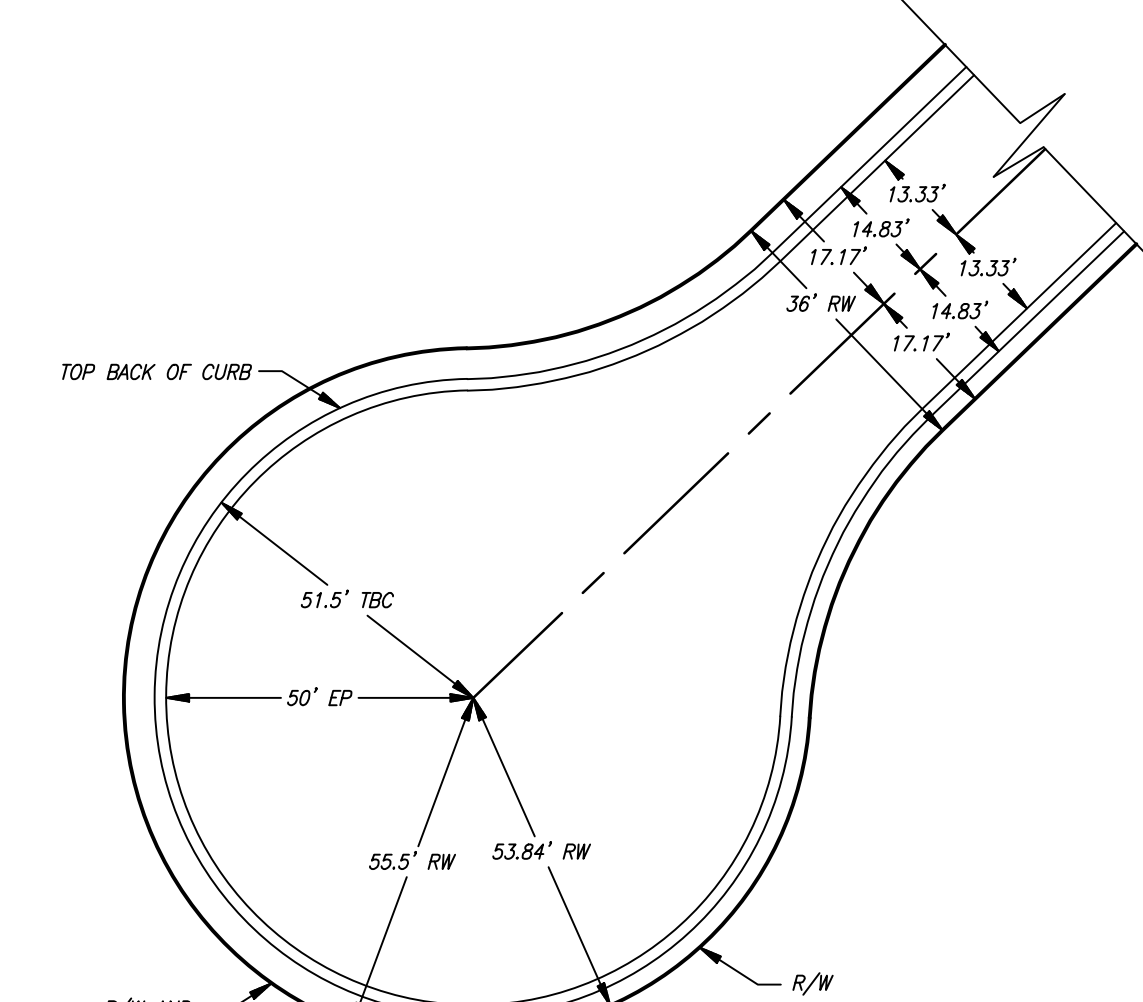
36" RIGHT-OF-WAY  
 SCALE: N.T.S.  
 "A" COURT  
 "C" STREET - STA. 9+37.84 TO STA. 15+33.79  
 "D" COURT  
 "E" COURT  
 "F" COURT



