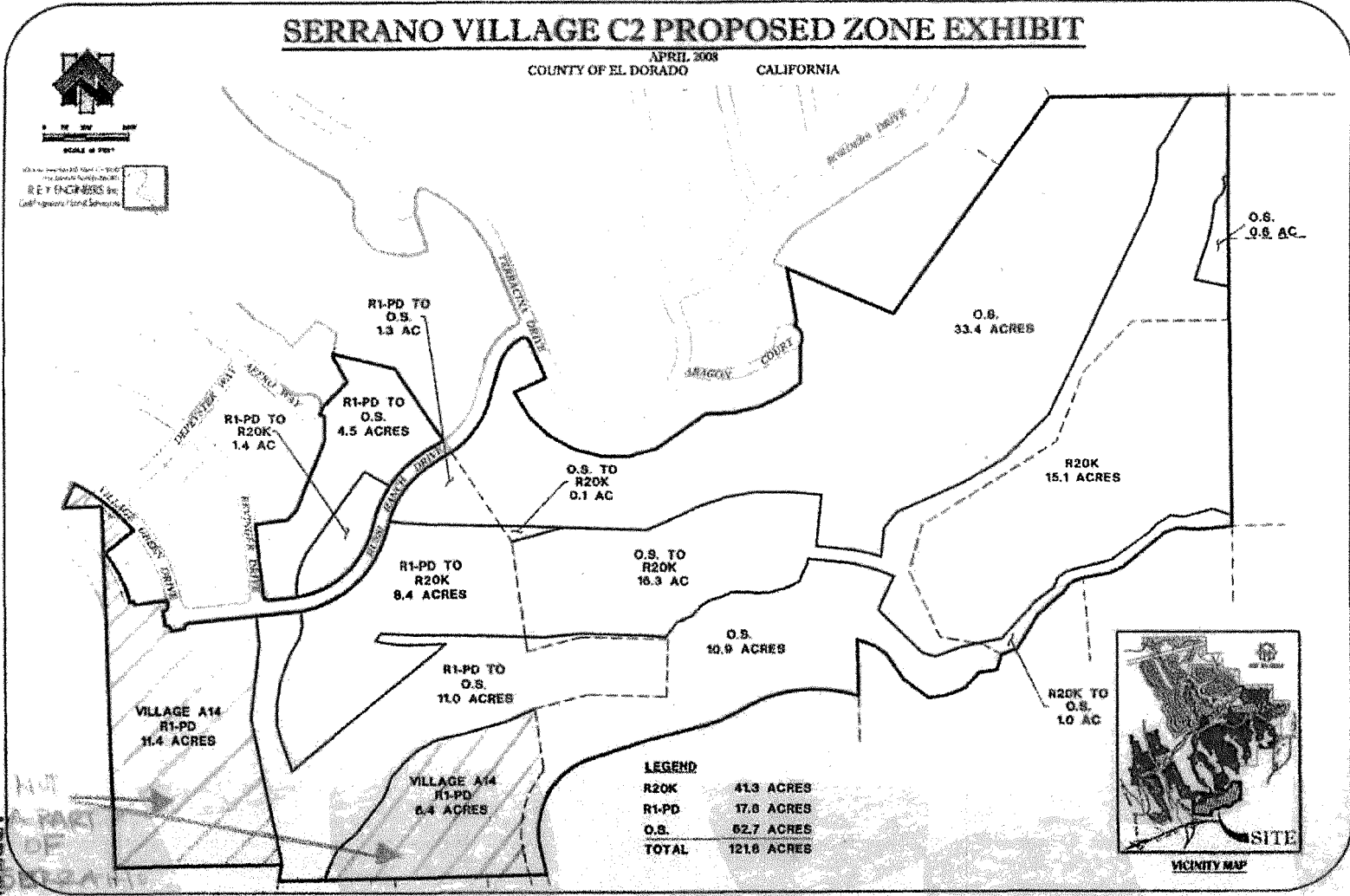


SERRANO VILLAGE C2 PROPOSED ZONE EXHIBIT

APRIL 2008
 COUNTY OF EL DORADO CALIFORNIA



REY FINDER SERVICES Inc.
 Civil Engineers/Planners & Surveyors



LEGEND

R20K	41.3 ACRES
R1-PD	17.8 ACRES
O.S.	62.7 ACRES
TOTAL	121.8 ACRES

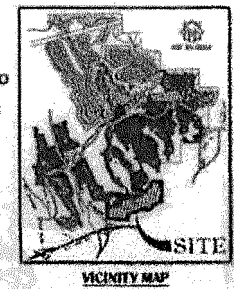


EXHIBIT K

APPROVED

EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors

DATE: December 15, 2015

BY: *Roger Troutman*
 EXECUTIVE SECRETARY

VILLAGE C-2

Rezone Details				
Parent Assessor's Parcel Number (or portion of)	Parcel Size (in acreage)	Land Use Zone		Portions of Parent Parcel Affected by Rezone (Net Area in acreage) ^{1,2}
		Current	Proposed	
122-130-14	51.1	Open Space (OS)	One-Half Acre Residential/Planned Development (R-20,000-PD)	16.3
122-030-05	16.1	One-Half Acre Residential (R-20,000)	Open Space/Planned Development (OS-PD)	1.0
122-140-03	10.2	Open Space (OS)	One-Half Acre Residential/Planned Development (R-20,000-PD)	0.1
122-580-27	5.9	One Family Residential District-Planned Development (R1-PD)	One-Half Acre Residential/Planned Development (R-20,000-PD)	1.4
			Open Space/Planned Development (OS-PD)	4.5
122-590-01 (portion of)	38.5	One Family Residential District-Planned Development (R1-PD)	One-Half Acre Residential/Planned Development (R-20,000-PD)	8.4
			Open Space/Planned Development (OS-PD)	12.3
