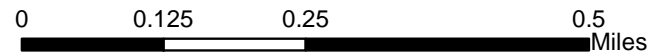


USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HII; NOAA National Centers for Environmental Information

CUP24-0005/Summitview Child & Family Services
Vicinity Map
Exhibit A



Prepared by Evan Mattes

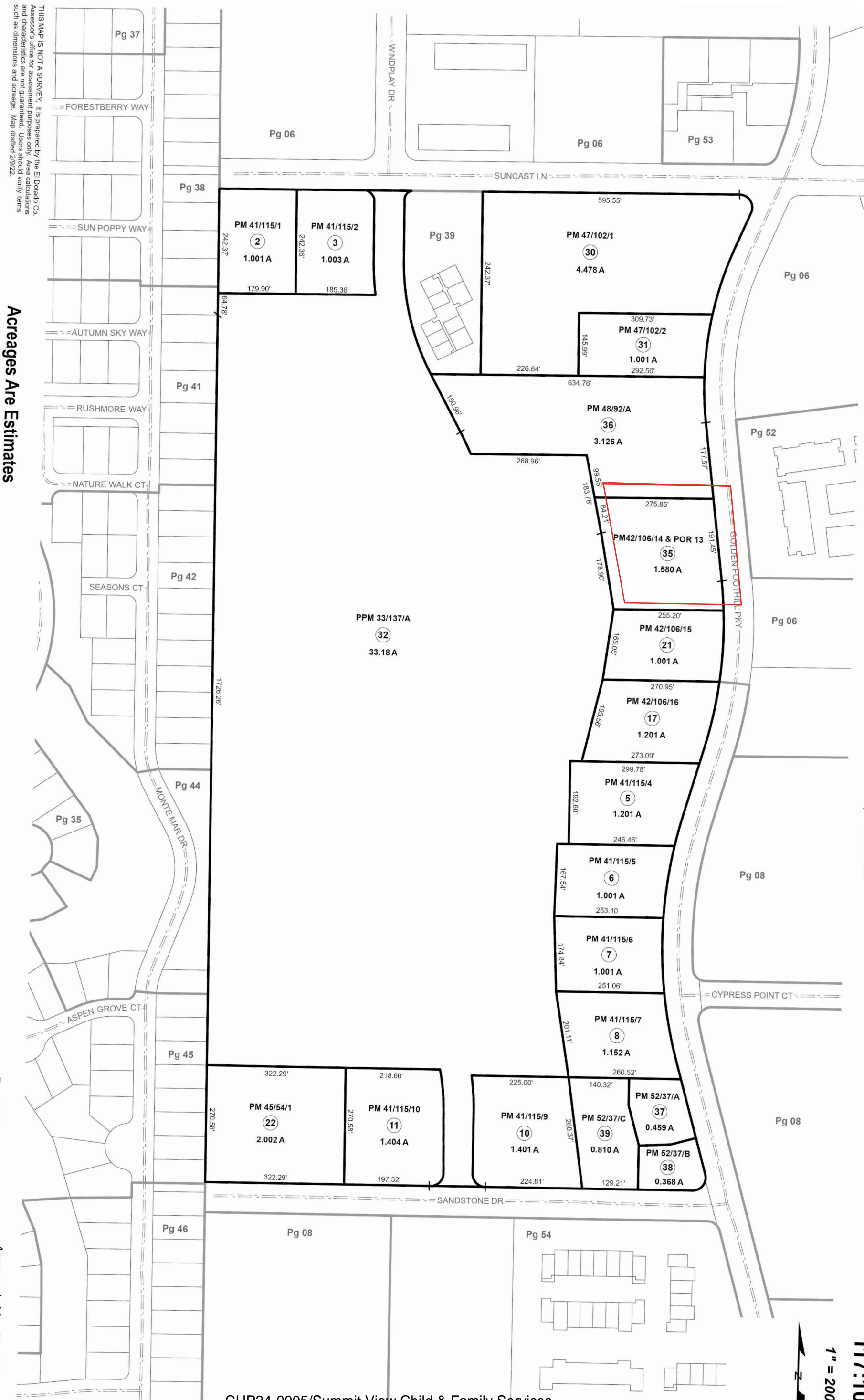
POR. SEC. 14, T.9N., R.8E., M.D.M.