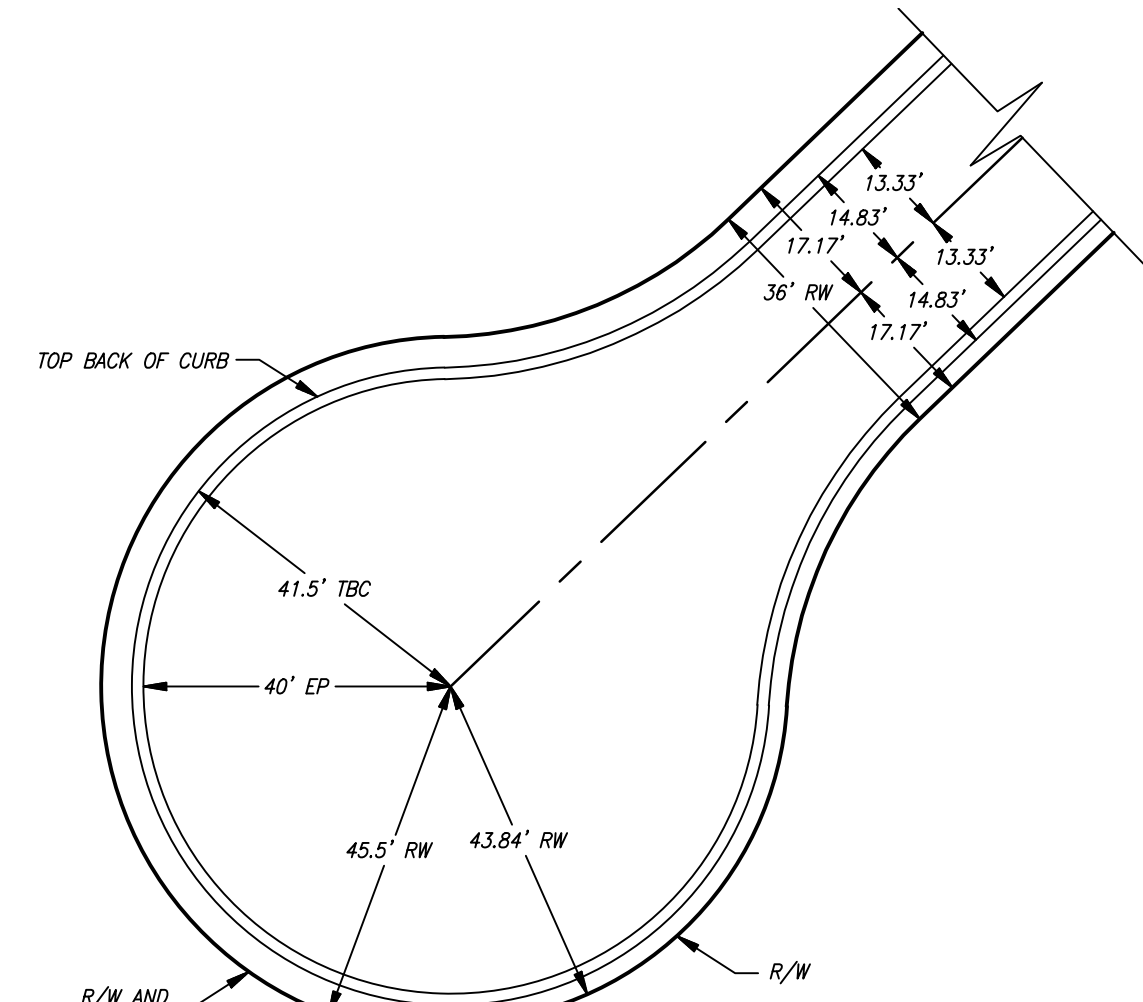
42" RIGHT-OF-WAY  
 SCALE: N.T.S.  
 "A" STREET  
 "B" STREET  
 "C" STREET - STA. 3+38.44 TO STA. 9+37.84  
 "D" STREET  
 "G" STREET



