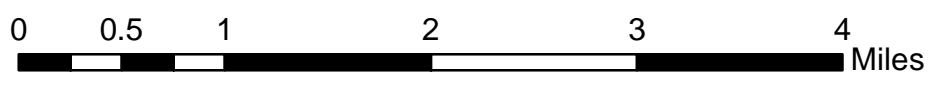
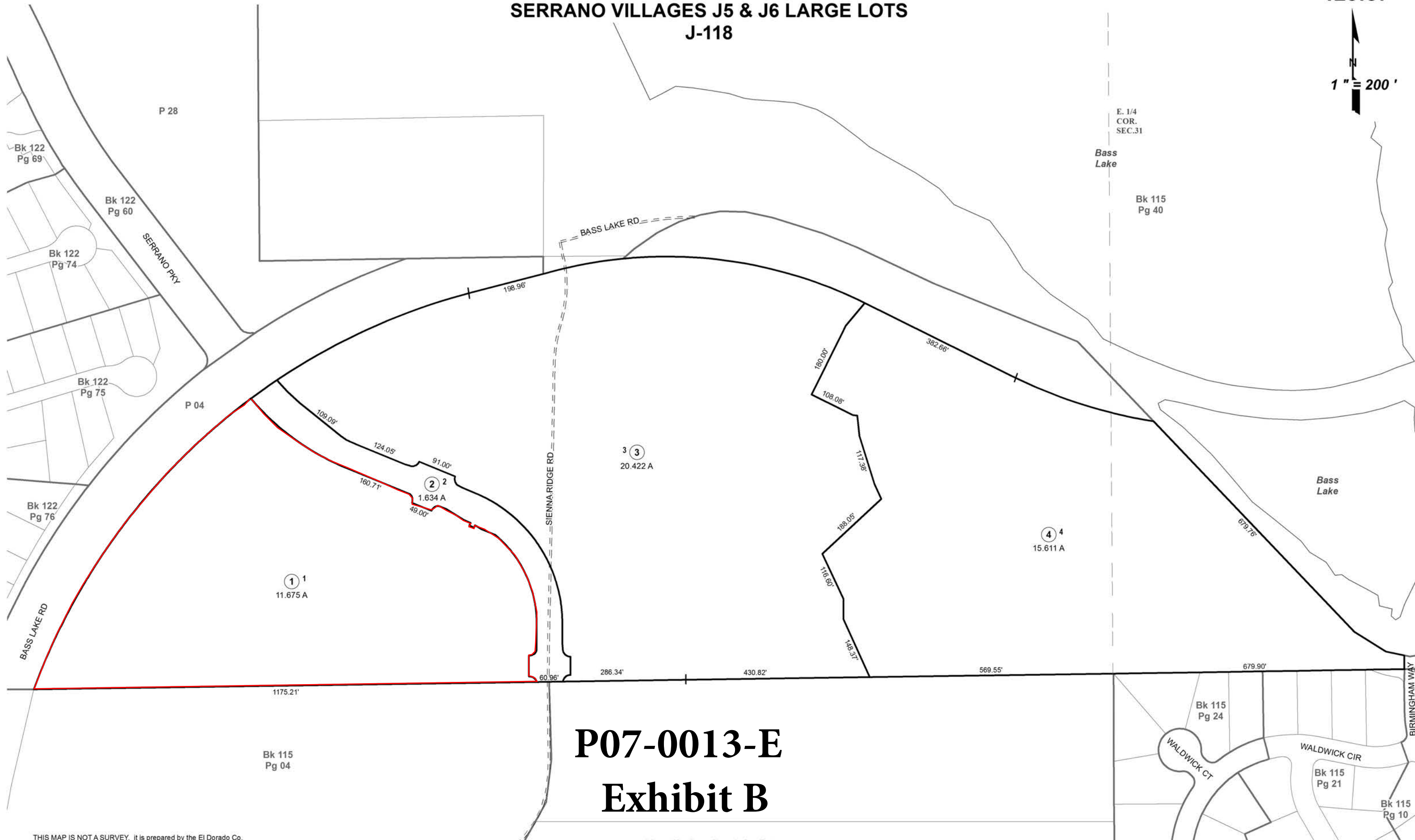
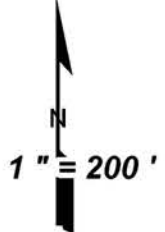