117:10

1" = 200'



CUP24-0005/Summit View Child & Family Services
APN Map
Exhibit B

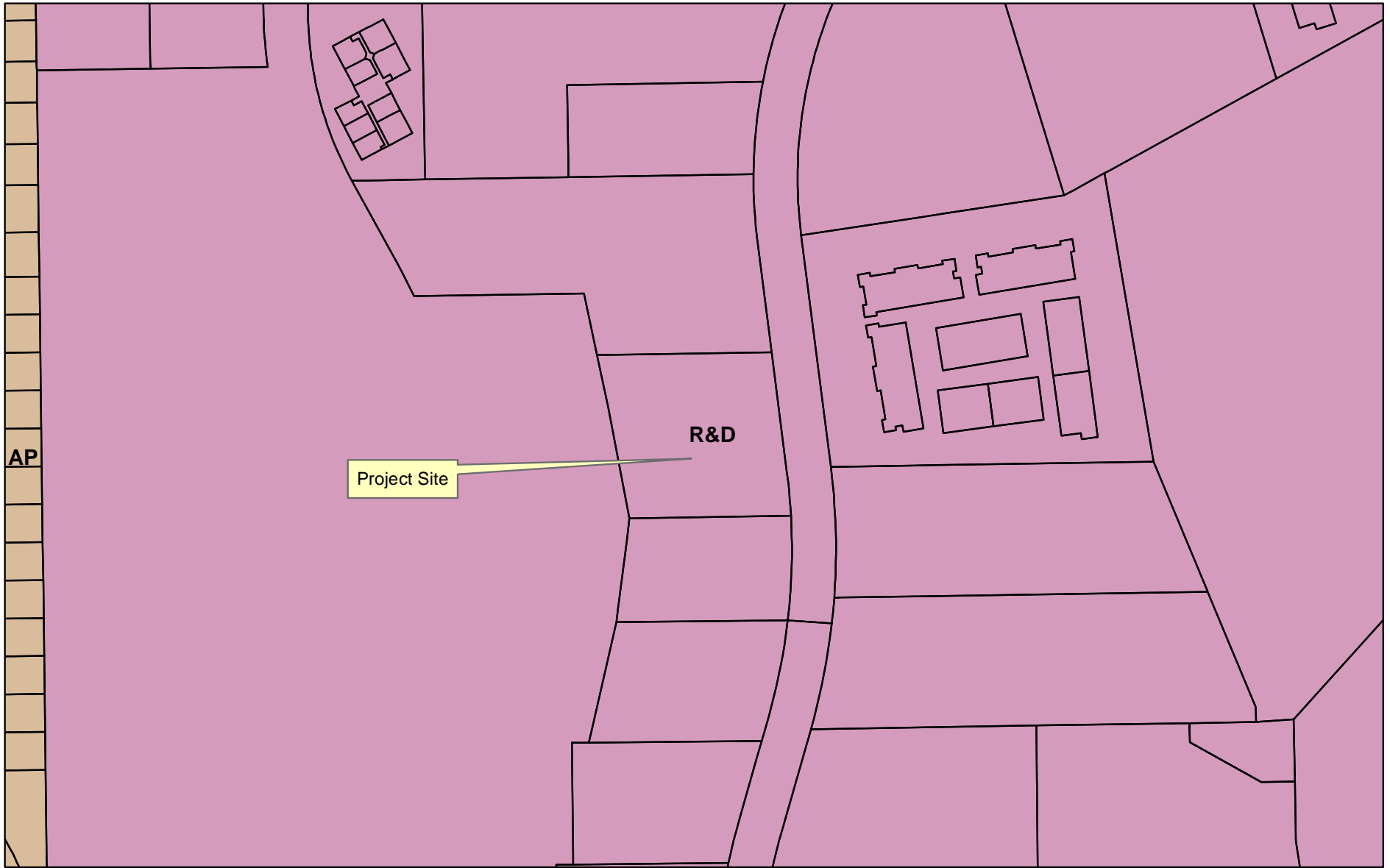


Acreages Are Estimates

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. Map drafted 2/9/22.

