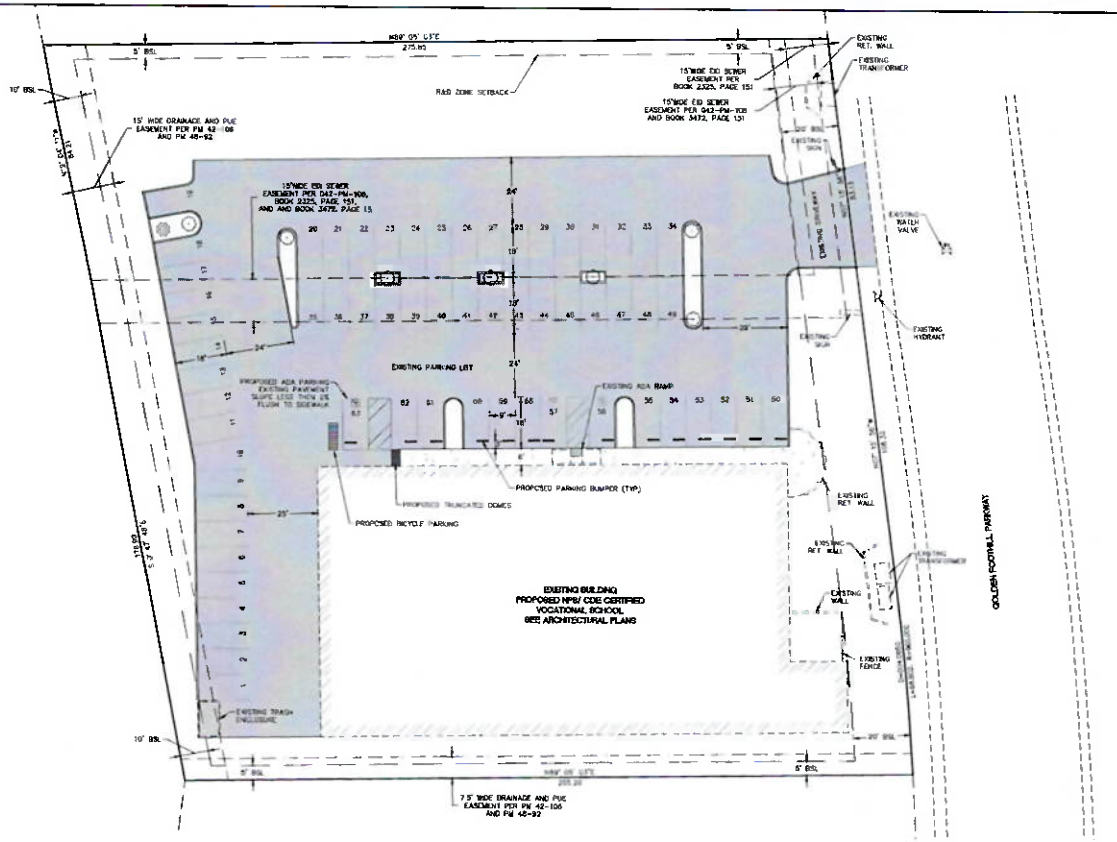

20 0 20 40

SCALE 1"=20' (24x36)
SCALE 1"=40' (11x17)

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

1. ZONING: R&O
2. GENERAL PLAN: R&O
3. LAND USE: EXISTING – EXISTING COMMERCIAL BUILDING PROPOSED – SCHOOL
4. SEWAGE: EXISTING EL DORADO IRRIGATION DISTRICT
5. WATER: EXISTING EL DORADO IRRIGATION DISTRICT
6. POWER: PG&E
7. TELEPHONE: AT&T
8. FEMA: FLOOD ZONE X
9. SITE: 1.7 +/- AC; 7135 4005 GOLDEN FOOTHILL PARKWAY, EL DORADO HILLS, CA
10. OWNER: SUMMITVIEW CHILD & FAMILY SERVICES 670 PLACERVILLE DRIVE SUITE 250, PLACERVILLE, CA 95667
11. DEVELOPER: SUMMITVIEW CHILD & FAMILY SERVICES 670 PLACERVILLE DRIVE SUITE 250, PLACERVILLE, CA 95667
12. FLOOR AREA RATIO: 16,180.5 SF/58,831 SF = 0.24

PARKING (PER MUNICIPAL CODE TABLE 130.35.030.1)			
UNIT TYPE	NUMBER	PARKING STALLS REQUIRED	TOTALS
CLASSROOM	5 PER CLASSROOM	4 CLASSROOMS x 5 SPACES =	20
OFFICE/ ADMIN AREA	1 PER 250 SF	9,649 SF/ 250 SF =	40
AUDITORIUM AREA	1 PER 100 SF	0 SF/ 100 SF =	0
		MINIMUM PARKING STALLS REQUIRED	60
		EXISTING PARKING STALLS PROVIDED	63

BICYCLE PARKING (PER COMMUNITY DESIGN STANDARDS PARKING AND LOADING STANDARDS 9.4.1)			
UNIT TYPE	NUMBER	REQUIRED	TOTAL
OFFICE	7	1 PER EVERY 5 (TO 30) 1 PER EVERY 10 (ABOVE 30)	7
STUDENTS	9	1 PER STUDENT AT 20% PEAK ENROLLMENT	9
		TOTAL	16

SITE AREA SUMMARY				
BUILDING (SF)	HARDSCAPE (SF)	LANDSCAPE (SF)	FLOOR AREA RATIO	TOTAL SITE AREA (SF)
16,180.5	27,907.7	14,746	0.24	58,831

AREA SUMMARY (SEE SHEET G-101 FOR FULL AREA BREAKDOWN)			
OFFICE SPACE (SF)	ASSEMBLY (ADMIN USE)	CLASSROOM AREA (SF)	ADD'L STORAGE (SF)
9,720 +/-	629 +/-	7134 +/-	695 +/-

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

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE October 16, 2024

BY Rob Peters/dre
ZONING ADMINISTRATOR

cup24-0005

CONDITIONAL USE PERMIT
TENANT ALTERATIONS

FOR
SUMMITVIEW CHILD & FAMILY SERVICES, INC

BOOK 42 PARCEL MAPS, PAGE 106
PORTION WEST ½ SECTION 14,
TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.M.

COUNTY OF EL DORADO
STATE OF CALIFORNIA

NORTHSTAR
111 MISSION RANCH BLVD, SUITE 100, CHICO, CA 95926
PHONE: (530) 895-1422 www.northstarengr.com

SHT 1 OF 1 APN 117-100-075-000 MAY 2024 JOB 624-019

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