



EL DORADO COUNTY PLANNING SERVICES

TENTATIVE PARCEL MAP APPLICATION

ASSESSOR'S PARCEL NUMBER(s) 120-690-04 - Saratoga Commercial, P02-0003

PROJECT NAME/REQUEST: (Describe proposed use)

Substantial Conformance request to adjust the size of Parcel 1 from 1.185 ac to 2.113 and adjust the size of Parcel from 2.98 ac to 2.052 ac.

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s) / square feet

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, or CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Andrea Howard, Serrano Associates, LLC

Mailing Address 4525 Serrano Parkway El Dorado Hills California 95762
P.O. Box or Street City State ZIP
Phone (916) 939-4060 FAX ()

PROPERTY OWNER Serrano Associates, LLC

Mailing Address Same as above <pick from list>
P.O. Box or Street City State ZIP
Phone () FAX ()

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Brian Thionnet, REY Engineers

Mailing Address 905 Sutter Street, Ste 200 Folsom California 95630
P.O. Box or Street City State ZIP
Phone (916) 366-3040 FAX ()

LOCATION: The property is located on the North side of Saratoga Way
N/E/W/S Street or Road

between _____ feet/miles <pick from list> of the intersection with Finders Wy and Arrowhead Wy
N/E/W/S Major Street or Road

in the El Dorado Hills area. PROPERTY SIZE 13 ac +/-
Acreage / Square Feet

Andrea Howard

Signature of property owner or authorized agent

4/13/17

Date

FOR OFFICE USE ONLY

Date 4/14/17 Fee \$ 2,241.93 Receipt # 30321 Rec'd by DSAMR Census _____
Zoning CC GPD C Supervisor District 1 Sec _____ Twn _____ Rng _____

ACTION BY: PLANNING COMMISSION
 ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
(Findings and/or conditions attached)

Executive Secretary
(Revised 06/07)

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Approved _____ Denied _____
(Findings and/or conditions attached)

APPEAL:
Approved _____ Denied _____

RESET

P 02-0003 R

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EL DORADO COUNTY PLANNING SERVICES

REQUIRED SUBMITTAL INFORMATION for Tentative Parcel Map

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11"**.

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FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- | | | | |
|--------------------------------|-------------------------------------|--------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Application Form and Agreement for Payment of Processing Fees, completed and signed. |
| n/a | <input type="checkbox"/> | <input type="checkbox"/> | 2. Letter of authorization from <u>all</u> property owners authorizing agent to act as applicant, when applicable. |
| n/a | <input type="checkbox"/> | <input type="checkbox"/> | 3. Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. A copy of official Assessor's map, showing the property outlined in red. |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. An 8 ½" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| n/a | <input type="checkbox"/> | <input type="checkbox"/> | 6. Environmental Questionnaire form, completed and signed. |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Provide name, mailing address and phone number of all property owners and their agents. |
| n/a | <input type="checkbox"/> | <input type="checkbox"/> | 8. If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |
| n/a | <input type="checkbox"/> | <input type="checkbox"/> | 9. If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology. |
| see original file for P02-0003 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Four (4) copies of a tree preservation plan. The tree plan shall accurately include the following: |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | a) General identification of the tree canopy noting significant tree types (pine, oak, etc.) where such groups are clearly distinguishable. Identification of the tree canopy shall either be determined from base aerial photographs or by an on-site survey performed by a qualified licensed arborist or botanist. |



P 02-0003 R

FORMS AND MAPS REQUIRED

Check (√)

Applicant County

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b) Parcels having canopy cover of at least ten percent (10%) are subject to canopy coverage retention or replacement standards as follows:

<u>Existing Canopy Cover</u>	<u>Percent of Canopy Cover to be Retained or Replaced</u>
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. The replacement plan shall include a mitigation monitoring plan to ensure that proposed replacement trees survive.

d) Identify on the tree canopy map the location and size of all trees with a diameter of twenty inches or greater diameter at breast height, in all of the following situations where trees would likely be removed:

- i) Within building envelope areas when such are proposed, or on any lot less than twenty thousand (20,000) square feet in area when building envelopes are not proposed.
- ii) In any situation where the tree or its drip line lie within any proposed road, driveway, leach field area, or cut or fill slope area:
 - 1) Provide a count of the total number of trees eight (8) inches or greater in diameter at breast height, that will likely be removed due to proposed construction
 - 2) Any provisions for tree preservation, transplanting, or replacement, shall also be noted on the plan.

11. Preceding parcel map, final map, or record of survey, if any exists.

12. If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)

n/a 13. Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.

FORMS AND MAPS REQUIRED

Check (✓)

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*fill
fill*



14. Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail.)

15. In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:

a) The percolation rate and location of test on 4.5 acres or smaller

b) The depth of soil and location of test

c) The depth of groundwater and location of test

d) The direction and percent of slope of the ground

e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements

f) Identify the area to be used for sewage disposal

g) Such additional data and information as may be required by the Director of Environmental Health to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

h) In circumstances where there are steep slopes, streams or other constraints as determined by staff, these must be noted on the tentative parcel map

16. A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at Planning Services.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning Services.

17. A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in Planning Services), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

FORMS AND MAPS REQUIRED

Check (√)

Applicant County

see original file.

