

ELDORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT



Agenda of: February 26, 2009

Item No.: 11

Staff: Jonathan Fong

REZONE/PLANNED DEVELOPMENT/TENTATIVE PARCEL MAP

FILE NUMBER: Z06-0002/ PD06-0002/P06-0001/Sunstone Business Park

APPLICANT: El Dorado Development Partnership Group

REQUEST: Request for a Rezone, Planned Development and Parcel Map:

Rezone: The Rezone would add the Planned Development (PD) Zoning overlay;

Planned Development: a Development Plan to allow the construction of 25 buildings totaling approximately 200,000 square feet.

Parcel Map: The phased Parcel Map would create 25 parcels ranging in size from 1-acre to 1.52-acres in size.

Design Waivers: Two Design Waivers have been requested to allow the following:

- 1) To omit the sidewalks along the proposed 'Road A' and 'Road B';
- 2) To reduce the right-of-way width requirement from 70 feet to 50 feet except at the project entrances.

LOCATION: The property is located on the south side of Sandstone Court, southwest of the intersection with Golden Foothill Parkway, in the El Dorado Hills Area, Supervisorial District II. (Exhibit A)

APN: 117-100-32

ACREAGE: 33.18 acres

GENERAL PLAN: Research and Development (R&D) (Exhibit B)

ZONING: Research and Development- Design Control (R&D-DC) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Recommend conditional approval; deny Design Waiver 1 and approve Design Waiver 2.

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit request and issues for Planning Commission consideration are provided in the following analysis:

Project Description: The application request is for a Rezone, Development Plan and Parcel Map. Included with the Development Plan request are Design Guidelines that would be adopted for the entire project.

Rezone: The Rezone would add the -Planned Development (-PD) zoning overlay to amend the parcel zoning from Research and Development- Design Control (R&D-DC) to Research and Development- Planned Development (R&D-PD).

Planned Development: The Development Plan would allow the construction of 25 buildings totaling 211,660 square feet of improvements. The individual buildings would range in size from 5,700 square feet to 12,375 square feet. As discussed in greater detail in the 'Zoning/Planned Development' Section below, the Development Plan allows flexibility of the Development Standards of the R&D Zone District. Also included with the Development Plan request would be the adoption of Design Guidelines for the project site. Adoption of specific Design Guidelines would supersede the Development Standards of the R&D Zone District listed in Chapter 17.35 of the Zoning Ordinance.

Parcel Map: The Parcel Map would create 25 parcels each approximately one-acre in size. Each of the proposed buildings would be sited on a separate parcel. The parcel map would be phased and is proposed to be filed in four phases.

Utilities and Infrastructure: The project would be served by the El Dorado Irrigation District for public water and sewer services. As discussed in the 'General Plan' Section below, due to the project size, a Public Facilities and Services Financing Plan would be required as a condition of approval to ensure that all services are available to serve the project at no burden to the surrounding properties in the area.

On-site road improvements would be required as a condition of approval. An on-site looped road system would be constructed and would provide two points of access onto Sandstone Court and Sunstone Court. Project constructed would be phased and would result in Phase 1 constructing a cul-de-sac road to provide temporary access to Phase 1 development. Prior to

approval of any subsequent phase, the applicant would be required to construct the remaining portions of the on-site road A to provide through access for the entire development.

Site Description: The approximately 33-acre project site is located in the western edge of the El Dorado Hills Business Park. The project site is currently undeveloped. Improvements on-site are limited to an existing rock-line ditch which runs along the western property boundary. Directly adjacent to the drainage ditch is a seven foot high sound wall between the Carson Creek Specific Plan area and the El Dorado Hills Business Park. Vegetation on-site is limited to native grasslands. The site does not contain any oak woodland habitat and is not know to contain special status plant species.

Slopes on-site are varied ranging from 580 feet to 490 feet above sea level. Three relative high points exist on-site located at 580, 560, and 545 feet above sea level. Slopes exceeding 30 percent total 0.5 percent of the site and are due to manmade grading for the parcel to the south.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R&D	R&D-DC	Undeveloped
North	R&D	R&D-DC	Existing Office/ Warehouse
South	R&D	R&D-DC	Existing Office/ Warehouse
East	R&D	R&D-DC	Existing Office/ Warehouse
West	CC-6K	AP	Carson Creek Specific Plan- Existing Residential

The project is located within the El Dorado Hills Business Park and is bounded to the north, south, and east by parcels within the Business Park. The proposed project would be consistent with the range of uses permitted by right and by special use permit within the Business Park.

The project site is located directly adjacent to existing residential uses within the Carson Creek Specific Plan. As required by the Carson Creek Specific Plan all residences within the Plan area maintain a 30-foot rear setback for all residences directly adjacent to the Business Park. Additionally, a seven foot high sound wall was constructed as a buffer from the Business Park. The R&D Zone District requires a 30-foot landscaped setback for all development constructed adjacent to a residentially-zoned land. The provision of the required setbacks within the Carson Creek Specific Plan and the R&D Zone District would result in a minimum distance of 60 feet and a seven foot high sound wall between any future use approved as part of this project.

General Plan: The General Plan designates the subject site as Research and Development (R&D). General Plan **Policy 2.2.1.2** states the purpose of the R&D designation is to provide for a range of office and light manufacturing in a campus setting. The proposed development would

provide for office and warehouse uses with Design Guidelines which require architecture and landscaping elements which would be consistent within the intent of the R&D district.

Policy 2.2.1.3 establishes a maximum Floor Area Ratio (FAR) of 50 percent within the R&D district. The maximum allowable FAR for the 33.18-acre parcel would be 16.59-acres (722,660 square feet). The development would construct 211,660 square feet of building space on the 33.18-acre parcel. This would yield a FAR of 29.2 percent which would be consistent with **Policy 2.2.1.3**

Policy 2.8.1.1 directs that nighttime light and glare from parking area lighting, signage, and buildings be reduced while combined with related design features, namely directional shielding for parking lot and outside building lighting, that could reduce effects from nighttime lighting.

Included with the Design Guidelines for the project are requirements that all outdoor lighting comply with the County standards including full cut-off requirements and shielding criteria. The initial application submittal included typical lighting plans for each building which demonstrate compliance with County outdoor lighting requirements. Development Services staff would review building permit submittals for consistency with this requirement.

Pursuant to General Plan **Policy 2.2.5.3** future rezoning shall be evaluated based on the General Plan's direction as to minimum parcel size or maximum density and to assess whether changes in conditions would support a higher density. Specific Criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;

The project is located within the El Dorado Irrigation District boundaries. The project would be required to connect to public water and sewer services as a condition of approval. The District has indicated that adequate water service would be available to serve the project.

2. Availability and capacity of public treated water system;

See #1 above.

3. Availability and capacity of public waste water treatment system;

See #1 above.

4. Distance to and capacity of the serving elementary and high schools;

The project is located within the Buckeye Union School District. The commercial project would not increase the demand on elementary or high schools in the project area.

5. Response time from nearest fire station handling structure fires;

The project site is located within the El Dorado Hills Fire Department boundaries. The Fire Department has determined upon completion of the recommended conditions of approval, adequate fire protection would be available to serve the project.

6. Distance to nearest Community Region or Rural Center;

The project site is located within the El Dorado Hills Community Region.

7. Erosion hazard;

All grading activities are subject to the provisions of the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce potential erosion hazards to a less than significant level.

8. Septic and leach field capability;

No septic systems or leach fields would be constructed as part of the project.

9. Groundwater capability to support wells;

The residential development would be served by EID public water facilities. No well systems would be proposed.

10. Critical flora and fauna habitat areas;

The project site is located within Rare Plant Mitigation Area 2 which is defined as lands not know to have special status species or soil types capable of sustaining rare plants, but located within the EID Service Area. The project would be required to pay the Mitigation Area 2 fee at the time of building permit issuance.

11. Important timber production areas;

The project parcel is not located in or near important timber production areas, agricultural areas, or important mineral resource areas.

12. Important agricultural areas;

See #11 above.

13. Important mineral resource areas;

See #11 above.

14. Capacity of the transportation system serving the area;

The project would result in an increase in vehicular traffic in the project area. The traffic study prepared for the project recommended the signalization of the intersection at Windfield Way and White Rock Road. The on-site 'Road A' and 'Road B' would be constructed consistent with Standard Plan 101A, with sidewalks on one side of the road, which would provide a 40-foot wide travel lane within a 50-foot wide right of way.

The signal at the intersection of White Rock Road and Latrobe Road would be included in the County 20-year Capital Improvement Program (CIP). In accordance with Policy TC-Xf revised by the Board of Supervisors on July 1, 2008 and approved by the Voters as part of Measure Y on November 4, 2008, all non-residential and multi-family projects which would 'worsen' traffic would either be required to construct the necessary road improvements or ensure the road improvements are included in the 20-year CIP.

The County 20-year CIP includes funding for six traffic signals each year. It is anticipated that the White Rock Road/ Latrobe Road intersection will be signalized as part of the CIP. Accordingly, the project would be conditioned to pay their fair share as part of the Traffic Impact Mitigation (TIM) Fee program. Payment of the TIM fee would be considered their fair share.

15. Existing land use pattern;

The project would allow for a range of uses consistent with the permitted uses established by the Research and Development Zone District. The project is bounded to the west by developed residential parcels within the Carson Creek Specific Plan Area and to the north, south and east by R&D parcels within the Business Park.

The Development Plan would allow a range of uses consistent with the Development Standards of the R&D Zone District. Any future development of the site would be buffered by additional setbacks, landscaping and the existing sound wall as required by the Development Plan Design Guidelines.

16. Proximity to perennial water course;

The project site is located approximately 150 feet east of a mapped tributary of Carson Creek. The tributary lies entirely within the Carson Creek Specific Plan Area and has been subject to approved 404 Permits issued by the Army Corps of Engineers. The project would not impact the water course.

17. Important historical/ archeological sites;

The cultural resource study performed for the project site determined that no cultural or archeological features exist on the site.

18. Seismic hazards and present active faults;

The project site is not located in an area known to be exposed to seismic hazards or located near active faults.

19. Consistency with existing Conditions, Covenants, and Restrictions;

The project would not conflict with existing CC&Rs. Any new CC&Rs prepared for the project would be subject to review and approval by the El Dorado Hills Business Park Association.

Policy TC-5a of the Transportation and Circulation Element would require the installation of curb and sidewalk within all Research and Development subdivisions. As discussed in the 'Design Waiver' Section below, the applicant has requested a Design Waiver to omit the sidewalk requirement on all the proposed roadways. The Department of Transportation has reviewed the Design Waiver request and has recommended approval of this requirement.

Policy 10.2.1.5 of the Economic Development Element would require the submittal of a Public Facilities and Services Financing Plan for any commercial project 20 acres or larger or greater than 100,000 square feet in size. The plan would insure that any infrastructure, services, and maintenance required as part of the project would not result in a burden to existing residents. The project would require submittal of the Plan prior to issuance of any permits for the project.

The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning/Planned Development: The subject site is zoned Research and Development (R&D). The purpose of the R&D Zone District is to provide high technology, non-polluting manufacturing plants, and related facilities in a campus-like setting. Pursuant to Section 17.35.020, the proposed uses would be consistent within the R&D zone.

Included with the proposed Development Plan are Design Guidelines for the project site.

Permitted Uses: Section 17.35.020 of the Zoning Ordinance establishes permitted uses within the R&D Zone District. The Development Plan does not incorporate any uses permitted by right beyond those enumerated in Section 17.35.020, except Veterinary clinics which would be allowed by right within the R&D Zone and would be deviation from the uses currently allowed by right as part of the R&D Zone District.

Uses Permitted By Special Use Permit: Section 17.35.025 of the Zoning Ordinance establishes uses permitted by Special Use Permit. The Development Plan does not incorporate uses allowed by Special Use Permit. A hotel and conference center would be requested as a use subject to approval by the Planning Commission as part of the PD.

Pursuant to Section 17.04.030 B(3) as part of the PD application request, modifications to the requirements of the R&D Zone District are allowed subject to adoption of PD Findings of Approval by the Planning Commission. The requested Hotel and Conference Center use would only be allowed through the Special Use Permit application process wherein all necessary supplementary documentation would be provided to evaluate the environmental impacts and computability requirements prior to approval. No analysis of the proposed use was included as part of this application request. Therefore prior to approval of such use, a full discretionary review would be required as part of the Special Use Permit permitting process.

Development Standards: Section 17.35.030 A through M of Zoning Ordinance establishes Development Standards within the R&D Zone District. Included with the project request would be the PD application and Design Guidelines which would allow variation from the R&D Zone District requirements. Noted below are sections of the R&D Standards which would be modified through application of the PD request.

Lot Size Requirements: As shown on the Site Plan, the project would allow parcel sizes ranging from 1-acre to 1.09-acres. As part of the PD request, the project would request reduced lot sizes, building coverage, and lot widths.

Signage: Section F requires the submittal of a uniform sign package requiring that signage not exceed either one freestanding sign no greater than 50 square feet in area or twelve feet in height or two signs attached to the face of the building not exceeding 80 square feet.

The proposed PD Design Guidelines would allow up to two building mounted signs not to exceed 50 square feet and one monument sign not to exceed 80 square feet. Additionally, two entry monument signs would be installed at the project entrances along Sandstone Court and Suncast Lane. The Design Guidelines would also require the submittal of a sign package to Development Services for review and approval prior to approval of a building permit.

Parking: The proposed PD Design Guidelines have incorporated the parking requirements established in the Off-Street Parking and Loading Chapter of the Zoning Ordinance.

Section 17.18.080 C(2) of the Zoning Ordinance requires loading spaces for all commercial and industrial development and establishes that all loading spaces be a minimum of 12 feet in width and 40 feet in length. The Development Plan Design Guidelines would reduce the loading space requirement to 9 feet in width and 18 feet in length. In addition, the Design Guidelines exempt certain uses from adhering to the loading space requirements as indicated on Page 29 of the Design Guidelines. All industrial uses would be required to provide loading spaces.

Design Waivers: The applicant has requested two Design Waivers as part of the project:

1) **To omit the sidewalks along the proposed 'Road A' and 'Road B';**

The submitted Design Waiver request would allow the required road improvements to be constructed without sidewalks. The sidewalk improvement requirement is included as part of Standard Plan 101A as part of the Design and Improvement Standards Manual.

The requested Design Waiver to waive the sidewalks would be consistent within the El Dorado Hills Business Park which currently has few sidewalks throughout the Business Park. However, **General Plan Policy TC-5b** requires sidewalk within all Research and Development subdivisions. Because the sidewalk requirement is a General Plan Policy, it cannot be waived by a Design Waiver request. Therefore, Planning Services staff has recommended denial of this request. The Department of Transportation has reviewed the Design Waiver request, but due to Policy TC-5b, has conditioned the project to construct sidewalk on one side of the proposed roadway.

2) To reduce the right-of-way width requirement from 70 feet to 50 feet except at the project entrances.

The project has been design to provide 40 foot wide travel lanes. The 50-foot right-of-way would be adequate to accommodate the proposed road widths. The additional right-of-way would not be required and no additional road widening would be likely throughout the project site. The Department of Transportation has recommended approval of the Design Waiver request. Design Waiver Findings of Approval has been included in Attachment 2 of the Staff Report.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project.

The project would not result in significant impacts to natural resources in the area. The project would not impact native oak canopy or any rare or endangered species. The site has been disturbed under a previously approved grading permit. Staff has determined that there is no substantial evidence that the proposed project as conditioned would have a significant effect on the environment, and a Negative Declaration has been prepared.

In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,933.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee and a \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

RECOMMENDATION: Staff recommends that the Planning Commission forward a recommendation that the Board of Supervisors take the following actions:

1. Adopt the Negative Declaration based on the initial study prepared by staff; and
2. Approve Rezone Z06-0002, Planned Development PD06-0002 adopting the Development Plan as the official development plan, and Parcel Map P06-0001, subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.
3. Approve Design Waiver #2 based on the Findings in Attachment 2; and
4. Deny Design Waiver #1, since the required Findings cannot be made as noted in Attachment 3.

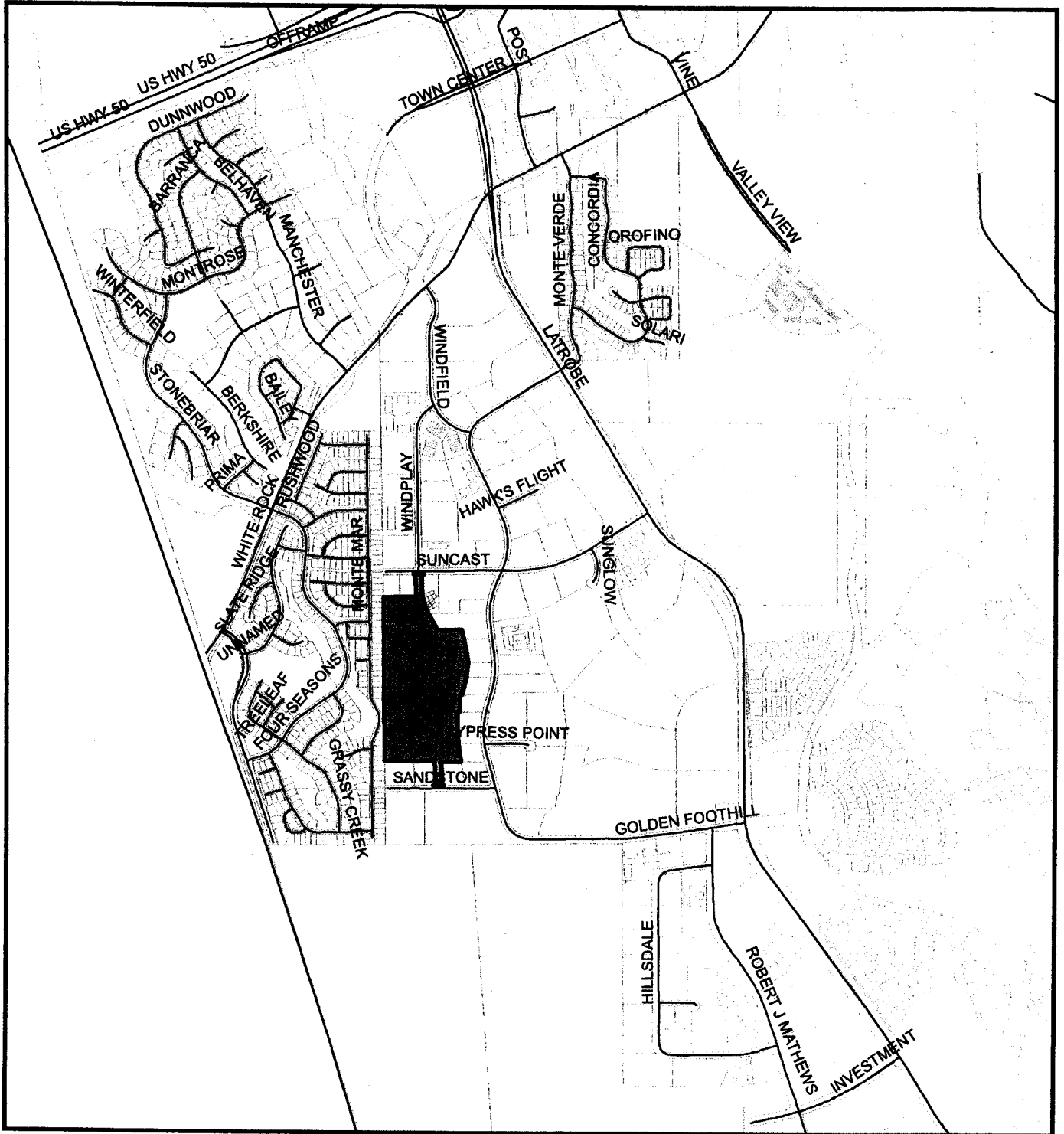
SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1Conditions of Approval
Attachment 2Findings of Approval
Attachment 3Findings of Denial

Exhibit AVicinity Map
Exhibit BAssessor's Parcel Map
Exhibit CGeneral Plan Land Use Map
Exhibit DZoning Map
Exhibit ESite Plan
Exhibit FTentative Parcel Map (Overall Map)
Exhibit GLighting Plan (typical)
Exhibit HLandscaping Plan (streetscape)
Exhibit ILandscaping Plan (typical)
Exhibit JPlanned Development/ Design Guidelines
Exhibit KEnvironmental Checklist

Z06-0002/ PD06-0002/ P06-0001
Sunstone Business Park
Vicinity Map



Map prepared by:
 Jonathan Fong
 El Dorado County
 Development Services

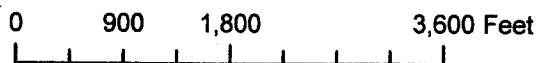
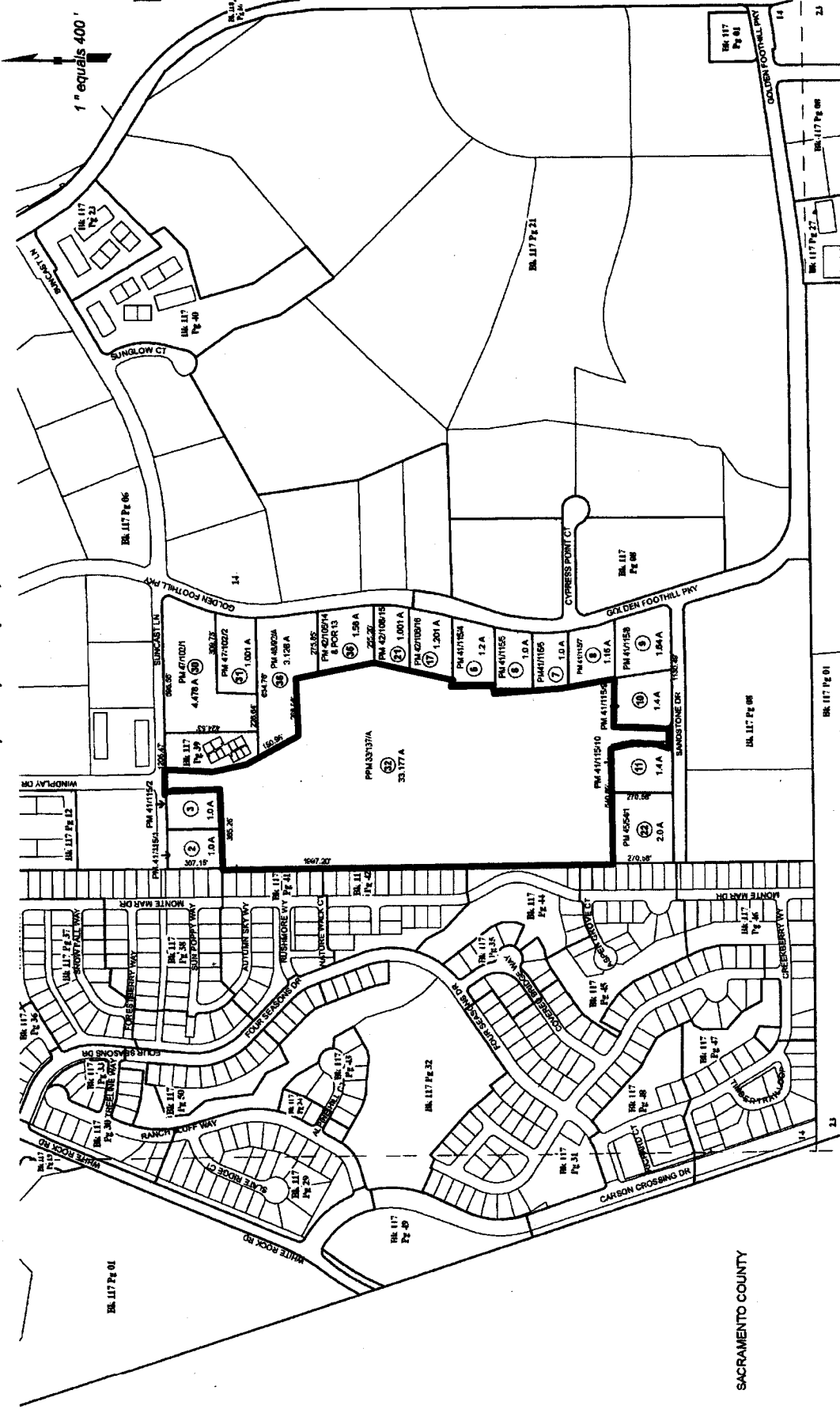


