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PLANNING DEPARTMENT

FILE # P18-0007

# EL DORADO COUNTY PLANNING SERVICES

## TENTATIVE PARCEL MAP APPLICATION

**ASSESSOR'S PARCEL NUMBER(s)** 117-088-08-100

**PROJECT NAME/REQUEST:** (Describe proposed use)
4921 & 4925 Robert J. Mathews Parkway. Proposed division of an existing parcel into two (2) new parcels.

IF SUBDIVISION/PARCEL MAP: Create 2 lots, ranging in size from 2.06AC. to 3.66AC. 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** Timothy G. Blair, P.L.S.

Mailing Address 9001 Foothills Boulevard (P.O. Box or Street) Roseville (City) California (State) 95747 (ZIP)

Phone ( 916 ) 789.0822 FAX ( 916 ) 789.0824

**PROPERTY OWNER** CSS Properties, LLC

Mailing Address 1508 Eureka Road #175 (P.O. Box or Street) Roseville (City) California (State) 95661 (ZIP)

Phone ( 530 ) 231.5627 FAX ( 916 ) 791.6459

**LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE**

**ENGINEER/ARCHITECT** Surveyors Group, Inc.

Mailing Address 9001 Foothills Boulevard (P.O. Box or Street) Roseville (City) California (State) 95747 (ZIP)

Phone ( 916 ) 789.0822 FAX ( 916 ) 789.0824

**LOCATION:** The property is located on the East (N / E / W / S) side of Robert J. Mathews Parkway (Street or Road)

60 feet/miles South (N / E / W / S) of the intersection with Golden Foothill Parkway (Major Street or Road)

in the El Dorado Hills area. PROPERTY SIZE 5.72ac./24,916 sq. ft. (Acreage / Square Feet)

Signature of property owner or authorized agent _____ Date 6/12/18

**FOR OFFICE USE ONLY**

Date 06/14/18 Fee $ 13,581.00 Receipt # R1518 Rec'd by EAC Census _____

Zoning R1D-DC GPD R1D Supervisor District 2 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

**P18-0007**

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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".**

FORMS AND MAPS REQUIRED

Check (√)

| Applicant | County | | |
|---|---|---|---|
| ☑ | ☐ | 1. | Application Form **and** Agreement for Payment of Processing Fees, completed and signed. |
| ☑ | ☐ | 2. | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| ☑ | ☐ | 3. | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| ☑ | ☐ | 4. | A copy of official Assessor's map, showing the property outlined in red. |
| ☑ | ☐ | 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. |
| ☑ | ☐ | 6. | Environmental Questionnaire form, completed and signed. |
| ☑ | ☐ | 7. | Provide name, mailing address and phone number of all property owners and their agents. |
| ☒ | ☐ | 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. |
| ☒ | ☐ | 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. |
| ☒ | ☐ | 10. | Four (4) copies of a tree preservation plan. The tree plan shall accurately include the following: |
| ☒ | ☐ | | 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. |

**P18-0007**

## FORMS AND MAPS REQUIRED

Check (√)

Applicant | County

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

| Existing Canopy Cover | Percent of Canopy Cover to be Retained or Replaced |
|---|---|
| 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.)

☒ ☐ 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 (√)

| Applicant | County | | |
|---|---|---|---|
| ☒ | ☐ | 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 | | |
|---|---|---|---|
| ☒ | ☐ | 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 <u>MUST</u> be folded to 8 ½" inches x 11" prior to submittal.** **<u>NO ROLLED DRAWINGS WILL BE ACCEPTED</u>.** |
| ☐ | ☐ | | 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 | | |
|---|---|---|---|
| ☑ | ☐ | 6. | Purpose, width, and approximate location of all proposed and existing easements (other than roads) |
| ☑ | ☐ | 7. | Approximate radii of centerline on all street curves |
| ☑ | ☐ | 8. | Grades and width of proposed and existing roads or road easements, with typical improvement cross-section |
| ☑ | ☐ | 9. | Names of adjacent subdivisions |
| ☑ | ☐ | 10. | All structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines |
| ☑ | ☐ | 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 |
| ☑ | ☐ | 12. | Fire hydrant location, existing and/or proposed |
| ☑ | ☐ | 13. | Existing water and sewer line locations |
| ☑ | ☐ | 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), if said contours reasonably identify significant site features; i.e., benches or abrupt topographical changes, etc. |
| ☑ | ☐ | 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. |
| ☑ | ☐ | 16. | Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems. |
| ☑ | ☐ | 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. |
| ☑ | ☐ | 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. |
| | | 19. | The following information is to be listed on the tentative parcel map in the following consecutive order: |
| ☑ | ☐ | | a) Owner of record (name and address) |
| ☑ | ☐ | | b) Name of applicant (name and address) |
| ☑ | ☐ | | c) Map prepared by (name and address) |
| ☑ | ☐ | | d) Scale |
| ☑ | ☐ | | e) Contour interval (if any) |

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)

| Applicant | County | | |
|---|---|---|---|
| ☑ | ☐ | 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.**

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**EL DORADO COUNTY PLANNING SERVICES**
**2850 Fairlane Court, Placerville CA 95667**

**(530) 621-5355 | fax: (530) 642-0508 | http://www.co.el-dorado.ca.us/planning**

# TENTATIVE PARCEL MAP

**(Revised 06/07)**

## PURPOSE

The California State Subdivision Map Act establishes a process for parcel maps allowing the division of residential land creating not more than four parcels. The proposed division of commercial and industrial land into more than four parcels can also be processed as a parcel map. The process includes review of the land division to make certain the proposed division conforms to the General Plan, Zoning Ordinance, minimum County standards for lot size, access, road improvements, grading, sewage facilities, water supply, and other environmental concerns.

The approval of the tentative parcel map and recording of a final parcel map is necessary before title can legally be transferred for any portion of a proposed lot or parcel.

## REQUIRED FINDINGS

In accordance with Section 16.44 of the Minor Land Division Ordinance, the following findings must be made by the approving authority:

1. That the proposed tentative map, including design and improvements, is consistent with the General Plan and Specific Plan where applicable;
2. That the proposed tentative map conforms to the applicable standards and requirements of the County's zoning regulations and Minor Land Division Ordinance;
3. That the site is physically suitable for the proposed type and density of development; and
4. That the proposed subdivision is not likely to cause substantial environmental damage.

You are encouraged to become familiar with those provisions of the General Plan and Zoning Ordinance that apply to your project. These documents are available at Planning Services.