	121.8			44

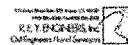
Notes:

1. Total area affected by rezone: 44 acres. The remaining 78 acres are unaffected by rezone and retains original underlying zone.
2. Total Area by Zone Districts: 41.3 acres as One-Half Acre Residential-Planned Development (R-20,000-PD), 62.70 acres as Open Space-Planned Development (OS/PD) and 17.8 acres as One Family Residential District-Planned Development (R1-PD) but would not be a part of the project.

SERRANO VILLAGE C2

TENTATIVE SUBDIVISION MAP
EL DORADO COUNTY CALIFORNIA

JANUARY, 2008



SERRANO

OWNER/APPLICANT
SERRANO ASSOCIATES, LLC
4525 SERRANO PARKWAY
EL DORADO HILLS, CA 95782

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

MAP SCALE
1"=100'

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

SOURCE OF TOPOGRAPHY
RADMAN AERIAL SURVEYS

SECTION TOWNSHIP & RANGE
SEC. 1, T.9N, R.6E, M.D.M.

ASSessor'S PARCEL NUMBER
PORTION OF 122-080-27 R1-PD,
122-080-01 R1-PD, 122-150-14 OS,
122-140-01 OS, 122-030-05 R20K

EXISTING/PROPOSED ZONING
R1-PD, R20K, OS

VITAL AREA
RESIDENTIAL LOTS 36.28 Acres
RESIDENTIAL STREETS 5.02 Acres
OPEN SPACE 62.70 Acres
PROPOSED VILLAGE A14 11.40 Acres
REMAINDER 6.48 Acres
TOTAL 121.80 Acres

PROPOSED USE
50 - SINGLE FAMILY RESIDENTIAL
4 - OPEN SPACE LOTS (LOT A, C & D)
1 - PROPOSED VILLAGE A14
1 - REMAINDER LOT

