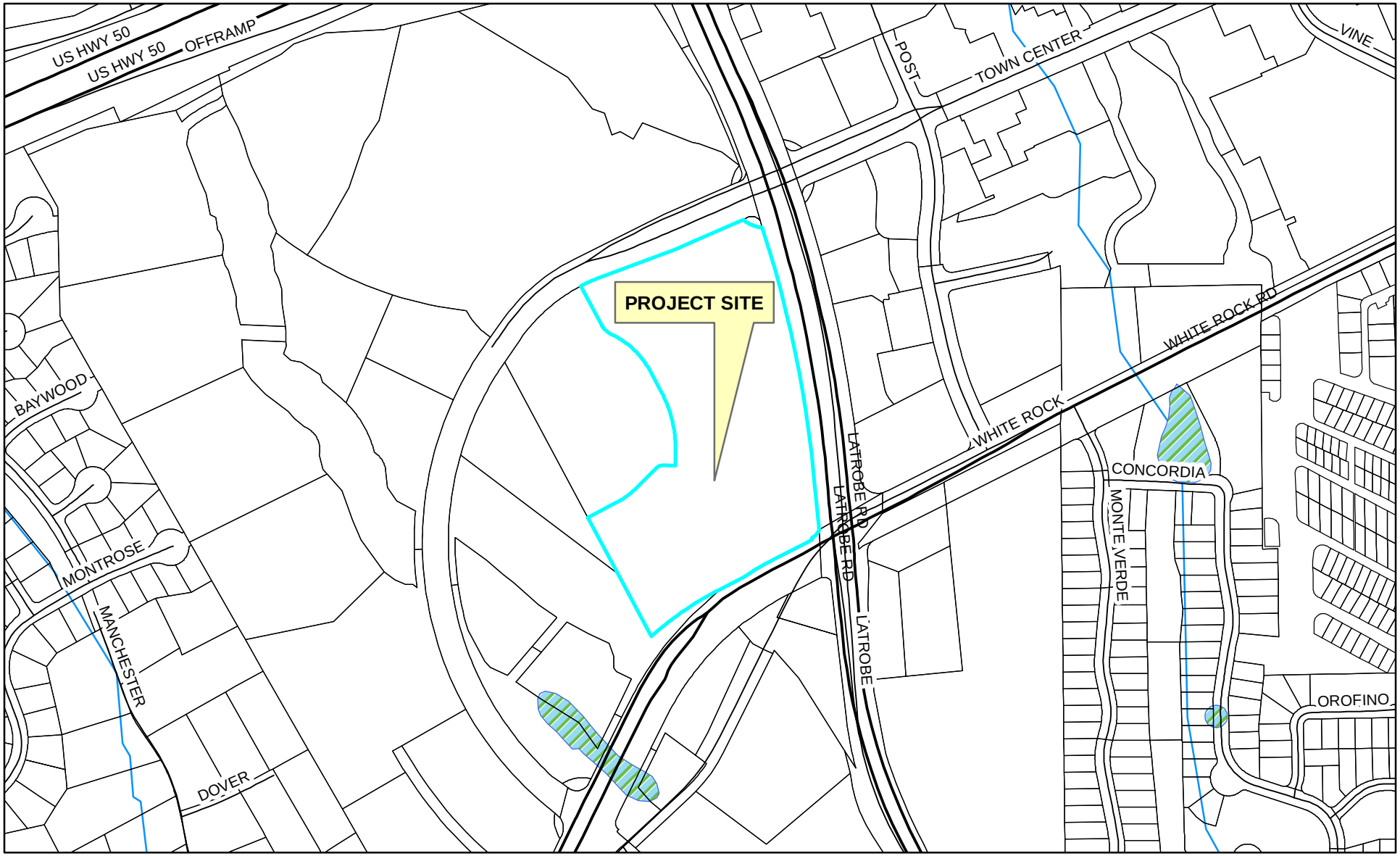
PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT A - LOCATION MAP



PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT B - AERIAL MAP

0 245 490 980 Feet

N

Legend
- Parcels
- Roads

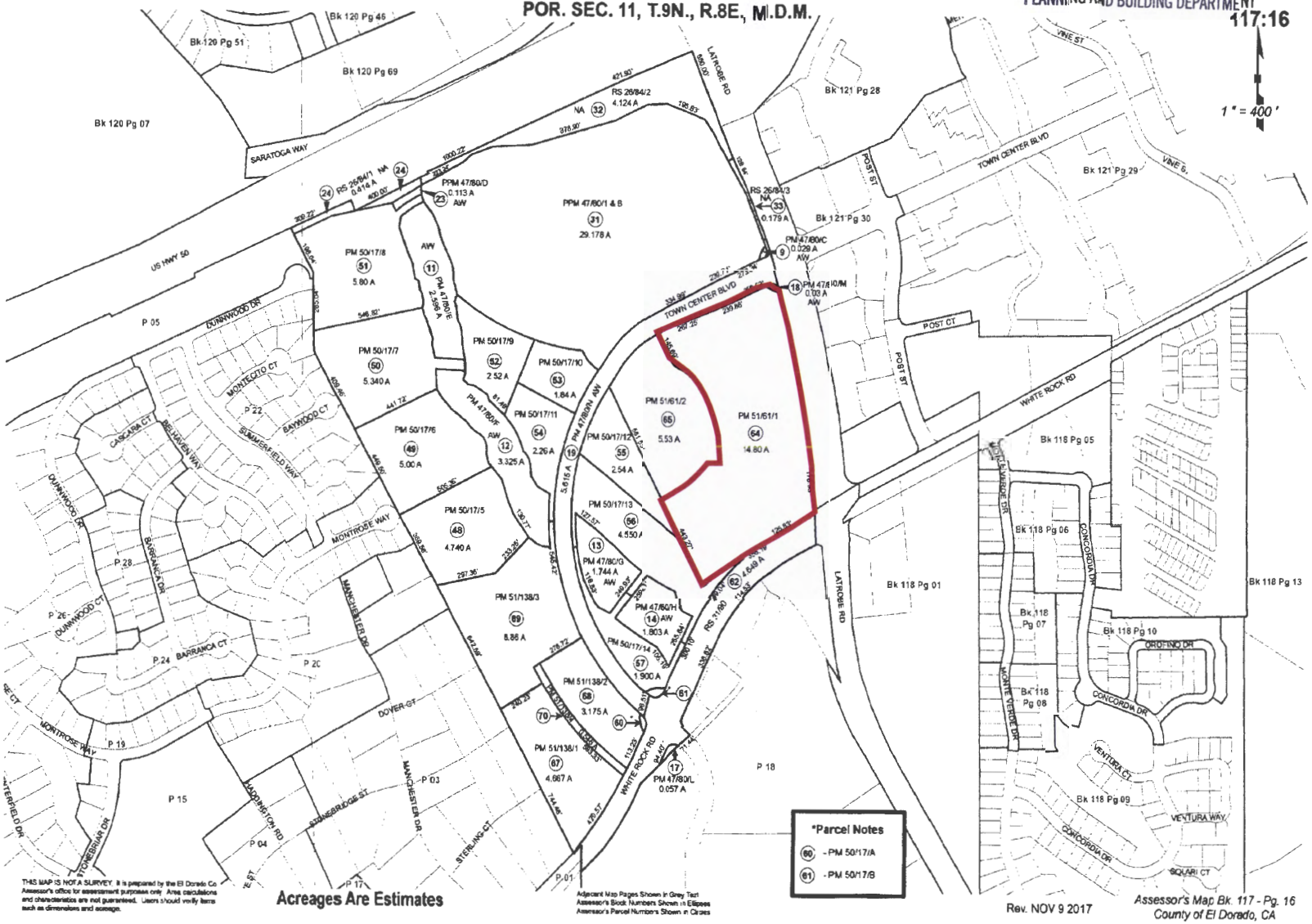
PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT C - ASSESSORS PARCEL PAGE

RECEIVED
JUL 21 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

4250 Town Center Blvd.
El Dorado Hills, CA 95762

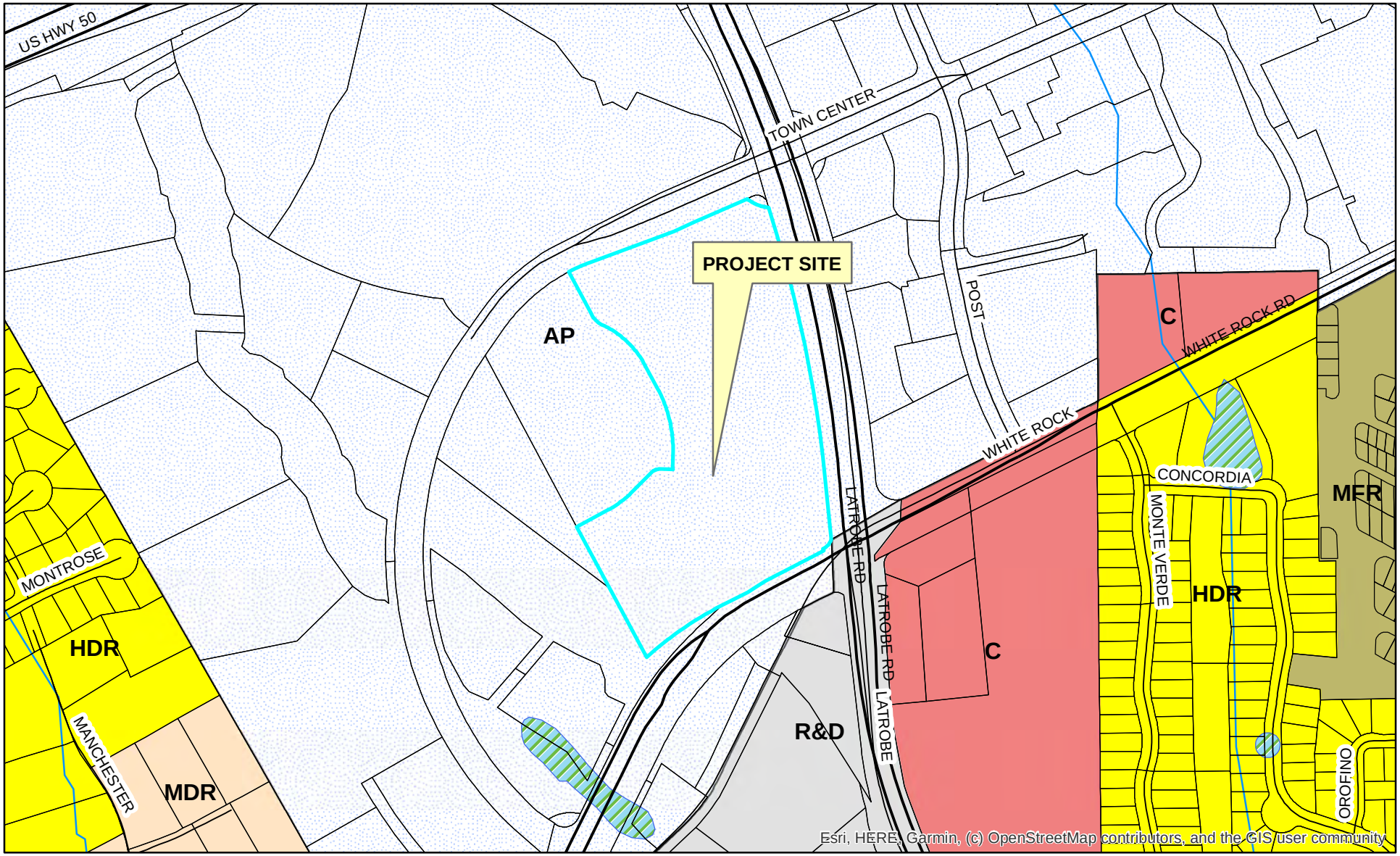
APN: 117-160-064-000

Phase 3 Application
File # PA22-0014



PD-R23-0003

PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT D - GENERAL PLAN LAND USE MAP



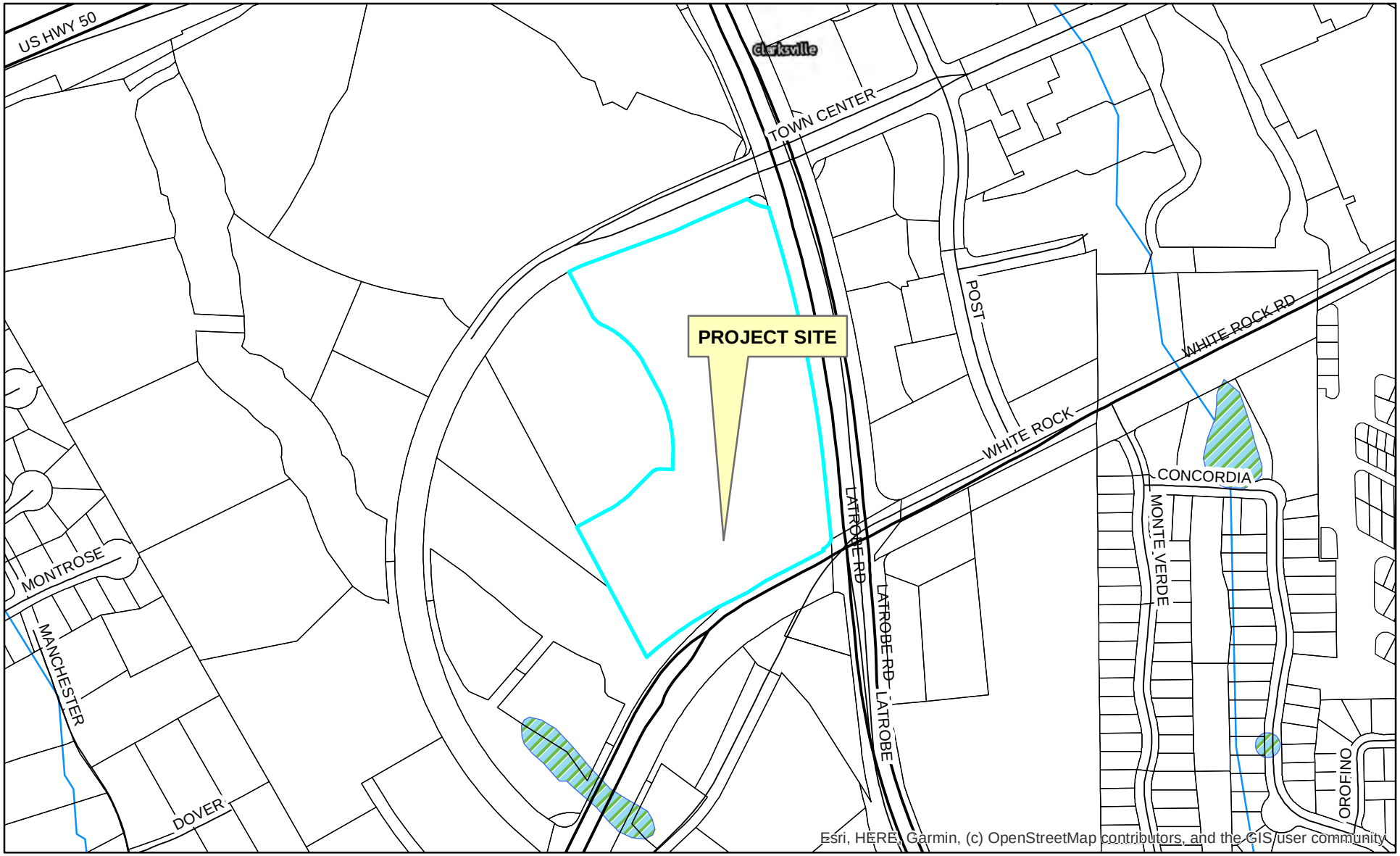
0 255 510 1,020 Feet

N

Legend

- Adopted Plan
- Commercial
- High Density Residential
- Medium Density Residential
- Multi-Family Residential
- Research & Development
- Parcels
- Roads

PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT E - ZONING MAP



0 100 200 400 600 800 Feet

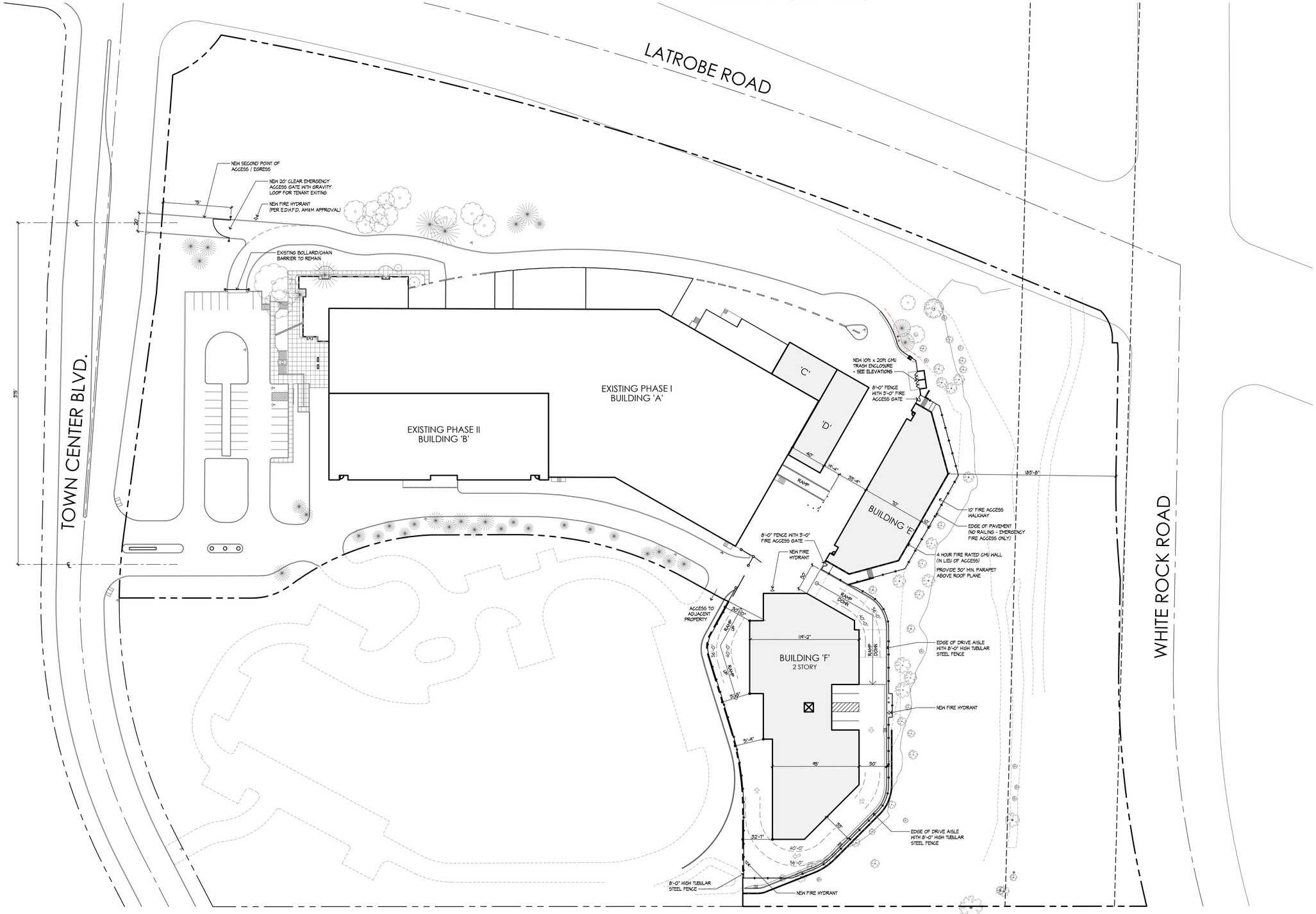
Legend

Specific Plan Zoning

Parcels

Roads

N



SITE PLAN

SCALE: 1" = 40'-0"

TRUE NORTH / PLAN NORTH

SUPERIOR SELF STORAGE - PHASE 3

EL DORADO HILLS, CA

3.8.2024

OWNER / DEVELOPER

DAVE KINDELT
SUPERIOR STORAGE GROUP
4120 DOUGLAS BLVD. - SUITE 306-504
GRANITE BAY, CA 95746
PHONE: 916-789-0500
E-MAIL: dave@superiorstoragegroup.com

ARCHITECT

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
924-D NORTH ART VILLAGE WAY
IVINS, UT 84738
PHONE: 949-813-4191
E-MAIL: ariel.valliarch.com@outlook.com

CIVIL ENGINEER

TODD C. TOMMERAASON
LAUGENOUR AND MEIKLE
608 COURT STREET
WOODLAND, CA 95695
PHONE: 530-662-1755
E-MAIL: tct@lmce.net

LANDSCAPE ARCHITECT

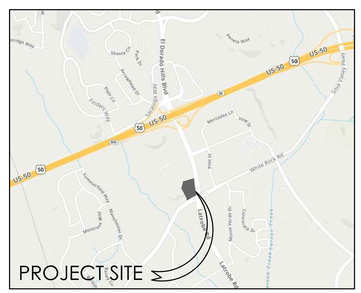
SCOTT VOLMER
GREAT VALLEY DESIGN, INC
1219 SPRUCE LANE
DAVIS, CA 95616
PHONE: (530) 792-7095
E-MAIL: svolmer@grtvalley.com

PROJECT DATA

EXISTING PHASE I	89,470 SQ. FT.
EXISTING PHASE II	22,895 SQ. FT.
TOTAL EXISTING	112,365 SQ. FT.
NEW STORAGE BUILDING	
BUILDING 'C' (1 STORY)	2,400 SQ. FT.
BUILDING 'D' (1 STORY)	4,320 SQ. FT.
BUILDING 'E' (1 STORY)	12,900 SQ. FT.
BUILDING 'F' (2 STORY)	48,336 SQ. FT.
PHASE III ADDITION	67,956 SQ. FT.
TOTAL PROJECT	180,321 SQ. FT.

BUILDING HEIGHTS

BUILDING 'C'	20 FT.
BUILDING 'D'	20 FT.
BUILDING 'E'	14 FT.
BUILDING 'F'	25 FT.

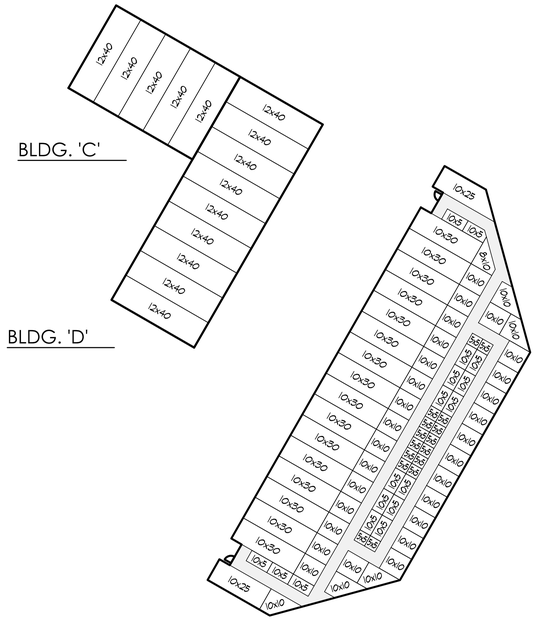


VICINITY MAP

VALLI ARCHITECTURAL GROUP

1

PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT F - SITE PLANS



FLOOR PLANS

SCALE: 1" = 30'-0"

TRUE NORTH

PLAN NORTH

TOTAL UNIT MIX TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	22	550
5 x 10	50	6	300
10 x 5	50	51	2,550
7.5 x 10	75	27	2,025
8 x 10	80	1	80
9 x 10	90	3	270
10 x 10	100	113	11,300
10 x 11	110	1	110
10 x 14	140	2	280
10 x 15	150	66	9,900
10 x 20	200	35	7,000
10 x 25	250	21	5,250
10 x 30	300	27	8,100
12 x 40	480	14	6,720
TOTALS		389	54,435
AVERAGE UNIT SIZE			139.94
GROSS BUILDING AREA			66,884
EFFICIENCY			81.39

BLDG. 'C' - FLOOR TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
12 x 40	480	5	2,400
TOTALS		5	2,400
AVERAGE UNIT SIZE			480
GROSS BUILDING AREA			2,400
EFFICIENCY			100

BLDG. 'D' - FLOOR TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
12 x 40	480	9	4,320
TOTALS		9	4,320
AVERAGE UNIT SIZE			480
GROSS BUILDING AREA			4,320
EFFICIENCY			100

BLDG. 'E' - FLOOR TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	16	400
8 x 10	80	1	80
10 x 5	50	17	850
10 x 10	100	33	3,300
10 x 25	250	2	500
10 x 30	300	16	4,800
TOTALS		85	9,930
AVERAGE UNIT SIZE			116.82
GROSS BUILDING AREA			11,850
EFFICIENCY			83.80

BLDG. 'F' - 1st FLOOR TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	3	75
5 x 10	50	2	100
10 x 5	50	17	850
7.5 x 10	75	9	675
9 x 10	90	2	180
10 x 10	100	20	2,000
10 x 14	140	1	140
10 x 15	150	25	3,750
10 x 20	200	23	4,600
10 x 25	250	15	3,750
10 x 30	300	11	3,300
TOTALS		128	19,420
AVERAGE UNIT SIZE			151.72
GROSS BUILDING AREA			24,168
EFFICIENCY			80.35

BLDG. 'F' - 2nd FLOOR TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	3	75
5 x 10	50	4	200
10 x 5	50	17	850
7.5 x 10	75	18	1,350
9 x 10	90	1	90
10 x 10	100	60	6,000
10 x 11	110	1	110
10 x 14	140	1	140
10 x 15	150	41	6,150
10 x 20	200	12	2,400
10 x 25	250	4	1,000
TOTALS		162	18,365
AVERAGE UNIT SIZE			113.36
GROSS BUILDING AREA			24,168
EFFICIENCY			75.99

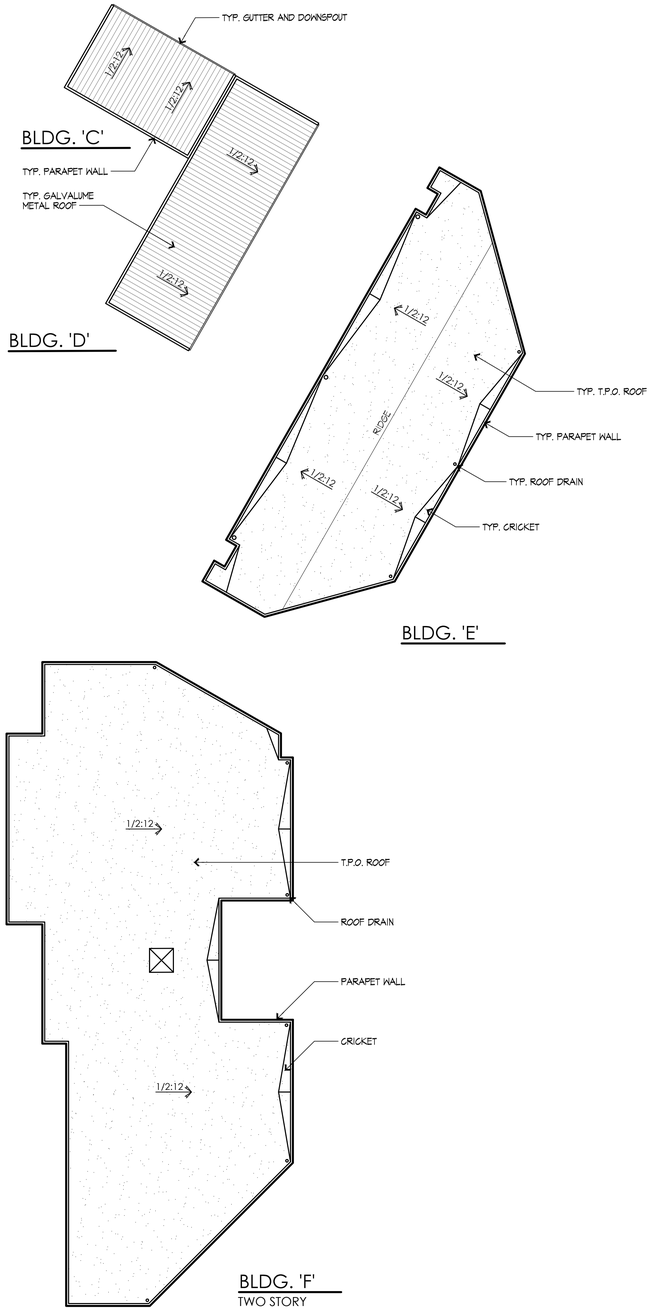
SUPERIOR SELF STORAGE - PHASE 3

EL DORADO HILLS, CA

3.8.2024

2

VALLI ARCHITECTURAL GROUP



ROOF PLANS

SCALE: 1" = 30'-0"

TRUE NORTH PLAN NORTH

SUPERIOR SELF STORAGE - PHASE 3

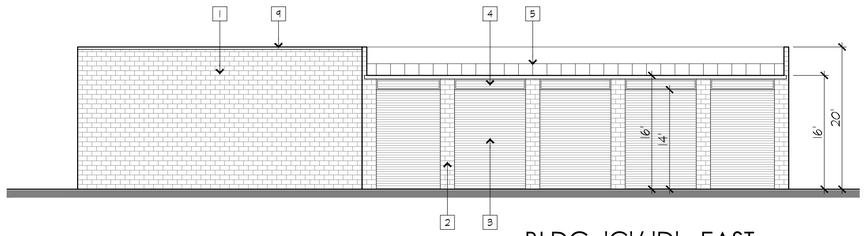
EL DORADO HILLS, CA

3.8.2024

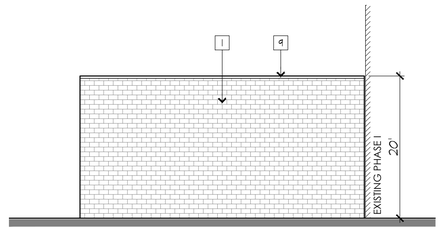
3

VALLI ARCHITECTURAL GROUP

PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT F - SITE PLANS



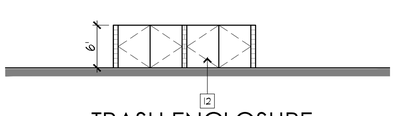
BLDG. 'C'/ 'D' EAST



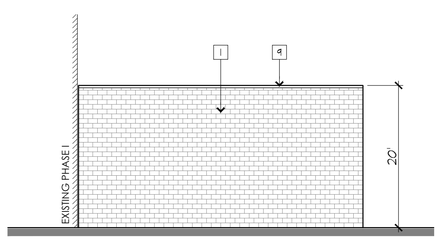
BLDG. 'C' NORTH

ELEVATION KEYNOTES

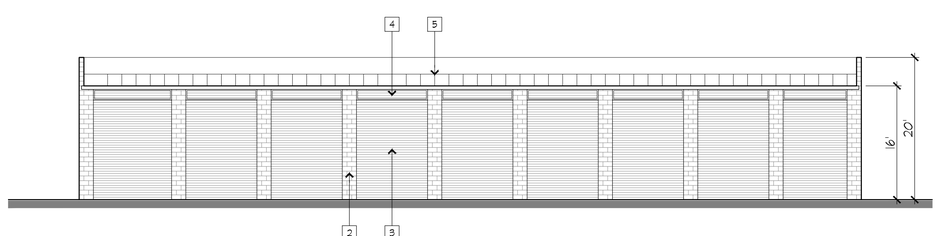
1. CMU WALL WITH ELASTOMERIC PAINT FINISH
2. CMU DOOR PILASTER WITH ELASTOMERIC PAINT FINISH
3. METAL ROLL-UP DOOR
4. METAL TRANSOM OVER DOOR
5. METAL ROOF BEYOND
6. METAL HALLWAY SWING DOOR
7. FOAM CORNICE WITH STUCCO FINISH
8. SMOOTH STUCCO FINISH WITH METAL GRID
9. METAL CAP FLASHING
10. STANLEY SLIDING STOREFRONT DOOR
11. SIGN LOCATION
12. CMU TRASH ENCLOSURE



TRASH ENCLOSURE



BLDG. 'D' WEST



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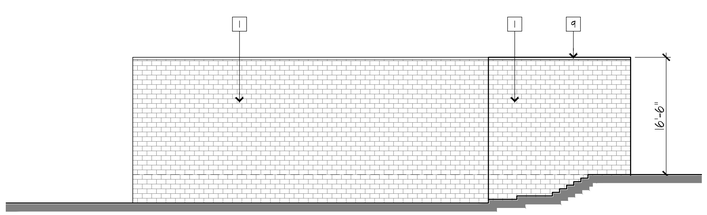

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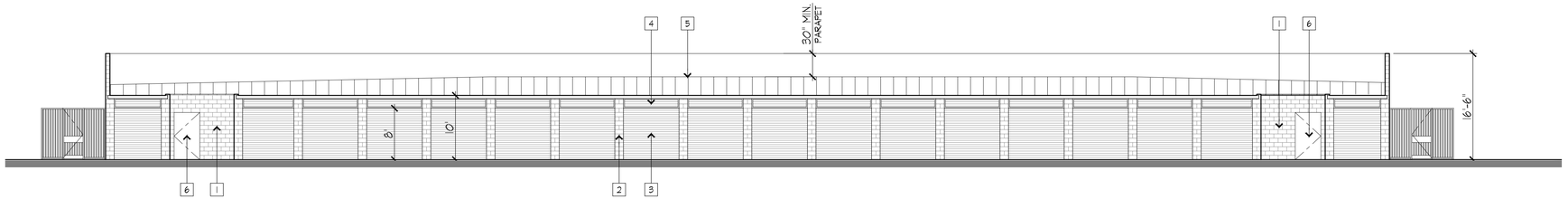

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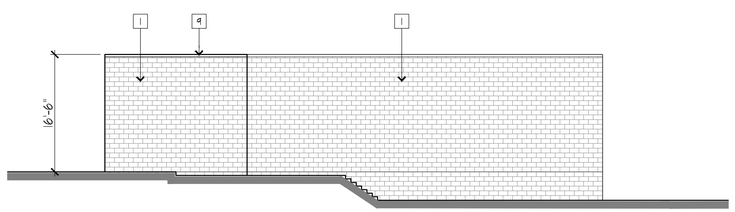

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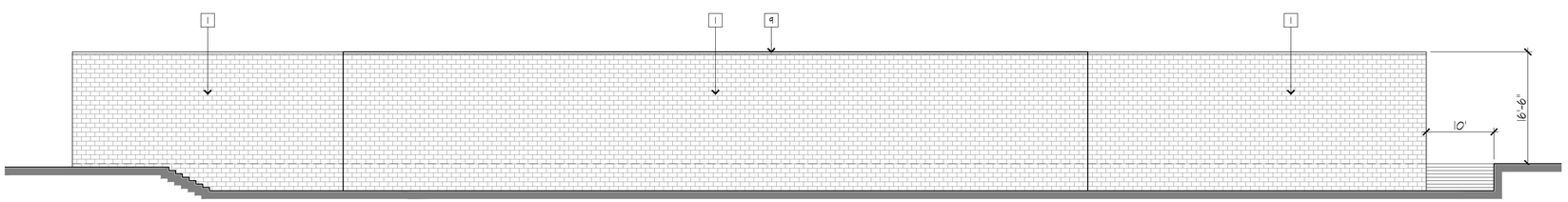


BLDG. 'E' SOUTH

SUPERIOR SELF STORAGE - PHASE 3
EL DORADO HILLS, CA

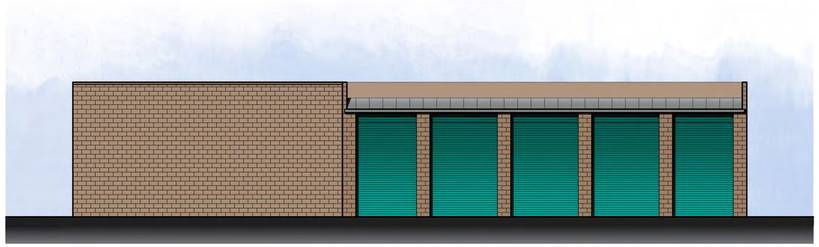
'C', 'D' & 'E' ELEVATIONS

3.8.2024

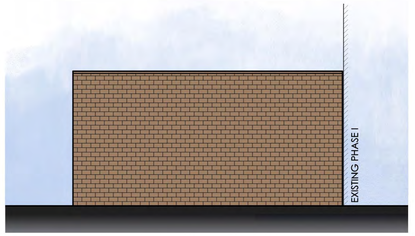
SCALE : 1" = 10'-0"

4

VALLI ARCHITECTURAL GROUP
924-D COYOTE GULCH COURT PH: 949-813-4191
IVINS, UT 84738 ariel@valliarch.com



BLDG. 'C'/ 'D' EAST

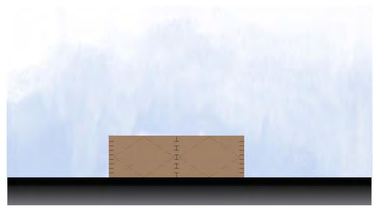


BLDG. 'C' NORTH

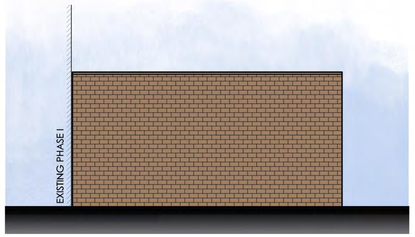
COLORS & MATERIALS

- UPPER WALL ACCENT BAND: PAINT SW# 6762 "POSEIDON"
- SMOOTH STUCCO FINISH W/METAL GRID: PAINT SW #6101 "SANDS OF TIME"
- CMU WITH ELASTOMERIC PAINT FINISH: PAINT SW #6102 "PORTABELLO"
- LOWER WALL STUCCO FINISH : PAINT SW #6102 "PORTABELLO"
- METAL ROOF AT STORAGE BUILDINGS: MAKO STEEL: "GALVALUME"
- ROLL-UP METAL DOORS / DOOR TRANSOMS JANUS INTERNATIONAL "FOREST GREEN"

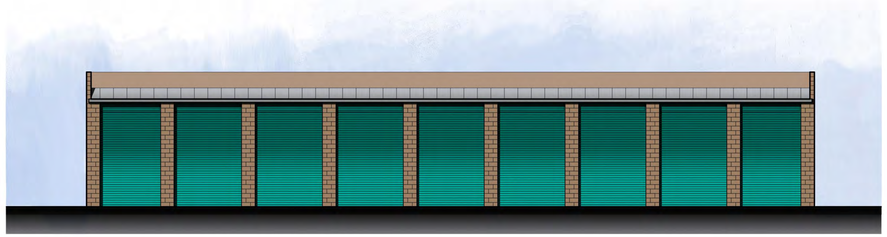
A FULL SIZE MATERIAL AND COLORBOARD WITH PAINT BRUSH OUTS AND MATERIAL SAMPLES WILL BE PROVIDED TO THE DRC PRIOR TO IT'S FINAL APPROVAL ON THE PROJECT