Exhibit A

Z06-0002/ PD06-0002/P06-0001
Sunstone Business Park
Assessor's Page

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

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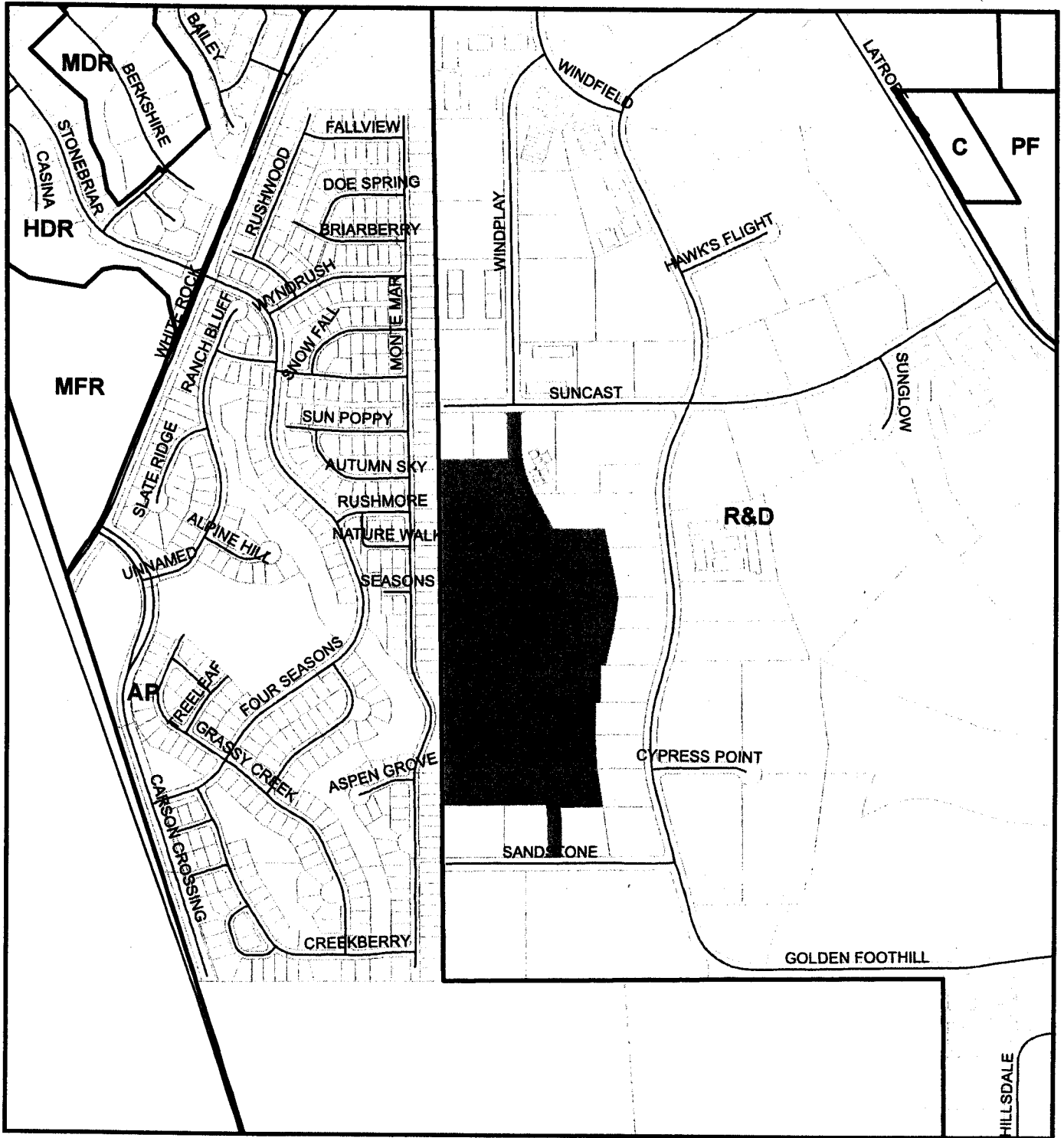


THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations are based on measurements and data provided. Users should verify items such as dimensions and acreage.

Acresages Are Estimates

Rev. July 13, 2006 Assessor's Map Bk. 117 - Pg. 10
County of El Dorado, CA

Z06-0002/ PD06-0002/ P06-0001
Sunstone Business Park
General Plan Land Use Map



Map prepared by:
 Jonathan Fong
 El Dorado County
 Development Services

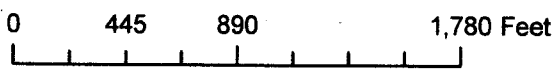
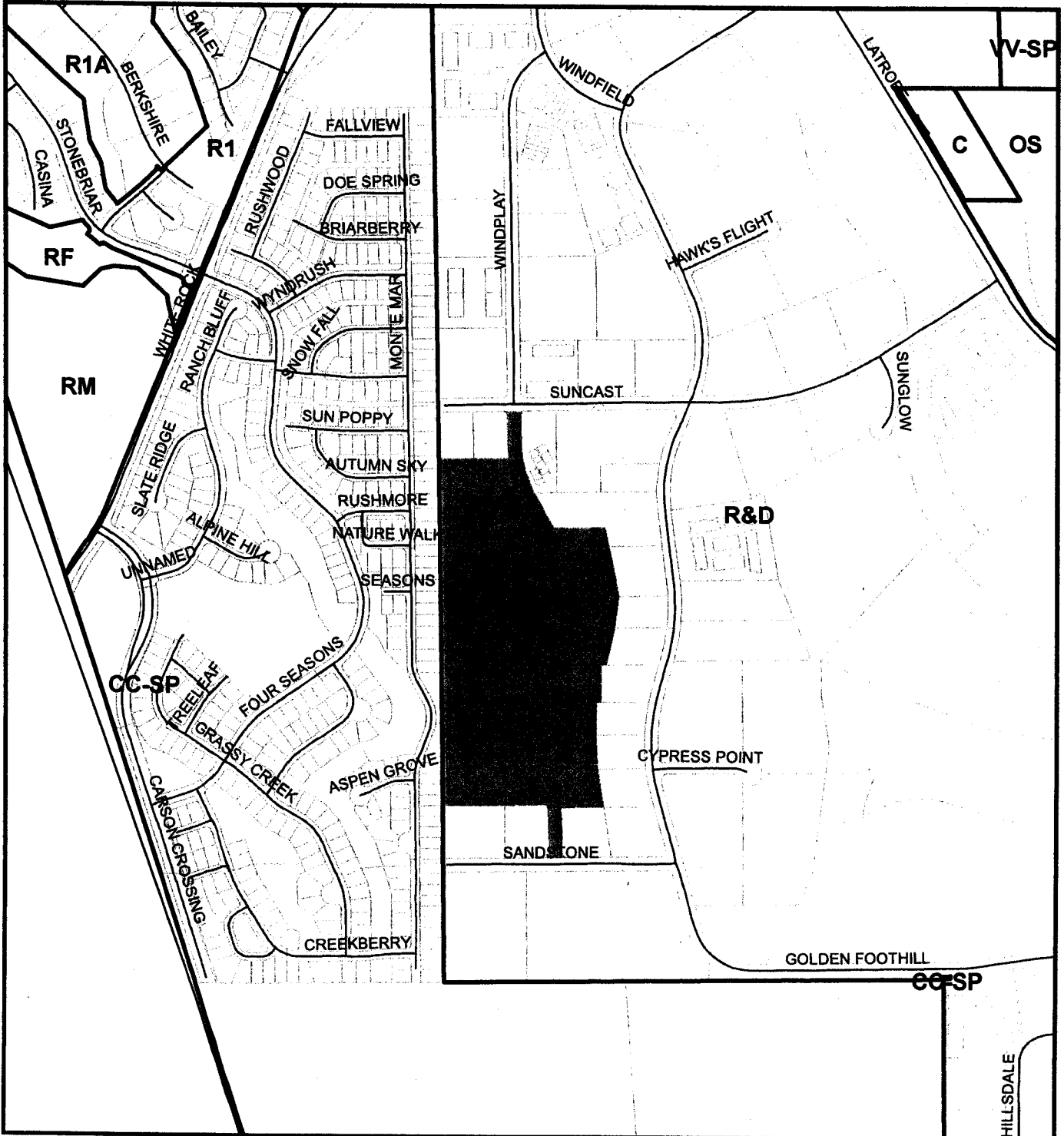
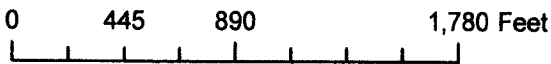


Exhibit C

Z06-0002/ PD06-0002/ P06-0001
Sunstone Business Park
Zoning Map



Map prepared by:
Jonathan Fong
El Dorado County
Development Services

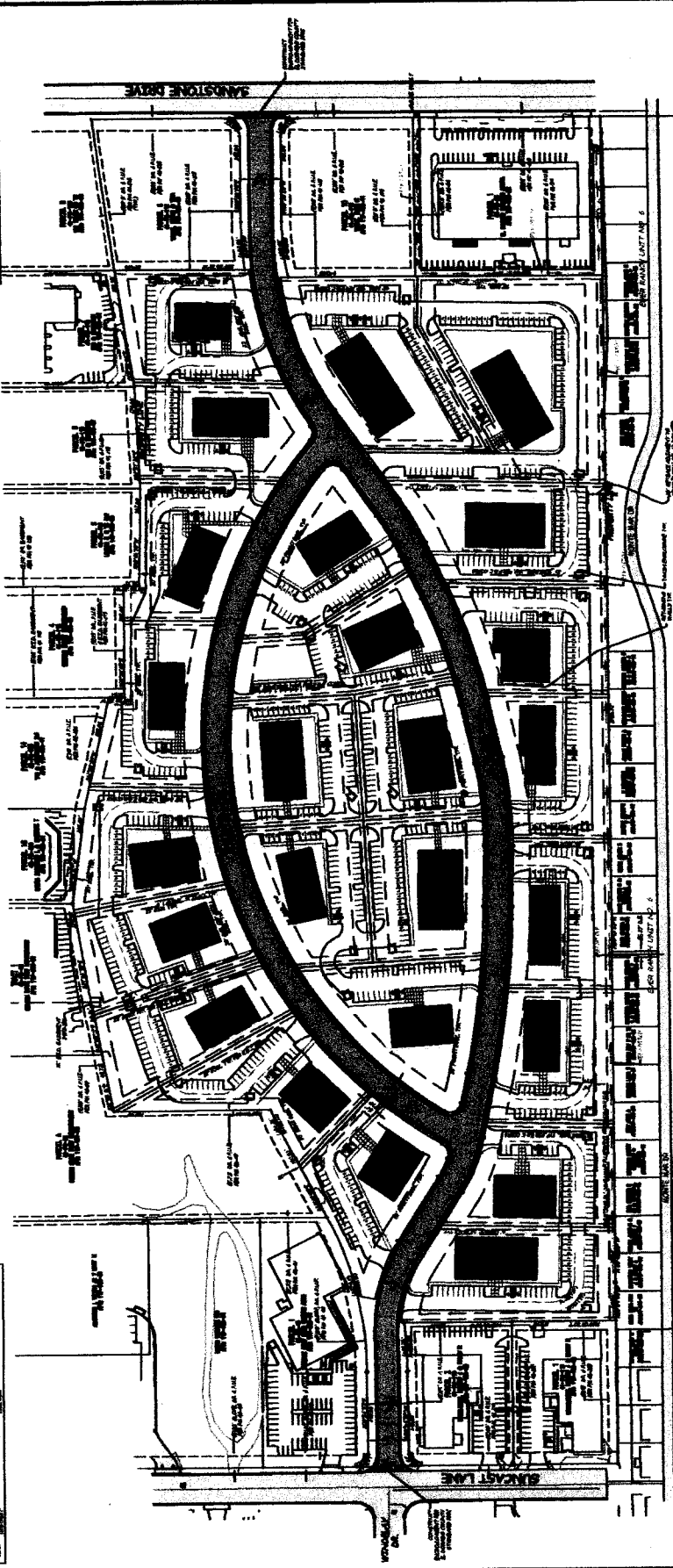
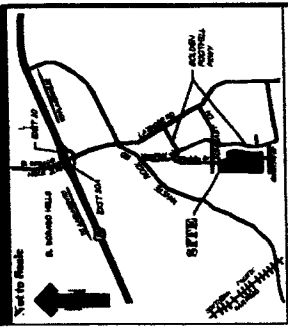


SITE PLAN OF
SUNSTONE BUSINESS PARK
 PORTIONS OF SECTION 14, T. 9N, R. 8E, EL DORADO COUNTY, CA

MAY 2008



NO.	DESCRIPTION	DATE
1	PRELIMINARY	05/01/08
2	DESIGN	05/01/08
3	CONSTRUCTION	05/01/08
4	AS-BUILT	05/01/08
5	REVISION	05/01/08
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7	REVISION	05/01/08
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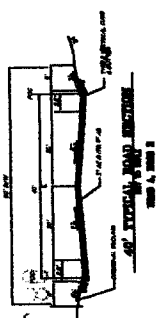
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HERBICK-YOUNG ENGINEERS, INC.
 1425 E. STREET, SUITE 100
 SACRAMENTO, CA 95833
 TEL: 916.486.8800
 FAX: 916.486.8801
 WWW.HYENGINEERS.COM

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SEE ARCHITECT DRAWINGS FOR
 CALLS TO EXISTING TO SOUL
 STATEMENT AND LANDSCAPE
 LIGHTING PLAN

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NO.	DESCRIPTION	DATE
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3	CONSTRUCTION	05/01/08
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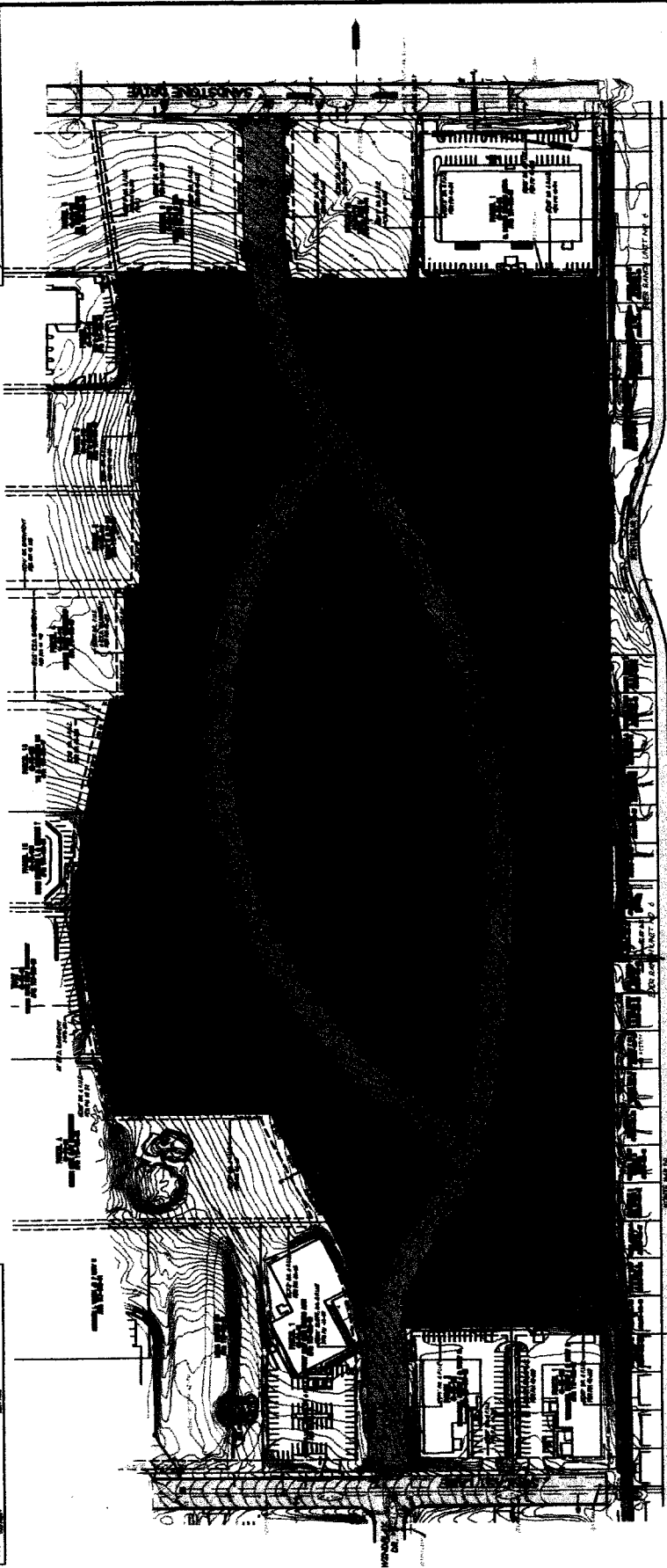
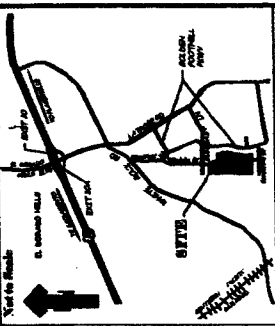
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Exhibit E

TENTATIVE MAP & PLANNED DEVELOPMENT OF
SUNSTONE BUSINESS PARK
 PORTIONS OF SECTION 14, T. 9N, R. 8E, EL DORADO COUNTY, CA

DECEMBER 9, 2005
 REVISED MAY 2008

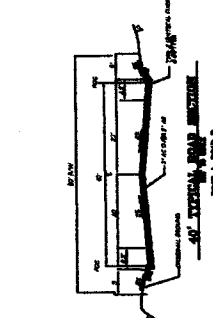


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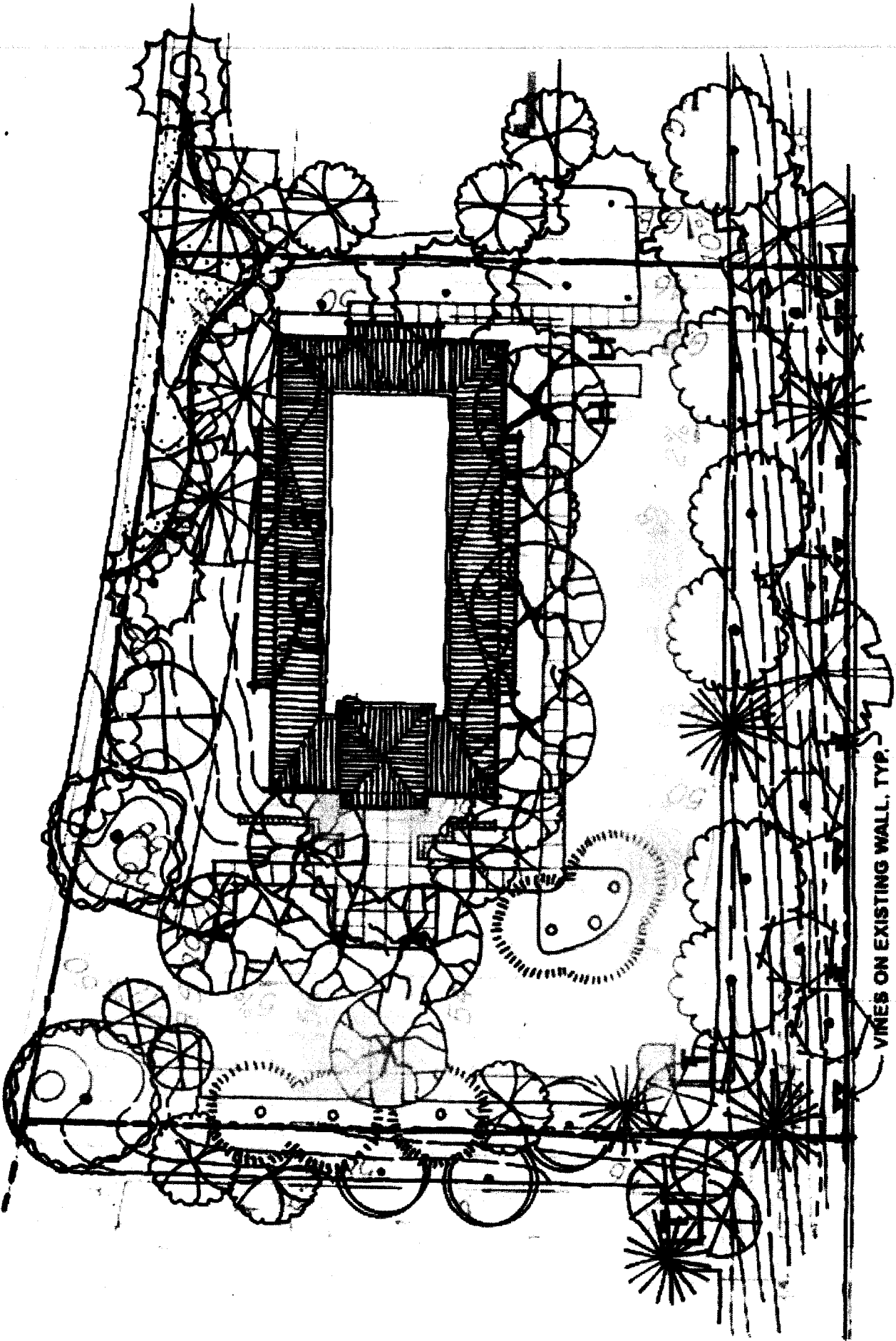
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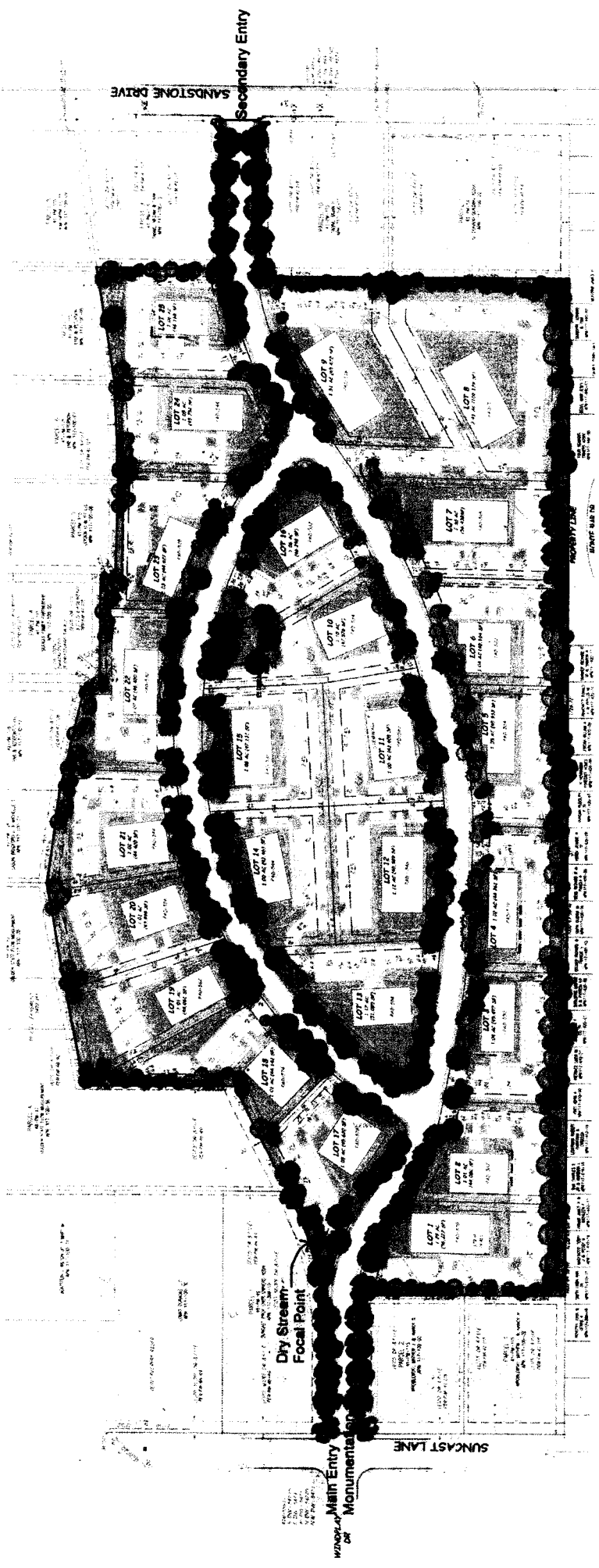


