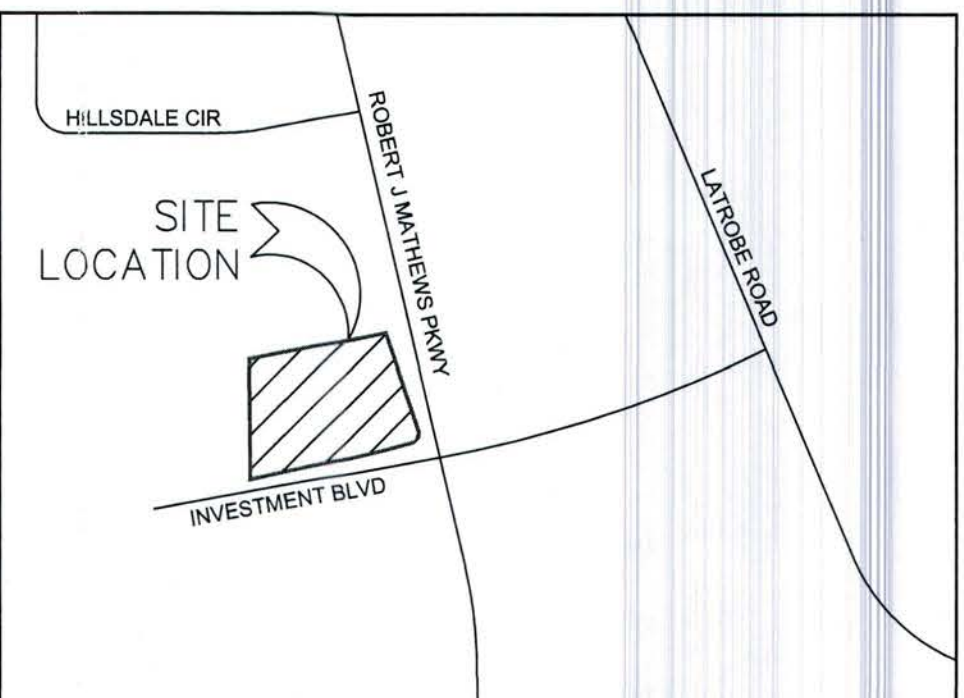


1165 INVESTMENT BOULEVARD,
5130, 5140 & 5160 ROBERT J. MATHEWS PARKWAY

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

RECEIVED
OCT 30 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE March 20, 2024
BY Port Sampson/dre
ZONING ADMINISTRATOR
P-223-0002
(Time Extension to
Expire November 6, 2025)

ZONING ADMINISTRATOR: _____

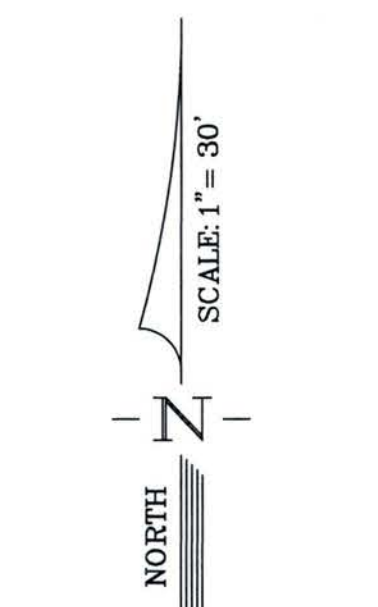
APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

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



GRAPHIC SCALE
0 15 30
(IN FEET)
1 inch = 30 feet



TITLE
TENTATIVE PARCEL MAP

PARCEL 85 - 36 PM 115
APN: 117-084-16-100
1165 INVESTMENT BOULEVARD,
5130, 5140 & 5160 ROBERT J. MATHEWS PARKWAY
EL DORADO HILLS, CALIFORNIA



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Roseville, CA 95747
(916) 789-0822 (916) 789-0824 (Fax)
www.sgicompanies.com

SHEET 1 OF 1
JOB NO. NMI 18-73