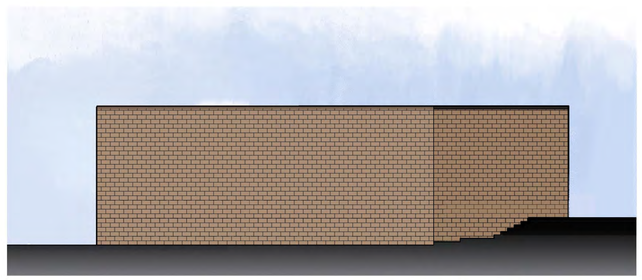
TRASH ENCLOSURE



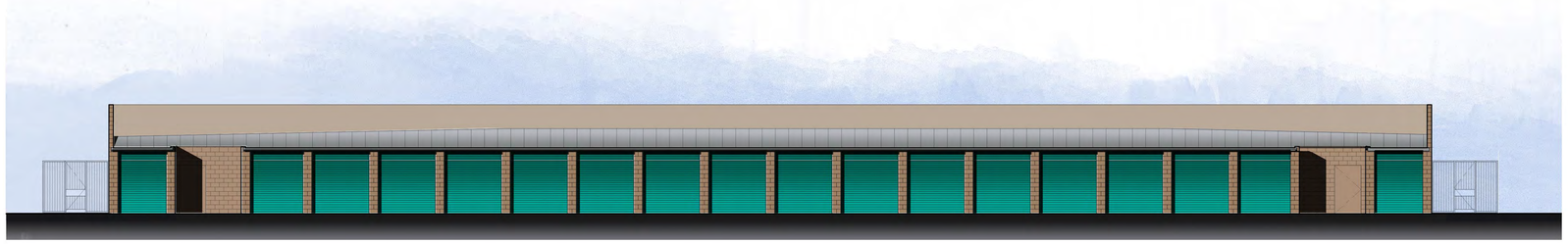
BLDG. 'D' WEST



BLDG. 'D' SOUTH



BLDG. 'E' EAST



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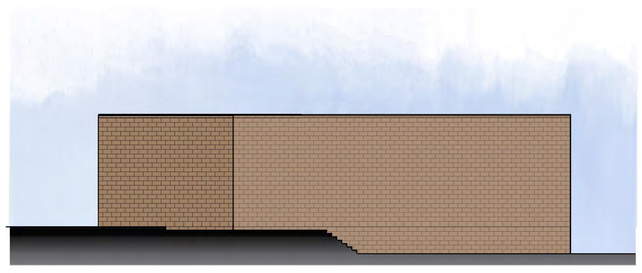

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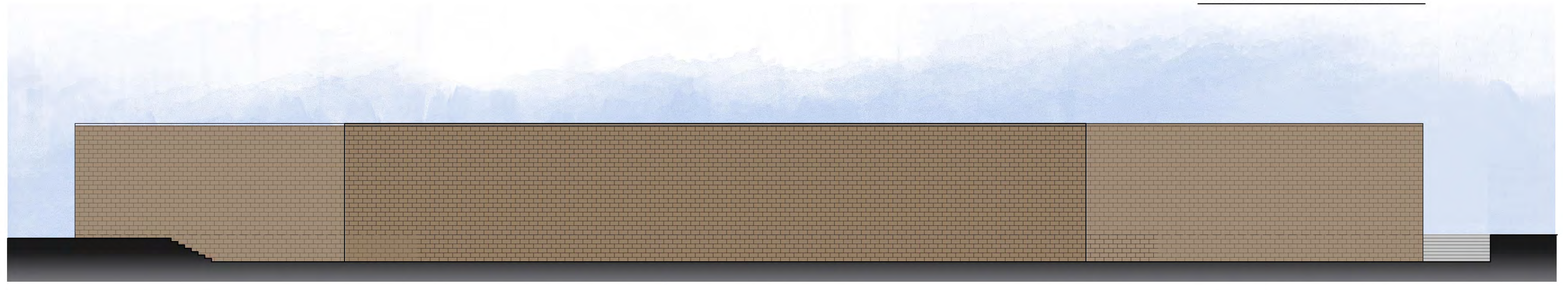


BLDG. 'E' SOUTH

SUPERIOR SELF STORAGE - PHASE 3

EL DORADO HILLS, CA

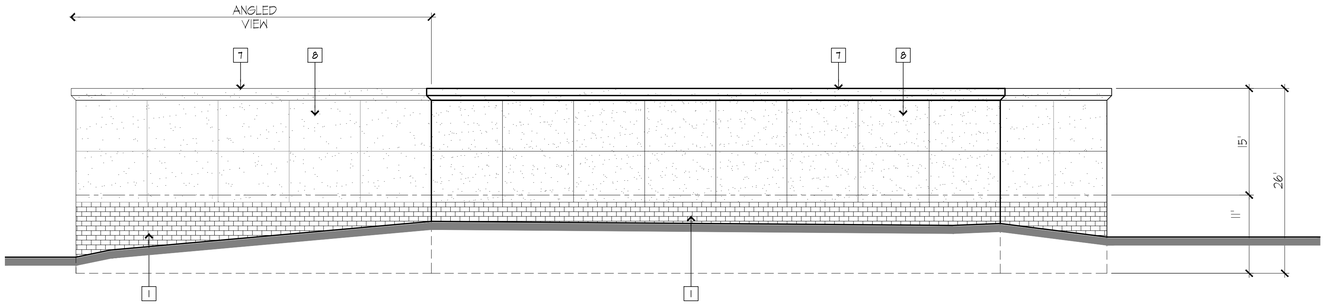
'C', 'D' & 'E' ELEVATIONS

3.8.2024

SCALE : 1" = 10'-0"

4C

VALLI ARCHITECTURAL GROUP
924-D COYOTE GULCH COURT PH: 949-813-4191
IVINS, UT 84738 ariel@valliarch.com



BLDG. 'F' NORTH

ELEVATION KEYNOTES

1. CMU WALL WITH ELASTOMERIC PAINT FINISH
2. CMU DOOR PILASTER WITH ELASTOMERIC PAINT FINISH
3. METAL ROLL-UP DOOR
4. METAL TRANSOM OVER DOOR
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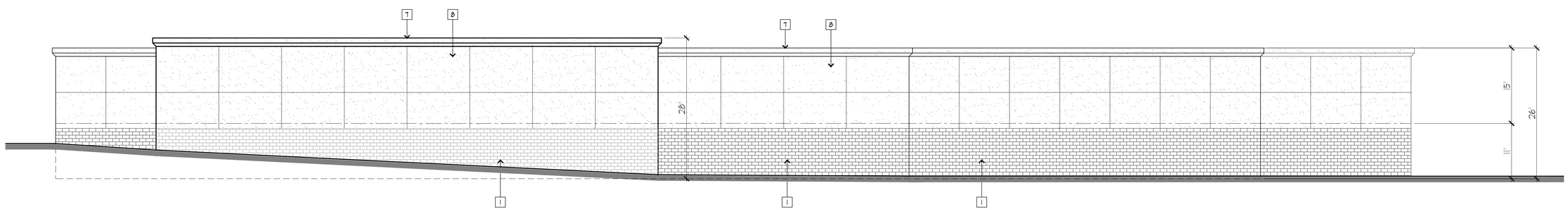
11. SIGN LOCATION
12. CMU TRASH ENCLOSURE



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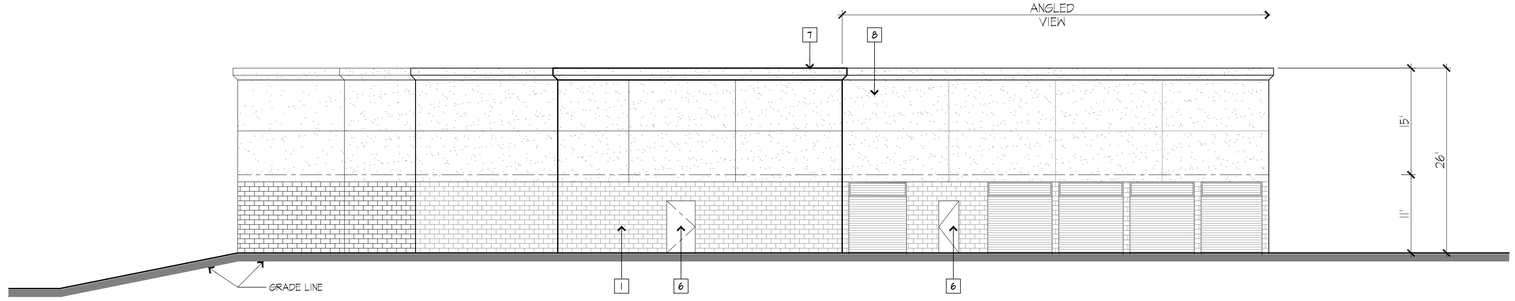

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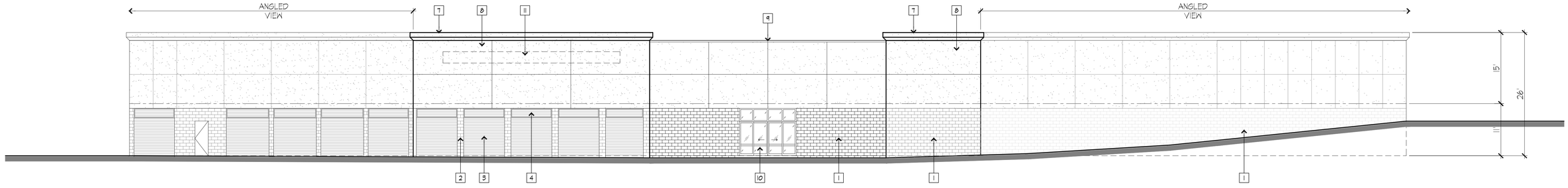


BLDG. 'F' EAST

SUPERIOR SELF STORAGE - PHASE 3

EL DORADO HILLS, CA

'F' ELEVATIONS

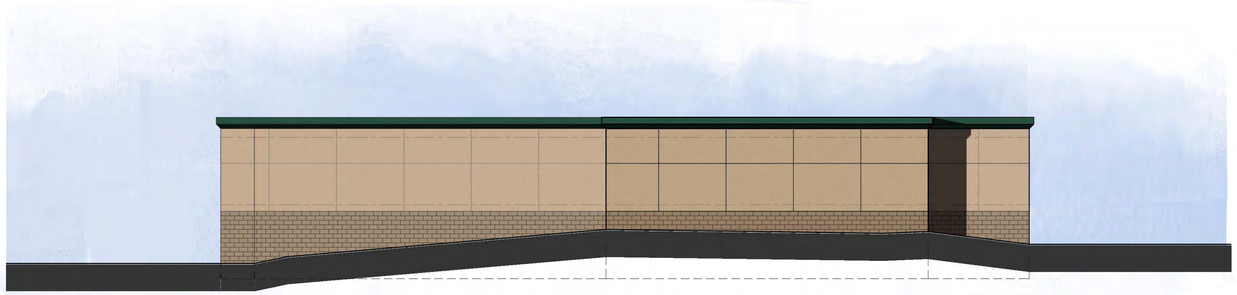
3.8.2024

SCALE : 1" = 10'-0"

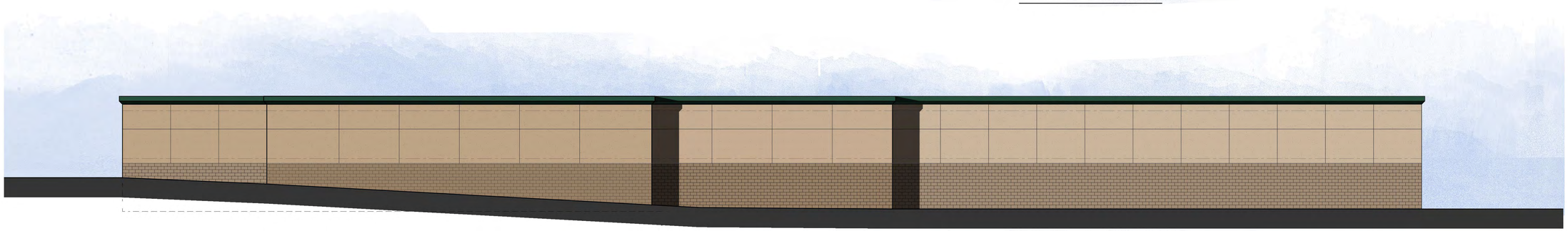
5

VALLI ARCHITECTURAL GROUP
924-D COYOTE GULCH COURT PH: 949-813-4191
IVINS, UT 84738 ariel@valliarch.com

BLDG. 'F' SOUTH



BLDG. 'F' NORTH



BLDG. 'F' WEST

BLDG. 'F' EAST

COLORS & MATERIALS

- UPPER WALL ACCENT BAND: PAINT SW# 6762 "POSEIDON"
- SMOOTH STUCCO FINISH W/METAL GRID: PAINT SW #6101 "SANDS OF TIME"
- CMU WITH ELASTOMERIC PAINT FINISH: PAINT SW #6162 "PORTABELLO"
- LOWER WALL STUCCO FINISH : PAINT SW #6162 "PORTABELLO"
- METAL ROOF AT STORAGE BUILDINGS: MAKO STEEL: "GALVALUME"
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A FULL SIZE MATERIAL AND COLORBOARD WITH PAINT BRUSH OUTS AND MATERIAL SAMPLES WILL BE PROVIDED TO THE DRC PRIOR TO IT'S FINAL APPROVAL ON THE PROJECT

SUPERIOR SELF STORAGE - PHASE 3

EL DORADO HILLS, CA

BLDG 'F' ELEVATIONS

3.8.2024

SCALE : 1" = 10'-0"

5C

VALLI ARCHITECTURAL GROUP

LEGEND

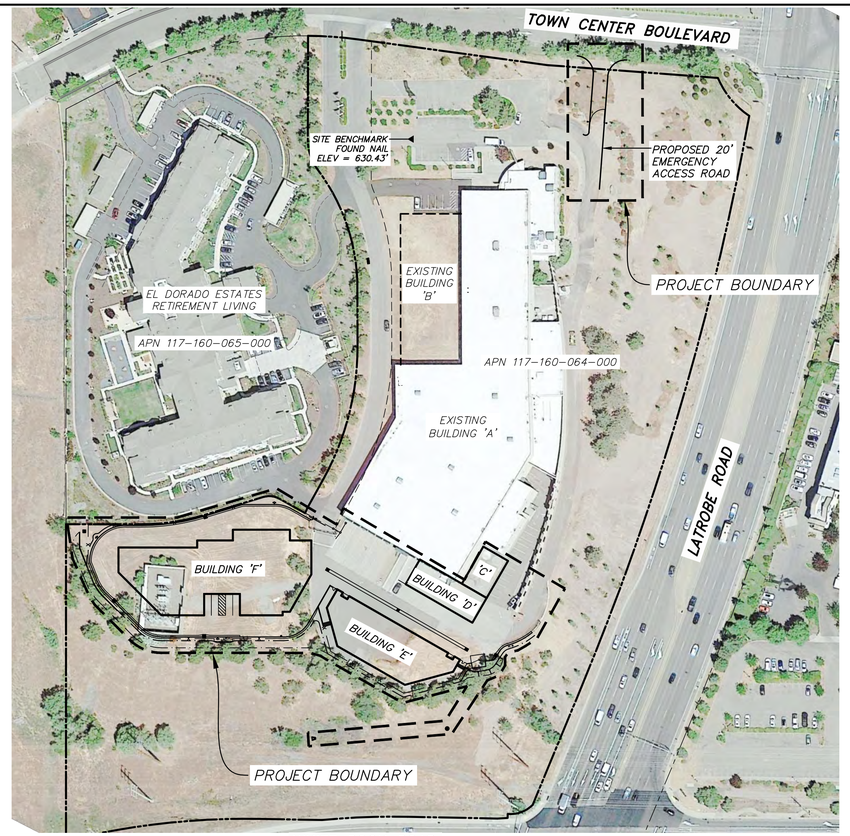
PROPOSED	EXISTING	
12"SD	12"SD	STORM DRAIN AND MANHOLE
12"PSD		PERFORATED STORM DRAIN
6"SS	6"SS	SANITARY SEWER AND MANHOLE
8"SFM	8"SFM	SANITARY SEWER FORCE MAIN
P	P	SEWER PUMP STATION
		FIRE HYDRANT AND VALVE ASSEMBLY
10"W	10"W	WATER MAIN, VALVE, DOUBLE DETECTOR CHECK VALVE, METER & BLOWOFF VALVE
JT	JT	JOINT UTILITY TRENCH
GAS	GAS	GAS MAIN
(UG)E	(OH)E	ELECTRICAL LINE (UG–UNDERGROUND, OH–OVERHEAD)
(UG)T	(OH)T	TELEPHONE LINE (UG–UNDERGROUND, OH–OVERHEAD)
SL	SL	STREET LIGHT CONDUIT, WIRING & PULL BOX
SL E2	SL	STREET LIGHT SERVICE POINT AT UTILITY CO. BOX
		STREET LIGHT AND POLE
		UTILITY POLE WITH DOWN GUY & ANCHOR
PP, TP, JP	PP, TP, JP	POWER POLE, TELEPHONE POLE, JOINT POLE
x x x x	x x x x	FENCE
		VERTICAL CURB, GUTTER & SIDEWALK WITH DRIVEWAY
		CATCH BASIN OR DRAINAGE INLET
		FLOWLINE OF DITCH OR SWALE
		DIRECTION OF SURFACE DRAINAGE FLOW
		CUT OR FILL SLOPE
		RIGHT OF WAY OR PROPERTY LINE
		STREET CENTERLINE OR BASELINE
		SURVEY MONUMENT
		SIGN
		TREE
		TREE TO BE REMOVED
58.60 FG		EXISTING GROUND SURFACE ELEVATION
58.60 FL	19.79 × 12.04	EDGE OF PAVEMENT AND ELEVATION
59.10 TC 58.60 AC		FLOW LINE GRADE
58.60 FG		TOP OF CURB GRADE/ASPHALT GRADE
60.50± TC 60.00± FL	60.50± FC 60.50± AC	FINISHED CONCRETE GRADE
	60.50± BEW	MATCH EXISTING GRADE (FIELD VERIFY)
		PUBLIC UTILITY EASEMENT
		ROLL CURB, GUTTER, & SIDEWALK
		GRADING RIDGE

UTILITY REPRESENTATIVES

UTILITY	COMPANY	REPRESENTATIVE	PHONE NUMBER
GAS & ELECTRIC	P.G.&E.	BRIAN RITCHIE	(530) 621–7264
TELEPHONE	AT&T	DARIN MORTINSON	(530) 621–6926
WATER & SEWER	EL DORADO IRRIGATION DISTRICT	MARC MACKAY	(530) 642–4135
DRAINAGE	COUNTY OF EL DORADO	INSPECTOR	(530) 621–5900
FIRE	EL DORADO HILLS FIRE DEPARTMENT	DAVE TETER	(530) 642–7336
USA			811

IMPROVEMENT PLANS
FOR
SUPERIOR SELF STORAGE – PHASE 3

4250 TOWN CENTER BLVD. EL DORADO HILLS, CALIFORNIA



0 50 100 200
LM
SCALE: 1"=100'

SHEET INDEX

EL DORADO IRRIGATION DISTRICT

APPROVED FOR CONSTRUCTION _____ DATE _____

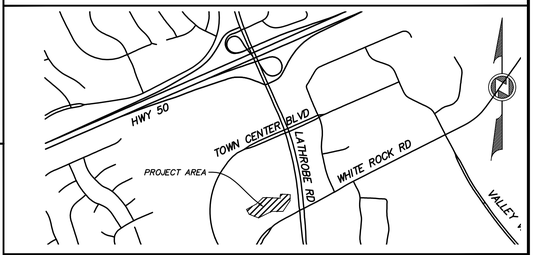
PROJECT NO.	WORK ORDER NO.	DRAWING NO.

EARTHWORK VOLUMES

TOTAL CUT = 3,077 CY

TOTAL FILL = 1,794 CY

VICINITY MAP



WATER SERVICE CERTIFICATION

I HEREBY CERTIFY THAT THE WATER SYSTEM AS SHOWN ON DRAWING NUMBERS C301 AND C302, SHEETS 7 THROUGH 8 HAS BEEN DESIGNED TO PROVIDE EACH FACILITY OF THIS PROJECT WITH ADEQUATE WATER PRESSURE AND FIRE FLOW AS OF THE DATE SHOWN, BASED ON CRITERIA SUPPLIED BY THE EL DORADO IRRIGATION DISTRICT.

REGISTERED CIVIL ENGINEER _____ RCE NO. _____ DATE _____

RECORD DRAWING CERTIFICATE

THIS SET OF PLANS, HAVING BEEN REVIEWED BY ME, REFLECT ALL APPROVED REVISIONS TO THE PROJECT KNOWN TO ME, AND ALL FIELD DEVIATIONS TO THE PLANNED IMPROVEMENTS BY THE CONSTRUCTION CONTRACTOR, AS REPORTED TO ME AS OF (DATE) . IT DOES NOT REPRESENT FIELD VERIFICATION OF PLANNED IMPROVEMENTS BY ME.

REGISTERED CIVIL ENGINEER _____ RCE NO. _____ DATE _____

APPROVALS

EDC DEVELOPMENT SERVICES DEPARTMENT SITE/GRADING PLAN REVIEW

THE COUNTY'S SIGNATURE IS FOUNDED ON THE PREMISE THAT THE OWNER AND ENGINEER OF RECORD HAVE PROVIDED ACCURATE INFORMATION TO THE COUNTY. IF ANY OF THE INFORMATION IS FOUND TO BE ERRONEOUS, THEN THE COUNTY MAY REQUIRE THE OWNER, ENGINEER OF RECORD AND CONTRACTOR TO STOP ALL NON–EROSION CONTROL RELATED WORK UNTIL THE DISCREPANCY IS RECTIFIED TO THE SATISFACTION OF THE COUNTY.

EL DORADO HILLS FIRE DEPARTMENT

FIRE MARSHALL _____ DATE _____

WATER MATERIAL LIST

ITEM	MANUFACTURER	MODEL/TYPE/SIZE	QUANTITY
PIPE			
SERVICES			
FIRE HYDRANTS			
VALVES (BY TYPE)			

GEOTECHNICAL REPORT

"SUPERIOR STORAGE PHASE 3", E95014.036, APRIL 11, 2022 & JULY 6, 2022, YOUNGDAHL CONSULTING GROUP, INC., 1234 GLENHAVEN COURT, EL DORADO HILLS, CA 95762.

BENCH MARKS

ELEVATIONS ARE N.G.V.D. 1929 AS TRANSFERRED BY GPS OBSERVATION, SITE BENCHMARK IS AS SHOWN ON THIS SHEET AND PREVIOUS PHASE 1 AND PHASE 2 SITE IMPROVEMENTS.

DESIGNED BY TCT
DRAWN BY MSW
CHECKED BY TCT

REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662–1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662–4602
BY _____ TODD C. TOMMERAASON
DATE 03/13/24 P.E. 59277
REGISTERED PROFESSIONAL ENGINEER · TODD C. TOMMERAASON · No. 59277 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
SUPERIOR SELF STORAGE – PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
TITLE SHEET

SCALE 1"=100'
DATE: 03/13/24
JOB NO. 2544–10–1

C001
SHEET 1 OF 14

X:\Land Projects\2544-10-1\dwg\2544-10-1_C001.dwg

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
ARV	AIR RELEASE VALVE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BEW	BACK EDGE OF WALK
BM	BENCH MARK
BOC	BACK OF CURB
BOV	BLOW-OFF VALVE
BVC	BEGIN VERTICAL CURVE
BW	BASE OF WALL
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
C,G,&SW	CURB, GUTTER AND SIDEWALK
CC	CENTER TO CENTER
CICP	CAST IN PLACE CONCRETE PIPE
CL	CENTERLINE, CONTROL LINE, CHAIN LINK OR CLASS
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
COR	CORNER
CP	CONCRETE PIPE
CR	CURB RETURN
CSP	CORRUGATED STEEL PIPE
DC	DOUBLE CHECK
DCA	DETECTOR CHECK ASSEMBLY
DI	DRAINAGE INLET
DIP	DUCTILE IRON PIPE
DTL	DETAIL
DW	DRIVEWAY
DWG	DRAWING
E	EAST
EC	END CURVE
ELEC	ELECTRIC(AL)
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQUIV	EQUIVALENT
EVC	END VERTICAL CURVE
EX, EXIST	EXISTING
EXP JT	EXPANSION JOINT
FB	FLUSHER BRANCH
FC	FINISHED CONCRETE
FEW	FRONT EDGE OF WALK
FF, FIN FLR	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB OR CONCRETE
GB	GRADE BREAK
INTX	INTERSECTION
INV	INVERT
IRR	IRRIGATION
JB	JUNCTION BOX
JT	JOINT-USE TRENCH
L	LEFT
LF	LINEAL FEET
LOG	LIP OF GUTTER
LT	LEFT OR LIGHT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MOC	MIDDLE OF CURVE
MON	MONUMENT
MRC	MINIMUM RELATIVE COMPACTION
MTD	MOUNTED
N	NORTH
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OVERALL
OH	OVERHEAD
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POC	POINT OF CONNECTION, POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
PRVC	POINT OF REVERSE VERTICAL CURVATURE
PROJ	PROJECTED
PROP	PROPERTY
PSE	PUBLIC SERVICE EASEMENT
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVCP	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PWD	PUBLIC WORKS DEPARTMENT
R	RADIUS, RADIAL OR RIGHT
RCP	REINFORCED CONCRETE PIPE
REQ'TS	REQUIREMENTS
RET	RETAINING
RP	RADIUS POINT OR REFERENCE POINT
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
RT	RIGHT
R/W	RIGHT-OF-WAY
S	SOUTH OR SLOPE
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SEP	SEPARATION
SIM	SIMILAR
SL	STREET LIGHT
SS	SEWER SERVICE, SANITARY SEWER
STD	STANDARD
SW	SIDEWALK
SYM	SYMMETRICAL
TC	TOP OF CURB OR CONCRETE
TEL	TELEPHONE
TEMP	TEMPORARY
TFOC	TOP FACE OF CURB
TRAF	TRAFFIC
TRANS	TRANSITION
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES OR VARIABLE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W	WEST
WM	WATER METER OR WATER MAIN
WS	WATER SERVICE
XFMR	TRANSFORMER
XING	CROSSING

GENERAL NOTES:

1. STANDARDS AND PLANS

A. UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL CONSTRUCTION AND MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE COUNTY OF EL DORADO STANDARD SPECIFICATIONS AND DETAILS, WITH THESE PLANS, THE PROJECT SPECIFICATIONS, AND WITH THE LATEST EDITIONS OF THE STATE "CALTRANS" STANDARD SPECIFICATIONS AND STANDARD PLANS, SIGN SPECIFICATION SHEETS AND TRAFFIC MANUAL AND THE LATEST EDITION OF THE CALIFORNIA MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES). THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS.

B. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION OR CORRECTION THEREOF SHALL BE CONCLUSIVE.

C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL NECESSARY SITE INSPECTIONS AND DETERMINE ALL ITEMS OF WORK NOT SPECIFICALLY SHOWN AS BID ITEMS, OR OTHERWISE INDICATED, PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ITEMS OF WORK NECESSARY TO PERFORM A COMPLETE AND ACCEPTABLE JOB.

D. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

E. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY.

F. THE MAP SHOWN ON TITLE SHEET IS FOR GENERAL INFORMATION ONLY AND IS NOT INTENDED TO REPLACE THE DETAILED SHEETS ELSEWHERE IN THIS SET OF PLANS.

2. EXISTING UTILITIES AND COORDINATION OF WORK

A. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. LAUGENOUR AND MEIKLE ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

B. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. THE INSPECTOR AND THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR OF THE SCHEDULED TIME AND PLACE OF SUCH VISUAL VERIFICATION TO ENABLE THEM TO HAVE REPRESENTATIVES PRESENT. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL: (1) MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY; AND/OR (2) CONTACT THE UTILITY PARTY RESPONSIBLE FOR THE RELOCATION OF THE CONFLICTING FACILITY.

C. COUNTY OF EL DORADO IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 1-800-642-2444. EXCAVATION IS DEFINED AS BEING MORE THAN 18 INCHES IN DEPTH BELOW THE EXISTING SURFACE.

D. UTILITY COMPANIES ARE PREPARING TO RELOCATE EXISTING FACILITIES AND/OR CONSTRUCT NEW FACILITIES WITHIN PORTIONS OF THE WORK AREA. THE CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH PROJECT RELATED WORK TO BE PERFORMED BY UTILITY COMPANIES (INCLUDING GAS, ELECTRIC, TELEPHONE AND CABLE TV) AND BY OTHER PROJECT CONTRACTORS INCLUDING BUILDING, PLUMBING, LANDSCAPING, ELECTRIC AND FIRE PROTECTION. THE CONTRACTOR SHALL AFFORD THESE UTILITY COMPANIES AND CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL COORDINATE HIS WORK WITH THEIRS. IN THE EVENT OF DELAYS OR CHANGES IN THE WORK BEYOND THE CONTROL OF THE CONTRACTOR, TIME EXTENSIONS AND NECESSARY CHANGES SHALL BE MADE AS PROVIDED IN THE CONTRACT.

E. ANY EXISTING UNDERGROUND UTILITY (INCLUDING PIPELINES) WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO CONSTRUCTION STAKING FOR PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING UTILITIES WILL BE CHECKED FOR POSSIBLE CONFLICTS WITH PLANS BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL: (1) MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY; AND/OR (2) CONTACT THE UTILITY PARTY RESPONSIBLE FOR THE RELOCATION OF THE CONFLICTING FACILITY.

3. CONSTRUCTION STAKING

A. CONSTRUCTION STAKING SHALL BE FURNISHED BY THE CONTRACTOR. THE CONTRACTOR WILL BE PROVIDED WITH AN AUTOCAD FILE THAT WILL CONTAIN CONTROL POINTS FROM THE ORIGINAL SURVEY THAT CAN BE UTILIZED TO ASSIST IN THE CONSTRUCTION STAKING OF THE IMPROVEMENTS AFTER SIGNING A DISCLAIMER STATEMENT FROM THE ENGINEER. THE CONTRACTOR SHALL MAKE OR FURNISH ALL SURVEYS AND SET ALL CONSTRUCTION STAKES NECESSARY FOR THE COMPLETION OF THE WORK.

B. THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT LAUGENOUR AND MEIKLE WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETE PROJECT. IF, HOWEVER, ANOTHER ENGINEER AND/OR SURVEY FIRM SHOULD BE EMPLOYED TO USE THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT LAUGENOUR AND MEIKLE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF LAUGENOUR AND MEIKLE HAD PERFORMED THE CONSTRUCTION STAKING WORK.

4. FIELD VERIFICATION

WHERE NEW IMPROVEMENTS (CURB, GUTTER, SIDEWALK, PAVEMENT, ASPHALT, UTILITIES, ETC.) ARE DESIGNATED TO MATCH GRADE (±) AT EXISTING IMPROVEMENTS, THE CONTRACTOR'S SURVEYOR SHALL VERIFY THE MATCH POINT GRADES, REPORT ANY DISCREPANCIES AND ADJUST GRADES TO MATCH EXISTING.

5. CONFLICTS

THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PERFORMING ANY CORRECTIVE ACTION REQUIRED DUE TO UNFORESEEN CONFLICTS IN THE IMPROVEMENT PLANS OR DUE TO POSSIBLE STAKING ERRORS. THE ENGINEER ASSUMES NO LIABILITY FOR THE COST OR DESIGN OF ANY MODIFICATION PERFORMED WITHOUT SUCH NOTIFICATION, AND ALSO ASSUMES NO LIABILITY FOR STAKING PROVIDED BY OTHERS.

6. CONTROL POINTS AND SURVEY MONUMENTS

A. CERTAIN CONTROL POINTS HAVE BEEN SET BY THE ENGINEER, OR ITS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED ON THE IMPROVEMENT PLANS. THE CONSTRUCTION SHALL NOT DISTURB THE CONTROL POINTS IN ANY MANNER. IF IT BECOMES NECESSARY TO REMOVE SAID CONTROL POINTS DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LICENSED SURVEYOR RESPONSIBLE FOR CONSTRUCTION STAKING AND SHALL REMOVE AND REPLACE AS NOTED BELOW.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPLACEMENT OF ALL EXISTING SURVEY MONUMENTS OF RECORDS AND OTHER CONTROL MARKERS DURING CONSTRUCTION. ALL MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. WHEN THE LOCATION OF AN EXISTING MONUMENT CONFLICTS WITH PROPOSED WORK, THE CONTRACTOR SHALL HAVE A LICENSED LAND SURVEYOR REFERENCE THE MONUMENT PRIOR TO REMOVAL. AFTER THE MONUMENT HAS BEEN REFERENCED THE CONTRACTOR MAY REMOVE THE MONUMENT AND LATER HAVE IT REPLACED BY A LICENSED LAND SURVEYOR WHO SHALL FILE A CORNER RECORD WITH THE COUNTY.

7. OBSTRUCTIONS

A. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN ITEM 2 ABOVE, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. WHEN FEASIBLE SUCH WORK SHALL BE COMPLETED PRIOR TO GRADING.

B. ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.

C. TREE AND STUMP REMOVAL SHALL INCLUDE REMOVAL OF THE MAJOR ROOT SYSTEM TO THE SATISFACTION OF THE CITY ENGINEER. SUCH REMOVAL SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT TREES THAT ARE TO BE PRESERVED. STUMP REMOVAL WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED SHALL BE BY GRINDING METHOD, TO A DEPTH OF 0.5 FEET BELOW ADJACENT GRADE.

D. ALL WATER WELLS AND SEPTIC TANK SYSTEMS FOUND ON THE SITE SHALL BE DESTROYED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS AND PERMITS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL SUCH LOCATIONS PRIOR TO COMMENCING WORK IN THESE AREAS.

8. PUBLIC SAFETY AND TRAFFIC CONTROL

A. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL JURISDICTIONAL BODIES. THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE INDUSTRIAL RELATIONS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY PRIOR TO BEGINNING ANY EXCAVATION.

B. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CALTRANS TRAFFIC MANUAL (SEE CHAPTER 5, MANUAL OF TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) AND AS DIRECTED BY THE COUNTY ENGINEER. ANY LANE CLOSURES (VEHICLE OR BICYCLE) SHALL BE APPROVED BY THE COUNTY ENGINEER. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.

C. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS TEMPORARY CHANNELIZING DEVICES, AND FLAGGING OR FLASHING DEVICES AS NEEDED, SPACED AT INTERVALS NOT TO EXCEED 50 FEET, WHENEVER THE WORK AREA IS ADJACENT TO AN EXISTING TRAFFIC LANE AND THERE IS A PAVEMENT CUT, TRENCH OR DITCH WHICH IS OVER 2 INCHES IN DEPTH. IF THE CUT, TRENCH OR DITCH IS MORE THAN 10 FEET FROM A TRAFFIC LANE, THEN THE SPACING MAY BE GREATER, PROVIDED THAT IT DOES NOT EXCEED 200 FEET.

D. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

E. IN THE EVENT THAT ANY STREET OR PORTION OF ANY STREET WILL BE CLOSED TO EMERGENCY TRAFFIC, THE CONTRACTOR SHALL NOTIFY COUNTY OF EL DORADO AT (530) 621-5315 IMMEDIATELY PRIOR TO CLOSURE AND IMMEDIATELY AFTER REOPENING OF SAID STREET OR STREET PORTION.

9. PERMITS, LICENSES AND REGULATIONS

A. PERMITS AND LICENSES OF A TEMPORARY NATURE AND NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. PERMITS, LICENSES AND EASEMENTS FOR PERMANENT STRUCTURES OR PERMANENT CHANGES IN EXISTING FACILITIES SHALL BE SECURED AND PAID FOR BY THE OWNER UNLESS OTHERWISE SPECIFIED.

B. THE CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST 48 HOURS PRIOR TO THE INTENT TO COMMENCE WORK.

C. ALL WATER WELLS AND SEPTIC TANK SYSTEMS FOUND ON THE SITE SHALL BE DESTROYED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE COUNTY.

D. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS SHOWN ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS. HE SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING OF ANY SPECIFICATION AT VARIANCE THEREWITH AND ANY NECESSARY CHANGES SHALL BE ADJUSTED AS PROVIDED IN THE CONTRACT FOR CHANGES IN THE WORK. IF THE CONTRACTOR PERFORMS ANY WORK CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS HE SHALL BEAR ALL COSTS ARISING THEREFROM.

10. STATIONING AND DIMENSIONING

ALL STATIONS REFER TO DISTANCES ALONG STREET CENTER LINE UNLESS INDICATED OTHERWISE. ALL STATIONS OFF CENTER LINE ARE PERPENDICULAR TO OR RADIALLY OPPOSITE CENTER LINE STATIONS. STREET FRONTAGE PROPERTY LINES COINCIDE WITH BACK EDGE OF WALK ALIGNMENT UNLESS INDICATED OTHERWISE. UNLESS NOTED OTHERWISE, DIMENSIONS TO CURBS REFER TO TOP FACE OF CURB AND DIMENSIONS TO BUILDINGS REFER TO FACE OF EXTERIOR WALL.

11. EARTHWORK

A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, LIME TREATMENT, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT (SEE TITLE SHEET) AND IN CONFORMANCE WITH THE COUNTY STANDARD SPECIFICATIONS AND WITH THE GRADING PLAN.

B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROVIDING THESE SERVICES; HOWEVER, IF SAMPLES OF MATERIALS ARE SUBMITTED WHICH FAIL TO PASS THE SPECIFIED TESTS OR IF WORK IS PERFORMED WHICH FAILS TO MEET THESE SPECIFICATIONS, THE CONTRACTOR SHALL PAY FOR ALL SUBSEQUENT RE-TESTS AND RE-INSPECTIONS.

C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATED MATERIAL OR FOR THE IMPORT OF MATERIAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF ANY CHANGES HE MAY DEEM NECESSARY TO OBTAIN BALANCED CUT-FILL GRADING.

D. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.

E. THE CONTRACTOR SHALL APPLY EITHER WATER OR DUST PALLIATIVE, OR BOTH, FOR THE ALLEVIATION OR PREVENTION OF DUST NUISANCE AS DIRECTED BY THE ENGINEER.

F. EXCAVATION AND EMBANKMENT SIDE SLOPES SHOWN ON THE PLANS AS A RATIO, E.G. 4:1, REFER TO THE RATIO OF HORIZONTAL TO VERTICAL DISTANCES. "MINIMUM" SLOPE MEANS "NOT FLATTER THAN", AND "MAXIMUM" SLOPE MEANS "NOT STEEPER THAN". ALL EMBANKMENT AND EXCAVATION SLOPES SHALL BE 4:1 UNLESS NOTED OTHERWISE.