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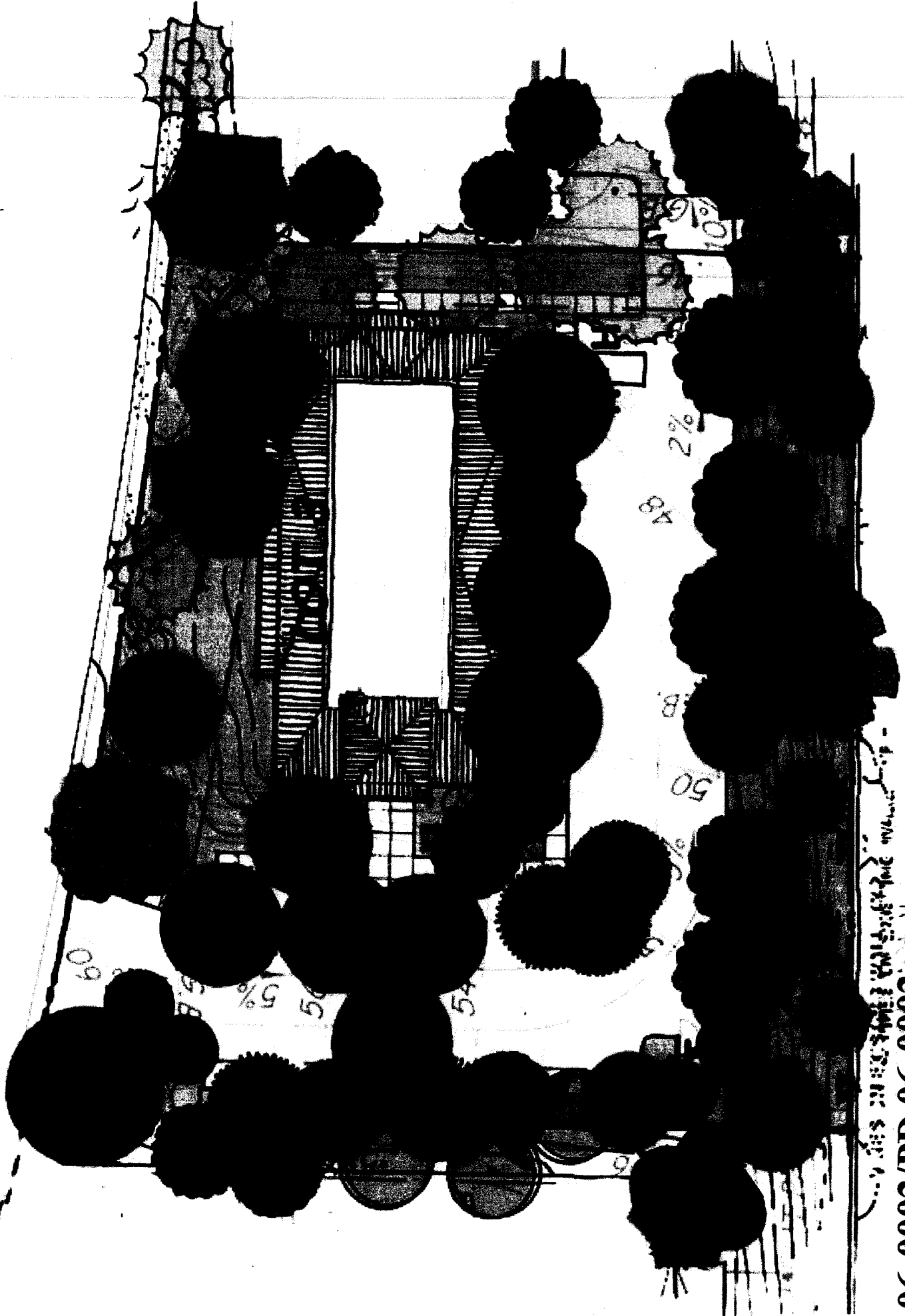
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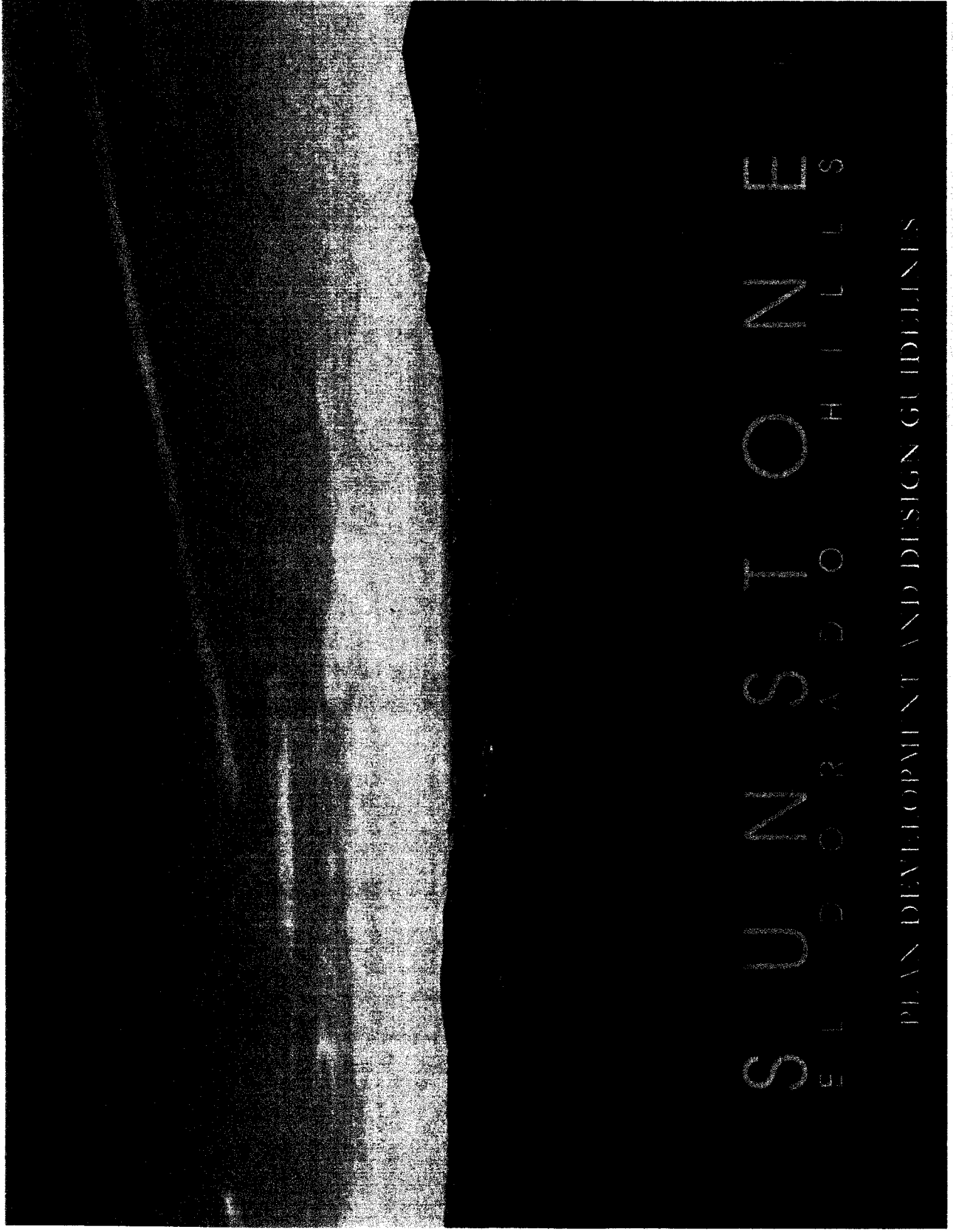
Exhibit H



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Exhibit I



SUNSTONE
SUNSTONE HILLS

PLAN DEVELOPMENT AND DESIGN GUIDELINES

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Exhibit J

Acknowledgements

These Design Guidelines are the result of the vision and commitment of Stable Development, their consultants, and the County of El Dorado Planning Services Department.

The members of the guideline team believe that El Dorado Hills is an extraordinary place, and that all development here should make every effort both to acknowledge its singular character, and to contribute to its continued success as a great place to work, live and play.

The following Guidelines are intended to result in a business community that fits well within its context, functions efficiently, promotes economic development for El Dorado County, and is a beautiful place to work and conduct business. To the extent that these objectives are achieved, we will consider ourselves successful.

Rob Heaney, AIA
GBH Partners, Architects and Planners



ARCHITECTS & PLANNERS
GRAHAM BALMASEDA HEANEY



BSB
DESIGN



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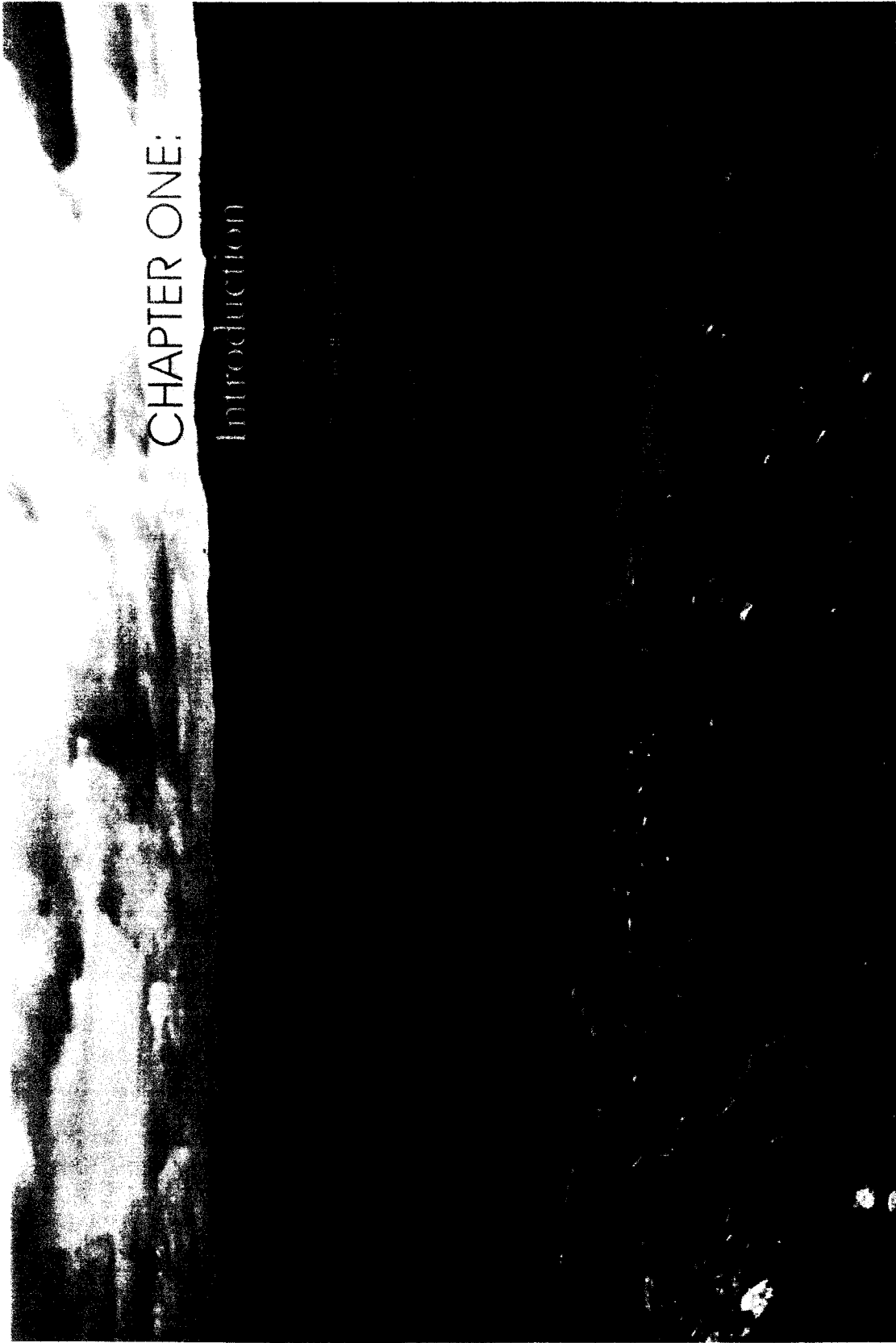
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S U N S T O N E



CHAPTER ONE:

Introduction

Introduction

S U N S T O N E

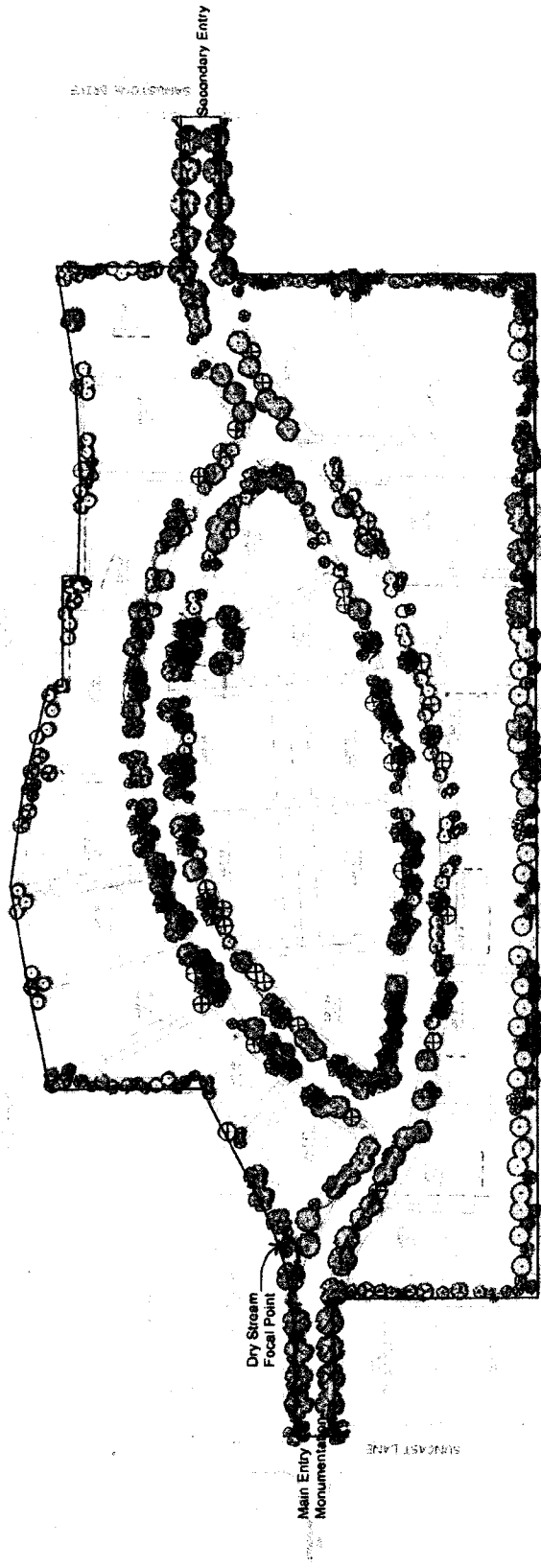
INTRODUCTION

7

1.1 Background

Sunstone is a Planned Development in El Dorado Hills, California. Located off of Latrobe Road two miles South of Highway 50, Sunstone is part of the El Dorado Hills Business Park. The 885-acre Business Park is home to many businesses that are major employers in El Dorado Hills and El Dorado County, including DST Output, the largest third-party First Class mailer in the county. The park currently has over 4,000 employees, and is growing steadily. Located near the Business Park is Blue Shield of California which also has over 1000 employees and is a major business in El Dorado Hills.

A variety of service, research and development, medical, and retail uses are envisioned in this mixed use business community. The following pages will describe our vision for Sunstone, and the development and design guidelines intended to achieve it.



1.2 Permitted Uses

A variety of uses are envisioned for Sunstone, making it a true mixed use business environment. The following uses are permitted:

A. Manufacturing Uses:

1. Assembly, manufacturing or finishing of goods including the storage and distribution of such goods;

B. Service Uses:

1. Delivery and mail services,
2. Janitorial,
3. Laboratories (medical, dental, research, testing),
4. Blueprinting, copying,
5. Architectural and drafting,
6. Security,
7. Trade schools,
8. Early care and education facilities (independent or public),
9. Data processing,
10. Small appliance repair and services,
11. Telephone answering services,
12. Locksmiths;

1.2 Permitted Uses (continued)

C. Office Uses:

1. Professional offices including accountants, attorneys, architects, counselors, medical and dental, and other uses similar in nature,
2. Government offices,
3. Financial institutions,
4. Labor unions and professional associations;

D. Warehousing and storage:

1. Wholesaling,
2. General warehousing (including mini-warehousing);

E. Miscellaneous:

1. Cafes and restaurants,
2. Recreational facilities including golf courses, court games, exercise centers, swimming centers,
3. Hotel and Conference Center (this is a Special Use that will not be permitted adjacent to a Residential zone, and will require a Special Use Permit review process.)
4. Veterinary Clinic;

F. Accessory uses:

1. Retail sales when clearly incidental to the primary use conducted on site.

Permitted Uses

S U N S T O N E

1.2 Permitted Uses (continued)

G. Additional Performance Standards for All Uses:

1. Most business activities shall be contained within a building. Appropriate outdoor activities may be permitted according to the following guidelines:
 - a. Low impact activities appropriate to the primary use of the building, such as break / lunch areas for warehouse or office uses, or play areas for early care and education facility uses, are permitted provided they do not exceed fifty percent of the building coverage on the parcel.
 - b. Outdoor storage of materials or finished goods shall not exceed fifty percent of the building coverage on the parcel, shall be screened from abutting roads and surrounding parcels by fencing and appropriate landscaping, and shall not lie within prescribed building setbacks;

1.3 Design Review

To ensure design quality and uniformity of architectural expression, Sunstone has a Design Review process. Design documents will be reviewed by the Sunstone Design Review Committee for conformity to both the explicit requirements and the design intent described in these guidelines.

The following documents are required for the design review to take place:

A. Site Plan requirements:

1. Parcel boundaries, with dimensions,
2. Location of easements, their purpose and width,
3. All existing and proposed uses (i.e. buildings, driveways, utilities, etc.),
4. Parking and loading stalls with dimensions,
5. Screening for trash and litter storage or collection areas,
6. Total gross square footage of proposed buildings,
7. Proposed walls,
8. Sign location and size (if proposed),
9. Pedestrian walkways, courtyards, etc. (if proposed),
10. Exterior lighting,
11. Fire hydrants;

B. Landscape Requirements:

1. Location, quantity, and gallon size of proposed plants,

1.3 Design Review (continued)

2. List of both common and botanical names of plants.
3. Location/type of irrigation proposed;

C. Preliminary Grading and Drainage Plan:

1. Contours or slope data ,
2. Drainage improvements, culverts, drains, etc.,
3. Limits of cut and fill;

D. Building Elevations:

1. Building design, elevations of all sides,
2. Exterior materials, finishes, and colors,
3. Signs showing location, height, and dimensions. Include sign plan for project with multiple businesses,
4. Building Elevations shall explicitly indicate all mechanical and other components requiring screening, and how they are to be screened;

1.4 Major and Minor Deviations

Minor changes in the adopted development plan may be approved by the Development Services Director provided that the changes:

1. Do not deviate from the boundaries of the subject property, except in the case of a lot merge or the division of a parcel by tenant-owners of a single building as a condominium.
2. Do not deviate from any use as shown on the official development plan,
3. Do not deviate from the intent of the official development plan;

Any Major changes shall be evaluated by El Dorado County Planning Commission.

CHAPTER TWO:

Theme

Theme

SUNSTONE

THEME

2.1 Regional and Local Context

El Dorado County is a diverse area which encompasses a landscape that stretches from the Sierra Nevada Mountains including Lake Tahoe, down to the foothills near the Sacramento Valley. The westward view opens to a vista of the Sacramento Valley and Folsom Lake. The higher ridges through the community offer a spectacular view of the Sierra Nevada Mountains.

El Dorado Hills is an unincorporated part of El Dorado County. Most of the government services and agencies are run by the County and this includes the El Dorado County Office of Economic Development.

In the last several years, this area has also seen great progress in business investments and employment opportunities. High per capita income along with low crime rates have attracted many new families and businesses to this vibrant and desirable destination.

Between 1995 and 2005, population increased 20.5 percent in El Dorado County. In fact, El Dorado County, with home prices slightly lower than the neighboring Sacramento County, has seen its population nearly triple from 6,395 in 1990 to 18,083 in 2000. That is an increase of 183 percent in ten years. This population surge is driven by the desire for a higher quality of life and the convenience of close proximity to Sacramento.

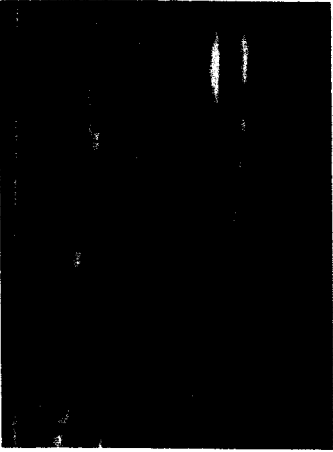
Regional and Local Context

S U N S T O N E

THEME

2.2 Physical Context

El Dorado Hills is located on the border of Sacramento county and El Dorado County. Upon entering the community you immediately realize that you have left the valley and are entering the foothills of the Sierra Nevada's. Beautiful rolling topography and oak savannah are the original natural context. With residential and commercial development becoming more evident, much care has been taken to conserve the natural beauty of the landscape.



Physical Context

S U N S T O N E

THEME

2.3 Thematic Precedents

The Thematic Precedent that best represents the design values and sensibilities of Sunstone is that of the Prairie Style movement of the early part of the last century.

This familiar style lends itself very well to the rolling hills, oak knolls and dramatic mountain vistas of El Dorado Hills. The broad roof overhangs characteristic of the style that admit sun during the winter and block it during the summer suits the Mediterranean climate of El Dorado Hills perhaps better than its birthplace in the Midwest. The simple and limited material palette is also ideal for creating a cohesive sense of place in a development which may ultimately include a wide variety of building uses, configurations and sizes.

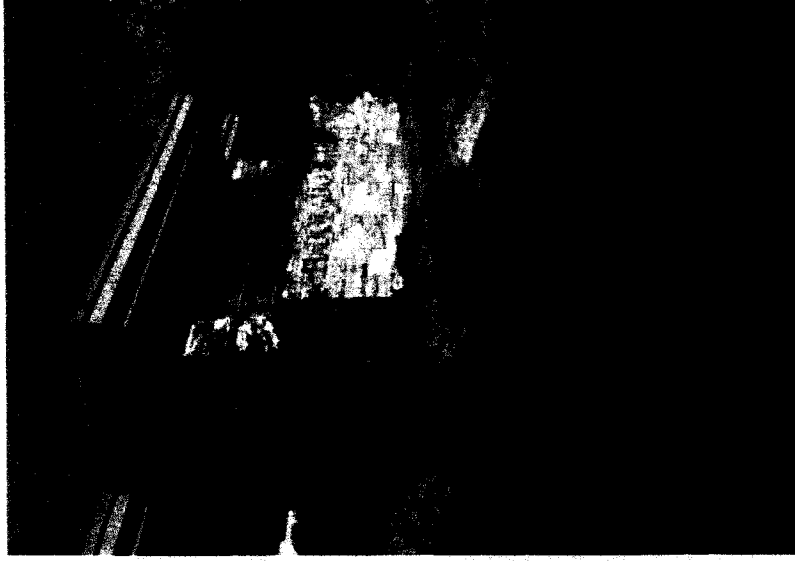
Several examples of Prairie inspired architecture exist presently in El Dorado Hills. Most notable perhaps is the clubhouse at the Serrano Golf Course, a short drive from the site. Its disposition of materials, constrained palette and sensitivity to the site, make the clubhouse an excellent modern example of the style, and itself a relevant precedent for Sunstone.

Thematic Precedents
S U N S T O N E

THEME

Thematic Precedents - continued

A truly organic architecture, this style has a very horizontal emphasis, and uses planters, rock outcroppings, heavy landscaping, and native materials in order to connect with the surrounding site.



