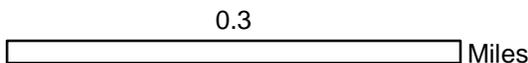
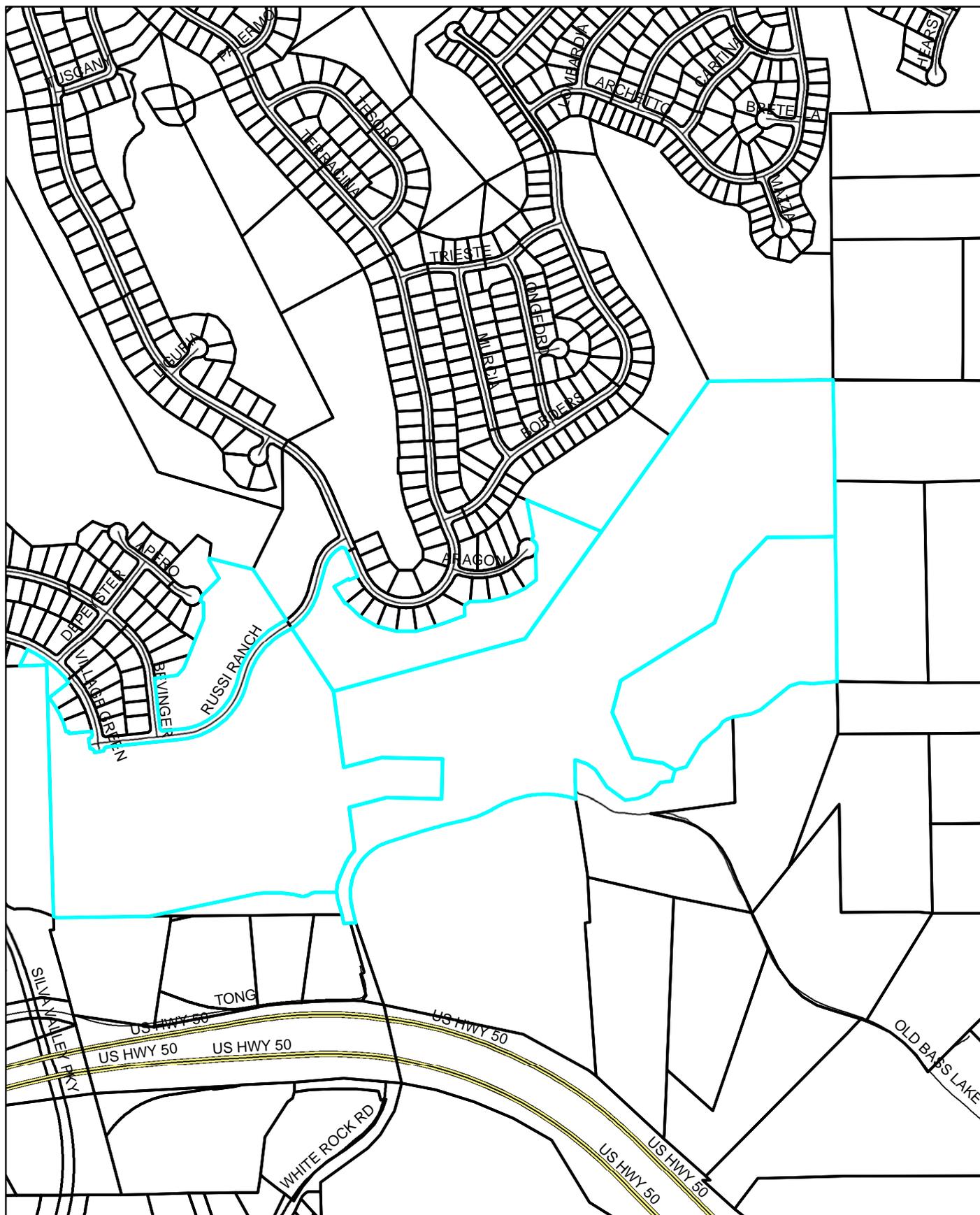
