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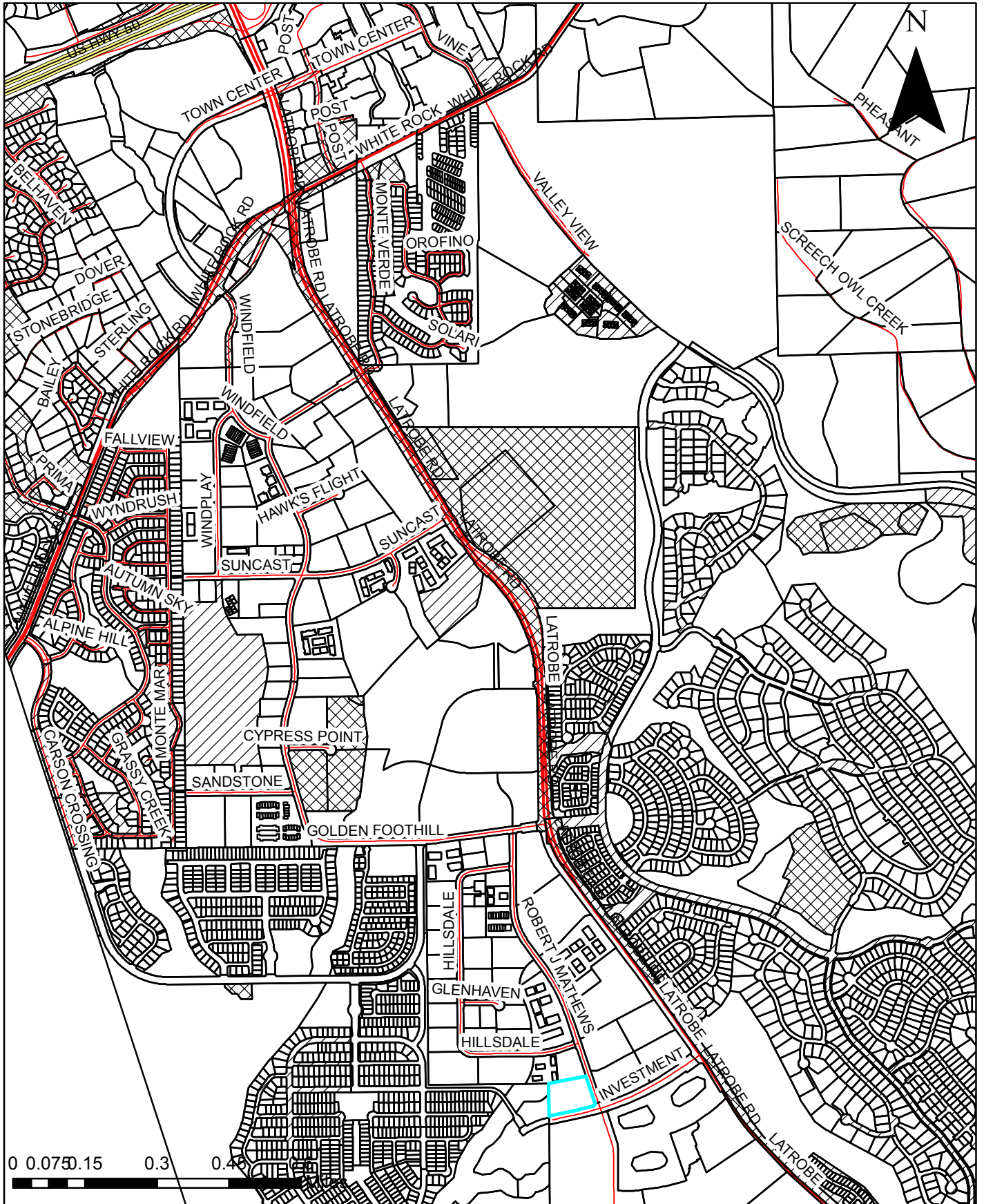