P07-0013-E/Serrano Village J5 Phase 1 Retail  
 Location Map  
 Exhibit A



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

123:57



**P07-0013-E  
Exhibit B**

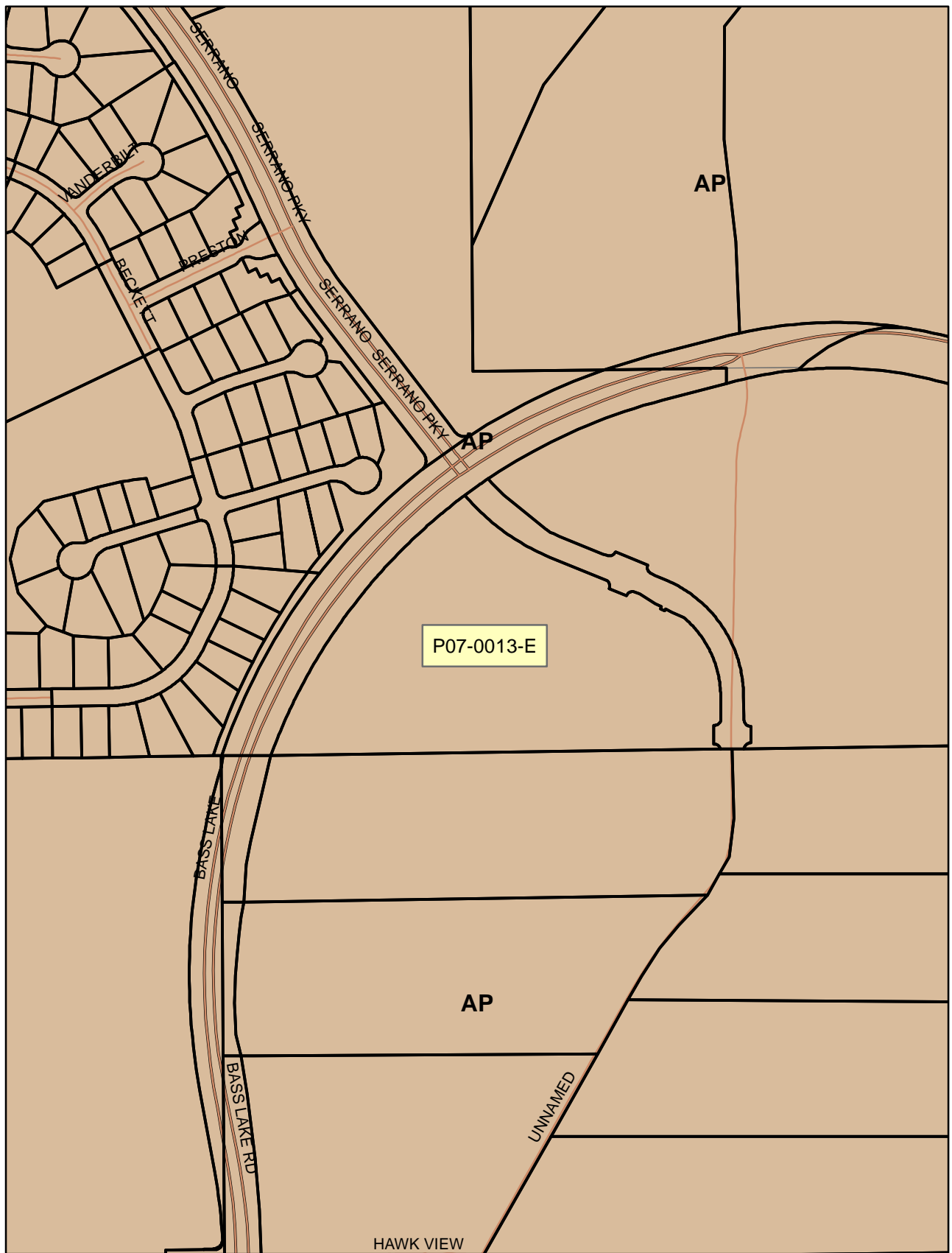
THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