G. TO ACCOMMODATE TRENCH SPOIL, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF STREETS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE ENGINEER.

H. ALL SECTIONS AND DETAILS SHOWN IN THESE PLANS ARE SOLELY INTENDED TO BE REPRESENTATIVE OF THE GRADING AND DRAINAGE DESIGN FOR THE PROJECT. IN NO WAY ARE THEY INTENDED TO REFLECT THE ACTUAL CONSTRUCTION ELEMENTS OF THE FENCING, WALLS, TRASH ENCLOSURE, ETC., UNLESS SPECIFICALLY CALLED OUT AS "CONSTRUCT" OR "PLACE" IN THESE PLANS.

I. ALLOWABLE SUBGRADE GRADING TOLERANCE IS PLUS OR MINUS 0.04' OF THE ELEVATIONS SHOWN HEREON FOR BUILDING PAD, PAVING, OR CONCRETE AREAS. FINAL SURFACE TOLERANCE IS PLUS OR MINUS 0.02'. ADA AREAS SHALL BE IN FULL COMPLIANCE AND SHALL NOT EXCEED MAXIMUM SLOPE REQUIREMENTS.

J. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING PROJECT CONSTRUCTION. COMPLY WITH EROSION AND SEDIMENTATION CONTROL PLAN, BMP AND COUNTY OF EL DORADO STANDARDS.

K. IF GRADING AND DRAINAGE CONSTRUCTION IS NOT COMPLETE DURING THE PERIOD FROM SEPTEMBER 1 TO MAY 15, THEN THE CONTRACTOR SHALL:

- i. PROVIDE EROSION PROTECTION ON SLOPES THAT ARE 10:1 OR STEEPER AND IN SWALES THAT ARE 2% OR STEEPER.
- ii. GRADE GUTTER SAG POINTS TO DRAIN.
- iii. PROVIDE SILT CATCHMENTS TO PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEMS.
- iv. CLEAN DOWNSTREAM PIPES AS DIRECTED BY THE CITY ENGINEER.
- v. CLEAN AND MAINTAIN ALL STREETS AND SIDEWALKS AS DIRECTED BY THE CITY ENGINEER.

L. SUBGRADE PREPARATION FOR ALL PAVEMENT SECTIONS AND FOR CURB, GUTTER AND SIDEWALK SHALL INCLUDE COMPACTION IN AT LEAST THE TOP 8 INCHES TO AT LEAST 95% RELATIVE COMPACTION AT OR ABOVE OPTIMUM MOISTURE CONTENT.

M. ALL STREET ELEVATIONS SHOWN ARE FOR TOP OF CURB (TC) UNLESS OTHERWISE SPECIFIED.

N. THE TOP 8 INCHES (MINIMUM) OF ALL LANDSCAPED AREAS SHALL BE CLEAN SOIL.

O. CLEARING, GRUBBING AND PREPARING IMPROVEMENT AREAS:

- i. ALL RUBBLE AND RUBBISH AND OTHER ITEMS ENCOUNTERED DURING SITE WORK AND DEEMED UNACCEPTABLE BY THE GEOTECHNICAL ENGINEER, SHALL BE REMOVED AND DISPOSED OF SO AS TO LEAVE THE DISTURBED AREAS WITH A NEAT AND FINISHED APPEARANCE, FREE FROM UNSIGHTLY DEBRIS. EXCAVATIONS AND DEPRESSIONS RESULTING FROM THE REMOVAL OF SUCH ITEMS, AS WELL AS EXISTING EXCAVATIONS OR LOOSE SOIL DEPOSITS, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, SHALL BE CLEANED OUT TO FIRM, UNDISTURBED SOIL AND BACKFILLED WITH SUITABLE MATERIALS IN ACCORDANCE WITH THESE SPECIFICATIONS.
- ii. THE SURFACES RECEIVING FILL SHALL BE STRIPPED OF VEGETATION OR THEY SHALL BE THOROUGHLY DISCED PROVIDED THAT A COMPACTABLE MIXTURE OF SOIL CONTAINING MINOR AMOUNTS OF VEGETATION CAN BE ATTAINED WHICH IS FREE OF CLUMPS, LAYERS OR POCKETS OF VEGETATION. IF PROPER COMPACTION OF THE DISTURBED SURFACE SOILS CANNOT BE ACHIEVED, THOSE MATERIALS SHALL BE EXCAVATED, TO A DEPTH SATISFACTORY TO THE GEOTECHNICAL ENGINEER, SO THAT A FIRM BASE FOR SUPPORT OF ENGINEERED FILL CAN BE ATTAINED.
- iii. ALL LOOSE AND/OR SATURATED MATERIALS SHALL BE OVER-EXCAVATED TO FIRM SOIL, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, AND THE RESULTING EXCAVATIONS SHALL BE BACKFILLED WITH SUITABLE MATERIALS IN ACCORDANCE WITH THESE SPECIFICATIONS.
- iv. THE SURFACES UPON WHICH FILL IS TO BE PLACED SHALL BE PLOWED OR SCARIFIED TO A DEPTH OF AT LEAST 8 INCHES, UNTIL THE SURFACE IS FREE FROM RUTS, MOUNDS OR OTHER UNEVEN FEATURES WHICH WOULD TEND TO PREVENT UNIFORM COMPACTION BY THE SELECTED EQUIPMENT.
- v. WHEN THE MOISTURE CONTENT OF THE SUBGRADE IS LESS THAN OPTIMUM, AS DEFINED BY THE ASTM D1557-91 COMPACTION TEST, WATER SHALL BE ADDED UNTIL THE PROPER MOISTURE CONTENT IS ACHIEVED.
- vi. WHEN THE MOISTURE CONTENT OF THE SUBGRADE IS TOO HIGH TO PERMIT THE SPECIFIED COMPACTION TO BE ACHIEVED, THE SUBGRADE SHALL BE AERATED BY BLADING OR OTHER METHODS UNTIL THE MOISTURE CONTENT IS SATISFACTORY FOR COMPACTION.
- vii. AFTER THE FOUNDATIONS FOR FILL HAVE BEEN CLEARED, MOISTURE CONDITIONED, AND PLOWED OR SCARIFIED, THEY SHALL BE RECOMPACTED IN PLACE TO A DEPTH OF AT LEAST 8 INCHES TO A MINIMUM OF 95 PERCENT OF THE ASTM D1557-91 MAXIMUM DRY DENSITY.
- viii. ANY UNSUITABLE MATERIAL ENCOUNTERED BELOW THE SUBGRADE SHALL BE BROUGHT TO THE ATTENTION OF AND REMOVED AT THE DIRECTION OF THE ENGINEER. UNSUITABLE MATERIAL IS DEFINED AS MATERIAL THE ENGINEER DETERMINES TO BE:
  - OF SUCH UNSTABLE NATURE AS TO BE INCAPABLE OF BEING COMPACTED TO SPECIFIED DENSITY USING ORDINARY METHODS AT OPTIMUM MOISTURE CONTENT; OR
  - TOO WET TO BE PROPERLY COMPACTED AND CIRCUMSTANCES PREVENT SUITABLE IN-PLACE DRYING PRIOR TO INCORPORATION INTO THE WORK; OR
  - OTHERWISE UNSUITABLE FOR THE PLANNED USE.
- ix. THE PRESENCE OF EXCESSIVE MOISTURE IN A MATERIAL IS NOT, BY ITSELF, SUFFICIENT CAUSE FOR DETERMINING THAT THE MATERIAL IS UNSUITABLE.
- x. THE CONTRACTOR SHALL USE EXTRA CARE IN EXCAVATING UNSUITABLE MATERIAL SO AS NOT TO AGGRAVATE THE CONDITION. IF, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THE CONTRACTOR'S METHODS FOR EXCAVATING ARE INCREASING THE AMOUNT OF UNSUITABLE MATERIAL REQUIRED TO BE EXCAVATED, THE GEOTECHNICAL ENGINEER WILL REQUIRE THE CONTRACTOR TO TAKE THE NECESSARY STEPS TO CORRECT THE CONDITION.
- xi. BACKFILL TO REPLACE THE REMOVED UNSUITABLE MATERIAL SHALL BE CL. II AB COMPACTED TO 95% MRC.
- xii. REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL, INCLUDING THE ADDITIONAL EXCAVATION GREATER THAN THAT REQUIRED FOR PREPARATION OF SUBGRADE, AND SUBSEQUENT BACKFILLING SHALL BE COMPUTED AND PAID FOR AT THE CONTRACT UNIT PRICE BID PER CUBIC YARD OF UNSUITABLE SUBGRADE MATERIAL REMOVAL, DISPOSAL AND BACKFILL. THE QUANTITY SHOWN FOR THIS ITEM IN THE PROPOSAL SHALL BE CONSIDERED AS APPROXIMATE AND IS INDICATED FOR BID COMPARISON ONLY, AND NO GUARANTEE IS MADE OR IMPLIED THAT THE QUANTITY SHOWN WILL NOT BE REDUCED OR INCREASED OR DELETED AS MAY BE REQUIRED BY THE ENGINEER.

P. CONSTRUCTION OF UNTREATED SUBGRADES:

- i. THE SELECTED SOIL FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, WHEN COMPACTED, DO NOT EXCEED 6 INCHES IN THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO PROMOTE UNIFORMITY OF MATERIAL IN EACH LAYER.
- ii. WHEN THE MOISTURE CONTENT OF THE FILL MATERIAL IS LESS THAN OPTIMUM MOISTURE, AS DEFINED BY THE ASTM D1557-91 COMPACTION TEST, WATER SHALL BE ADDED UNTIL THE PROPER MOISTURE CONTENT IS ACHIEVED.
- iii. WHEN THE MOISTURE CONTENT OF THE FILL MATERIAL IS TOO HIGH TO PERMIT THE SPECIFIED DEGREE OF COMPACTION TO BE ACHIEVED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER METHODS UNTIL THE MOISTURE CONTENT IS SATISFACTORY.
- iv. AFTER EACH LAYER HAS BEEN PLACED, MIXED AND SPREAD EVENLY, IT SHALL BE THOROUGHLY COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D1557-91 COMPACTION TEST. COMPACTION SHALL BE UNDERTAKEN WITH EQUIPMENT CAPABLE OF ACHIEVING THE SPECIFIED DENSITY AND SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT THE REQUIRED MOISTURE CONTENT. EACH LAYER SHALL BE COMPACTED OVER ITS ENTIRE AREA UNTIL THE DESIRED DENSITY HAS BEEN OBTAINED.
- v. THE FILL OPERATIONS SHALL BE CONTINUED UNTIL THE FILLS HAVE BEEN BROUGHT TO THE SLOPES AND GRADES SHOWN ON THE DRAWINGS.

Q. THE UPPER 8 INCHES OF ANY UNTREATED FINAL SUBGRADES SHALL BE UNIFORMLY COMPACTED TO AT LEAST 95% OF THE ASTM D1557-91 MAXIMUM DRY DENSITY REGARDLESS OF WHETHER FINAL SUBGRADE ELEVATION IS ATTAINED BY FILLING, EXCAVATION OR LEFT AT EXISTING GRADE.

R. SOIL WITHIN 1' OF THE BACK OF CURBS OR SIDEWALK SHALL BE COMPACTED TO 95% MRC FOR THE FULL DEPTH OF THE CURB.

S. IF ANY IMPORT MATERIAL IS REQUIRED, IT SHALL BE APPROVED BY THE SOILS ENGINEER PRIOR TO HAULING IT TO THE SITE.

T. SUBGRADE SOILS BENEATH SLAB-ON-GRADE FLOORS SHALL BE IN A SATURATED CONDITION WHEN SLAB CONCRETE IS PLACED, AS REQUIRED BY THE GEOTECHNICAL REPORT.

12. CONCRETE CONSTRUCTION

A. PEDESTRIAN RAMPS SHALL BE CONSTRUCTED AT THE LOCATIONS INDICATED ON THESE PLANS. PEDESTRIAN RAMP AND WALK CONSTRUCTION SHALL COMPLY WITH THE STATE ACCESSIBILITY STANDARDS.

B. ALL CURB RETURNS SHALL BE VERTICAL CURB AND GUTTER.

C. AS SOON AS THE SURFACE OF THE GUTTER HAS SET SUFFICIENTLY TO PERMIT THE INTRODUCTION OF A SHALLOW STREAM OF WATER WITHOUT CAUSING DAMAGE TO THE GUTTER SURFACE, SAME SHALL BE APPLIED AND ALL FLOWLINE IRREGULARITIES SHALL BE CORRECTED BEFORE THE CONCRETE SURFACE HAS TAKEN INITIAL SET.

D. CONCRETE CONSTRUCTION SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATION SECTIONS 73, 90 AND 52, UNLESS SPECIFIED OTHERWISE.

E. PRIOR TO PLACEMENT OF CONCRETE, SOIL SUBGRADE SHALL BE MOISTURE CONDITIONED TO AN OVER-OPTIMUM MOISTURE CONTENT. COORDINATE WITH GEOTECHNICAL ENGINEER.

F. PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER'S APPROVAL A COPY OF THE JOINT PLAN, DETAILING THE TYPES AND LOCATIONS OF CONSTRUCTION, CONTROL AND EXPANSION JOINTS.

G. CONCRETE CONSTRUCTION, INCLUDING SUBGRADE PREPARATION, SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.

H. REFER TO "EARTHWORK" NOTE FOR SUBGRADE PREPARATION REQUIREMENTS. COMPACTED SUBGRADE SHALL EXTEND TO 1 MINIMUM FOOT BEYOND THE BACK OF CURB OR SIDEWALK.

DESIGNED BY TCT
DRAWN BY MSW
CHECKED BY TCT

REV.	DATE	DESCRIPTION	BY	APP'D.

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No. 59277
CIVIL

IMPROVEMENT PLANS
FOR
SUPERIOR SELF STORAGE - PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
ABBREVIATIONS & GENERAL NOTES

SCALE
N/A
DATE: 03/13/24
JOB NO. 2544-10-1

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GENERAL NOTES:

12. CONCRETE CONSTRUCTION (CONTINUED)

I. THE GRADES SHOWN ON THE PLANS FOR SIDEWALKS OR ANY GRADES RELATING TO THE SIDEWALKS ARE INTENDED TO INDICATE THE FOLLOWING MAXIMUM SLOPES:

- CROSS-SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL: 2.00% (50:1)
- SLOPE PARALLEL TO THE DIRECTION OF TRAVEL: 5.00% (20:1)
- THE GRADES SHOWN ON PLANS ARE INTENDED TO BE USED AS A GUIDE ONLY.

i. PRIOR TO SETTING FORMS, THE CONTRACTOR SHALL CONFIRM THAT THE GRADES INDICATED WILL RESULT IN SLOPES CONSISTENT WITH THE ABOVE CRITERIA. SHOULD ANY DISCREPANCY APPEAR TO EXIST, THE CONTRACTOR SHALL ADJUST THE GRADES TO CONFORM TO THE ABOVE CRITERIA AND SHALL INFORM THE ENGINEER OF SUCH CHANGES.

ii. PRIOR TO PLACING CONCRETE THE CONTRACTOR SHALL CHECK THE LEVEL OF THE FORMS TO CONFIRM THAT THE AS-BUILT CONCRETE SLOPES WILL CONFORM TO THE ABOVE CRITERIA AND HE SHALL PLACE THE CONCRETE ACCORDINGLY. IT IS RECOMMENDED THAT CONSTRUCTION TOLERANCES USED BY THE CONTRACTOR RESULT IN SLOPES SLIGHTLY FLATTER THAN THE ABOVE CRITERIA, NOT STEEPER; YET THE CONCRETE SURFACES MUST PROPERLY DRAIN. THE ABOVE CRITERIA AND THE SLOPES SUGGESTED BY THE GRADES INDICATED ON THE PLANS ARE INTENDED TO REPRESENT MAXIMUM SLOPES.

J. SIDEWALKS ARE TO BE SET FLUSH WITH THE TOP OF ABUTTING CURBS UNLESS NOTED OTHERWISE.

K. PCC PAVING SHALL BE CALTRANS CLASS "A" CONCRETE, AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 90. REGULATE WATER CONTENT OF MIX SO THAT MAXIMUM PENETRATION DOES NOT EXCEED 1.5 INCHES. PAVEMENT SLABS TO BE DOWELED AT ALL JOINTS. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER'S APPROVAL A COPY OF THE JOINT PLAN, DETAILING THE TYPES AND LOCATIONS OF CONSTRUCTION, CONTROL AND EXPANSION JOINTS.

L. SITE CONCRETE

i. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318.

ii. POPORTLAND CEMENT SHALL COMPLY WITH ASTM C150 TYPE II (25% OF PORTLAND CEMENT SHALL BE REPLACED WITH COAL FLY ASH COMPLYING WITH ASTM C618).

iii. CONCRETE FOR EXTERIOR FLAT WORK ON GRADE SHALL HAVE MINIMUM STRENGTH = 3,500 PSI @ 28 DAYS AND MAXIMUM WATER-CEMENT RATIO = 0.50.

iv. MAXIMUM AGGREGATE SIZE SHALL BE 1".

v. CONCRETE MIX SHALL CONTAIN A MINIMUM OF 5 SACKS PER YARD.

vi. 7-DAY MINIMUM WET CURING TIME.

vii. A MECHANICAL VIBRATOR SHALL BE USED TO VIBRATE CONCRETE INTO PLACE.

viii. FORM REMOVAL AT 2 DAYS MINIMUM.

ix. REINFORCEMENT REQUIREMENTS:

- ALL DEFORMED BARS SHALL BE A-615 GRADE 60.
- LAP SPLICES SHALL BE 45 BAR DIAMETERS.

x. MINIMUM CONCRETE COVER OF REINFORCING SHALL BE 3" FOR CONCRETE CAST AGAINST EARTH, 2" FOR CONCRETE EXPOSED TO WEATHER.

13. PAVING

A. ALL ASPHALT CONCRETE SHALL CONFORM TO CALTRANS PERFORMANCE GRADED (PG) SYSTEM MEETING PG 64-10 FOR INLAND VALLEY AREAS. ASPHALTIC CONCRETE SHALL BE PLACED IN 3" MAXIMUM LIFTS. USE 3/4 INCH MAXIMUM, MEDIUM AGGREGATE. ALL PAVING WITHIN CITY R/W SHALL CONFORM TO CITY STANDARDS. ALL AGGREGATE BASE SHALL BE CALTRANS CLASS 2, 3/4 INCH MAXIMUM; OMIT PENETRATION TREATMENT. AGGREGATE SUBBASE SHALL BE CALTRANS CLASS 2. RELATIVE COMPACTION OF BASE AND SUBBASE MATERIALS SHALL NOT BE LESS THAN 95%.

B. ALL EXISTING PAVEMENT TO BE JOINED TO NEW PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE A MINIMUM OF ONE (1) FOOT FROM THE EXISTING EDGE OF PAVEMENT OR FIRM STABLE SURFACE AS DEFINED WITH FIELD INSPECTION. THE EXPOSED EDGE SHALL BE TACKED WITH ASPHALTIC EMULSION PRIOR TO PAVING. THE EXISTING BASE ROCK AND PAVEMENT SHALL BE REMOVED TO THE FULL DEPTH OF THE NEW SECTION.

A TACK COAT SHALL BE APPLIED TO ALL VERTICAL SURFACES OF EXISTING PAVEMENT, CURBS, GUTTERS AND CONSTRUCTION JOINTS IN THE SURFACING AGAINST WHICH ADDITIONAL MATERIAL IS TO BE PLACED, TO A PAVEMENT TO BE SURFACED, AND TO OTHER SURFACES DESIGNATED BY THE ENGINEER.

C. NO PAVEMENT WORK SHALL OCCUR WITHIN THE STREET RIGHT-OF-WAY PRIOR TO COMPLETION OF UTILITY POLE RELOCATION OR REMOVAL. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED PRIOR TO PAVING.

D. PAVEMENT REINFORCING FABRIC INSTALLATION SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATIONS SECTION 39-4.03, USING GRADE AR-4000 PAVING ASPHALT AS THE BINDER. BEFORE APPLYING BINDER, ALL VEGETATION SHALL BE REMOVED FROM THE EDGE OF PAVEMENT. CRACKS LARGER THAN 3/16 INCH MUST BE CLEANED WITH COMPRESSED AIR AND FILLED WITH SS1 ASPHALTIC EMULSION AND COVERED WITH SAND. ALL EXISTING THERMOPLASTIC LIMIT LINES, CROSSWALKS, AND LEGENDS APPLIED TO THE ROAD SURFACE SHALL BE SCARIFIED PRIOR TO PLACING THE OVERLAY. SCARIFICATION SHALL BE PERFORMED BY GRINDING SUCH THAT NO LESS THAN 20% OF THE UNDERLYING PAVEMENT IS EXPOSED. ALL MATERIAL RESULTING FROM THE GRINDING OPERATIONS OF TRAFFIC MARKINGS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED OF. LARGE CRACKS, SPALLS AND CHUCKHOLES IN EXISTING PAVEMENT SHALL BE REPAIRED. THE ENTIRE OVERLAY PAVING SURFACE SHALL BE FREE OF WATER AND SHALL BE SWEPT CLEAN IMMEDIATELY PRIOR TO BINDER APPLICATION.

PAVEMENT REINFORCING FABRIC SHALL BE PHILLIPS PETROMAT, AMOCO AMOPAVE, OR AN ENGINEER APPROVED EQUIVALENT. REQUESTS FOR FABRIC SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER THE BID OPENING.

E. NO SAND SEAL IS REQUIRED.

F. ASPHALT PLANING SHALL BE PERFORMED BY A GRINDING-PROCESS, COLD PLANING MACHINE WHICH SHALL HAVE A MINIMUM CUTTING WIDTH OF 72-INCHES AND SHALL BE OPERATED SO AS NOT TO PRODUCE FUMES OR SMOKE. THE COLD PLANING MACHINE SHALL BE CAPABLE OF PLANING THE PAVEMENT WITHOUT REQUIRING THE USE OF A HEATING DEVICE TO SOFTEN THE PAVEMENT DURING OR PRIOR TO THE PLANING OPERATION. THE CONTRACTOR SHALL MAINTAIN ALL CUTTING TEETH TO INSURE A UNIFORM AND CLEAN CUT.

IN ALL CASES, THE CROSS-SECTIONAL PLANED SURFACE SHALL NOT VARY BY MORE THAN 1/4-INCH WHEN COMPARED TO A STRAIGHT EDGE. THE OUTSIDE LINES OF THE PLANED AREA SHALL BE NEAT AND UNIFORM AND THE REMAINING ROAD SURFACE SHALL NOT BE DAMAGED IN ANY WAY. WHERE THE COLD PLANING MACHINE LEAVES A "SLIVER" OF UNGROUNDED PAVEMENT AT THE LIP OF GUTTER, THAT "SLIVER" SHALL BE REMOVED BY HAND PRIOR TO PLACEMENT OF THE NEW ASPHALT CONCRETE.

STREETS TO BE OVERLAID SHALL BE COLD PLANED TO THE DEPTH BELOW THE EXISTING LIP OF GUTTER SPECIFIED ON THE PLANS AND TAPERED TO ZERO AT 6 FEET FROM THE LIP OF GUTTER. BOTH ENDS OF THE STREETS TO BE OVERLAID AND SIDE STREETS SHALL ALSO BE COLD PLANED AS SHOWN ON THE PLANS (CONFORM PLANING). THE CONFORM PLANING SHALL BE MADE IN A STRAIGHT LINE PERPENDICULAR TO THE CENTER LINE OF THE STREET. ALL EXISTING ASPHALT ON CONCRETE GUTTERS ADJACENT TO PLANING SHALL ALSO BE REMOVED.

PAVEMENT FAILURE REPAIR WORK SHALL CONSIST OF GRINDING OUT EXISTING ASPHALT CONCRETE PAVEMENT AND REPLACING THE ASPHALT CONCRETE AS INDICATED ON THE PLANS. PAVEMENT REPAIRS WILL HAVE DIMENSIONS IN 6-FOOT INCREMENTS OF WIDTH TO ACCOMMODATE USE OF COLD PLANING MACHINE.

THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANED MATERIAL FROM THE WORK SITE AND DISPOSE OF THE MATERIAL. THE REMOVAL CREW SHALL REMOVE ALL PLANED MATERIAL AND SWEEP CLEAN ALL PLANED AND ADJACENT SURFACES WHILE REMAINING WITHIN 100 FEET OF THE PLANER.

WHERE TRANSVERSE JOINTS ARE PLANED IN THE PAVEMENT AT CONFORM LINES, NO DROP-OFF SHALL REMAIN BETWEEN THE EXISTING PAVEMENT AND THE PLANED AREA WHEN THE PAVEMENT IS OPENED TO PUBLIC TRAFFIC. IF NEW ASPHALT CONCRETE HAS NOT BEEN PLACED TO THE LEVEL OF EXISTING PAVEMENT BEFORE THE PAVEMENT IS TO BE OPENED TO THE PUBLIC, A TEMPORARY PAVING RAMP SHALL BE PLACED TO THE LEVEL OF THE EXISTING PAVEMENT AND TAPERED ON A SLOPE OF 18:1 OR FLATTER TO THE LEVEL OF THE PLANED AREA. TEMPORARY RAMPS SHALL REMAIN IN PLACE NO LONGER THAN 7 DAYS.

ASPHALT CONCRETE FOR RAMPS SHALL BE COMMERCIAL QUALITY AND MAY BE SPREAD AND COMPACTED BY ANY METHOD THAT WILL PRODUCE A SMOOTH TRANSITION IN THE RIDING SURFACE. ASPHALT CONCRETE RAMPS SHALL BE COMPLETELY REMOVED, INCLUDING REMOVING ALL LOOSE MATERIAL FROM THE UNDERLYING SURFACE, BEFORE PLACING THE PERMANENT SURFACING. KRAFT PAPER, OR OTHER APPROVED BOND BREAKER, MAY BE PLACED UNDER THE TEMPORARY RAMPS TO FACILITATE THE REMOVAL OF THE RAMPS.

G. AC LIFT THICKNESS PER SECTION 39, CALTRANS STANDARD SPECIFICATIONS.

H. WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS, THE PAVEMENT SHALL BE REPLACED, AFTER PROPER BACKFILLING, WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR CALTRANS, WHERE APPLICABLE.

I. ALL TRAFFIC DETECTOR LOOPS SHALL BE INSTALLED PRIOR TO PLACEMENT OF THE TOP LIFT OF AC PAVING. THERE SHALL BE NO CUTS IN THE TOP LIFT OF AC.

J. REFER TO GEOTECHNICAL REPORT FOR USE OF PULVERIZED CONCRETE AND ASPHALT PAVEMENT AS SUBBASE MATERIAL.

K. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED PRIOR TO PAVING.

L. BETWEEN THE PLAN SPECIFIED GRADE CONTROL POINTS AND LINES, THE FINISHED PAVING SURFACE SHALL HAVE A UNIFORM SLOPE FROM SURFACE DRAINAGE HIGH POINTS AND RIDGE LINES TO GUTTERS AND DRAINAGE INLETS.

M. REFER TO "EARTHWORK" NOTES FOR SUBGRADE PREPARATION REQUIREMENTS.

N. WHEN NEW PAVING IS COMPLETED, IT SHALL BE SUBJECTED TO A FLOOD TEST SHOWING THE SURFACE FREE OF STANDING WATER OR PUDDLES. SHOULD ANY PUDDLING OCCUR, REPAVE IN SUCH A MANNER AS TO CORRECT THE PROBLEM. METHOD OF REPAVING SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL.

14. LANSCAPING

A. FINISHED GRADE SHOWN ON CIVIL PLANS IS TOP OF FINISHED LANDSCAPE MATERIAL. ALL LANDSCAPE AREAS SHALL BE GRADED TO ACCOMMODATE THICKNESS OF LANDSCAPE MATERIALS SUCH THAT TOP OF LANDSCAPE MATERIALS DOES NOT BLOCK DRAINAGE.

B. AREAS WHERE LANDSCAPE IS ADJACENT TO HARDSCAPE, FINISHED GRADE OF LANDSCAPE MATERIAL SHALL BE DEPRESSED A MINIMUM OF 1" OR AS SHOWN ON PLANS.

C. ENGINEER SHALL VERIFY GRADING PRIOR TO PLACEMENT OF LANDSCAPE MATERIALS.

15. PIPELINES

A. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS.

B. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

C. UNLESS NOTED OTHERWISE, SITE PIPELINE LIMIT OF WORK AT BUILDING UTILITY POINT OF CONNECTION SHALL BE 5-FEET OUTSIDE THE BUILDING EXTERIOR WALL.

16. ADJUSTING EXISTING UTILITIES

A. THE CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT TO GRADE ALL EXISTING UTILITY STRUCTURES, INCLUDING VAULTS, BOXES AND MANHOLE FRAME AND COVER SETS, VALVE BOXES AND MONUMENT BOXES, WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.

B. ALL MANHOLE FRAME AND COVER SETS, WATER VALVE BOXES AND MONUMENT BOXES WITHIN THE WORK AREA THAT DO NOT MEET CURRENT CITY REQUIREMENTS SHALL BE REMOVED AND REPLACED TO CONFORM TO CITY STANDARDS. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE CITY INSPECTOR AND WITH THE ENGINEER.

17. SANITARY SEWER SYSTEM

A. UNLESS SPECIFIED OTHERWISE, ALL SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH EL DORADO IRRIGATION DISTRICT STANDARDS.

B. ALL SEWER SERVICES SHALL BE MARKED WITH A 2" X 2" STAKE AT THE END OF EACH SERVICE AND A 2 INCH HIGH "S" STAMPED IN THE TOP OF THE CURB.

C. ALL SEWER MAINS AND SERVICES SHALL BE AIR TESTED TO THE SATISFACTION OF THE ENGINEER AFTER AGGREGATE BASE PLACEMENT IS COMPLETED. SEWER PLUGS TO BE WING NUT TYPE, E-Z TEST OR APPROVED EQUIVALENT. MAINS SHALL BE BALLED AND FLUSHED PER CITY STANDARDS. PRIOR TO STARTING THE CLEANING OPERATION, A FINE MESH WIRE SCREEN SHALL BE PLACED AT THE EXTREME DOWNSTREAM MANHOLE TO PREVENT DEBRIS FROM ENTERING THE EXISTING CITY SEWER SYSTEM.

D. TV INSPECTION OF SEWERS, INCLUDING VIDEO RECORDINGS, SHALL BE PROVIDED BY THE CONTRACTOR. TV INSPECTION SHALL INCLUDE MAINS, SERVICES AND CLEANOUTS.

E. EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATERTIGHT PLUG. PLUG SHALL BE GLADDING-MCBEAN SPEED-SEAL CLAY STOPPER OR MISSION CLAY PRODUCTS STD. BAND-SEAL COUPLING WITH PLASTIC SHEAR RING AND ABS STOPPER. "POLYCAP" AND "SPEED-CAP" STOPPERS ARE NOT ACCEPTABLE.

F. BUILDING SEWER CLEANOUTS SHALL BE LOCATED AND INSTALLED IN ACCORD WITH THE UNIFORM PLUMBING CODE AND SHALL BE EXTENDED TO GRADE.

G. ALL GRAVITY SEWER PIPE WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM WITH CITY STANDARDS.

H. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL SEWER LATERAL LOCATIONS WITH THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

18. STORM DRAIN SYSTEM

A. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING AND ACCEPTED BY THE COUNTY.

B. UNLESS NOTED OTHERWISE, ALL STORM DRAIN PIPE SHALL BE PRECAST REINFORCED CONCRETE PIPE, CAST-IN-PLACE CONCRETE PIPE (CIPP), PVC, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE). ALL STORM DRAIN WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM WITH COUNTY STANDARDS.

C. EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATERTIGHT PLUG.

D. THE WALLS OF D.I.'S AND OF MANHOLES FUNCTIONING AS D.I.'S SHALL BE PERFORATED WITH 4 - 2 INCH DIAMETER HOLES PER WALL AT THE LEVEL OF THE BOTTOM OF THE AB UNDER THE ADJOINING PAVEMENT TO ALLOW FOR THE ESCAPE OF ANY WATER THAT MAY BUILD UP AROUND THE INLET.

E. CONTRACTOR SHALL MARK ALL NEW AND EXISTING STORM DRAIN INLETS WITH APPROVED POLLUTION PREVENTION MESSAGES. SPECIFIC PLACEMENT OF MARKERS WILL BE AS DIRECTED BY THE CITY INSPECTOR.

F. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED PER COUNTY OF EL DORADO STANDARD DETAILS FOR PIPES SMALLER THAN 30" IN DIAMETER, AND PER COUNTY OF EL DORADO STANDARD DETAILS FOR PIPE 30" IN DIAMETER AND GREATER.

19. WATER SYSTEM

A. UNLESS SPECIFIED OTHERWISE, ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH EL DORADO IRRIGATION DISTRICT STANDARDS.

B. WATER LINE INSTALLATION SHALL ACCOMMODATE GRAVITY FLOW PIPELINES INCLUDING SEWER SERVICES AND SHALL MAINTAIN A MINIMUM COVER OF 4 FEET FROM FINISHED GRADE WITHIN THE PUBLIC RIGHT OF WAY AND 3 FEET IN ALL OTHER AREAS.

C. FIRE HYDRANT INSTALLATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.

D. REDUCED PRESSURE BACK FLOW PREVENTION DEVICES FOR EACH LANDSCAPE IRRIGATION WATER SERVICE WILL BE INSTALLED BY THE LANDSCAPE IRRIGATION CONTRACTOR.

E. THE WATER DISTRIBUTION SYSTEM SHALL CONFORM TO THE EL DORADO IRRIGATION DISTRICT SPECIFIC PROVISIONS. PVC WATER MAIN FOR FIRE SYSTEM SHALL BE C900, CL 235. ALL T-BOLTS ON MECHANICAL JOINT FITTINGS AND MACHINE BOLTS ON FLANGE FITTINGS SHALL BE COATED WITH MASTIC AND WRAPPED IN 8 ML PLASTIC. T-BOLTS, MACHINE BOLTS AND ALL THREAD RODS UNDER BUILDING SLABS SHALL BE STAINLESS STEEL WITH THE FITTING WRAPPED IN 8 ML PLASTIC.

F. PROVIDE EXTERIOR CONTROL VALVES FOR EACH SPRINKLER SYSTEM (WALL MOUNTED P.I.V OR STANDARD P.I.V. PER FIRE PROTECTION PLANS.)

G. ALL ON-SITE FIRE MAINS SHALL BE PVC CLASS 235 C-900.

20. EXISTING SIGNS

A. THE PROTECTION AND MAINTENANCE OF EXISTING SIGNS AND THE REMOVAL, PROTECTION, STORAGE AND RESETTING OF CITY TRAFFIC SIGNS THAT ARE AFFECTED BY THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS DIRECTED BY THE CITY ENGINEER. PRIVATE SIGNS, TRAFFIC SIGNS, AND TRAFFIC CONTROL FACILITIES EXISTING WITHIN THE LIMITS OF THE PROJECT SHALL NOT BE MOVED EXCEPT AS NECESSARY TO PREVENT THEM FROM BEING DAMAGED BY CONSTRUCTION OPERATIONS. WHEN A SIGN NEEDS TO BE REMOVED BECAUSE IT INTERFERES WITH THE CONTRACTOR'S WORK, IT SHALL BE DONE IN ONE OF THE FOLLOWING DESCRIBED MANNERS:

STOP SIGNS SHALL BE MAINTAINED IN THEIR EXISTING POSITIONS. ANY STOP SIGN WHICH MUST BE MOVED FROM ITS EXISTING POSITION AND REINSTALLED IN A NEW POSITION, MUST BE APPROVED BY THE CITY ENGINEER BEFORE SAID STOP SIGN IS MOVED

TRAFFIC SIGNS AND TRAFFIC CONTROL FACILITIES, OTHER THAN STOP SIGNS, NECESSARY FOR THE CONTROL OF TRAFFIC DURING THE PROJECT SHALL BE MAINTAINED IN PLACE IN AN UPRIGHT POSITION AND LOCATED SO AS TO PROPERLY CONTROL TRAFFIC. WHENEVER IT IS NECESSARY TO REMOVE THEM FROM THEIR PERMANENT LOCATION DUE TO CONSTRUCTION WORK, THEY SHALL BE REINSTALLED IN THEIR PERMANENT LOCATION AT THE EARLIEST POSSIBLE TIME. CONTROL OF TRAFFIC DURING THE TIME WHICH THE SIGNS ARE TEMPORARILY REMOVED SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

B. WHENEVER IT IS NECESSARY TO REMOVE A PRIVATELY OWNED SIGN OR A PUBLIC INFORMATION SIGN, ITS TEMPORARY RELOCATION AND ITS FINAL POSITIONING SHALL BE COORDINATED WITH THE SIGN OWNER AND, IF LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, WITH THE COUNTY ENGINEER.

21. MAILBOXES

MAILBOXES AND NEWSPAPER TUBES WHICH ARE AFFECTED BY THE CONSTRUCTION SHALL BE REMOVED, TEMPORARILY RELOCATED AND FINALLY RESET. ALL MAILBOXES SHALL BE MAINTAINED IN AN UPRIGHT POSITION ADJACENT TO THE CONSTRUCTION AREA BETWEEN THE TIME THE MAILBOX IS REMOVED AND RESET IN ITS FINAL LOCATION. MAILBOXES SHALL BE RESET IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LOCAL POSTMASTER; SUCH WORK SHALL BE COORDINATED WITH MAILBOX OWNERS.

22. PRESERVATION OF PROPERTY

TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED, AND POLE LINES, FENCES, SIGNS, SURVEY MARKERS AND MONUMENTS, BUILDINGS AND STRUCTURES, CONDUITS, PIPELINES, ALL STREET FACILITIES, AND ANY OTHER IMPROVEMENTS OR FACILITIES WITHIN OR ADJACENT TO THE STREET OR CONSTRUCTION AREA SHALL BE PROTECTED FROM INJURY OR DAMAGE, AND UPON ORDER BY THE CITY ENGINEER, THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN SAFEGUARDS SUCH AS PROTECTIVE FENCING OR OTHER SUITABLE BARRIERS APPROVED BY THE CITY ENGINEER TO PROTECT SUCH OBJECTS FROM INJURY OR DAMAGE. IF SUCH OBJECTS ARE INJURED OR DAMAGED BY REASON OF THE CONTRACTOR'S OPERATIONS, THEY SHALL BE REPLACED OR RESTORED AT THE CONTRACTOR'S EXPENSE. THE FACILITIES SHALL BE REPLACED OR RESTORED TO A CONDITION AS GOOD AS WHEN THE CONTRACTOR ENTERED UPON THE WORK, OR AS GOOD AS REQUIRED BY THE SPECIFICATION ACCOMPANYING THE CONTRACT, IF ANY SUCH OBJECTS ARE A PART OF THE WORK BEING PERFORMED UNDER CONTRACT. THE CITY ENGINEER MAY MAKE OR CAUSE TO BE MADE SUCH TEMPORARY REPAIRS AS ARE NECESSARY TO RESTORE TO SERVICE ANY DAMAGED FACILITY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.

