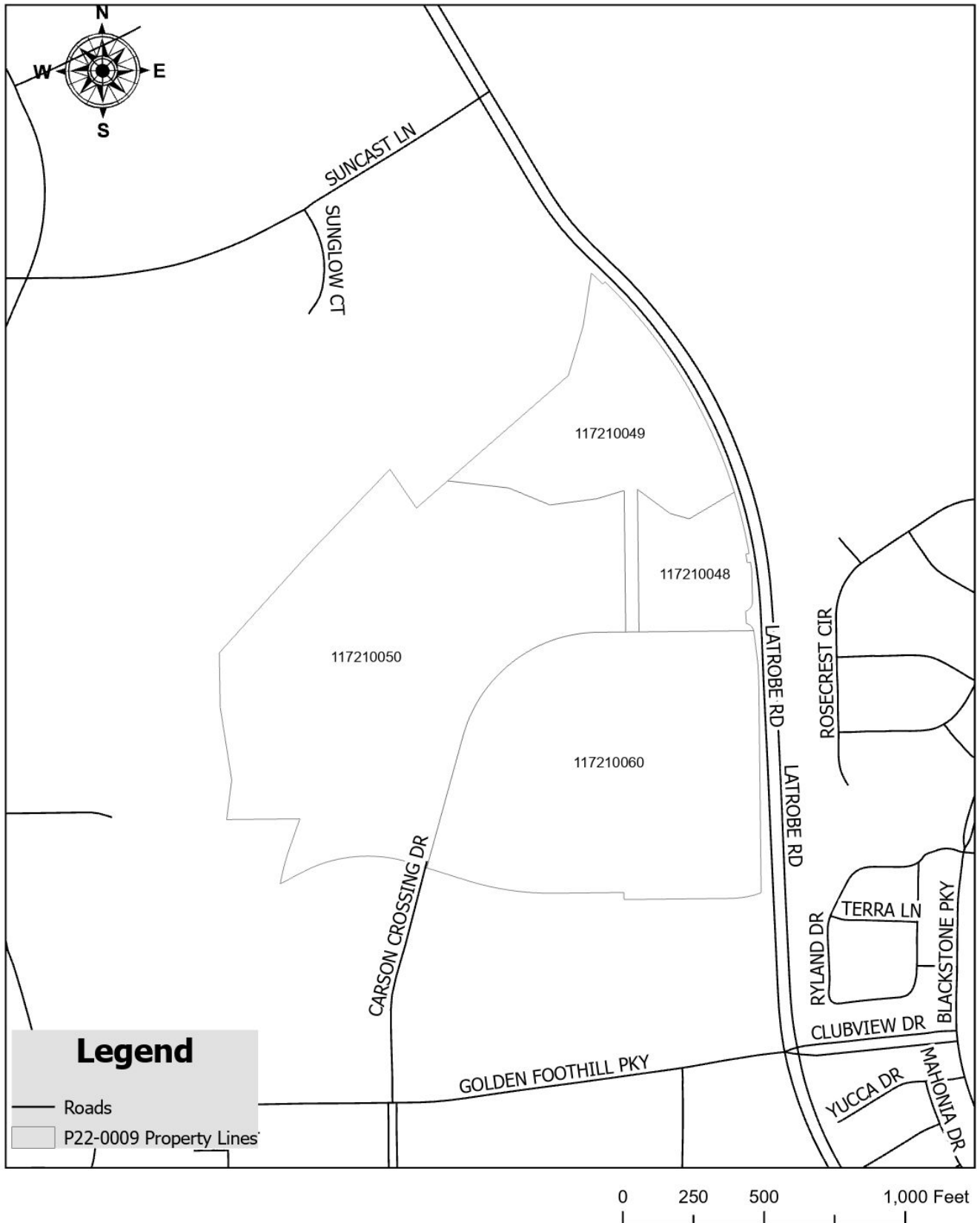