**Acreages Are Estimates**

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

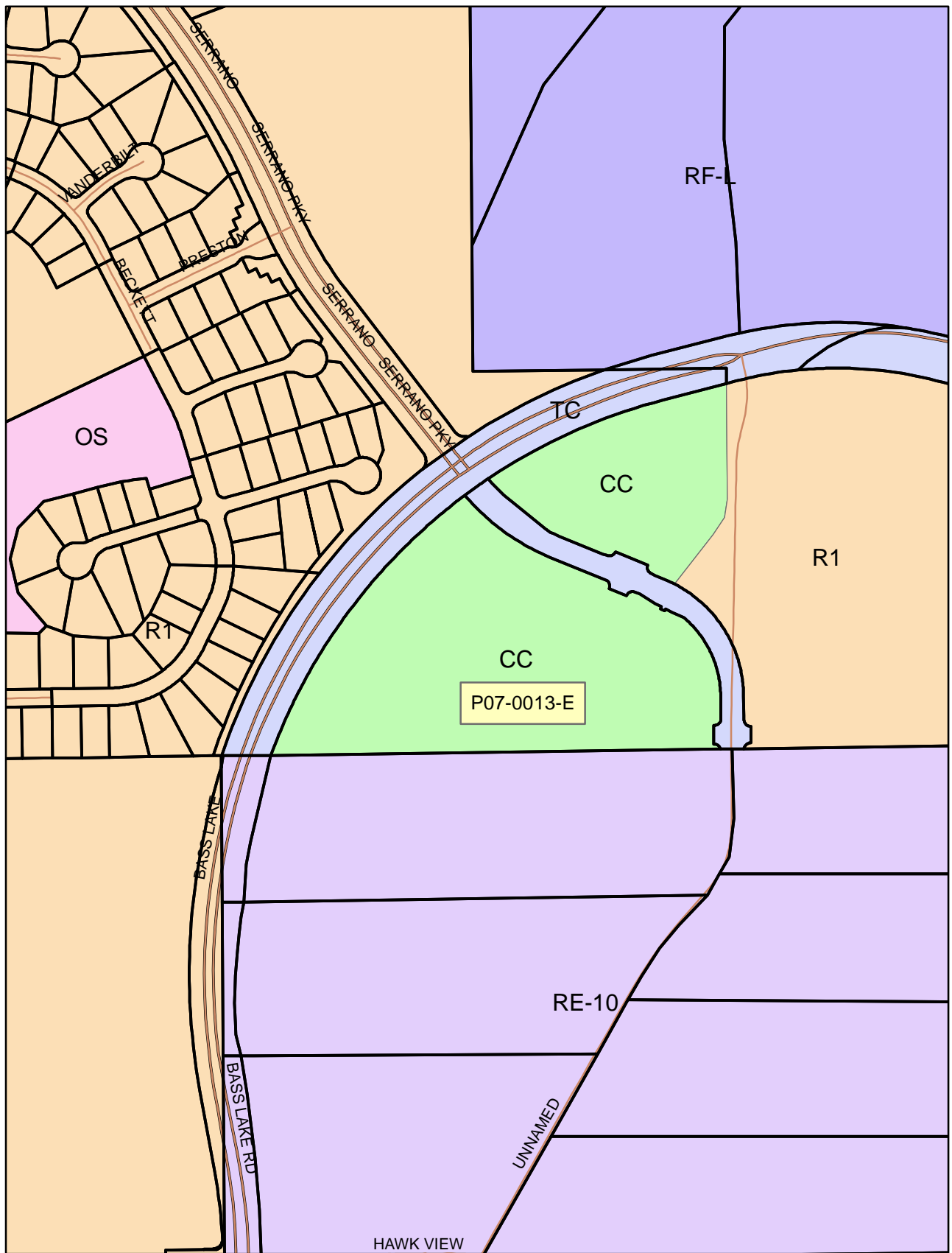
Rev. Oct 25, 2013

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



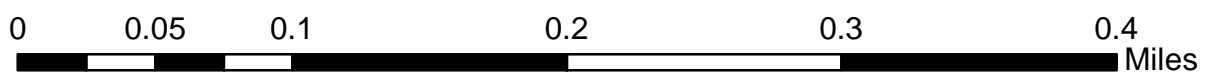
P07-0013-E/Serrano Village J5 Phase 1 Retail  
 General Plan Land Use Map  
 Exhibit C





- CC
- OS
- R1
- RE-10
- RF-L
- TC

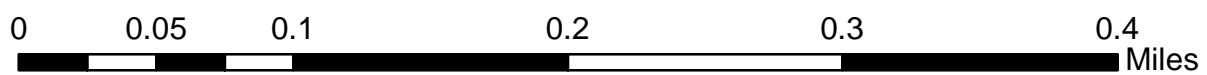
**P07-0013-E/Serrano Village J5 Phase 1 Retail**  
**Zoning Map**  
**Exhibit D**







P07-0013-E/Serrano Village J5 Phase 1 Retail  
Aerial Map  
Exhibit E





**Net Acreage Summary:**

No.	USE	NET AC.
1	MARKET	5.70
2	MAJOR A	1.00
3	MAJOR B	0.81
4	MAJOR C	0.44
5	MAJOR D	0.56
6	MAJOR E	0.37
7	MAJOR F	0.75
8	MAJOR G	0.74
9	MAJOR H	1.33
A	PARCEL A	1.45
	REMAINDER	11.76
<b>Total</b>		<b>24.91</b>

**Applicant/Owner:**  
Serrano Associates, LLC  
Attn: Kirk Bone  
4525 Serrano Parkway  
El Dorado Hills, CA 95762  
916-939-4060

**Engineer:**  
RSC Engineering, Inc.  
Attn: Rick Chavez  
2250 Douglas Blvd., Suite 150  
Roseville, CA 95661  
916-788-2884