23. RECORD DRAWINGS

A. "RECORD DRAWINGS" IS DEFINED AS BEING THOSE DRAWINGS MAINTAINED BY THE CONTRACTOR TO SHOW THE CONSTRUCTION OF A PARTICULAR STRUCTURE OR WORK AS ACTUALLY COMPLETED UNDER THE CONTRACT. "RECORD DRAWINGS" SHALL BE SYNONYMOUS WITH "AS-BUILT DRAWINGS". AS REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE THE ENGINEER ACCURATE INFORMATION TO BE USED IN THE PREPARATION OF PERMANENT RECORD DRAWINGS. FOR THIS PURPOSE, THE CONTRACTOR SHALL RECORD ON ONE SET OF CONTRACT DRAWING PRINTS ALL CHANGES FROM INSTALLATIONS ORIGINALLY INDICATED, AND RECORD FINAL LOCATIONS OF UNDERGROUND LINES BY DEPTH FROM FINISH GRADE AND BY ACCURATE HORIZONTAL OFFSET DISTANCES TO PERMANENT SURFACE IMPROVEMENTS SUCH AS BUILDINGS, CURBS OR EDGES OF WALKS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL AS-BUILT INFORMATION PREPARED BY SUBCONTRACTORS IS INCLUDED IN HIS RECORD DRAWINGS.

B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE COMPLETE SET OF UPDATED "RECORD DRAWING" IMPROVEMENT PLAN PRINTS. THESE PRINTS SHALL BE READILY AVAILABLE TO THE CITY AND TO THE ENGINEER. UPON COMPLETION OF THE PROJECT, AND PRIOR TO FINAL PAYMENT, THESE RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE ENGINEER.

24. INSURANCE

CONTRACTOR SHALL MAINTAIN SUCH INSURANCE AS WILL PROTECT IT FROM CLAIMS UNDER WORKERS' COMPENSATION ACTS AND FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY, INCLUDING DEATH, OR INJURY TO PROPERTY WHICH MAY ARISE FROM AND DURING THE OPERATION OF THIS CONTRACT. INSURANCE COVERAGE SHALL INCLUDE PROVISION OR ENDORSEMENT NAMING THE OWNER, THE ENGINEER AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES AND AGENTS, EACH AS ADDITIONAL INSURED IN REGARDS TO LIABILITY ARISING OUT OF THE PERFORMANCE OF ANY WORK UNDER THE CONTRACT. A CERTIFICATE OF SUCH INSURANCE SHALL BE FURNISHED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.

GENERAL WATER NOTES:

1. WORK SHALL BE ACCOMPLISHED UNDER THE APPROVAL, INSPECTION AND TO THE SATISFACTION OF THE EL DORADO IRRIGATION DISTRICT (EID). CONSTRUCTION SHALL CONFORM TO THESE PLANS AND EID'S LATEST VERSION OF THE TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS.
2. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE WITH EID INSPECTION 5 WORKING DAYS IN ADVANCE OF DOING WORK WITHIN THEIR JURISDICTION. CONSTRUCTION SHALL BE STARTED NO LATER THAN FIVE (5) DAYS AFTER THE PRECONSTRUCTION CONFERENCE.
3. LOCATION OF ALL UNDERGROUND FACILITIES ARE APPROXIMATE ONLY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL FACILITIES PRIOR TO ANY EXCAVATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND FACILITIES AFFECTED BY THE WORK AND SHALL CONTACT UNDERGROUND SERVICES ALERT (USA) 48 HOURS PRIOR TO ANY EXCAVATION WORK FOR DETERMINATION AND LOCATION OF UNDERGROUND UTILITIES (PHONE 1-800-642-2444).
5. CONNECTIONS TO EXISTING WATER FACILITY SHALL BE DONE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH EID TIE-IN PROCEDURES PER TECHNICAL SPECIFICATION.
6. WHERE EXCAVATIONS FOR ANY FACILITIES CONSTRUCTION EXCEED 5 FEET IN DEPTH, CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FORM CAL/OSHA IN SACRAMENTO (PHONE 1-916-263-2800) POST PERMIT AT THE CONSTRUCTION SITE AND COMPLY WITH ALL REQUIREMENTS.
7. THE CONTRACTOR SHALL NOTIFY EID INSPECTION 48 HOURS PRIOR TO START OR RESTART OF WORK.
8. ONLY EID PERSONNEL SHALL OPERATE ANY VALVES ON EXISTING WATER SYSTEM.
9. THE TOTAL SITE REQUIRED FIRE FLOW IS ___ GPM AT 20 PSIG RESIDUAL.
10. BASED UPON A HYDRAULIC GRADE LINE OF ___ FT AT STATIC CONDITIONS AND ___ FT DURING FIRE FLOW AND MAXIMUM DAY DEMANDS, THE MAXIMUM AND MINIMUM PRESSURES ARE CALCULATED TO BE ___ PSI AND ___ PSI RESPECTIVELY.
11. PIPELINES SHALL BE DISINFECTED, FLUSHED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH EID'S TECHNICAL SPECIFICATION.
12. SERVICE INSTALLATIONS IN ROADWAYS WITH CUTS OR FILLS GREATER THAN 6 FEET IN HEIGHT AND SLOPES STEEPER THAN 3:1 SHALL HAVE THE METER BOX SET AT FINISH GRADE NEXT TO THE ROAD IN LOCATION DIRECTED BY EID. THE SERVICE LINE SHALL THEN BE EXTENDED 5 FEET BEYOND THE SLOPE CATCH POINT WITH PVC SCHEDULE 40 SIZED TO MATCH THE SERVICE. PLACE STEEL T-POSTS PAINTED BLUE AT THE END OF THIS SERVICE LINE.
13. LIDS SHALL BE MARKED "WATER".
14. CURBS SHALL BE WET STAMPED WITH A "W" BRAND WHERE WATER SERVICES INTERCEPT.
15. CONTRACTOR SHALL HAVE A COPY OF EID'S CONSTRUCTION STANDARDS ON THE JOB.
16. REVISIONS TO THE DRAWINGS MUST BE APPROVED IN WRITING BY EID.
17. STAKING INFORMATION: MINIMUM SPACING SHALL BE 50 FEET (25 FEET IN RADIUS) UNLESS OTHERWISE DIRECTED BY EID. INFORMATION WILL INCLUDE OFFSET, TYPE OF FACILITY AND CUT TO FLOW LINE ON THE FRONT OF THE STAKE AND ELEVATION AND STATION NUMBER ON THE BACK. ANGLE POINTS AND APPURTENANCES TO BE STAKED INCLUDING LINE AND CURB STAKES AS NEEDED, CUT SHEETS REQUIRED WHERE SUBGRADE HAS NOT BEEN MADE.

EL DORADO HILLS FIRE PROTECTION DISTRICT NOTES:

1. THE INSTALLATION OF ALL ONSITE FIRE PROTECTION SYSTEMS SHALL BE IN ACCORDANCE WITH N.F.P.A. 24 AND FIRE DEPARTMENTS STANDARDS.
2. ALL ONSITE FIRE PROTECTION SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF N.F.P.A. 24, AND SHALL BE WITNESSED BY THE FIRE DEPARTMENT.
3. THE INSTALLING CONTRACTOR, OR SUB-CONTRACTOR, FOR ALL ON-SITE FIRE PROTECTION SYSTEMS SHALL NOTIFY THE FIRE DEPARTMENT 24 HRS. IN ADVANCE OF REQUESTING A DATE AND TIME FOR INSPECTIONS.
4. IF PLASTIC PIPE IS INSTALLED FOR FIRE PROTECTION SYSTEMS, THE PIPE USED SHALL BE C-900 CLASS 200.
5. AFTER INSTALLATION, RODS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES EXCEPT THRUST BLOCKS, USED ON ON-SITE FIRE PROTECTION SYSTEMS SHALL BE CLEANED AND THOROUGHLY COATED WITH A BITUMINOUS OR OTHER ACCEPTABLE CORROSION-RETARDING MATERIAL.
6. THE REQUIRED FIRE FLOW FOR THIS PROJECT IS ___ GPM WITH A 20 PSI RESIDUAL.
7. FIRE HYDRANTS SHALL BE LOCATED TO REACH ALL PORTIONS OF EACH BUILDING. FIRE DEPARTMENT CONNECTIONS (FDCs) SHALL BE LOCATED PER FIRE DISTRICT REQUIREMENTS.
8. HYDRANTS SHALL BE PAINTED SAFETY WHITE IN COLOR, WITH A BLUE REFLECTIVE DOT (MARKER) PLACED IN THE STREET AND HYDRANTS SHALL HAVE A MINIMUM OF 3 FEET (36 INCHES) OF UNOBSTRUCTED CLEARANCE AT ALL TIMES.
9. PROPANE (LPG) PIPING DESIGN SHALL BE SUBMITTED AS A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT FOR REVIEW.

DESIGNED BY TCT
DRAWN BY MSW
CHECKED BY TCT

REV.	DATE	DESCRIPTION	BY	APP'D.

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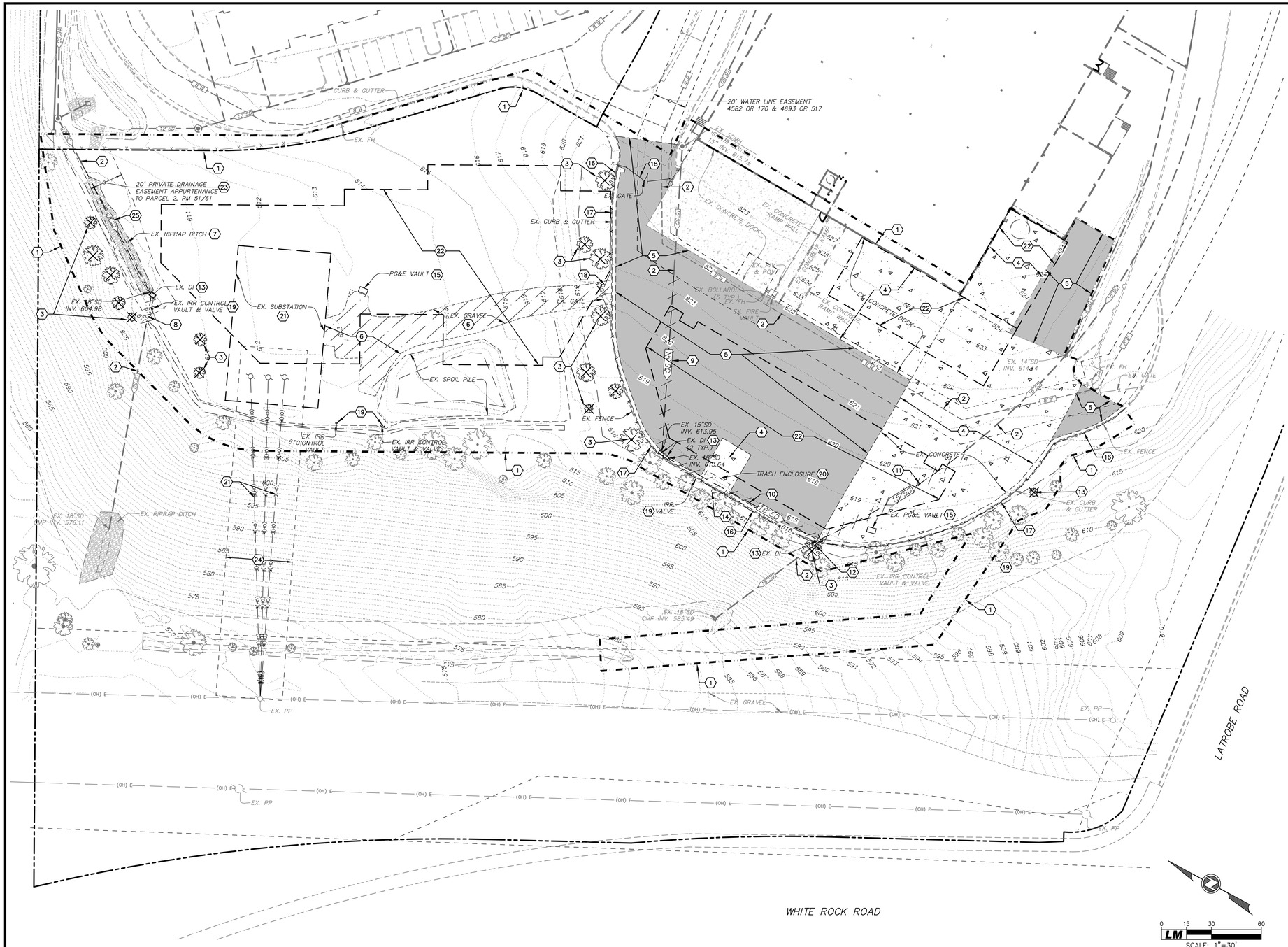
BY
TODD C. TOMMERAASON
DATE 03/13/24 P.E. 59277

No. 59277
CIVIL

IMPROVEMENT PLANS
FOR
SUPERIOR SELF STORAGE - PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
GENERAL NOTES

SCALE
N/A
DATE: 03/13/24
JOB NO. 2544-10-1

C003
SHEET 3 OF 14



GENERAL NOTES:

A. CONTRACTOR SHALL POTHOLE AND VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES AS FIRST ITEM OF WORK, AND NOTIFY ENGINEER OF ANY CONFLICTS.

B. CONTRACTOR SHALL COORDINATE UTILITY SHUTOFFS AND TERMINATIONS WITH UTILITY COMPANIES. CONTRACTOR SHALL PROVIDE PROOF OF SHUTOFFS PRIOR TO BEGINNING WORK.

C. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. WHEN FEASIBLE SUCH WORK SHALL BE COMPLETED PRIOR TO GRADING.

D. ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.

E. WHERE ADJACENT LANDSCAPE AREAS ARE DISTURBED, REPLACE IN KIND OR EXTEND AS REQUIRED TO MATCH EXISTING.

F. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLES AND VALVE BOXES WITHIN THE WORK AREA TO GRADE EVEN THOSE THAT MAY NOT SPECIFICALLY BE NOTED. ALL DAMAGED BOXES SHALL BE REPLACED WITH NEW BOXES.

TREE REMOVAL/PRESERVATION NOTES:

1. EXISTING TREE TO REMAIN. INSTALL ORANGE PROTECTIVE FENCING AT DRIP LINE TO PROTECT EXISTING TREE WHERE ALLOWED. FENCING SHALL BE ADJUSTED TO ACCOMMODATE CONSTRUCTION OPERATIONS. IT IS UNDERSTOOD THAT CONSTRUCTION IS OCCURRING WITHIN THIS ZONE AND THAT THE PROTECTIVE FENCE WILL NEED TO BE ADJUSTED TO ACCOMMODATE THIS CONSTRUCTION AND THEN REINSTALLED AFTER THAT SPECIFIC OPERATION HAS OCCURRED. INSTALL ORANGE PROTECTIVE FENCING AROUND TREE (– – – – – – – – –) PER DETAIL 1, SHEET C701.

2. FIELD VERIFY TREES TO BE REMOVED WITH OWNER PRIOR TO REMOVAL. ALL TREES NOT SHOWN TO BE SAVED SHALL BE REMOVED. TREE AND STUMP REMOVAL SHALL INCLUDE REMOVAL OF THE MAJOR ROOT SYSTEM TO THE SATISFACTION OF THE OWNER. SUCH REMOVAL SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT TREES THAT ARE TO BE PRESERVED. STUMP REMOVAL WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED SHALL BE BY GRINDING METHOD, TO A DEPTH OF 1–FEET BELOW ADJACENT GRADE OR SUBGRADE. DEPRESSIONS RESULTING FROM THE REMOVAL OF TREES SHOULD BE CLEANED OF LOOSE SOIL AND ROOTS, AND BACK FILLED PER CALTRANS STANDARDS.

DEMOLITION NOTES ⬡:

1. (– – – – – – – –) DENOTES APPROXIMATE LIMITS OF PROJECT CONSTRUCTION.
2. CAUTION!! EXISTING UTILITIES TO REMAIN IN PLACE. CONTRACTOR SHALL PROTECT UTILITY AS REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL POTHOLE AND VERIFY DEPTH AND LOCATION AS FIRST ORDER OF WORK AND NOTIFY ENGINEER OF ANY CONFLICTS
3. REMOVE EXISTING TREES (17 TOTAL) PER THE GEOTECHNICAL REPORT.
4. HATCHING DENOTES APPROXIMATELY 20,200 SF EX. CONCRETE PAVING TO BE REMOVED TO FULL SECTION DEPTH.
5. HATCHING DENOTES APPROXIMATELY 22,780 SF EX. AC PAVING TO BE REMOVED TO FULL SECTION DEPTH.
6. HATCHING DENOTES APPROXIMATELY 3,880 SF EX. AB TO REMOVED.
7. REMOVE EXISTING RIP RAP (APPROX. 640 SF) AND STOCKPILE FOR FUTURE USE.
8. REMOVE 22± LF EXISTING 18" SD AND DRAINAGE INLET.
9. REMOVE 107± LF EXISTING 15" SD.
10. REMOVE 102± LF EXISTING 18" SD.
11. REMOVE 106± LF EXISTING 15" SD.
12. REMOVE 8± LF EXISTING 18" SD.
13. REMOVE EXISTING DRAINAGE INLETS (4 TOTAL).
14. EXISTING STREET LIGHT TO BE REMOVED PER THE ELECTRICAL PLANS.
15. EXISTING PG&E VAULT TO BE REMOVED/RELOCATED PER THE ELECTRICAL PLANS.
16. REMOVE 505± LF EXISTING CURB AND GUTTER.
17. REMOVE 505± LF EXISTING FENCING.
18. REMOVE EXISTING GATES (2 TOTAL).
19. SEE LANDSCAPE PLANS FOR REMOVAL OF EXISTING IRRIGATION VALVES AND LINES.
20. EXISTING TRASH ENCLOSURE TO BE REMOVED.
21. PREVIOUSLY DECOMMISSIONED PG&E SUBSTATION TO BE REMOVED PER PG&E RECOMMENDATIONS.
22. PROPOSED BUILDING ENVELOPE.
23. EXISTING 20' DRAINAGE EASEMENT TO BE REVISED TO NEW STORM DRAIN ROUTING.
24. EXISTING 40' ELECTRICAL EASEMENT TO BE QUITCLAIMED/ABANDONED.
25. REMOVE 87± LF EXISTING 18" SD.

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CHECKED BY TCT

REV.	DATE	DESCRIPTION	BY	APP'D.

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BY _____ TODD C. TOMMERAASON
DATE 03/13/24 P.E. 59277
REGISTERED PROFESSIONAL ENGINEER · TODD C. TOMMERAASON · No. 59277 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
SUPERIOR SELF STORAGE – PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
TOPOGRAPHIC SURVEY & DEMOLITION PLAN

SCALE 1"=30'
DATE: 03/13/24
JOB NO. 2544-10-1

C101
SHEET 4 OF 14

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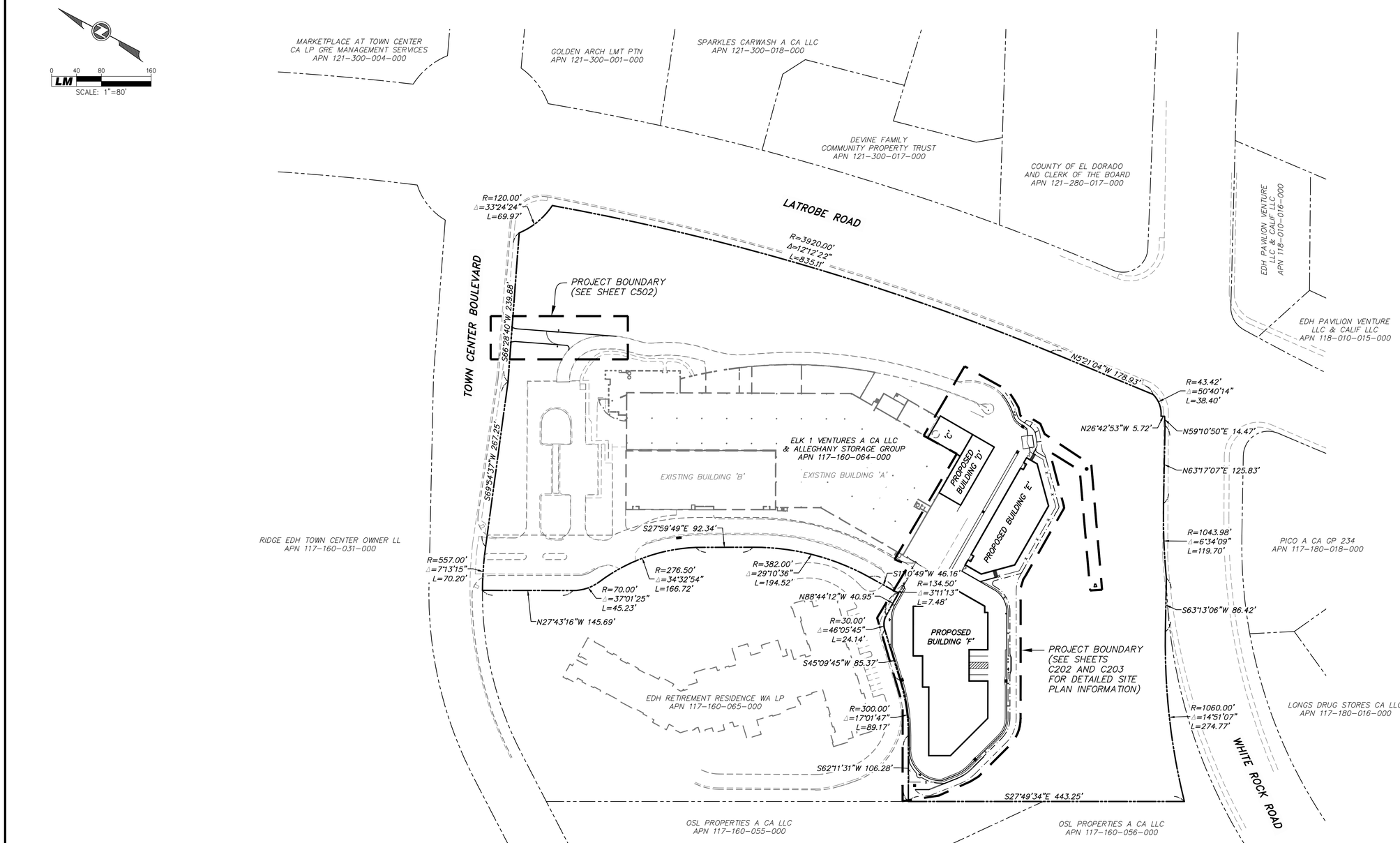

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BY Todd C. Tommeraason
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DATE 03/13/24 P.E. 59277
REGISTERED PROFESSIONAL ENGINEER · TODD C. TOMMERAASON · No. 59277 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS
FOR
SUPERIOR SELF STORAGE – PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
OVERALL SITE PLAN

SCALE 1"=80'
DATE: 03/13/24
JOB NO. 2544-10-1

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SHEET 5 OF 14

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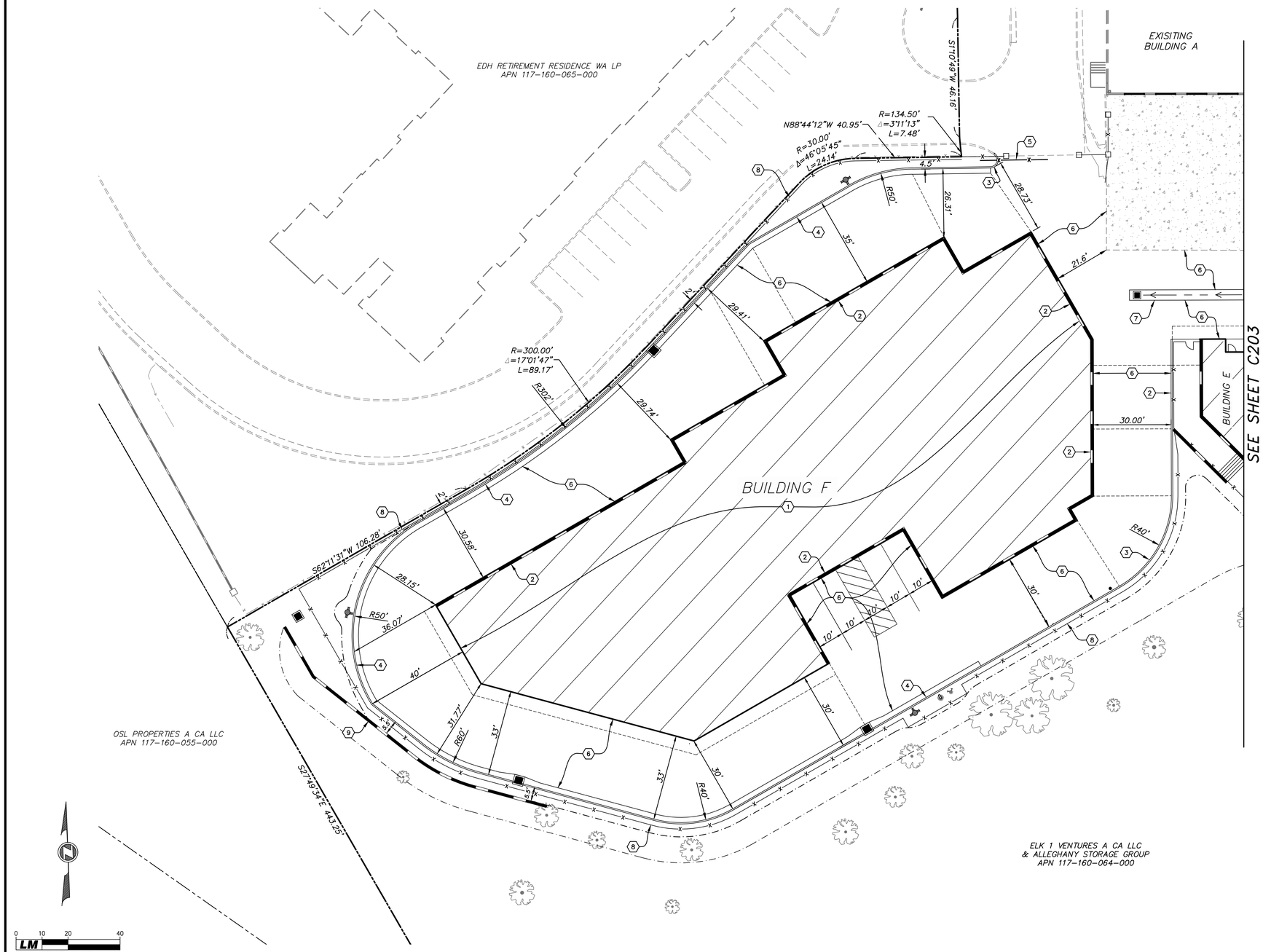

GENERAL NOTES:

A. SEE ARCHITECTURAL PLANS FOR PARKING DETAILS AND COUNTS.

B. 4" WIDE WHITE STANDARD PAINTED PARKING STALL STRIPES (TYPICAL). VERIFY WITH ARCHITECTURAL SITE PLAN. SEE ARCHITECTURAL PLAN FOR FIRE LANE MARKINGS. FIELD VERIFY FIRE LANES WITH FIRE MARSHALL PRIOR TO SIGNING AND STRIPING.

C. SEE ARCHITECTURAL PLANS FOR ACCESSIBLE PARKING STALL AND SIGNAGE DETAILS.

D. PCC SLABS SHOULD BE CONSTRUCTED WITH THICKENED EDGES. THE THICKENED EDGES SHOULD BE CONSTRUCTED AND TAPERED OVER A MINIMUM DISTANCE OF 48 INCHES IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 330R DESIGN DETAILS. REINFORCING FOR CRACK CONTROL, IF DESIRED, SHOULD CONSIST OF AT LEAST NO. 4 REINFORCING BARS PLACED ON MAXIMUM 12-INCH CENTERS EACH WAY THROUGH THE SLAB. REINFORCEMENT MUST BE LOCATED AT THE MID-SLAB DEPTH TO BE EFFECTIVE. JOINT SPACING AND DETAILS SHOULD BE DETERMINED BY THE PROJECT ENGINEER AND SHOULD CONFORM WITH CURRENT PCA OR ACI GUIDELINES.

CONSTRUCTION NOTES ⬡:

1. HATCHING DENOTES BUILDING PAD PER GEOTECHNICAL REPORT, VERIFY OVER BUILD, FOOTING EXCAVATION & COMPACTION REQUIREMENTS WITH GEOTECHNICAL REPORT AND STRUCTURAL PLANS. VERIFY PAD SECTION PRIOR TO STAKING/GRADING.
2. SEE STRUCTURAL PLANS FOR RETAINING WALL SPECIFICATIONS.
3. INSTALL STANDARD 6" BARRIER CURB PER DETAIL 1/C701.
4. INSTALL VERTICAL CURB AND GUTTER PER DETAIL 3/C701.
5. INSTALL GATES PER ARCHITECTURAL PLAN.
6. INSTALL 3.5" A.C. AND 5.5" A.B. OVER COMPACTED SUBGRADE PER THE GEOTECHNICAL REPORT. (T.I. = 6.0)
7. INSTALL VALLEY GUTTER PER DETAIL 5/C701.
8. INSTALL 8' TALL TUBE STEEL FENCE.
9. INSTALL NEW RETAINING WALL.

DESIGNED BY TCT				
DRAWN BY MSW				
CHECKED BY TCT				
REV.	DATE	DESCRIPTION	BY	APP'D.

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TODD C. TOMMERAASON
DATE 03/13/24 P.E. 59277

REGISTERED PROFESSIONAL ENGINEER · TODD C. TOMMERAASON · No. 59277 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
SUPERIOR SELF STORAGE – PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
CIVIL SITE PLAN

SCALE 1" = 20'
DATE: 03/13/24
JOB NO. 2544-10-1

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SHEET 6 OF 14

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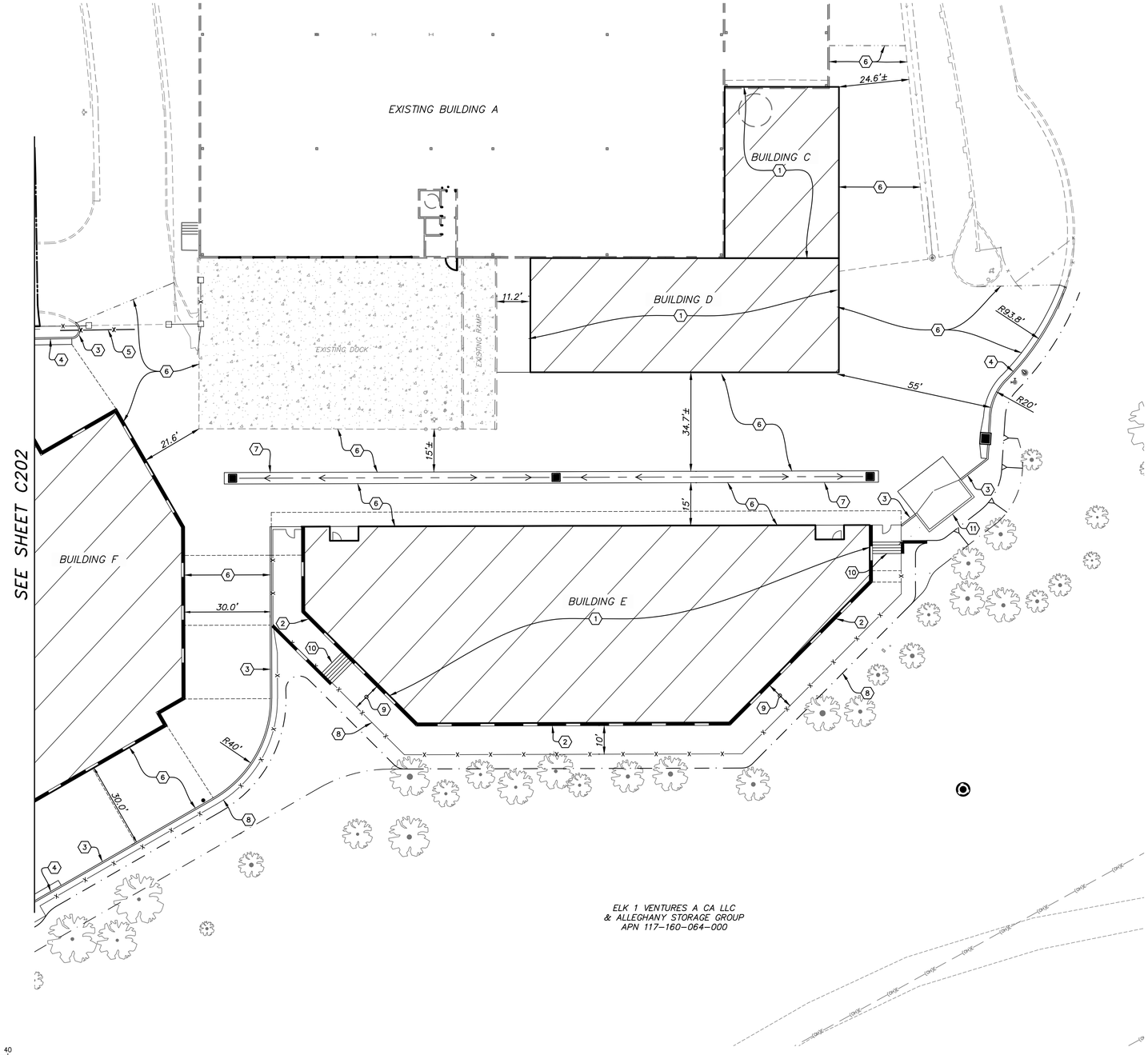

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C. SEE ARCHITECTURAL PLANS FOR ACCESSIBLE PARKING STALL AND SIGNAGE DETAILS.

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4. INSTALL VERTICAL CURB AND GUTTER PER DETAIL 3/C701.
5. INSTALL GATES PER ARCHITECTURAL PLAN.
6. INSTALL 3.5" A.C. AND 5.5" A.B. OVER COMPACTED SUBGRADE PER THE GEOTECHNICAL REPORT. (T.I. = 6.0)
7. INSTALL VALLEY GUTTER PER DETAIL 5/C701.
8. INSTALL 8' TALL TUBE STEEL FENCE.
9. 10' CONCRETE WALKWAY AROUND THE BACK SIDE OF THE BUILDING FOR FIRE ACCESS.
10. CONCRETE STAIRS, SEE GRADING PLAN.
11. TRASH ENCLOSURE PER THE ARCHITECT'S PLANS.

DESIGNED BY TCT
DRAWN BY MSW
CHECKED BY TCT

REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602
BY TODD C. TOMMERAASON
DATE 03/13/24 P.E. 59277
REGISTERED PROFESSIONAL ENGINEER · TODD C. TOMMERAASON · No. 59277 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS
FOR
SUPERIOR SELF STORAGE – PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
CIVIL SITE PLAN

SCALE
1" = 20'
DATE: 03/13/24
JOB NO. 2544-10-1

C203
SHEET 7 OF 14

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GENERAL GRADING NOTES:

A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS, CALIFORNIA BUILDING CODE (C.B.C.), AND WITH THE GRADING PLAN.

B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROVIDING THESE SERVICES; HOWEVER, IF SAMPLES OF MATERIALS ARE SUBMITTED WHICH FAIL TO PASS THE SPECIFIED TESTS OR IF WORK IS PERFORMED WHICH FAILS TO MEET THESE SPECIFICATIONS, THE CONTRACTOR SHALL PAY FOR ALL SUBSEQUENT RE-TESTS AND RE-INSPECTIONS.

C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.

D. TO ACCOMMODATE TRENCH AND FOUNDATION SPOILS, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF PAVED AREAS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.

E. CONTRACTOR SHALL OVEREXCAVATE LANDSCAPE AREAS TO ACCOMMODATE SITE STRIPPINGS. STRIPPINGS ARE NOT ALLOWED IN PAVING OR BUILDING AREAS.

F. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.

GRADING NOTES:

1. THERE ARE NO PLANNED PERMANENT GRADING SPOILS AREAS PLANNED FOR THE SITE.
2. ALL TEMPORARY GRADING SPOILS AREAS REQUIRED FOR THE CONSTRUCTION OF THE SITE SHALL BE MAINTAINED UTILIZING BMP'S WHICH WILL BE REQUIRED WITH THE PROJECT SWPPP.

DESIGNED BY TCT
DRAWN BY MSW
CHECKED BY TCT

REV.	DATE	DESCRIPTION	BY	APP'D.

