

P-E23-0002 ROBERT J. MATHEWS PARKWAY **TIME EXTENSION**
EXHIBIT A - LOCATION MAP



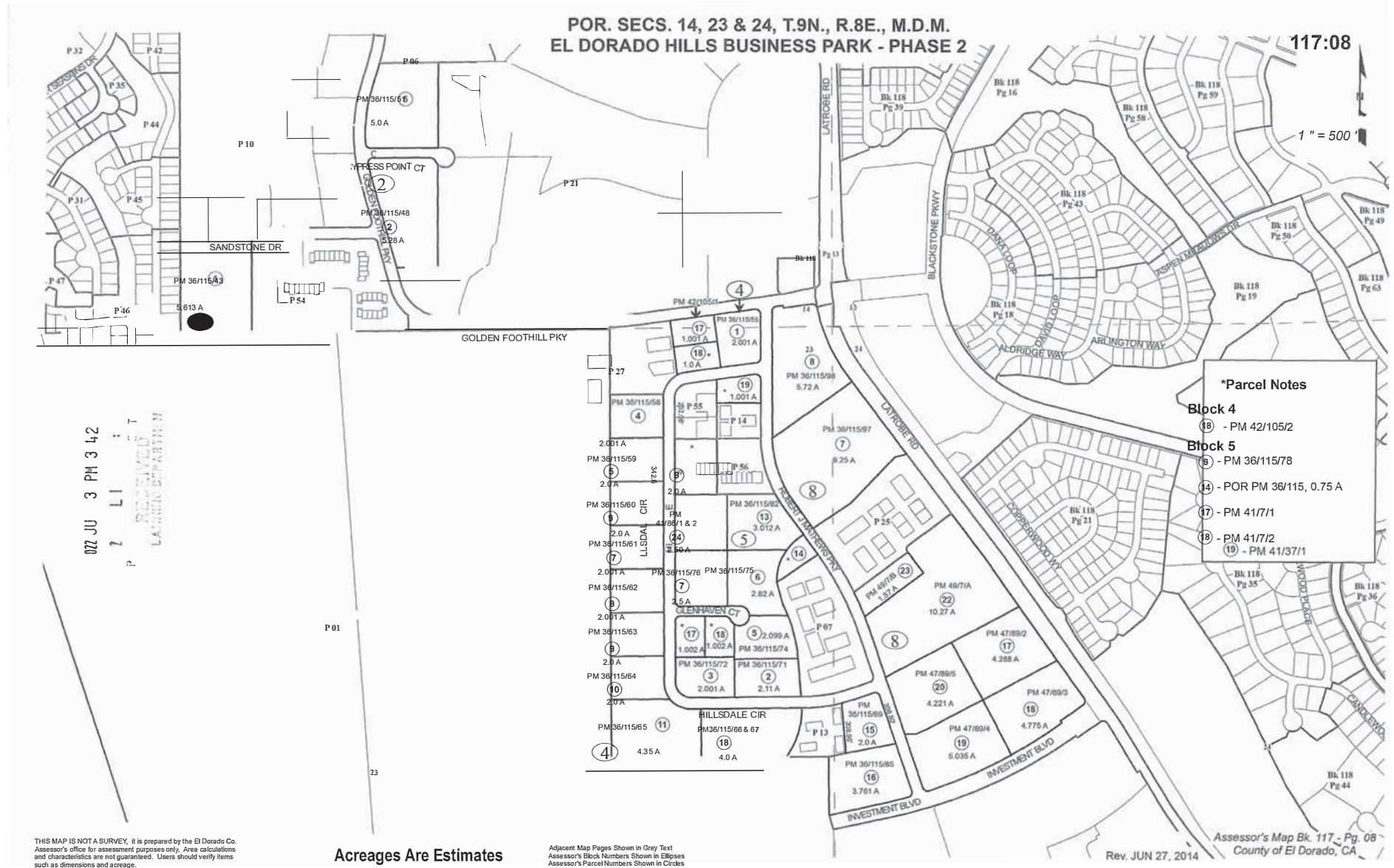