**Scale:**  
1" = 50'

**Contour Interval:**  
5'

**Source of Topography:**  
REY/Rodman Aerial Survey

**Section, Township and Range:**  
Section 31, Township 10 North,  
Range 9 East

**Assessor's Parcel Number:**  
123-040-07

**Present Zoning:**  
CP (Planned Commercial)

**Total Area:**  
24.91± AC.; 1,085,080 SF

**Total Parcels:**  
9

**Maximum Parcel=5.70 AC.**  
**Minimum Parcel=0.37 AC.**

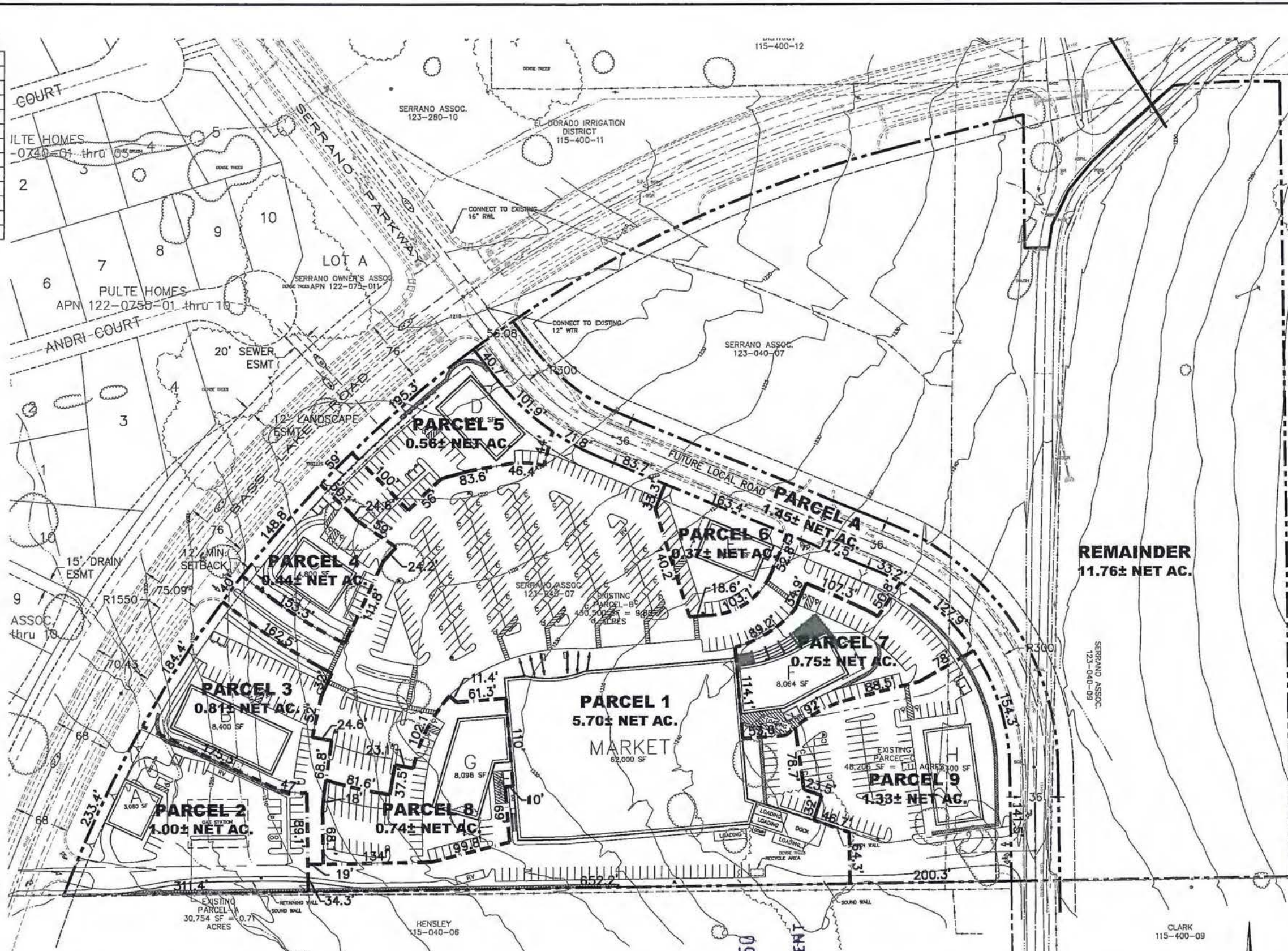
**Cut & Fill Totals:**  
75,000 Cut  
57,000 Fill  
8,000 Net Total  
15% Shrinkage Assumed

**Parking Provided:**  
580 Stalls

**Parking Required:**  
See PUD Guidelines

**Utilities:**  
Sewer - El Dorado Irrigation District  
Water - El Dorado Irrigation District  
Gas & Electricity - P.G.&E.  
Telephone - AT&T  
Cable - Comcast  
Waste Disposal - El Dorado Disposal  
School(Elem.) - Rescue School District  
School(High School) - El Dorado Union  
Fire - El Dorado Water/Fire

**Notes:**  
1. Refer to final parcel map for accurate lot dimensions and configuration.  
2. Parcel A is reserved for right-of-way dedication for the proposed realignment of Sienna Ridge Road (future local road).  
3. Any existing septic tanks and/or wells will be abandoned pursuant to the environmental mitigation measures.  
4. The property lies within Zone 'D' on FIRM Map No. 060040 Panel 0700D dated Oct 18, 1995. Zone 'D' is an area in which flood hazards are undetermined.