LOT SIZES
MINIMUM LOT SIZE - 20,037 SF
AVERAGE LOT SIZE - 31,830 SF
MAXIMUM LOT SIZE - 41,480 SF

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

FIRE PROTECTION
EL DORADO HILLS WATER
FIRE DISTRICT

DATE OF PREPARATION
JANUARY, 2008

PARK AND RECREATION
EL DORADO HILLS COMMUNITY
SERVICES DISTRICT

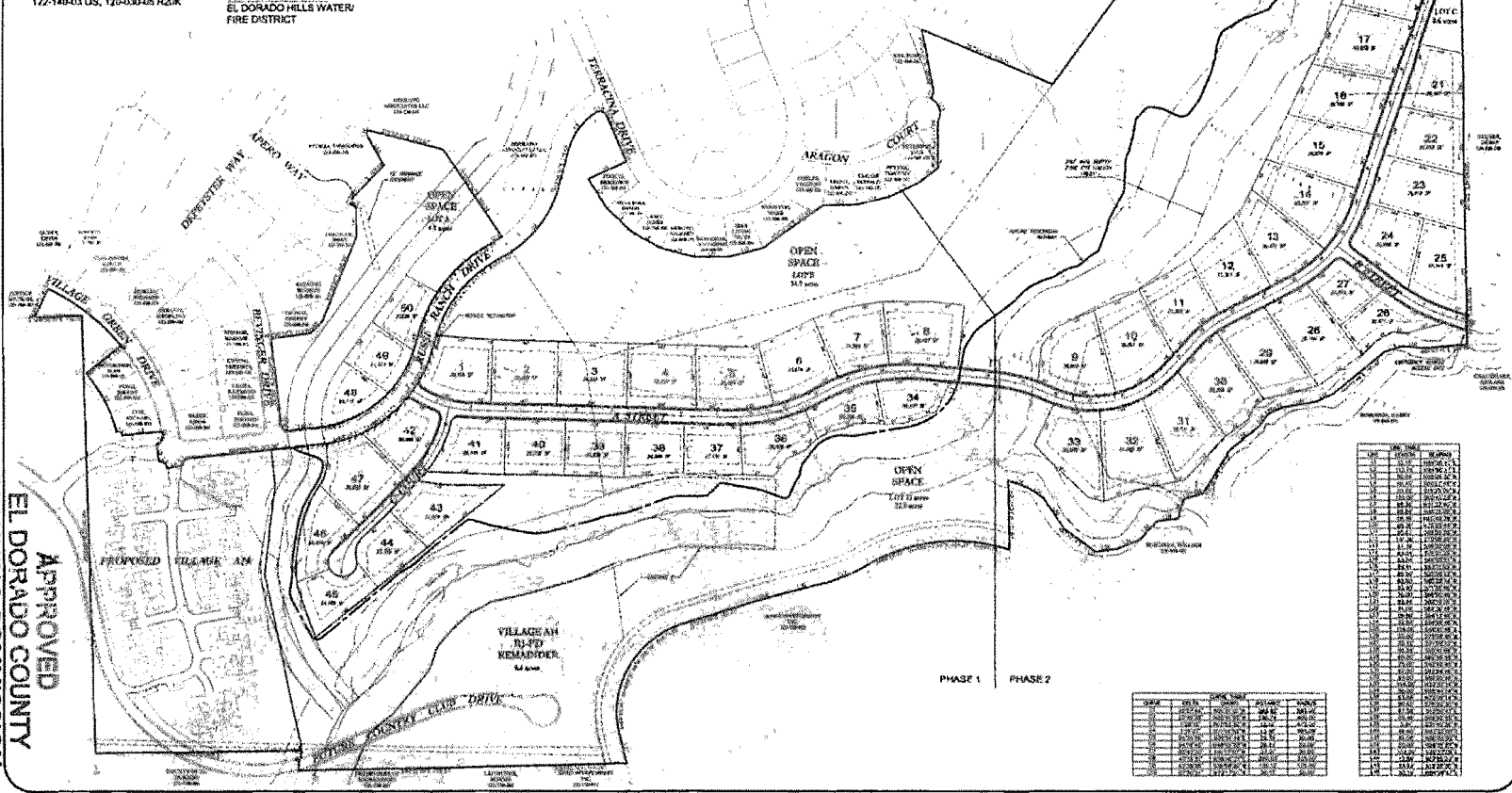
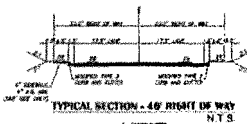
SCHOOL DISTRICT
K THRU 8 - BUCKEYE UNION
9 THRU 12 - EL DORADO UNION

PHASING PLAN NOTICE
THIS PLAN OF ALL PHASES, WHICH ARE TO BE CONSIDERED AS ONE PHASE, IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF EL DORADO COUNTY. THE BOARD OF SUPERVISORS SHALL HAVE THE AUTHORITY TO APPROVE OR DENY ANY PHASE OF THIS PLAN AS IT SEES FIT.