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BY TODD C. TOMMERAASON
DATE 03/13/24 P.E. 59277

REGISTERED PROFESSIONAL ENGINEER · TODD C. TOMMERASON · No. 59277 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
SUPERIOR SELF STORAGE - PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
GRADING & UTILITY PLAN

SCALE 1" = 20'
DATE: 03/13/24
JOB NO. 2544-10-1

C301
SHEET 8 OF 14

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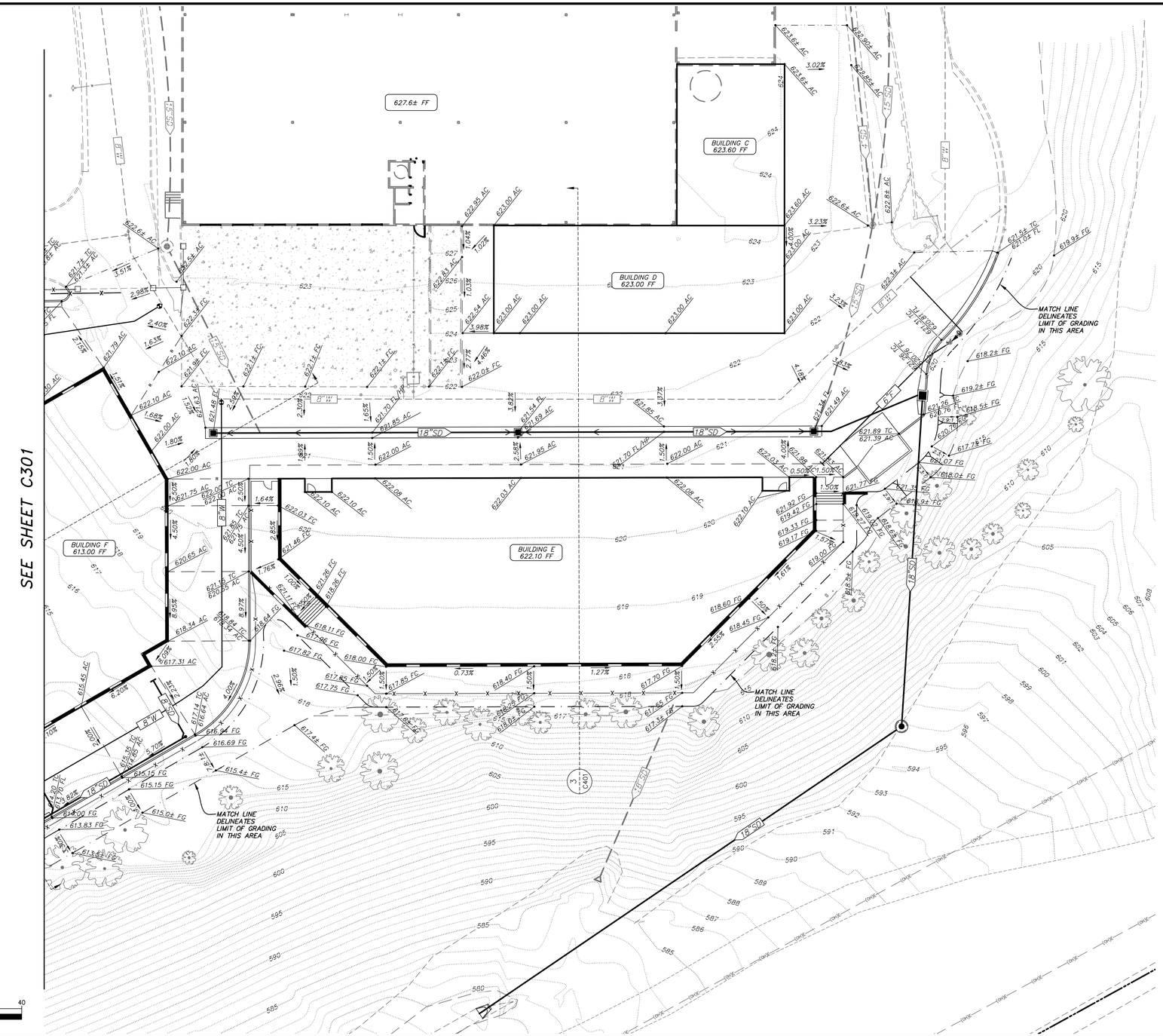

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BY Todd C. Tommeraason
TODD C. TOMMERAASON
DATE 03/13/24 P.E. 59277
REGISTERED PROFESSIONAL ENGINEER · TODD C. TOMMERAASON · No. 59277 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS
FOR
SUPERIOR SELF STORAGE – PHASE 3
4250 TOWN CENTER DRIVE *EL DORADO HILLS, CALIFORNIA*
GRADING & UTILITY PLAN PLAN

SCALE 1" = 20'
DATE: 03/13/24
JOB NO. 2544-10-1

C302
SHEET 9 OF 14

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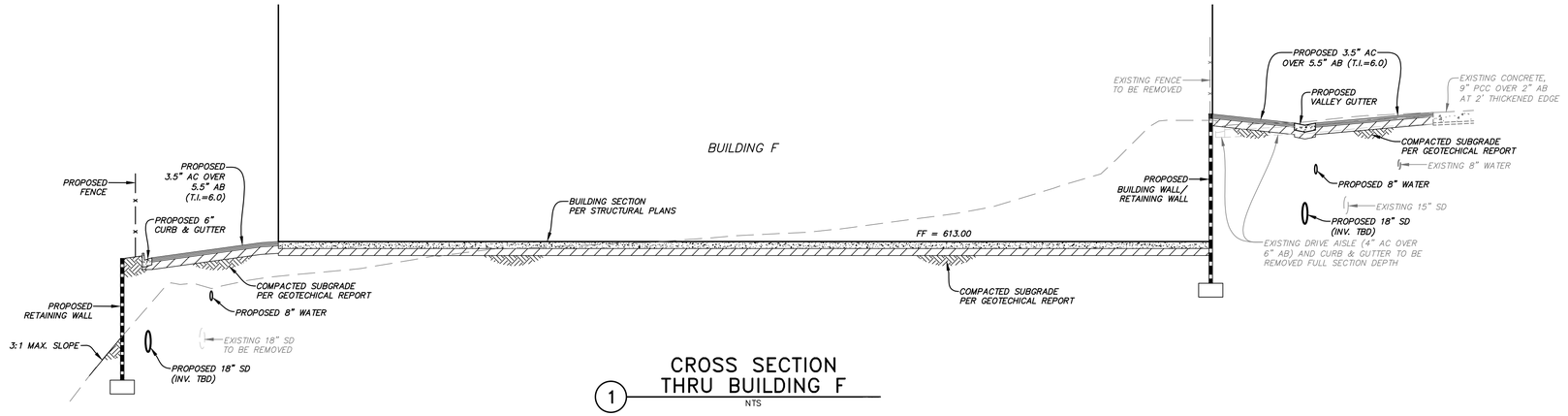
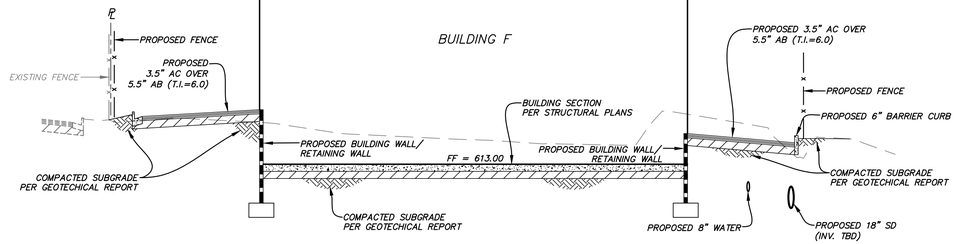
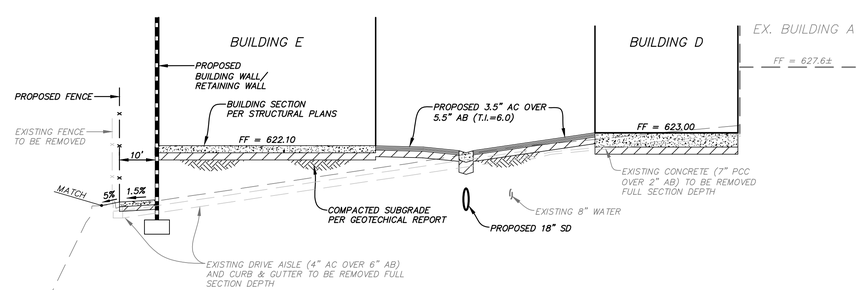


CROSS SECTION THRU BUILDING F
1 NTS



CROSS SECTION THRU BUILDING F
2 NTS



CROSS SECTION THRU BUILDINGS D & E
3 NTS

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DATE 03/13/24 P.E. 59277
REGISTERED PROFESSIONAL ENGINEER · TODD C. TOMMERAASON · No. 59277 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
SUPERIOR SELF STORAGE – PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
CROSS SECTIONS

SCALE AS SHOWN
DATE: 03/13/24
JOB NO. 2544-10-1

C401
SHEET 10 OF 14

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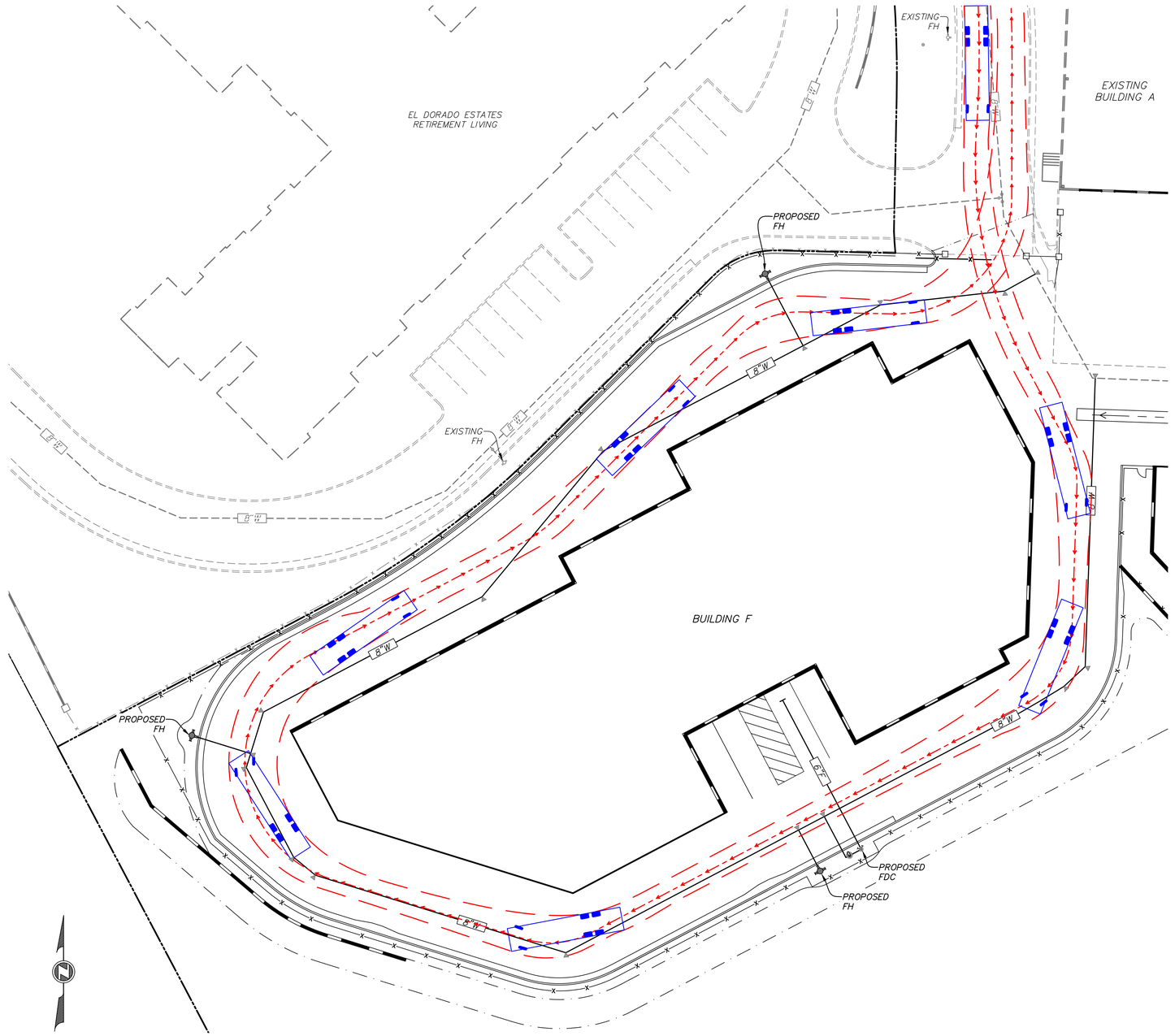
PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT F - SITE PLANS



WATER AND FIRE TRUCK ROUTING AROUND BUILDING F
3
1" = 20'

0 10 20 40
LM
SCALE: 1"=20'

GENERAL NOTES:

A. FIRE LANES SHALL BE A MINIMUM OF 20 FEET CLEAR WIDTH AND 13 ½ FEET CLEAR HEIGHT.

B. SEE SHEETS C401 AND C402 FOR WATER MAIN, FIRE MAIN, APPURTENANCES, WATER CONNECTIONS, AND CONSTRUCTION SPECIFICATIONS.

C. FINAL FIRE ACCESS LANE AFTER CONSTRUCTION AROUND BUILDING F.

D. NO GATES SHALL BE INSTALLED ACROSS THE PROPOSED FIRE ACCESS LANES WITHIN THE LIMITS OF PROJECT IMPROVEMENTS.

E. CURBS ALONG FIRE LANE SHALL BE PAINTED RED, TYPICAL. (- - - - - -)

CONSTRUCTION NOTES ⬡:

1. EXISTING FIRE HYDRANTS SHALL PROVIDE FIRE FIGHTING WATER DURING CONSTRUCTION.
2. KNOX BOX LOCATIONS.

FIRE PROTECTION NOTES:

A. ALL UNDERGROUND FIRE PROTECTION SHALL BE INSTALLED, TESTED, AND MAINTAINED PER NFPA 24, 2010 EDITION.

B. ALL FIRE HYDRANTS, PIV/FDC'S SHALL BE INSTALLED SO AS NOT TO BE BLOCKED BY PARKING STALLS, LOADING ZONES, LANDSCAPING, ETC.

C. ALL FIRE HYDRANTS SHALL HAVE AN 18-INCH CLEARANCE FROM THE CENTER OF THE 4-1/2" DISCHARGE TO FINISHED GRADE LEVEL.

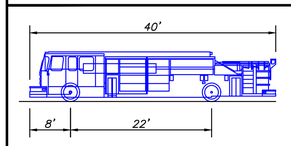
D. ALL FIRE HYDRANTS SHALL HAVE A BLUE DOT REFLECTOR INSTALLED 12-INCHES OFF CENTERLINE IN FRONT OF ALL FIRE HYDRANTS ON THE HYDRANT SIDE.

E. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH BREAK-OFF BOLTS AND/OR BREAK-OFF SPOOLS.

F. ALL FIRE HYDRANTS SHALL BE EQUIPPED WITH A 3'X3' MINIMUM CONCRETE PAD AROUND THEM PER NFPA 24, 2010 EDITION. EXTEND PAD AS SHOWN ON PLANS TO BACK OF CURB.

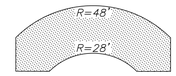
G. INSTALL THRUST BLOCK AT ALL WATER FITTINGS PER EL DORADO IRRIGATION DISTRICT STANDARDS. (▽ - TYPICAL).

H. INSTALL WATER VALVES PER EL DORADO IRRIGATION DISTRICT STANDARDS. ALL PLASTIC WATER MAINS SHALL HAVE TRACER WIRE.

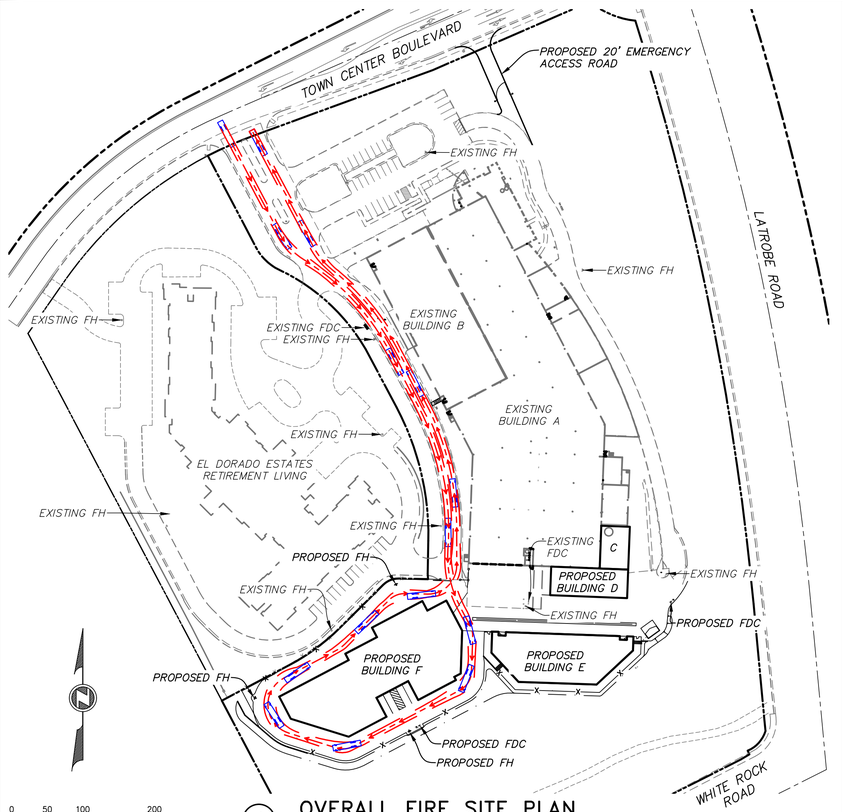


OVERALL LENGTH	40.0'
OVERALL WIDTH	8.167'
OVERALL BODY HEIGHT	7.745'
MIN. BODY GROUND CLEARANCE	0.656'
TRACK WIDTH	8.167'
LOCK-TO-LOCK TIME	5.00s
MAX. WHEEL ANGLE	45.0°

1 40' PUMPER TRUCK
NTS



2 28' MIN. TURNING RADIUS IN FIRE LANE
NTS



4 OVERALL FIRE SITE PLAN
1" = 100'

0 50 100 200
LM
SCALE: 1"=100'

DESIGNED BY TCT
DRAWN BY MSW
CHECKED BY TCT

REV.	DATE	DESCRIPTION	BY	APP'D.

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IMPROVEMENT PLANS FOR
SUPERIOR SELF STORAGE – PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
FIRE PLAN

SCALE AS SHOWN
DATE: 03/13/24
JOB NO. 2544-10-1

C501
SHEET 11 OF 14

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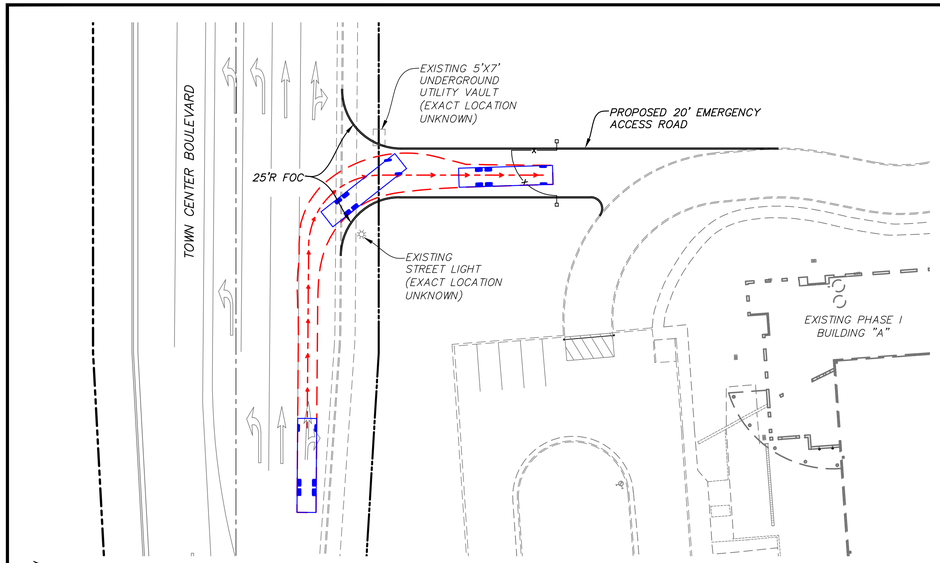
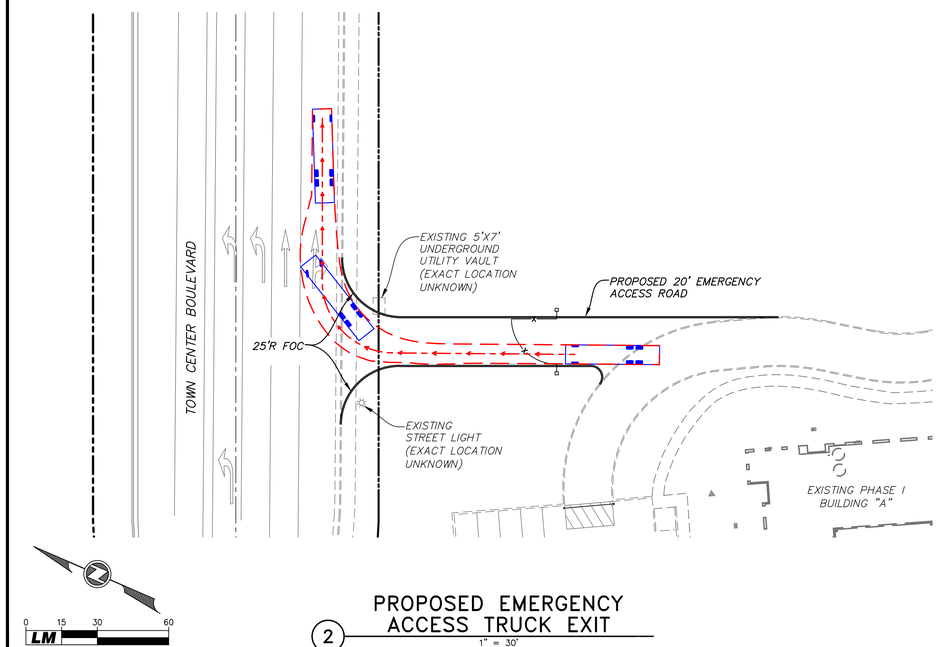
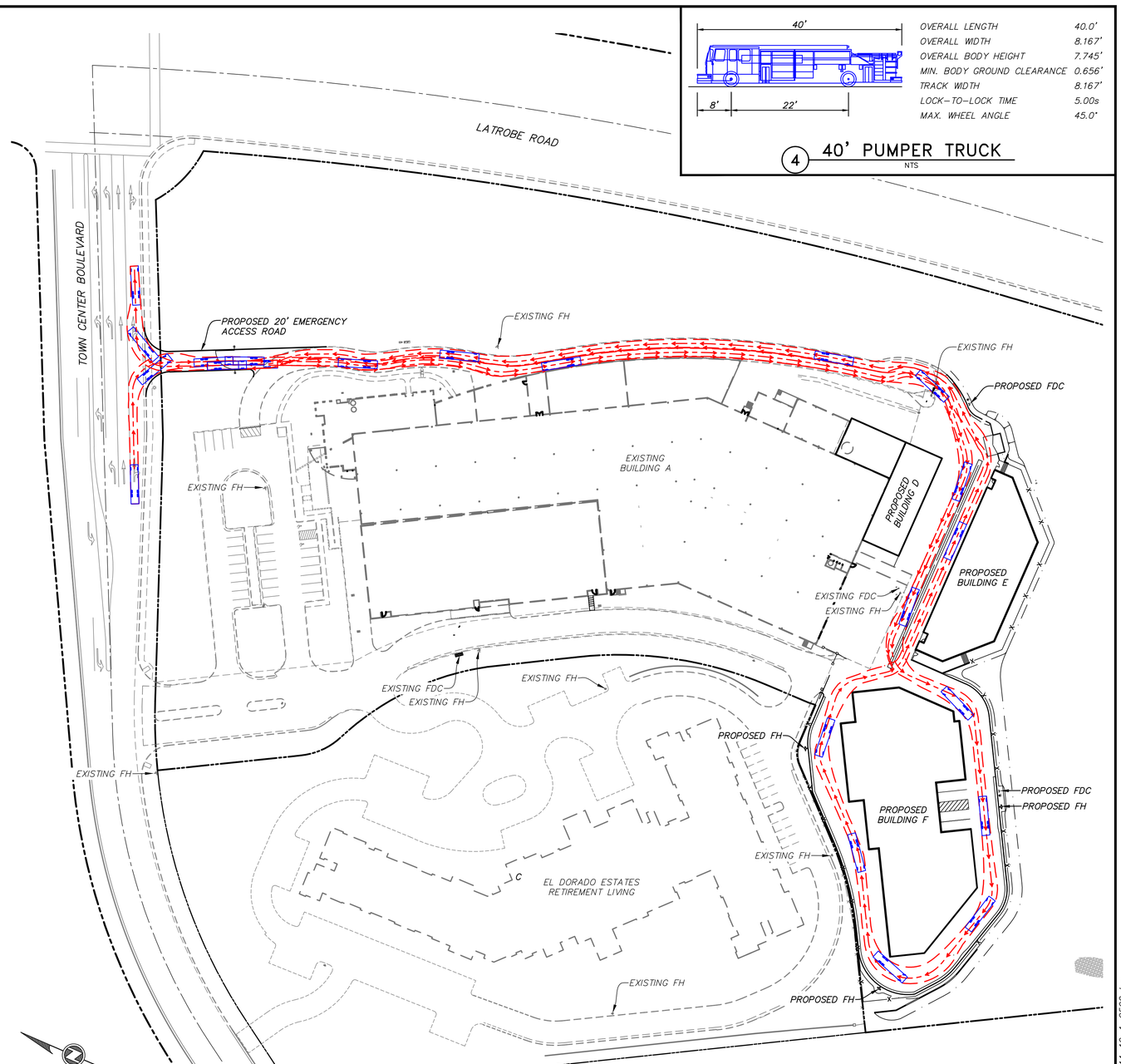


1 PROPOSED EMERGENCY ACCESS TRUCK ENTRANCE
1" = 30'



2 PROPOSED EMERGENCY ACCESS TRUCK EXIT
1" = 30'



3 OVERALL SITE PLAN WITH PROPOSED EMERGENCY ACCESS
1" = 60'

OVERALL LENGTH	40.0'
OVERALL WIDTH	8.167'
OVERALL BODY HEIGHT	7.745'
MIN. BODY GROUND CLEARANCE	0.656'
TRACK WIDTH	8.167'
LOCK-TO-LOCK TIME	5.00s
MAX. WHEEL ANGLE	45.0°

4 40' PUMPER TRUCK
NTS

DESIGNED BY TCT
DRAWN BY MSW
CHECKED BY TCT

REV.	DATE	DESCRIPTION	BY	APP'D.

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IMPROVEMENT PLANS FOR
SUPERIOR SELF STORAGE – PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
EMERGENCY ACCESS FIRE PLAN

SCALE AS SHOWN
DATE: 03/13/24
JOB NO. 2544-10-1

C502
SHEET 12 OF 14

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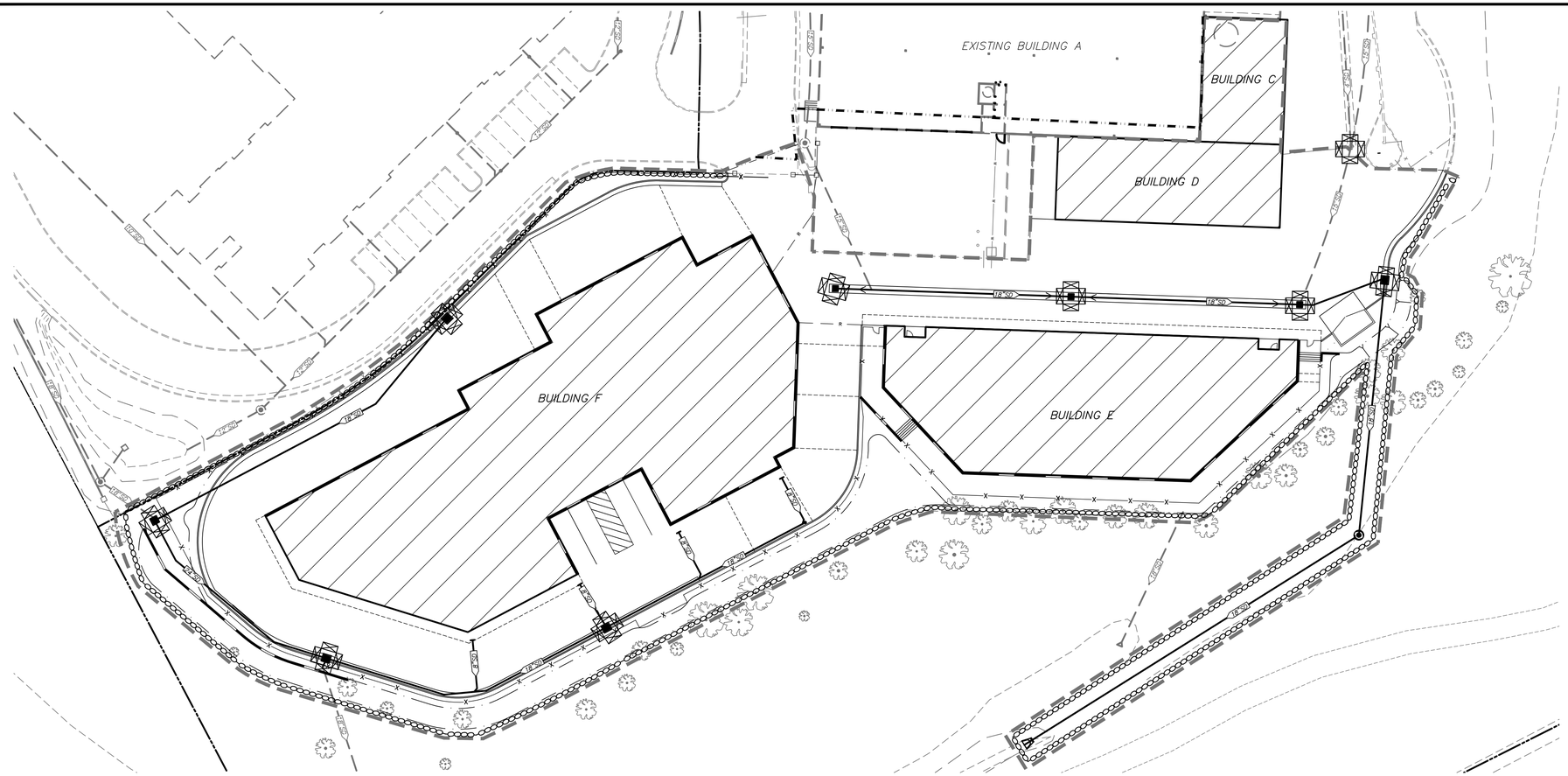

SITE BMP's

CASQA FACT SHEET	BMP NAME	REQUIRED
EC-1	SCHEDULING	✓
EC-2	PRESERVATION OF EXISTING VEGETATION	✓
EC-3	HYDRAULIC MULCH	
EC-4	HYDROSEEDING	✓
EC-5	SOIL BINDERS	
EC-6	STRAW MULCH	
EC-7	GEOTEXTILES AND MATS	
EC-8	WOOD MULCHING	
EC-9	EARTH DIKES AND DRAINAGE SWALES	
EC-10	VELOCITY DISSIPATION DEVICES	
EC-11	SLOPE DRAINS	
EC-12	STREAMBANK STABILIZATION	
EC-14	COMPOST BLANKET	
EC-15	SOIL PREPARATION/ROUGHENING	✓
EC-16	NON-VEGETATIVE STABILIZATION	
WE-1	WIND EROSION CONTROL	✓
SE-1	SILT FENCE	
SE-2	SEDIMENT BASIN	
SE-3	SEDIMENT TRAP	
SE-4	CHECK DAMS	
SE-5	FIBER ROLLS	✓
SE-6	GRAVEL BAG BERM	✓
SE-7	STREET SWEEPING AND VACUUMING	✓
SE-8	SANDBAG BARRIER	
SE-9	STRAW BALE BARRIER	
SE-10	STORM DRAIN INLET PROTECTION	✓
SE-11	ACTIVE TREATMENT SYSTEM (ATS)	
SE-12	TEMPORARY SILT DIKE	
SE-13	COMPOST SOCKS AND BERMS	
SE-14	BIOFILTER BAGS	
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT	✓
TC-2	STABILIZED CONSTRUCTION ROADWAY	
TC-3	ENTRANCE/OUTLET TIRE WASH	
NS-1	WATER CONSERVATION PRACTICES	✓
NS-2	DEWATERING OPERATIONS	✓
NS-3	PAVING AND GRINDING OPERATIONS	✓
NS-4	TEMPORARY STREAM CROSSING	
NS-5	CLEAR WATER DIVERSION	
NS-6	ILLICIT CONNECTION/DISCHARGE	✓
NS-7	POTABLE WATER/IRRIGATION	
NS-8	VEHICLE AND EQUIPMENT CLEANING	
NS-9	VEHICLE AND EQUIPMENT FUELING	✓
NS-10	VEHICLE & EQUIPMENT MAINTENANCE	✓
NS-11	PILE DRIVING OPERATIONS	
NS-12	CONCRETE CURING	✓
NS-13	CONCRETE FINISHING	✓
NS-14	MATERIAL OVER WATER	
NS-15	DEMOLITION ADJACENT TO WATER	
NS-16	TEMPORARY BATCH PLANTS	
WM-1	MATERIAL DELIVERY AND STORAGE	✓
WM-2	MATERIAL USE	✓
WM-3	STOCKPILE MANAGEMENT	✓
WM-4	SPILL PREVENTION AND CONTROL	✓
WM-5	SOLID WASTE MANAGEMENT	✓
WM-6	HAZARDOUS WASTE MANAGEMENT	✓
WM-7	CONTAMINATED SOIL MANAGEMENT	
WM-8	CONCRETE WASTE MANAGEMENT	✓
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	✓
WM-10	LIQUID WASTE MANAGEMENT	

LEGEND:

- STORM DRAIN INLET PROTECTION PER CASQA SE-10
- LIMIT OF CLEARING AND GRADING
- DRAINAGE FLOW
- STABILIZED CONSTRUCTION ENTRANCE PER CASQA TC-1
- CONCRETE WASHOUT PIT MATERIAL PER CASQA WM-8 WITH POSTED SIGNS
- FIBER ROLL PER CASQA SE-5
- PLANNED STAGING, MATERIAL AND WASTE STORAGE AREA AND SOLID WASTE STORAGE AREA PER CASQA WM-1 TO WM-5
- TP-1 — SAMPLING TEST POINT
- SSD # — SITE STORMWATER DISCHARGE LOCATION

0 15 30 60
LM
SCALE: 1"=30'

EROSION CONTROL NOTES:

1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF WEST SACRAMENTO STANDARD SPECIFICATIONS AND ALL APPLICABLE ADDENDA.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
4. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP'S, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMP'S OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE INLET FILTER BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE INLET FILTER BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. STRAW BALES OR GRAVEL BAGS SHALL BE PLACED AROUND ALL EXISTING DRAINAGE INLETS IN THE VICINITY OF PROJECT SITE.
11. CONTRACTOR SHALL PLACE SILT FENCING OR FILTER ROLL ALONG THE PERIMETER OF PROJECT SITE.
12. GRADING SHALL NOT OCCUR WHEN WIND SPEEDS EXCEED 20 MPH OVER A ONE (1) HOUR PERIOD.
13. **CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:**

A. SOLID WASTE MANAGEMENT:
PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.

B. MATERIAL DELIVERY AND STORAGE:
PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.

C. CONCRETE WASTE:
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.

D. PAINT AND PAINTING SUPPLIES:
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.

E. VEHICLE FUELING, MAINTENANCE AND CLEANING:
PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.

F. HAZARDOUS WASTE MANAGEMENT:
PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

WDID#:

TOTAL DISTURBED AREA: 2.8 ACRES

DESIGNED BY TCT
DRAWN BY MSW
CHECKED BY TCT

REV.	DATE	DESCRIPTION	BY	APP'D.

LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602
BY TODD C. TOMMERAASON
DATE 03/13/24 P.E. 59277
REGISTERED PROFESSIONAL ENGINEER · TODD C. TOMMERAASON · No. 59277 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
SUPERIOR SELF STORAGE – PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
EROSION & SEDIMENTATION CONTROL PLAN

SCALE 1" = 30'
DATE: 03/13/24
JOB NO. 2544-10-1

C601
SHEET 13 OF 14

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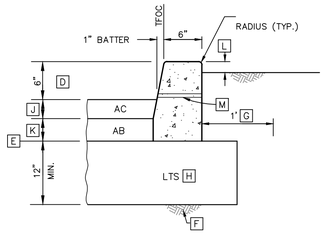


NOTES

A ALL WORK AND MATERIALS SHALL CONFORM TO THE COUNTY OF SACRAMENTO STANDARD CONSTRUCTION SPECIFICATIONS. CONCRETE SHALL BE CLASS "B-2", 5-SACK MIX WITH 3" MAX. SLUMP.

B INSTALL 1/2" PREMOLDED EXPANSION JOINTS AT 60' MAX. SPACING AND AT ANGLE POINTS AND AT EACH END OF RADIUS SECTIONS.

C INSTALL DEEP-TOOLED, WEAKENED PLANE JOINTS WITH 1/4" RADIUS TOOLED EDGES AT 10' MAXIMUM SPACING.

D SEE PLANS FOR CURB HEIGHT DEPRESSIONS FOR DRAINAGE, DRIVEWAYS, RAMPS, ETC. VERIFY WITH ENGINEER PRIOR TO CONSTRUCTION.

E BOTTOM OF CURB TO EXTEND DOWN TO BOTTOM OF AB SECTION FOR ALL STRUCTURAL SECTION OPTIONS.

F SUBGRADE PREPARATION PER GEOTECHNICAL ENGINEER. COMPACTED SUBGRADE TO EXTEND 2' (MIN.) BEYOND BACK OF CURB.

G COMPACT BACKFILL WITHIN 1' (MIN.) OF BACK OF CURB TO 90% MRC.

H OPTIONAL LIME TREATED SUBGRADE PER GEOTECHNICAL REPORT.

I EXISTING CURB TO BE JOINED SHALL BE DRILLED (3" MIN. DEPTH) AND DOWELLED WITH TWO 12" LENGTHS OF #4 REBAR SET IN GROUT.

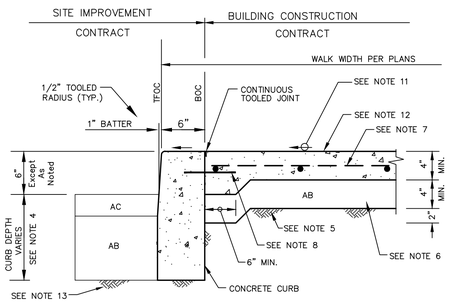
J AC PER PLAN.

K AB PER PLAN.

L 0" TYP., EXCEPT 3" AT PLANTERS. COORDINATE WITH LANDSCAPE PLANS.

M INSTALL 3/4" SCH. 40 PVC PIPE WEEP HOLES AT 10' TYP. SPACING ALONG PLANTERS WHERE ADJOINING PAVEMENT SLOPES AWAY FROM THE CURB. WEEP HOLES MAY BE OMITTED WHERE PLANTERS SLOPE AWAY FROM CURB. VERIFY PLACEMENT WITH ENGINEER. SET PVCP FLOW LINE 1/2" ABOVE PAVING.