0 205 410 820 1,230 1,640 Feet

Scale

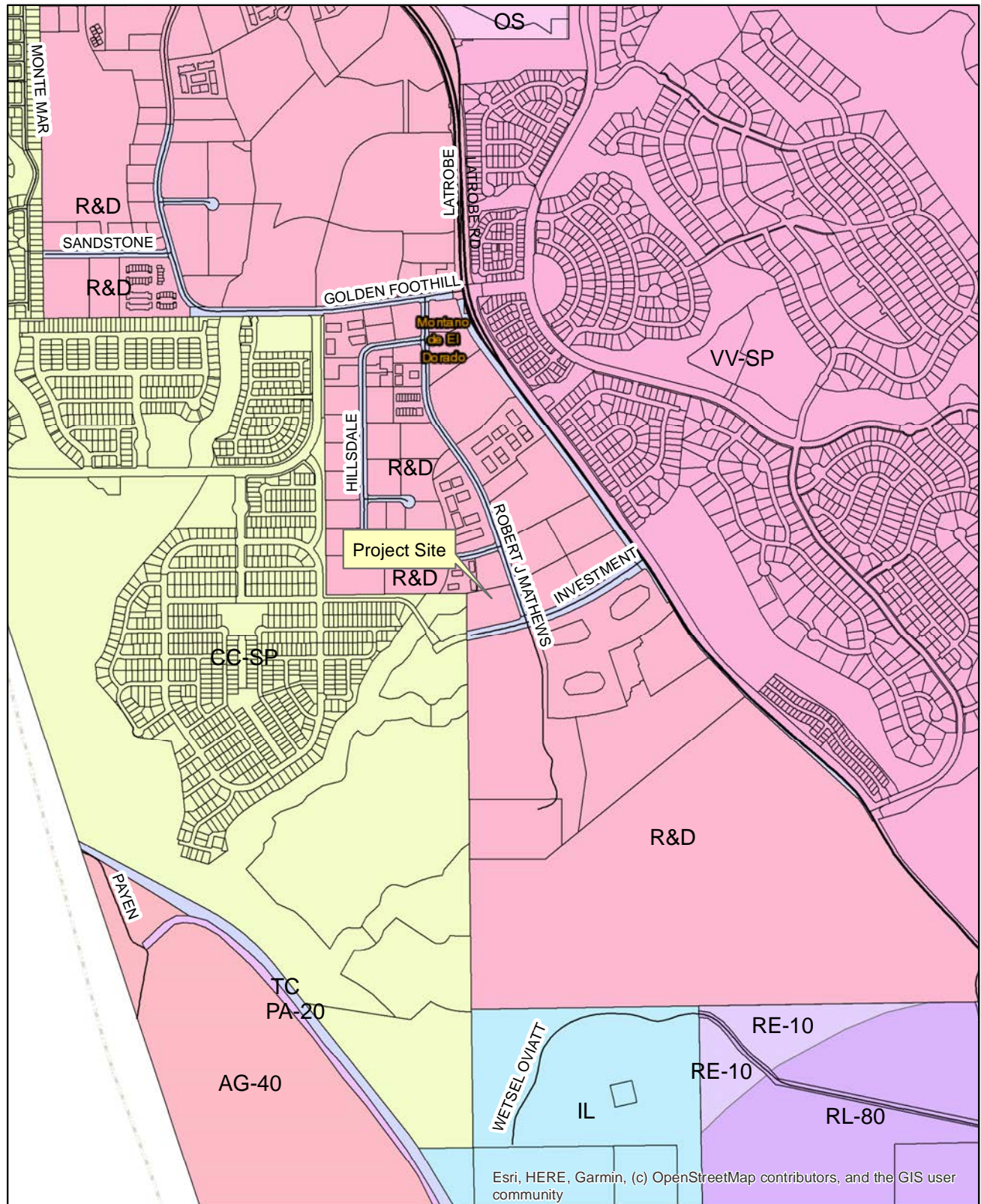
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