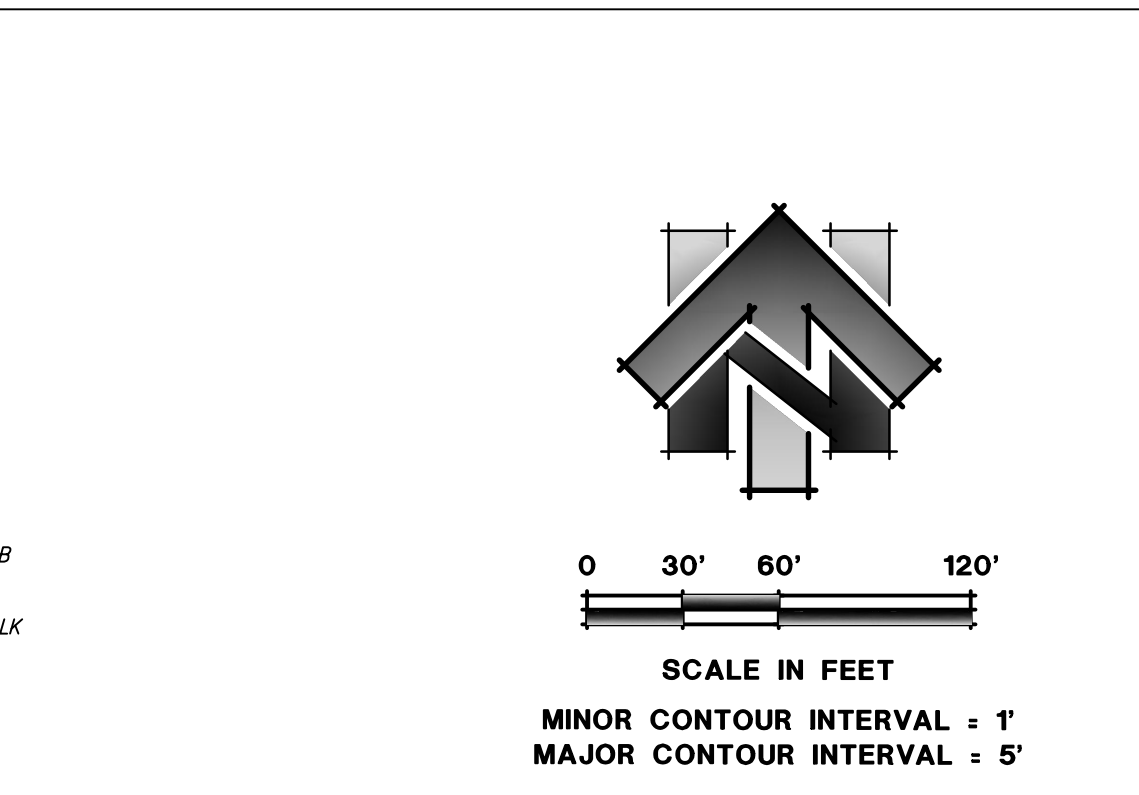
TYPICAL PLAN VIEW ENTRY ROAD  
 SCALE: N.T.S.  
 "B" STREET  
 "G" STREET



PLAN VIEW CUL-DE-SAC A, E, F  
 SCALE: N.T.S.



PLAN VIEW CUL-DE-SAC D, C  
 SCALE: N.T.S.



TYPICAL KNUCKLE  
 SCALE: N.T.S.

**SERRANO**  
 905 Sutter Street, Suite 200, Folsom, CA 95630  
 P: 916.366.3040 Fax: 916.366.3303  
 R.E.Y. ENGINEERS, Inc.  
 Civil Engineers / Land Surveyors

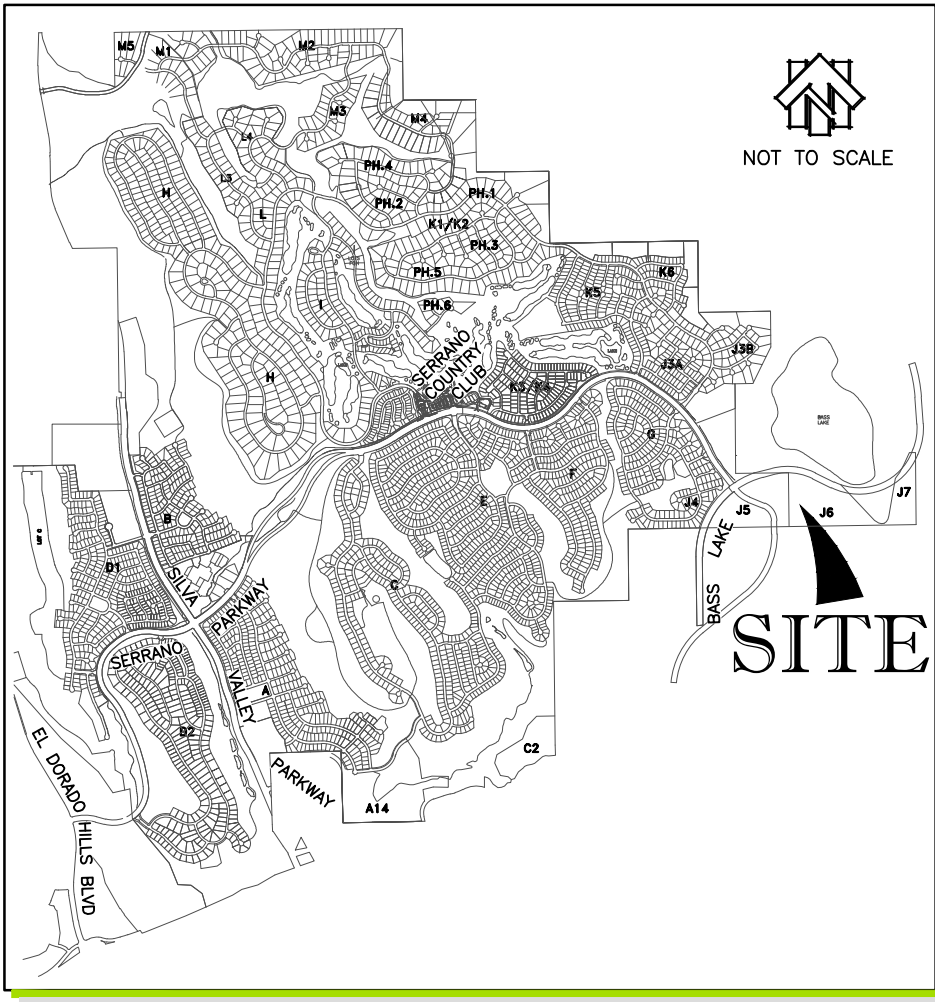


EXHIBIT L