Thematic Precedents

S U N S T O N E

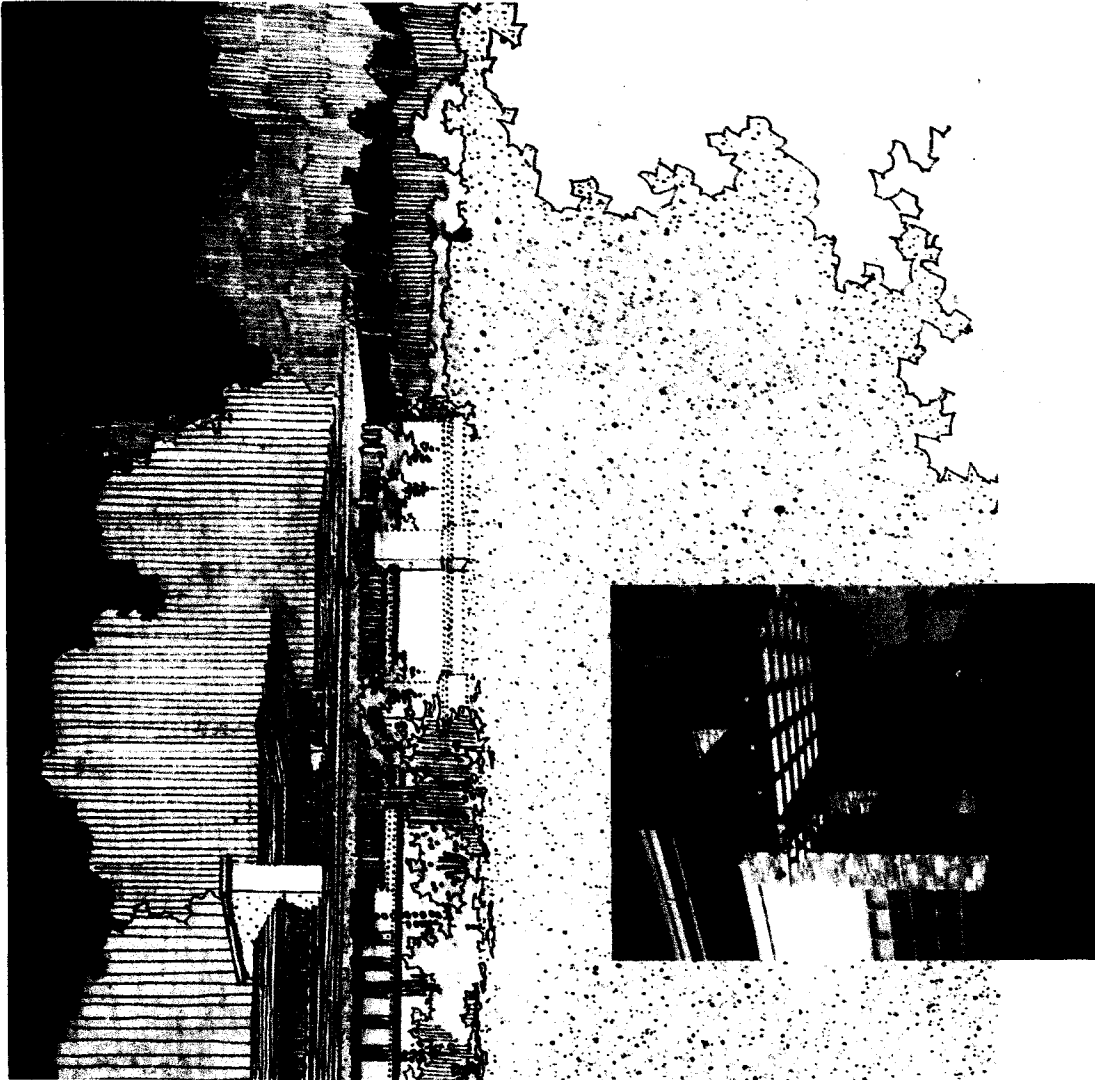
THEME

19

2.4 Conclusion

The intent of these guidelines is to make Sunstone a beautiful place to work and conduct business.

In this chapter, we have discussed the regional and local contexts of the site, and have examined the architectural precedents that have informed our conceptions of what kind of place Sunstone will be. In the following chapters we will examine specific criteria for the design of the buildings of Sunstone, their placement and relationship to the site, and the design of the features and amenities of the site itself. The purpose of which is to create building and places that fit well within their context, function efficiently, and contribute to the economic development of the County.



CHAPTER THREE:

Site Design

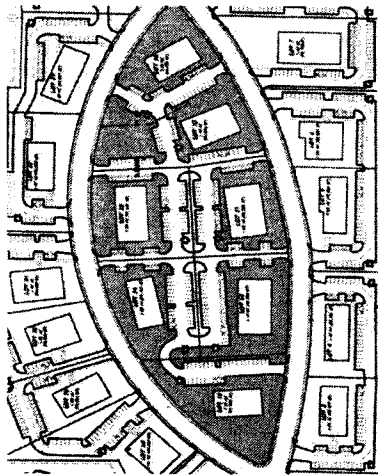


Site Design

S U N S T O N E

SITE DESIGN

3.1 Setbacks and Buffers



A. Front Setbacks:

1. All buildings, trash enclosures, parking and loading areas, except signs shall be set back a minimum of twenty feet, with an average of thirty feet, from the property line. Signs, except entry monument signs, shall be set back from the street right-of-way at least ten feet. Entry monument signs shall be set back at least twenty feet from the street right-of-way. All area included within the thirty-foot front setback, for the full width of the lot, shall be landscaped, irrigated and maintained according to this guideline.
2. All parking and loading spaces shall be located not less than thirty feet from the street right-of-way, and if visible from the street shall be screened from view by a decorative wall, landscaped earth berm, or combination thereof, ranging in height from a minimum of three feet to a maximum of five feet. No parking will be allowed between a building and the street—side and rear parking only, excluding lot eight.

3. On corner or double frontage lots the front setback requirement shall apply along each street frontage;

B. Side and Rear Setbacks:

1. At side and rear yards adjacent to parcels within this development, a fifteen foot minimum side setback and twenty foot rear setback shall be maintained;
2. At side and rear yards adjacent to an existing residential use or a zone which permits residential uses by right outside of this development, a landscaped buffer shall be installed according to the following:

C. Landscaped Buffers:

1. When adjacent to residential zones, a thirty foot setback landscaped with at least three non-deciduous trees of fifteen-gallon size and nine shrubs per one hundred feet of length shall be required,
2. The front setback area shall be landscaped with at least three trees of fifteen-gallon size and nine shrubs per each one hundred feet of length;

Setbacks and Buffers

3.1 Setbacks and Buffers (continued)

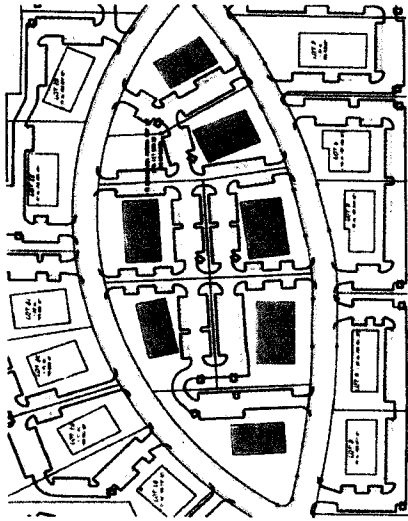
3. All plant materials shall be from the list included in these guidelines, and shall be maintained free from physical damage, insects and diseases. Plant materials showing such damage shall be replaced by the same or similar species. Planting areas shall be kept free from weeds, debris and undesirable materials which may be detrimental to safety, drainage or appearance.
4. The buildings in Sunstone are intended to be perceived as objects in the landscape. To this end, walkways parallel with a building face must be held back a minimum of 6 feet.

Setbacks and Buffers

S U N S T O N E

SITE DESIGN

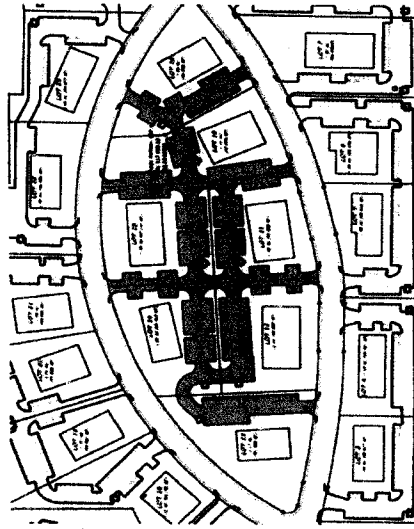
3.2 Coverage / FAR



A. Coverage:

1. Development or improvement of a site within Sunstone shall not result in a runoff coefficient greater than 0.70, calculated in conformance with Manning's Equation.
2. In the event the proposed development generates a runoff coefficient in excess of 0.70, the department of transportation may require redesign, off-site improvements or fees to accommodate impacts of increased runoff on the existing drainage system.
3. Floor Area Ratio maximum is .50.

3.3 Parking and Loading



A. Parking and Access:

1. Parking space configuration and size shall be to County Standards.
2. Controlled Access. Every parking and loading stall shall be individually accessible from the drive aisle without displacement of other vehicles.
3. Parking Stalls. Parking stalls shall be designed so as to prohibit the backing of vehicles directly into any public right-of-way in order to exit any parking space.
4. Access Driveway Width. Driveway access width to a parking lot from any street or between separate parking areas on a site, shall be a minimum of twelve feet for one-way access and twenty-four feet for two-way access. The width of two-way driveways shall be thirty feet for the first twenty feet from the encroachment. The encroachment shall be constructed with a flared design.

5. Access Drive Location. Parking area ingress and egress driveways shall be located a minimum of fifty feet from any intersection, on the same side of the street. Measurements shall be measured from the centerline of the nearest travel lane of the intersecting streets and the centerline of the driveway.
6. Number of Driveways. Ingress and egress driveways to parking areas from a street or highway for a single site or parcel shall be limited to two along the frontage of any street for parcels containing one acre or less. Driveways on the same site or parcels shall be separated a minimum of fifty feet as measured from centerline to centerline.
7. Hotel uses, shall include a designated on-site location for drop-off and loading of passengers at an entrance to the facility. Drop-off areas shall consist of vehicle turnout lanes located outside of the normal travel lanes with minimum dimensions of thirty- five feet in length and ten feet in width.
8. Parking Area Gradient. All parking areas shall be graded to provide adequate drainage to all surface areas and shall drain into a street, alley, or drainage improvement. The gradient of all parking surfaces and aisles shall not exceed six percent. Driveways serving parking areas shall not exceed a fifteen-percent gradient.

Parking and Loading (continued)

B. Compact Car Spaces:

1. Parking requirements for commercial or industrial uses requiring ten or more parking spaces may include compact car spaces for up to thirty-five percent of the number of the required parking spaces. "Compact car spaces shall be a minimum of eight feet in width and sixteen feet in length. All compact car parking spaces shall be clearly marked by painting on the surface of the parking stall "compact cars only" or signing for "compact only."

C. Handicap Parking:

1. Physically handicapped parking shall be provided as follows:

TOTAL NUMBER OF PARKING SPACES	NUMBER OF HANDICAP SPACES
1 — 40	1
41 — 80	2
81 — 120	3
121 — 160	4
161 — 300	5
301 — 400	6
401 — 500	7
500 +	1 per each additional 200 spaces

2. Handicapped parking stalls shall meet County requirements.

D. Shared Parking:

1. Where two or more uses have distinct and differing hours of use and peak traffic period, the required parking may be adjusted provided, that the reduction does not exceed fifty percent of the amount of spaces required by the most intensive of the two or more uses sharing the parking.

Parking and Loading

S U N S T O N E

SITE DESIGN

Parking and Loading (continued)

E. Parking Requirements.

1. Off-street parking shall be provided in accordance with the schedule shown in this chapter, unless otherwise provided.
2. Multiple Uses. In situations where a combination of uses or activities are developed on a single site, parking shall be provided for each of these uses according to the following schedule:

USE	MINIMUM OFF-STREET PARKING
Auto repair, auto parts sales and auto service stations	1 space for each 300 square feet of retail space and office area plus 3 spaces for each service bay
Barber or beauty shops	2 spaces per chair or station
Banks and saving institutions	1 space per 250 square feet of gross floor area
Hotels	1 space per room plus 1 recreational vehicle space for every 10 units
Lumberyard (retail), nurseries, and home service centers	1 space per 300 square feet of enclosed gross retail sales floor area
Offices (general)	1 space per 250 square feet of gross floor area
Offices (medical)	1 space per 150 square feet of gross floor area
Restaurants, bars, cocktail lounges	1 space per three fixed seats or equivalent occupancy per Uniform Building Code plus 1 recreational vehicle space per each 10 parking spaces
Retail	1 space per 300 square feet of gross floor area
Retail furniture and appliance sales and repair	1 space per 500 square feet of gross display and sales area plus 1 space per each 1000 square feet of warehouse storage area
Libraries, museums, and art galleries	1 space per 300 square feet of gross floor area

Parking and Loading (continued)

Early care and education facilities	1 space per each 5 children or 1 space for each 10 children if drop-off area is provided plus 1 1/2 spaces per classroom
Veterinary clinics and hospitals	1 space per 250 feet of gross floor area exclusive of kennel boarding area
Light and limited industrial manufacturing	1 space per 400 square feet of gross area devoted to manufacturing
Research and development	1 space per 250 square feet of gross floor area
Warehousing (general)	1 space plus 1 space per each 2000 square feet of floor area
Warehouse (mini)	1 space plus 1 space per each 30 units or fraction thereof
Arcades, including video electronic games	1 space per 150 square feet of gross floor area
Bowling alleys	5 spaces per alley
Health spas, gyms	1 space per 300 square feet of gross use area
Tennis, handball, racquetball facilities	3 spaces per court
Convention facilities, and community centers	1 space per 4 seats within the main auditorium or 1 space per 300 square feet of gross floor area

F. Loading Areas.

1. All industrial uses shall provide and maintain off-street loading spaces as required. Loading spaces must be a minimum of nine feet in width, eighteen feet in length with a minimum vertical clearance of fourteen feet and painted as loading zone only area.
2. Offices will not be required to provide a loading zone.
3. Industrial sites shall be self-contained and capable of handling all truck loading, maneuvering and docking on-site. The use of public rights-of-way for staging and/or maneuvering is prohibited.
4. All loading spaces, docking areas, and maneuvering areas shall be clearly delineated and kept free of storage and debris.
5. Modification of Loading Zone Requirements. The Development Services Director may reduce the loading zone requirements in special cir-

Parking and Loading (continued)

circumstances based on the specific nature of the use or combination of uses, the design characteristics of the project and site dimensions, or impacts to surrounding properties.

G. Off-Street Parking and Loading Landscape Area Required:

1. All open parking areas that contain five or more parking spaces shall provide a landscape buffer along those property boundaries where the parking facility abuts or adjoins a public road, street or highway or a property under different ownership or zoning district. Where an open parking facility contains ten or more parking spaces, additional landscaping equivalent to five percent of the gross area used for parking and access purposes, exclusive of the landscape buffer, shall be devoted to landscaping.
2. Landscaped buffers along a public road, street or highway or property under a different ownership or zoning district shall be a minimum of six feet in width, exclusive of any curbs, and shall be measured from the property line.
3. Landscaping within a parking facility other than the landscape buffers, shall have a minimum dimension of four feet and a minimum area to twenty square feet, exclusive of any curbs.
4. A minimum of three trees and six shrubs shall be provided per each one hundred feet in the landscape buffers required along the property boundaries and public roads, streets or highways. The size and species shall be consistent with the requirements of this guideline.
5. At least one tree having a minimum size of fifteen gallons or equivalent shall be provided for each ten parking spaces exclusive of the landscape buffers.
6. All plant materials shall be nonpoisonous and shall be maintained free from weeds, debris and undesirable materials. Plant materials showing damage from insects or disease shall be replaced in accordance with the approved landscape plan.
7. Vehicles may overhang landscaped planters a maximum of two feet, providing that the landscape area maintains a minimum unobstructed width of three feet and permanent curbs, bumper or wheel stops or similar devices are installed.
8. Landscaped areas shall emphasize the use of living plant material. However, the use of bark, decorative rock, water and similar materials or features may be utilized, providing such materials do not exceed forty percent of the required landscape area.

Parking and Loading

S U N S T O N E

SITE DESIGN

Parking and Loading (continued)

Parking and Loading

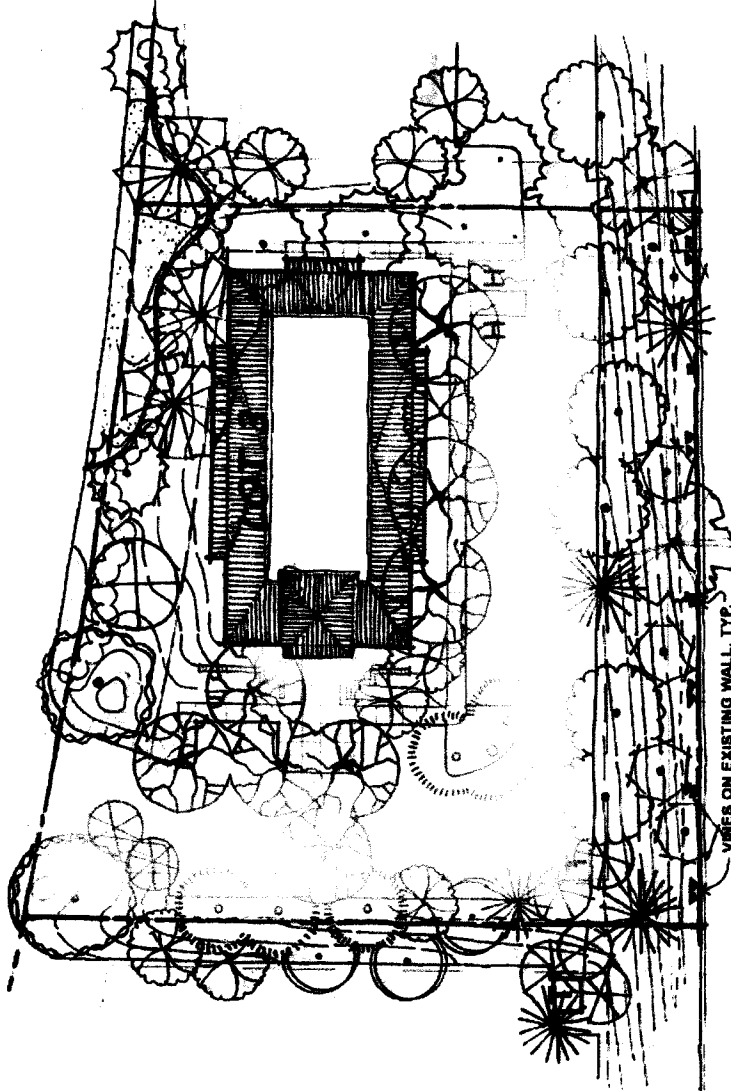
SUNSTONE

SITE DESIGN

3.4 Lighting

A. Lighting:

1. General lighting shall be controlled to the extent that unnecessary and unwarranted illumination of an adjacent property does not occur.
2. Parking lot and other security lighting shall be full cutoff and house-side shielded per County requirements. The entrance to the site and building should be lighted. Light fixtures should be compatible with the building they are serving. High efficiency lighting is encouraged. All lighting shall conform to County requirements.
3. General lighting shall be provided by Lithonia KAD 400M series luminaires on 20' poles, or an equal approved by the Sunstone Design Review process. Fixtures must provide an IESNA "Full Cutoff" rating. Poles shall be black in color, lamps shall be metal halide.



Lighting

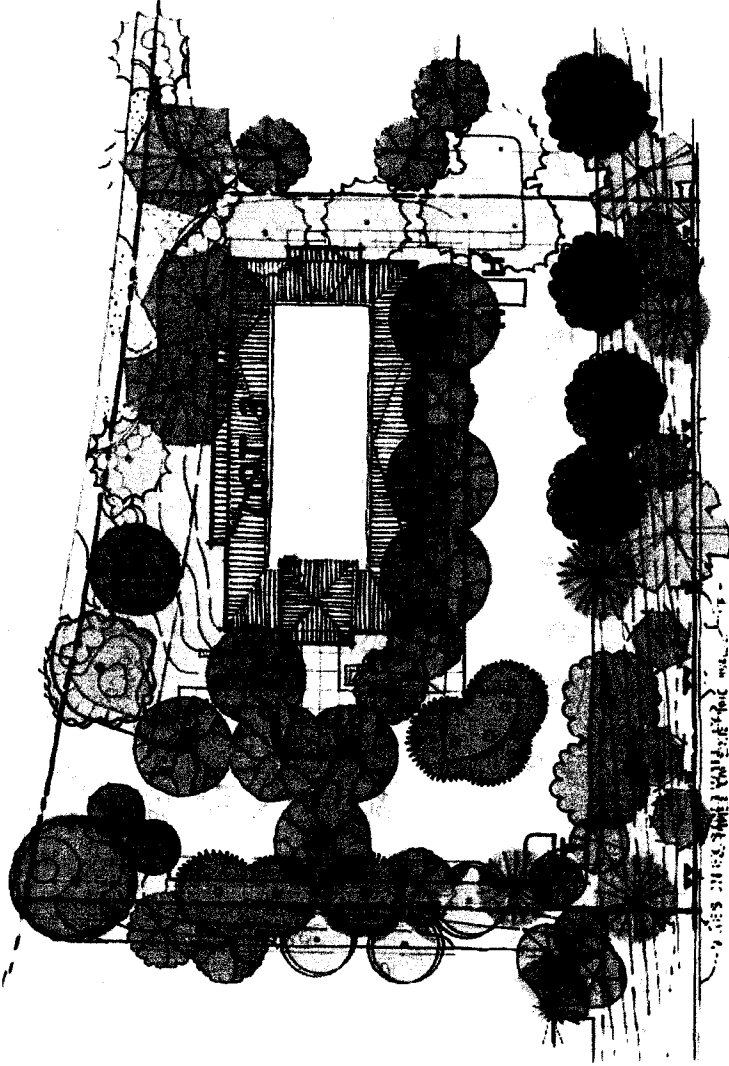
S U N S T O N E

SITE DESIGN

3.5 Landscape Palette and Site Design

A. Landscaping :

1. In addition to the requirements given under Setbacks and Buffers and Parking sections of this guideline, landscape design should conform to the following principles and criteria:
 - a. Each building should appear rooted into the landscape. The landscape materials in turn should appear as if they have grown there naturally in response to the terrain and the structures.
 - b. Trees and shrubs and groundcovers should be grouped in clusters and masses that suggest a natural growth and distribution pattern. There should not be any hedges, allays, beds, topiary, or other formal devices.
 - c. Building pads should be raised to the greatest extent that allows accessibility. Berms, mounds and rock outcroppings should be used to accent special features like specimen trees, water features or signage, and to screen from view less desirable elements, such as loading docks, equipment and utility devices.
2. In general, landscaping should be effectively used to enhance prominent features and disguise less attractive ones. Environ-



Landscape Palette and Site Design

S U N S T O N E

SITE DESIGN

3.5 Landscape Palette and Site Design (continued)

mental concerns should be considered when choosing landscape features.

3 Landscaping should be placed between parking and pedestrian areas. Building entrances should be defined with landscaping. Any changes in elevation should be screened or softened with use of natural materials or landscaping.