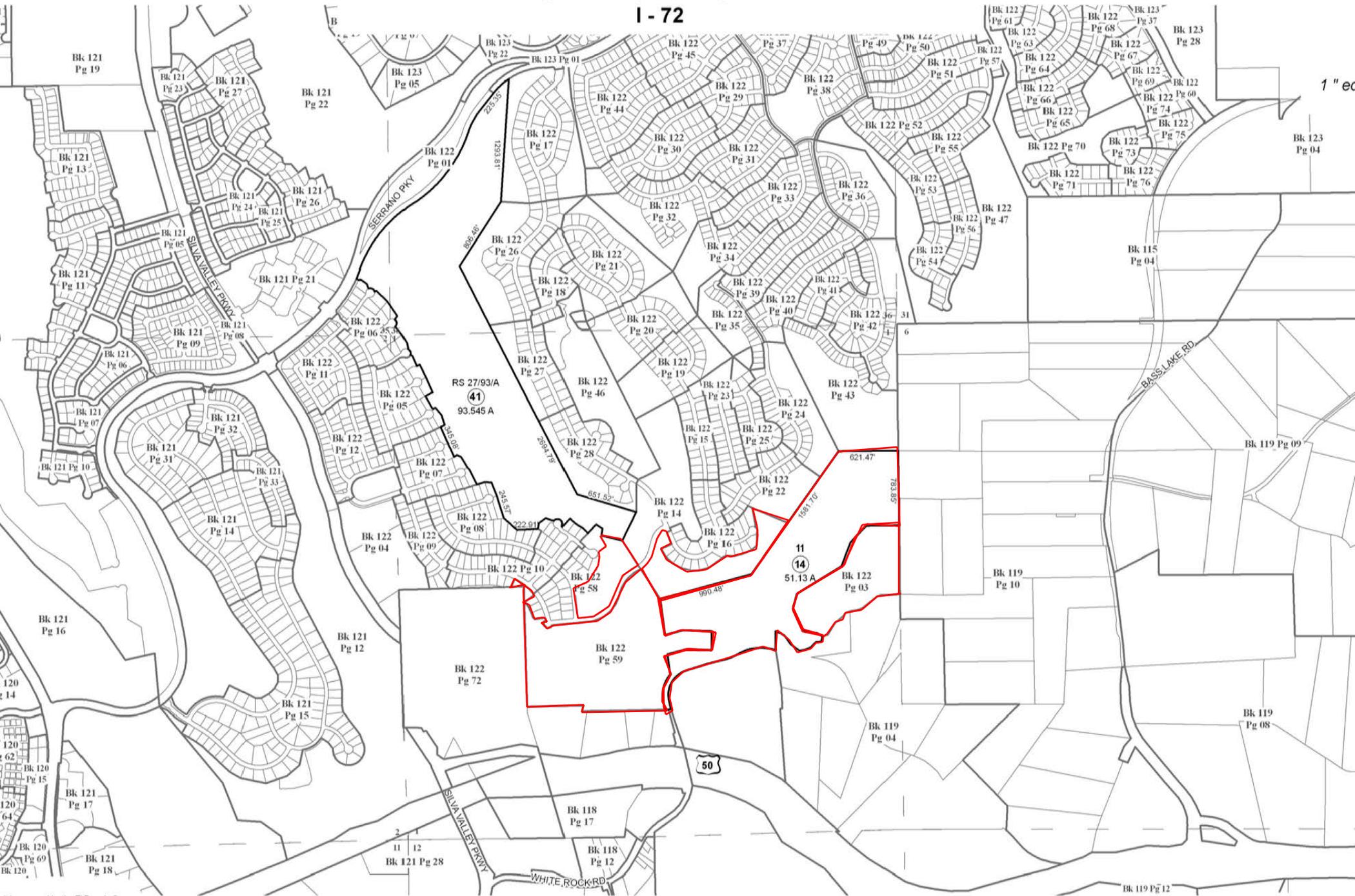