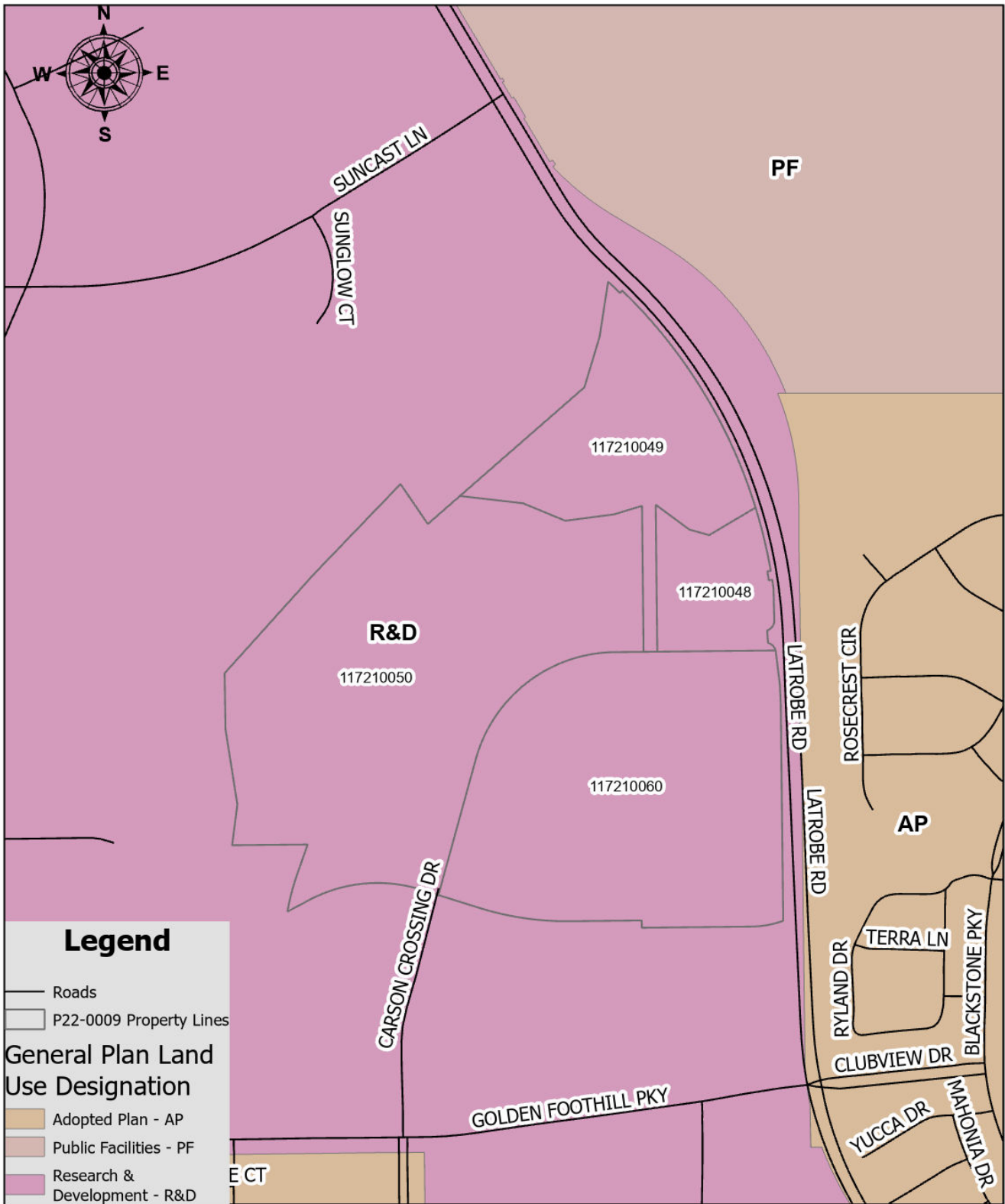