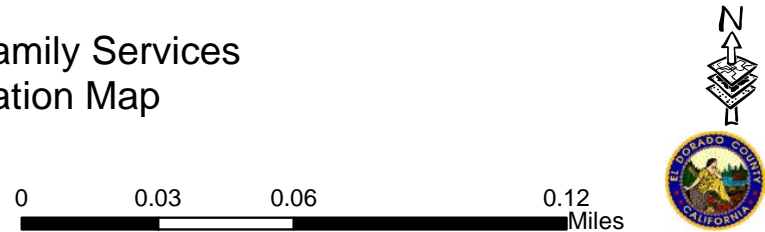
Rev. February 10, 2020

Assessor's Map Bk. 117 - Pg. 10
County of El Dorado, CA

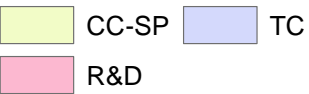
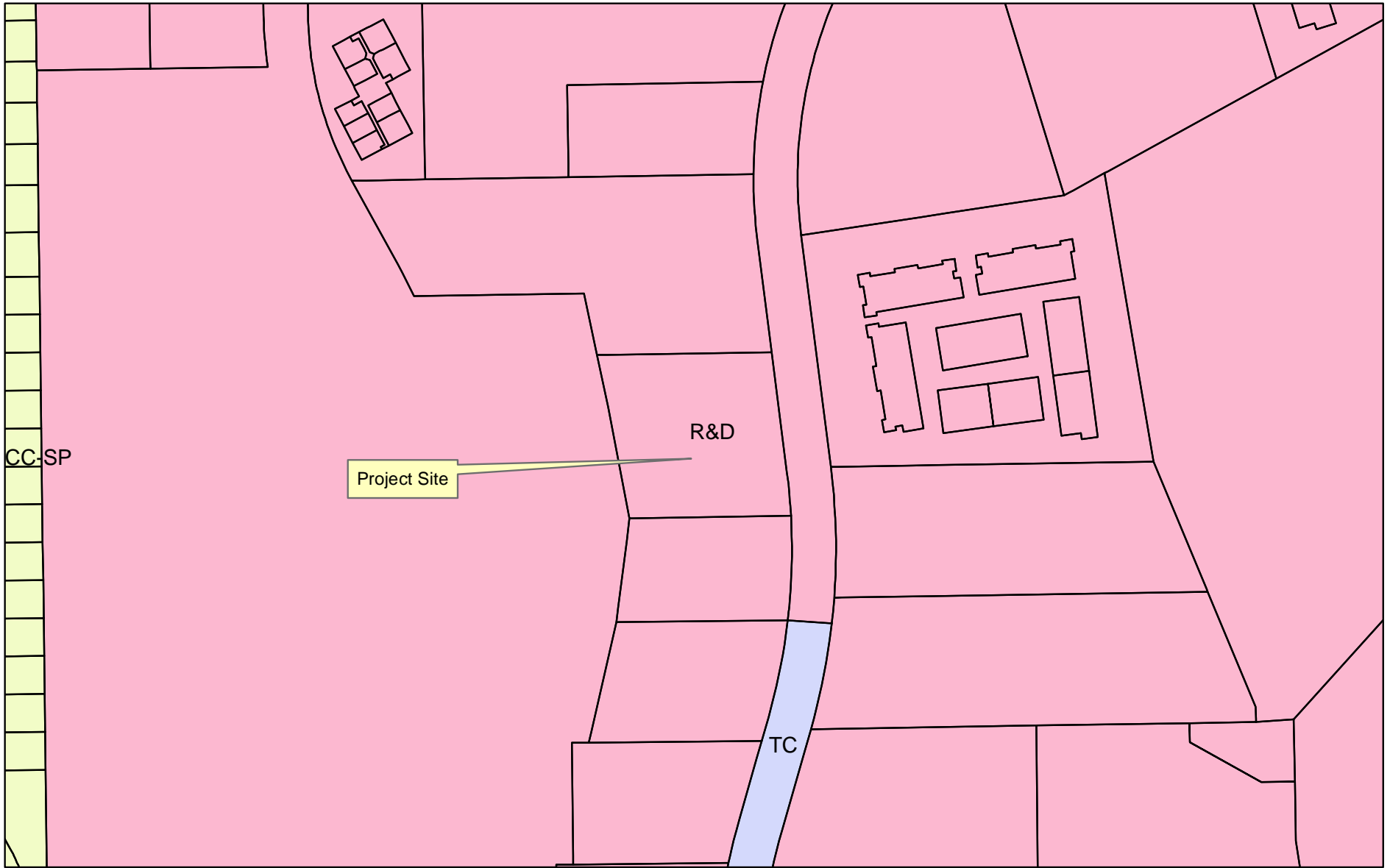


AP R&D

CUP24-0005/Summitview Child & Family Services
General Plan Land Use Designation Map
Exhibit C