- 18. An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan.
- 19. Where special status plants and animals are identified on the Important Biological Resources Map located in Planning Services, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- 20. An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."
- 21. A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."
- 22. Required maps on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data.
All maps MUST be folded to 8 ½" inches x 11" prior to submittal.
NO ROLLED DRAWINGS WILL BE ACCEPTED.
- a) Twenty-five (25) copies of the tentative map, folded with signature block showing (including one 8½" x 11" reduction).
- b) Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over.
- c) Four (4) copies of preliminary grading and drainage plan.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)

Applicant County

- 1. North point and scale
- 2. Project boundaries with dimensions
- 3. Approximate dimensions and area of all lots
- 4. Adjacent ownership with book and page number of recorded deeds or parcel map references
- 5. Location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. Also, note all existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)

Applicant County

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Purpose, width, and approximate location of all proposed and existing easements (other than roads) |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Approximate radii of centerline on all street curves |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Grades and width of proposed and existing roads or road easements, with typical improvement cross-section |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Names of adjacent subdivisions |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. All structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. The location of all structures for residential, commercial, industrial or recreational use for which permits have either been applied for or granted, but not yet constructed |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Fire hydrant location, existing and/or proposed |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Existing water and sewer line locations |
| <input type="checkbox"/> | <input type="checkbox"/> | 14. Contour lines shown at 5-foot intervals if any slopes on the property exceed 10% (contours not required if all slopes are 10% or less). Contours may be shown at 10-foot or 20-foot intervals on parcels of 10 acres or larger (using USGS interpolation or field survey), <u>if said contours reasonably identify significant site features</u> ; i.e., benches or abrupt topographical changes, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation, and wetlands, and show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed. |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems. |
| <input type="checkbox"/> | <input type="checkbox"/> | 17. Location, general type (pine, oak, etc.) and size of all existing trees, 8" DBH (Diameter at Breast Height) or greater in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed. |
| <input type="checkbox"/> | <input type="checkbox"/> | 18. Identify areas subject to a 100-year flood, perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. |
| <input type="checkbox"/> | <input type="checkbox"/> | 19. The following information is to be listed on the tentative parcel map in the following consecutive order: |
| <input type="checkbox"/> | <input type="checkbox"/> | a) Owner of record (name and address) |
| <input type="checkbox"/> | <input type="checkbox"/> | b) Name of applicant (name and address) |
| <input type="checkbox"/> | <input type="checkbox"/> | c) Map prepared by (name and address) |
| <input type="checkbox"/> | <input type="checkbox"/> | d) Scale |
| <input type="checkbox"/> | <input type="checkbox"/> | e) Contour interval (if any) |



REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)

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- f) Source of topography
- g) Section, Township and Range
- h) Assessor's Parcel Number(s)
- i) Present zoning
- j) Total area
- k) Total number of parcels
- l) Minimum parcel area
- m) Water supply
- n) Sewage disposal
- o) Proposed structural fire protection
- p) Date of preparation
- q) In the lower right-hand corner of each map a signature block should be shown, giving space for:



Zoning Administrator: _____

Approval/Denial Date: _____

Board of Supervisors: _____

Approval/Denial Date: _____

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

Andrea Howard

From: Rommel Pabalinas <rommel.pabalinas@edcgov.us>
Sent: Sunday, April 09, 2017 9:59 AM
To: Andrea Howard
Subject: Re: Saratoga Commercial TPM
Attachments: DISM (Flag Lot standards).pdf

Ok. I was able to review the fees for substantial conformance. The fee is is \$ 2,241.93 with TM.

Also, I have follow-up comments on the M3 Revision the requires modification to the layout to meet the Flag Lot Standards in the DISM, which I've attached. Specifically:

- the narrow access strip is cannot be more than 100 feet in length (in my estimation, the access strip area is in excess of 100');
- access strip area would not be a part of the minimum lot area; and
- driveway area needs to be a minimum of 16 feet (the proposed driveway appears to be 12')

I was using the wrong standards previously until I saw these in the DISM.

Let's talk tomorrow morning or in the afternoon.

On Fri, Apr 7, 2017 at 2:10 PM, Andrea Howard <ahoward@parkerdevco.com> wrote:

Ok. Thank you.

From: Rommel Pabalinas [mailto:rommel.pabalinas@edcgov.us]
Sent: Friday, April 07, 2017 2:04 PM
To: Andrea Howard
Subject: Re: Saratoga Commercial TPM

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Yes, please submit a substantial conformance review., I'm off today. I can get you a quote on monday.

On Apr 7, 2017 1:49 PM, "Andrea Howard" <ahoward@parkerdevco.com> wrote:



COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

NOV 03 2016

November 2, 2016

Serrano Associates LLC
Attn: Kirk Bone
4525 Serrano Pkwy
El Dorado Hills, CA 95762

Re: Zoning Administrator Approval of P02-0003-E-3/Saratoga Commercial Parcel Map

Dear Mr. Bone:

On October 5, 2016, the Zoning Administrator considered your project at a publicly noticed hearing and the 10-day appeal period has since ended. The project was approved with the attached Findings and Conditions of Approval. This document is also available on-line at <http://edcapps.edcgov.us/Planning/ProjectInquiryApproved.asp>.

If you have Conditions of Approval from other departments, please contact your representative in that department to determine the next step in the process.

If you have any questions, please contact Jennifer Franich in Planning Services at (530) 621-6591.