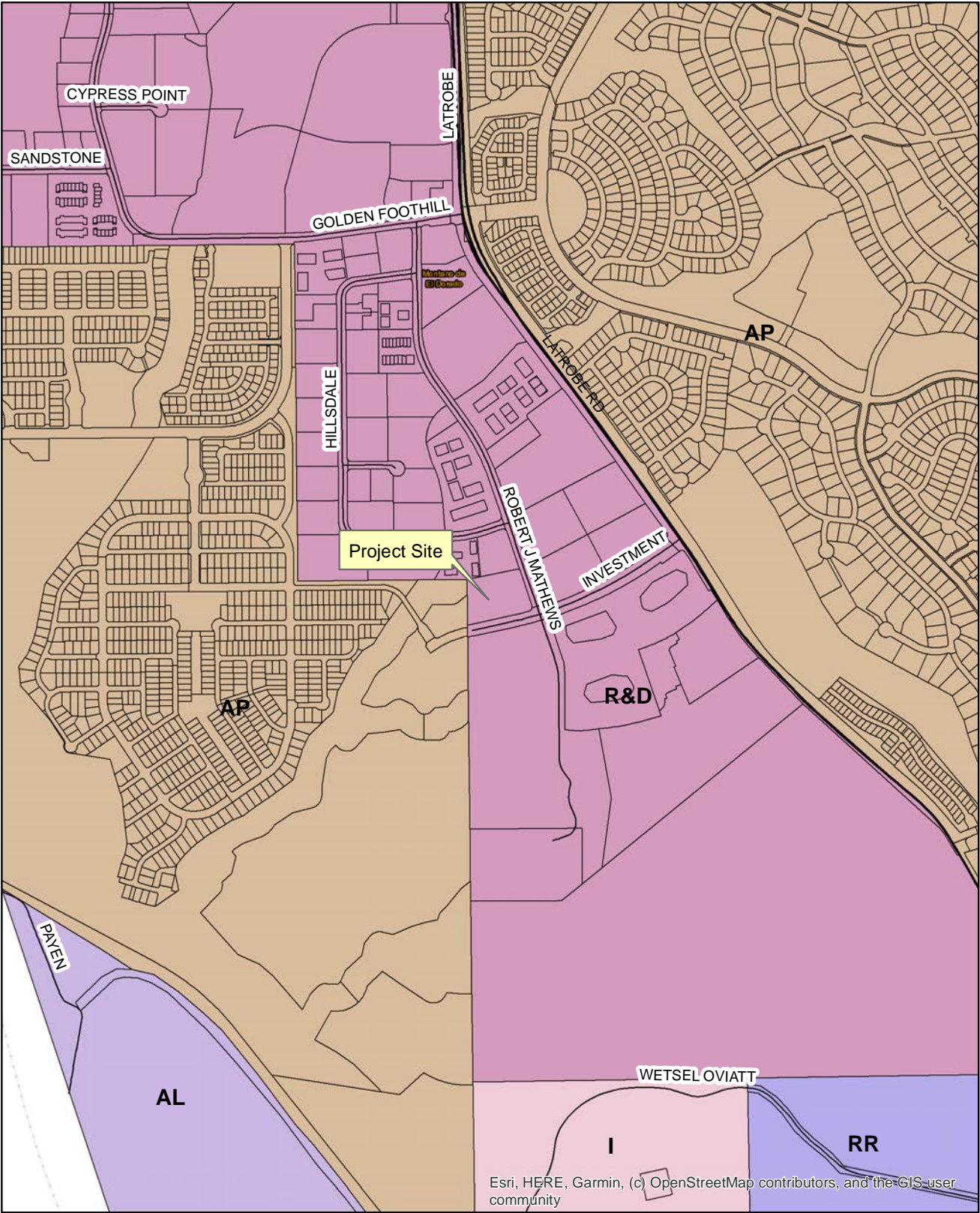
P-E23-0002 ROBERT J. MATHEWS PARKWAY TIME EXTENSION **EXHIBIT B - ASSESSOR'S PARCEL MAP**