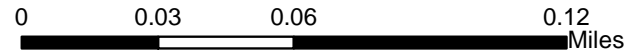
Prepared by Evan Mattes



CUP24-0005/Summitview Child & Family Services
 Zoning Designation Map
 Exhibit D

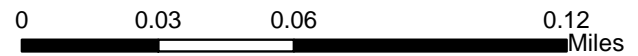


Prepared by Evan Mattes

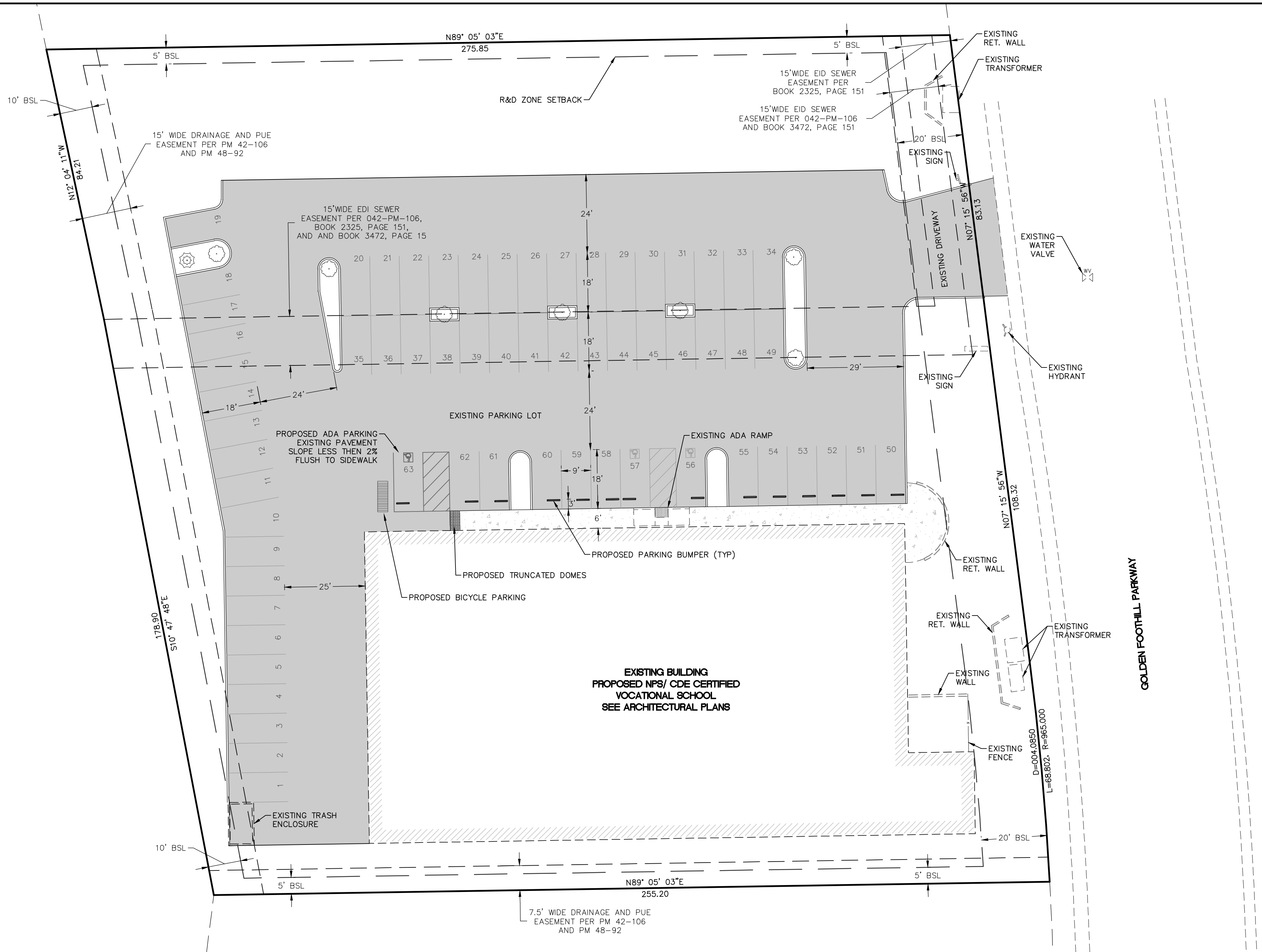
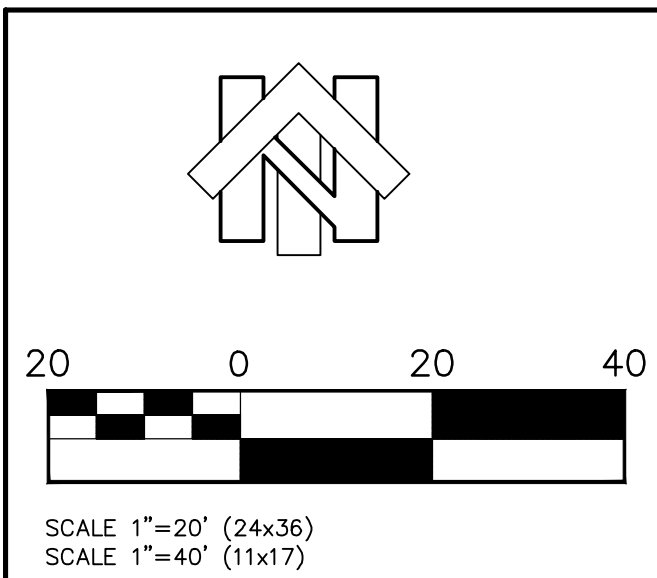