## PROCESS

The tentative parcel map review process involves two applications. First, the submittal and processing of a tentative parcel map to determine if such complies with all County requirements. Approval of a tentative parcel map is always subject to conditions or mitigation measures which are deemed necessary to comply with County requirements or to mitigate environmental concerns. This application and the process described herein deals with this first step.

Prior to sale of any proposed parcels, there is yet a second application which is processed through the County Surveyor's Office. This second process occurs when all of the tentative parcel map conditions of approval have been satisfied, and a final parcel map is prepared by a licensed engineer or surveyor in a form suitable for recording. Contact the County Surveyor's Office for information on the final parcel map process.

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to Planning Services.
2. Planner is assigned and the application is distributed to affected agencies for comment and recommendation.
3. Assigned planner and representative from Department of Transportation meet on-site with the applicant/agent.
4. Draft environmental document is prepared or project is found Categorically Exempt, and conditions of approval are drafted (or recommendation for denial is suggested).

   Based upon the provisions set forth in the California Environmental Quality Act (CEQA), a Negative Declaration or Mitigated Negative Declaration may be prepared for a proposed project that *will not* have significant environmental effects, or where those effects can be mitigated to a less than significant level. However, if the project *will* have significant environmental effects that cannot be mitigated, an Environmental Impact Report (EIR) is required. Certain projects may be listed in CEQA as Statutorily or Categorically Exempt from those provisions, in which case the timing and processing of the project is expedited. If it is determined that an EIR is required for your project, processing of the application is placed on "hold" status. The project only proceeds if the applicant agrees to fund the costlier EIR process.
5. Applicant/agent meet with the Technical Advisory Committee (TAC - staff representatives of affected agencies) to discuss environmental review, conditions of approval (or recommendation for denial), and to confirm the hearing date.

   **NOTE:** This is a critical meeting and it is absolutely necessary for the applicant or agent to attend. If issues arise which cannot be resolved at this meeting, the application will either be placed on hold or the meeting rescheduled until the issue is resolved.
6. Project is noticed in the local newspaper advertising the required 30-day public review period for Negative Declarations as set by State law.

7. Applicant receives the staff report at least two weeks prior to the public hearing which includes staff recommendation and proposed conditions of approval or mitigation measures.
8. Public hearing is conducted before the Zoning Administrator and a decision is made. An approved map expires within 36 months from date of approval. The final parcel map must be filed with the County Surveyor for final checking and recording by the end of the 36-month period, or an extension may be requested. Parcel maps submitted with a zone change and commercial/industrial parcel maps are heard by the Planning Commission.
9. An appeal may be filed by either the applicant or affected party within ten (10) working days after decision.
10. Board of Supervisors public hearing is held on the appeal and a final decision is made (about 30 days after Zoning Administrator or Planning Commission decision).

## TIMING

Steps 1 through 5 are typically completed within 60 days. The remaining steps are more flexible and depend on the complexity of the application. Most applications will reach public hearing in four (4) months. If appealed, an additional 30 days is required and the Board of Supervisors hearing is usually held by the fifth month.

## HEARING

The tentative parcel map application is generally heard by the Zoning Administrator, or the Planning Commission when combined with a zone change or involves a commercial or industrial map containing more than four (4) parcels. All public hearings are advertised in a local newspaper and notice is mailed to all property owners within a minimum 500-foot radius of the subject property.

## APPEALS

Decisions made by the Zoning Administrator and Planning Commission may be appealed to the Board of Supervisors within ten (10) working days from the date of decision. Appeals must be filed with Planning Services with an appeal fee payment of $200.^{00}$. If an appeal is made, the matter is heard at a public hearing of the Board of Supervisors, with notice given as described above.

## FEES

Current application and revision fees may be obtained by contacting Planning Services at (530) 621-5355 or by accessing Planning Services online fee schedule at http://www.co.el-dorado.ca.us/planning.

**NOTE:** Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application, you may receive only that portion of the fee which has not yet been expended. If the public hearing notice has been advertised, fees are nonrefundable.

**NOTE:** If the project is located within or adjacent to an area which may have an impact on wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), the project must be referred to California Department of Fish and Game. In accordance with State Legislation (AB3158), you will be required to pay a fee of $1,850.^{00}$ after approval of your application prior to the County filing the Notice of Determination on your project. This fee, less $50.^{00}$ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources. If the project is found to be de minimis (having no effect on fish and game resources or otherwise exempt), only the $50.^{00}$ processing fee is required to file the Notice of Exemption with the State. These fees are due immediately after project approval, checks payable to "El Dorado County" and submitted to Planning Services for processing.

## CONVERSION TO TIME AND MATERIALS

When in the opinion of the Planning Director the required fee for an application is going to be inadequate to cover processing costs due to the complexity of the project or potential controversy that it may generate, the Planning Director may convert the application to a time and materials process. When this conversion is proposed, the applicant will be notified in writing and will be requested to submit a deposit in an amount estimated to be sufficient to cover the remaining staff work to bring the application to a final decision. Staff work on the application will stop until a deposit is provided. Normally this conversion will occur when it is obvious the required fee is going to be insufficient, which would typically occur during or soon after the Technical Advisory committee meeting. However, it could occur later in the project if controversy becomes more evident and/or revisions are proposed to the project to mitigate project impacts or neighbor concerns. After the conversion, the applicant will receive a monthly statement/bill identifying the remaining processing fee and/or deposit, or the amount due if deposited funds have been exhausted. If monies are owed, they shall be paid before action by the hearing body.

## STANDARD CONDITIONS OF APPROVAL

As an applicant, you should be aware that there is far more to this process than simply obtaining approval of a tentative map. All tentative map approvals are conditional approvals, typically requiring more engineering, surveying, road improvements, payment of fees, etc.

The following is a partial list of typical conditions which may be made part of the approval of your application. This list does not represent all possible conditions or mitigation measures since every application is unique, nor does it imply that all of these may be applied to your application. You should be aware, however, that these conditions plus others may require further effort and expenditures prior to parcel map recording and the sale of parcels.