# Exhibit A Location Map



# POR. SEC. 36, T.10N., R.8E., & POR. SEC. 1, T.9N., R.8E., M.D.M. SERRANO VILLAGE C1

## I - 72

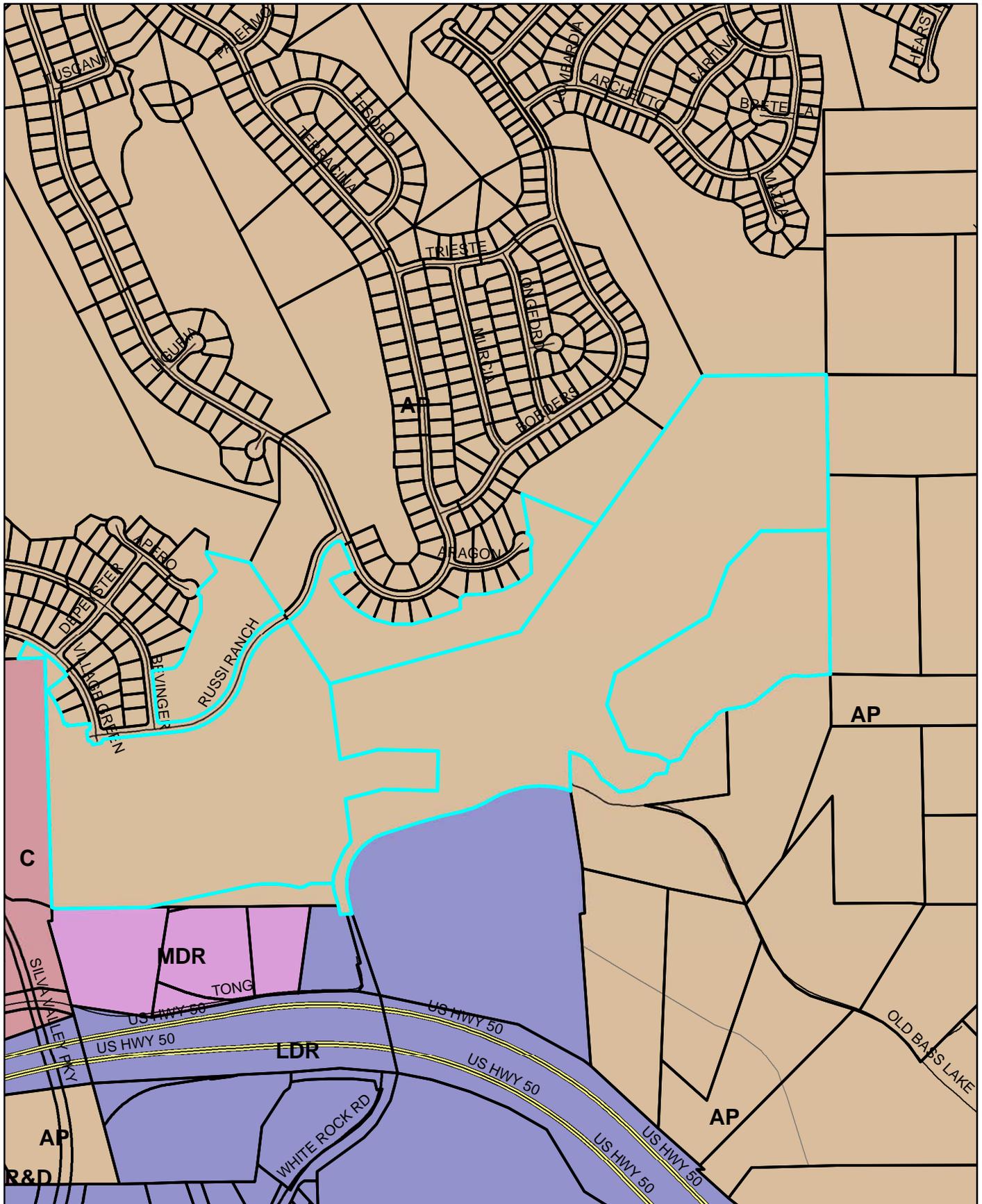


It is prepared by the El Dorado Co. for assessment purposes only. Area calculations are not guaranteed. Users should verify items on the map.