ENGINEER'S CERTIFICATE
I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA AND THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT. I HAVE REVIEWED THE SUBDIVISION MAP AND THE INFORMATION THEREON AND I AM Satisfied THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, AND I AM NOT PROVIDING ANY OPINION AS TO THE ACCURACY OF THE SURVEY DATA OR THE DATA PROVIDED BY THE CLIENT OR ANY OTHER PARTY.

DATE: 1/15/08

ENGINEER: R.E.Y. ENGINEERS, INC.
ADDRESS: 805 SUTTER STREET, SUITE 200, FOLSOM, CA 95630



Lot No.	Area (sq. ft.)	Area (Acres)
1	20,037	.46
2	20,037	.46
3	20,037	.46
4	20,037	.46
5	20,037	.46
6	20,037	.46
7	20,037	.46
8	20,037	.46
9	20,037	.46
10	20,037	.46
11	20,037	.46
12	20,037	.46
13	20,037	.46
14	20,037	.46
15	20,037	.46
16	20,037	.46
17	20,037	.46
18	20,037	.46
19	20,037	.46
20	20,037	.46
21	20,037	.46
22	20,037	.46
23	20,037	.46
24	20,037	.46
25	20,037	.46
26	20,037	.46
27	20,037	.46
28	20,037	.46
29	20,037	.46
30	20,037	.46
31	20,037	.46
32	20,037	.46
33	20,037	.46
34	20,037	.46
35	20,037	.46
36	20,037	.46
37	20,037	.46
38	20,037	.46
39	20,037	.46
40	20,037	.46
41	20,037	.46
42	20,037	.46
43	20,037	.46
44	20,037	.46
45	20,037	.46
46	20,037	.46
47	20,037	.46
48	20,037	.46
49	20,037	.46
50	20,037	.46

EXHIBIT L

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE: December 15, 2015
 BY: *Roger Irons*
 EXECUTIVE SECRETARY

SERRANO VILLAGE C2

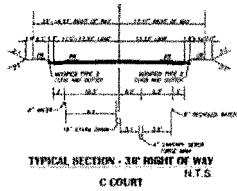
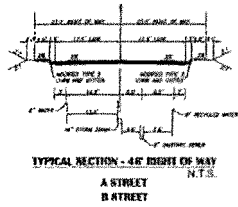
SEWER/WATER/RECYCLED SYSTEMS STUDY

EL DORADO COUNTY CALIFORNIA

JANUARY, 2015

11000 River Road, Suite 100
 Redding, CA 96001
REITER & BROS.
 Civil Engineers and Surveyors

SERRANO



LEGEND

SYMBOL	DESCRIPTION	REMARKS
	PROPOSED	
	EXISTING	
	DIRECTION OF FLOW	
	SEWER LINE AND SIZE	
	WATER LINE AND SIZE	
	RECYCLED WATER LINE AND SIZE	
	PROPERTY LINE	
	LOT NUMBER	
	PROPOSED SEWER SERVICE AREA	20' WIDE OF THE WAY