CUP24-0005/Summitview Child & Family Services
Aerial Map
Exhibit E



Prepared by Evan Mattes



LEGEND

	EXISTING WATER VALVE
	EXISTING SIGN
	EXISTING FIRE HYDRANT
	EXISTING STRIPING
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE LINE
	EXISTING ROADWAY
	EXISTING WALL
	EXISTING SETBACK
	PROPERTY BOUNDARY
	EXISTING CURB AND GUTTER
	EXISTING CONCRETE
	EXISTING AC PAVING
	EXISTING BUILDING
	EXISTING TREE (DECIDUOUS)
	EXISTING TREE (EVERGREEN)
	EXISTING ADA RAMP
	EXISTING ADA PARKING STALL
	PROPOSED PARKING BUMPER
	PROPOSED ADA PARKING STALL

PROJECT INFORMATION

- ZONING: R&D
- GENERAL PLAN: R&D
- LAND USE: EXISTING - EXISTING COMMERCIAL BUILDING
PROPOSED - SCHOOL
- SEWAGE: EXISTING EL DORADO IRRIGATION DISTRICT
- WATER: EXISTING EL DORADO IRRIGATION DISTRICT
- POWER: PG&E
- TELEPHONE: AT&T
- FEMA: FLOOD ZONE X
- SITE: 117-100-035 4805 GOLDEN FOOTHILL PARKWAY EL DORADO HILLS, CA
- OWNER: SUMMITVIEW CHILD & FAMILY SERVICES 670 PLACERVILLE DRIVE SUITE 250, PLACERVILLE, CA 95667
- DEVELOPER: SUMMITVIEW CHILD & FAMILY SERVICES 670 PLACERVILLE DRIVE SUITE 250, PLACERVILLE, CA 95667
- FLOOR AREA RATIO: 16,180.3 SF/68,831 SF = 0.24

PARKING <small>PER MUNICODÉ TABLE 130.35.030.1</small>			
UNIT TYPE	NUMBER	PARKING STALLS REQUIRED	TOTALS
CLASSROOM	3 PER CLASSROOM	4 CLASSROOMS x 3 SPACES =	12
OFFICE/ ADMIN AREA	1 PER 250 SF	10,649 SF/ 250 SF =	43
AUDITORIUM AREA	1 PER 100 SF	0 SF/ 100 SF =	0
		MINIMUM PARKING STALLS REQUIRED	55
		EXISTING PARKING STALLS PROVIDED	63

BICYCLE PARKING <small>PER COMMUNITY DESIGN STANDARDS PARKING AND LOADING STANDARDS 4.4 G.</small>			
UNIT TYPE	NUMBER	REQUIRED	TOTAL
OFFICE	7	1 PER EVERY 5 (TO 25) 1 PER EVERY 10 (ABOVE 25)	7
STUDENTS	8	1 PER STUDENT AT 25% PEAK ENROLLMENT	8
		TOTAL	15

SITE AREA SUMMARY				
BUILDING (SF)	HARDSCAPE (SF)	LANDSCAPE (SF)	FLOOR AREA RATIO	TOTAL SITE AREA (SF)
16,180.3	27,901.7	24,749	0.24	68,831

AREA SUMMARY (SEE SHEET Q-101 FOR FULL AREA BREAKDOWN)			
OFFICE SPACE (SF)	ASSEMBLY (ADMIN) (SF)	CLASSROOM AREA (SF)	ACC./STORAGE (SF)
9,720 +/-	929 +/-	1734 +/-	970 +/-

PARKING SUMMARY		
TYPE OF STALL	REQUIRED	TOTAL PROVIDED
STANDARD	55	60
ACCESSIBLE	3	3
TOTAL	58	63

**CONDITIONAL USE PERMIT
TENANT ALTERATIONS**

FOR
SUMMITVIEW CHILD & FAMILY
SERVICES, INC

BOOK 42 PARCEL MAPS, PAGE 106
PORTION WEST 1/2 SECTION 14,
TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.M.

COUNTY OF EL DORADO
STATE OF CALIFORNIA



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1600 www.northstareng.com

CUP24-0005/Summitview Child & Family Services
Site Plan
Exhibit F