4 Drought tolerant species are required. In addition to the requirements given in the Parking and Setback sections, parking areas of five spaces or more shall provide landscaped areas interior to the parking lot via landscape islands the length of the parking row, a minimum 5' in width. Landscaping shall include shade trees as indicated on the Plant List, placed as to cover a percentage of the total parking area with canopies within 15 years of planting, according to the following:

PARKING PROVIDED	LANDSCAPED AREA / SHADE AREA
5-24 spaces	5% / 30%
25-49 spaces	7.5% / 45%
50+ spaces	10% / 50%

PLANT LIST

Botanical Name

Trees

Botanical Name	Common Name	Size	Qty.	Symbol	Notes
<i>Acer rubrum</i>	Red Maple	15'-24"	5	☉	street tree
<i>Geijera parviflora</i>	Australian Willow	15'	4	☉	buffer
* <i>Ginkgo biloba</i>	Maidenhair Tree	24'-48"	3	☉	street tree
<i>Gleditsia triacanthos 'Shademaster'</i>	Honey Locust	24'-48"	1	☉	shade tree
<i>Koelerutera paniculata</i>	Goldenrain Tree	15'-24"	1	☉	foreground
<i>Lagerstroemia indica</i>	Crape Myrtle	24"	2	☉	accent/color
* <i>Pinus halepensis</i>	Aleppo Pine	15'-24"	2	☉	buffer
* <i>Platanus chinensis</i>	Chinese Pistache	24'-48"	2	☉	street tree
* <i>Platanus acerifolia 'Broadgold'</i>	London Plane Tree	24'-48"	1	☉	street tree
* <i>Pyrus calleryana 'Aristocrat'</i>	Ornamental Pear	24"	2	☉	accent
* <i>Quercus agrifolia</i>	Coast Live Oak	15'	5	☉	buffer
* <i>Quercus suber</i>	Chinese Tallow Tree	15'-24"	8	☉	shade tree
* <i>Sapinum sebiferum</i>	Redwood	15'	2	☉	buffer
* <i>Sequoia sempervirens</i>	California Bay	15'	6	☉	buffer/background
* <i>Umbellularia californica</i>					

Shrubs

<i>Agapanthus africanus</i>	Lily of the Nile	1			color
<i>Berberis thunbergii 'Crimson Pygmy'</i>	Japanese Barberry	1			foliage color
<i>Dodonaea viscosa</i>	Hopseed Bush	5-15			screen
<i>Lantana montevidensis</i>	Trailing Lantana	5			slope planting
<i>Mahonia aquifolium 'compacta'</i>	Compact Oregon Grape	1			foliage color
<i>Nandina domestica</i>	Heavenly Bamboo	1			mass plantings
<i>Phormium tenax 'Atropurpureum Compactum'</i>	Dwarf New Zealand Flax	5			accent
<i>Pittosporum tobira 'Whiteakers Dwarf'</i>	Dwarf Mock Orange	1			mass plantings
<i>Podocarpus macrophyllus</i>	Yew Pine	5			buffer
<i>Rhapidocephala indica 'White Enchantress'</i>	Indian Hawthorn	5			mass plantings
<i>Spiraea japonica 'Bumalda'</i>	NCN	5			mass plantings
<i>Ficus pumila</i>	Creeping Fig	5			wall
<i>Juniperus conferta 'Emerald Sea'</i>	Shore Juniper	5			slope planting
<i>Parthenocissus tricuspidata</i>	Boston Ivy	5			wall
<i>Rosmarinus officinalis 'Huntington Blue'</i>	Rosemary	1			slope planting
<i>Trachelospermum jasminoides</i>	Star Jasmine	1			slope planting
<i>Vinca minor</i>	Dwarf Periwinkle	flats			mass plantings

* Indicates approved shade tree species.

Note that quantities shown are calculated for the average lot size in Sunstone, and are to be considered recommendations.

Landscape Palette and Site Design

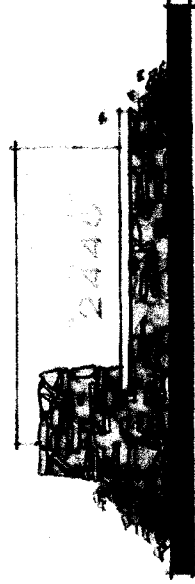
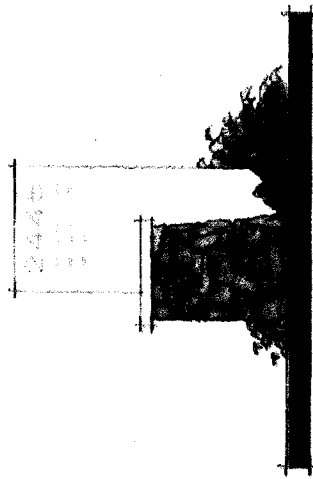
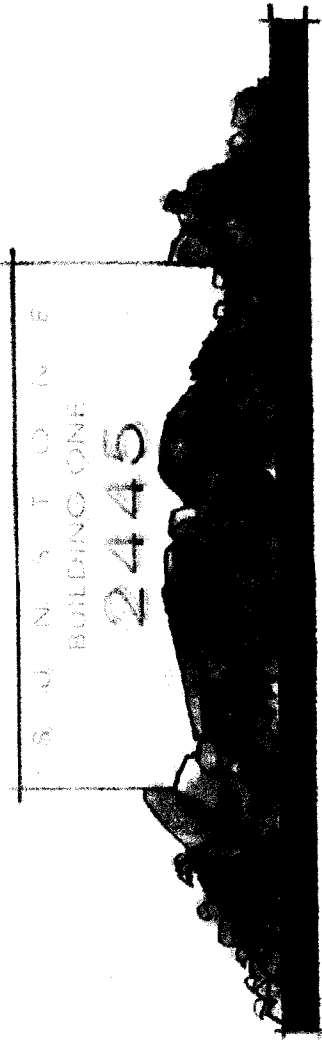
S U N S T O N E

SITE DESIGN

3.6 Wayfinding

A. Signage:

1. Wayfinding elements, such as entry monuments, building numbers or names, addresses and directories may be building or monument mounted. Building mounted elements shall be integrated into the architecture as a design element, and monument signage shall similarly be integrated into the landscape design.
2. All signage text shall be located against a plaster or cast stone panel, of a light color approved under these guidelines. Type-face shall be Avant-garde. Letters and numerals shall be individual, stand-off type, and shall be surface lighted or back lighted. Self illuminating letters or signs are not permitted.
3. Monument signage shall be lighted from in-ground up-lights or back lighted.



3.6 Wayfinding (continued)

B. Location:

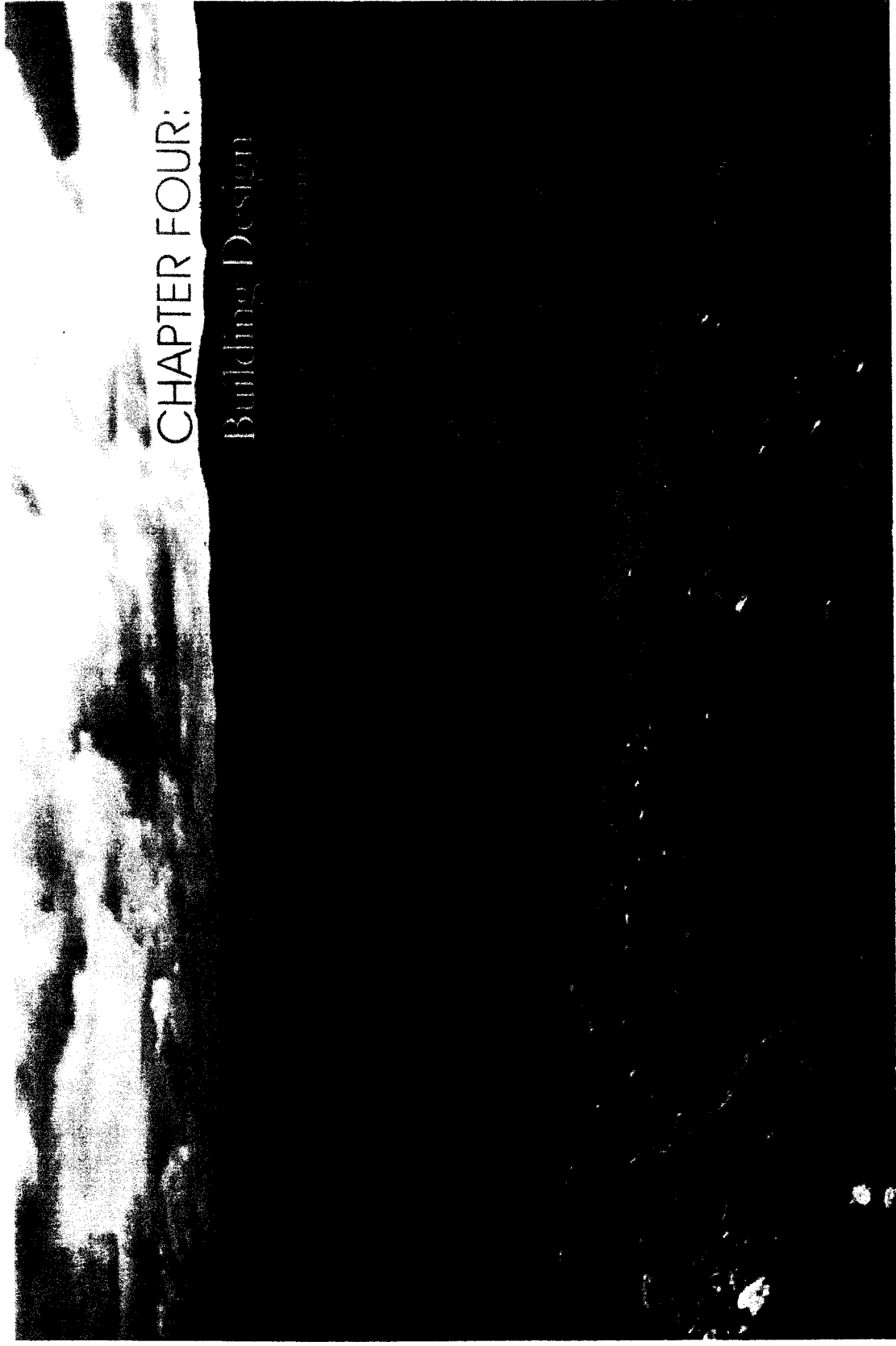
1. Signs may be located on the surface of the building, or in required yards or setbacks according to the provisions given in the section on Setbacks and Buffers.
2. Building mounted signs may not project above the wall line.

C. Number and size of Signs:

1. A building identifier, a directory, and an address sign are allowed under these guidelines. Two of these may be building mounted, up to a limit of 50 square feet total. In addition to building mounted signage, a monument sign up to six feet in height, and up to eighty square feet in area, is also permitted. A company logo may be incorporated into signage.

D. Sunstone Monumentation:

1. Two entry monument signs to identify the entrances to Sunstone will be provided. They will be no taller than ten feet in height, or sixty feet in length. Sunstone shall submit a signage package to the County of El Dorado for approval prior to construction of any building.



CHAPTER FOUR:

Building Design

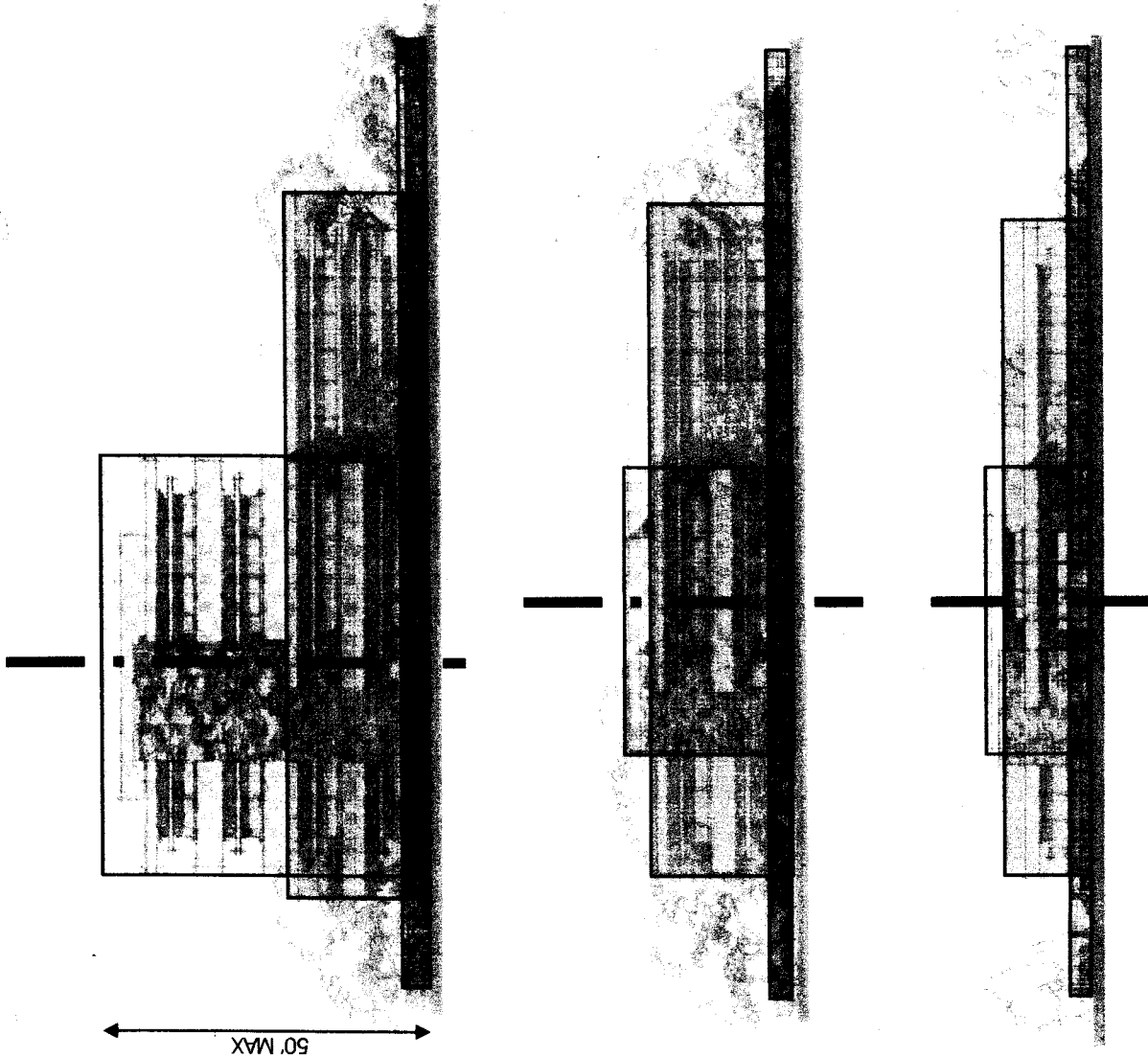
Building Design
S U N S T O N E

BUILDING DESIGN

4.1 Massing and Configuration

A. Massing and Configuration:

1. Buildings should have a balanced, asymmetrical composition, with a strong horizontal emphasis. Vertical elements should be masonry when appropriate, with horizontal elements being plaster, synthetic plaster, or cast stone. An exception to this is where the building contacts the ground plane: those elements, whether vertical or horizontal, may be of masonry.
2. Where the building use and program permit it, a common entry is preferred. While an architectural inflection at the entry is desired, it should not take the form of a vertically oriented "tower" or similar feature. The horizontal emphasis should be maintained, with deep shadow and the composition guiding the user to the entry.
3. Simple cruciform layouts are preferred, but more elaborate configurations are possible and permitted if the program desires them.
4. Buildings taller than two stories will require a setback above the second floor. Setbacks may occur in a single axis, and should be large enough to allow the lower "block" to dominate.
5. Floor area and coverage criteria are discussed in Chapter Three.



Size, Massing and Configuration

S U N S T O N E

BUILDINGS

4.2 Roofs

A. Roof Form:

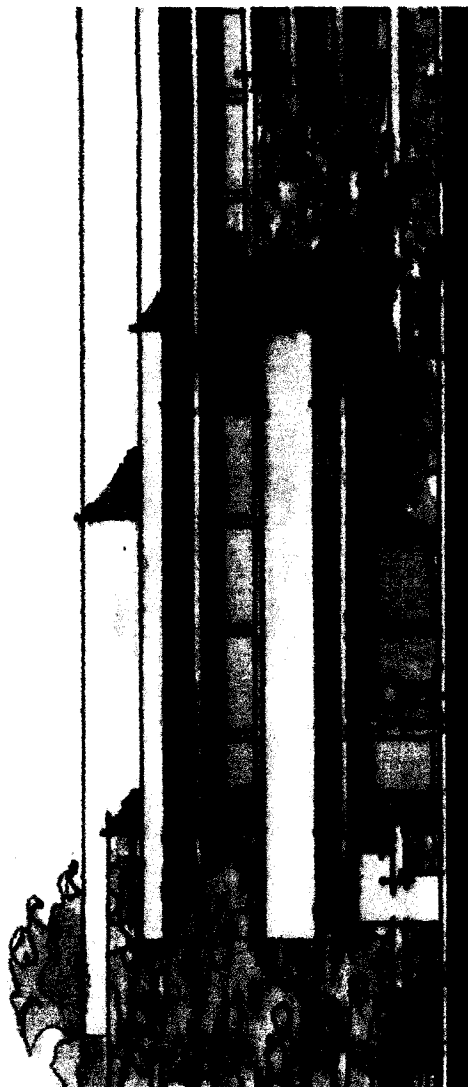
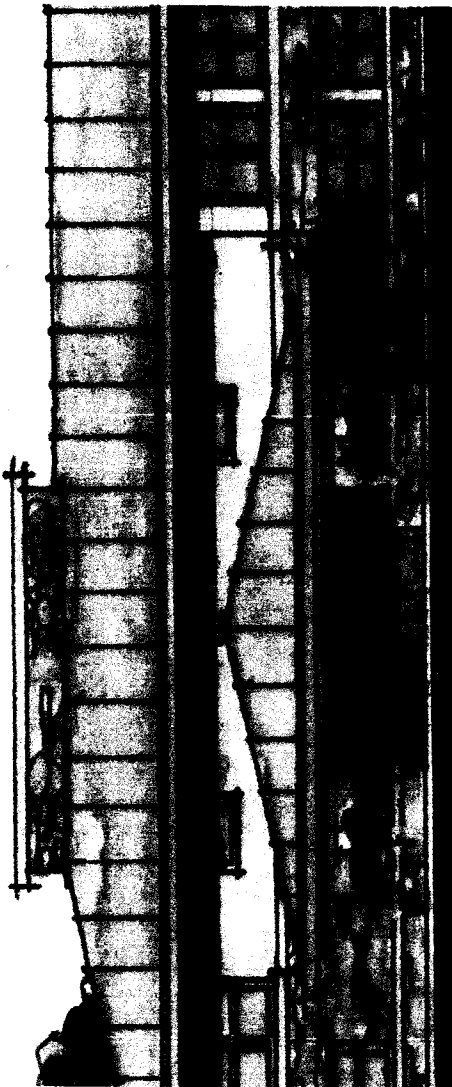
1. Roofs may be flat or pitched, according to the following principles and criteria:
 - a. Roofs should have large cantilevered overhangs. Modulation of the depth of overhang is permissible, and should correspond with solar orientation or some building feature.
 - b. Pitched roofs should have pitches equal to or less than 3.5:12
 - c. Pitched roof eaves should be soffitied.
 - d. Flat roof fascias should be composed as either "plates" or "trays". A "plate" would be a simple cantilevered slab; a "tray" would be a cantilevered roof with a fascia. (Refer to Chapter Six "Prototypes") On building types that require them, trays should serve as balconies.
 - e. Overflow scuppers should ideally be located in stone walls, not the face of the fascias.
 - f. On pitched roofs, gutters are an integral part of the design, and should relate to the pitch of the roof. Rain leaders should be concealed, recessed, or otherwise accommodated by the design. If exposed, they shall be rectangular.



4.3 Entrances

A: Entrances:

1. Prairie style entrances are typically understated and subtle. Landscape and building approach are as important to the entry sequence as the architecture in this style. They should provide deep shadow during the day, and be warmly lighted at night.
2. Buildings should have common entries if at all possible.
3. Entries should be horizontal in character, human in scale and provide cover.
4. Entries should "announce" themselves by their approach, location, and the provision of deep shadow.
5. Multi-story porticoes or other monumental entry statements are discouraged.

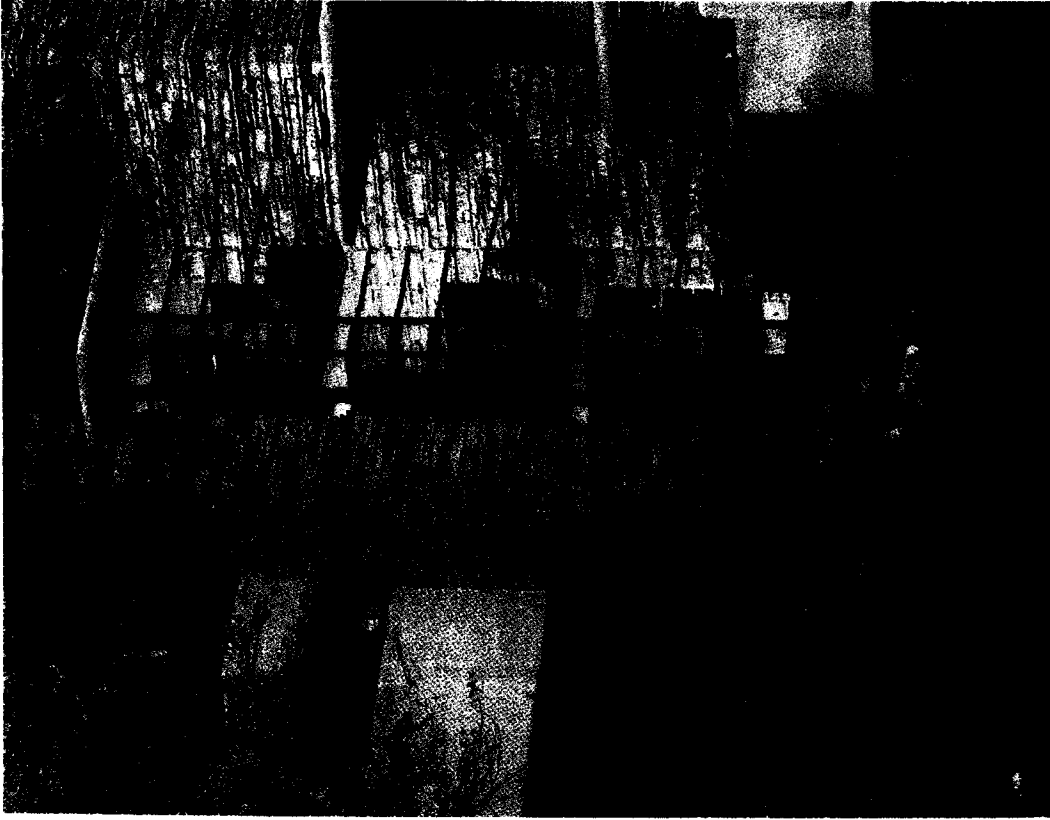


Entrances

4.4 Doors and Windows

A. Doors and Windows:

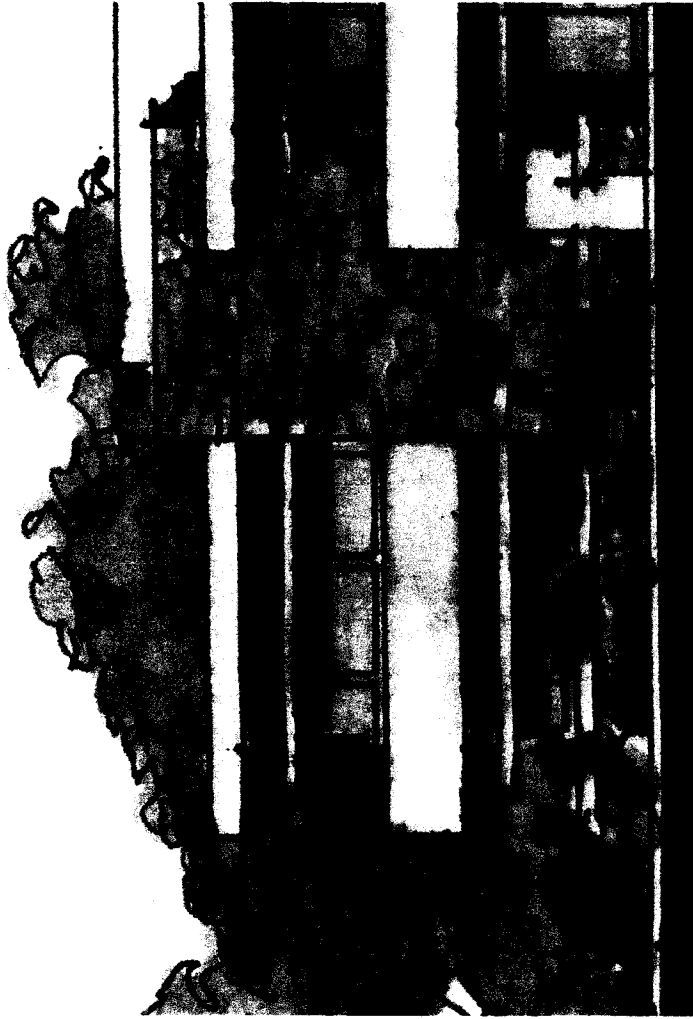
1. Windows and doors shall be aluminum or aluminum clad.
2. Aluminum windows shall be center glazed.
3. Windows and doors shall be either Bronze anodized or factory finished in a color allowed under the chapter "Color and Materials".
4. Glazing shall be un-tinted or semi-reflective.
5. Except for punched openings in masonry, windows and transoms over doors shall extend to the underside of the roof soffit or floor soffit above.
6. Mulling patterns shall be decidedly horizontal in character.
7. Corners shall be mitered, or embellished with operable sashes.