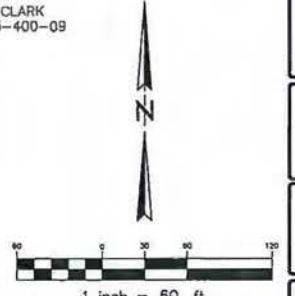
**LEGEND:**

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

# Exhibit F

2017 JUN - 1 PM 2:50  
 RECEIVED  
 PLANNING DEPARTMENT

Zoning Administrator: \_\_\_\_\_  
 Approval/Denial Date: \_\_\_\_\_  
 Board of Supervisors: \_\_\_\_\_  
 Approval/Denial Date: \_\_\_\_\_



**SERRANO ASSOC. LLC**

NO.	DATE	DESCRIPTION

Rev. per City comments 5/1/07

**RSC ENGINEERING**  
 2250 Douglas Blvd, Suite 150  
 Roseville, CA 95661  
 Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO. 042-001  
 DRAWN BY: RSC Eng  
 CHECKED BY: RSC Eng  
 DESIGNED BY: RSC Eng

TENTATIVE PARCEL MAP  
 SERRANO COMMERCIAL CTR.

EL DORADO COUNTY, CA

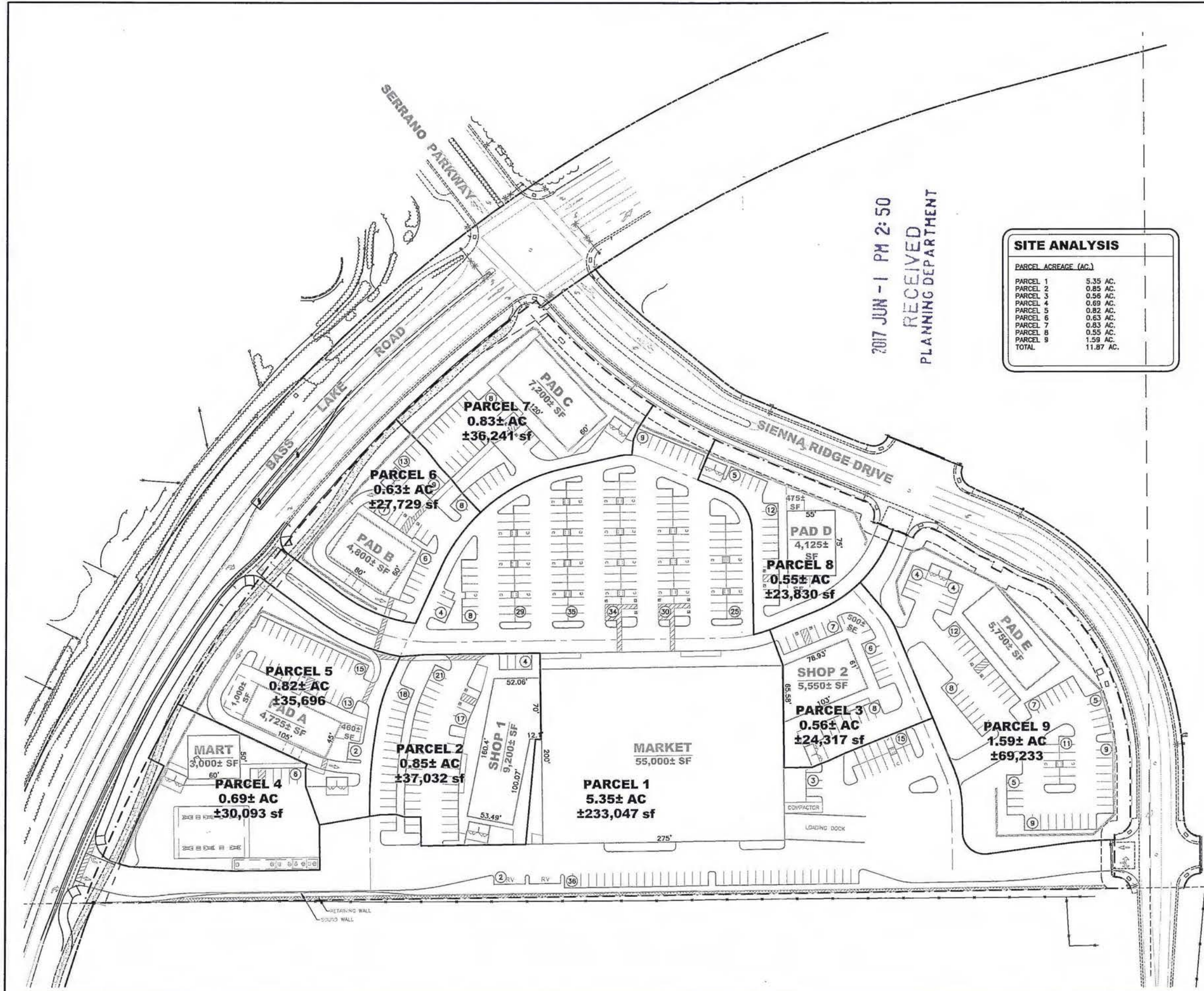
SHEET TITLE  
 TM

SHEET NO.  
 1  
 OF 1

DATE: FEBRUARY 01, 2007

P 07-0013-E





2017 JUN -1 PM 2:50  
 RECEIVED  
 PLANNING DEPARTMENT

SITE ANALYSIS	
PARCEL ACREAGE (AC.)	
PARCEL 1	5.35 AC.
PARCEL 2	0.85 AC.
PARCEL 3	0.56 AC.
PARCEL 4	0.69 AC.
PARCEL 5	0.82 AC.
PARCEL 6	0.63 AC.
PARCEL 7	0.83 AC.
PARCEL 8	0.55 AC.
PARCEL 9	1.59 AC.
TOTAL	11.87 AC.