**Typical Conditions**:

1. Payment of park in-lieu fees of at least $150.^{00}$. The fee may be more if the project is located in El Dorado Hills, Cameron Park, or if four parcels are being created in other areas of the County. Such additional fees are based on land appraisals in your area.
2. In rural areas, the improvement of all on-site road easements to a minimum width of 24 feet with six inches of gravel or better surface (depending on the nature of existing roads, chip-seal or asphalt may be required), plus shoulders and drainage ditches on both sides.
3. Off-site improvements on the access road to your project in an amount generally not to exceed the cost of on-site improvements; however, a minimum fire safe access road width of 18 feet must be provided regardless of cost.
4. Intersection improvement of your project access road to a County road, if it currently does not meet minimum County safety standards.
5. Installation of road name signs, stop signs, and other signs as may be necessary for safety.
6. The development of engineering plans for road improvements, grading, drainage, and erosion control for areas proposed for road and driveway improvement, both on-site and off-site.
7. If a new road is being created, it will be necessary to file a road-naming petition with the County Surveyor's Office prior to recording the parcel map.
8. Proposed road easements will be offered for dedication to public use.
9. Fire protection requirements may be imposed which may include the extension of water lines for installation of hydrants, fuel modification programs to reduce fire potential, annexation to a fire district, widening the shoulders on dead-end roads, or other conditions as deemed necessary by the local fire protection district.
10. Proof of access will be required when the parcels gain access on private roads. This generally requires research by a title company.
11. Possible dedication of land for widening and possible improvement of County roads when the project abuts such roads.
12. If septic systems are proposed, all parcels being created must conform to the requirements of the Environmental Health Department standards for such systems, and proof of compliance must be obtained prior to recording the parcel map.
13. If public water or sewer is proposed, a meter award letter from EID or similar documentation from other water purveyors will be required prior to recording the parcel map. This requires the purchase of meters for each parcel created.

14. Other mitigation measures may be applied to minimize environmental impacts caused by the project. These may include, but are not limited to, setbacks from riparian areas, creation of wildlife corridors, preservation of rare plants, preservation of historic or cultural resource sites, setbacks to mitigate noise, fencing adjacent to agricultural preserves, etc.

It should be noted, however, that staff cannot make a final determination on the applicability of these conditions to your project without an actual submittal of an application, since field investigations and analysis are generally required.

## DESIGN WAIVERS

Occasionally, due to severe topography on your site, or the nature of existing conditions in your area or other factors, there may be justification for the approval of a design waiver. A design waiver is a request to modify a County standard such as the reduction of the required 24-foot roadway width to a lesser standard. Typically, design waivers would only affect Conditions 2 through 4 and 9 through 11 listed above. If you and your engineer believe there are exceptional circumstances and the findings which follow can be made, then you may wish to request a design waiver from a specified standard when you make your tentative map application.

The County can only approve design waivers when each of the following conditions exist:

1. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver;
2. Strict application of the design or improvement requirement of the Minor Land Division Ordinance or Design and Improvements Manual would cause extraordinary and unnecessary hardship in developing the property;
3. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public; and
4. The adjustment or waiver would not have the effect of nullifying the objectives of the Ordinance and Manual noted above or any other law or ordinance applicable to the division.

Should you have general questions regarding the possible application of any conditions mentioned above to your project, or have questions regarding the design waiver option, please call (530) 621-5355 for assistance.

## APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact Planning Services. You may also call Planning Services at (530) 621-5355 for general assistance.

**APPOINTMENT**

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to Planning Services at (530) 621-5355.

2018 JUN 14 AM 11:06

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PLANNING DEPARTMENT

# LETTER OF TRANSMITTAL

| DATE | JOB NO. |
|---|---|
| 6-14-18 | CSS 18-31 |

RE:
4921 & 4925 Robert J. Mathews Parkway Tentative Parcel Map
4921 & 4925 Robert J. Mathews Parkway
El Dorado Hills, CA


**SGI COMPANIES**

**SGI Civil • SGI 3D • Surveyors Group, Inc.**
9001 FOOTHILLS BLVD., STE. 170
ROSEVILLE, CALIFORNIA 95747


TO: El Dorado County Planning
Planning Services
2850 Fairlane Ct.
Placerville, CA 95667

WE ARE SENDING YOU: X ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS
☐ SHOP DRAWINGS ☐ PRINTS ☐ PLANS ☐ SAMPLES ☐ SPECIFICATIONS
☐ COPY OF LETTER ☐ CHANGE ORDER ☐ _____

| COPIES | DATE | NO. | DESCRIPTION |
|---|---|---|---|
| 1 | 6-14-18 | 1 chk. | Check in the amount of $13,581.00 |
| 1 | 6-14-18 | 1 pg. | Tentative Parcel Map Application |
| 1 | 6-14-18 | 1 pg. | Affidavit of previous land division activity |
| 1 | 6-14-18 | 6 pgs. | Grant Deed |
| 1 | 6-14-18 | 1 pg. | Assessor's Parcel Map |
| 1 | 6-14-18 | 1 pg. | Vicinity Map |
| 1 | 6-14-18 | 4 pgs. | Environmental Questionnaire |
| 1 | 6-14-18 | 1 pg. | Parcel Map 36 Book 115 |
| 1 | 6-14-18 | 25 shts | Tentative Parcel Map |
| 1 | 6-14-18 | 1 pg. | Reduced Tentative Parcel Map |

THESE ARE TRANSMITTED AS CHECKED BELOW:
☐ FOR APPROVAL ☐ APPROVED AS SUBMITTED ☐ RESUBMIT __ COPIES FOR APPROVAL
X FOR YOUR USE ☐ APPROVED AS NOTED ☐ SUBMIT __ COPIES FOR DISTRIBUTION
X AS REQUESTED ☐ RETURNED FOR CORRECTIONS ☐ RETURN __ CORRECTED PRINTS
☐ FOR REVIEW AND COMMENT ☐ _____
☐ FOR BIDS DUE_____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:
COPY TO:

SIGNED: _____

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE.

**P18-0007**

**AFFIDAVIT OF PREVIOUS LAND DIVISION ACTIVITY (*)**

**THE UNDERSIGNED** hereby certifies that he is the person who executed the following statements, that he has read the same and knows the contents thereof, and that the facts stated herein are true and correct:

1. Have you at any time owned or held any interest whatsoever in any land which included the parcel proposed for division in this application, or which was contiguous to the parcel proposed for subdivision.

☑ **Yes** ☐ **No**

If "yes", explain and attach copies of the deeds to such property, if available, the Assessor's Parcel Number, and period of ownership.

The current owners purchased this property with APN #117-088-08-100 over 20 years ago.

2. Have you ever proposed, participated in, or been involved in any manner whatsoever in the subdivision or splitting of a parcel of which the present parcel proposed to be subdivided in this application, was a part or contiguous thereto?

☐ **Yes** ☑ **No**

If so, give the relevant details, including date, parcel map number, and your role in the subdivision.