Sincerely,

Debra Ercolini
Development Services Division, Planning

Enclosures: Final Findings/Conditions of Approval

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P02-0003-E-3/Saratoga Commercial Parcel Map - As Approved by the Zoning Administrator on October 5, 2016

Findings

1.0 CEQA FINDINGS

- 1.1 The Parcel Map time extension is deemed Categorical Exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines involving division of residential, commercial, or industrial lands within urbanized areas in conformance with the El Dorado County General Plan and Zoning Ordinance.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Division - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 TENTATIVE SUBDIVISION MAP TIME EXTENSION FINDINGS

- 2.1 **The request for extension of the approved parcel map complies with County Subdivision Ordinance Section 120.74.030.A.**

Section 120.74.030.A allows the subdivider to request up to six one-year extensions from the expiration date of an approved or conditionally approved tentative map, as allowed by Government Code Sections 66463 and 66463.5, by timely written application to the Development Services Division of the Community Development Agency. The subdivider may request more than one time extension at a time, up to the maximum allowed by this subsection or a development agreement applicable to the map for which the extension request is filed, but in no event shall the total time extension requested exceed six years. Each application shall be filed before the approved or conditionally approved tentative map expires and shall state the reasons for requesting the extension.

Rationale: The applicant submitted a request for three one-year time extensions and appropriate processing fees on January 7, 2016, prior to the expiration date of the tentative subdivision map of October 15, 2016. The three one-year time extensions request, in addition to the previously-approved three years, is the maximum number of requests allowed and complies with Section 120.74.030.B. No further discretionary time extensions would be available for this Parcel Map.

- 2.2 **The request for extension of the approved parcel map complies with County Subdivision Ordinance Section 120.74.030.B.**

Section 120.74.030.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 including findings with respect to the potential impact of any increases in applicable development fees which have occurred since the date of the approval or conditional approval of the tentative map (Sec. 120.74.030 (B)).

Rationale: The Development Services Division has reviewed the time extension request for Parcel Map P02-0003-E-3/Saratoga Commercial Parcel Map, along with all submitted materials. The applicant states that three additional years would allow time for surrounding development to occur. The property has been marketed for sale but has not received any interest from prospective retailers, and the property remains vacant with no improvements made. The Tentative Parcel Map approval includes Conditions of Approval that must be satisfied prior to recording the final Parcel Map, but which the applicant cannot satisfy without site-specific development plans. These include water lines, fire hydrants, meter award letters, where use type would dictate locations and capacity. Additionally, an additional three years may allow enough time for the connection between Iron Point Road and Saratoga Way, which would increase customer accessibility and improve attractiveness of the commercial site for retailers. No changes to the previously approved tentative map are proposed. Staff recommends approval based on the Findings provided in compliance with Section 120.74.030.B.

Conditions of Approval

- 1) This time extension is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits marked Exhibits A-E and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

The request consists of:

Three one-year time extensions to the Tentative Subdivision Map approved by the Zoning Administrator on October 15, 2003, extending the map expiration date from October 15, 2016 to October 15, 2019 in accordance with Section 120.74.030 of the El Dorado County Subdivision Ordinance.

In consideration of the Senate Bill 1185, AB 333, AB 208, and AB 116 provisions, the map shall expire on October 15, 2019.

The previously-approved parcels are described in the following table:

Parcel	Approved <i>(Quantity after ROW dedication in italics)</i>
1	Lot Area: 1.33 acre <i>(1.18 acres)</i> Lot Width: 340 feet <i>(294 feet)</i>
2	Lot Area: 3.09 acres <i>(2.98 acres)</i> Lot Width: 450 feet <i>(448 feet)</i>
3 ^A	Lot Area ^B : 4.06 acres <i>(3.75 acres)</i> Lot Width ^B : 550 feet <i>(543 feet)</i>
Remainder Parcel	Lot Area: 5.12 acres Lot Width: 592 feet

- 2) In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the Government Code.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.

Department of Transportation

- 3) The applicant shall comply with all County requirements related to the Department of Transportation's review, including but not limited to the submittal of a site improvement/ grading plan prepared by a professional civil engineer to the department for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual", the Grading, Erosion and Sediment Control Ordinance", the "Drainage Manual", the "Off-Street Parking and Loading Ordinance" and the State of California Handicapped Accessibility Standards.
- 4) The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to the commencement of any work.
- 5) The project shall be subject to the County Traffic Impact fee programs. The fees shall be due upon issuance of a building permit. If prior to the application for a building permit for any of the parcels, revised fees are established, such revised amounts shall be paid.

- 6) At the time of grading permit application, the applicant shall provide a soil/geotechnical report to the Department of Transportation addressing at a minimum, grading practices, compaction, slope stability of existing and proposed cut and fills, erosion potential and pavement section based on TI and R values.
- 7) The final Parcel Map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Said easements shall be irrevocably offered to the County.
- 8) Drainage maintenance shall be the responsibility of the parcel owners. All easements for drainage easements shall be offered to the County of El Dorado for rejection, and simultaneously offered to the parcel owners' association with the filing of the parcel map.
- 9) The project drainage plan shall coordinate future surface and subsurface drainage of all development with the proposed Saratoga Way drainage system to the satisfaction of the Department of Transportation.
- 10) The developer shall place the following note of the final parcel map:

“The parcels created by this map are created for sale and financing purposes only. No building permit or similar ministerial permit will be issued without the approvals required by Chapter 17.74 (Design Review Districts) of the County Code”.
- 11) A note shall be placed on the final Parcel Map that access to Saratoga Way, Finders Way, and Arrowhead Drive is restricted and that access encroachment location(s) to said County roads will be determined through the approval of subsequent development applications for the parcels created by this map.
- 12) The developer shall record a mutual access easement on Parcels 1, 2 and 3 for the purpose of assuring internal circulation from parcel to parcel without the requirement to enter the public right-of-way to move from parcel to the other.
- 13) As provided by the El Dorado Hills Road Improvement fee program, the final Parcel Map shall reserve a strip of land approximately 30-feet in width for the construction and maintenance of a sound wall along the northerly property line of Parcel 1, 2 and 3, together with a construction and maintenance access easement from the adjacent public roadway, or an alternative arrangement, all to the satisfaction of the Department of Transportation. Similarly, the final parcel map shall reserve a strip of land approximately 15-feet in width and 110 feet long for the construction and maintenance of a sound wall along the northerly portion of the westerly side of the proposed right-of-way for Arrowhead Drive. Prior to the final Parcel Map, the applicant shall execute a document providing for the right of entry that will allow construction of the sound wall as necessary by the County of El Dorado in order to advance a public project.