SITE ANALYSIS	
BUILDING AREAS (SF)	
MARKET	55,000 SF
PAD A	4,725 SF
PAD B	4,800 SF
PAD C	7,200 SF
PAD D	4,125 SF
PAD E	5,750 SF
SHOPS 1	9,200 SF
SHOPS 2	5,550 SF
FUEL	3,000 SF
TOTAL	99,350 SF

LAND USE SUMMARY	
SITE AREA	517,219± SF (NET) (11.87 AC NET)
LOT COVERAGE	19.93%

PARKING ANALYSIS	
STANDARD STALLS	428 STALLS
COMPACT STALLS	38 STALLS
ADA STALLS	21 STALLS
RV PARKING	2 STALLS
TOTAL	489 STALLS
OVERALL RATIO	4.92/1,000 SF

LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED PARKING COUNT

DONAHUE SCHRIBER REALTY  
 COSTA MESA, CA 92626  
 (714) 966-6428

REV	DATE	DESCRIPTION

2250 Douglas Blvd, Suite 150  
 Roseville, CA 95661  
 Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO. 001-033  
 DRAWN BY: RSC Eng  
 CHECKED BY: RSC Eng  
 DESIGNED BY: RSC Eng

**PRELIMINARY SITE PLAN**  
**SIENNA RIDGE**  
 BASS LAKE ROAD & SIENNA RIDGE DR.  
 EL DORADO COUNTY, CA

SHEET TITLE  
**PARCEL MAP**  
 SHEET NO.  
**PM1**  
 OF 1  
 DATE: MAY 19, 2017

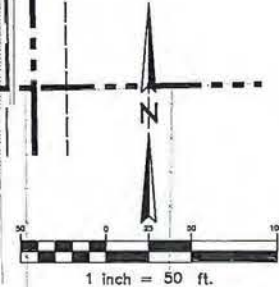
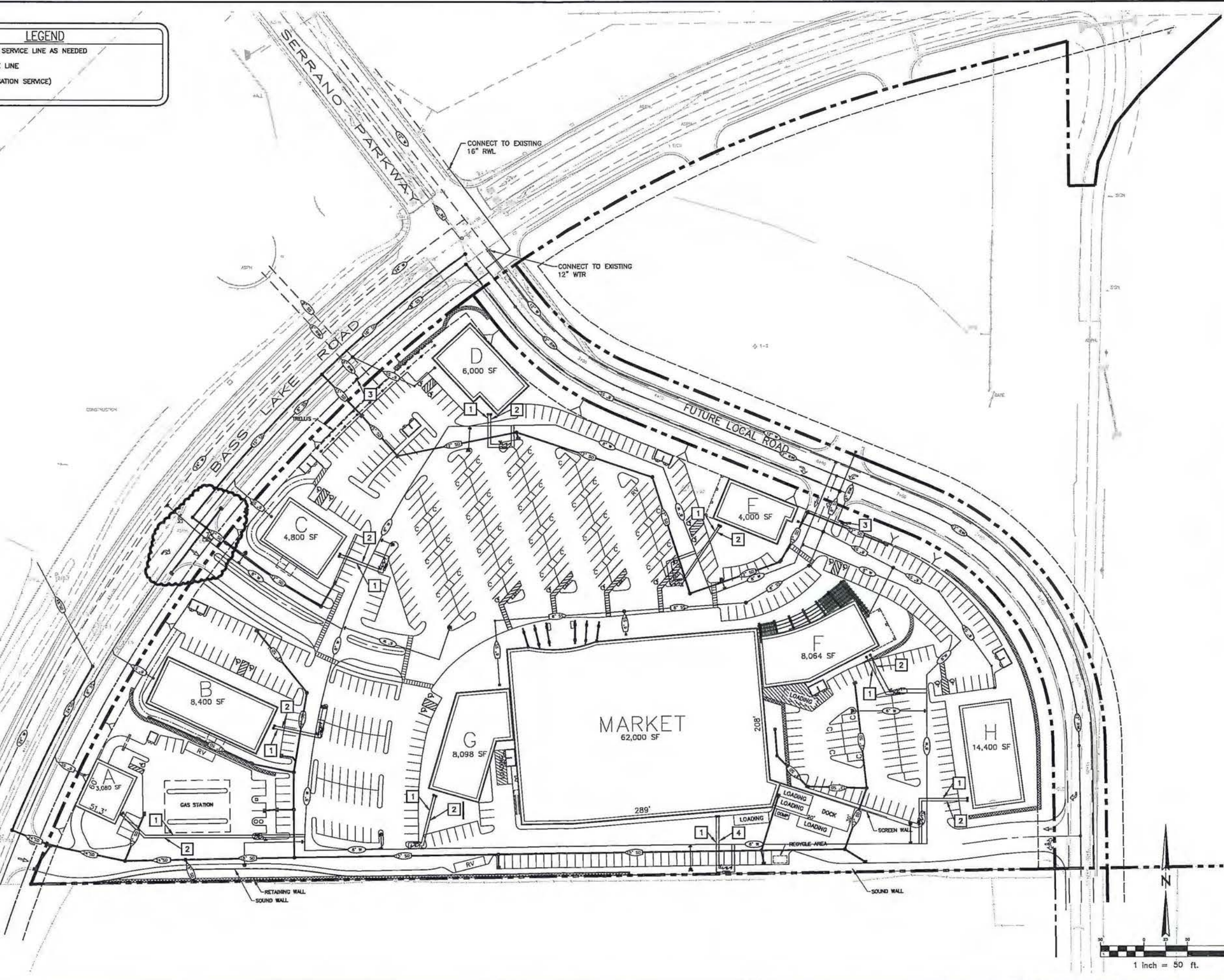
P 07-0013-E