OWNER'S SIGNATURE _____ DATE 5/31/18

APPLICANT'S SIGNATURE DATE _____ 6/12/18

(*) THIS FORM MUST BE COMPLETED BY BOTH THE APPLICANT AND RECORD OWNER(S)

2018 JUN 14 AM 11:06

RECEIVED
PLANNING DEPARTMENT

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-132542-TM
Branch: 110

**AND WHEN RECORDED MAIL TO**

CSS PROPERTIES LLC
1508 EUREKA ROAD SUITE 175
ROSEVILLE CA 95661

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2017-0013376-00
Acct 6-PLACER TITLE CO
Tuesday, APR 04, 2017 14:28:00
**Ttl Pd $33.00 Nbr-0001843516**
LJP / C1 / 1-6

A.P.N.: 117-084-04-100; 117-250-11-100; 117-250-03; 117-250-04; 117-250-05; 117-250-08; AND 117-088-08-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORRECTORY

PCOS
FILED

# GRANT DEED

THIS DOCUMENT IS BEING RECORDED TO CORRECT THAT CERTAIN GRANT DEED THAT RECORDED FEBRUARY 6, 2017, AS INSTRUMENT NO. 2017-0005422. EUREKA DEVELOPMENT COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ERRONOUSLY WAS REFERENCED AS SUCCESSOR BY MERGER TO CSS PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. THEY ARE NOT SUCCESSOR BY MERGER SO THE PROPERTY IS TO BE VESTED BACK IN CSS PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY WHICH IS THE INTENT OF THIS GRANT DEED.

The undersigned grantor(s) declare(s):
Documentary transfer tax is $0.00 City Transfer Tax: $0.00 GOT 11925
(X) Unincorporated Area ( ) City of El Dorado Hills
( X ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Eureka Development Company LLC, a California limited liability company**

Hereby GRANT(S) to **CSS PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**

The land described herein is situated in the State of California, County of El Dorado, City of El Dorado Hills, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION**

Dated: March 24, 2017

EUREKA DEVELOPMENT COMPANY LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: SPENCE GENERAL PARTNERSHIP,
A CALIFORNIA GENERAL PARTNERSHIP, ITS AUTHORIZED MEMBER
BY:REDDY FAMILY LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY, ITS AUTHORIZED PARTNER

By: _____
BOB REDDY, MANAGER

**P18-0007**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA )
) ss.
County of PLACER )

On MARCH 24, 2017 before me,
T. C. MURPHY,
Notary Public personally appeared BOB REDDY
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/her/their authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE

T. C. MURPHY
COMM. # 2124898
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES SEPT. 21, 2019

## EXHIBIT "A"

## LEGAL DESCRIPTION

Parcel one:

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

PARCEL 58, AS SHOWN ON THE PARCEL MAP FILED JANUARY 7, 1987 IN BOOK 36 OF PARCEL MAPS, AT PAGE 115, EL DORADO COUNTY RECORDS.

APN: 117-084-04-100

Parcel two:

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

PARCEL 6, AS SHOWN ON THE PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY, STATE OF CALIFORNIA, ON DECEMBER 10, 2002, IN BOOK 48 OF PARCEL MAPS, AT PAGE 42.

EASEMENTS FOR INGRESS AND EGRESS OVER PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 48 AT PAGE 42, AD DEFINED IN THAT CERTAIN DECLARATION FOR SIX SIERRA OFFICE CENTER, A PLANNED DEVELOPMENT, RECORDED DECEMBER 10, 2002 IN SERIES NO. 2002-0097222 OFFICIAL RECORDS.

APN: 117-250-11-100

Parcel three:

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

PARCEL 1, AS SHOWN ON THE PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY, STATE OF CALIFORNIA, ON DECEMBER 10, 2002, IN BOOK 48 OF PARCEL MAPS, AT PAGE 42.

A.P.N. 117-250-03-100

Parcel four:

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

A CONDOMINIUM DESCRIBED AS FOLLOWS:

PARCEL A:

UNIT 2A, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON DECEMBER 10, 2002, IN BOOK 48 OF PARCEL MAPS AT PAGE 42.

PARCEL B:

AN UNDIVIDED 50% INTEREST IN AND TO PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON DECEMBER 10, 2002, IN BOOK 48 OF PARCEL MAPS AT PAGE 42.

A.P.N. 117-250-04-100

Parcel five:

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

A CONDOMINIUM DESCRIBED AS FOLLOWS:

PARCEL A:

UNIT 2B, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON DECEMBER 10, 2002, IN BOOK 48 OF PARCEL MAPS AT PAGE 42.

PARCEL B:

AN UNDIVIDED 50% INTEREST IN AND TO PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON DECEMBER 10, 2002, IN BOOK 48 OF PARCEL MAPS AT PAGE 42.

A.P.N. 117-250-05-100

Parcel six:

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

A CONDOMINIUM DESCRIBED AS FOLLOWS:

PARCEL A:

UNIT 4A, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON DECEMBER 10, 2002, IN BOOK 48 OF PARCEL MAPS AT PAGE 42.

PARCEL B:

AN UNDIVIDED 50% INTEREST IN AND TO PARCEL 4, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON DECEMBER 10, 2002, IN BOOK 48 OF PARCEL MAPS AT PAGE 42.

A.P.N. 117-250-08-100

Parcel seven:

The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

A CONDOMINIUM DESCRIBED AS FOLLOWS:

PARCEL A:

UNIT 4B, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON DECEMBER 10, 2002, IN BOOK 48 OF PARCEL MAPS AT PAGE 42.

PARCEL B:

AN UNDIVIDED 50% INTEREST IN AND TO PARCEL 4, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA ON DECEMBER 10, 2002, IN BOOK 48 OF PARCEL MAPS AT PAGE 42.

A.P.N. 117-250-09-100

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 48 AT PAGE 42, AS DEFINED IN THAT CERTAIN DECLARATION FOR SIX SIERRA OFFICE CENTER, A PLANNED DEVELOPMENT, RECORDED DECEMBER 10, 2002 IN SERIES NO. 2002-0097222 OFFICIAL RECORDS.

