

APPROVED  
EL DORADO COUNTY  
ZONING ADMINISTRATOR

Exhibit E: Site Plan

DATE December 7, 2022

BY Evan Mattes /dre  
ZONING ADMINISTRATOR  
CUP 22-0004

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

ASSESSOR'S PARCEL NUMBER:  
117-085-012

ZONING:  
RESEARCH AND DEVELOPMENT

AREA:  
5.016 AC.

EXISTING BUILDING SIZE:  
31,200 S.F.

USE:  
PRESENT: LIGHT MANUFACTURING  
PROPOSED: DIST.

SCHOOL DISTRICT:  
LAWRENCE SCHOOL DISTRICT  
EL DORADO HIGH SCHOOL DISTRICT

PARK & RECREATION:  
EL DORADO HILLS COMMUNITY SERVICE DISTRICT

SOURCE OF WATER:  
EL DORADO IRRIGATION DISTRICT

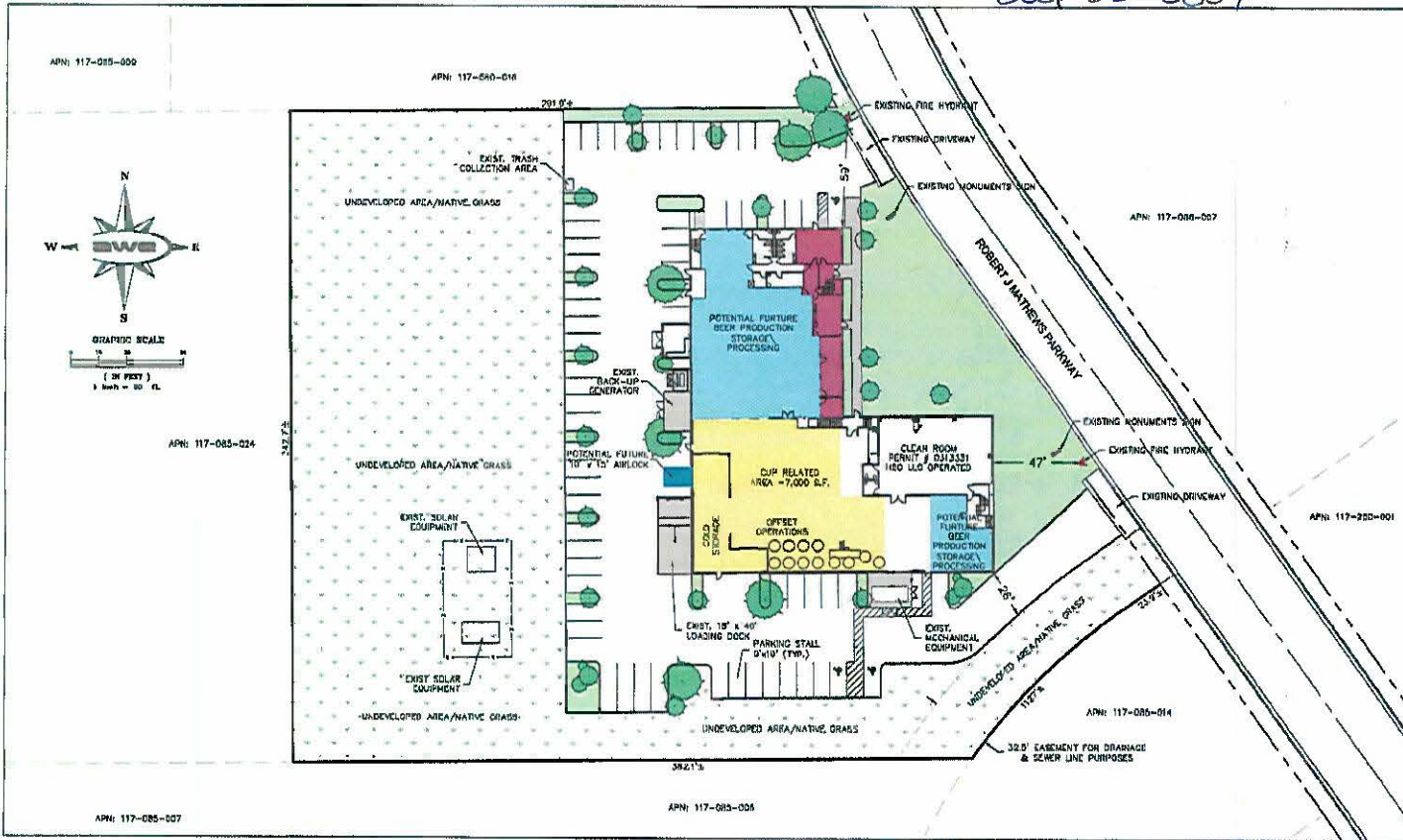
FIRE DISTRICT:  
EL DORADO HILLS FIRE DEPARTMENT

SANITATION FACILITIES:  
EL DORADO IRRIGATION DISTRICT

FLOOD ZONE:  
FLOOD ZONE X

PARKING:  
88 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.



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	

NOV 27 2022  
P. CALLEJA  
P. CALLEJA



ELECTRONICALLY  
SIGNED: 8.8.19

\*\*THIS EXHIBIT IS INTENDED FOR PLANNING PURPOSES ONLY.\*\*

**SWW**  
**SWAN WEST ENGINEERING, INC.**  
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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  
EL DORADO COUNTY APRIL 2022 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