Exhibit A-Location Map

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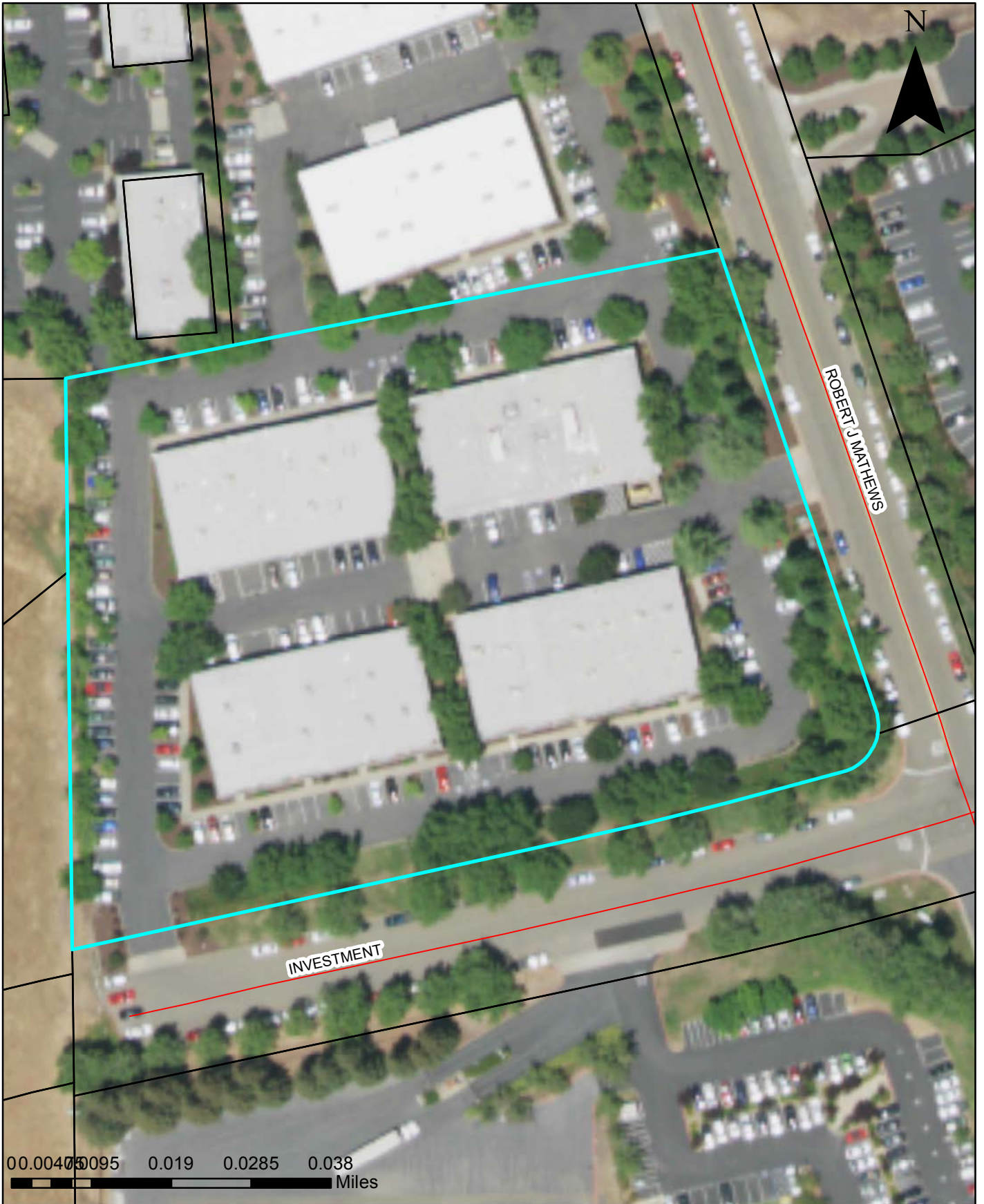