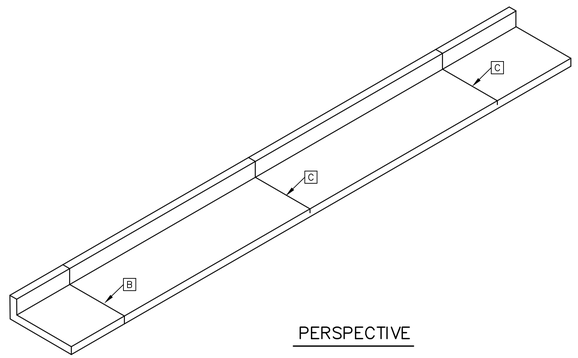
1 STANDARD 6" BARRIER CURB
NTS



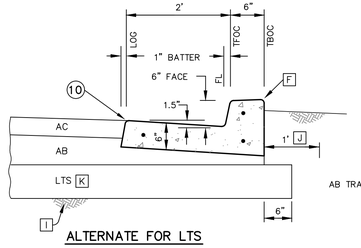
NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE SACRAMENTO COUNTY STANDARD CONSTRUCTION SPECIFICATIONS (SCSCS). CONCRETE SHALL BE CLASS "B-2", 5-SACK MIX WITH 3" MAX. SLUMP.
2. INSTALL 1 1/4" DEEP BY 1/4" WIDE WEAKENED PLANE (CONTRACTION) JOINTS WITH 1/4" RADIUS TOOLED EDGES AT INTERVALS TO MATCH SCORE LINE PATTERN. FOR WALKS LESS THAN 6' WIDE, MAXIMUM INTERVAL TO BE 3 TIMES SCORE LINE SPACING; 2 TIMES FOR WALKS 6' OR MORE IN WIDTH. COORDINATE JOINT (EXPANSION AND CONTRACTION) AND SCORE LINE PLACEMENT WITH ENGINEER.
3. INSTALL 1/4" DEEP SCORE LINES TO FORM AN APPROXIMATE SQUARE PATTERN. COORDINATE WITH ENGINEER.
4. BOTTOM OF CURB TO EXTEND DOWN TO BOTTOM OF AB SECTION.
5. SUBGRADE PREPARATION PER GEOTECHNICAL ENGINEER. THE TOP 12" OF EARTH SUBGRADE SHALL BE NON-EXPANSIVE SOIL COMPACTED TO 90% MRC. COMPACTED SUBGRADE TO EXTEND 2' (MIN.) BEYOND EDGE OF WALK.
6. 3/4" CL. 2 AB AT 95% MRC.
7. PCC WALK REINFORCED WITH #3 BARS EACH WAY, AT 24" MAX. SPACING (MIN. OF 3 LONGITUDINAL BARS),OR WITH 6x6-W1.4xW1.4 WWF SET ON PRECAST CONC. BLOCKS (DOBIES) CENTERED IN SLAB.
8. #4 REBAR DOWELS, 9" MIN. LENGTH, AT 4' MAX. SPACING. DRILL HOLE AND SET DOWEL IN GROUT OR SET IN WET CONCRETE.
9. SEE PLANS FOR CURB HEIGHT DEPRESSIONS FOR RAMPS, ETC. PRIOR TO CONSTRUCTION. COORDINATE WITH ARCHITECT'S PLANS.
10. INSTALL 1/2" PREMOLDED EXPANSION JOINTS AT 60' MAX. SPACING AND AT ANGLE POINTS AND AT EACH END OF RADIUS SECTIONS.
11. SEE PLANS FOR WALK SURFACE SLOPE. 1% MIN. AND 2% MAX. UNIFORM SLOPES, UNLESS NOTED OTHERWISE.
12. MEDIUM BROOM FINISH TRANSVERSE TO DIRECTION OF TRAVEL.
13. SEE PROJECT GEOTECHNICAL ENGINEERING REPORT FOR EARTH SUBGRADE PREPARATION UNDER PAVING.

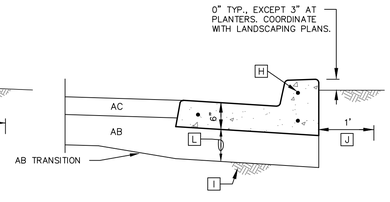
2 BUILDING PERIMETER CURB
NTS



PERSPECTIVE



ALTERNATE FOR LTS



TYPICAL

SECTIONS

NOTES

A ALL WORK AND MATERIALS SHALL CONFORM TO THE SACRAMENTO COUNTY STANDARD CONSTRUCTION SPECIFICATIONS (SCSCS). CONCRETE SHALL BE CLASS "B-2", 5-SACK MIX WITH 3" MAX. SLUMP.

B INSTALL 1/2" PREMOLDED EXPANSION JOINTS AT 60' MAX. SPACING AND AT ANGLE POINTS AND AT EACH END OF RADIUS SECTIONS.

C INSTALL 1 1/4" DEEP BY 1/4" WIDE WEAKENED PLANE JOINTS WITH 1/4" RADIUS TOOLED EDGES FROM LOG TO BOC AT 10' INTERVALS, AT CURB RETURNS AND AT DRAINAGE INLET TRANSITIONS.

D SEE PLANS FOR CURB HEIGHT DEPRESSIONS FOR DRAINAGE, DRIVEWAYS, RAMPS, ETC. VERIFY WITH ENGINEER PRIOR TO CONSTRUCTION.

E APPLY FINE BROOM FINISH TO SURFACE OF CURB & GUTTER PARALLEL WITH STREET.

F ALL EXPOSED EDGES SHALL HAVE 1/2" RADIUS.

G UNLESS SHOWN OTHERWISE, A 6' LONG TRANSITION SHALL BE USED WHEN CONNECTING DIFFERENT CURB & GUTTER TYPES.

H EXISTING C&G TO BE JOINED SHALL BE DRILLED (3" MIN. DEPTH) AND DOWELLED WITH THREE 12" LENGTHS OF #4 REBAR SET IN GROUT.

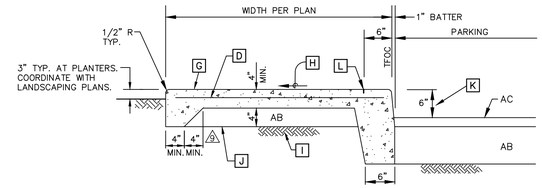
I TOP 6" (MIN.) OF SUBGRADE AT 95% MRC UNDER C&G AND PAVING. SUBGRADE PREPARATION PER GEOTECHNICAL ENGINEERING REPORT.

J COMPACT BACKFILL WITHIN 1' (MIN.) OF BACK OF CURB TO 90% MRC.

K ALTERNATE SECTION LIME TREATED SUBGRADE PER GEOTECHNICAL REPORT.

L 6" MIN. THICKNESS OF 3/4" CL. 2 AB (AT 95% MRC) UNDER C&G.

3 STD. 6" VERTICAL CURB & GUTTER
NTS



NOTES

A ALL WORK AND MATERIALS SHALL CONFORM TO THE SACRAMENTO COUNTY STANDARD CONSTRUCTION SPECIFICATIONS (SCSCS). CONCRETE SHALL BE CLASS "B-2", 5-SACK MIX WITH 3" MAX. SLUMP.

B INSTALL 1/2" PREMOLDED EXPANSION JOINTS PER SCSCS. COORDINATE WITH ENGINEER.

C INSTALL 1 1/4" DEEP BY 1/4" WIDE WEAKENED PLANE CONTRACTION JOINTS WITH 1/4" RADIUS TOOLED EDGES. COORDINATE JOINT (EXPANSION AND CONTRACTION) AND SCORE LINE PLACEMENT WITH ENGINEER.

D PCC WALK REINFORCED WITH #3 BARS EACH WAY, AT 24" MAX. SPACING OR WITH 6x6-W1.4xW1.4 WWF SET ON PRECAST CONC. BLOCKS (DOBIES) CENTERED IN SLAB.

E APPLY MEDIUM BROOM FINISH TRANSVERSE TO DIRECTION OF TRAVEL.

F ALL EXPOSED EDGES SHALL HAVE 1/2" RADIUS.

G COORDINATE WITH PROJECT LANDSCAPE PLANS.

H SEE PLANS FOR WALK SURFACE SLOPE. 1% MIN. AND 2% MAX. UNIFORM SLOPES, UNLESS NOTED OTHERWISE.

I SUBGRADE PREPARATION PER GEOTECHNICAL ENGINEER. THE TOP 12" OF EARTH SUBGRADE SHALL BE NON-EXPANSIVE SOIL COMPACTED TO 90% MRC. COMPACTED SUBGRADE TO EXTEND 2' (MIN.) BEYOND EDGE OF WALK.

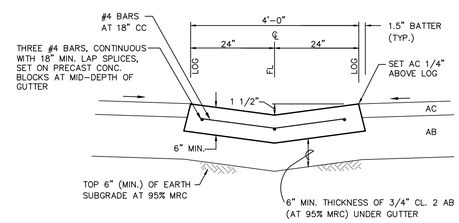
J 4" MIN. THICKNESS OF 3/4" CL. 2 AB AT 95% MRC.

K SEE PLANS FOR CURB HEIGHT DEPRESSIONS FOR DRAINAGE, DRIVEWAYS, RAMPS, ETC. VERIFY WITH ENGINEER PRIOR TO CONSTRUCTION.

L 1/4" DEEP LONGITUDINAL SCORE LINE.

M SEE DTL. FOR DOWELLED CONNECTION TO EX. WALK.

4 WALK WITH INTEGRAL CURB
NTS



NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE SACRAMENTO COUNTY STANDARD CONSTRUCTION SPECIFICATIONS (SCSCS). CONCRETE SHALL BE CLASS "A-2", 6-SACK MIX WITH 3" MAX. SLUMP.
2. APPLY FINE BROOM FINISH TO SURFACE OF GUTTER PARALLEL WITH FLOW LINE.
3. ALL EXPOSED EDGES SHALL HAVE 1/2" RADIUS.
4. INSTALL 1 1/4" DEEP BY 1/4" WIDE WEAKENED PLANE (CONTRACTION) JOINTS, WITH 1/4" RADIUS TOOLED EDGES, FROM LOG TO LOG AT 20' MAX. INTERVALS, AT CURB RETURNS AND AT DRAINAGE INLET TRANSITIONS. COORDINATE JOINT PLAN WITH ENGINEER.
5. INSTALL 1/2" PREMOLDED EXPANSION JOINTS PER SCSCS. COORDINATE WITH ENGINEER.
6. UNLESS SHOWN OTHERWISE, A 6' LONG TRANSITION SHALL BE USED WHEN CONNECTING DIFFERENT GUTTER TYPES.
7. EXISTING GUTTER TO BE JOINED SHALL BE DRILLED AND DOWELED (3" MIN. DEPTH) WITH THREE 12" LENGTHS OF #4 REBAR SET IN GROUT.
8. TACK COAT VERTICAL EDGES OF GUTTER PRIOR TO PLACING NEW AC PAVING.
9. PROPERLY SUPPORT ALL REBAR TO PREVENT DISLOCATION BY CONCRETE PLACEMENT OPERATIONS.

5 4' WIDE CONCRETE VALLEY GUTTER
NTS

DESIGNED BY TCT	REV.	DATE	DESCRIPTION	BY	APP'D.
DRAWN BY MSW					
CHECKED BY TCT					

LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
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BY TODD C. TOMMERAASON
DATE 03/13/24 P.E. 59277
REGISTERED PROFESSIONAL ENGINEER · TODD C. TOMMERAASON · No. 59277 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
SUPERIOR SELF STORAGE - PHASE 3
4250 TOWN CENTER DRIVE EL DORADO HILLS, CALIFORNIA
DETAILS

SCALE scale
DATE: 03/13/24
JOB NO. 2544-10-1

C701
SHEET 14 OF 14

X:\Land Projects\2544-10-1\dwg\2544-10-1_C701.dwg

PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT F - SITE PLANS

PROPOSED TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (GAL.)	*WUCOLS	QUANTITY
	ACER 'ARMSTRONG GOLD' 15 FT DIAMETER AT 15 YRS. 176 SQ. FT.	COLUMNAR GOLD MAPLE	15 GAL.	MODERATE	10
	LAGERSTROMIA F. MUSKOGEE 12 FT DIAMETER AT 15 YRS. 113 SQ. FT.	PINK CRAPE MYRTLE	15 GAL.	LOW	5
	LAURUS NOBILIS 'SARATOGA' 20 FT DIAMETER AT 15 YRS. 314 SQ. FT.	SARATOGA LAUREL	15 GAL.	LOW	7
	EXISTING TREE TO REMAIN SEE ARBORIST REPORT FOR CANOPY SIZE AND CONDITION	SPECIES VARIES	— —	UN-IRRIGATED	AS SHOWN

PROPOSED SHRUB & GROUNDCOVER LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (GAL.)	*WUCOLS	QUANTITY
EVERGREEN / WALL SCREENING SHRUBS					
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL.	MODERATE	5
	GREVILLEA NOELII	PINE GREVILLEA	1 GAL.	LOW	10
	CALLISTEMON LITTLE JOHN	DWARF BOTTLE BRUSH	1 GAL.	LOW	14
	RHAMNUS EVE CASE	COFFEE BERRY	5 GAL.	LOW	10
PERENNIALS AND SMALL FLOWERING SHRUBS					
	COLEONEMA 'SUNSET GOLD'	BREATH OF HEAVEN	1 GAL.	MOERATE	7
	ROSA NOARE	SCARLET CARPET ROSE	1 GAL.	LOW	12
	SALVIA DARA'S CHOICE	DARA'S SAGE	1 GAL.	LOW	20
VINES					
	FICUS PUMILA	CREEPING FIG	5 GAL	MODERATE	9
GRASSES					
	CALAMAGROSTIS KARL FOERSTER	FEATHER REED GRASS	1 GAL	LOW	58
GROUNDCOVER					
	LANTANA 'NEW GOLD'	YELLOW LANTANA	1 GAL.	LOW	36

*NOTE:
ALL PLANTING AREAS AND DISTURBED SOIL SHALL RECEIVE A 3" THICK LAYER OF WOOD CHIP MULCH.

Great Valley Design, Inc.
Landscape Architecture
Land Planning
Water Management

1219 Spruce Lane
Davis, CA
(530) 231.5530

PROJECT:
TOWN CENTER SELF STORAGE PHASE III

PROJECT SITE:
4250 TOWN CENTER DRIVE
EL DORADO HILLS CA, 95762

OWNER:
SUPERIOR STORAGE

ARCHITECTS STAMP:

REGISTERED LANDSCAPE ARCHITECT
Scott B. Valmer
Lic. #4110
Exp. July 30, 2024
Date
STATE OF CALIFORNIA

ARCHITECTS STAMP:

PROJECT MANAGER:
S.V.

Scale:
1" = 20' - 0"

DATE:
JULY 19, 2023

REVISION:

SHEET NO.
L-1

SEE L-2 FOR IRRIGATION EXTENTS AND ESTIMATED WATER USE.

LANDSCAPE CONCEPT PLAN

TOWN CENTER PH III: WATER USE

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

MAWA = ETo x ETF x LA x 0.62 (ETF FOR COMMERCIAL IS .45)

THE ESTIMATED WATER USE (EWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

EWU = ETo x PF x HA x 0.62

ETo = ANNUAL EVAPOTRANSPIRATION 52.2" (CIMIS REFERENCE, FOLSOM CA)
LA = TOTAL LANDSCAPE AREA: 7,412 SQ. FT. (INCLUDES TREE CANOPIES AT MATURITY, SEE L-1)
HA = HYDROZONE PLANT AREA (% OF HI, MED., LOW AT PLANTING)
PF = PLANT FACTOR (0.85 FOR TURF, 0.55 FOR MED. TREES AND SHRUBS AND TREES, .35 FOR LOW SHRUBS / GRASSES)
ETF = 0.55 (EVAPOTRANSPIRATION FACTOR)
0.62 = CONVERSION FACTOR (TO GALLONS)

MAWA = 52.2" x 0.45 x 7,412 x 0.62 = 107,946 gallons/year

High EWU = 52.2" x .85 x 0,000 x 0.62 = 00,000 gallons/year
Mod. EWU = 52.2" x 0.55 x 2,722 x 0.62 = 48,452 gallons/year
Low EWU = 52.2" x 0.35 x 4,690 x 0.62 = 53,125 gallons/year

EWU = 101,577 gallons/year

N

0 20 40 60

SEE L-1 FOR PLANTING PLAN. IRRIGATION CONCEPT PLAN

Great Valley Design, Inc.
Landscape Architecture
Land Planning
Water Management

1219 Spruce Lane
Davis, CA
(530) 231.5830

PROJECT:
TOWN CENTER SELF STORAGE PHASE III

PROJECT SITE:
4250 TOWN CENTER DRIVE
EL DORADO HILLS CA, 95762

OWNER:
SUPERIOR STORAGE

ARCHITECTS STAMP:

REGISTERED LANDSCAPE ARCHITECT
Scott R. Valmer
Lic. #4745
Exp. July 31, 2024
Date
STATE OF CALIFORNIA

ARCHITECTS STAMP:

PROJECT MANAGER:
S.V.

Scale:
1" = 20' - 0"

DATE:
JULY 18, 2023

REVISION:

SHEET NO.
L-2

EXTERIOR LUMINAIRE SCHEDULE

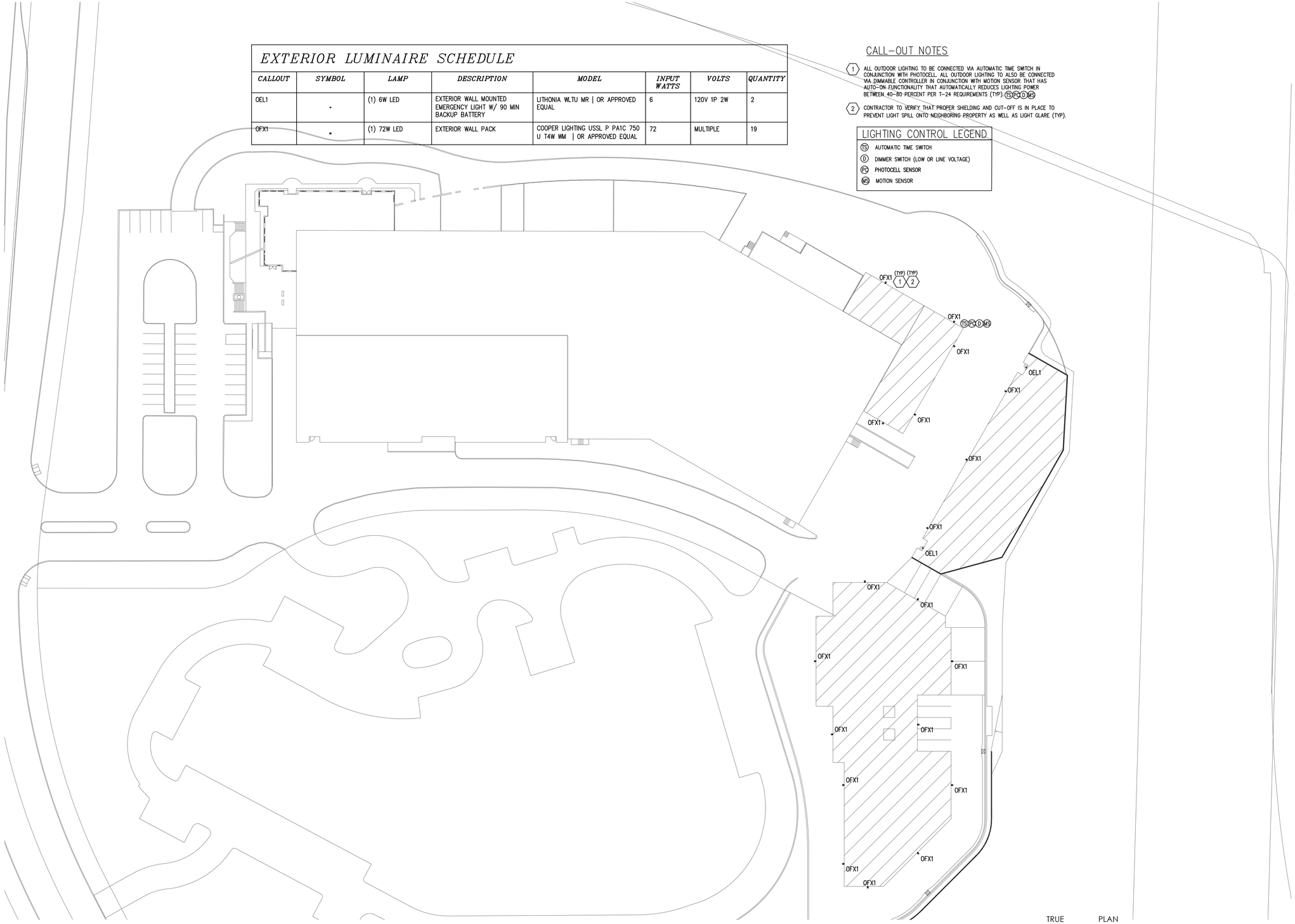
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	INPUT WATTS	VOLTS	QUANTITY
OEL1	▪	(1) 6W LED	EXTERIOR WALL MOUNTED EMERGENCY LIGHT W/ 90 MIN BACKUP BATTERY	LITHONIA WLTU MR | OR APPROVED EQUAL	6	120V 1P 2W	2
OFX1	▪	(1) 72W LED	EXTERIOR WALL PACK	COOPER LIGHTING USSL P PA1C 750 U T4W WM | OR APPROVED EQUAL	72	MULTIPLE	19

CALL-OUT NOTES

1. ALL OUTDOOR LIGHTING TO BE CONNECTED VIA AUTOMATIC TIME SWITCH IN CONJUNCTION WITH PHOTOCELL. ALL OUTDOOR LIGHTING TO ALSO BE CONNECTED VIA DIMMABLE CONTROLLER IN CONJUNCTION WITH MOTION SENSOR THAT HAS AUTO-ON FUNCTIONALITY THAT AUTOMATICALLY REDUCES LIGHTING POWER BETWEEN 40-80 PERCENT PER T-24 REQUIREMENTS (TYP). (TS)(PC)(D)(MS)
2. CONTRACTOR TO VERIFY THAT PROPER SHIELDING AND CUT-OFF IS IN PLACE TO PREVENT LIGHT SPILL ONTO NEIGHBORING PROPERTY AS WELL AS LIGHT GLARE (TYP).

LIGHTING CONTROL LEGEND

- (TS) AUTOMATIC TIME SWITCH
- (D) DIMMER SWITCH (LOW OR LINE VOLTAGE)
- (PC) PHOTOCELL SENSOR
- (MS) MOTION SENSOR



ELECTRICAL SITE PLAN

SCALE: NONE

TRUE NORTH
PLAN NORTH

SUPERIOR SELF STORAGE - PHASE 3

EL DORADO HILLS, CA

7.17.2023

E1

PHOTOMETRIC LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	INPUT VA	VOLTS	QUANTITY
OFX1.	▪	(1) 72W LED	EXTERIOR WALL PACK	COOPER LIGHTING USSL P PA1C 750 U T4W WM | OR APPROVED EQUAL	72	MULTIPLE	19

GENERAL PHOTOMETRIC SCHEDULE

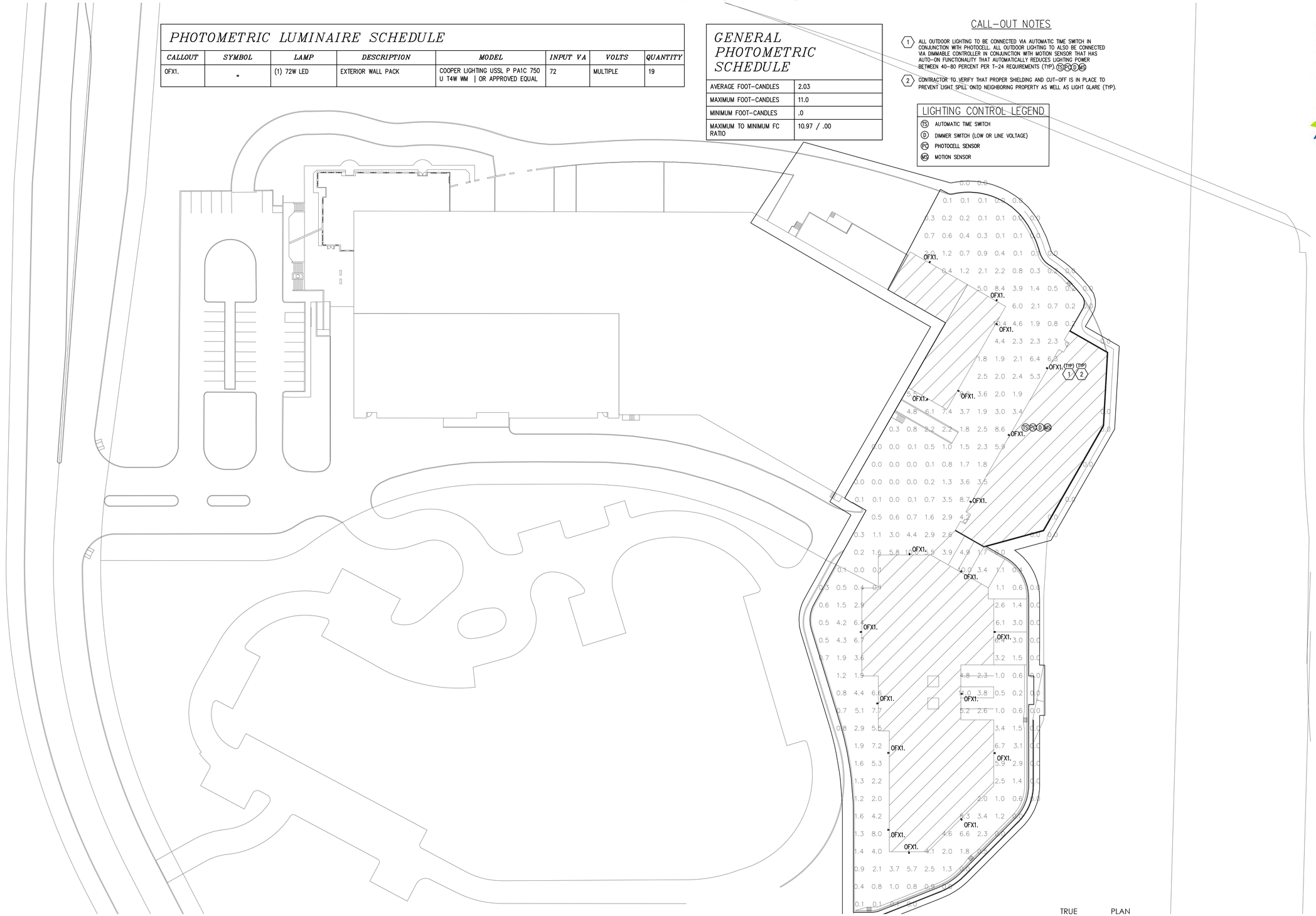
AVERAGE FOOT-CANDLES	2.03
MAXIMUM FOOT-CANDLES	11.0
MINIMUM FOOT-CANDLES	.0
MAXIMUM TO MINIMUM FC RATIO	10.97 / .00

CALL-OUT NOTES

1. ALL OUTDOOR LIGHTING TO BE CONNECTED VIA AUTOMATIC TIME SWITCH IN CONJUNCTION WITH PHOTOCELL. ALL OUTDOOR LIGHTING TO ALSO BE CONNECTED VIA DIMMABLE CONTROLLER IN CONJUNCTION WITH MOTION SENSOR THAT HAS AUTO-ON FUNCTIONALITY THAT AUTOMATICALLY REDUCES LIGHTING POWER BETWEEN 40-80 PERCENT PER T-24 REQUIREMENTS (TYP). (TS)(PC)(D)(MS)
2. CONTRACTOR TO VERIFY THAT PROPER SHIELDING AND CUT-OFF IS IN PLACE TO PREVENT LIGHT SPILL ONTO NEIGHBORING PROPERTY AS WELL AS LIGHT GLARE (TYP).

LIGHTING CONTROL LEGEND

- (TS) AUTOMATIC TIME SWITCH
- (D) DIMMER SWITCH (LOW OR LINE VOLTAGE)
- (PC) PHOTOCELL SENSOR
- (MS) MOTION SENSOR



SITE PHOTOMETRICS

SCALE: NONE

SUPERIOR SELF STORAGE - PHASE 3

EL DORADO HILLS, CA

7.17.2023

E2

Project		Catalog #		Type	
Prepared by		Notes		Date	

Streetworks

USSL Discrete LED

Area / Site Luminaire

Product Features

Lumensafe Technology

BAA

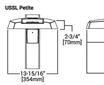
Interactive Menu

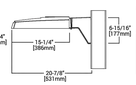
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

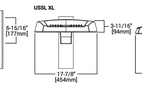
Dimensional Details

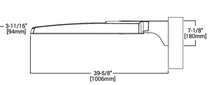
USSL Petite





USSL XL





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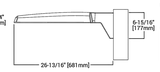
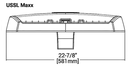
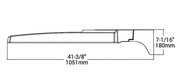


USSL Maxx





NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Product Certifications

Connected Systems

- WaveLinx

Ordering Information

SAMPLE NUMBER: **USSL-XL-PA4B-740-U-T4W-BZ**

Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current [3]	Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
USSL-P=USSL Petite **TAA-USSL-P**=USSL Petite BAA Buy American Act Compliant [4] **TAA-USSL-P**=USSL Petite TAA Trade Agreements Act Compliant [5]	**PA1**=1 Panel, 24 LED Rectangle	**A**=400mA Nominal **B**=700mA Nominal **C**=950mA Nominal **D**=1000mA Nominal	**740**=70CRI, 4000K **730**=70CRI, 3000K **750**=70CRI, 5000K	**U**=Universal, 120-277V **H**=High Voltage, 347-480V **9**=347V **8**=480V [6] **DV**=DuroVolt, 277-480V [6,9]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **SWQ**=Type V Square Wide	**SA**=QM Standard Versatile Arm **MA**=QM Mast Arm **FMA**=Fixed Mast Arm [10] **WM**=Wall Mount Arm **ADJA**=Adjustable Arm–Wall Mount [11] **ADJA**=Adjustable Arm–Pole Mount [11] **ADJS**=Adjustable Arm–Slipfitter, 3" vertical tenon [10] **SPJ**=Adjustable Arm–Slipfitter, 2 3/8" vertical tenon [10,19]	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
USSL-XL=USSL XL **BAA-USSL-XL**=USSL XL BAA Buy American Act Compliant [4] **TAA-USSL-XL**=USSL XL TAA Trade Agreements Act Compliant [5]	**PA3**=3 Panels, 72 LED Rectangles **PA4**=4 Panels, 96 LED Rectangles	**A**=700mA Nominal **B**=950mA Nominal					
USSL-M=USSL Maxx **BAA-USSL-M**=USSL Maxx BAA Buy American Act Compliant [4] **TAA-USSL-M**=USSL Maxx TAA Trade Agreements Act Compliant [5]	**PA6**=6 Panels, 144 LED Rectangles	**A**=600mA Nominal **B**=800mA Nominal **C**=1000mA Nominal **D**=1200mA Nominal					

Options (Add as Suffix)

10MSP=10kV MOV Surge Protective Device
10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
CC=Coastal Corrosion finish [21]
HSS=House Side Shield (Factory Installed) [7]
HA=50°C High Ambient Temperature [8]
TH=Tool-less Door Hardware
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [16]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [16]
MSJSM-L=Motion Sensor for Dimming Operation, Up to 8' Mounting Height [13,15,18]
MSJSM-LS=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [13,15,18]
MSJSM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [13,15,18]
SPB1=Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height [13,14]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting [13,14]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [13,14,18]
ZW=Wireless-enabled 4-PIN Twistlock Receptacle [11,18]
ZR=SR Driver-enabled 4-PIN Twistlock Receptacle [11,18]
ZW-SWPDSXIX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height [13,15,18,24,31,32]
ZW-SWPDSXIX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height [13,15,18,24,31,32,33,34]
ZD-SWPDSXIX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, 7' - 15' Mounting Height [13,15,18,24,31,32]
ZD-SWPDSXIX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, 15' - 40' Mounting Height [13,15,18,24,31,32,33,34]
(See Table Below)=LumenSafe Integrated Network Security Camera [26,28]
DXXXXX=Department of Transportation - Customer specific details [28]
UXXXXX=Utility - Customer specific details [28]

Accessories (Order Separately) [28,29]

USSLSA-XX=Standard Arm Mounting Kit [22]
USSLMA-XX=Mast Arm Mounting Kit [22]
USSLWM-XX=Wall Mount Kit [22]
USSL-ADJA-XX=Adjustable Arm - Pole Mount Kit [22]
USSL-ADJS-XX=Adjustable Arm - Slipfitter Kit [22]
USSL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [22]
USSLSA-XX= Standard Arm Mounting Kit [22]
USSLXLMA-XX=Mast Arm Mounting Kit [22]
USSLXLWM-XX=Wall Mount Kit [22]
USSL-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [22]
PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [22]
PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit [22]
USSL-M-ADJS-XX=Adjustable Arm - Pole Mount Kit [22]
USSL-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [22]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA23B=Tenon Adapter from 2-3/8" to 3"
USSL/DIS/FDV=Full Drop Visor [30]
USSLXL/DIS/FDV=Full Drop Visor [30]
HSS-VP=House Side Shield, Vertical Panel [7,34]
HSS-HP=House Side Shield, Horizontal Panel [7,34]
VGS-ARCH=Panel Drop Shield, Short
VGL-ARCH=Panel Drop Shield, Long
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [35]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [27]
SWPDX-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [15,18,31,32,33]
SWPDS-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [15,18,31,32,33,34]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuroVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. House Side Shield not for use with SWQ distribution.
8. Not available with PA1D light engine in Petite housing (USSL-P).
9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
10. If High Voltage (H) or DuroVolt (DV) is specified, use a photocontrol that matches the input voltage used.
11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS, SPB, ZD, or ZW).
12. Option not available with High Voltage (H) or DuroVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
17. Replace XX with sensor color (WH, BZ or BK).
18. Only available in USSL-XL configurations.
19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Must be ordered with USSL XL or USSL-M configurations.
23. Only for use with USSL. Not applicable to USSL-M, USSL-XL or USSL-P.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details.
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 4-PIN twistlock receptacle option (ZD or ZW) option.
27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LMR). Only for use at 120-347V.
28. Only available for USSL-M configurations.
29. Only for use with USSL-XL.
30. Fixed for USSL-M

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**H**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

Energy and Performance Data

Power and Lumens

View USSL-P IES files | View USSL IES files | View USSL-XL IES files

Product Family		USSL Petite				USSL				USSL XL				USSL Maxx			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B	PA6A	PA6B	PA6C	PA6D
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303	274	366	457	544
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970	600	800	1000	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53	2.30	3.05	3.83	4.54
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12	0.99	1.30	1.62	1.94
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90	0.78	1.05	1.32	1.60
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65	0.58	0.76	0.95	1.14
Distribution																	
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689	41,611	52,596	61,921	67,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131	152	144	135	125
	3000K Lumens [1]	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145	37,896	47,900	56,392	61,837
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334	32,874	41,553	48,919	53,642
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103	120	114	107	99
	3000K Lumens [1]	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545	29,939	37,843	44,552	48,853
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647	41,372	52,394	61,565	67,509
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131	151	143	135	124
	3000K Lumens [1]	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107	37,678	47,625	56,068	61,481
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644	28,951	36,594	43,082	47,241
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91	106	100	94	87
	3000K Lumens [1]	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176	26,366	33,327	39,235	43,023
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532	41,155	52,020	61,242	67,155
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130	150	142	134	123
	3000K Lumens [1]	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002	37,480	47,375	55,774	61,159
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183	30,159	38,121	44,879	49,212
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96	110	104	98	90
	3000K Lumens [1]	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578	27466	34717	40872	44818
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057	41,207	52,086	61,320	67,240
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129	151	142	134	124
	3000K Lumens [1]	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570	37,528	47,435	55,845	61,236
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286	30,005	37,926	44,650	48,961
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93	110	104	98	90
	3000K Lumens [1]	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760	27,326	34,540	40,664	44,589
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868	42,947	54,285	63,909	70,079
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135	157	143	136	129
	3000K Lumens [1]	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219	39,112	49,438	58,203	63,822

NOTES:
1. For 3000K or HSS BUG Ratings, refer to published IES files

CUT SHEETS

SCALE: NONE

TRUE NORTH | PLAN NORTH

7.17.2023

E3

SUPERIOR SELF STORAGE - PHASE 3

EL DORADO HILLS, CA

VALLI ARCHITECTURAL GROUP

Exhibit H

EL DORADO COUNTY
ENVIRONMENTAL CHECKLIST FORM
(AMENDED)

I. BACKGROUND

Name of Proponent: El Dorado Hills Investors Inc.

Address and Phone Number of Proponent: 1241 Hawks Flight Court, Suite 205 El Dorado Hills CA 95672 (916) 933-3013

Date of Checklist: 3/10/95

Agency Requiring Checklist: El Dorado County Planning

Name of Proposal: Town Center West - Concept Develop. Plan

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets. A "no" answer means no significant adverse impact. (See Note Below)

	YES	MAYBE	NO
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geological substructures?		✓	
b. Disruptions, displacements, compaction or overcovering of the soil?		✓	
c. Change in topography or ground surface relief features?		✓	
d. The destruction, covering or modification of any unique geologic or physical features?			✓
e. Any increase in wind or water erosion of soils, either on or off the site?		✓	
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?			✓
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure or similar hazards?		✓	
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?		✓	
b. The creation of objectionable odors?		✓	
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			✓
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?			●
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?		✓	
c. Alterations to the course or flow of flood waters?		✓	
d. Change in the amount of surface water in any water body?			✓
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?		✓	
f. Alteration of the direction or rate of flow of ground waters?			✓
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			✓
h. Substantial reduction in the amount of water otherwise available for public water supplies?		✓	
i. Exposure of people or property to water related hazards such as flooding or tidal waves?		✓	
4. Plant Life. Will the proposal result in:			●
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and the aquatic plants)?		✓	
b. Reduction of the numbers of any unique, rare or endangered species of plants?			✓
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?		✓	
d. Reduction in acreage of any agricultural crop?			✓

NOTE: A "yes" response is only used when a significant impact is identified and there are no measures to reduce the impact to less than significant.
A "maybe" response is only used when a significant impact is identified and measures exist or are proposed which will reduce the impact to less than significant.
A "no" response is used only when there are clearly no significant impacts.