- 14) As provided by the El Dorado Hills Road Improvement fee program, the developer shall reserve the right-of-way for road and all public purposes sufficient to accommodate Saratoga Way as a four-lane roadway, and a re-aligned Arrowhead Drive as a standard two-lane roadway, including curb gutter and sidewalk to the satisfaction of the Department of Transportation. Prior to filing the Parcel Map, the applicant shall execute a document providing for the right of entry that will allow construction of the road improvements as necessary by the County of El Dorado in order to advance a public project.

Pursuant to Policy 3.2.1.3 of the 1996 General Plan, the strip of land along the existing Saratoga Way that would be necessary to widen Saratoga Way to four lanes along the existing alignment shall be offered for dedication by the developer to the County. The balance of the reserved area described in the above paragraph will be acquired by the County as part of the El Dorado Hills Boulevard Interchange project right-of-way acquisition.

Note that future discretionary applications for these parcels may be required to dedicate additional right-of-way to dedicate additional right-of way to accommodate a left turn lane in Saratoga Way for site access purposes.

- 15) Traffic studies will be required for any future development proposals concerning the parcels created by this parcel map. Said individual traffic studies shall include an analysis of both on- and off-site impacts from the proposed development of the parcels created by this parcel map. All applicants shall be required to mitigate any impacts identified in the traffic studies to the satisfaction of the Department of Transportation.
- 16) A "Notice to Property Owners" shall be recorded in the chain of title of each parcels created by this Parcel Map at the time the map is recorded. The Notice shall state:

Any applicant submitting a development proposal for this property will be required to prepare traffic study to evaluate the project's traffic impacts on the surrounding road network. Based on a Traffic Report by Prism Engineering dated June 26, 2003, there is currently a Level of Service "F" (LOS F) condition at El Dorado Hills Boulevard at the westbound Highway 50 onramp, and other intersections, and road segments are nearing LOS F. Depending upon the LOS of the area roadways at the time of development and the level of traffic impacts caused by future development, development projects on this project may be conditioned in a manner consistent with Section 66001 of the State Planning Law to build infrastructure improvement requirements, restrict occupancy of development until traffic deficiencies are rectified, or take other measures to minimize degradation of the traffic flow in the project vicinity to the satisfaction of the Department of Transportation.

- 17) Any bonded improvements shall be completed within one-year filing of the Parcel Map.

- 18) An easement restricting vehicular access for Parcel 1 onto Arrowhead Drive shall be shown on the parcel map. This restriction may be modified if the future development applications demonstrate to the satisfaction of the Department of Transportation that a driveway encroachment can meet County standards.
- 19) Where the subdivider is required to make improvements on lands which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any parcel map, the subdivider shall submit the following to the Department of Transportation Director for approval:
 - a. A legal description prepared civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements;
 - b. Improvement plans prepared by a civil engineer of the required off-site improvements; and
 - c. An appraisal prepared by a professional appraiser of the cost of the land necessary to complete the off-site improvements.

Prior to filing of a Parcel Map, the subdivider shall enter into an agreement, pursuant to Government Code Section 66462.5 to complete the required off-site improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of the County Counsel.

Fire Department

- 20) Fire hydrant(s) shall be installed for any development on the proposed parcels, in compliance with the provisions of the U.F.C Section 10.301(c), in a location acceptable to the El Dorado Hills Fire Department. A letter of compliance with the condition shall be submitted by the fire district to the Surveyor's Office at the time of filing the parcel map.

Planning Services

- 21) Domestic water shall be supplied by public entity with a minimum six-inch water line to the property being divided, and a water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the parcels created, shall be submitted to the County Surveyor at the time of filing the Parcel Map.

A Notice of Restriction on the designated remainder parcel shall be filed with the map, pursuant to Government Code 66424.6. No building permits shall be issued until a Certificate of Compliance, Parcel Map, or Final Map is approved and filed with the County Recorder.