**Acreages Are Estimates**

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

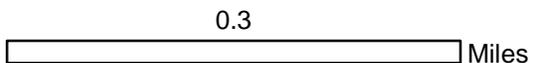
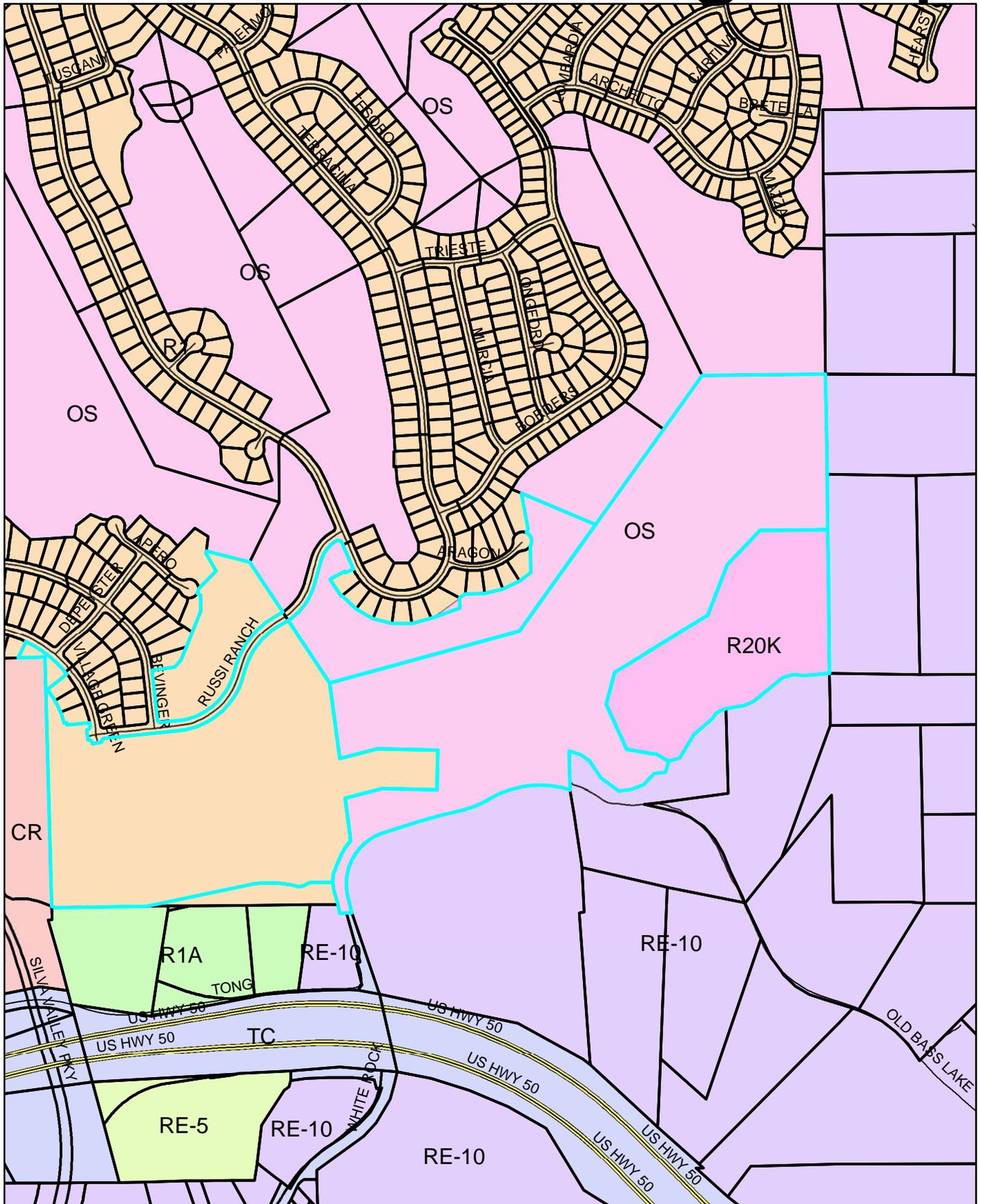
# Exhibit C General Plan Map