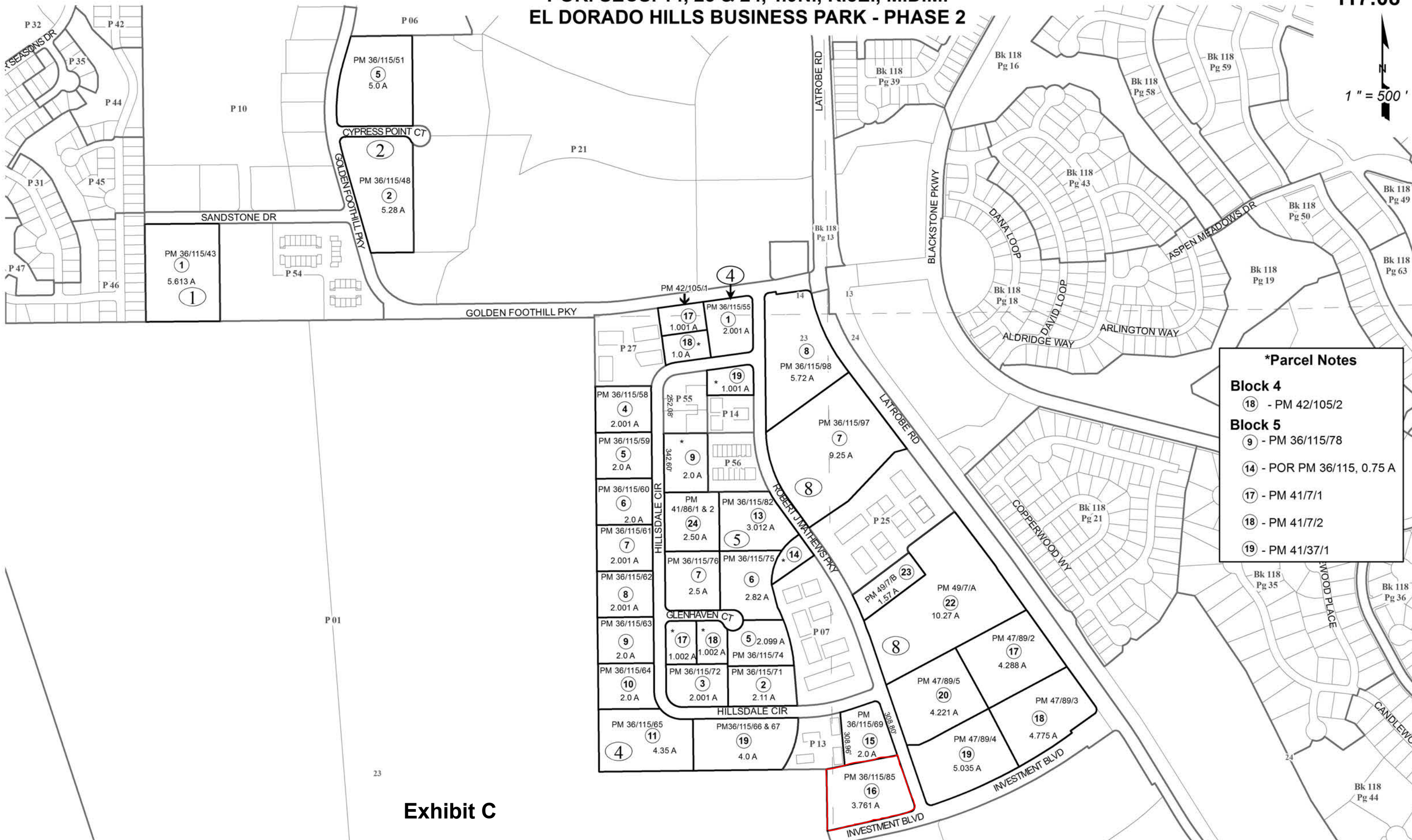
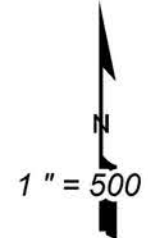