P-E23-0002 ROBERT J. MATHEWS PARKWAY **TIME EXTENSION**
EXHIBIT C - ZONING DESIGNATION MAP



P-E23-0002 ROBERT J. MATHEWS PARKWAY **TIME EXTENSION**
EXHIBIT D - GENERAL PLAN LAND USE MAP



0 370 740 1,480 2,220 2,960
Feet
Scale

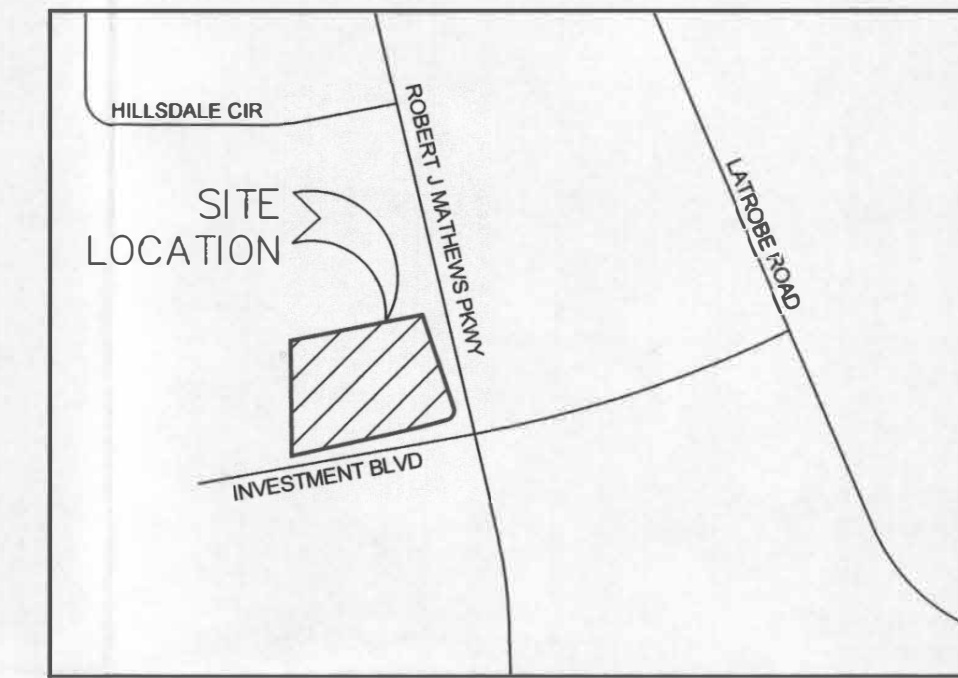
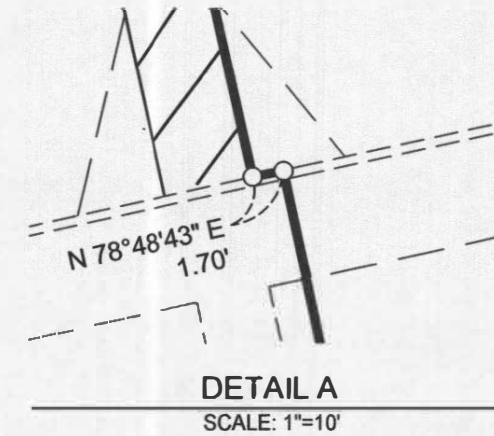


1165 INVESTMENT BOULEVARD,
5130, 5140 & 5160 ROBERT J. MATHEWS PARKWAY

PARCEL 85 - 36 PM 115
TENTATIVE PARCEL MAP

APN: 117-084-16-100

1165 INVESTMENT BOULEVARD, 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: 117-084-16-100

PROPERTY ADDRESS: 1165 INVESTMENT BOULEVARD,
5130, 5140 & 5160 ROBERT J. MATHEWS PARKWAY

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

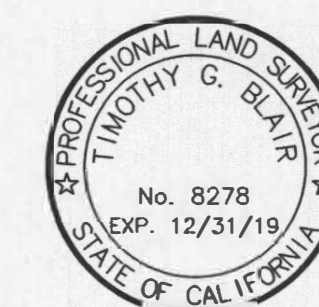
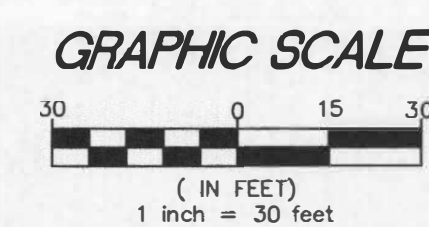
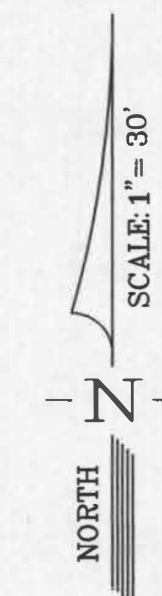
PROPOSED PARCELS:
PARCEL 1 - 0.86 AC.±, OR 37,322 S.F.
PARCEL 2 - 1.00 AC.±, OR 43,670 S.F.
PARCEL 3 - 1.04 AC.±, OR 45,636 S.F.
PARCEL 4 - 0.86 AC.±, OR 37,209 S.F.

