

APPLICANT:
H2O LLC
JAY CUCCIA
5000 ROBERT J MATHEWS PARKWAY
EL DORADO HILLS, CA 95762

ASSESSOR'S PARCEL NUMBER:
117-085-013

ZONING:
RESEARCH AND DEVELOPMENT

AREA:
3.01± AC.

EXISTING BUILDING SIZE:
31,200 S.F.±

USE:
PRESENT: LIGHT MANUFACTURING
PROPOSED: DIST

SCHOOL DISTRICT:
LATROBE SCHOOL DISTRICT
EL DORADO HIGH SCHOOL DISTRICT

PARK & RECREATION:
EL DORADO HILLS COMMUNITY SERVICE DISTRICT

SOURCE OF WATER:
EL DORADO IRRIGATION DISTRICT

FIRE DISTRICT:
EL DORADO HILLS FIRE DEPARTMENT

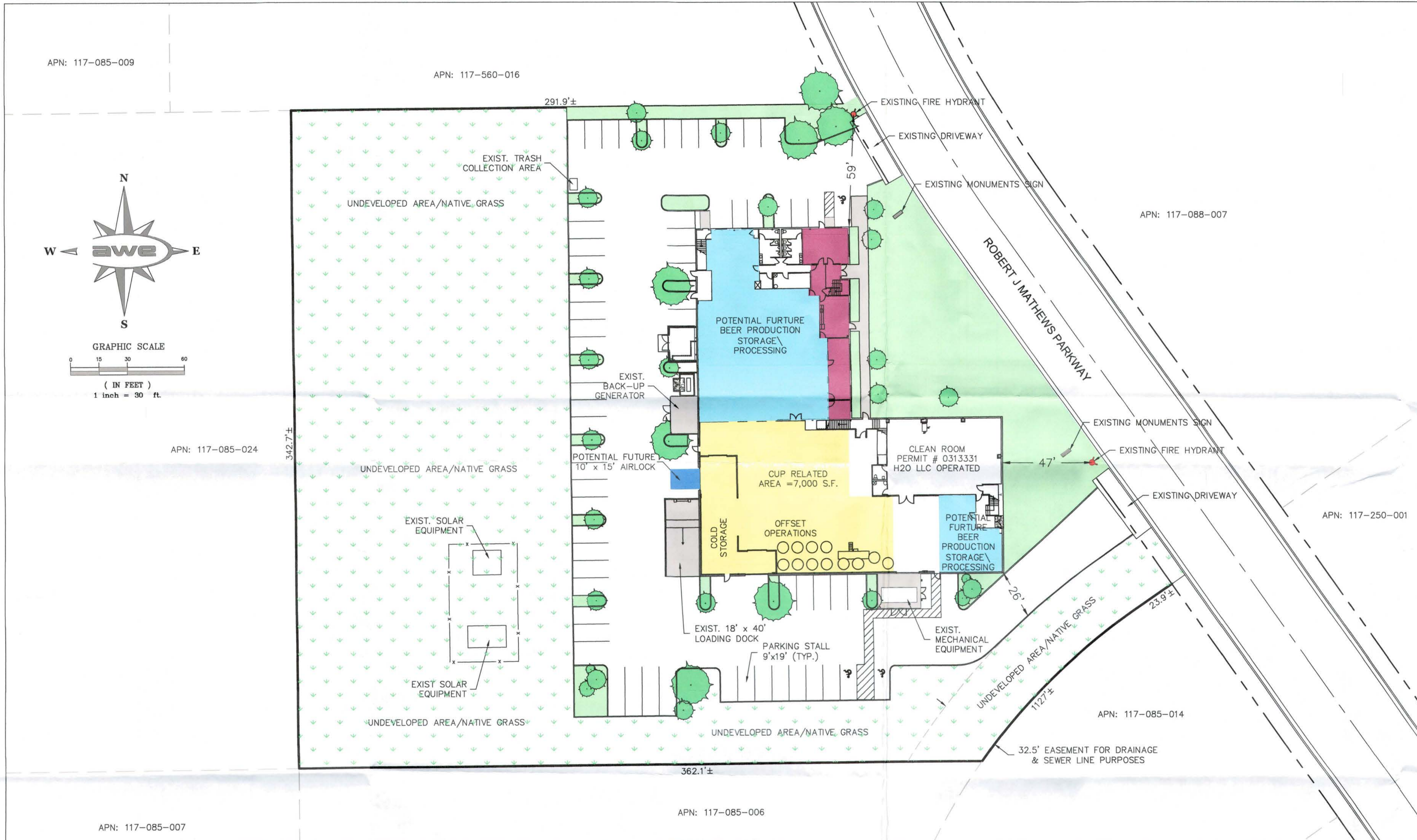
SANITATION FACILITIES:
EL DORADO IRRIGATION DISTRICT

FLOOD ZONE:
FLOOD ZONE X

PARKING:
65 PARKING SPACES
3 OF WHICH ARE DESIGNATED AS ADA

BOUNDARY NOTE:
BOUNDARY LINES SHOWN HEREON ARE DRAWN FROM ASSESSOR'S PARCEL MAPS AND RECORD INFORMATION. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED AT THIS TIME. THE BOUNDARY LINES AND PROPOSED PROPERTY LINES SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY.

2022 OCT -7 PM 3:06
RECEIVED
PLANNING DEPARTMENT



APN: 117-085-009

APN: 117-560-016

APN: 117-088-007

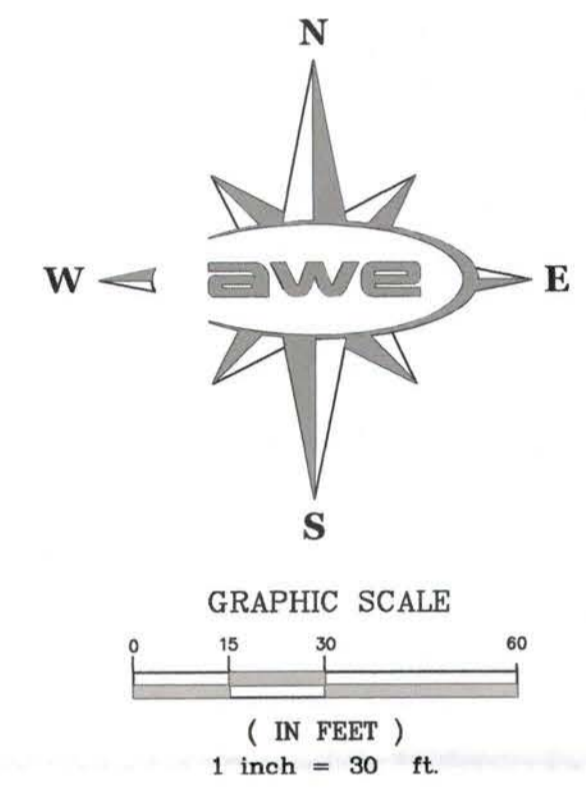
APN: 117-085-024

APN: 117-250-001

APN: 117-085-014