Exhibit B-Aerial Imagery

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

117:08



**\*Parcel Notes**

**Block 4**

- ⑮ - PM 42/105/2

**Block 5**

- ⑨ - PM 36/115/78
- ⑭ - POR PM 36/115, 0.75 A
- ⑰ - PM 41/7/1
- ⑱ - PM 41/7/2
- ⑲ - PM 41/37/1

**Exhibit C**

**Acreages Are Estimates**

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

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

Rev. JUN 27, 2014

Assessor's Map Bk. 117 - Pg. 08  
County of El Dorado, CA

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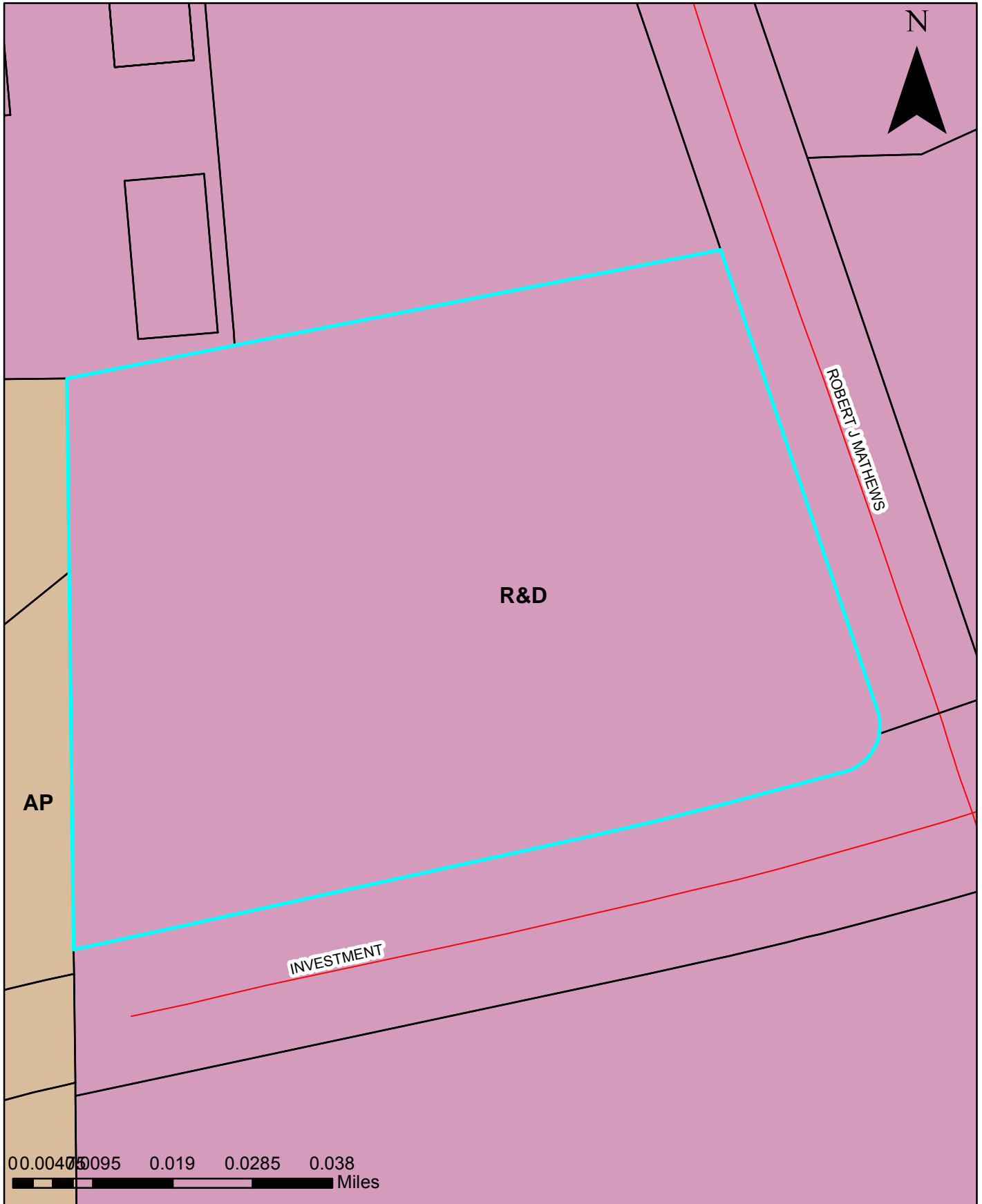