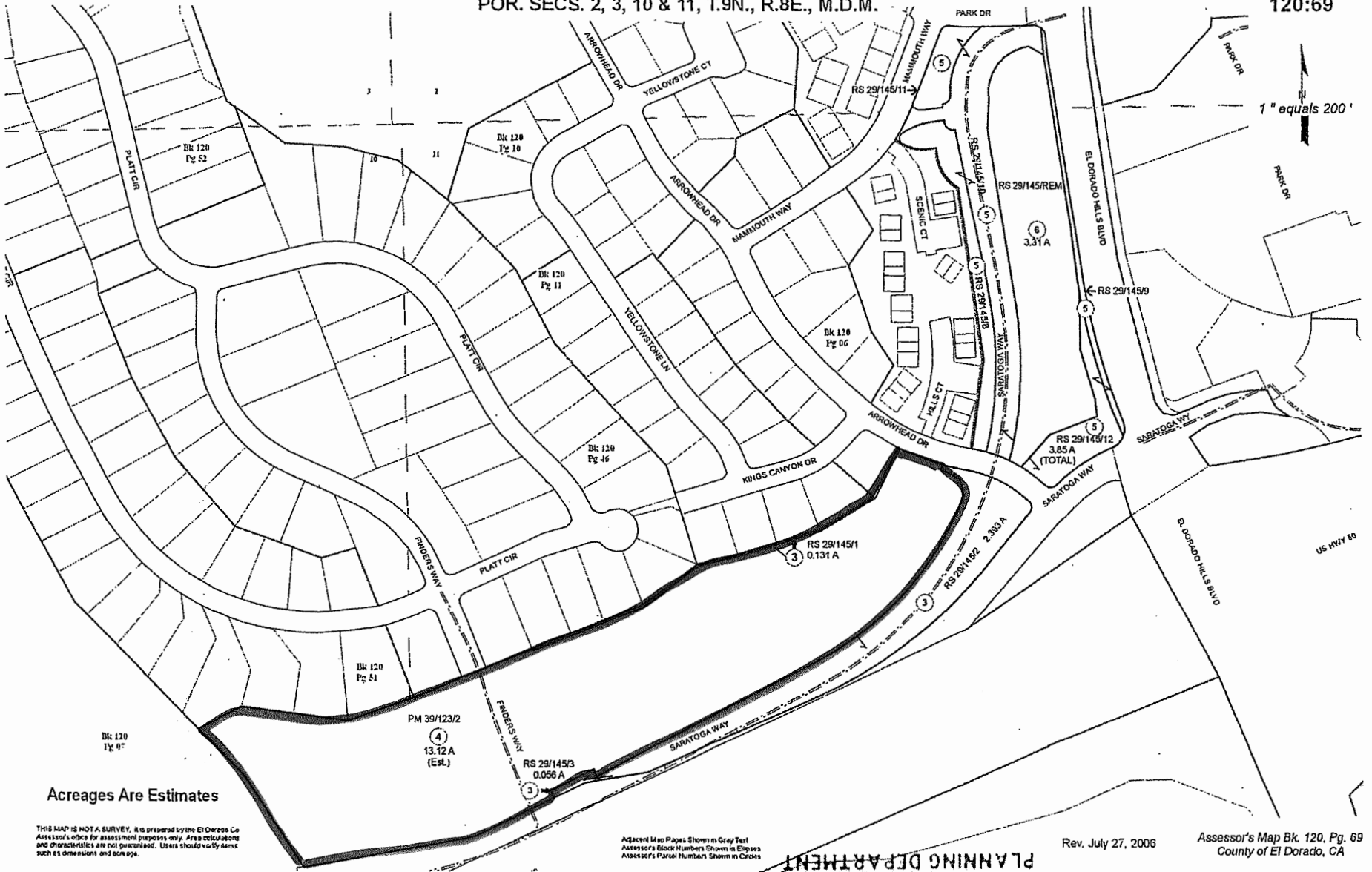
County Surveyor

- 22) Prior to filing of a Parcel Map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall do one of the following: a) Pay the assessment or bond in full; b) File the security with the Clerk of the Board of Supervisors the necessary certificate indicating that provisions have been made for the segregation of bond assessment responsibility, pursuant to Government Code Section 66493 (d).
- 23) All survey monuments must be set prior to filing the Parcel Map
- 24) Situs addressing for the project shall be coordinated with the El Dorado Hills Fire Department and the County Surveyor's Office prior to filing the Parcel Map.
- 25) Prior to filing the Parcel Map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that "all conditions placed on P02-003E-2 by that agency have been satisfied." The letter is to be sent to the County Surveyor and copied to the Consultant and the applicant.

POR. SECS. 2, 3, 10 & 11, T.9N., R.8E., M.D.M.

120:69

1" equals 200'



Acreages Are Estimates

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 same such as dimensions and scope.

Adjacent Map Pages Shown in Gray Tint
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. July 27, 2006