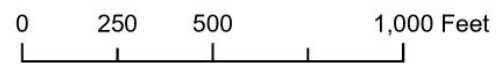
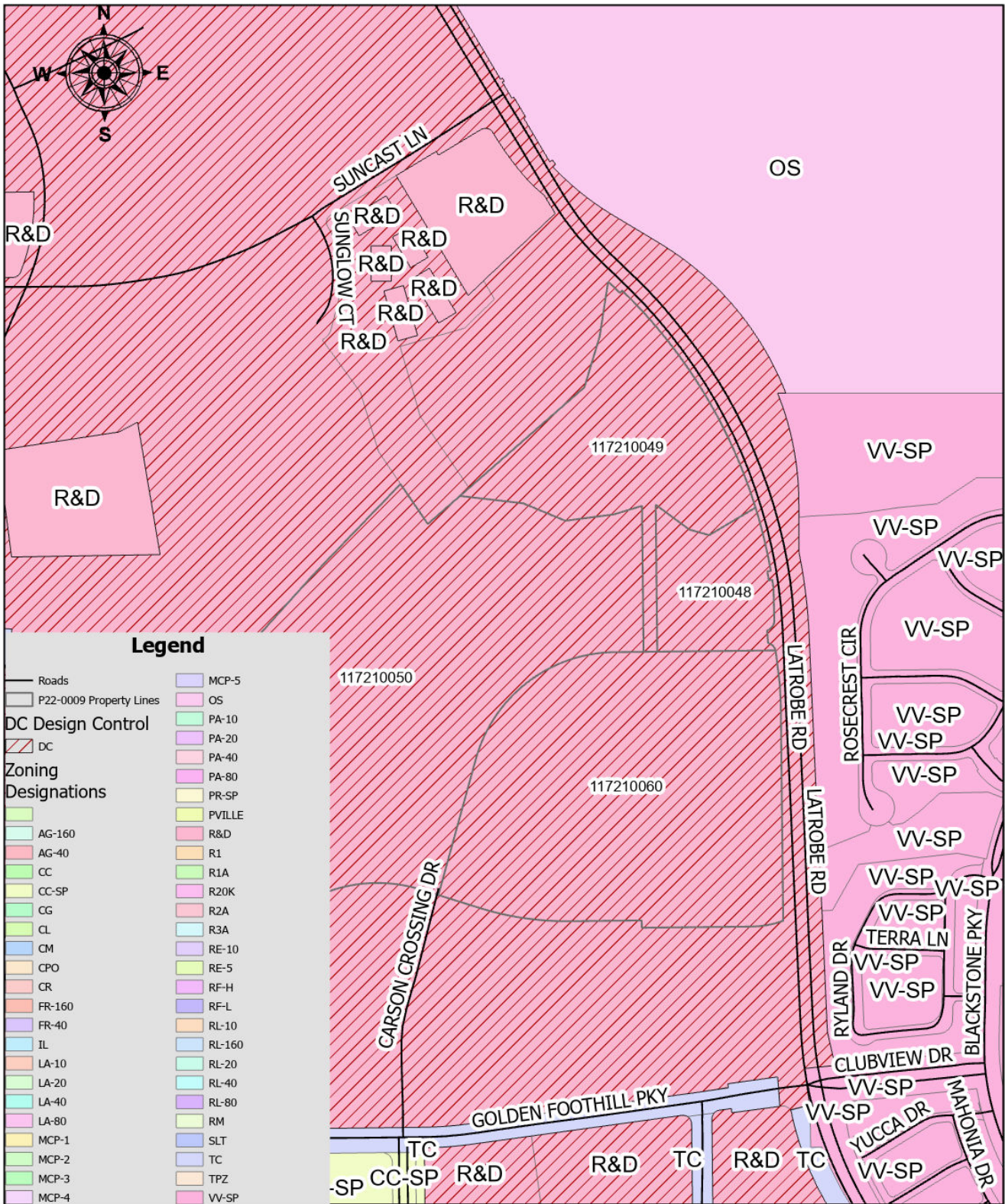
P22-0009 Carson Creek R&D Project  
Exhibit A: Location Map