APN: 117-085-007

APN: 117-085-006



LEGEND

EXISTING TREE	
EXISTING LANDSCAPED AREA	
EXISTING ADA PATHWAY	
EXISTING NATIVE GRASS	
CUP RELATED AREA	
POTENTIAL FUTURE BEER PRODUCTION STORAGE \ PROCESSING	
MANAGEMENT OFFICE AND BREAKROOM	
POTENTIAL FUTURE AIRLOCK AREA	

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE December 7, 2022
BY Evan Mathews
ZONING ADMINISTRATOR

ELECTRONICALLY
SIGNED: 5.9.19



CUP22-0004

THIS EXHIBIT IS INTENDED FOR PLANNING PURPOSES ONLY.

AWA
AREA WEST ENGINEERS, INC.
ENGINEERING - SURVEYING - PLANNING
7478 SANDALWOOD DRIVE, SUITE 400
CITRUS HEIGHTS, CA 95621
(916) 725-5551 (916) 725-5808 (FAX)
AWA@AREAWESTENG.COM

PREPARED FOR:
JAY CUCCIA
H2O LLC
5000 ROBERT J MATHEWS PARKWAY
EL DORADO HILLS, CA 95762

EXISTING SITE PLAN AND FACILITIES
FOR
5000 ROBERT J MATHEWS PARKWAY
APRIL 2022
EL DORADO COUNTY STATE OF CALIFORNIA

DESIGNED BY: R.R.
DRAFTED BY: C.J.C.
CHECKED BY: R.R.

REVISIONS	SCALE: 1" = 30'	JOB NO. 22018
	SHEET 1 OF 1	

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FOR REVIEW AND COMMENT ONLY

G:\LDD_20\PROJ\22018\22018 SITE PLAN.dwg 10/5/2022 1:44:53 PM, 1:1 AREA WEST ENGINEERS, INC.