0.3

Miles

# Exhibit D Zoning Map

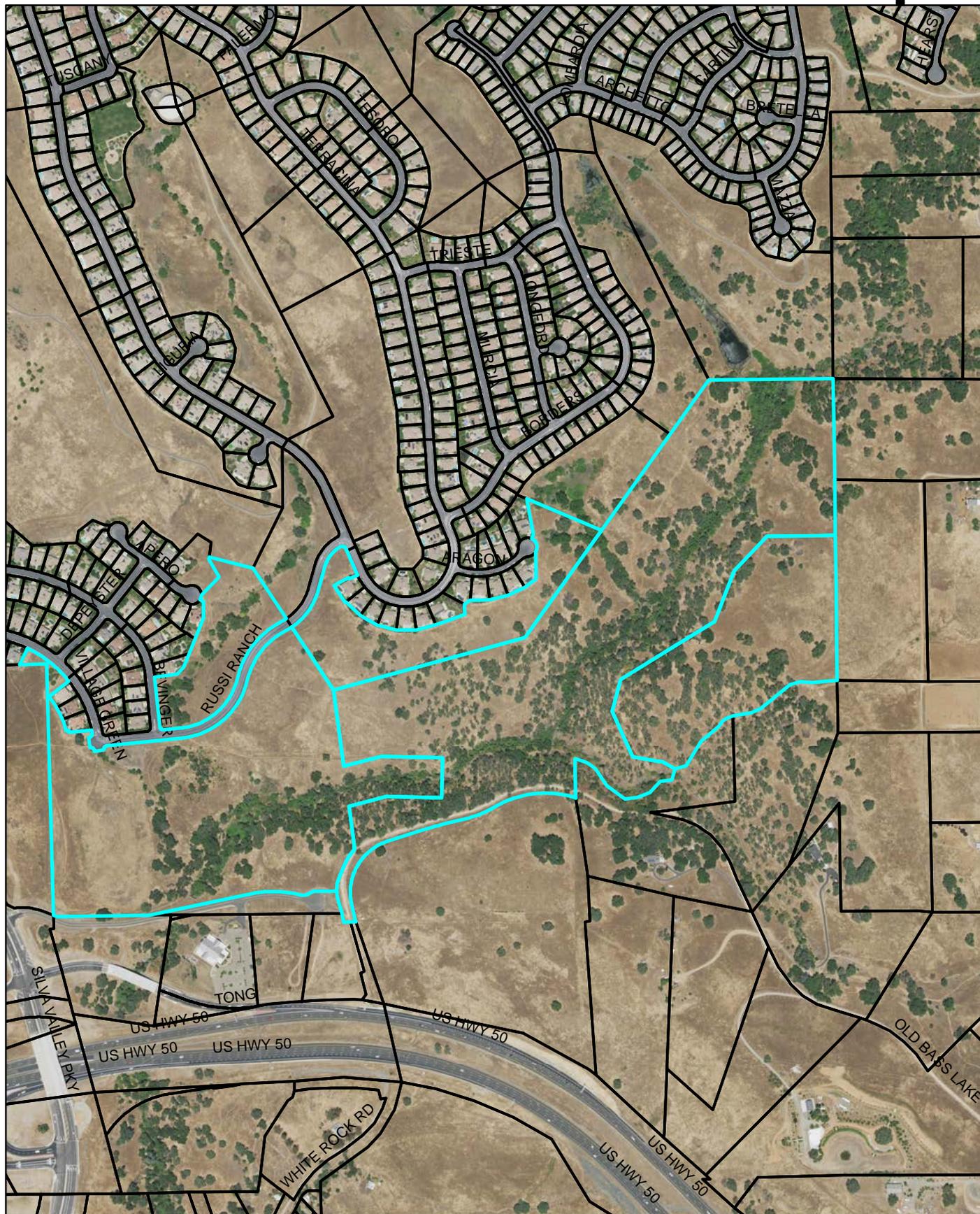


Prepared by:  
Isaac Wolf  
Planning Services Department  
August 3, 2018

Project No. TM-E18-0001  
Serrano Village C2 Time Extension  
APNs: 122-580-27, 122-590-03, 122-130-14,  
122-140-08, and 122-030-05