Assessor's Map Bk. 120, Pg. 69
County of El Dorado, CA

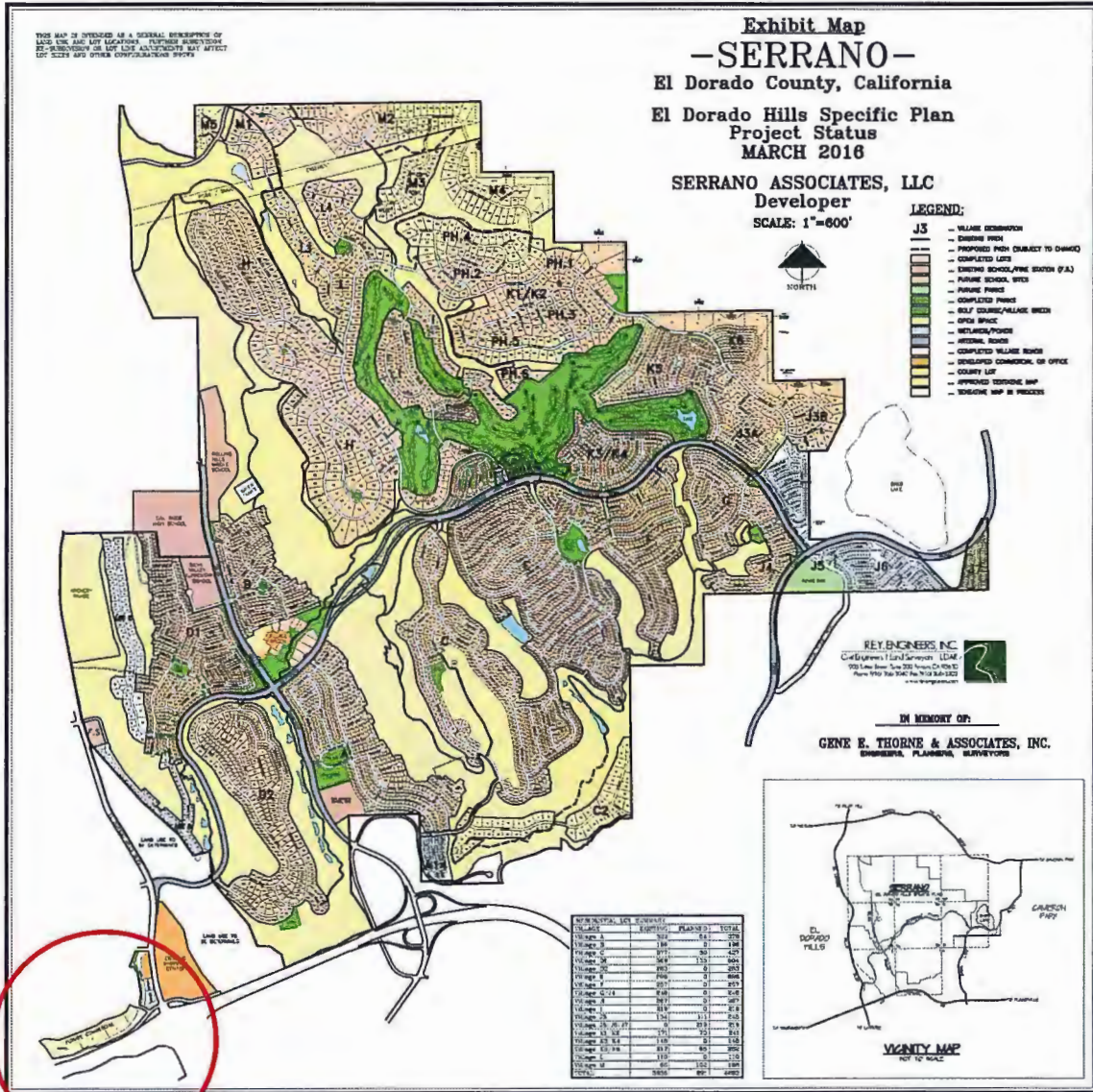
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P 02-0003 R

Vicinity Map

Saratoga Commercial - P02-0003



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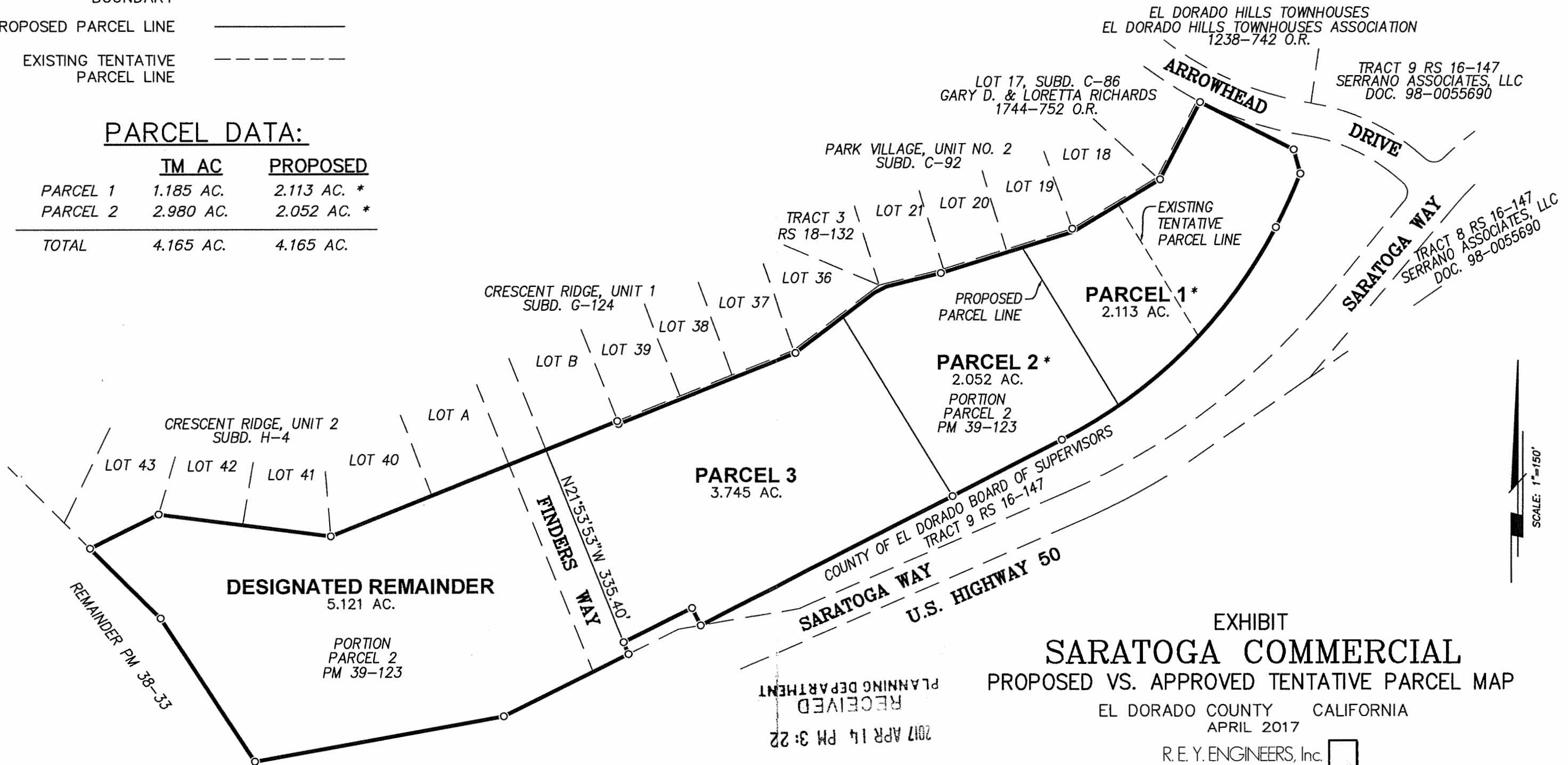
P 02-0003 R