P22-0009 Carson Creek R&D Project  
Exhibit B: General Plan Map



P22-0009 Carson Creek R&D Project  
 Exhibit C: Zoning Map



**PROJECT INFORMATION**

ASSESSOR PARCEL NUMBERS 117-210-048, 049, 050 & 051  
POR. SEC. 14, T.9N., R.8E., M.D.M.

USE: VACANT  
EXISTING ZONING: RESEARCH & DEVELOPMENT  
PROPOSED ZONING: RESEARCH & DEVELOPMENT

EXISTING # ACRES  
NUMBER OF PARCELS 4 64.22 ± AC R & D  
PROPOSED # ACRES  
NUMBER OF PARCELS 16 64.22 ± AC R & D

MINIMUM PARCEL AREA A 1.18 ± AC

**OWNER**

PACIFIC REALTY ASSOCIATES  
15350 SW SEQUOIA PARKWAY, SUITE 300  
PORTLAND, OR 97224

**APPLICANT**

PAC TRUST  
15350 SW SEQUOIA  
PORTLAND, OR 97224  
CONTACT: MATTHEW J. OYEN, P.E.  
PHONE: 530-624-6300  
EMAIL: MATTO@PACTRUST.COM

**PLANNER / ENGINEER**

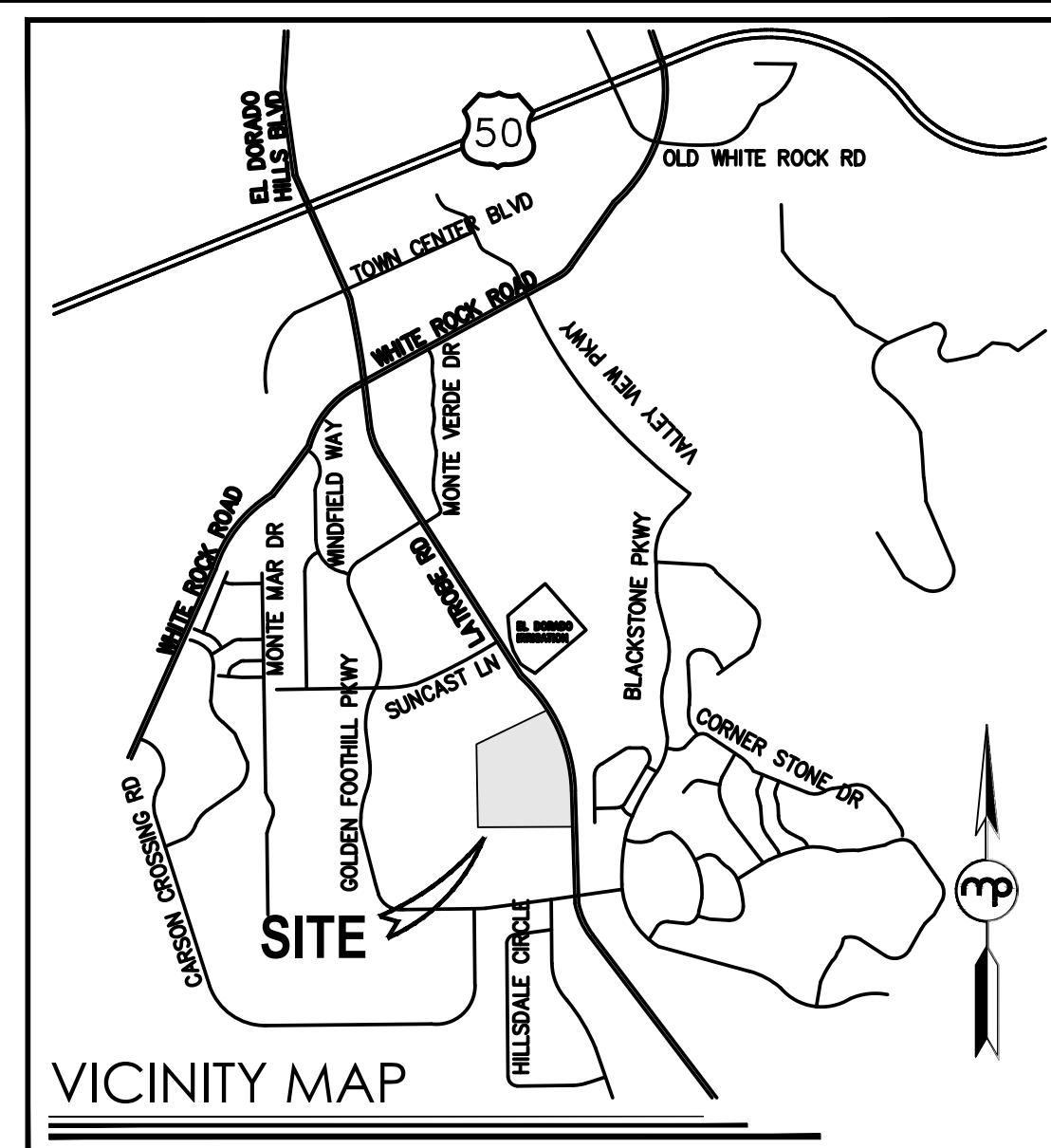
MORTON & PITALO, INC.  
600 COOLIDGE DRIVE, SUITE #140  
FOLSOM, CA 95630  
CONTACT: GREG BARDINI / JEFF THOMPSON  
PHONE: (916) 927-2400  
EMAIL: GBARDINI@MPENGR.COM  
EMAIL: JTHOMPSON@MPENGR.COM