18-1452 D 4 of 8  
Scale: 1:8000

# Exhibit E Aerial Map



## **Exhibit F: Serrano Village C2 Tentative Map Timeline and Expiration**

### **Original Approval and Current Expiration:**

The tentative subdivision map (TM08-1465/PD08-0005) was approved by the Board of Supervisors on December 15, 2015. The approved subdivision consisted of 50 residential lots ranging in size from 20,037 sf to 41,480 sf (Exhibit G).

### **Reasons Why Map Not Filed:**

The applicant's business model entails starting lot and underground construction when a merchant builder expresses interest in the subdivision. To date, merchant builders have not expressed interest in the lots on this tentative map. Due to the lack of builder interest and the inability to determine product needs and building pad sizes, rough grading and underground improvements have not been designed for plan check with the County and the final subdivision map has not been drafted.

Rationale: The applicant is requesting six 1-year time extensions and appropriate processing fees were submitted July 11, 2018, prior to the expiration date of the tentative subdivision map of December 15, 2018. The six 1-year time extension request complies with Section 120.74.020.B.

The applicant states that the delay in filing and recording the final map is a result of lack of interest by the homebuilding industry. Once there is market demand, the applicant will commence the improvement plan stage, take action on the Conditions of Approval and prepare the final map for recording. The six 1-year extensions should allow the applicant the time needed to record the subdivision map.

### **Requested Extension:**

Section 120.74.020.B. requires that the Development Services Division review the request and submit the application for the extension, together with a report, to the approving authority for approval, conditional approval, or denial. In approving, conditionally approving, or denying the request for extension, the approving authority shall make findings supporting its decision.

Rationale: The Planning and Building Department has reviewed the time extension request for Tentative Subdivision Map TM-E18-0001/ Serrano Village C2 Subdivision Map, along with all submitted materials, and has submitted this staff report with recommendations for approval based on the Findings provided in compliance with Section 120.74.020.B

<b>Serrano Village C2 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	12/15/2015	3
		Original Expiration	12/15/2018	
		<i>EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)</i>		
<b>Current Request</b>				
3	Discretionary/ Legislative	Time Extension	6 Years	6
		Revised Expiration if Approved	12/15/2024	
		<i>Note: Request for six 1-year time extensions in accordance with SMA 66452.a.</i>		

# SERRANO VILLAGE C2

TENTATIVE SUBDIVISION MAP  
EL DORADO COUNTY CALIFORNIA

JANUARY, 2008

905 Sutter Street, Suite 200, Folsom, CA 95630  
916-366-3040 Fax 916-366-3338  
R. E. Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors



**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"=100'

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

**SOURCE OF TOPOGRAPHY**  
RADMAN AERIAL SURVEYS

**SECTION TOWNSHIP & RANGE**  
SEC. 1, T.9.N., R.8E., M.D.M

**ASSESSOR'S PARCEL NUMBER**  
PORTION OF 122-580-27 R1-PD,  
122-590-01 R1-PD, 122-130-14 OS,  
122-140-03 OS, 120-030-05 R20K

**EXISTING/PROPOSED ZONING**  
R1-PD, R20K, OS

**TOTAL AREA**  
RESIDENTIAL LOTS 36.28 Acres  
RESIDENTIAL STREETS 5.02 Acres  
OPEN SPACE 62.70 Acres  
PROPOSED VILLAGE A14 11.40 Acres  
REMAINDER 6.40 Acres  
TOTAL 121.80 Acres

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

**LOT SIZES**  
MINIMUM LOT SIZE - 20,037 SF  
AVERAGE LOT SIZE - 31,630 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