	YES	MAYBE	NO
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?		✓	
b. Reduction of the numbers of any unique, rare or endangered species of animals?			✓
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			✓
d. Deterioration to existing fish or wildlife habitat?			✓
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?		✓	
b. Exposure of people to severe noise levels?			✓
7. Light and Glare. Will the proposal produce new light or glare?		✓	
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?			✓
9. Natural Resources: Will the proposal result in:			
a. Increase in the rate of use of any natural resources?			✓
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?		✓	
b. Possible interference with an emergency response plan or any emergency evacuation plan?			✓
11. Population. Will the proposal alter the location, distribution, density or growth rate of the human population of an area?			✓
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?			✓
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?		✓	
b. Effects on existing parking facilities, or demand for new parking?		✓	

	YES	MAYBE	NO
c. Substantial impact upon existing transportation systems?		✓	
d. Alterations to present patterns of circulation or movement of people and/or goods?			✓
e. Alterations to waterborne, rail or air traffic?			✓
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?		✓	
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			●
a. Fire protection?		✓	
b. Police protection?			✓
c. Schools?			✓
d. Parks or other recreational facilities?			✓
e. Maintenance of public facilities, including roads?		✓	
f. Other governmental services?			✓
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?			✓
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?			✓
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?			●
b. Communications systems?			✓
c. Water?		✓	
d. Sewer ~~or septic tanks~~?		✓	
e. Storm water drainage?		✓	
f. Solid waste and disposal?			✓
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?		✓	
b. Exposure of people to potential health hazards?		✓	

	YES	MAYBE	NO
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?		✓	
19. Recreation. Will the proposal result in an impact upon the quality of quantity of existing recreational opportunities?			✓
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?			✓
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?			✓
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?			✓
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?			✓
21. Mandatory Findings of Significance.			
a. Does the project 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?			✓
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)			✓
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant).			✓
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓

III. DISCUSSION OF ENVIRONMENTAL EVALUATION
See attached.

IV. DETERMINATION

On the basis of this initial evaluation:	PLEASE CHECK APPROPRIATE BOX
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.	✓
I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENT IMPACT REPORT is required.	

Date: 3/10/95 Signature: Robert Brinkman

Exhibit I

AMENDED ENVIRONMENTAL EVALUATION

File No. PD95-02, El Dorado Investors Inc.
(March 10, 1995)

PROJECT: A phased Concept Development Plan on a 130-acre site for office, commercial, research development and light manufacturing uses, located within Village U of the El Dorado Hills Specific Plan.

As a potential major employment center, the project called "Town Center West" is proposed with design guidelines which expand on those already included within the El Dorado Hills Specific Plan. The guidelines address such matters as: landscaping, sidewalks and pedestrian paths, shading of parking lots, buffers, architectural design, grading, drainage, and signing concepts.

The plan proposes five distinct planning areas, designated as follows:

Area A: Research development and light manufacturing uses, on 36.3 acres, with an allowable 487,000 square feet of floor area.

Area B: Research development and light manufacturing uses, on 29.7 acres, with an allowable 347,000 square feet of building area.

Area C: Hotel/conference center and business office uses, on 24.4 acres, with an allowable 237,000 square feet of building area, plus a 250 room hotel.

Area D: Research development, business office, and commercial uses, on 22.7 acres with an allowable 359,000 square feet of building area.

Area E: Commercial uses on 7.1 acres with an allowable 35,000 square feet of building area.

Roads: 10.9 acres

Uses within these planning areas are further defined and listed within the Concept Development Plan. Generally, those uses of a research development and light manufacturing nature, are those which ordinarily do not cause more than a minimal amount of noise, odor, smoke, dust, or other offenses. The floor area total for the Concept Development Plan is approximately 1.4 million square feet. This is an approximate number and may be exceeded by an additional 10-15 percent, as long as the standards of the Concept Development Plan are met. Further, the allowable floor areas within each Area noted above could also vary by 10-20 percent, as long as the standards of the Concept Development Plan are met.

The anticipated first phase of the Concept Development Plan is being processed under a separate application (PD95-0007), which proposes a 65,000 square foot light manufacturing facility on approximately 20 acres.

Access to the site will be provided from a new street constructed approximately 1000 feet north of White Rock Road on Latrobe Road. This intersection will be signalized when warranted based on traffic demands.

Supporting infrastructure is also included within the project description. This includes the necessary extension of water, sewer, and other utility lines from Village T across Latrobe Road into Village U; and the construction of an on-site loop road system in phases. The widening and improvement of Latrobe Road is currently part of the Department of Transportation capital improvement program scheduled for completion in 1995. White Rock Road would eventually be improved as the demand warrants such improvement. The Concept Development Plan anticipates White Rock Road will eventually be realigned to create a more uniform intersection with Latrobe Road.

Initial grading of the total site will involve moving approximately 386,000 cubic yards of cut and fill material. This activity will affect most of the site, leaving moderately sloping building pads and parking areas in most instances. The graded area will be seeded to minimize erosion and dust. Additional earth will be moved as deemed necessary to accommodate actual buildings as they are proposed. To the extent possible, individual sites will be designed to minimize the appearance of extensive cut-and-fill. Slope banks will be re-vegetated and edges contoured in conformance with landscape requirements of the design guidelines, and Resource Conservation District standards.

Project approval would pave the way for processing of ministerial building permits. Prior to issuance of building permits, County staff must find the proposed plans are consistent with the plans, guidelines, standards, and conditions of approval of the Concept Development Plan.

LOCATION: On the northwest and southwest side of Latrobe Road and White Rock Road, between U.S. Highway 50 and White Rock Road, immediately west of Village T in the El Dorado Hills Specific Plan.

APN: 107:010-10, 107-120-07, 107:130:11 and 108:030:13

DISCUSSION OF ENVIRONMENTAL IMPACTS

Note: The headings and numbers indicated below refer to the attached Environmental Checklist. The "yes," "maybe," and "no" answers have the following meaning:

> A "yes" response is only used when a significant impact is identified and there are no measures to reduce the impact to less than significant.

A "maybe" response is only used when a significant impact is identified and measures exist or are proposed which will reduce the impact to less than significant.

A "no" response is used only when there are clearly no significant impacts.

Note: (The general and cumulative impacts of development under the El Dorado Hills Specific Plan have been previously evaluated in the Environmental Impact Report (EIR) for the Specific Plan. The project that is the subject of this negative declaration is a development project consistent with the Specific Plan and with the applicable General Plan. An EIR was prepared and certified for the General Plan. As a result, in accordance with the Public Resources Code Section 21083.3(b), this negative declaration may be limited to the environmental impacts which are peculiar to the project and were not addressed as significant effects in the prior EIRs.)

(1) **Earth:**

a. (Maybe) There are no unstable soil conditions known to exist on the site. The site contains ultramafic rocks lying in northerly/southerly direction. These rocks are composed of green-gray massive to sheared serpentinite, with talc schist and sheared bedrock along contacts. These conditions are not known to have characteristics which would affect construction (Specific Plan EIR, Chapter 10). Extensive grading will occur disturbing subsoils and geologic structure, especially along the eastern side of the site where the most southerly mound will be lowered approximately 40 feet.

As can be viewed along the exposed cut on the south side of U.S. Highway 50 on the project site, the substructure rock is near the surface. Further, minor rock outcropping occurs throughout much of the northeastern part of the site. While some of this substructure will be exposed, it is not expected to create any unusual construction problem or affect existing geologic substructure in any other way.

During the course of grading plan and building permit review, a geo-technical report and monitoring program will be required (Section 15.14.320 of County Code). Such review/recommendations will reduce any level of concern to a level of insignificance, since such report would establish minimum construction standards for site improvements to eliminate substructure, subsidence and related structural problems relating to the on-site geology.

b. & c. (Maybe) The majority of the project site would require excavation, fill, and compaction of soils to accommodate on- and off-site roads, utility infrastructure, buildings, and parking facilities. Grading activities will further affect most of the site in preparation for commercial, office and light manufacturing building sites. Approximately 389,000 yards of earth will initially be moved to prepare the site for the intended use. Additional grading will occur on each building site to fit buildings and parking on such sites when the size, shape, and use are known. This level of grading is not expected to be significant.

The eastern portion of the site has two mounds of significant height. The southerly most mound will be lowered near to the elevation of Latrobe Road. The northerly mound will not be lowered. Instead, the hotel complex will be wrapped around three sides of the mound, leaving the top and northerly areas natural.

Extension of infrastructure will occur on moderately sloped lands generally within road easements where modification of existing ground surface will be minimal. The widening of Latrobe will result in minor cuts and fills, but for the most part will be following existing grades. The final design of White Rock Road in the realigned location anticipates using fill material up to a depth of approximately 20 feet.

The modification of the existing topographic features and the resulting contouring of the site will all be accomplished in accordance with the requirements of Chapter 15.14 of the County Code. Therefore, with the implementation of that Chapter, which sets minimum grading design, erosion control, and drainage standards, no significant impacts are anticipated and no additional mitigation is required.

d. (No) Some minor rock outcropping features are evidenced on the site. Additionally, the southerly mound located on the easterly side of the site will be lowered significantly. Neither the rock outcropping or mounds are considered significant, and their modification is not considered to be a significant impact.

e. (Maybe) Most of the site contains slopes in the 10 to 30 percent range. Grading on the site will result in the creation of topographic changes over most of the site. As noted in the Soil Survey of El Dorado County, the soil types in this area belong to the Auburn and Argonaut series and have erosion hazards which are considered to be slight to moderate. Grading and erosion control plans required in Chapter 15.14 of the El Dorado County Code will be reviewed and approved prior to the development of the site. These standards adequately control the erosion and/or other effects the grading may cause. The required grading and erosion control plans are approved and monitored by the El Dorado County Department of Transportation and the El Dorado County Resource Conservation District. The implementation of the standards of Chapter 15.14, which sets forth the minimum standards for such activities, will reduce the impacts to a level of insignificance.

f. (No) The project would not modify any river or stream channels or lake beds since no river or lake beds exist on or near the project site. A minor drainage area exists westerly of the center of the site. This drainage area will not be filled except as needed to construct roads or parking lot access. Further, the required grading and erosion control plans processed under Chapter 15.14 will adequately reduce any impacts to a level of insignificance.

g. (Maybe) While substantial grading will occur there is no evidence to indicate the site is located in an area with potential landslide or mudslide potential. The project is located .4 mile westerly of a branch of the Bear Mountain Fault and .7 mile easterly of the

Mormon Island Fault. Both of these fault zones are considered inactive (Geotechnical Studies, Youngdahl, February 1995). Any potential impact caused by locating buildings in this area will be offset by compliance with the Uniform Building Code earthquake standards (Specific Plan EIR Page 10-7).

(2) Air:

a. (Maybe) Site clearing, burning, grading, utility excavation, and movement of construction equipment will create temporary air quality impacts during construction. The constructed related impacts should be insignificant since these aspects of the project will be controlled by Chapter 15.14 of the County Code which sets minimum standards for such activities and El Dorado County Air Pollution Control District (APDC) Rule 223 which also controls fugitive dust.

Based on the Specific Plan EIR, traffic in the area will increase by 10 to 30 trips per acre or 1300 to 3900 ADT per peak hour total for the site. This is based on an increase from what currently exists. Revised projections based on the anticipated land use reduce the total to 2225 peak hour ADT. Resolution No. 226-88 adopted a "Statement of Overriding Considerations" affecting air quality since no effective air quality measures are available to reduce the impacts to a level of insignificance. Additionally, the construction of commercial or employment based businesses should help to provide an improved jobs-housing balance and should result in the reduction of auto trips, and thus a decline in air pollution generation.

Point source emissions are expected to be minimal from the proposed project. Regardless, APCD rule 502 applies. All commercial and light manufacturing permits are reviewed by the APCD to determine if compliance is satisfied prior to permit issuance.

b. (Maybe) Those zoning districts permitting light manufacturing in El Dorado County prohibit uses or operations which allow odors to drift beyond the property line of the user (Zoning Ordinance Section 17.35.020 and 17.34.030). With the inclusion of these standards within the project design guidelines and development standards as a condition of project approval, the project should not cause a significant odor impact.

c. (No) While the site will be significantly changed and covered with impervious material and landscaping, it is not of sufficient size to affect a meteorological change even if fully covered. Therefore, implementation of the proposed project is not expected to result in any noticeable climatic changes.

(3) Water:

a. (No) The proposed construction would not affect water movement in either marine or fresh water sources since neither sea water nor fresh water exist on the site.

b. (Maybe) The natural absorption rate of the soil and drainage patterns will be affected by the construction of roads, parking lots, landscaping and buildings. Projects within the El Dorado Hills Specific Plan are required to provide and construct drainage facilities of sufficient size to accommodate site drainage. This is generally accommodated with open natural drainage swales, retention ponds, and adequate pipe sizing when crossing streets (Specific Plan Page 73). The grading and drainage permit review process required by Chapter 15.14 should further resolve any unusual circumstances created by construction on the property.

c. (Maybe) There currently exists a north-south drainage swale which accepts drainage from a small drainage basin north of U.S. Highway 50, and continues through the site, south to Carson Creek within the El Dorado Hills Industrial Park. This drainage is defined as approximately 2.49 acres of intermittent drainage and seasonal wetlands, varying in width from approximately 10 feet to almost 100 feet at the southerly end of the project site.

Preliminary drainage studies suggest the 100 year flood can be handled within a natural channel that is a minimum of 15 feet wide on the bottom and has 2:1 or 3:1 side slopes, with the overall width of the channel being approximately 100 feet. The Specific Plan states that drainage swales should "be left in a natural, unaltered condition or modified to appear natural" (page 60); and "Except as needed at road crossings, most storm drainage will be disposed of within existing natural, unaltered surface drainageways" (Page 73).

Therefore, the current proposal to modify the channel to appear natural can easily be accomplished in a manner which will contain the 100 year flood within the channel way. The proposed changes to the existing drainage way may require Fish and Game Stream Channel Modification permits.

d. (No) No surface water bodies exist on the site. Drainage from the site will follow a natural drainage swale into the El Dorado Hills Industrial Park, and eventually enter Carson Creek. Storm drainage plans including retention ponds if necessary, will be developed to minimize the impact on the Carson Creek capacity as part of the building permit process.

e. (Maybe) The project will discharge water into Carson Creek, which is the receiving creek for discharge from the El Dorado Irrigation District (EID) sewage treatment plant on Latrobe Road. It is unlikely that the limited increase in waters exiting the project site will have any significant impact on the surface water of the creek. It could aid, however, in the dilution of treated effluent currently discharged into the creek.

Additionally, especially during major grading operations, there is the possibility for storm water runoff to increase the turbidity levels. Standard requirements for erosion control on grading permits pursuant to Chapter 15.14 of County Codes should reduce this impact to less than significant.

f. (No) The project does not require the direct pumping of groundwater or any other activities that would alter the direction or the rate of flow of groundwater; therefore, the project would not affect groundwater.

g. (No) The project does not include a change in the quantity of groundwater through direct additions or withdrawals, or through the interception of an aquifer by cuts or excavations.

h. (Maybe) The proposed parcels will utilize public water for domestic water and landscape irrigation purposes (reclaimed water may be available for irrigation, however). The Specific Plan (Appendix B, Page B-7) requires the use of drought tolerant plants which will help to reduce the demands for irrigation water. Additionally, the water demand based on 4000 gallons per day per acre of commercial land was evaluated within the certified Specific Plan EIR. The EIR noted there may be a cumulative effect on the water supply unless other supply sources are found to exist. While the proposed project will reduce the available water for housing projects, it will also aid employment and therefore help to improve the jobs-housing balance.

EID reports that as of January 6, 1995 there was 3581 EDU's (equivalent dwelling units) of water available for purchase. While a potential shortage of water meters may exist in the future, such meters must be acquired prior to issuance of a building permit for the proposed use. If meters are not available at that time, permits will not be issued and there will be no environmental impact.

i. (Maybe) The development of the project as proposed maintains the existing natural drainage swale, would not significantly alter the existing drainage course, nor would it expose people or property to floods. The project site is not located in a FEMA defined 100 year flood zone but is part of draft drainage study which assesses drainage and flood conditions based on FEMA standards. The preliminary unpublished study suggests the 100 year flood can be handled within a natural channel that is a minimum of 15 feet wide on the bottom, and has 2:1 to 3:1 side slopes, with an overall width of 100 feet.

The existing drainage swale traversing through the site from the north to the south is fairly wide and is the continuation of drainage that commences less than a mile north of U.S. Highway 50. It is intermittent with no history of significant flooding. With increased development within the drainage basin north of U.S. Highway 50, and added impervious surface on the project site, final drainage design will establish the size of water conveyance facility necessary to handle the 100 year flood without causing damage to life or property. Therefore, the project is not expected to significantly increase storm water flow from the site; the project would not alter flood waters; and no person or structures would be exposed to flooding.

(4) Plant Life:

a. (Maybe) The vegetation on the property consists entirely of grassland. While construction of buildings, roads, and utility infrastructure will result in the removal of this vegetation, no significant effect is expected. Replacement vegetation will include domestic plant varieties, with emphasis placed on drought tolerant plant species.

b. (No) No unique, rare, or endangered plant species are expected to occur on the project site. An on-site survey of the Specific Plan area as part of the EIR occurred during 1987, and "no special-status plant species were found in the Plan area" (Specific Plan EIR, page 12-35).

c. (Maybe) Development of the project will result in the introduction of new plant species in the form of both native and non-native landscape material; however, a reduction of the existing grassland plant community is not considered significant. Throughout the Specific Plan, over 800 acres of open space is set aside which will continue to maintain a grassland environment on many hillsides and riparian habitats in drainage areas. This reservation of open space has reduced the impact to less than significant. Additionally, an open space management plan incorporates management policies to help maintain the native plants and regenerate native species, especially oaks and riparian habitat.

d. (No) No agricultural activities occur on or immediately adjacent to the project site.

(5) Animal Life:

a. (Maybe) The subject property is not located within areas identified by the California Department of Fish and Game as a deer migration or wintering area, nor are there any riparian habitats located on the site. The removal of grassland vegetation from the site is not expected to have a significant effect on animal life. Clearly some of the bird species which forage on grasslands will move to other areas and will be replaced with those species more dependant on the trees, herbaceous plants, and irrigated turf which will replace the native grass. This change is not considered to be significant, however.

b. (No) Based on the grassland vegetation that exists on the site, a limited diversity of animal life is supported. The Specific Plan EIR (Page 12-34) summarizes the impacts on wildlife, noting that the Bald Eagle and Peregrine Falcon do not inhabit the Specific Plan area, and that Tri-colored Blackbirds, while not observed on-site, could inhabit some of the marshes and wetlands located throughout the Plan area. Therefore, no unique, rare, or endangered wildlife species are expected to exist on the project site.

c. (No) Since the project is primarily an urban commercial and light manufacturing use, it will not introduce significant new species of wildlife into the area, nor will it result in a significant change in numbers of any wildlife occurring in the immediate vicinity. The

only exception would be some bird species that would inhabit the tree and herbaceous plants resulting from site landscaping that do not currently inhabit the grassland.

d. (No) No fish species exist on the project site. While some bird and mammal species use the grassland for foraging habitat, there will continue to be ample foraging lands available in the area due to the large amount of open space (800 plus acres) to remain in the Specific Plan area upon project completion.

(6) Noise:

a. & b. (Maybe, no) There will be temporary increases in noise during daylight hours resulting from construction associated with the preparation of the site involving grading, potential blasting, utility trenching, road and building construction. Again, actual building construction will result in temporary noise increases. Upon completion of site construction, actual uses of the site for commercial, office, research development, or light manufacturing activity is not expected to produce significant noise which would be heard off-site, even though 24-hour operations could be located within the project site. Design guidelines require complete enclosure of all uses, which will contain most noise.

There is also a potential for exterior noise with each truck delivery. This noise source can be minimized by the placement of the delivery/loading facility in such a location that it is removed as far as possible from noise sensitive uses and by the screening of such activity.

Proposed Design Guideline 1.2.7. and Specific Plan policies, require acoustical studies for uses adjacent to residential areas. The guidelines require the acoustical analysis to show that noise from the proposed use will not exceed 55 dB Ldn at the property line. This standard readily satisfies the PRDGP standard of 60 dB Ldn within outdoor residential areas, and should readily accommodate the lower desired 45 dB Ldn within interior spaces.

(7) Light and Glare:

(Maybe) Some limited light and glare may result from the proposed project due to the quantities that may eventually be constructed. Building security lighting and parking lot lighting will potentially cause some night glare that currently does not exist. Proper shielding and deflection of light away from residential areas should mitigate this potential impact. All lighting will be designed to deflect away from the viewsheds of adjacent residences and open spaces in accordance with proposed Design Guideline 3.5.5 and Specific Plan Design Guidelines (Appendix B Page B-8). Additionally, the landscape design guidelines set forth in the Specific Plan will also act as shields. For example, with the required planting of trees within the parking lots to provide shade, these same trees will soften the glare effects of the parking lot lighting. Compliance with the Specific Plan Design Guidelines will reduce this effect to less than significant.

(8) Land Use:

(No) The County, during the adoption of the 1987 Development Agreement for the El Dorado Hills Specific Plan, found compliance with both the 1981 General Plan and the El Dorado Hills/Salmon Falls Area Plan. In accordance with Section 65866 of the Government Code, unless otherwise specified, the rules to be applied governing land use within an area covered by a development agreement, are those in existence at the time of execution of the agreement. A key statement in the 1981 General Plan (page 19) describes "commercial" as an urban land use which "includes some very light manufacturing and assembly activities . . . ." The "Purpose" provision of the General Commercial zone district described later herein, is also consistent with this statement.

Further, but not applicable because of the Development Agreement, the Public Review Draft General Plan (PRDGP) adopts by reference the El Dorado Hills Specific Plan land uses for the entire Specific Plan area. Therefore, compliance of this project with the Specific Plan is also automatic compliance with the PRDGP.

Figure 4 of the Specific Plan designates Village U as "commercial." This project encompasses the total Village. The Specific Plan further clarifies the intended uses within this Village in the "Implementation" chapter in sections 9.4.1 and 9.4.1.1. These sections first apply the PD overlay concept as a means to "assure that all development is consistent with the Specific Plan and other County policies. Additionally, it notes that Villages T and U "shall be zoned General Commercial (CG) with a planned development overlay and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance."

The Specific Plan, Section 3, page 41, lists those uses which would typically be found in Villages T and U, and a qualifying statement which precedes the list stating: "The types of uses to be included in this area include, but are not necessarily limited to." This statement is also used in Specific Plan sections 4.1.4 and 4.1.5 relating to uses permitted in the Village Green area. This clearly notes the list is a sample only, and other uses may be permitted which comply with the Specific Plan and the CG zoning district.

If it were the intent of the Specific Plan to limit the uses allowed in the CG district, then the prohibition concept of Section 4.1.6 of the Plan would have been used. This section lists those uses permitted in the C district, which would not be appropriate within the Village Green. This approach was not used for Village U, and it can therefore be reasonably assumed it was not the intent of the Board of Supervisors when adopting the Specific Plan to limit the purpose and uses permitted within that district.

The CG district does not list research development or light manufacturing uses outright as a permitted uses. However, the intent of the district is clear in Section 17.32.170 of the Zoning Ordinance, which states:

> The purpose of Sections 17.32.170 through 17.32.220 is intended to be the creation of a land use zone to provide for the conduct of sales, storage, distribution and light manufacturing businesses of the type which do not ordinarily cause more than a minimal amount of noise, odor, smoke, dust or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land use zones; and further, to provide a close relationship between warehousing, distribution and retail sales.

Section 17.32.180 then proceeds to provide a list of those uses permitted by right within the CG district. This list contains the following uses which include a variety of manufacturing, processing, warehousing, or distribution activities which were typical of uses more prevalent in the 1960s–70s:

Bakery plant, including retail and distribution
Boat building and sales
Bottling plants
Cabinet and carpenter shops
Creameries, dairy products manufacturing and distribution
Electronic manufacturing and maintenance
Garment manufacture
Ice and cold storage plants
Lumber yards
Millinery shops and manufacturing
Newspaper offices and publishing plants
Packing and crating establishments
Publishing plants
Sheetmetal shops
Tire rebuilding, recapping and retreading

Typically, all of these uses have the potential for significant noise, dust, air emissions, heavy truck traffic, and possible visible outdoor storage.

Section 17.32.220 of the Zoning Ordinance further provides for a process in which the Planning Commission can consider the facts concerning a proposed use and by resolution of record set forth its findings and interpretation. This section clearly allows the Planning Commission the latitude to assess the use and allow such, if it meets the intent of the "purpose" section outlined above.

This interpretation section (17.32.220) is an exception within the Zoning Ordinance, since the CG district is the only zoning district which allows this interpretation process. Given the fact the CG District intentionally permits a very broad range of uses, this section permits the opportunity to include other similar uses which are compatible with the intent of the district without having to amend the Zoning Ordinance every time a new type of use appears in the market. This is especially appropriate for all types of

computer, data, and multi-media uses, which were almost non-existent 15–20 years ago. The interpretation process permitted in this section accommodates other similar activities which are not specified as long as the intent of the district is maintained, and it does not "disturb the peaceful enjoyment of adjacent residential or agricultural land use zones."

Section 3.2.1 of the Specific Plan notes that Villages T and U, "totaling approximately 256 acres, are intended to provide for commercial uses of greater variety and at a higher intensity than provided elsewhere in the Specific Plan area or in the greater El Dorado Hills/Cameron Park area" (emphasis added). General Commercial (CG) zoning exists in some locations in Cameron Park. To permit the greater variety and higher intensity than what could occur in Cameron Park, the Specific Plan clearly supports and encourages the concept of permitting an expanded list of permitted uses.

An example of the Specific Plan's intent to allow for expansion of uses is noted in Specific Plan Figure 11 on page 42. This figure displays a conceptual drawing of the potential use of Villages T and U and notes "research development" as a possible use in Village U. Clearly this supports an expansion of permitted uses even though this use is not specified in the short list provided on page 41 of the Specific Plan. There would clearly be a significant inconsistency within the Specific Plan if the expanded use concept was not applied. It would therefore seem reasonable to conclude the Specific Plan authors understood the provisions of the CG district and believed they were sufficiently broad to expand the permitted uses, as long as the intent of the CG District was maintained (Section 17.32.170 Purpose).

The proposed research development and light manufacturing uses proposed within the Concept Development Plan are found to be consistent with the purpose of the CG District and Specific Plan based on the following:

1. The Specific Plan intended Villages T and U to contain the greatest variety and intensity of commercial use within the greater El Dorado Hills/Cameron Park area.

2. The Specific Plan was clearly implemented through the zoning of Village U with the CG district.

3. The Planned Development (PD) overlay district was applied to require a development review process to assure compliance with the Specific Plan policies.

4. The CG district has a review process to permit the Planning Commission to allow "uses not specified," thereby permitting the implementation of the intent described in number (1) herein.

5. The types of research development and light manufacturing uses proposed within the Concept Development Plan are limited to uses which typically are fully enclosed and emit minimal amounts of dust, smoke, odor, air or water pollutants,

noise, electrical interference, or other factors which may tend to disturb the peaceful enjoyment of adjacent residential or commercial uses.

6. Many of the uses permitted by right in the CG District have substantially more objectionable operational characteristics than the research development and light manufacturing uses proposed, and are thereby excluded from the list of uses permitted within the Concept Development Plan.

7. The proposed design guidelines adequately control those characteristics of the research development and light manufacturing uses which could be objectionable to adjacent residential or commercial use. These specific guidelines are addressed in the following "Design Guidelines and Standards" sections.

   1.2.1 & 1.4.1 Building height is reduced from the CG district maximum of 50 feet to 35 feet adjacent to residential use.

   1.2.7 An acoustical analysis is required for all uses adjacent to residential zone districts, requiring limitations on noise at the property line. There are no similar standards in the current CG district.

   1.2.6, 1.4.6 and 3.3.7 A 25-foot landscape buffer is proposed between residential use and any parking or building. There is currently a 5-foot landscape requirement in the CG zoning district.

   1.6 Building coverage shall not exceed 40 percent of a building site. The CG district standard is 60 percent.

   2.1 & 2.2 All research development and light manufacturing uses must be fully enclosed within a building. This requirement does not exist in the CG district.

   3.2.4 All roof top mechanical equipment must be screened from view. This requirement does not exist in the CG district.

   3.4.7 All loading docks must be located away from residential areas. This requirement does not exist in the CG district.

   3.5.5 All lighting must reflect away from residential areas. This requirement does not exist in the CG district.

8. The site is adjacent on three sides to major transportation corridors; is adjacent to commercial zoning across the transportation corridors on the north and east; and is adjacent to research and development on the south.

Therefore, based on the discussion provided herein and the eight factors noted above, the uses as proposed within the Concept Development Plan are found to be clearly consistent

with the Specific Plan; they do not represent a substantial alteration of the planned land use of the area; they are consistent with the purpose of the CG district since their nature and the application of the proposed design guidelines will result in uses which will not "disturb the peaceful enjoyment of adjacent residential or agricultural land use zones"; and they are uses which by their typical nature are more compatible with neighbors than many permitted CG uses, since they are totally enclosed and must conform to design standards which are non-existent and/or more restrictive than those in the CG district. No significant effect is anticipated.

(9) Natural Resources:

(No) The proposed project is not known to cause a significant increase in the rate of use of any natural resource or substantially deplete any non-renewable natural resource; therefore, no significant impact is anticipated.

(10) Risk of Upset:

a. (Maybe) The development of the proposed project would generally have no potential for risks of explosion or release of hazardous chemicals. Proposed operations and storage of hazardous chemicals will be reviewed by the Environmental Management Department. Compliance with local and state requirements will be a condition of any issued building permit.

While the geotechnical report states the ground is generally rippable, blasting may be required in some instances to modify the topography as proposed. While this could be extensive, this can only occur in conformance with State requirements for such activity. The nearest residential use is over 1000 feet from the potential blasting site. This distance and State regulations should eliminate a likelihood of a significant impact.

b. (No) Development of the proposed project would not interfere with an emergency response plan or an emergency evacuation plan. The project would not alter or prevent emergency vehicle use of Latrobe Road, White Rock Road or U.S. Highway 50. The main access road, Latrobe Road will be upgraded in 1995 as part of the County's programmed capital improvements. This improvement will permit a greater volume of traffic, and no significant impact is anticipated.

(11) Population:

(No) Being a commercial, office, research development, and light manufacturing project, there will not be any direct population increase resulting from the proposed project. Since new jobs are being created, it is reasonable to presume some of the jobs would be filled by persons currently not residing in El Dorado County. If these persons move to the County, a minor increase in population may result. This impact is expected to be less than significant.

(12) Housing:

(No) This proposal will have not direct effect on housing since it is a commercial, office, research development and light manufacturing project on vacant land. New employees could create a limited demand for new housing. Housing does exist in the El Dorado Hills area, with the potential for a substantial increase in housing inventory as lots become available in the El Dorado Hills Specific Plan area, or in other nearby projects which have already received tentative approval, or are currently in process.

(13) Transportation:

a. & c. (Maybe) Latrobe Road, White Rock Road and U.S. Highway 50 provide the main access to the project site. Latrobe Road currently handles approximately 7000 ADT on a two-lane, 40-foot-wide road, which is classified as LOS C. White Rock Road has an ADT of approximately 1500 on a two-lane road, 22 feet in width, with a LOS of B. To accommodate future regional traffic need, the 2015 projected traffic on Latrobe anticipates the need for a six lane facility between U.S. Highway 50 and White Rock Road. White Rock Road is eventually projected as a 4–6 lane road, which will depend somewhat on the final land use generators in the area. The U.S. Highway 50 interchange is currently under going Project Study Report (PSR) to determine its ultimate configuration and method of financing. It is anticipated the most northeasterly corner of the project site could be affected by the results of the study. Further, projects within Village U will be expected to pay their pro-rata share, a fee which will be imposed on building permits.

The Specific Plan Development Agreement and Financing Plan set forth a schedule for needed improvements and a funding mechanism. The Road Improvement Fee program was implemented by the County in 1988 to generate revenue for projected improvements.

The Specific Plan projected the need to improve Latrobe Road from U.S. Highway 50 to White Rock Road by 1994. The initial improvement would create a four-lane divided road and signalize the intersection. Additionally, White Rock Road was projected within the Specific Plan to be upgraded to an improved two-lane road by 1994. Traffic demands have not materialized at this time to warrant this improvement.

The capital improvement project currently being proposed for completion in 1995 by the Department of Transportation would complete the Latrobe Road improvements described above, with the exception of the signalized intersection. Signalization will occur at a later date when warranted by traffic volumes. Proposed improvements will be funded by the road improvement fees collected within the El Dorado Hills/Salmon Falls planning area.

A traffic study prepared by Spectrum Engineering (March 9, 1995), projects 2225 p.m. peak hour trips generated by the project. They state "this is approximately one-half of the p.m. peak hour trip generation that was previously assumed for the project site in the

El Dorado Hills Specific Plan EIR. This means that the impacts from the project to roadways in the project vicinity such as Latrobe and White Rock Road, will be significantly reduced."

They further conclude the internal on-site road would operate at a Level of Service (LOS) C with two lanes. Intersections would be widened, with six lanes at the Latrobe intersection and four at White Rock intersection to accommodate required turning movements. The internal road, if constructed to three lanes as proposed by the Design Guidelines, would help internal traffic movements, since that lane would provide a left-turning movement, but this third lane is not required to accommodate the anticipated traffic. The project intersection at Latrobe Road is expected to operate at LOS D in 2015, when much of the area is built out. This LOS is acceptable given the nearness to the freeway interchange (Spectrum Engineering Report).

Pedestrian and bicycle lanes are included in the project. Sidewalks will be provided on all interior streets and on White Rock and Latrobe Roads. Further Class II bike lanes will be provided on these perimeter roads.

b. (Maybe) The project will create a demand for substantial off-street parking to accommodate the users of the facility. Off-street parking spaces required by Chapter 17.18 of the Zoning Ordinance are based on the type of use proposed. Compliance with these ordinance requirements will eliminate any possible significant impact.

d. (No) The proposed project would not alter present patterns of circulation. The existing road system (Latrobe and White Rock Roads) would continue to provide the major access to the project site. Primary access will occur on local streets planned throughout the project site.

The realignment of White Rock Road is proposed as a means to improve the intersection angle with Latrobe Road. This realignment and possible vacating of the existing road, limits the possible access to Research and Development (R&D) zoned land to the south. To resolve this situation and reduce the impact on driveway access to White Rock and Latrobe Roads, "D" Street should be extended south of proposed realigned White Rock Road, southerly to the existing White Rock Road. As an option, the existing White Rock Road could be maintained to provide access to Planning Area E and the R&D zoned land to the south.

e. (No) The proposed project would not alter waterborne, rail, or air traffic, because no water bodies, rail lines, or airports are located directly on or adjacent to the site. The County General Plan does contemplate the construction of a light rail transit facility in the vicinity of Village T. Should this occur, the subject project would not have a negative effect on the light rail facility, but would provide employment opportunities near the facility to aid in its use.

f. (Maybe) Without the proposed improvements to Latrobe and White Rock Roads, the possibility of increased traffic hazards could exist. However, with the proposed Latrobe Road construction, and the eventual construction of White Rock Road by either the County if funds are available, or the applicant with a reimbursement agreement, traffic volumes will be spread over more lanes, and intersections will be provided with turning and acceleration lanes to minimize potential traffic hazards.

A few driveway access points are proposed on the south side of White Rock Road, and one on the west side of Latrobe Road, south of White Rock Road. These could represent a potential traffic conflict or otherwise reduce the efficiency of these arterial streets, unless they are limited to right-turn only.

(14) Public Services:

a. Fire Protection: (Maybe) The El Dorado Hills Fire District currently provides fire protection services to the project area. Development of the project would result in an increased demand for fire protection services. The Fire District will review 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 construction phasing. The station that serves the site is located at 990 Lassen Lane in El Dorado Hills, with an average response time to the site being approximately five minutes or less.

b. Police Protection: (No) The project site would be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. Typically most office, research development, and light manufacturing areas also contract with a private security patrol service to help increase the frequency of patrol. The proposed project is not expected to create a significant impact on police services.

c. Schools: (No) Since this is a proposed employment center, there will be no school children generated by the project, and therefore the project will have no impact on the school system.

d. Parks or Other Recreational Facilities: (No) Being a employment center, it should not generate the need for park or other recreational facilities. If such a demand did exist, it is not uncommon in industrial areas for a private club to provide facilities to serve this need. Additionally, there are no parks or recreational facilities in the near vicinity that could be impacted by the uses contemplated within the project area. Therefore, there should be no impact on these facilities.

e. Maintenance of Public Facilities, Including Roads: (Maybe) The project will have an impact on the maintenance of public roads. This will be offset by the traffic impact fees collected with the issuance of the building permits collected as the project site is developed, as well as gas tax receipts. Therefore, no significant impact is anticipated.

f. Other Governmental Services: (No) The project would require other governmental services during the processing and construction of the project. However, permit fees, exactions, and property taxes are expected to provide the necessary funding for the provision of these services.

(15) Energy:

a. & b. (No) The proposed project should have little effect on energy resources and supplies. Through the use of parking lot landscaping, building orientation, and shade control, energy efficiencies can be incorporated into the site. Therefore, no significant impact is anticipated.

(16) Utilities:

a. Power or Natural Gas: (No) Electric power is provided by PG&E and natural gas by Pacific Gas. These services have been planned and programmed into the Specific Plan area and are not expected to be impacted by the project.

b. Communications Systems: (No) Pacific Bell Telephone serves the project area. These services have been planned and programmed into the Specific Plan area, and are not expected to be impacted by the project.

c. Water: (Maybe) The project area will be served by the El Dorado Irrigation District. Prior to the issuance of building permits, the purchase of a water meter will be required. Since a potentially limited supply of meters are available, lack of available meters would stop the project and there would be no significant impact.

Water lines will be extended to the site from Village T to the east. The size of this line is expected to be 12 inches. The off-site construction of this facility will occur within planned street right-of-way, which has been rough graded for a street and will extend approximately 1500 feet. There are no unusual geologic, soil, vegetation, or other site feature on this off-site construction area that would cause a significant environmental effect. Most of the site is relatively level with grades less than 10 percent.

d. Sewer or Septic Systems: (Maybe) The project will be served by a public sewer system through the El Dorado Irrigation District. The District has no moratorium at this time and is currently issuing sewer connection permits.

Sewer lines will be extended to the site from Village T to the east. The size of this line is expected to be 8 inches. The off-site construction of this facility will occur within planned street right-of-way, which has been rough graded for a street and can be extended approximately 1500 feet. There are no unusual geologic, soil, vegetation or other site feature on this off-site construction site that would cause a significant environmental effect. The area where these utilities are to be constructed generally have grades of less than 10 percent.

e. Storm Water Drainage: (Maybe) While the project will generate some storm water runoff, this will be considered upon review and approval of the grading and drainage plan by the Department of Transportation. There are no unusual characteristics of the project that cannot be resolved through the application of normal drainage design and the preservation of natural channels as discussed in the Earth section herein. No significant effect is anticipated.

f. Solid Waste and Disposal: (No) While the project will generate additional solid waste, the County collects a solid waste fee with the building permit process to offset costs of the expansion of solid waste disposal facilities. Therefore no impact is anticipated.

(17) Human Health:

a. & b. (Maybe) Compliance of all proposed uses with established health and safety requirements of County standards, should eliminate any possible conflict with human health.