4.5 Cladding

A. Cladding:

1. Two types of cladding are permitted: plaster and masonry.
 - a. Masonry should be used for planters, vertical building elements, columns and monumentation.
 - b. Plaster (or synthetic plaster) should be used for horizontal elements and building-mounted signage.
 - c. Permitted types and colors of masonry and colors of plaster are given in the section "Color and Materials Palette"



Cladding

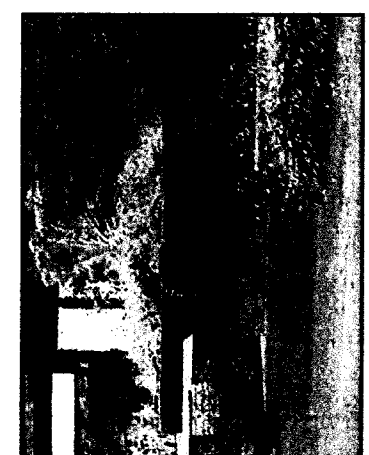
S U N S T O N E

BUILDINGS

4.6 Accents

A. Accents:

1. Since ornament is considered to be integral to the architecture and landscape in this style, accents and embellishments are limited to the following:
 - a. Ornamental lighting. Careful selection of pendants and wall sconces can have a significant positive effect on the composition.
 - b. Urns. The landscaped urn is an iconic image associated with the style, and can add a great deal to the feeling of connectedness between the building and the landscape.
 - c. Sculpture. Placing sculpture in the landscape or on low building walls is encouraged.



4.7 Color and Material Palette

These two hypothetical buildings indicate the desired disposition of materials, of the following categories:

A. Plaster:

1. Plaster shall be smooth in finish, with radial outside corners.
2. Plaster shall be painted or integrally colored on of the following colors:
 - Miller "Windrift"
 - Miller "Sunbaked Sand"
 - Miller "Ivory Sampler"
 - Miller "Pavillion"
 - Miller "Lulled Beige"
 - Miller "Peanut Shell"
 - Miller "Northern Plains"

Other colors may be considered at the time of Sunstone Architectural Design Review.

B. Window coverings:

1. Window coverings shall match one of the approved plaster colors. It may be a different color than that selected for the plaster.



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Color and Material Palette

S U N S T O N E

BUILDINGS

Color and Material Palette (continued)

C. Masonry :

1. Masonry shall be natural or synthetic stone. It shall be laid in a decidedly horizontal fashion. All masonry shall be laid dry-stack, or with a minimum of exposed mortar. Over-grouting will not be allowed.

2. Synthetic masonry, or similar natural stone of the following profiles and colors are permitted:

Profiles:

- El Dorado Stone "Cliffstone"
- El Dorado Stone "Bluffstone"
- El Dorado Stone "Stacked stone"
- El Dorado Stone "Rustic Ledge"
- El Dorado Stone "Mountain Ledge"

Colors:

- El Dorado Stone "Jackson Valley"
- El Dorado Stone "Bodega"
- El Dorado Stone "Rincon"
- El Dorado Stone "Napa Valley"
- El Dorado Stone "Teton"
- El Dorado "Mesa Verde"

3. Blends may be permitted. Other colors or profiles may be considered at the time of Sunstone Design Review.



Color and Material Palette

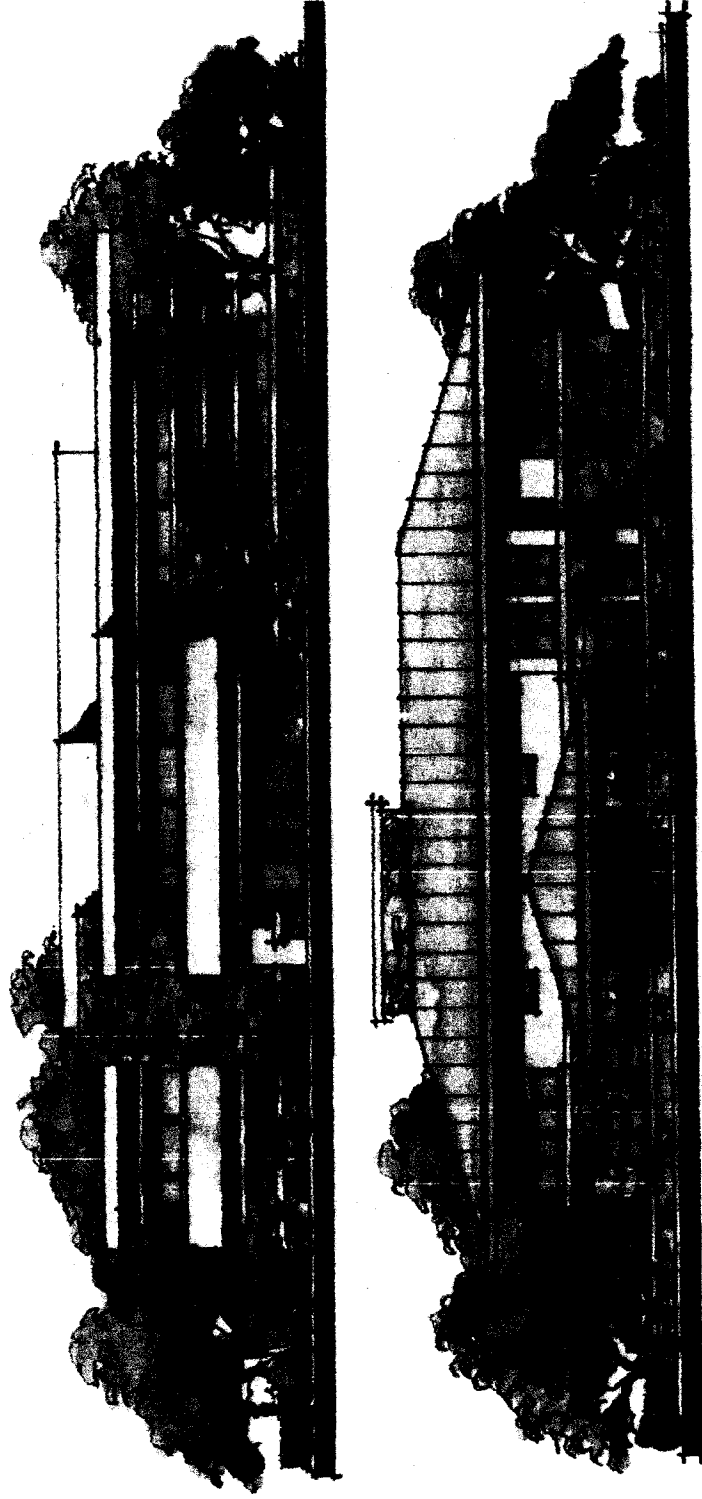
S U N S T O N E

BUILDINGS

Color and Material Palette (continued)

D. Doors and Windows:

1. The mullions of the glazing system are a significant design feature of this style. The color chosen should harmonize with the rest of the color composition, and should be darker than the color of the plaster by several shades. Deep neutrals, or brighter colors chosen to harmonize with some of the masonry hues are appropriate choices. Doors and windows must be factory finished in an approved color. Dark bronze anodizing may be permitted during the Sunstone Design Review process.



Color and Material Palette

S U N S T O N E

BUILDINGS

Color and Material Palette (continued)

E. Roofing Materials:

1. For pitched roofs, roofing may be standing seam metal, or concrete tile. Roofing colors should be carefully chosen to relate to the body color, stone colors and window and door colors. A harmonious, balanced result is the goal.



F. Tile:

1. Tile may have a "slate" or "shake" profile. The following colors are by Monier Lifetile, and are representative of the allowable roofing colors:

- Mountainwood
- Vintagewood
- Autumnwood
- Sagewood

G. Standing Seam Metal

1. The following colors are by Monier Ultra Seam, and are representative of the allowable roofing colors:

- Ash Grey
- Hemlock Green
- Medium Bronze
- Slate Grey

Custom colors are encouraged, and will be considered at the time of the Sunstone Design Review process

Color and Material Palette

SUNSTONE

BUILDINGS

CHAPTER FIVE:

Screening



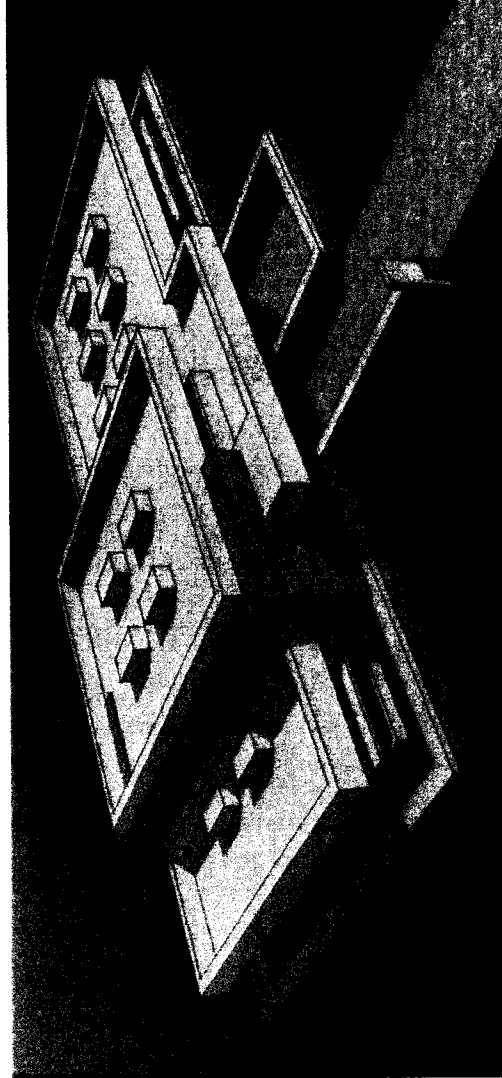
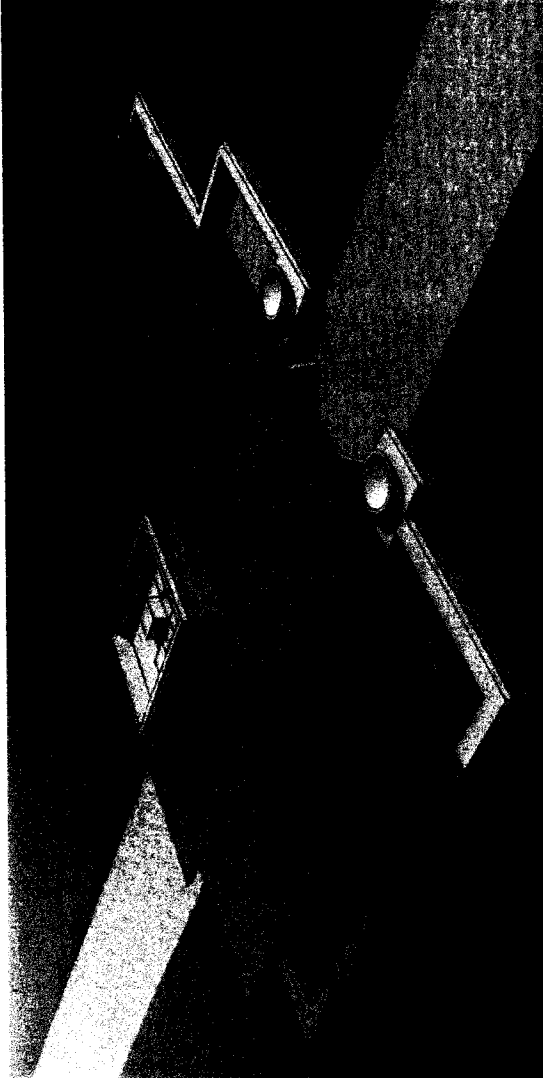
Screening

SCREENING

5.1 Equipment Screening

A. Equipment Screening:

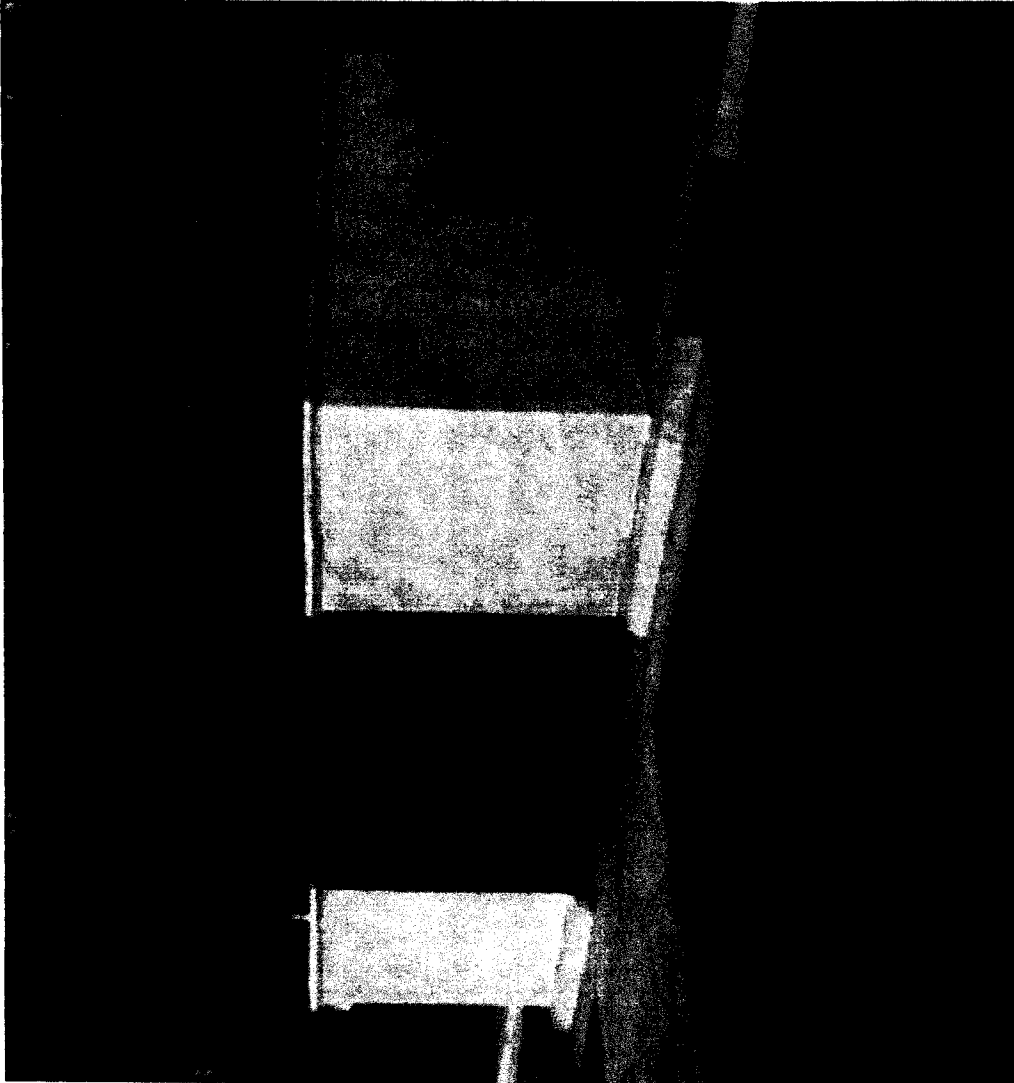
1. All roof mounted equipment shall be entirely screened from view at street level.
2. Screening shall be achieved by enclosures, fascias or parapets that are an integral part of the design.
3. On pitched roofs, mansards may be used to provide an equipment bay. The bay should be as narrow as practical to allow for the longest possible run of roof. Roof pitch must comply with Chapter 3.
4. Ground mounted equipment, including transformers, electrical switchgear, meters and valves should be carefully placed and screened when appropriate. Under no circumstances shall they be placed along the entry face of a building, or along the primary entry path.
5. Wall mounted equipment shall not be placed on entry face of a building. Where visible, wall mounted equipment shall be screened from view with landscaping or courtyard walls.



5.2 Trash and Recycling

A. Trash and Recycling:

1. Trash and recycling areas must be enclosed, and located either in a screened service area, or a freestanding structure. If freestanding, the enclosure must be sensitively placed and designed using the principles and criteria of this guideline.



CHAPTER SIX:

Building Prototypes

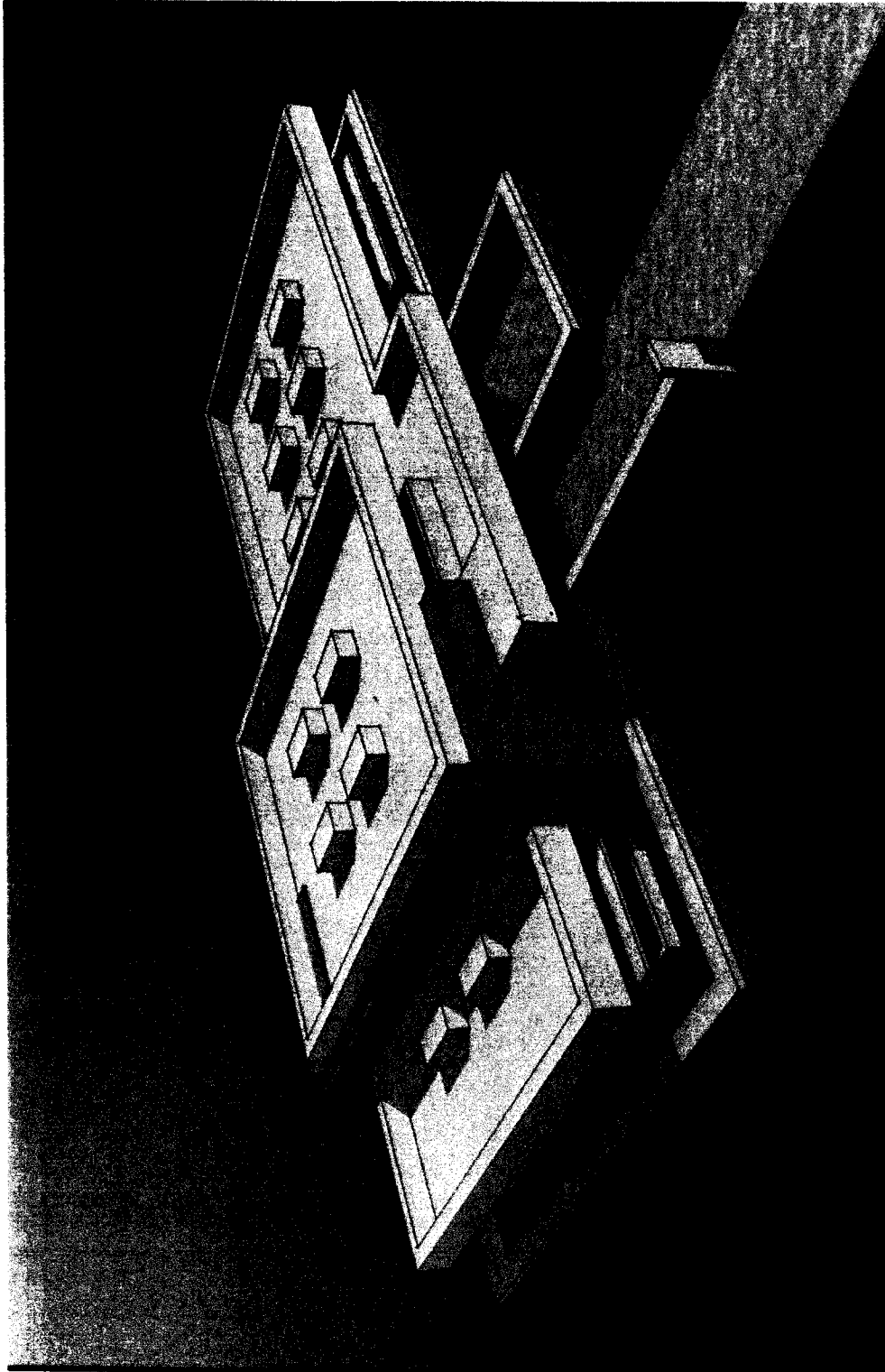


Building Prototypes

S U N S T O N E

BUILDING PROTOTYPES

6.1 Flat Roof One Story

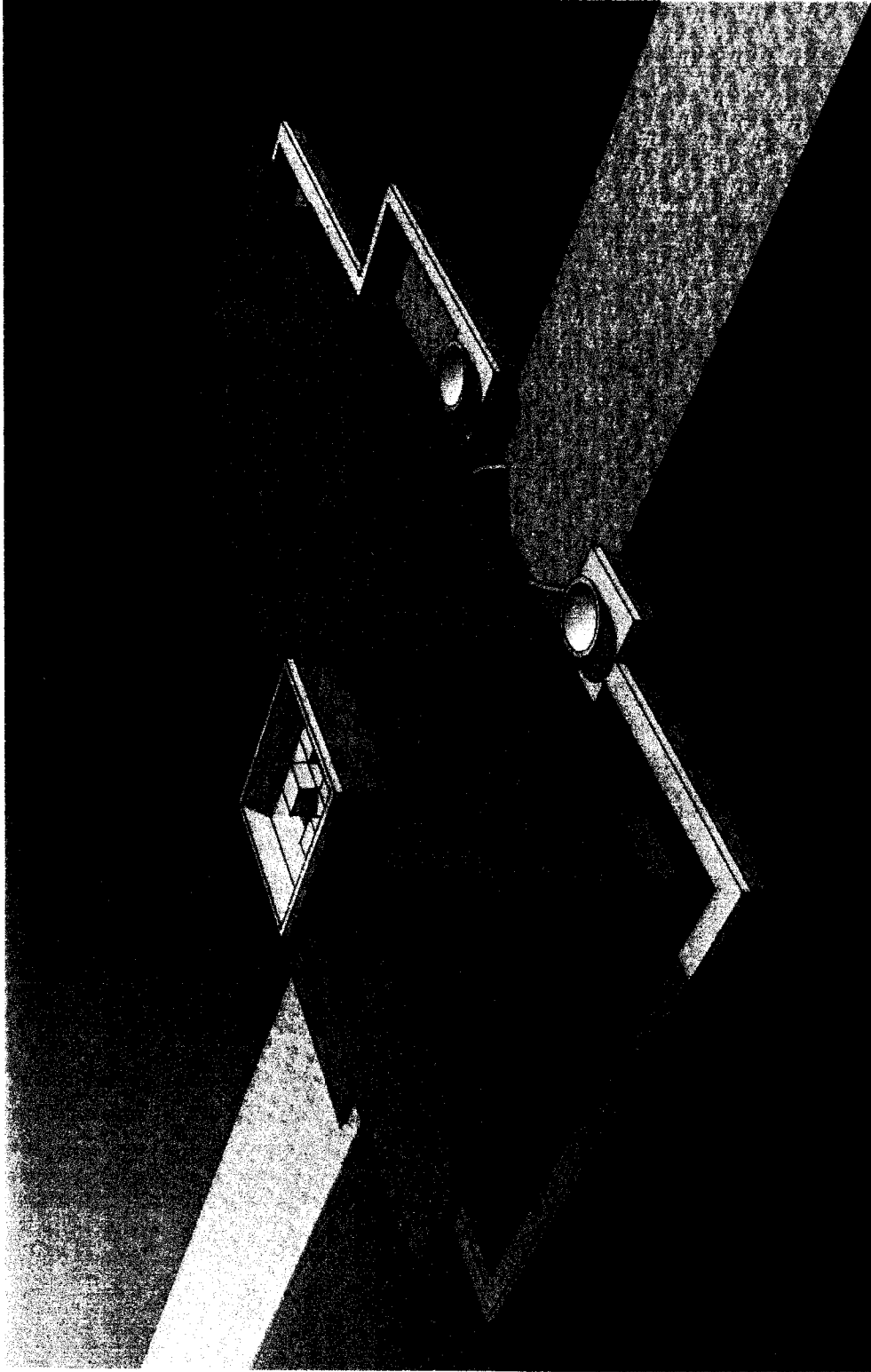


Prototypical Building

S U N S I O N E

PROTOTYPES

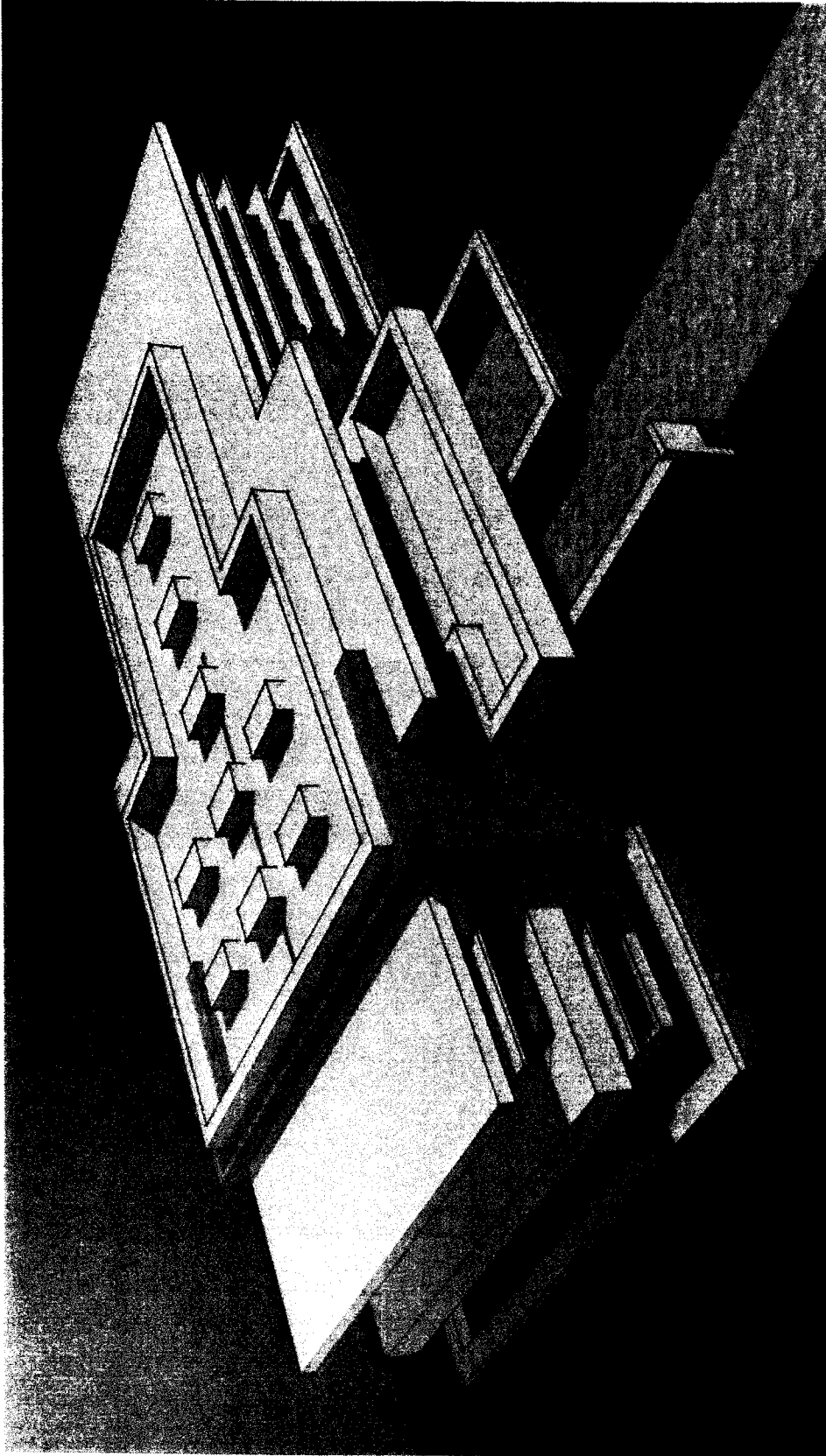
6.2 Pitched Roof One Story



Prototypical Building
S U N S T O N E

PROTOTYPES

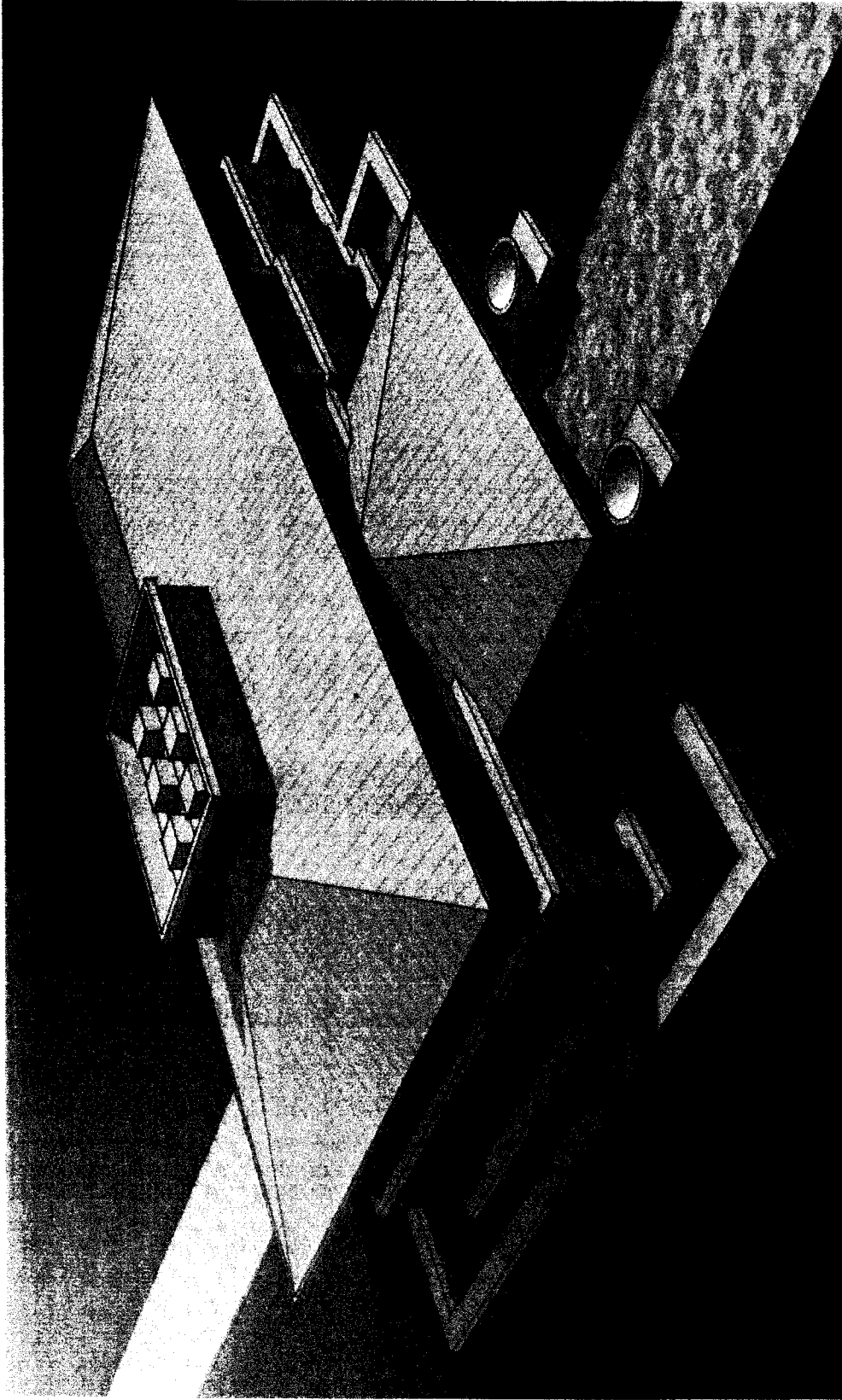
6.3 Flat Roof Two Story



Prototypical Building
S U N S T O N E

PROTOTYPES

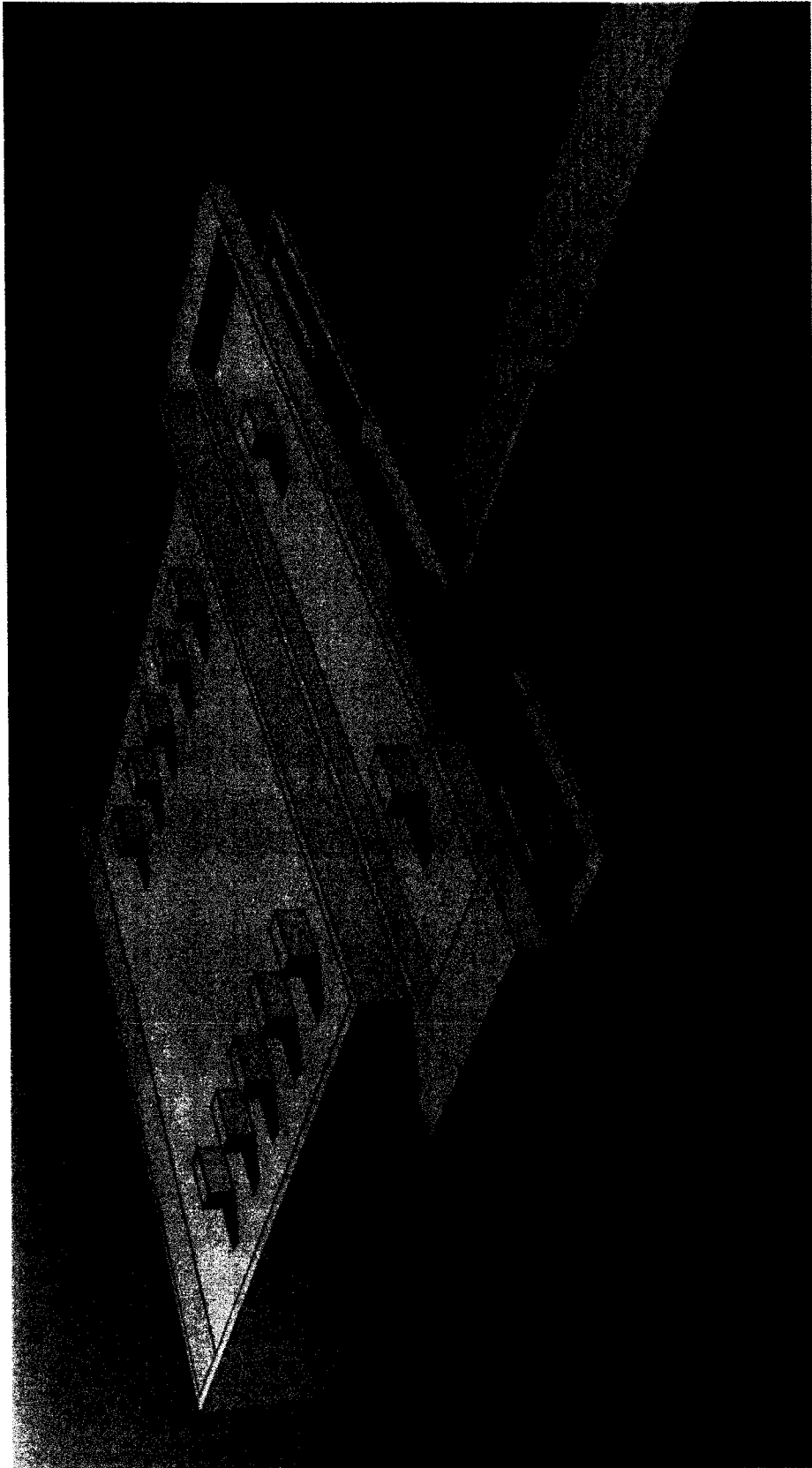
6.4 Pitched Roof Two Story



Prototypical Building
S U N S T O N E

PROTOTYPES

6.5 Flat Roof High-bay Flex



Prototypical Building

SUNSTONE

PROTOTYPES

CHAPTER SEVEN:

Photovoltaic Guidelines

Photovoltaic Guidelines

S U N S T O N E

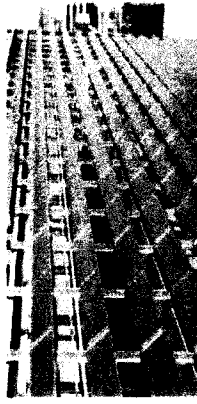
PHOTOVOLTAIC GUIDELINES

59

7.1 Overview

A. Solar Overview:

1. Sunstone strongly encourages sustainable design. The climate in El Dorado Hills is perfectly suited to the application of photovoltaic technology.
2. Solar carports are an excellent application for PV, providing electricity in addition to shade below.
3. Solar roofing membranes add the second layer of TPO roofing material with solar imbedded into the membrane. This product is a BIPV roofing material.
4. Solar shades / light-shelves can provide window shading, improved day lighting, and with BIPV panels, can also harvest the sun on the south and west portions of the buildings. LEED options are enhanced with integrated applications.
5. More information can be obtained from Premier Power Renewable Energy.
Contact Kevin Logue, 916-939-0400, extension 126.



Overview

SUNSTONE

PHOTOVOLTAIC GUIDELINES



ARCHITECTS & PLANNERS
GRAHAM BALMASEDA HEANEY

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**EL DORADO COUNTY PLANNING DEPARTMENT
2850 FAIRLANE COURT
PLACERVILLE, CA 95667**

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Z06-0002/ PD06-0002/ P06-0001/ Sunstone Business Park

Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667

Contact Person: Jonathan Fong, Planning Services

Phone Number: (530) 621-5355

Property Owner's Name and Address: El Dorado Development Partnership Group. 6806 Fallsbrook Court #2. Granite Bay CA, 95746

Project Applicant's Name and Address: El Dorado Development Partnership Group. 6806 Fallsbrook Court #2. Granite Bay CA, 95746

Project Agent's Name and Address: Stable Development. 3441 S. Eastern Ave. Las Vegas NV, 89109.

Project Engineer's / Architect's Name and Address: LeBeck Young Engineering, Inc. 3430 Robin Lane Bldg #2. Cameron Park CA, 95682.

Project Location: The project is located on the south side of Suncast Lane 0.2 miles west of the intersection with Golden Foothills Parkway in the El Dorado Hills area.

Assessor's Parcel No: 117-100-32 (33.18-acres)

Zoning: Research and Development- Design Control (R&D-DC)

Section: 14 **T:** 9N **R:** 8E

General Plan Designation: Research and Development (R&D)

Description of Project: Request for a Rezone, Planned Development and Parcel Map. The Rezone would add the Planned Development Zoning overlay to amend the parcel zoning from Research and Development- Design Control (R&D-DC) to Research and Development- Planned Development (R&D-PD). The Planned Development would allow the construction of 25 buildings totaling 205,212 square feet of improvements. Each of the buildings would range in size from 7,125 square feet to 13,375 square feet. Adoption of the Development Plan would also include incorporation of Design Guidelines for the project site. The phased Parcel Map would create 25 parcels ranging in size from 1-acre to 1.52-acres in size. Each of the proposed buildings would be located on individual parcels. Design Waivers: Two Design Waivers have been requested to allow the following: 1) To omit the sidewalks along the proposed 'Road A' and 'Road B'; 2) To reduce the right-of-way width requirement from 70 feet to 50 feet except at the project entrances.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	R&D	R&D-DC	Undeveloped
North	R&D	R&D-DC	Existing Office/ Warehouse
South	R&D	R&D-DC	Existing Office/ Warehouse
East	R&D	R&D-DC	Existing manufacturing development
West	CC-6K	AP	Carson Creek Specific Plan, existing residential development

Briefly Describe the environmental setting: The approximately 33-acre project site is located in the western edge of the El Dorado Hills Business Park. The project site is currently undeveloped. Improvements on-site are limited to an existing rock-line ditch which runs along the western property boundary. Directly adjacent to the drainage ditch is a seven foot high sound wall between the Carson Creek Specific Plan area and the El Dorado

woodland habitat and is not know to contain special status plant species. Slopes on-site are varied ranging from 580 feet to 490 feet above sea level. Three relative high points exist on-site located at 580, 560, and 545 feet above sea level. Slopes exceeding 30 percent total 0.5% of the site and are due to manmade grading for the parcel to the south

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

1. El Dorado County Building Department: building permits
2. El Dorado County Department of Transportation: grading permits, encroachment permits
3. El Dorado County Air Quality Management District: Fugitive Dust Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics	Agriculture Resources	Air Quality
	Biological Resources	Cultural Resources	Geology / Soils
	Hazards & Hazardous Materials	Hydrology / Water Quality	Land Use / Planning
	Mineral Resources	Noise	Population / Housing
	Public Services	Recreation	Transportation/Traffic
	Utilities / Service Systems	Mandatory Findings of Significance	

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** would be prepared.

I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** would be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: _____

Printed Name: Jonathan Fong For: El Dorado County

Signature: _____ Date: _____

Printed Name: Pierre Rivas For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from construction of a commercial business park project to be located within the El Dorado Hills Business Park in the community of El Dorado Hills (proposed project).

Project Location and Surrounding Land Uses

The 33.18-acre project site is located within the El Dorado Hills Business Park in the El Dorado Hills area. The project is bounded to the north and east by other parcels within the Business Park. Parcels to the west are existing residential lands within the Carson Creek Specific Plan Area. Land uses approved within the Business Park are limited to those enumerated in the Research and Development Zone District.

Project Characteristics

Project Description: The proposed project would include a Rezone, Planned Development, and Parcel Map. The Rezone would add the Planned Development (PD) Zoning Overlay to the project parcel to amend the Zoning from Research and Development- Design Control (R&D-DC) to Research and Development- Planned Development (R&D-PD). The Planned Development would allow the construction of 25 buildings ranging in size from 5,700 square feet to 12,375 square feet. The Parcel Map would parcelize each of the proposed buildings to create 25 parcels ranging in size from 43,594 square feet to 105,051 square feet.

1. Transportation/Circulation/Parking

The project site is accessible from Sandstone Drive and Suncast Lane. The project would construct a through access road from Sandstone Drive to Suncast Lane. An internal looped road system would be constructed to provide access to the proposed parcels. All parking would be provided off-street within designated parking areas.

2. Utilities and Infrastructure

The project would connect to EID public water and wastewater services. The District has determined that adequate water and sewer services would be available to serve the project. The project would connect to existing water and sewer lines within Sandstone Drive and Suncast Lane to provide services to the project.

3. Visual Elements and Landscaping

The project does not have any native vegetation. The project would be required to provide landscaping along the property boundaries and within the parking area. The project has been designed to comply with the architectural requirements of the Research and Development zone district. The project site currently does not contain any visual elements. The proposed project would not impair or affect any visual elements in the project vicinity.

4. Population

The project would not involve the construction of any residential units and therefore would not add to the population in the project vicinity.

5. Construction Considerations

Construction of the project would involve the completion of the grading under the approved grading permit, construction of the remaining buildings, and improvement of the access encroachments.

6. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

This Negative Declaration tiers off of the following Environmental Impact Reports:

Carson Creek Specific Plan EIR (SCH 94072021)
El Dorado County 2004 General Plan EIR (SCH 2001082030)
El Dorado Hills Business Hills Business Park (SCH 802070503)

The following impact areas are tiering off the General Plan EIR:

Traffic/Circulation

The following impact areas are tiering off the Carson Creek Specific Plan EIR:

Noise

The following impact areas are tiering off the El Dorado Hills Business Park EIR:

Noise
Traffic Circulation

In accordance with Section 15152 of the CEQA Guidelines. The above listed EIRs are available for review at the El Dorado County Development Services Department located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the General Plan EIR analysis and all General Plan Mitigation Measures are identified herein.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study would be considered by the Lead Agency in a public meeting and would be certified if it is determined to be in compliance with CEQA. The Lead Agency would also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista. The project is for a new four unit condominium project on the project parcel.

- a. **Scenic Vista.** The project site and vicinity is not identified by the County as a scenic view or resource.¹ There would be no impact as a result of development of the proposed project.
- b. **Scenic Resources.** The project site is not located within a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at

¹ El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.

the project site.² The parcel is currently under development. There would be no impact to scenic resources as a result of development of the proposed project.

- c. **Visual Character.** The proposed project is located within the El Dorado Hills Business Park. Existing around the project site are existing offices and light manufacturing sites within the El Dorado Hills Business Park. To the west are existing residential units within the Carson Creek Specific Plan area. The project would be consistent with the development pattern within the Business Park. The project would be designed and landscaped to blend in with the surrounding area consistent with the Development Standards of the Research and Development Zone District. The impact to the visual character of the area would be less than significant.
- d. **Light and Glare.** All outdoor lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation so as to minimize impacts from glare to less than significant. The project would be required to demonstrate that all proposed lighting conforms to the Zoning Ordinance standards for outdoor lighting. Therefore, the impacts of light and glare from this proposed project would be less than significant.

Finding

No impacts to views and viewsheds are expected with the development of project either directly or indirectly. The project is compatible with the surrounding neighborhood. For this "Aesthetics" category, impacts would be less than significant.

II. AGRICULTURE RESOURCES. <i>Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural (A) General Plan land use overlay district and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is not considered to be "Prime Farmland" nor is there properties designated as being within the Agricultural (A) General Plan land use overlay district area adjacent to the project site. The project would not result in the conversion of farmland to nonagricultural uses and there would be no loss of productive agricultural land or conflict with agricultural uses. There would be no impact.

² California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>).

- b. **Williamson Act Contract.** The project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract because the site is not designated for residential or agricultural use. There would be no impact.
- c. **Non-Agricultural Use.** The site is classified as other farmland under the Farmland Mapping Program; however, there are no agricultural operations or lands designated for agricultural uses present.³ There would be no impact.

Finding

No impacts to agricultural land are expected with the development of the project either directly or indirectly. The project is compatible with the surrounding neighborhood. For this "Agriculture" category, there would be no impact.

III. AIR QUALITY. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?				X

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, would result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a. **Air Quality Plan.** The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project would not conflict with or obstruct the implementation of this plan. There would be no impact.

b-c.

Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O₃). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM₁₀) under the State's standards. The California Clean Air Act of 1988 requires the County's air pollution control program to meet the State's ambient air quality standards. The El Dorado County Air Pollution Control District (EDCAPCD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

³ State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program Map, 2002.

- Short-term impacts related to construction activities; and
- Long-term impacts related to the project operation.

Short-term minor grading and excavation activities associated with the construction of the building and parking lot could result in wind erosion and the introduction of particulate matter (dust) into the atmosphere and adjacent surface water resources. Odors from the construction activities may impact adjacent parcels but would be temporary in nature and therefore, less than significant. The applicant would be required to comply with the El Dorado County Air Pollution Control District's permitting process requiring adherence to District Rule #223 for fugitive dust emissions. Additionally, a Fugitive Dust Prevention and Control Plan shall be submitted prior to any grading.

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. The project, by itself, would not likely increase traffic generated emission sources from what would normally occur along Golden Foothill Parkway. Adherence to the District rules and the Fugitive Dust Plan during project construction would reduce potentially significant impacts to a less than significant level.

d-e.

Sensitive Receptors and Objectionable Odors. The proposed project would not include any features that would be a source of substantial pollutant emissions that could affect sensitive receptors or generate objectionable odors. There would be no impact.

Finding

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, inclusion of standard conditions of approval would reduce impacts to a less than significant level. For this "Air Quality" category, impacts would be less than significant.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state				X

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
habitat conservation plan?				

Discussion:

A substantial adverse effect on Biological Resources would occur if the implementation of the project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a-c.

Special Status Species and Sensitive Natural Communities The project site is located within Mitigation Area 2. Mitigation Area 2 is defined as areas not known to support Special Status species but those lands within the EID service area. Section 17.71.220A. of the County Zoning Ordinance requires that projects within Mitigation Area 2 pay the required fee in lieu of Ecological Preserve Mitigation. The Environmental Impact Report prepared for the El Dorado Hills Business Part determined that no significant impacts would occur to rare or endangered animals or plants⁴. Upon payment of the Rare Plant Mitigation Fee, impacts would be less than significant.

The project would result in off-site impacts required for the installation of a signal at the intersection of Winfield Way and White Rock Road. The off-site area has already been grading and disturbed as a result of bridge construction and road re-alignment projects as part of the County Capital Improvement Project. Impacts would be less than significant.

d.

Migratory corridors The project site would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There would be no impact.

e-f.

Tree and habitat conservation plans. No native oak trees exist on the project site. The project site is not located in an area containing sensitive biological communities. The project would not result in conflicts with local or regional conservation plans. There would be no impact.

Finding

No impacts from biological resources are expected with the development of the project either directly or indirectly. For this "Biological" category, impacts would be less than significant.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal			X	

⁴ El Dorado Hills Business Park. Draft Environmental Impact Report (Page 58). Planning Answers. August 1982.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
cemeteries?				