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



P-E23-0002 ROBERT J. MATHEWS PARKWAY TIME EXTENSION
EXHIBIT E - APPROVED TENTATIVE PARCEL MAP

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE November 6, 2019
BY Robert Blair
ZONING ADMINISTRATOR

ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

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

FILE COPY

P18-0010

CSS PROPERTIES LLC
1508 Eureka Road, Suite 175
Roseville, CA 95661

RECEIVED

OCT 30 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

October 20, 2023

Rob Peters, Deputy Director
El Dorado County Planning Dept.
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

Subject: Two-year Time Extension Application for Parcel Map P18-0010

Dear Mr. Peters,

On November 6, 2019, we received Zoning Administrator approval of Tentative Parcel Map # P18-0010. The tentative map approval was originally scheduled to expire on November 6, 2022. Under Planning file # P-E22-0001 last year, a one-year time extension was granted to extend the expiration to November 6, 2023. The entitlements require additional time to reach final parcel map recordation. We request that expiration of these entitlements be extended for a two-year period.

Enclosed please find the following documents in support of our application for a time extension of the approved entitlements:

- Signed County Time Extension Application form
- Signed Agreement For Payment of Processing Fees
- Signed Campaign Contribution Disclosure Form
- Check in the amount of \$1,000
- (25) full-size copies of the approved Tentative Parcel Map
- (1) 8.5x11" copy of the approved Tentative Parcel Map
- (1) 11x17 copy of the Assessor's Map
- (1) vicinity map

We have accomplished most of the Tentative Map Conditions of Approval, including the following:

- To satisfy Planning's conditions of approval, we prepared a set of CC&Rs that will be recorded against the property. The content of the proposed CC&Rs has received the approval of Planning and the County Legal Dept. That set of CC&Rs includes an reciprocal parking and vehicular/emergency vehicle access agreement. We will use that form as previously approved by the County Planning and Legal Depts. to get the CC&Rs on record upon final map recordation. That recordation will satisfy the Planning Dept. conditions of approval.
- We have installed new water meters at the property to satisfy the conditions of approval from the El Dorado Irrigation District, ("EID")
- We have submitted for building permit to enable work in the field to finalize the EID conditions of approval. That work will connect the new water meters to each of the existing four buildings.

P-E23-0002

P-E23-0002 ROBERT J. MATHEWS PARKWAY TIME EXTENSION
EXHIBIT F - REQUEST FOR TIME EXTENSION

- We have coordinated with the Fire Marshal to meet and install keys into the newly installed Knox boxes at the property. In cooperation with the Fire Marshal, we have also provided new signage throughout the property to better identify paths of travel for first responders.
- We have recorded a "Joint Fire Service Agreement" to establish the parameters for maintenance of the fire protection systems on site.

The last remaining incomplete condition of approval is the installation of a Knox shunt switch on a generator at the property. While that effort doesn't sound like it should be too challenging, it has proven to be the most difficult task of all.

The Knox Key Shunt required by the Fire Dept. requires extensive coordination with our tenant. The tenant operates the generator at the property and they are extremely critical about their ability to remain functional during a power outage. The process has taken much longer than anticipated. To satisfy the conditions of approval for the Knox shunt switch, we must complete coordination with the tenant and have a Knox shunt system installed to enable first responders to shut down the generator from a safe location upon their arrival at the property. The tenant is cooperative, and we expect to receive their written approval of the task shortly. We also expect to submit our plan to the county later this month, showing the details of the Knox shunt switch installation. Once this item has been completed and installed, we will be able to move forward to complete the water line work at the property, then coordinate the final map recording with the County Surveyor's Office.

We have retained the engineering services of Surveyor's Group Inc. to assist with the process of obtaining the time extension. Surveyor's Group ushered the original tentative map through the approval process and is helping us complete final map recordation.