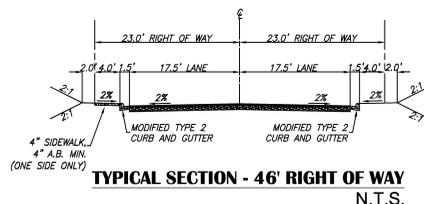
**SCHOOL DISTRICT**  
K THRU 8 - BUCKEYE UNION  
9 THRU 12 - EL DORADO UNION

**PHASING PLAN NOTICE**  
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)

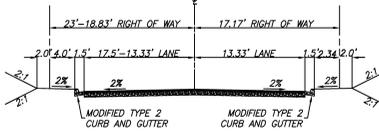
**ENGINEERS CERTIFICATE**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS VILLAGE C2 OF THE "EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

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

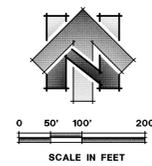
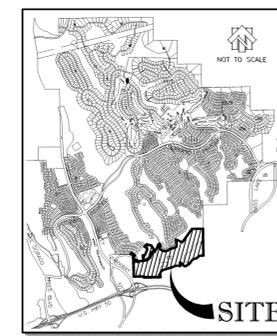
PLANNING COMMISSION: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_



**A STREET  
B STREET**



**C COURT**



LINE	LENGTH	BEARING
L1	12.15'	N84°08'47"E
L2	113.74'	N84°08'47"E
L3	50.04'	N08°09'32"W
L4	46.45'	S90°27'48"W
L5	33.92'	S15°35'06"W
L6	120.00'	S95°45'23"W
L7	98.36'	N31°32'40"W
L8	98.89'	N48°11'09"W
L9	98.36'	N60°49'39"W
L10	98.36'	N75°25'44"W
L11	98.63'	S89°56'58"W
L12	101.30'	S75°06'29"W
L13	97.38'	S88°52'08"W
L14	93.54'	S78°25'49"W
L15	93.54'	S64°05'51"W
L16	69.41'	S53°11'03"W
L17	20.00'	S25°08'13"W
L18	62.60'	N89°28'14"W
L19	93.50'	N33°37'14"W
L20	50.00'	S86°00'46"W
L21	92.44'	S80°16'16"W
L22	31.00'	S89°30'46"W
L23	26.00'	S59°13'46"W
L24	32.50'	S34°08'46"W
L25	119.00'	S49°41'46"W
L26	25.00'	S75°06'46"W
L27	32.72'	S71°00'10"W
L28	36.26'	S15°41'09"W
L29	60.00'	S92°46'46"W
L30	75.00'	S42°46'46"W
L31	67.00'	S87°54'46"W
L32	63.00'	S92°35'46"W
L33	104.00'	N33°37'14"W
L34	50.00'	N55°44'14"W
L35	63.88'	N70°09'14"W
L36	90.65'	S76°20'30"W
L37	87.58'	S13°50'47"E
L38	95.46'	S09°46'49"W
L39	3.91'	S31°40'36"W
L40	46.40'	N43°22'00"E
L41	81.08'	N00°00'00"E
L42	20.00'	S59°01'57"W
L43	103.90'	S29°22'09"E
L44	12.88'	S07°28'29"W
L45	33.92'	S15°35'06"W
L46	83.19'	N84°08'47"E

CURVE	DELTA	CHORD	DISTANCE	RADIUS
C1	25°57'44"	N51°31'01"W	262.82'	585.00'
C2	23°40'38"	N26°41'50"W	198.74'	460.00'
C3	128°16"	N13°53'32"W	12.12'	472.00'
C4	119°07"	N11°04'52"W	13.46'	585.00'
C5	94°34'06"	N36°51'44"E	29.39'	20.00'
C6	94°16'40"	N48°42'53"W	29.32'	20.00'
C7	89°43'20"	S41°17'07"W	27.21'	20.00'
C8	47°15'31"	N38°46'37"E	260.53'	325.00'
C9	43°38'56"	S36°58'20"W	130.12'	175.00'
C10	97°50'21"	N72°17'01"W	30.15'	20.00'

Exhibit G