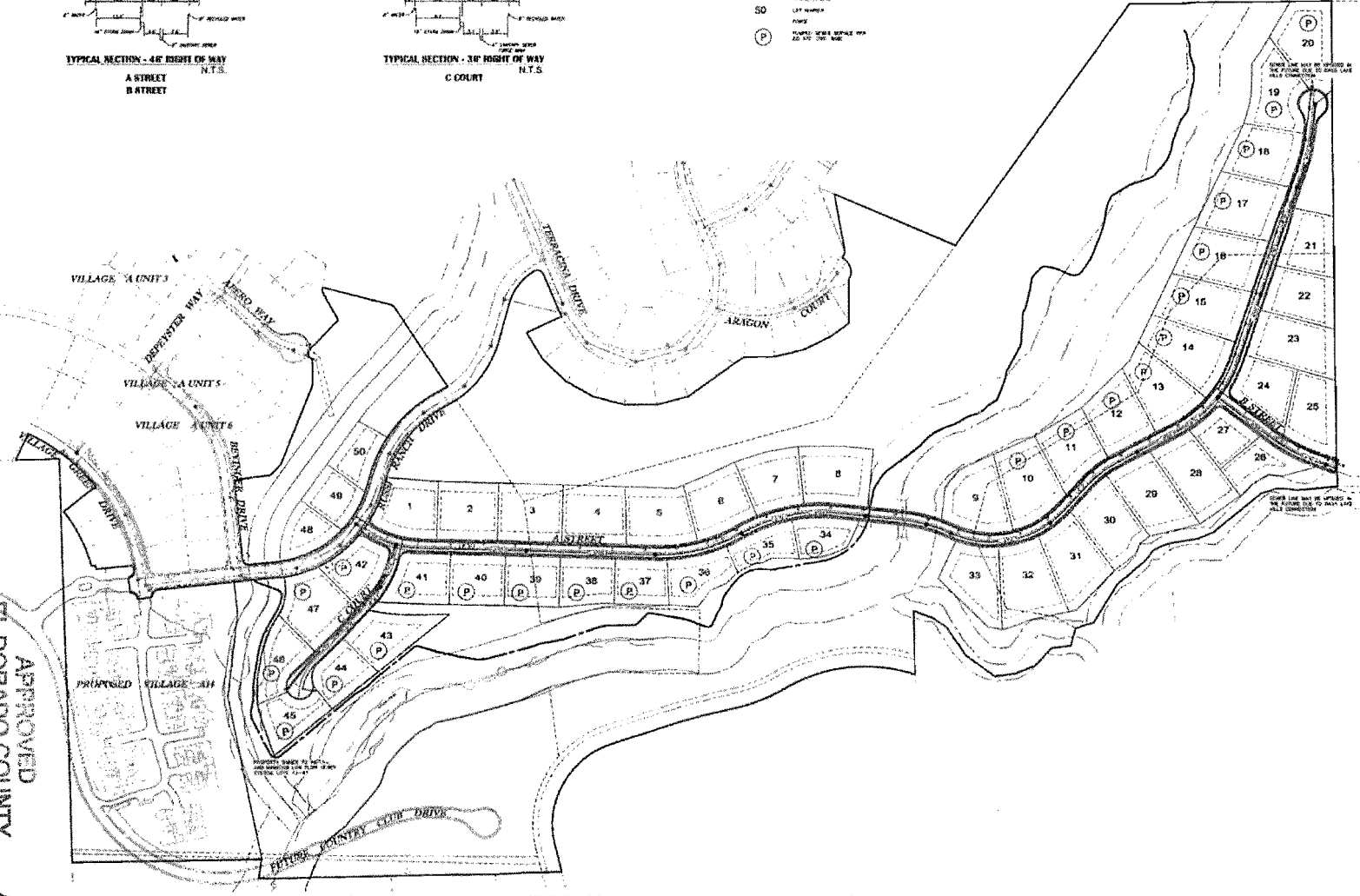
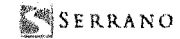
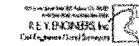


EXHIBIT N

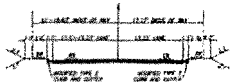
APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of September 15, 2015
 DATE: December 15, 2015
 BY: *Rosa Trank*
 EXECUTIVE SECRETARY

SERRANO VILLAGE C2
TENTATIVE GRADING/DRAINAGE MAP
 EL DORADO COUNTY CALIFORNIA

JANUARY, 2015



TYPICAL SECTION - 48' RIGHT OF WAY
 A RTHWY
 B RTHWY



TYPICAL SECTION - 36' RIGHT OF WAY
 C CURB

PRELIMINARY DIRT QUANTITIES
 CUT = 38,600 CU. YDS
 FILL = 33,820 CU. YDS
 NET = 4,780 CU. YDS (EXPORT)
 DISTURBED AREA = 122.4 AC

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	UNIMPAVED & DRIVEWAY	(Symbol)	LOT NUMBER
(Symbol)	DRIVEWAY	(Symbol)	NO GRADE
(Symbol)	SEWER MAIN	(Symbol)	NO ELEVATION
(Symbol)	SEWER LATERAL	(Symbol)	STREET GRADE & DITCH
(Symbol)	PROPERTY LINE	(Symbol)	POLE
(Symbol)	50	(Symbol)	WALL
(Symbol)	NO GRADE	(Symbol)	CONTOUR
(Symbol)	100' WIDE		
(Symbol)	NO GRADE		
(Symbol)	NO ELEVATION		
(Symbol)	STREET GRADE & DITCH		
(Symbol)	POLE		
(Symbol)	WALL		
(Symbol)	CONTOUR		