**UTILITY PROVIDERS**

WATER: EL DORADO IRRIGATION DISTRICT  
SEWER: EL DORADO IRRIGATION DISTRICT  
ELECTRIC: P & E  
GAS: P & E

**SERVICE PROVIDERS**

FIRE PROTECTION: EL DORADO HILLS FIRE DISTRICT  
POLICE PROTECTION: EL DORADO COUNTY SHERIFF  
STORM DRAINAGE: EL DORADO COUNTY  
SOLID WASTE: EL DORADO DISPOSAL



AUGUST 6, 2024  
**GATEWAY EL DORADO**

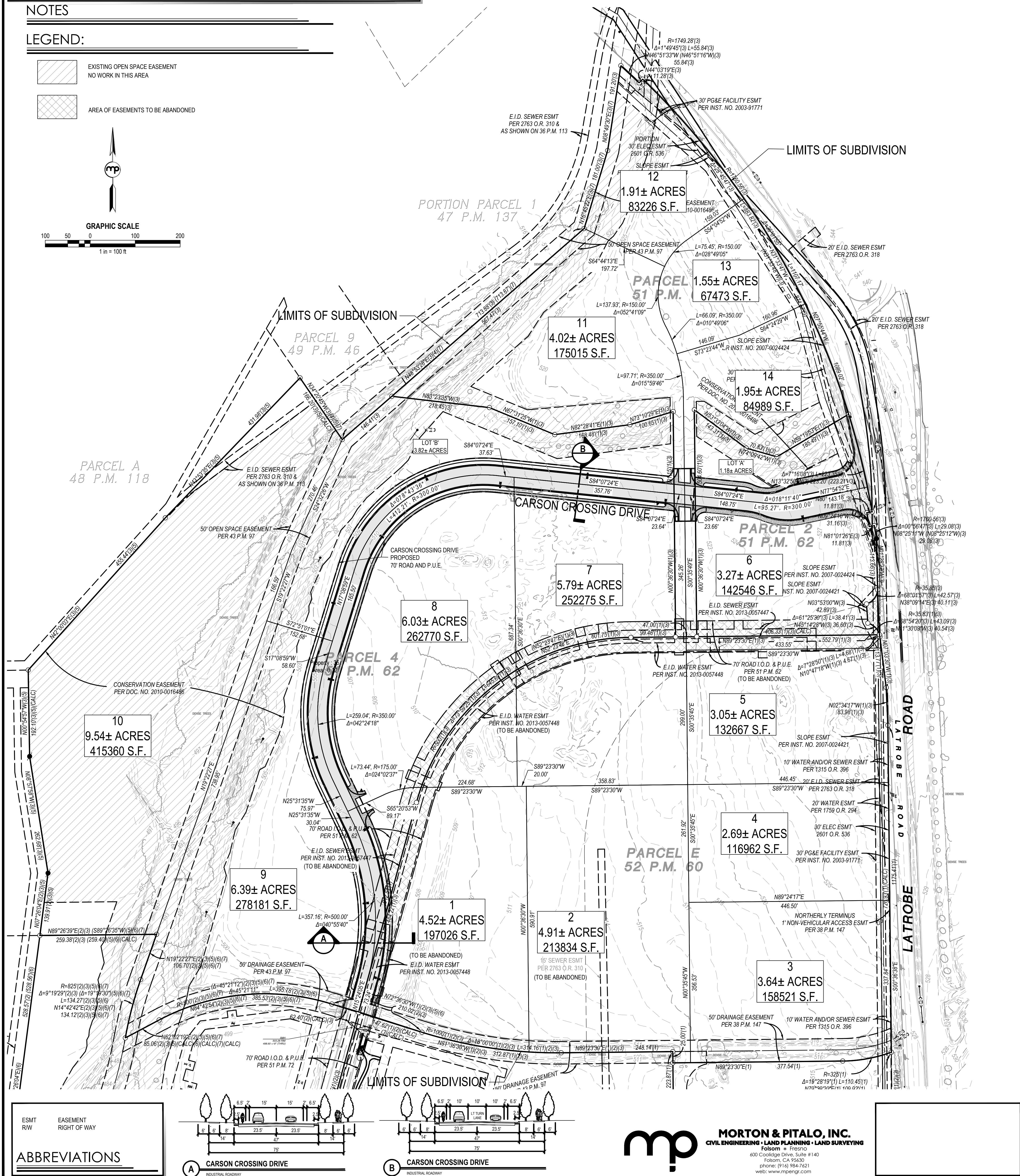
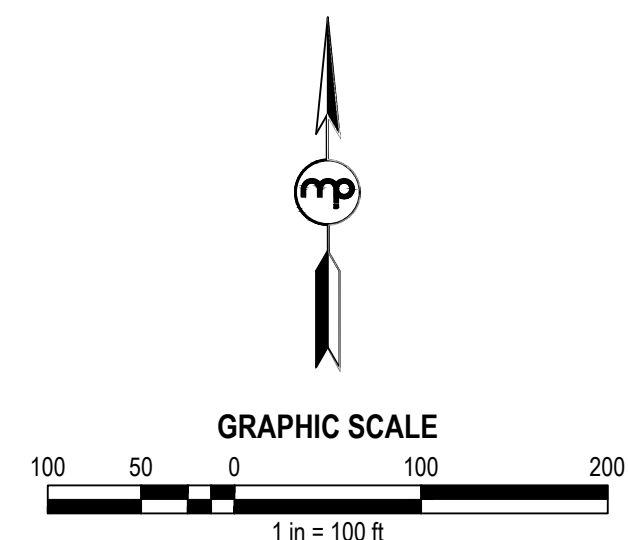
TENTATIVE PARCEL MAP  
COUNTY OF EL DORADO  
BEING A PORTION OF THE SE 1/4  
SECTION 14 T. 9. N., R. 8 E., M.D.M.  
SHEET 1 of 3

- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
- FOR PRELIMINARY PLANNING PURPOSES ONLY, BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING. SOURCE OF TOPOGRAPHY WCE.
- PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
- PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
  - 70' ROAD AND P.U.E. PER 51 P.M. 62
  - 20' SEWER EASEMENT PER DOC#2013-57447
  - 20' WATER EASEMENT PER DOC#2013-57448
  - 15' SEWER EASEMENT PER 2763 O.R. 310

**NOTES**

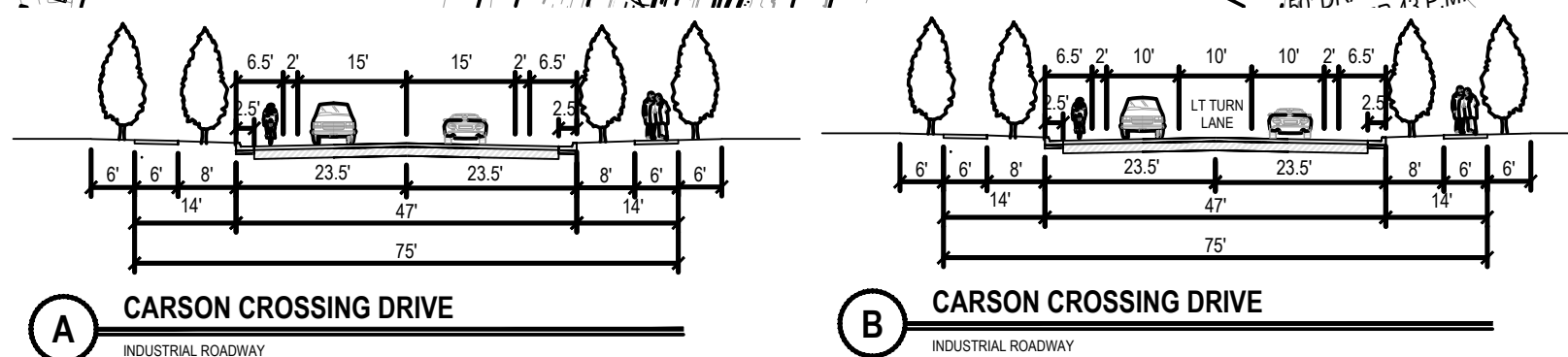
**LEGEND:**

- EXISTING OPEN SPACE EASEMENT  
NO WORK IN THIS AREA
- AREA OF EASEMENTS TO BE ABANDONED



**ABBREVIATIONS**

|      |              |
|------|--------------|
| ESMT | EASEMENT     |
| RW   | RIGHT OF WAY |



**MORTON & PITALO, INC.**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
Folsom • Fresno

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Phone: (916) 984-7421  
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