Exhibit D-General Plan Land Use Map

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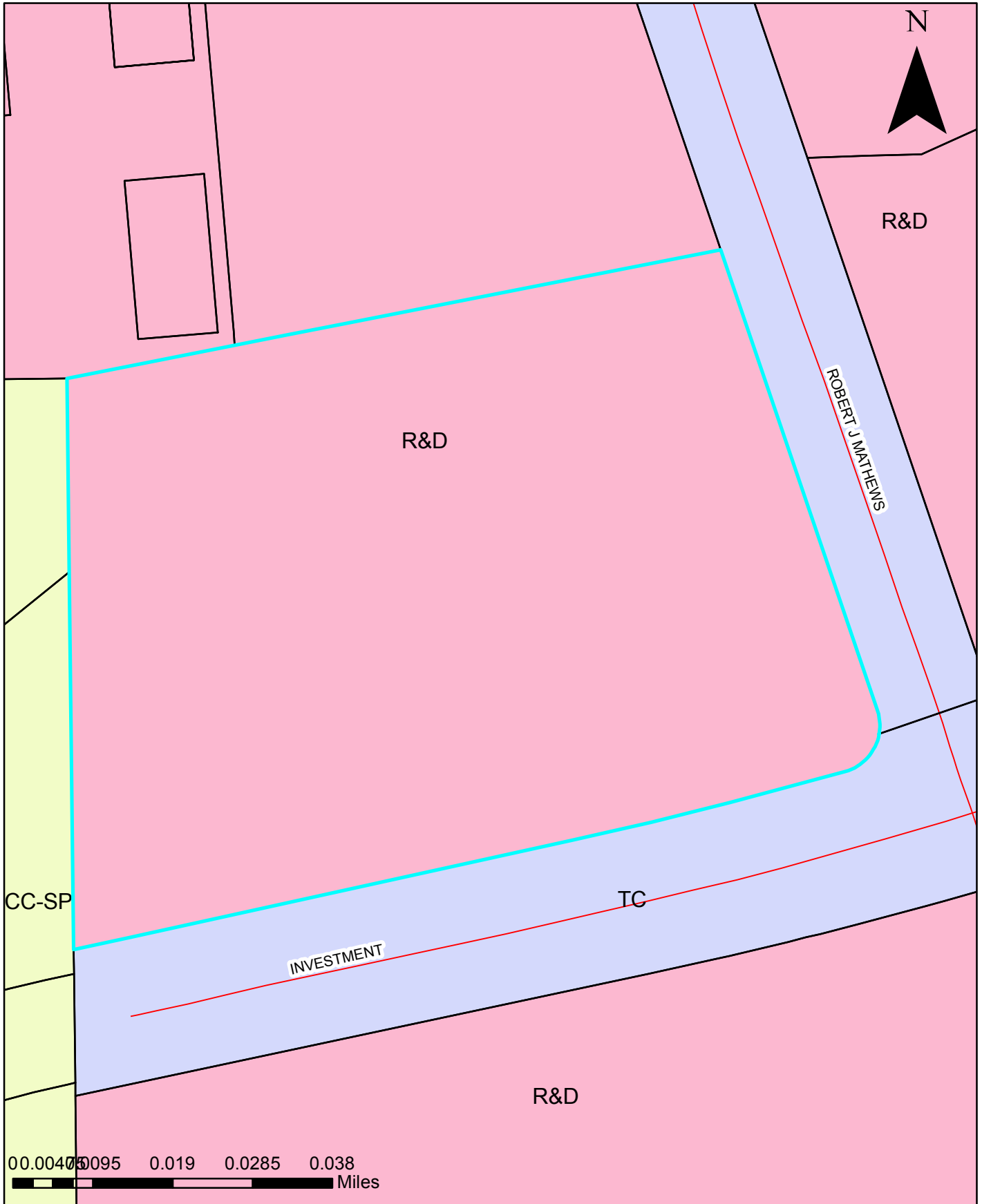
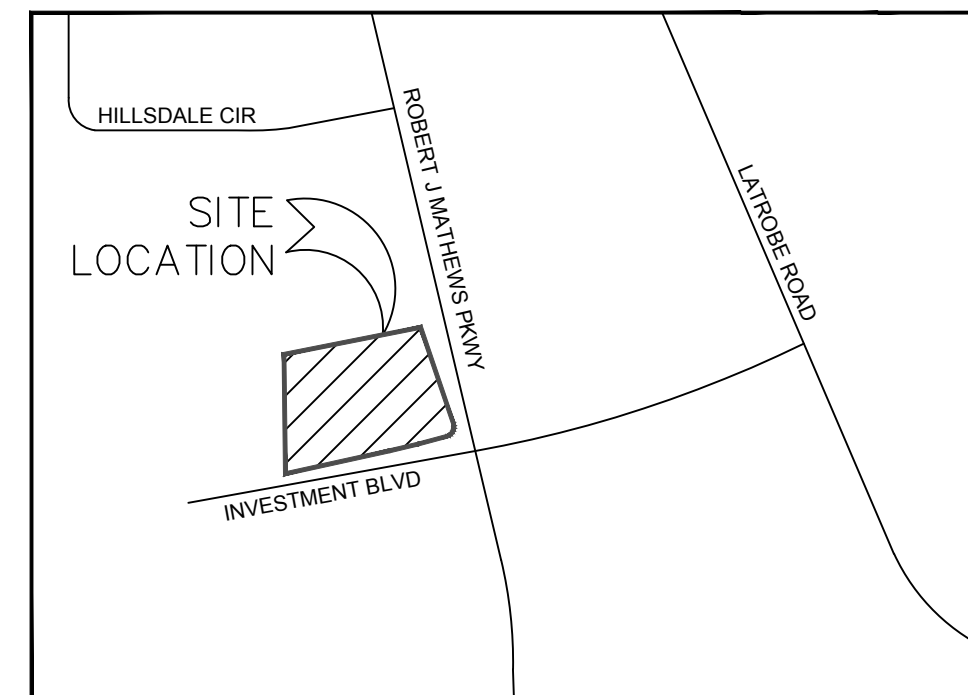
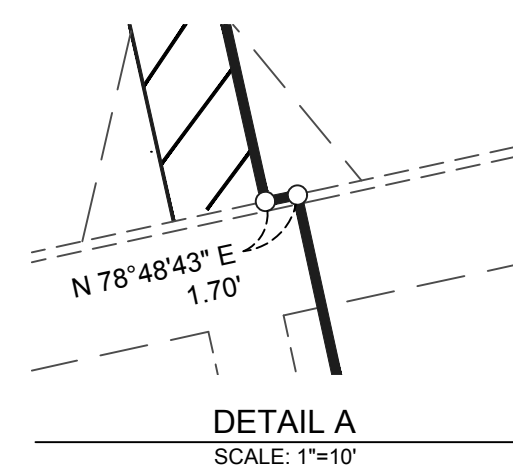