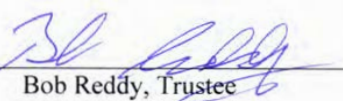
To provide additional time to enable us to record the final map, and pursuant to Section 120.74 of the Subdivision Ordinance, we seek approval from El Dorado County to extend the Tentative Parcel Map for two (2) additional one-year time periods, (this request is for a two-year time extension).

We look forward to your handling of this matter and thank you in advance for your cooperation and assistance.

Yours truly,

CSS PROPERTIES LLC

By: The Reddy Family Trust,
Its: Member

By: 
Bob Reddy, Trustee

BR/bn

**P-E23-0002 ROBERT J. MATHEWS PARKWAY TIME EXTENSION
EXHIBIT G - FINDINGS AND CONDITIONS OF APPROVAL, AS APPROVED BY THE
ZONING ADMINISTRATOR ON NOVEMBER 6, 2019**

Tentative Parcel Map P18-0010/Robert J. Mathews Zoning Administrator/November 6, 2019

Findings

1.0 CEQA FINDINGS

- 1.1 Tentative parcel map P18-0010 has been found Categorically Exempt pursuant to Section 15315, Minor Land Divisions, and 15304(f), Minor Alterations to Land.
- 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 Planning and Building Department, Planning Services Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies that the purpose of the Research & Development (R&D) land use designation is to provide areas for the location of high technology, nonpolluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. Lands designated as R&D can be located in Community Regions and in Rural Centers.

Rationale: The project proposal includes the subdivision of one R&D parcel into four R&D parcels that would contain one each of four existing buildings. No new structures or uses are proposed that would be in conflict with the R&D land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan.

2.3 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project parcel is currently served by all applicable public services and utilities. No concerns regarding inadequacy of public services or utilities were received from consulting agencies. No new development is proposed.

2.4 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all

uses, including fire protection, be provided with proposed development.

Rationale: All proposed lots will be served by existing public water service through the El Dorado Irrigation District (EID). Two existing 1-inch water meters will be replaced with four ¾-inch meters so that each parcel will have a separate meter.

2.5 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1 (Fire Protection in Community Regions) requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The El Dorado Hills Fire Department (EDH FD) currently provides fire protection service to the project site. EDH FD has imposed standard conditions of approval to ensure adequate water flow, emergency vehicle access and circulation, and vegetation clearance is preserved on all parcels.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.23.030.

Section 130.23.030 (Industrial/R&D Zone Development Standards) prescribes site-specific development standards for new lots, allowed uses and associated structures within the R&D Zone District.

Rationale: The proposed parcels, including existing structures/improvements, meet the required minimum lot size, lot width, building setbacks and Floor Area Ratio (FAR) as required in Section 130.23.030.

4.0 PARCEL MAP FINDINGS

4.1 The proposed tentative map, including design and improvements, is consistent with the General Plan.

Rationale: See Findings Section 2.0.

4.2 The proposed Parcel Map conforms to the applicable standards and requirements of the County zoning regulations and Minor Land Division Ordinance.

Rationale: See Finding 3.1

4.3 The site is physically suitable for the proposed type and density of development.

Rationale: No additional development is proposed as part of the project. The existing

buildings would meet the building setbacks and Floor Area Ratio (FAR) standards of the R&D Zone District on the new parcels.

4.4 **The proposed subdivision is not likely to cause substantial environmental damage.**

Rationale: The project has been found Categorical Exempt pursuant to Section 15315, Minor Land Divisions, and 15304(f), Minor Alterations to Land. The proposed tentative parcel map will not result in substantial environmental damage and is consistent with existing and planned development in the El Dorado Hills Community Region.

Conditions of Approval

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit F.....Tentative Parcel Map

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 project description is as follows:

The project consists of a Tentative Parcel Map to create four new parcels ranging in size from .83 acres to 1.05 acres from the existing 3.76 acre parcel and the replacement of two existing 1-inch water meters with four ¾-inch meters.

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Planning Services Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.
3. **Notice of Exemption (NOE) Recording Fee:** The applicant shall submit to the Planning Services Division a \$50.00 recording fee for the County Recorder to file the Notice of Exemption. Checks shall be payable to El Dorado County. No permits shall be issued or parcel map filed until said fees are paid.

4. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

5. **Indemnity:** 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.

The developer and land owner 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 Parcel Map.

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

6. **Shared Parking and Vehicular/Emergency Vehicle Access:** Prior to recordation of the Tentative Parcel Map, the applicant shall record an irrevocable reciprocal parking and vehicular/emergency vehicle access agreement upon both proposed parcels to ensure adequate shared vehicular/emergency vehicle access is maintained in perpetuity. The document shall be approved by the Planning and Building Department Director and County Counsel as to form and content.

Office of the County Surveyor

7. All survey monuments shall be set prior to filing the Parcel Map.
8. Situs addressing and suite numbering for the project shall be coordinated with the County Surveyor's Office prior to filing the Parcel Map.
9. Prior to filing the Parcel Map, a letter shall be required from all agencies that have placed conditions on the map. The letter shall state that "all conditions placed on P18-0010 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the consultant and applicant.

El Dorado Irrigation District

10. The applicant shall work with El Dorado Irrigation District for the replacement of the two existing 1-inch water meters with four ¾-inch meters.

El Dorado Hills Fire Department

11. **Annexation:** The project shall be required to confirm annexation into the El Dorado Hills County Water District (El Dorado Hills Fire Department) and pay all associated fees for all legal parcels based on Final Map recordation and the El Dorado Hills Business Park Joint Venture Annexation Agreement signed and dated December 23, 1983.
12. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire access roads and driveways shall comply with the requirements of Section 503 of the CA Fire Code and the current El Dorado Hills County Water District Ordinance, as well as State Fire Safe Regulations. Conformance with this condition shall be verified during review of the improvement plans.
13. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. Conformance with this condition shall be verified during review of the improvement plans.

14. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Conformance with this condition shall be verified during review of the improvement plans.
15. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official. Conformance with this condition shall be verified during review of the improvement plans.
16. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are forty (40) foot inside radius and a fifty-six (56) foot outside radius on through streets, and a minimum fifty (50) foot radius from center point to face of curb for Cul-De-Sacs and Hammerhead turnarounds. If requested, the fire code official may reduce the minimum turning radius to a thirty (30) foot inside radius and a fifty (50) foot outside radius on a case-by-case basis. Conformance with this condition shall be verified during review of the improvement plans.
17. **Turnouts & Turnarounds:** Turnouts are required on driveways that exceed one-hundred fifty (150) feet in length and shall be placed near the midpoint of the driveway. If the driveway extends beyond eight-hundred (800) feet in length, then turnouts shall be required every four-hundred (400) feet. Turnouts shall be designed to be ten (10) feet wide and thirty (30) feet in length with a minimum twenty-five (25) taper on each end. Dead-end fire apparatus access roads in excess of one-hundred fifty (150) feet in length shall be provided with an approved area for turning around fire apparatus. Turnarounds shall be located within fifty (50) feet of the structure(s) to be protected and shall have a minimum 50-foot radius. Conformance with this condition shall be verified during review of the improvement plans.
18. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard #B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official. Conformance with this condition shall be verified during review of the improvement plans.
19. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle. All FDC's and PIV's shall have signage affixed to them indicating the building they serve. There shall be one (1) fire service component set per building. Conformance with this condition shall be verified during review of the improvement plans.

- a. Due to the parcel splits, there shall be an agreement made, and verified by the Fire Department, for the responsibility of all Fire Components on the properties and their affected fire suppression systems and connections as they relate to inspection, testing and maintenance.
20. **Knox Box and Keys:** All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended, but not required, that residential buildings also add a Knox box and main front door key for improved emergency access. Conformance with this condition shall be verified during review of the improvement plans.
21. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to termite power to all back-up power generators. Conformance with this condition shall be verified during review of the improvement plans.
22. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code. Conformance with this condition shall be verified during review of the improvement plans.
23. **Funding Mechanism for Vegetative Clearances and Emergency Fire Access Components:** This development shall provide or confirm a funding mechanism to ensure the maintenance of all emergency access roadways, gates, vegetative clearances as required and other required fire access components. Compliance with this condition shall be verified during review of Final Map for the subdivision.