Per City/County Map 18, 17 - 081720



2017 JUN -1 PM 2:51  
 RECEIVED  
 PLANNING DEPARTMENT

LEGEND	
1	1" - 2" WATER SERVICE LINE AS NEEDED
2	6" FIRE SERVICE LINE
3	2" METER (IRRIGATION SERVICE)



SERRANO ASSOCIATES, LLC

DATE	BY	DESCRIPTION



**RSC ENGINEERING**  
 2250 Douglas Blvd., Suite 150  
 Roseville, CA 95661  
 Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO. 042-001  
 DRAWN BY: RSC Eng  
 CHECKED BY: RSC Eng  
 DESIGNED BY: RSC Eng

PRELIMINARY UTILITY PLAN  
 SERRANO COMMERCIAL CTR.  
 EL DORADO COUNTY, CA

SHEET TITLE  
 UT  
 SHEET NO.  
 1 OF 1  
 DATE: FEBRUARY 01, 2007

P 07-0013-E

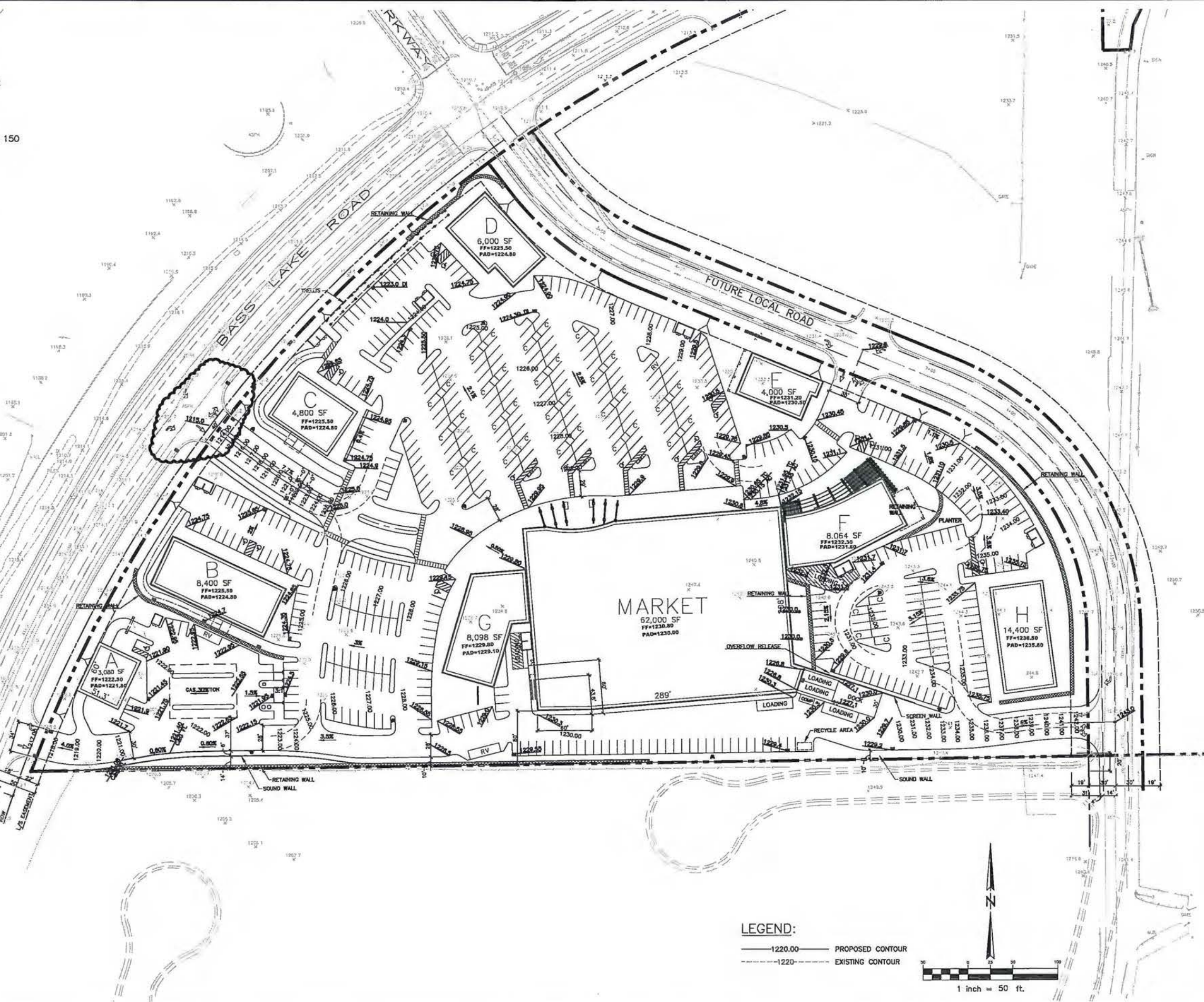


**Applicant/Owner:**  
 Serrano Associates, LLC  
 Attn: Kirk Bone  
 4525 Serrano Parkway  
 El Dorado Hills, CA 95762  
 916-939-4060

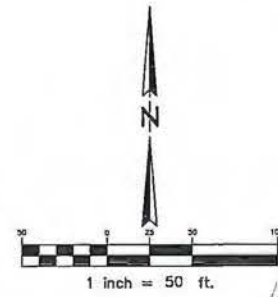
**Engineer:**  
 RSC Engineering, Inc.  
 Attn: Rick Chavez  
 2250 Douglas Blvd., Suite 150  
 Roseville, CA 95661  
 916-788-2884

**Cut & Fill Totals:**  
 75,000 Cut  
 57,000 Fill  
 8,000 Net Total  
 15% Shrinkage Assumed

2017 JUN - 1 PM 2:51  
 RECEIVED  
 PLANNING DEPARTMENT



**LEGEND:**  
 ——— 1220.00 ——— PROPOSED CONTOUR  
 - - - - - 1220 - - - - - EXISTING CONTOUR



Project: 042-001 Preliminary Grading Plan Serrano Commercial Ctr. Date: 02/01/2017  
 Drawn by: RSC Eng Checked by: RSC Eng Designed by: RSC Eng  
 RSC Engineering, Inc. 2250 Douglas Blvd., Suite 150 Roseville, CA 95661  
 Tel: 916-788-2884 Fax: 916-788-4408

<b>SERRANO ASSOCIATES, LLC</b>									