Exhibit E-Zoning Map

# 5130, 5140 & 5160 ROBERT J. MATHEWS PARKWAY

PARCEL 85 - 36 PM 115  
TENTATIVE PARCEL MAP

APN: 117-084-16-100  
5130, 5140 & 5160 ROBERT J. MATHEWS PARKWAY  
EL DORADO HILLS, CALIFORNIA



VICINITY MAP  
N.T.S.

OWNER: CSS PROPERTIES, LLC  
1508 EUREKA ROAD, SUITE 230  
ROSEVILLE, CA 95661  
(530) 231-5627

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 AND DEVELOPMENT

EXISTING USE: R&D - RESEARCH AND DEVELOPMENT  
PROPOSED USE: R&D - RESEARCH AND DEVELOPMENT  
ASSESSOR PARCEL NUMBER: APN: 117-084-04-100

PROPERTY ADDRESS: 4980 & 4990 HILLSDALE CIRCLE,  
EL DORADO HILLS, CALIFORNIA

LAND AREA: 3.76 AC.± OR 163,840± SQUARE FEET

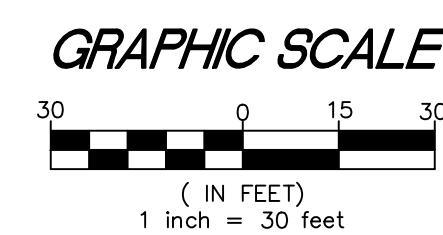
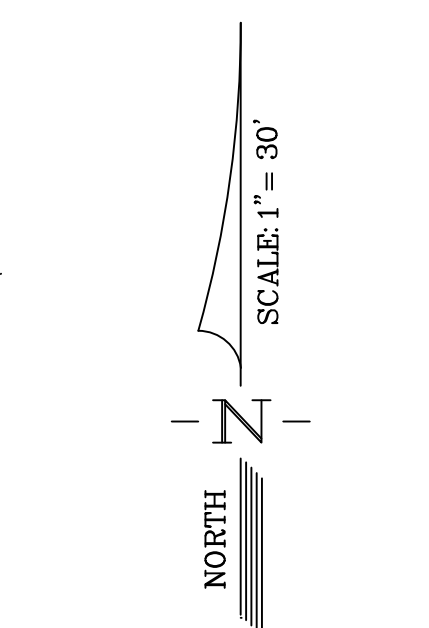
PROPOSED PARCELS:  
PARCEL 1 - 0.86 AC.±, OR 37,322 S.F.  
PARCEL 2 - 1.00 AC.±, OR 43,670 S.F.  
PARCEL 3 - 1.04 AC.±, OR 45,636 S.F.  
PARCEL 4 - 0.86 AC.±, OR 37,209 S.F.