LEGEND:

- DIMENSION POINT ○
- BOUNDARY —————
- PROPOSED PARCEL LINE —————
- EXISTING TENTATIVE PARCEL LINE - - - - -

PARCEL DATA:

	<u>TM AC</u>	<u>PROPOSED</u>
PARCEL 1	1.185 AC.	2.113 AC. *
PARCEL 2	2.980 AC.	2.052 AC. *
TOTAL	4.165 AC.	4.165 AC.



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EXHIBIT
SARATOGA COMMERCIAL
 PROPOSED VS. APPROVED TENTATIVE PARCEL MAP

EL DORADO COUNTY CALIFORNIA
 APRIL 2017

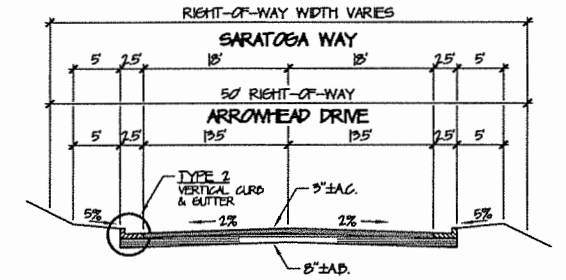
R. E. Y. ENGINEERS, Inc.

SCALE: 1"=150'