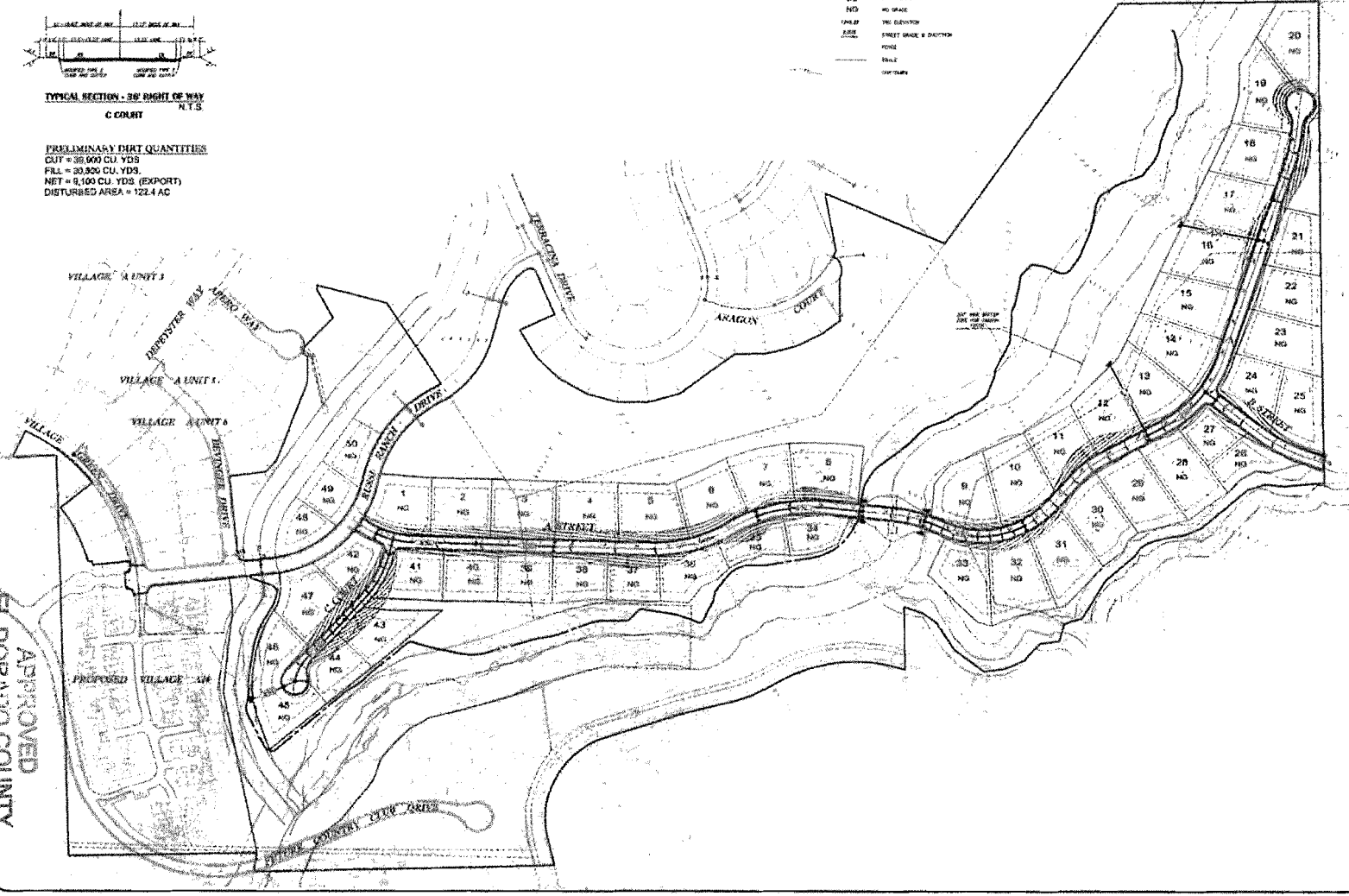


EXHIBIT O

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE: December 15, 2015
 BY: *Rosa L. ...*
 EXECUTIVE SECRETARY