	<table border="1" style="font-size: 8px;"> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REV	DESCRIPTION	BY	DATE				
REV	DESCRIPTION	BY	DATE						
<p><b>RSC ENGINEERING</b>        2250 Douglas Blvd., Suite 150        Roseville, CA 95661        Ph: 916.788.2884 Fax: 916.788.4408</p>									
PROJECT NO. 042-001									
DRAWN BY: RSC Eng									
CHECKED BY: RSC Eng									
DESIGNED BY: RSC Eng									
PRELIMINARY GRADING PLAN SERRANO COMMERCIAL CTR. EL DORADO COUNTY, CA									
SHEET TITLE									
GR									
SHEET NO.									
1 OF 1									
DATE: FEBRUARY 01, 2007									

P 07-0013-E



## Serrano Village J5 Phase 1 Retail Tentative Map Timeline and Expiration

Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	8/14/2008	3
		Original Expiration	8/14/2011	
		<b><i>EDC code Sec. 120.74.020 and California Government Code 66452.6(a) (Subdivision Map Act)</i></b>		
2	Automatic	Automatic Time Extension	8/14/2011	2
		Revised Expiration	8/14/2013	
		<b><i>Note :Two-year time extension under SMA 66452.21 (AB 333)</i></b>		
3	Automatic	Automatic Time Extension	8/14/2013	2
		Revised Expiration	8/14/2015	
		<b><i>Note :Two-year time extension under 66452.23 (AB 208, enacted on 07/11/11)</i></b>		
4	Automatic	Time Extension	8/14/2015	2
		Revised Expiration	8/14/2017	
		<b><i>Note: Two-year time extension under SMA 66452.24 (AB 116)</i></b>		
<b>Current Request</b>				
5	Discretionary/ Legislative	Time Extension	8/14/2017	6
		Revised Expiration if Approved	8/14/2023	
		<b><i>Note: Request for six year time extension in accordance with SMA 66452.a.</i></b>		

**P07-0013-E**  
**Exhibit G**