P 02-0003 R

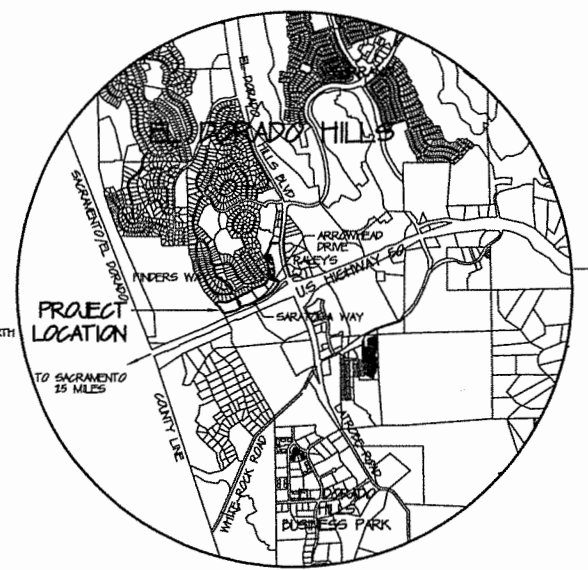
TENTATIVE PARCEL MAP

COUNTY OF EL DORADO *** STATE OF CALIFORNIA

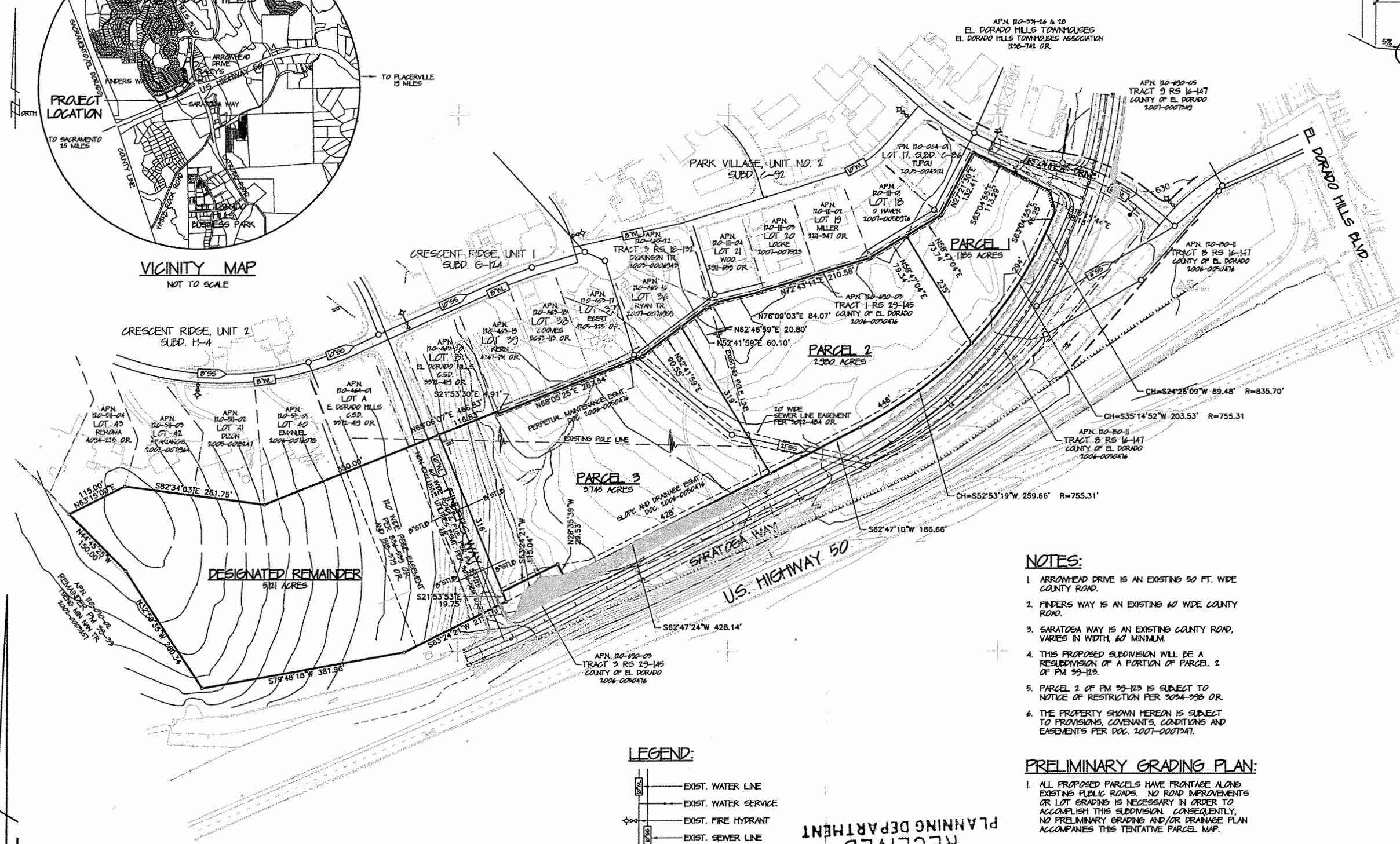


TYPICAL STREET SECTION
EXISTING COUNTY ROADS
NOT TO SCALE

NOTE:
FINDERS WAY HAS A MINIMUM PAVEMENT WIDTH OF 30 FT. WITH NO CURB & GUTTER WITHIN A 60' WIDE RIGHT-OF-WAY.



VICINITY MAP
NOT TO SCALE



OWNER OF RECORD:
SERRANO ASSOCIATES LLC.
4525 SERRANO PARKWAY
EL DORADO HILLS, CA 95762
TEL: 916-993-4060 FAX: 916-993-4116

NAME OF APPLICANT:
SERRANO ASSOCIATES LLC.
4525 SERRANO PARKWAY
EL DORADO HILLS, CA 95762
TEL: 916-993-4060 FAX: 916-993-4116

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
4080 PLAZA GOLDORADO CIRCLE
CAMERON PARK, CA 95602
TEL: 530-671-1747 FAX: 530-676-4105

SCALE:
1"=100'

CANTONER INTERVAL:
TWO (2) FEET

SOURCE OF TOPOGRAPHY:
AERIAL TOPOGRAPHY

SECTION, TOWNSHIP & RANGE:
SECTIONS 12 & 11, T. 9 N., R. 8 E., MDM.
(BEING A PORTION OF PARCEL 2 OF PM 99-123)

ASSESSOR'S PARCEL NUMBER:
120-890-04

PRESENT ZONING:
CP-DC AND RI

TOTAL AREA:
19,121 ACRES

TOTAL NUMBER OF PARCELS:
3 PARCELS
1 PARCEL DESIGNATED REMAINDER

MINIMUM PARCEL AREA:
185 ACRES

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

SEWERAGE DISPOSAL:
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
EL DORADO HILLS CO. WATER DISTRICT

DATE:
MARCH 27, 2008

ZONING ADMINISTRATOR: _____
APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

NOTES:

- ARROWHEAD DRIVE IS AN EXISTING 50 FT. WIDE COUNTY ROAD.
- FINDERS WAY IS AN EXISTING 60' WIDE COUNTY ROAD.
- SARATOGA WAY IS AN EXISTING COUNTY ROAD, VARIES IN WIDTH, 60' MINIMUM.
- THIS PROPOSED SUBDIVISION WILL BE A RESUBDIVISION OF A PORTION OF PARCEL 2 OF PM 99-123.
- PARCEL 2 OF PM 99-123 IS SUBJECT TO NOTICE OF RESTRICTION PER 9074-999 OR.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO PROVISIONS, COVENANTS, CONDITIONS AND EASEMENTS PER DOC. 2007-0007947.

PRELIMINARY GRADING PLAN:

- ALL PROPOSED PARCELS HAVE FRONTAGE ALONG EXISTING PUBLIC ROADS. NO ROAD IMPROVEMENTS OR LOT GRADING IS NECESSARY IN ORDER TO ACCOMPLISH THIS SUBDIVISION. CONSEQUENTLY, NO PRELIMINARY GRADING AND/OR DRAINAGE PLAN ACCOMPANIES THIS TENTATIVE PARCEL MAP.

TREE CANOPY PRESERVATION PLAN:

- THIS PROJECT DOES NOT LIE WITHIN AN OAK WOODLAND HABITAT.
- NO OAK TREE CANOPY WILL BE DISRUPTED AS PART OF THIS PROPOSED LAND DIVISION.

LEGEND:

- EXIST. WATER LINE
- EXIST. WATER SERVICE
- EXIST. FIRE HYDRANT
- EXIST. SEWER LINE
- EXIST. SANITARY SEWER STUB
- EXIST. SANITARY SEWER MAINLINE

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