Parcel eight:

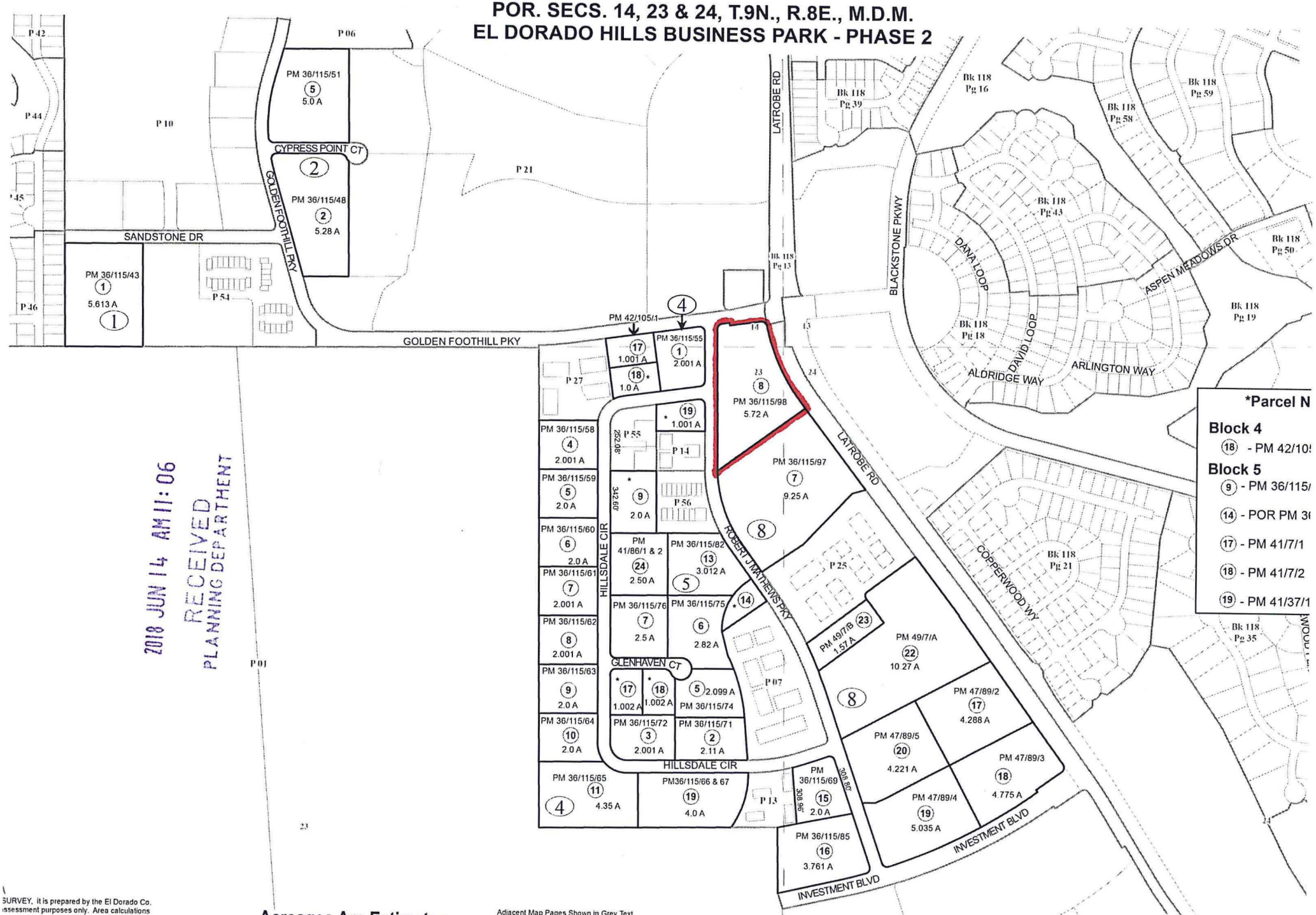
The land described herein is situated in the State of California, County of El Dorado, unincorporated area, described as follows:

PARCEL 98, AS SHOWN ON THE PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY, STATE OF CALIFORNIA, ON JANUARY 7, 1987, IN BOOK 36 OF PARCEL MAPS, AT PAGE 115.

APN: 117-088-08-100

04/04/2017,20170013376

# POR. SECS. 14, 23 & 24, T.9N., R.8E., M.D.M.
# EL DORADO HILLS BUSINESS PARK - PHASE 2




2018 JUN 14 AM 11:06
RECEIVED
PLANNING DEPARTMENT

SURVEY, it is prepared by the El Dorado Co.
assessment purposes only. Area calculations
e not guaranteed. Users should verify items
nd acreage.