### LEGEND

- DIMENSION POINT, NOTHING FND., NOTHING SET
- UTILITY SERVICE AS NOTED
- ☆ LIGHT POLE
- ⊥ SIGN
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ STORM DRAIN DROP INLET
- ⊙ GATE VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ BACKFLOW PREVENTOR
- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- ⊙ TREE

### ABBREVIATIONS:

- AC. - ACRES
- APN: - ASSESSOR'S PARCEL NUMBER
- BLDG. - BUILDING
- C.I.P. - CAPPED IRON PIPE
- CL - CENTERLINE
- CONC. - CONCRETE
- DWY - DRIVEWAY
- ESMNT. - EASEMENT
- EXIST. - EXISTING
- FND. - FOUND
- IRR. - IRRIGATION
- MON. - MONUMENT
- PB - PULL BOX
- PM - PARCEL MAP
- S.F. - SQUARE FEET
- SW - SIDEWALK
- T - TRANSFORMER
- TYP. - TYPICAL
- WTR. - WATER



ZONING ADMINISTRATOR: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_  
BOARD OF SUPERVISORS: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_

### TITLE

### TENTATIVE PARCEL MAP

PARCEL 85 - 36 PM 115  
APN: 117-084-16-100  
5130, 5140 & 5160 ROBERT J. MATHEWS PARKWAY  
EL DORADO HILLS, CALIFORNIA

REVNO	REVISION DESCRIPTION	DATE	BY

SURVEYED BY: A. COCCHI  
DRAWN BY: A. COCCHI  
CHECKED BY: T. BLAIR  
DATE: 08-22-18  
SCALE: 1" = 30'

SGI COMPANIES  
SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.  
9001 Foothills Blvd., Suite 170  
Roseville, CA 95747  
(916) 789-0822 (916) 789-0824 (Fax)  
www.sgicompanies.com

SHEET 1 OF 1  
JOB NO. NMI 18-73

Exhibit F



# COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

## Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: CDS, Long Range Planning  
Attn: Natalie Porter  
2850 Fairlane Court  
Placerville, CA 95667

Fax: (530) 642-0508  
Phone: (530) 621-5442  
Email: [natalie.porter@edcgov.us](mailto:natalie.porter@edcgov.us)

### Applicant Information:

Name: Timothy G. Blair, P.L.S. Phone #: 916.789.0822  
Address: 9001 Foothills Blvd. #170 Email: tblair@sgicompanies.com

### Project Information:

Name of Project: 5130 Robert J Mathews Pkwy Planning Number: P18-0010  
Project Location: 5130 Robert J Mathews Pkwy Bldg Size: \_\_\_\_\_  
APN(s): 117-084-16-100 Project Planner: Emma Carrico  
Number of units: 4

Description of Project: (Use, Number of Units, Building Size, etc.)

Tentative parcel map for a minor sub-division of land of an existing parcel into 4 new proposed parcels.

**Please attach a project site plan**

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities



# COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

## Transportation Impact Study (TIS) – Initial Determination (Page 2)

### TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- |  |  |
|--|--|
| <input type="checkbox"/> 4 or less single family homes                 | <input type="checkbox"/> 28,000 square feet or less for warehouse    |
| <input type="checkbox"/> 4 or less multi-family units                  | <input type="checkbox"/> 38,000 square feet or less for mini-storage |
| <input type="checkbox"/> 2,300 square feet or less for shopping center | <input type="checkbox"/> 20,000 square feet or less for churches     |
| <input type="checkbox"/> 8,600 square feet or less for general office  | <input type="checkbox"/> 20 or less sites for campgrounds            |
| <input type="checkbox"/> 10,000 square feet or less for industrial     | <input type="checkbox"/> 20 or less rooms for hotel/motel/B&B        |

None apply – a TIS is required with applicable fee.

### County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Long Range Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

Natalie D. Oates  
CDS Long Range Planning Signature

10/15/18  
Date

\_\_\_\_\_  
ADH TS

OSTR waiver approved by:

W S [Signature]  
Department of Transportation Director or Designee

10/16/2018  
Date

**PRINT**