Discussion:

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a-d. No cultural resources would be expected to be impacted as a result of the project. The Cultural Resources Study performed for the site did not identify any cultural resources on the project site⁵. Standard conditions would be applied to the project requiring mitigation if cultural resources are found during project construction. Impacts would be less than significant.

Finding

Based upon the cultural resource study prepared for the site, it is determined that standard conditions have been incorporated in the project to reduce impacts on cultural resources to a level of insignificance. For this "Cultural Resources" category, impacts would be less than significant.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the				X

⁵ Cultural Resource Assessment of the Stables Project. El Dorado Hills Business Park. El Dorado County, CA. Peak and Associates. September 2005.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
disposal of waste water?				

Discussion:

A substantial adverse effect on Geologic Resources would occur if the implementation of the project would:

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County.⁶ No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.⁷ There would be no impact related to fault rupture. There are no known faults on the project site; however, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The project site is situated west of the Melones fault zone and east of the East Bear Mountains fault zone. The East Bear Mountains fault zone is associated with the Foothills fault system, previously considered inactive but re-classified to potentially active after a Richter magnitude earthquake measuring 5.7 occurred near Oroville in 1975. All other faults in the County, including those closest to the project site are considered inactive.⁸

Earthquake activity on the closest active faults (Dunnigan Hills, approximately 50 miles to the west and Tahoe, approximately 50 miles to the east) and larger fault systems to the west (San Andreas) could result in groundshaking at the project site. However, the probability of strong groundshaking in the western County where the project site is located is very low, based on probabilistic seismic hazards assessment modeling results published by the California Geological Survey.⁹ While strong groundshaking is not anticipated, the site could be subject to low to moderate groundshaking from activity on regional faults.

No portion of El Dorado County is located in a Seismic Hazard Zone (i.e., a regulatory zone classification established by the California Geological Survey that identifies areas subject to liquefaction and earthquake-induced landslides). Lateral spreading, which is typically associated with liquefaction hazard, subsidence, or other unstable soil/geologic conditions do not present a substantial risk in the western County where the

⁶ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030) May 2003, p.5.9-29.*

⁷ California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001, Plate 1.*

⁸ El Dorado County Planning Department, *El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, p.5.9-5.*

⁹ California Department of Conservation, California Geological Survey, *Probabilistic Seismic Hazards Assessment, Interactive Probabilistic Seismic Hazards Map, 2002.*
(<http://www.consrv.ca.gov/cgs/rghm/psha>)

project site is located.¹⁰ The project site is flat. There would be no risk of landslide. There would be no impact.

Development of the project would result in office and warehouse uses in an area subject to low to moderate groundshaking effects. The proposed project would not include uses that would pose any unusual risk of environmental damage either through the use of hazardous materials or processes or through structural design that could be subject to groundshaking hazard. There would be no significant impacts that could not be mitigated through proper building design, as enforced through the County building permit process, which requires compliance with the Uniform Building Code, as modified for California seismic conditions. There would be no impact.

- b & c. **Soil Erosion and loss of topsoil.** The site has been disturbed under a previously approved grading permit. Adherence to the approved grading permit would reduce impacts to less than significant.
- d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the site has Argonaut gravelly loam (AkC) soils. These soils are listed as having low to moderate shrink-swell potential. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high. The applicant has submitted a site-specific geotechnical study and would be subject to review and approval prior to obtaining a building permit for the residential units. The results of the site-specific geotechnical study would be used to ensure that any site-specific conditions related to shrink-swell potential are identified and reflected in project design to minimize the risk to property and people. Impacts would be less than significant.
- e. **Septic Capability:** There would be no impact related to septic systems because no septic system use is necessary for the project. The project is to be served public water and sewer. There would be no impact.

Finding

No significant geophysical impacts are expected from the project either directly or indirectly. For this "Geology and Soils" category, the impacts would be less than significant.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

¹⁰ El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, pages 5.9-6 to 5.9-9.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion:

A substantial adverse effect due to Hazards or Hazardous Materials would occur if implementation of the project would:

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a. **Hazardous Substances.** No hazardous substances would be involved with the project. Temporary use of heavy equipment for onsite construction may be required. A temporary fuel storage tank may be located on site for the heavy equipment. The potential storage and transport of diesel fuel in such quantities that would create a hazard to people or the environment would require an approved hazardous material business plan issued from the El Dorado County Environmental Management Department. Said hazardous material business plan would identify potential impacts to the environment and require mitigation measures to reduce any potential impacts. Based on the amount of grading required and the duration of heavy equipment on site and off site to complete the required improvements, and that fuel storage would most likely not occur, impacts would be less than significant. Impacts related to diesel fuel spillage would be less than significant with an approved hazardous materials business plan.
- b. **Creation of Hazards.** The project would result in a mixture of office and warehouse uses which would not likely involve the use of hazardous materials. Prior to storage or use of any hazardous materials, A hazardous materials plan would be subject to review and approval by the Environmental Management Department. Because use of hazardous materials is remote, impacts would be less than significant.
- c. **Hazardous Emissions.** There are three private schools within ¼ mile of the project site. The proposed project would not be likely to include any operations that would use acutely hazardous materials or generate hazardous air emissions. Any potential sources of hazardous emissions would be subject to a hazardous materials plan. Any proposed uses that could potentially result in hazardous emissions would require submittal of a Special Use Permit which would require full analysis of potential impacts. Impacts would be less than significant.
- d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.¹¹ No activities that could have resulted in a release of hazardous materials to soil or groundwater at the proposed project site are known to have occurred. There would be no impact.

¹¹ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List, <http://www.dtsc.ca.gov/database/Calsites/>.

- e. **Public Airport Hazards.** The project is not located near or within any Safety Zones of a public airport. There would be no impact.
- f. **Private Airstrip Hazards.** The adjacent parcel has an operating helicopter landing pad. No features of the project would produce a significant obstruction for the operation of aircraft. The project would not involve heights in excess of the height limitations of the R&D Zone District. No sources of light would produce any visual hazards in the area. Impacts would be less than significant.
- g. **Emergency Response Plan.** Construction and occupation of the proposed facilities would involve negligible or no disruption of emergency access to and from occupied uses along Golden Foothill Parkway. There would be no impact related to emergency response or evacuation plans.
- h. **Fire Hazards.** The map of El Dorado County Fire Hazard Zones (V-4-2, El Dorado County General Plan Environmental Impact Report December 1994) identifies the project site as being located in an area of "Moderate Fire Hazard". Any potential development activity would be subject to SRA Fire Safe Regulations, which provide standards for basic emergency access and perimeter wildfire protection. The proposed development has been designed in compliance with state and local fire district regulations would reduce the risks associated with wildland fires to a less than significant level. Electrical equipment would be enclosed, and the project would not include any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk. Emergency response access to the site and surrounding development would not be adversely affected, as discussed above. Impacts related to wildland fire hazard would be less than significant.

Finding

No Hazards or Hazardous conditions are expected with the development of the project either directly or indirectly. For this "Hazards" category, impacts would be less than significant.

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?				X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?				X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or				X

VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
redirect flood flows?				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Discussion:

A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
 - Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a & f. **Water Quality Standards.** Construction of the proposed project would involve little, if any, ground disturbance that could increase the level of sediments in stormwater discharges at the site. Operation of the proposed project would not involve any uses that would generate a significant increase in wastewater. There is no evidence indicating that the project or activities associated with the project would violate any water quality standards or waste discharge requirements established by the Regional Water Quality Control Board. Therefore, no water quality standards would be violated, and no impact would occur.
- b. **Groundwater.** El Dorado County lies within the Central Sierra Nevada geomorphic province. There are 357 defined groundwater basins in California, but no designated basins are defined in El Dorado County. There would be no impact.
- c. **Erosion Control Plan.** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan would reduce erosion and siltation on and off site. The Department of Transportation is requiring as a condition of approval that the project applicant obtain a site improvement/grading permit, which would address grading, erosion and sediment control. Impacts would be less than significant.
- d-e. **Drainage Patterns.** The parcel on which the proposed project is to be situated is 33.18-acres. The project site is currently undeveloped. The site drains naturally from the three relative high points on-site flowing northeast, southeast and west. Drainage along the western property boundary is managed via an existing V-ditch located within a 10 foot wide drainage easement. The Preliminary Drainage Report concluded that the project scope would fall within the impacts analyzed in the Master Drainage Report prepared for the El Dorado Hills Business Park. Existing drainages along the western property boundary tie into the drainage system constructed as part of the Carson Creek Specific Plan Area residential projects. Those drainage systems were designed assuming development on the project site and would be capable of handling additional runoff generated as a result of development.
- Based on the Preliminary Drainage Report and upon the implementation of approved Drainage, Erosion Control and Grading Plans, as required by the Department of Transportation, the rate of surface runoff from the project site would be minimized. Impacts would be less than significant.
- f. **Water quality.** The project site is located within the vicinity of Carson Creek. The project would be served by public water and would be subject to the implementation of approved Drainage, Erosion Control

and Grading Plans, as required by the Department of Transportation. Upon adherence to the approved plans, there would be no impact.

g, h, i& j.

Flooding. The level project site is situated in an area of undulating terrain at an elevation of approximately 1280 feet above sea level. There are no 100-year flood hazard areas at or adjacent to the site. The site is not in an area subject to seiche, tsunami, or mudflow. The site is not in an area subject to flooding as a result of levee or dam failure. There would be no impact.

FIRM. The Flood Insurance Rate Map (Panel No. 06040 0725 C) for the project area establishes that the project site is not within a mapped 100-year floodplain.

Finding

The proposed project would require a site improvement and grading permit through the El Dorado County Building Department that would address erosion and sediment control. No significant hydrological impacts are expected with the development of the project either directly or indirectly. For this "Hydrology" category, impacts would be less than significant.

IX. LAND USE PLANNING. <i>Would the project:</i>				
a. Physically divide an established community?			X	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion:

A substantial adverse effect on Land Use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

a. **Established Community.** The project site is located within the El Dorado Hills Business Park and would involve land uses consistent with allowed uses within the Park. The project site is located directly adjacent to existing residential uses within the Carson Creek Specific Plan. The project would be an infill development within the El Dorado Hills Business Park and would be consistent within the Research and Development (R&D) General Plan Land Use Designation and R&D Zone District. All development would be required to comply with the Development Standards of the R&D Zone District. Impacts would be less than significant.

b. **Land Use Plan.** The project site is located in an area zoned for Research and Development (R&D) and the proposed office and warehouse uses are allowed by right pursuant County Zoning Ordinance. The proposed use would not conflict with the adopted General Plan land use designation for the site (Research and Development (R&D)) or adjacent uses. The applicant has designed the project in compliance with County regulations, addressing aesthetics and health and safety concerns. There would be no impact.

- c. **Habitat Conservation Plan.** As noted in Item IV (Biological Resources), the project site is located in Mitigation Area 2 established for the Pine Hill rare plants. The proposed development would require payment of the required Mitigation 2 mitigation fee. There would be no impact.

Finding

The proposed use of the land would be consistent with the zoning and the General Plan with the Design Review Revision. There would be no significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. For this 'Land Use Planning' category, impacts would be less than significant.

X. MINERAL RESOURCES. <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion:

A substantial adverse effect on Mineral Resources would occur if the implementation of the project would:

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

a & b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist is present.¹² There are no MRZ-2-classified areas within or adjacent to the project site¹³, and the project site has not been delineated in the General Plan or in a specific plan as a locally important mineral resource recovery site.¹⁴ There are no mining activities adjacent to or in the vicinity of the project site that could affect proposed uses or be affected by project development. There would be no impact.

Finding

No impacts to energy and mineral resources are expected with the project either directly or indirectly. For this "Mineral Resources" category, there would be no impact.

XI. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the			X	

¹² California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

¹³ California Department of Conservation, California Geological Survey, Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03, 2001.

¹⁴ El Dorado County Planning Department, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

XI. NOISE. <i>Would the project result in:</i>				
project vicinity above levels existing without the project?				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion:

A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

a. Noise Standards. The project would not result in a substantial increase in existing ambient noise levels in the project vicinity. The project would not generate noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2. Impacts would be less than significant.

b-c. Ambient Noise. The project would construct approximately 200,000 square feet of office and warehouse uses. The proposed uses would not likely increase ambient noise levels in excess of non-transportation noise thresholds established by the El Dorado County General Plan. The project would be located directly adjacent to residential lands within the Carson Creek Specific Plan Area. The Draft Environmental Impact Report prepared for the Carson Creek Specific Plan Area determined that future off-site stationary noise sources within the El Dorado Hills Business Park would be a potentially significant impact on the residential uses within the Specific Plan area.¹⁵ The Carson Creek Specific Plan (CCSP) included mitigation measures requiring the construction of six foot high fencing along all property boundaries of the Specific Plan area including fencing between the El Dorado Hills Business Park (CCSP 7-3). Additionally, the CCSP requires a thirty foot rear yard setback for all residences along the eastern perimeter of the site. The setback would buffer the residential land uses from the El Dorado Hills Business Park (CCSP 3-13).¹⁶

The project would allow for a range of office and warehouse uses consistent with the Development Standards of the Research and Development (R&D) Zone District. The project would be subject to the Design Guidelines for the project which would be adopted as part of the Planned Development application. All future development of the site would be required to adhere to a required thirty foot landscape setback from all residential land uses within the CCSP.¹⁷

All future development within the project area would be subject to the required 30 foot landscaped setback. In conjunction with the existing six foot tall solid wall and the required 30 foot setback within the CCSP area, all future development within the project area would be buffered by a total of 60 feet and the existing solid wall. No uses proposed as part of the project or anticipated within the R&D Zone District would likely result in ambient noise levels in excess of El Dorado County General Plan Standards. Any uses which may result in

¹⁵ Carson Creek Specific Plan Draft Environmental Impact Report. Volume 1. State Clearinghouse No. 94072021. Michael Brandman Associates. May 1996.

¹⁶ Carson Creek Specific Plan. CTA Engineering and Surveying. September 1999.

¹⁷ Sunstone El Dorado Hills. Draft Plan Development and Design Guidelines. Graham Balmaseda Heaney. September 2008.

significant long term impacts would be reviewed and approved through the Special Use Permit process. Impacts would be less than significant.

- d. Short-term noise impacts may be associated with excavation, grading, and construction activities in the project vicinity. El Dorado County requires that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and function mufflers. All construction and grading operations are required to comply with noise performance standards contained in the General Plan. All storage, stockpiling and vehicle staging areas are required to be located as far as practicable from any residential areas. Impacts would be less than significant.
- e. **Airport noise exposure.** The project is not located in the vicinity of any public airports, there would be no impact.
- f. **Private airstrip.** An operating helicopter landing pad is located on the adjacent parcel to the west. No significant noise impacts are expected as a result of the project. Impacts would be less than significant.

Finding

No impacts to excessive noise are expected with the development of the project either directly or indirectly. For this "Noise" category, the impacts would be less than significant.

XII. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County's current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a-c. **Population Growth.** The project would construct a commercial development designated for office and warehouse uses. The project would construct 25 buildings totaling approximately 200,000 square feet of space. New infrastructure would include the construction of a new loop road system throughout the 30-acre project site. All utilities are currently provided within the El Dorado Hills Business Park. The project would likely create additional employment

Finding

The project would not displace housing. There is no potential for a significant impact due to substantial growth with project either directly or indirectly. For this "Population and Housing" category, there would be no impact.

XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks?				X
e. Other government services?			X	

Discussion:

A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

- a. **Fire Protection.** The El Dorado Hills Fire Department currently provides fire protection services to the project area. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire District that the level of service would not fall below the minimum requirements, as a result of the project. The responsible Fire District would review building permit plans to determine compliance with their fire standards including but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking lots, fire sprinklers within buildings, building identification and project phasing. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts on fire protection services would be less than significant.
- b. **Police Protection.** The project site would be served by the El Dorado County Sheriff's Department with a response time of 8 minutes to 80% of the population located in the Community Regions. For the rural areas, there is no standard minimum level of service or response time. The project site is located within the El Dorado Hills Community Region. The addition of the proposed development would not significantly impact current responses times to the project area.
- c. **Schools.** The state allows school districts to directly levy fees on new residential and commercial/ industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The project site is located within the Buckeye School District. The affected school districts were contacted as part of the initial consultation and no specific comments or mitigation measures were provided. No other public facilities or services would be substantially impacted by the project. The impacts would be less than significant.
- d. **Parks.** The commercial development would not be required to pay park in-lieu fees. There would be no impact.

- e. **Public Facilities.** No other public facilities or services would be substantially impacted by the project. Adequate emergency services and public utility services are available to serve the project. The project site is approximately 30 acres in size. El Dorado County General Plan Policy 10.2.1.5, the project would be required to provide a Public Facilities and Services Financing Plan. The Plan would be required prior to project approval and would demonstrate that all facilities and infrastructure are available and no net cost would be burdened by existing residents. Impacts would be less than significant.

Finding

As discussed above, no significant impacts are expected to public services with the project either directly or indirectly. For this "Public Services" category, impacts would be less than significant.

XIV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion:

A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a. **Parks.** The project would not require the increase in need for parks in the project area. The commercial project would not require the payment of park fees. There would be no impact.
- b. **Recreational Facilities.** The project proposal does not include the provision of on-site recreation facilities. There would be no impact.

Finding

No significant impacts to recreation and open space resources are expected with the project either directly or indirectly. For this "Recreation" category, there would be no impact.

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
e. Result in inadequate emergency access?				
f. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion:

A substantial adverse effect on Traffic would occur if the implementation of the project would:

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service "F" traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a-b. **Traffic Increases/ Level of Service.** The project site is located within the El Dorado Hills Business Park which utilizes Latrobe Road and White Rock Road as major access roadways. In accordance with General Plan Policies TC-Xa and TC-Xf, no development would be approved which could potentially worsen traffic on the County Road System. Prior to occupancy of any project which would worsen traffic, the developer would be required to either construct the necessary roadway improvements or ensure that adequate funding is identified or programmed to construct the improvements.

In accordance with these policies the project prepared a traffic study which determined the existing traffic impacts and the anticipated traffic impacts as a result of the project. The recommended mitigation measures included the signalization of White Rock Road and Winfield Drive. Upon the signalization of White Rock Road and Winfield Drive, the project impacts would not result in traffic increases or an impact to the level of service (LOS) beyond thresholds established by the General Plan.

General Plan Policy Amendments to Policy TC-Xa adopted by the El Dorado County Board of Supervisors on July 1, 2008 would allow for certain types of non-residential development to exceed the LOS E threshold currently established by the County General Plan. As determined in the Addendum to the County General Plan prepared by Development Services, the Policy Amendment would result in temporary decreases in LOS; however, the reductions would be offset by the use of alternative funding mechanisms and the TIM fee program funding.

In accordance with the Policy Amendment to TC-Xa the required signalization of White Rock Road and Winfield Drive may be deferred through payment of the required TIM fees at building permit issuance. The project would either be conditioned to construct the required signalization improvements or pay the required TIM fees in accordance with Policy TC-Xa as amended by the Board of Supervisors. Either requirement would be consistent with established thresholds and policies within the Traffic and Circulation Element of the General Plan. Performance of either requirement would result in a less than significant impact.

- c. **Air Traffic Patterns.** The project site is not located in the vicinity of a public airport. There would be no impact.
- d. **Hazards.** The project site is readily accessible from Golden Foothill Parkway via Sandstone Drive and Suncast Lane. Delivery of the facility components during the construction period or occupation of the development would not involve frequent or substantial number of turning movements onto Golden Foothill Parkway that would interfere with traffic flow. No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. There would be no impact.

- e. **Emergency Access.** The project site is accessible from Golden Foothill Parkway. Project construction, including staging, would occur entirely on-site. There would be no impact.
- f. **Parking.** The project has been designed to comply with Chapter 17.18 of the County Zoning Ordinance. Chapter 17.14 of the Zoning Ordinance requires a parking ratio of 1 space per 250 square feet of office space and 1 space per 2,000 square feet for warehouse. The project would provide all required parking and loading spaces as required by the County Zoning Ordinance.. There would be no impact to parking.
- g. **Alternative Transportation.** No public transportation systems, bicycle lanes or bicycle storage would be affected because such features are not present at or adjacent to the project site. There would be no impact.

Finding

As discussed above, no significant traffic impacts are expected with the project either directly or indirectly. For this "Transportation/Traffic" category, impacts would be less than significant.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.				X

Discussion:

A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;

- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
 - Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.
- a. **Wastewater.** The project would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff would be negligible (see Item c, below). There would be no impact.
- b.,d.,e. **New Facilities** No new or expanded water or wastewater facilities would be required for the project because operation would not require these services. There would be no impact.
- c. **Stormwater Drainage.** All required drainage facilities for the project shall be built in conformance with the standards contained in the "County of El Dorado Drainage Manual," as determined by the Department of Transportation. The project would be conditioned to comply with the County requirements. There would be no impact.
- f & g. **Solid Waste.** Operation of the ground equipment shelter would not generate solid waste or affect recycling goals. There would be no impact.
- h. **Power.** Power and telecommunication facilities are available at the project site. The power demands of the project would be accommodated through connection to existing lines, which are available at the parcel. There would be no impact.

Finding

No significant utility and service system impacts are expected with the project either directly or indirectly. For this "Utilities and Service Systems" category, there would be no impact.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

- a. The project site is located within the El Dorado Hills Business Park. The project site does not contain sensitive plant species or biological resources. There would be no effects on fish habitat (Item IV). There would be no significant effect on special-status plant or animal species (Item IV). The project would be an infill development consistent with the goals and objectives of the El Dorado Hills Business Park based on the El Dorado Hills Business Park EIR and compliance with the Research and Development Zone District. Impacts would be less than significant.
- b. Due to the scope of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVI,

there would be no significant impacts related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, it has been determined there would be no impact or the impact would be less than significant. The project's contribution to changes in the environment has been mitigated to less-than-significant levels through project design. The cumulative contribution to the viewshed would not be considerable.

- c. Due to the scope of the proposed project, types of activities proposed, and site-specific environmental conditions, there would be no environmental effects that would cause substantial adverse impacts on people either directly or indirectly.

SUPPORTING INFORMATION SOURCE LIST

The following documents are available at the El Dorado County Planning Department in Placerville.

El Dorado County General Plan Draft Environmental Impact Report
Volume I - Comments on Draft Environmental Impact Report
Volume II - Response to Comment on DEIR
Volume III - Comments on Supplement to DEIR
Volume IV - Responses to Comments on Supplement to DEIR
Volume V - Appendices

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 17 - County Code)

County of El Dorado Drainage Manual

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170)

El Dorado County Design and Improvement Standards

El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

PROJECT SPECIFIC INFORMATION LIST

Addendum to the El Dorado County General Plan Environmental Impact Report (SCH# 2001082030) Amendment to Policy TC-Xa. El Dorado County Development Services, July 2008.

Carson Creek Specific Plan. Palisades Development, Inc. Adopted September 24, 1996. Minor Amendment September 28, 1999.

Carson Creek Specific Plan Draft Environmental Impact Report for the Carson Creek Specific Plan, El Dorado County. State Clearinghouse No. 94072021. Volume I. Michael Brandman Associates. May 1996.

Cultural Resource Assessment of the Proposed Stables Project. El Dorado Hills Business Park. El Dorado County, CA. Peak and Associates. September 2005.

El Dorado Hills Business Park Draft Environmental Impact Report SCH#82070503. Planning Answers 1982.

Final Environmental Impact Report. A Supplement to the Draft EIR. Planning Answers 1982.

Preliminary Geotechnical Engineering Study for Sunstone Business Park. El Dorado Hills, CA. Youngdahl Consulting Group. April 2006.

Preliminary Drainage Report for Sunstone Business Park. El Dorado Hills, CA. LeBeck Young Engineering, Inc. June 2008.

Submittal of the Revised Final Air Quality Analysis for the Sunstone Business Park Project. EN2 Resources, Inc. April 2008.

Sunstone Business Park Traffic Impact Study, El Dorado County. Wood Rodgers. May 2008.

Sunstone El Dorado Hills Draft Plan Development and Design Guidelines. GBH Partners. September 2008.

Traffic Impact Mitigation Fee Program, Supplement to the El Dorado County General Plan Environmental Impact Report (SCH#2001082030). El Dorado County Development Services Department. March 2006.