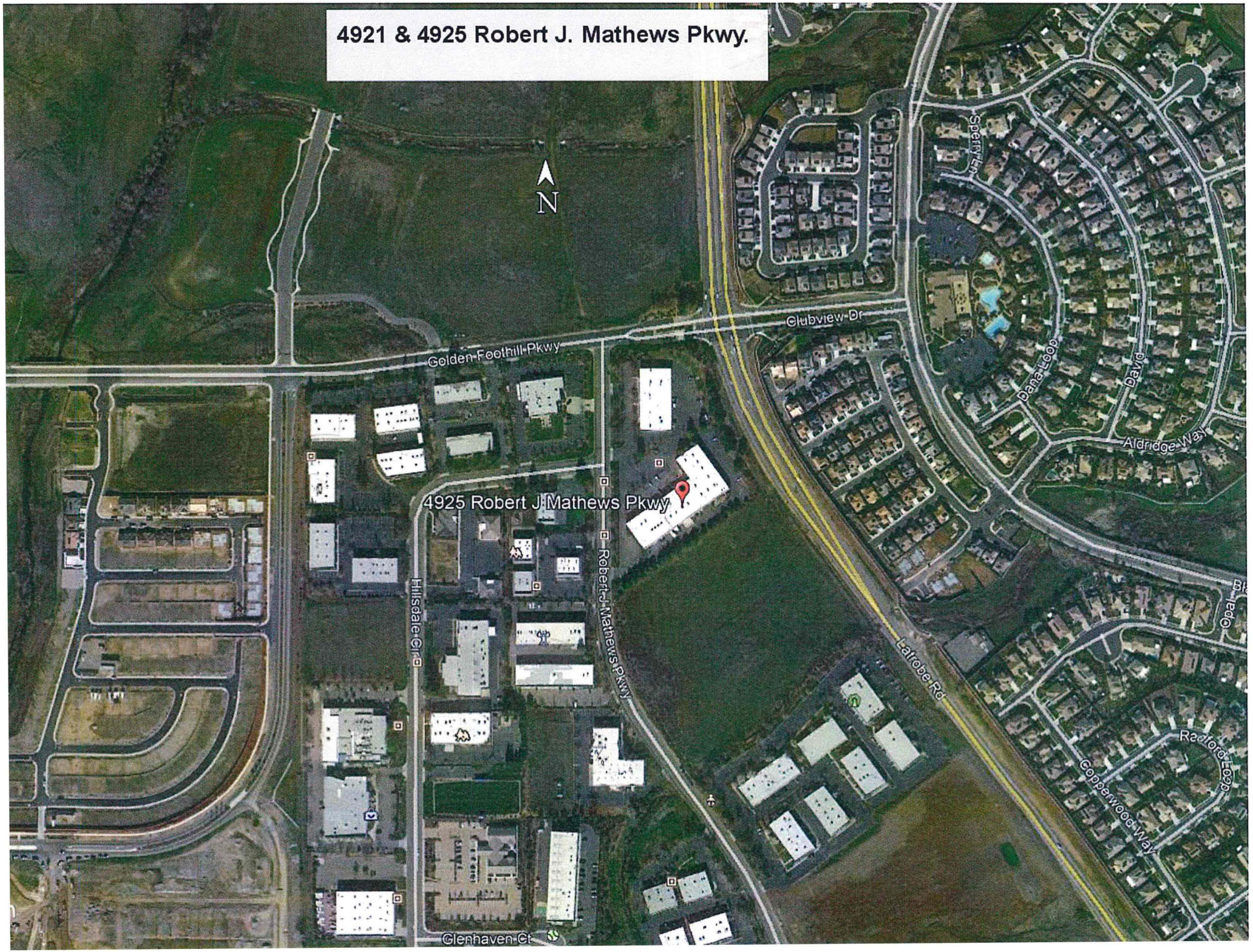
**Acreages Are Estimates**

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

# P18-0007

Rev. JUN 27, 2014

*Assessor's Map B*
*County of El D*


4921 & 4925 Robert J. Mathews Pkwy.
N
Golden Foothill Pkwy
Clubview Dr
Dana Loop
Aldridge Way
4925 Robert J Mathews Pkwy
Robert J Mathews Pkwy
Hillsdale Cir
Glenhaven Ct
Latrobe Rd
Copperwood Way

2018 JUN 14 AM 11:06
RECEIVED
PLANNING DEPARTMENT

File Number _____
Date Filed _____

# EL DORADO COUNTY PLANNING SERVICES
# ENVIRONMENTAL QUESTIONNAIRE

| | | | |
|---|---|---|---|
| Project Title | 4921 & 4925 Robert J. Mathews | Lead Agency | Surveyors Group, Inc. |
| Name of Owner | CSS Properties, LLC | Telephone | 530.231.5627 |
| Address | 1508 Eureka Road #175, Roseville, CA 95661 | | |
| Name of Applicant | Timothy G. Blair, P.L.S. | Telephone | 916.789.0822 |
| Address | 9001 Foothills Boulevard, Roseville, CA 95747 | | |
| Project Location | 4921 & 4925 Robert J. Mathews Parkway, El Dorado Hills, CA 95762 | | |

Assessor's Parcel Number(s) 117-088-08-100 Acreage 5.72 Zoning R & D

**Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.**

1. Type of project and description:
   Proposing the division of an existing parcel into two (2) new parcels.

2. What is the number of units/parcels proposed? 2

## GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

   ☑ 0 to 10% ☐ 11 to 15% ☐ 16 to 20% ☐ 21 to 29% ☐ over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No.

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No.

## DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No.
   If so, which one? _____

7. What is the distance to the nearest body of water, river, stream or year-round drainage channel? 1,900 feet Name of the water body? Carson Creek

**P18-0007**

8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No.

9. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No.

10. Does the project area contain any wet meadows, marshes or other perennially wet areas? No.

**VEGETATION AND WILDLIFE**

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
9%

12. How many trees of 6-inch diameter will be removed when this project is implemented? None.

**FIRE PROTECTION**

13. In what structural fire protection district (if any) is the project located? El Dorado Hills Fire

14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrant

15. What is the distance to the nearest fire station? 2,500 feet

16. Will the project create any dead-end roads greater than 500 feet in length? No.

17. Will the project involve the burning of any material including brush, trees and construction materials? No.

**NOISE QUALITY**

18. Is the project near an industrial area, freeway, major highway or airport? Yes.
If so, how far? 10,000 feet to highway 50.

19. What types of noise would be created by the establishment of this land use, both during and after construction? None.

**AIR QUALITY**

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No.

## WATER QUALITY

21. Is the proposed water source ☐ public or ☐ private, ☐ treated or ☐ untreated?
Name the system: N/A

22. What is the water use (residential, agricultural, industrial or commercial)? Commercial

## AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No.

## ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No.

## SEWAGE

25. What is the proposed method of sewage disposal? ☐ septic system ☑ sanitation district
Name of district: El Dorado Irrigation District

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No.

## TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No.

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No.

## GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? No.

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
No.

31. Will the project require the extension of existing public utility lines? No.
If so, identify and give distances: _____

**GENERAL**

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No.

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No.

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
No.

35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No.

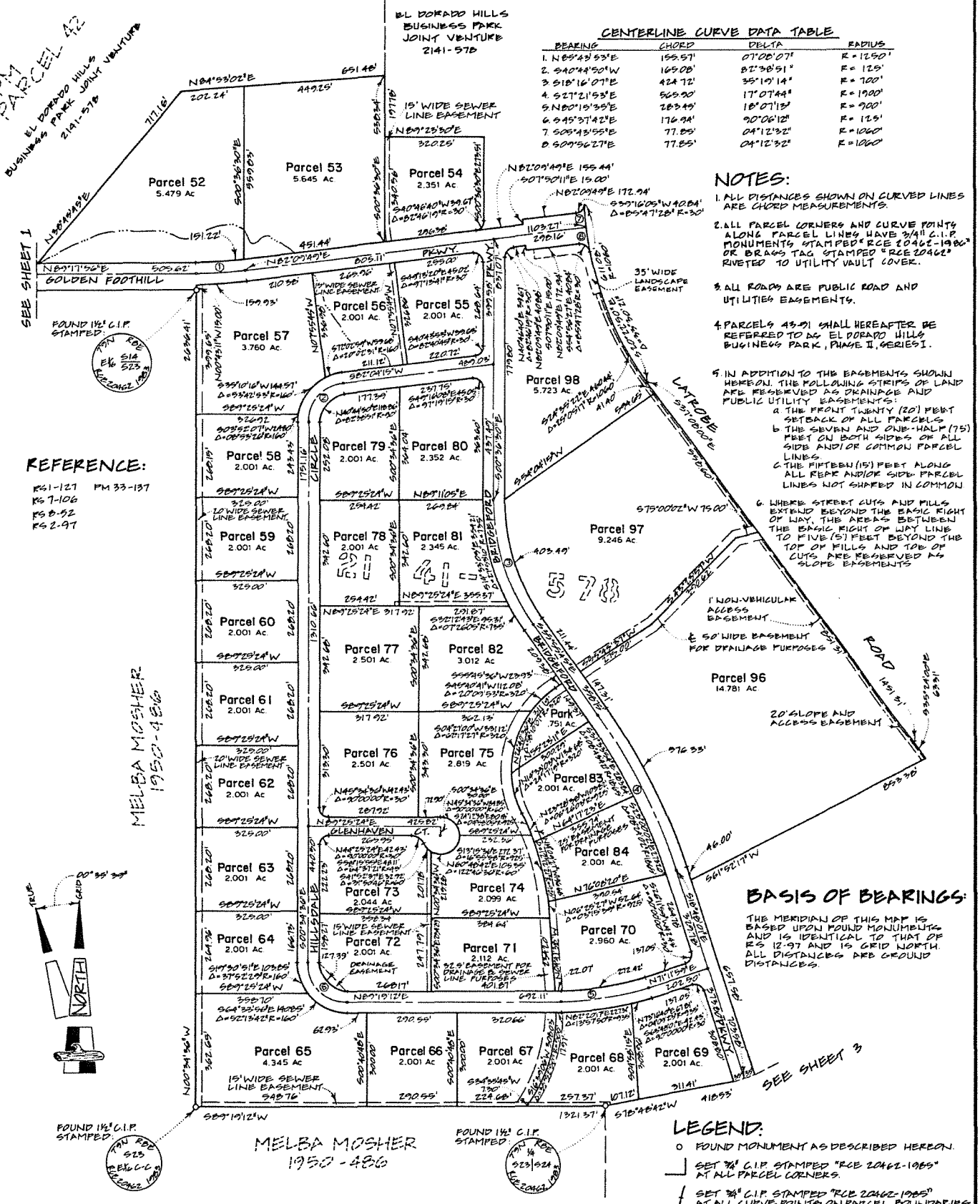
36. Will the project displace any community residents? No.

**DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS** (attached additional sheets if necessary)

**MITIGATION MEASURES** (attached additional sheets if necessary)
Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form completed by: Surveyors Group, Inc. Date: 5/24/2018

(Revised 06/07)




## CENTERLINE CURVE DATA TABLE

| | BEARING | CHORD | DELTA | RADIUS |
|---|---|---|---|---|
| 1. | N 65°49'53"E | 155.57' | 07°08'07" | R = 1250' |
| 2. | S 40°48'50"W | 169.08' | 82°38'51" | R = 125' |
| 3. | S 18°16'07"E | 424.72' | 35°19'14" | R = 700' |
| 4. | S 27°21'53"E | 565.00' | 17°07'48" | R = 1900' |
| 5. | N 80°15'39"E | 283.49' | 18°07'13" | R = 900' |
| 6. | S 45°37'42"E | 176.94' | 90°06'12" | R = 125' |
| 7. | S 05°43'55"E | 77.85' | 04°12'32" | R = 1060' |
| 8. | S 09°56'27"E | 77.85' | 04°12'32" | R = 1060' |

## NOTES:

1. ALL DISTANCES SHOWN ON CURVED LINES ARE CHORD MEASUREMENTS.
2. ALL PARCEL CORNERS AND CURVE POINTS ALONG PARCEL LINES HAVE ¾" I.P. MONUMENTS STAMPED "RCE 20462-1985" OR BRASS TAG STAMPED "RCE 20462" RIVETED TO UTILITY VAULT COVER.
3. ALL ROADS ARE PUBLIC ROAD AND UTILITIES EASEMENTS.
4. PARCELS 43-91 SHALL HEREAFTER BE REFERRED TO AS EL DORADO HILLS BUSINESS PARK, PHASE II, SERIES I.
5. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING STRIPS OF LAND ARE RESERVED AS DRAINAGE AND PUBLIC UTILITY EASEMENTS:
   a. THE FRONT TWENTY (20') FEET SETBACK OF ALL PARCELS
   b. THE SEVEN AND ONE-HALF (7½) FEET ON BOTH SIDES OF ALL SIDE AND/OR COMMON PARCEL LINES
   c. THE FIFTEEN (15') FEET ALONG ALL REAR AND/OR SIDE PARCEL LINES NOT SHARED IN COMMON
6. WHERE STREET CUTS AND FILLS EXTEND BEYOND THE BASIC RIGHT OF WAY, THE AREAS BETWEEN THE BASIC RIGHT OF WAY LINE TO FIVE (5') FEET BEYOND THE TOP OF FILLS AND TOE OF CUTS ARE RESERVED AS SLOPE EASEMENTS

## REFERENCE:

RS 1-127 PM 33-137
RS 7-106
RS 8-52
RS 2-97

## BASIS OF BEARINGS:

THE MERIDIAN OF THIS MAP IS BASED UPON MOUND MONUMENTS AND IS IDENTICAL TO THAT OF RS 12-97 AND IS GRID NORTH. ALL DISTANCES ARE GROUND DISTANCES.

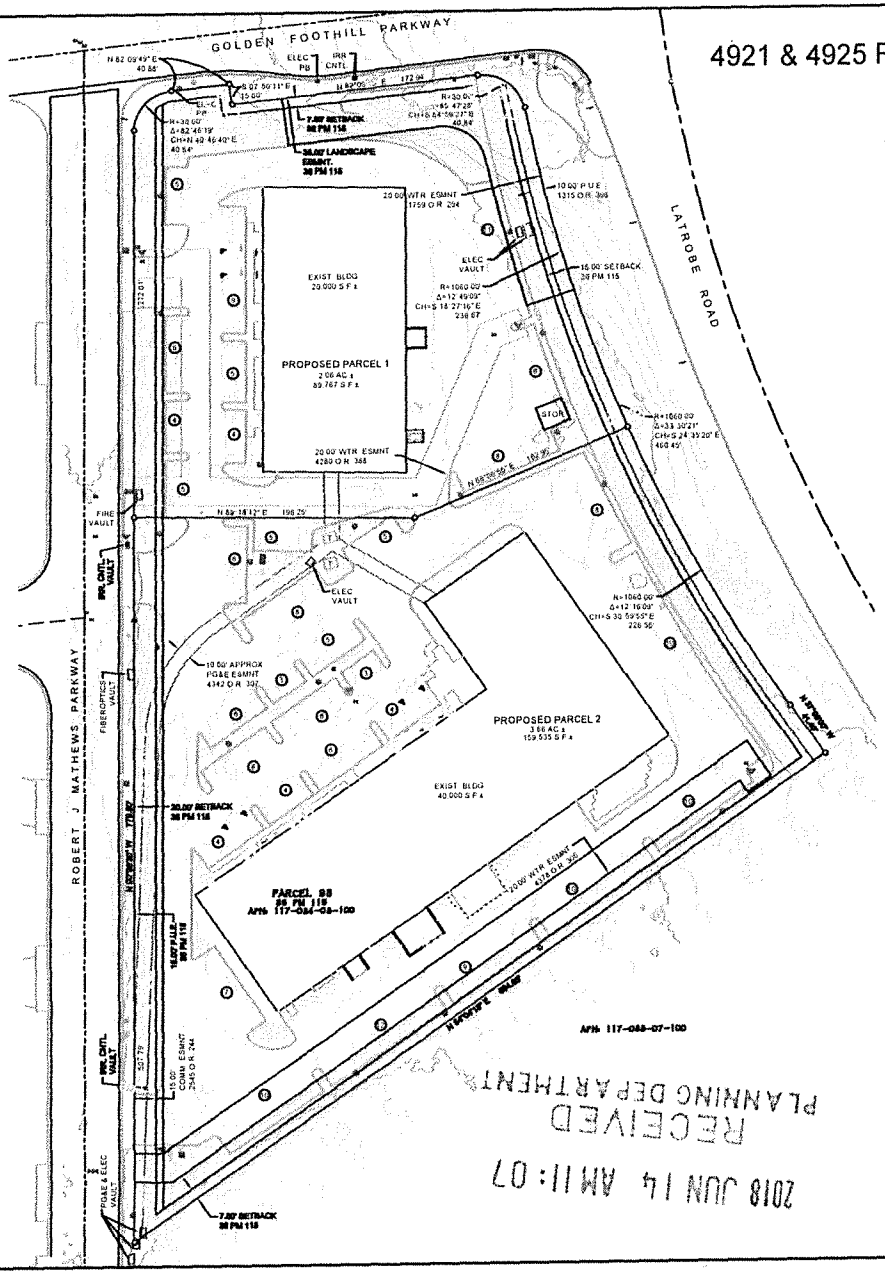
## LEGEND:

- o FOUND MONUMENT AS DESCRIBED HEREON.
- ⌐ SET ¾" C.I.P. STAMPED "RCE 20462-1985" AT ALL PARCEL CORNERS.
- | SET ¾" C.I.P. STAMPED "RCE 20462-1985" AT ALL CURVE POINTS ON PARCEL BOUNDARIES.
- ---- APPROXIMATE LOCATION & 15' WIDE DRAINAGE EASEMENT.

# PARCEL MAP

A PORTION OF SEC. 14, 23 & 24
T. 9 N., R. 8E., M.D.M.
COUNTY OF EL DORADO, CALIFORNIA
SCALE: 1"=200' • APRIL 1985
GENE E. THORNE & ASSOCIATE
RCE 20462
SHEET 2 OF 3

**P18-0007**




# 4921 & 4925 ROBERT J. MATHEWS PARKWAY

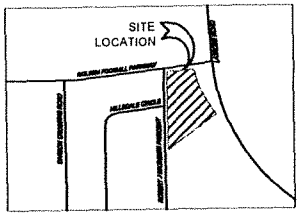
PARCEL 58 - 36 PM 115

TENTATIVE PARCEL MAP

APN: 117-084-08-100

4921 & 4925 ROBERT J. MATHEWS PARKWAY

EL DORADO HILLS, CALIFORNIA




VICINITY MAP

N.T.S.

## ABBREVIATIONS:

| | | |
|---|---|---|
| AC | - | ACRES |
| APN | - | ASSESSOR'S PARCEL NUMBER |
| APPROX | - | APPROXIMATE |
| BLDG | - | BUILDING |
| CL | - | CENTERLINE |
| COMM | - | COMMUNICATION |
| CNTL | - | CONTROL |
| CONC | - | CONCRETE |
| DWY | - | DRIVEWAY |
| ESMNT | - | EASEMENT |
| EXIST | - | EXISTING |
| FND | - | FOUND |
| FP | - | FLAGPOLE |
| IRR | - | IRRIGATION |
| MON | - | MONUMENT |
| PM | - | PARCEL MAP |
| S.F. | - | SQUARE FEET |
| STOR | - | STORAGE |
| SW | - | SIDEWALK |
| T | - | TRANSFORMER |
| TYP | - | TYPICAL |

## LEGEND

- DIMENSION POINT, NOTHING FND., NOTHING SET
- UTILITY SERVICE AS NOTED
- LIGHT POLE
- SIGN
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- GATE VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTOR
- POST INDICATOR VALVE
- BACK FLOW PREVENTER W/FDC
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- TREE
- FENCE
- BOLLARD
- STORM DRAIN DRAIN INLET

OWNER: CSS PROPERTIES LLC, 1508 EUREKA ROAD, SUITE 175, ROSEVILLE, CA 95661, (916) 404-8100

SURVEYOR: SURVEYORS GROUP, INC, 9001 FOOTHILLS BLVD., SUITE 170, ROSEVILLE, CA 95747, (916) 789 0822

ELECTRICITY & GAS: **PG&E**

FIRE PROTECTION: **EL DORADO HILLS WATER/FIRE**

SEWER: **EL DORADO IRRIGATION DISTRICT**

WATER: **EL DORADO IRRIGATION DISTRICT**

TELEPHONE: **AT&T**

SCHOOL DISTRICT: **LATROBE SCHOOL DISTRICT**

GENERAL PLAN DESIGNATION / ZONING: **R&D – RESEARCH & DEVELOPMENT**

EXISTING USE: **R&D – RESEARCH & DEVELOPMENT**

PROPOSED USE: **R&D – RESEARCH & DEVELOPMENT**

ASSESSOR PARCEL NUMBER: **APN: 117-084-08-100**

PROPERTY ADDRESS: **4921 & 4925 ROBERT J. MATHEWS PARKWAY, EL DORADO HILLS, CA**

LAND AREA: **5.72 AC.± OR 24,916± SQUARE FEET**

PROPOSED PARCELS:
**PARCEL 1 – 2.06 AC.±, OR 89,767 S.F.**
**PARCEL 2 – 3.66 AC.±, OR 159,535 S.F.**

ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

RECEIVED
PLANNING DEPARTMENT
2018 JUN 14 AM 11:07

| REV NO | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

SURVEYED A. COSCHI
DRAWN A. COSCHI
CHECKED T. BLAIR
DATE 05-14-18
SCALE 1" = 40'

TITLE
TENTATIVE PARCEL MAP
PARCEL 58 - 36 PM 115
APN: 117-084-08-100
4921 & 4925 ROBERT J. MATHEWS PARKWAY
EL DORADO HILLS, CALIFORNIA

SGI COMPANIES
9001 Foothills Blvd., Suite 170
Roseville, CA 95747
Phone: (916) 789-0822 (916) 784-6824 (Fax)
www.sgicompanies.com

SHEET 1 OF 1

JOB NO. CSS 18-31

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