(18) Aesthetics:

(Maybe) Project construction occurs in an area with high visibility, being located within the viewshed corridor of U.S. Highway 50. Clearly the site preparation and construction of commercial, office, research development, or light manufacturing uses on this site, and the widening of White Rock and Latrobe Roads, would result in a major visual change from the existing pasture to intensive urban uses. However, the El Dorado Hills Specific Plan projected intensive urban use for the entire site in a conceptual drawing (Figure 11), and projected approximately 2.4 million square feet of gross floor area in Villages T and U (Specific Plan, section 3.2.1). While a grading plan was not explicitly included as part of the Specific Plan, it is very evident to the observer of the conceptual drawing, that the site could not accommodate the size and quantity of buildings and parking areas shown in the conceptual drawing, without substantial changes to the existing topography.

The Specific Plan EIR assessed the scenic quality of the Plan area as viewed from U.S. Highway 50 and found that while highly visible, especially on the south side of U.S. Highway 50, the proposed use is similar to urban activity already existing in El Dorado Hills, and is therefore found to have a less than significant impact (EIR page 14-12). It

was further noted that the application of Specific Plan Design Guidelines through the review process occurring on building permits will aid in mitigating any significant visual impacts resulting from project implementation.

The revised Concept Development Plan and guidelines have further helped to achieve desirable visual qualities within the project, even though the view will change from rural to urban. The following provisions and/or plan revisions provide this direction:

1. By preserving much of the highest mound adjacent to U.S. Highway 50 as open space with landscaping in an area varying in width from approximately 100 to 500 feet;

2. By creation of a landscaped buffer ranging in width of 50 to 150 feet between U.S. Highway 50 and Area B uses (area generally lower than the freeway);

3. Provisions have been made for extensive landscaping within parking lots to reduce the appearance of large asphalt areas. This will be especially effective in Area B, since the tree canopy will be on a similar elevation with the freeway, effectively providing screening;

4. Provisions have been made for a landscaped buffer between the residential area to the west. This buffer is to be a minimum of 25 feet in width;

5. Standards have been set for signing, architecture, and street furniture;

6. Open space has been provided through the center of the project by maintaining and enhancing the natural drainage swale site; and

7. Outdoor storage and outdoor commercial activity will be prohibited on the project site.

Therefore, while the view will change from rural to urban as projected in the Specific Plan and entitled in the Development Agreement, the site will be attractive as viewed from U.S. Highway 50, external, or internal streets. It will not result in the creation of an aesthetically offensive site, and therefore there is no significant impact.

(19) **Recreation:**

(No) Being a commercial, office, research development, and light manufacturing project, it should not create a need for public recreational facilities in the area, nor is the project near any existing recreational facility. Therefore, the project should not cause any impact to recreational facilities.

(20) Cultural Resources:

a. & b. (No) No known archaeological features or cultural resources are known to exist on the project site. An archeological site survey was prepared as part of the EIR for the Specific Plan which found no resources in this area.

c. (No) The project site is not known to be significant to any ethnic or social group; therefore, no significant impacts on these types of groups would occur.

d. (No) The project site does not contain any religious or sacred structures; therefore, no impacts on these types of uses would occur.

(21) Mandatory Findings of Significance:

It has been determined that project compliance with the laws and policies currently in effect, the proposed development standards, and compliance with the policies and guidelines of the Specific Plan which will be made conditions of approval of the project, will reduce any potential significant impact on the environment to a level of insignificance.

(I:\pd95-02.neg)

Exhibit K
APPLICABLE SPECIFIC PLAN POLICIES & STANDARDS

COMMERCIAL POLICIES

1.4.3 b. Each commercial area shall be accessible from at least one major collector or arterial road with sufficient design capacity to accommodate traffic generated by businesses, as well as other local traffic.

c. Commercial areas shall be directly accessible through use of public transportation, pedestrian, and bicycle routes.

d. Buffers between commercial areas and adjacent land uses shall be provided by walls and solid fencing, where appropriate, and shall also incorporate the use of landscaping, setbacks, and street and utility easement locations.

e. Common access drives shall be used where feasible.

f. Individual buildings shall be sited to offer wind protection and shade to enhance the quality of outdoor space.

g. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, at least 40 percent of the parking area is shaded.

1.4.3.1 a. Use of natural materials such as wood and native stone is encouraged.

b. Landscape design shall incorporate native trees and shrubs.

c. Size, color, and material of identification signs shall be consistent with the architectural theme of the village and commercial area.

ZONING & LAND USE

9.4.1 The El Dorado County PD Overlay Zone will provide a level of review by El Dorado County that will assure that all development is consistent with the Specific Plan and other County policies. Specific zoning is to be applied to the land use in the Plan Area as follows:

(9.4.1.1 Villages U and T) All of the land within these villages shall be zoned General Commercial (CG) with a planned development overlay and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance.

9.4.2.1 All commercial land will be subject to deed restrictions relative to design, uses allowed, and standards of operation. Such conditions will be specified in the Master CC&Rs.

3.2.1 (Villages U and T) These two villages, totaling approximately 245 acres, are intended to provide for commercial uses of greater variety and at a higher intensity than provided elsewhere in the Specific Plan area or in the greater El Dorado Hills/Cameron Park area. Further, in addition to serving the needs of area residents, commercial uses in this area will also serve Highway 50 travelers. Approximately 2.4 million square feet of floor space could accommodate a combination of retail and service commercial uses. The types of uses to be included in this area include, but are not necessarily limited to:

	Village T	Village U
Major retail department store	X	
Sporting goods	X	
Home improvement center	X	
Automotive sales and service	X	
Hotel/convention center		X
Restaurants	X	X
Medical facilities		X
Home furnishings	X	
Highway commercial	X	X
Office parks	X	X

GRADING & DRAINAGE

1.4.1.1 a. Grading for roadways, driveways, building pads, and on-site improvements shall be minimized.

b. Grading volumes of cut-and-fill material shall be minimized and balanced on-site wherever possible. Larger grading volumes may be acceptable where improved visual and environmental effects would result.

1.4.8.2 b. Drainageway easements shall specifically preclude erection of structures and vegetation removal, except for drainage improvements, and shall forestall other site development not consistent with the purpose of these areas.

Exhibit K Page 2

c. Drainageways located on privately owned property shall be placed within recorded easements that provide for routine maintenance and pedestrian access.

d. A 100-foot-wide buffer (50 feet horizontal on each side as measured from the centerline of the creek) of natural vegetation shall be maintained along all intermittent creeks.

i. Pedestrian, vehicular, and utility bridges over creeks, if feasible, will be oriented at right angles to the waterway to minimize loss of vegetation.

8.3.2 Development of the Plan Area with buildings and other impervious surfaces such as streets and parking lots will result in greater total peak flow volumes and a redistribution of runoff. To safely and efficiently convey all stormwater from the Plan Area, a drainage system including natural channel, retention ponds, and culverts (under streets) has been designed. Except as needed at road crossings, most storm drainage will be disposed of within existing natural, unaltered surface drainageways. It is the intent of the Specific Plan that storm channels be as natural in appearance as possible while serving the intended purpose of efficiently conveying storm drainage through and from the Plan Area.

NOISE

1.4.1.4 d. Any developer of a shopping center being built adjacent to a residential development will be required to have an acoustical analysis submitted by a qualified acoustical consultant to the El Dorado County Department of Community Development. The analysis will indicate building placement, truck loading, and delivery areas and will be submitted as part of the building permit application.

e. Interior noise levels will be mitigated to a level of 45 dB Ldn or below, or as acceptable to the Planning Director. Mitigation techniques may include minimization of nighttime loading, careful siting and design of loading facilities (depressed and shielded), and the use of concrete walls.

All development, including grading and construction of buildings, will be limited to daytime hours from 7 a.m. to 7 p.m. or sunset, whichever is earlier, Monday through Friday. This requirement will be indicated on grading permits and building permits.

CIRCULATION

1.4.7.1 a. Bus shelters and turnouts shall be provided along arterial streets near village entrances to facilitate use of public transit.

b. All street furniture (bus shelters, benches, trash receptacles, etc.) within the Plan Area should utilize a common design theme as provided for in the Design Guidelines.

c. Trees shall be planted along all streets to provide shade, to soften the appearance of the hard streetscape, and to create a tree canopy to enhance pedestrian comfort.

1.4.7.2 c. 1) Concurrent with the development of commercial Village U, White Rock Road adjacent to Village U shall be improved to one-half of its ultimate section as determined by the Department of Transportation.

1.4.7.3 a. Sidewalks, paths, and trails along major arterial streets should be separated from streets and parking areas to the maximum extent possible both for safety and enjoyment of the user.

c. Where possible, paths and trails should follow natural drainage courses. In most instances drainage easements will provide for trail construction and public access.

d. Sidewalks, trails, and paths that are not adjacent to public streets should be clearly marked to facilitate their use and to discourage wandering beyond the recorded easements.

f. Trails and paths within natural open space should be located to take advantage of scenic areas and vistas.

g. Construction of paths and trails within natural open space shall ensure minimum impact on terrain and vegetation. Construction standards should be applied to minimize maintenance requirements.

h. Sidewalks within street rights-of-way shall meander irrespective of the alignment of the street pavement.

5.4 An intensive system of interlinked trails, paths, or sidewalks are incorporated into the Specific Plan area to facilitate travel within and beyond the Plan Area by pedestrians, equestrians, and bicyclists. The pedestrian routes are intended not only to provide an alternative to automobile travel but also to foster health and social interaction among residents. The natural character of the Plan Area lends itself to a multitude of outdoor activities that will be enhanced by the pedestrian system.

5.4.3 Where possible, unpaved dirt or all-weather trails will be located along the alignment of drainageways. Combined trail and drainageway easements are intended to provide a visually interesting trail environment while reducing the amount of land otherwise required for separate facilities. In most instances, the shallow depth and gradual slope of drainage channel banks will allow trails to be located close to the bank without the need for barrier fencing. In certain areas, open rail fencing may provide an appropriate physical separation between trail users and the drainageway or adjacent uses.

5.4.4 Paved pedestrian paths will be provided within all street rights-of-way except the local residential streets. These paths will be paved with either concrete or asphalt, depending on location, and will meander within the right-of-way to achieve an informal, rural appearance.

9.5.4 All pedestrian paths and trails locate within public street right-of-way and public natural open areas will be publicly owned and maintained. Pedestrian paths along public streets will be constructed in conjunction with the installation of those streets.

STREET LIGHTING

8.6 A description of the street system is contained in the Circulation Element. Street light will be installed along all arterial streets at intersections with collector streets and other arterial streets in accordance with objectives of the Design Guidelines.

3.0 Lighting fixtures within each village shall be designed to deflect light and glare away from the viewsheds of residences, adjacent properties, and parks or open space within the village. Fixture placement is subject to the approval of the ACC. Cut-off type fixtures are recommended to minimize spillage and glare.

DESIGN GUIDELINE EXCERPTS
APPENDIX B
(El Dorado Hills Specific Plan)

Section 3.0 Commercial Design Guidelines

All commercial/retail areas within the El Dorado Hills Specific Plan area shall be developed in accordance with the principles outlined within the Specific Plan, the El Dorado Hills/Salmon Falls Area Plan, and related County documents. These commercial areas, through the use of architecture and landscaping, are intended to reflect the village concept and to be complementary to and in conformity with the community standards and surrounding properties. In order to meet this objective and create an aesthetically pleasing environment, the following guidelines are established.

a. Commercial areas should not be defined by walls and solid fencing. Rather, commercial areas should be buffered from adjacent noncommercial land uses by landscaping, setbacks, drainage easements, open space easements, streets, grade separations, or a combination of these features.

b. Site design shall be accomplished in a manner that will integrate the commercial area with surrounding residential or commercial properties through the extensive use of landscaping, plazas, and buildings oriented exclusively away from streets.

c. Site development and landscaping shall provide for a variety of spaces and unique experiences for the resident and visitor. This can be accomplished through changes of elevation and use of courtyards, breezeways, arbors, fountains, sculpture, and dense landscaping.

d. All loading and storage areas shall be screened from view and located at the rear of buildings. Screening can be achieved by mounding, plantings, fences, walls, or a combination of these elements as approved by the ACC.

e. Loading docks and delivery points shall be located away from major vehicular and pedestrian circulation areas, as well as residences and meeting places utilized by the general public.

3.1 Circulation and Parking

Maximizing aesthetics and vehicular efficiency is the primary goal for design of auto and service circulation in order to increase the area available for landscaping and pedestrian use and reduce impacts on adjacent properties.

a. Each commercial area shall be accessible from at least one major collector or arterial road and have sufficient design capacity to accommodate traffic generated by the site as well as other local traffic.

b. Commercial areas should be directly accessible by public transportation, pedestrian, and bicycle routes.

c. Common access drives should be used where feasible and be adequately sized to accommodate anticipated traffic.

d. The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided, and shall be in conformance with County standards.

e. Directional arrows shall be applied on drive surfaces with white traffic paint as necessary to avoid confusion and provide safe circulation of vehicles.

f. Parking shall conform to the design standards approved by the ACC.

3.2 Bicycle and Pedestrian Circulation

Bicycle access to commercial developments shall be provided from bike lanes adjacent to such developments. Pedestrian circulation shall link commercial development with adjacent parking areas, parks, sidewalks, and residential areas as required.

a. All commercial developments shall provide one bicycle parking space for every 20 auto parking stalls.

b. Bicycles may use the same circulation systems as autos within the development.

c. Bicycle parking shall be conveniently located but shall not conflict with pedestrian or auto circulation.

d. All pedestrian pathways shall be paved, a minimum of 4 feet in width, and be approved by the ACC.

e. Pedestrian paths and walkways should be designed to prevent pedestrian access through planted areas.

f. Pedestrian and auto circulation shall be separated. Separations may take the form of buffer plantings, grade changes, or the provision of additional distance between these circulation systems.

3.3 Open Space

Commercial development within the El Dorado Hills Specific Plan area shall conform to the landscaping and open space goals and policies of the Specific Plan. Quantity and quality of open space in excess of that required by the Specific Plan is encouraged.

3.4 Grading

All grading shall conform to the goals and policies of the El Dorado Hills Specific Plan and the following guidelines:

a. Mounding and berming shall be utilized extensively to add topographical variety to the landscape.

b. Grading may be natural or architectural in form and should complement the architecture or land use of a site in a pleasing manner.

c. Areas to be planted with turf shall not slope in excess of 3:1. Areas within the public right-of-way that are to be planted with turf shall not slope in excess of 4:1. All areas which are to be planted with ground cover shall not slope in excess of 2:1. All planting areas shall be graded to drain at 2 percent minimum grade.

3.5 Walls and Fences

a. All walls and fences shall be of a design compatible with adjacent architecture. Heights of walls and fences shall be as required for their intended use but shall not exceed 8 feet unless approved by the ACC.

b. Where serving as a visual or noise barrier for enclosure of storage areas, open work areas, or refuse collection areas, wall and fence heights and materials shall be sufficient to ensure that adjacent properties and public streets are protected from visual or noise impacts.

c. The location and design of walls and fences, as with all other design review applications, shall be approved by the ACC prior to construction, installation, or submittal of plans to the County.

3.6 Landscaping

Planting within commercial developments adjacent to streets shall blend with the streetscape planting. Plant materials are to be selected from List 1, Master Landscape Plant List.

a. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.

b. To the maximum extent possible, landscape design shall incorporate native trees and shrubs and should be drought resistant.

c. All landscaped areas will be maintained with an automatic irrigation system. Where possible, drip irrigation is recommended.

3.7 Signs and Graphics

a. All signs are subject to approval by the ACC and must conform to the El Dorado County Sign Ordinance.

b. It is recommended that identification signs be smaller in size than allowed by the County Sign Ordinance. Sign colors and materials shall be consistent with the architectural theme of the development.

c. No flashing or moving signs will be permitted.

d. Natural materials are recommended for entry gates and monumentation along major streets.

e. Signs shall not obstruct or visually impair vehicular entries.

3.8 Paving Materials

a. All paved pedestrian sidewalks shall have a minimum width of 4 feet. All sidewalks that combine bicycle and pedestrian use shall be a minimum of 6 feet in width.

b. The use of paving materials such as stamped concrete, interlocking pavers, exposed aggregate, and other embellished paving materials is recommended.

c. Crosswalks within each development shall be delineated with one of the paving materials listed above and shall contrast with the pavement of the street, alley, driveway, or parking lot in which the crosswalk occurs.

3.9 Lighting and Utilities

a. Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting, and accent lighting for landscaping and architecture. Security lighting also should be included when necessary.

b. Lighting fixture design shall be compatible with other site elements.

c. All exterior lighting fixtures shall be efficient in terms of design and energy use. Low- and high-pressure sodium (LPS, HPS) lamps are recommended in public areas but prohibited on structures.

d. Lighting fixtures within commercial areas shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks, and open space areas. Fixture placements are to be approved by the ACC. Cutoff-type fixtures are preferred to minimize light spillage and glare.

e. All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for maintenance.

3.10 Trash Enclosures

a. Trash enclosures will be required for all trash containers.

b. Enclosures shall be approved by the ACC and be consistent with the architectural style. All enclosures shall have gates to facilitate pickup and litter control.

c. All enclosures shall be of adequate height to screen the trash container from view.

d. Where trash enclosures can be viewed from a second story level, a roof, trellis, or other similar screening technique shall be used to screen the trash enclosures from view.

e. Trash compactors within tenant spaces are recommended to minimize the size and number of trash containers.

5.6 Drainageways

a. All major drainageways within the Plan Area should be left in a completely natural, unaltered condition, or designed to appear natural.

b. The areas designated as drainageways shall constitute an element of open space within certain villages and the golf course.

c. Drainageways may be contained within recorded easements to provide for maintenance.

d. Riparian vegetation may be allowed to grow in drainageways to enhance the open space and natural habitat of these areas. Care shall be taken to maintain controls against flooding.

Section 6.0 Street Standards

The circulation system is intended to facilitate safe and efficient traffic movement within and through the Plan Area with minimum disruption to other land uses. Arterial streets connect with village streets at village entry points, thereby eliminating unnecessary traffic through the village. Residences are oriented away from arterial streets and will not have direct access to them. Streets are designed in accordance with projected residential and commercial traffic demands.

Consistent with the overall design theme of the Specific Plan, streets will be generally curvilinear in design, conform to the natural topography, with a minimum of grading, and existing trees and other important natural features will be preserved.

a. Bus shelters and turnouts will be provided along arterial and collector streets near village entrances.

b. All street furniture (bus shelters, benches, trash receptacles, signage, and lighting) within the Plan Area will have a common design theme.

c. Street trees shall be planted along all streets to provide shade, soften the appearance of the streetscape, and create a tree canopy to enhance pedestrian scale. Trees along arterial streets shall be planted in natural-appearing clusters rather than in a regimented, linear pattern. Planting shall be selected from List 2, Master Street Tree Plant List.

d. All street trees, shrubs, and groundcover planting within the rights-of-way will be preferably native and/or drought-resistant, and shall be consistent with the guidelines established for the residential and commercial areas.

e. Arterial streets contiguous to residential villages shall be separated from residential areas by a 6-foot-high wall or fence. The design, color, and construction materials shall be consistent for all similar placements within the Plan Area. Such fencing may be supplemented by earthen berms and landscaping within the street setback.

f. In all other instances where fencing is utilized along an arterial street, a 4-foot-high split-rail open design fence, wrought iron fence, or dry stone wall shall be employed. Chain link fencing is permitted when visually screened from a street right-of-way.

g. Private streets shall be constructed to the same standards as public streets.

h. Private streets shall include parking bays at a ratio of one guest space for each residence when on-street parking is prohibited.

7.1 Landscape Concept

Landscaping within the Specific Plan area shall include both native and non-native trees and plantings. Landscaping within the Plan Area shall be designed to enhance the visual quality of the area and provide a framework for the establishment of a cohesive, identifiable community.

7.2 Visual/Aesthetic Control

a. Planting shall be varied in texture, height, form, and color to create interest and avoid monotony. Planting shall soften hard edges and be used in a manner that harmonizes with the architecture and site planning.

b. Planting will be designed to accommodate viewsheds. Special views should be carefully preserved and enhanced by framing these views with landscaping.

c. Undesirable views may be screened through the use of planting, walls, mounding, or a combinations of these techniques.

d. Planting should be used for windbreaks where views do not require protection.

e. Shade trees shall be provided in all parking lots. Deciduous trees shall be utilized to reduce heat loads on the south and west sides of buildings where such tree placement does not conflict with solar access.

7.3 Planting Design

a. Erosion control. All areas subject to erosion shall be planted with plant varieties that provide erosion control root systems. Plant materials and installation techniques require ACC approval. (See List 3, Master Erosion Control Plant List.)

b. Buffers. Plant materials shall be used as physical buffers between incompatible uses. Such buffers shall be both physical and visual. Buffer planting shall also occur between different types of circulation (autos and pedestrians) wherever possible.

c. Drought-tolerant, low-maintenance planting. Plant species shall be selected for moderately drought-tolerant, low-maintenance characteristics. Plants that have brittle branching structures, excessive litter production, or high susceptibility to pests or disease shall not be selected. Plants that produce litter that enhances natural open spaces may be permitted.

d. Fire buffers. Fire buffers shall be provided in all cases where buildings are located within 100 feet of natural open space. All planting within this 100-foot buffer shall comply with standards established by the Fire District. All open space areas and slope banks are subject to the Fuel and Fire Management Program. (Section 9.0 Maintenance, Fire and Fuel Management.)

e. Streetscape. Street trees shall be planted along all streets to provide shade, soften the appearance of the streetscape, and create a tree canopy to enhance pedestrian scale. A dominant street tree shall be selected and planted within parkways at intervals not to exceed 40 feet. Trees along arterial streets shall be planted in natural-appearing clusters rather than in a regimented, linear pattern. Planting shall be selected from List 2, Master Street Tree Plant List. It is recommended that all street trees, shrubs, and groundcover planting or hardscaping (rock, bark, etc.) within the public right-of-way be native and/or drought-resistant plant materials. Placement of these trees shall be adjusted to allow for driveways, street signs, and utilities. All medians wider than 6 feet shall be mounded and planted with turf, groundcover, or hardscaping, and double row groupings of accent trees. All medians less than 6 feet wide shall contain turf, hardscaping, or ground cover, contain no mounding, and shall be graded at a 2 percent minimum slope for drainage. Turf areas shall not exceed 4:1 slope. Slopes in groundcover areas are not to exceed 2:1.

f. Natural open space. Natural open space, as designated in the Specific Plan, shall be preserved in perpetuity in essentially an unaltered condition. All planting required due to grading, road construction, or utility construction shall be done with native plant materials. All disturbed areas shall be returned to a natural condition. Plant materials shall be selected from Table 4, Selected Native Plant List.

g. Parks and recreation areas. Landscaping of public and private parks, pocket parks, and recreation areas within the Plan Area shall be designed in an informal style that complements the natural landscape. Buffer plantings shall be installed where recreation areas abut parking areas, streets, and adjacent uses. Views into recreation areas shall be maintained for security purposes.

Exhibit K

Exhibit I
ENVIRONMENTAL EVALUATION

File No. PD95-07, California Precision Molding

PROJECT: A phased Development Plan on a 20-acre site for a light manufacturing use, located within Village U of the El Dorado Hills Specific Plan, at the northwest corner of Latrobe and White Rock Roads.

The initial phase of this fully enclosed light manufacturing facility for California Precision Mounding (CPM) is 65,000 square feet, offering employment initially for 25 employees, expanding to approximately 35 in the future. CPM will eventually expand their light manufacturing facility to approximately 120,000 square feet. The remainder of the project site is proposed for uses which are similar to the CPM use, typically related to multi-media activities, and could accommodate approximately an additional 150,000 square feet of such use.

CPM proposes a facility similar to their operation in Georgia which produces molded plastic into parts that are used in the multi-media digital electronics industry. Resin, the main ingredient in the molding process, is delivered by trucks and transferred into storage silos at the southeast corner of the building. The pellets are then transferred from the silos to machines by an automated system located in one of the building support spaces. Injection molding machines plasticize the material and inject it into specifically designed molds. The parts are cooled in the molds and ejected to a waiting robot. The robot transfers the parts to automated machines that wrap and palletize the product. Stretch wrap pallets of the product are stored in the warehouse until shipment to customers by truck.

The manufacturing operation is a 24-hour-a-day, 7-days-a-week process. Truck delivery/pickups usually occur during the week only. Resin deliveries occur on the average of 1.5 trips daily, and product pickups occur on the average of 2-3 per day. Upon expansion to 120,000 square feet, these deliveries and pickups will double.

Other than employee and deliveries, daily traffic to the site is minimal. Visitors/salesman generally do not exceed 6-8 per day, and deliveries (Fed-X/UPS, etc.), 3-4 per day.

This project is part of the Town Center West employment center, being processed concurrently in application PD95-02. Town Center West covers a total of 130 acres, which is proposed to accommodate a wide variety of commercial, research development, office and light manufacturing uses. CPM would locate in Planning Area A of that project. Should PD95-02 not proceed as a project, this project (PD95-07) can proceed as a separate project, with adequate infrastructure to support this independent land use action.

Being located on a mound, grading will occur reducing the height of the mound, moving the fill material to the south and west to create building pads. The area adjacent to Latrobe between the building site (approximately 100 to 150 feet) will not be graded, except finish grading to accommodate landscaping. The landscaping in this area will be intensive as a means to create the park-like environment, and enhance the visual quality of the project.

Proposed signing includes a low monument sign placed at the parking lot entrance, and another sign on the wall of the building in the vicinity of the office area, located at the north end of the structure. The truck loading and trash compacting area will be screened from view from Latrobe and White Rock Roads by extensive landscaping.

Building architecture for CPM and future buildings is proposed as tilt-up concrete panels with integral "reveals" and spray applied earth tone texture finish. Windows, metal facia and gridded ornamental iron screens will also provide architectural variety. The east wall of the building is curved, following the natural contour, and enclosing the outdoor storage area and resin silos.

Supporting infrastructure is also included within the project description. This includes the necessary extension of water, sewer and other utility lines from Village T across Latrobe Road into Village U. Access to the site will occur off Latrobe Road from a new intersecting street, opposite the entrance street for Village T across Latrobe to the east, approximately 1000 feet north of the intersection of Latrobe and White Rock Roads. This divided entrance road will extend approximately 1000 feet westerly into the site and temporarily terminate until the remainder of Village U is developed. No other access to Latrobe or White Rock Road is proposed.

Grading of the site will involve moving approximately 100,000 to 150,000 cubic yards of cut and fill material. To the extent possible, individual building sites will be designed with contoured slopes to minimize the appearance of extensive cut-and-fill. Slope banks will be re-vegetated in conformance with erosion control requirements of the Resource Conservation District.

Development standards for the remaining building envelope west of the CPM building will mirror those of the CPM site. Architectural style, signing, landscaping and parking will be equal to that provided by CPM. With the approval of this project, no further discretionary process will be required. The review of all final building, grading, drainage, landscaping and related plans will be processed ministerially, by comparing these final plans with the project as eventually approved by the County.

LOCATION: On the northwest corner of Latrobe Road and White Rock Road, in Village U of the El Dorado Hills Specific Plan.

APN: A portion of 107-130-11 and 108-030-13

DISCUSSION OF ENVIRONMENTAL IMPACTS

Note: The headings and numbers indicated below refer to the attached Environmental Checklist. The "yes", "maybe" and "nos" have the following meaning:

A "yes" response is only used when a significant impact is identified and there are no measures to reduce the impact to less than significant.

A "maybe" response is only used when a significant impact is identified and measures exist or are proposed which will reduce the impact to less than significant.

A "no" response is used only when there are clearly no significant impacts.

Note: (The general and cumulative impacts of development under the El Dorado Hills Specific Plan have been previously evaluated in the Environmental Impact Report (EIR) for the Specific Plan. The CPM project that is the subject of this negative declaration, is a development project consistent with the Specific Plan and with the applicable General Plan. An EIR was prepared and certified for the General Plan. As a result, in accordance with the Public Resources Code Section 21083.3(b), this negative declaration may be limited to the environmental impacts which are peculiar to the project and were not addressed as significant effects in the prior EIRs.)

(1) **Earth:**

a. (Maybe) There are no unstable soil conditions known to exist on the site. The site contains ultramafic rocks lying in a northerly/southerly direction. These rocks are composed of green-gray massive to sheared serpentinite, with talc schist and sheared bedrock along contacts. These conditions are not known to have characteristics which would affect construction (Specific Plan EIR, Chapter 10). Extensive grading will occur exposing subsoils and geologic structure. Along the eastern side of the site, the top of an existing mound will be lowered approximately 40 feet.

As can be viewed along the exposed cut on the south side of U.S. 50, northerly of the project site, the substructure rock is near the surface. Further, minor rock outcropping occurs throughout much of the eastern half of the site. While some of this substructure will be exposed, it is not expected to create any unusual construction problem, nor in any other way affect existing geologic substructure.

During the course of grading plan and building permit review, a geo-technical report and monitoring program will be required (Section 15.14.320 of County Code). Such review/recommendations will reduce any level of concern to a level of insignificance, since such report would establish minimum construction standards for site improvements to eliminate substructure, subsidence and related structural problems relating to the on-site geology.

b.& c. (Maybe) The majority of the project site would require excavation, fill, and compaction of soils to accommodate on- and off-site roads, utility infrastructure, buildings, and parking facilities. Grading activities will further affect most of the site in preparation of building sites. Approximately 100,000 to 150,000 yards of earth will be moved to prepare the site for the intended use. The CPM site is located on a mound that will be lowered approximately 40 feet to accommodate large buildings. The resulting fill material will be moved to the south to accommodate the long building and truck loading area. Additional materials will be moved to the west to construct a future building pad.

The north side of the entrance road will result in a temporary cut of approximately 15 feet. This will eventually be lowered and modified as this area is developed in the future. In the interim, slope stabilization measures will be put in place to retain the slope until final grading occurs.

A significant portion of the site along Latrobe Road between the road and the building site will not be graded. This varies from a width of approximately 100 to 200 feet, and widens to over 300 feet between some portions of the site and White Rock Road as proposed for realignment.

Extension of infrastructure will occur on moderately sloped lands generally within road easements where modification of existing ground surface will be minimal. The widening of Latrobe Road will result in minor cuts and fills, but for the most part will be following existing grades. The resulting change is considered to be insignificant.

The modification of the existing topographic features and the resulting contouring of the site, will all be accomplished in accordance with the requirements of Chapter 15.14 of the County Code. Therefore, with the implementation of that Chapter, which sets minimum grading design, erosion control and drainage standards, no significant impacts are anticipated, and no additional mitigation is required.

d. (No) Evidenced on the site are some minor rock outcropping features. Additionally, the mound located on the site will be lowered. Neither the mound or the minor rock outcropping are not considered as significant, and their modification is not considered to be a significant impact.

e. (Maybe) Much of the site contains slopes in the 10 to 30 percent range. Grading on the site will result in the creation of topographic changes on 70 to 80 percent of the site. As noted in the Soil Survey of El Dorado County, the soil types in this area belong to the Auburn and Argonaut series and have erosion hazards which are considered to be slight to moderate. Grading and erosion control plans required in Chapter 15.14 of the El Dorado County Code, will be reviewed and approved prior to the development of the site. The standards therein adequately control the erosion, and/or other effects the grading may cause. The required grading and erosion control plans must be approved and monitored by the El Dorado County Department of Transportation and the El Dorado County Resource Conservation District. The implementation of the standards of Chapter 15.14 of the County Code which sets minimum standards for such activities, will reduce the impacts to a level of insignificance.

f. (No) The project would not modify any river, stream channels, or lake beds, since no river or lake beds exist on or near the project site. A minor drainage area exists westerly of the project, but will not be affected by this project.

g. (Maybe) While substantial grading will occur, there is no evidence to indicate the site is located in an area with potential landslide or mudslide potential. The project is located .4 mile westerly of a branch of the Bear Mountain Fault, and .7 mile easterly of the Mormon Island Fault. Both of these fault zones are considered inactive (Geo-technical Studies, Youngdahl, February 1995). Any potential impact caused by locating buildings in this area will be off-set by compliance with the Uniform Building Code earthquake standards (Specific Plan EIR Page 10-7).

(2) Air:

a. (Maybe) Site clearing, burning, grading, utility excavation, and movement of construction equipment will create temporary air quality impacts during construction. The construction-related impacts should be insignificant since these aspects of the project will be controlled by

Chapter 15.14 of the County Code, which establishes minimum standards for controlling dust on construction projects. Additionally, the El Dorado County Air Pollution Control District (APDC) Rule 223, also applys and controls fugitive dust.

Traffic in the area will increase by an estimated 10 to 30 trips per acre, or 200 to 600 ADT total for the site. Given the robotics nature of the use and the limited number of employees (25 to 35), the traffic increase for the area should be 200 or less trips per day. This would result in a minor increase in reduced air quality, but is not expected to be significant. However, the construction of employment base businesses should help to provide an improved jobs-housing balance locally, and should result in the reduction of auto trips, and thus a decline in air pollution generation.

The EIR for the approved Specific Plan projected traffic volumes for the entire Village U area. These were based on the worst-case trip generation factors of 300 trip ends per day per acre. The actual use proposed herein is less than 5 percent of the quantity projected for the affected acreage. The certified Specific Plan EIR (Resolution No. 226-88) adopted a "Statement of Overriding Considerations" affecting air quality since no effective air quality measures are available to reduce the impacts to a level of insignificance.

b. (Maybe) The proposed project is anticipating the production of plastics which one would expect could have some odors. However, the extrusion molding process is entirely enclosed and the air conditioning system is also a closed loop system, eliminating noticeable odors near the plant. CPM's Georgia plant, which uses the same process, according to the applicant has never had an odor problem and states "no odors are noticeable on the outside." Apparently, those with a sensitive sense of smell may notice a slight odor inside the plant.

Manufacturing standards in El Dorado County prohibit uses or operations which allow odors to drift beyond the property line of the user (Zoning Ordinance Section 17.35.020 and 17.34.030). With the proposed nature of the project and application of these standards as a condition of the project, the project should not have a significant odor impact.

Similarly, solvents kept on-site are kept in specially designed storage areas to reduce fire potential. This practice will at the same time minimize the exposure of the solvent to the atmosphere, and therefore not cause an objectionable odor in the neighborhood.

c. (No) While the site will be significantly changed and covered with impervious material and landscaping, it is not of sufficient size to affect a meteorological change even if fully covered. Therefore, implementation of the proposed project is not expected to result in any noticeable climatic changes.

(3) **Water:**

a. (No) The proposed construction would not affect water movement in either marine or fresh water sources since neither sea water nor fresh water exists on the site.

b. (Maybe) The natural absorption rate of the soil and drainage patterns will be affected by the construction of roads, parking lots, landscaping and buildings. Projects within the El Dorado Hills Specific Plan are required to design and construct drainage facilities of sufficient size to accommodate site drainage. This is generally accommodated with open natural drainage swales, retention ponds and adequate pipe sizing when crossing streets (Specific Plan Page 73). The grading and drainage permit review process required by Chapter 15.14 is used to implement the above requirements, and should further resolve any unusual circumstances created by construction on the property.

c. (Maybe) Due to the extent of grading on the site, natural sheet drainage will be modified somewhat. Regardless, the drainage system on the site will generally direct the water to the existing swale located westerly of the project site. This off-site north-south drainage swale accepts drainage from a small drainage basin north of U.S. 50, and continues through the site south to Carson Creek, within the El Dorado Hills Industrial Park. This drainage is defined as approximately two plus acres of wetland which varies in width from approximately 10 feet to almost 100 feet at the southerly end of the project site. Final drainage plans will be submitted which will determine the extent of storm retention that may be required on-site (if any) to accommodate possible increased flows resulting from increased impervious surface areas.

d. (No) No surface water bodies exist on the site. Drainage from the site will flow into the natural drainage swale located adjacent to the project site on the west, and then into the El Dorado Hills Industrial Park, and eventually will enter Carson Creek. Storm drainage plans including retention ponds if necessary, will be developed to minimize the impact on the Carson Creek capacity.

e. (Maybe) Storm water from the project will eventually discharge into Carson Creek, which is also the receiving creek for discharge from the EID sewage treatment plant on Latrobe Road. It is unlikely that the limited increase in waters exiting the project site will have any significant impact on the surface water of the creek. Any increase in flow from this drainage may have the effect of diluting the current discharge from the EID treatment plant.

In addition, especially during major grading operations, there is the possibility for storm water runoff to increase the turbidity levels. Standard requirements for erosion control on grading permits pursuant to Chapter 15.14 of County Codes should reduce this impact to less than significant.

f. (No) The project does not require the direct pumping of groundwater or any other activities that would alter the direction or the rate of flow of groundwater; therefore, the project would not affect groundwater.

g. (No) The project does not include a change in the quantity of groundwater through direct additions or withdrawals, or through the interception of an aquifer by cuts or excavations.

h. (Maybe) The proposed parcels will utilize public water for domestic water and landscape irrigation purposes (Reclaimed water may be available for irrigation, however). The Specific Plan (Appendix B, Page B-7) requires the use of drought tolerant plants which will help to reduce the demands for irrigation water. Additionally, the water demand based on 4000 gallons per day per acre of commercial land was evaluated within the certified Specific Plan EIR. The CPM operation will initially use approximately 130 to 150 gallons per day per acre, this will eventually expand to 200 to 250 gallons per day per acre. This consumption rate is only 6 percent of the demand assessed within the Specific Plan EIR.

The EIR also noted there may be a cumulative effect on the water supply unless other supply sources are found to exist. While the proposed project will reduce the available water for housing projects, it will aid employment and therefore help to improve the jobs-housing balance. Additionally, this particular type of use has a low demand for water, and therefore has a lessor impact on future water demand than that projected for the Specific Plan.

EID reports that as of January 6, 1995, there was 3581 EDUs (equivalent dwelling units) of water available for purchase. While a potential shortage of water meters may exist in the future, such meters must be acquired prior to issuance of a building permit for the proposed use. If meters are not available at that time, permits simply will not be issued and there will be no environmental impact.

i. (No) The development of the project lies well above any flood plain in the area and therefore should not expose people or property to a flood hazard.

(4) **Plant Life:**

a. (Maybe) The vegetation on the property consists entirely of grassland. While construction of buildings, roads and utility infrastructure will result in the removal of this vegetation, no significant effect is expected. Replacement vegetation will include domestic plant varieties, with emphasis placed on drought tolerant plant species.

b. (No) No unique, rare, or endangered plant species were found on the project site. An on-site survey of the Specific Plan area as part of the EIR occurred during 1987, with the finding that "no special-status plant species were found in the Plan area." (Specific Plan EIR, page 12-35)

c. (Maybe) Development of the project will result in the introduction of new plant species in the form of both native and non-native landscape material, replacing the existing grassland; however, a reduction of the existing grassland plant community is not considered significant. Throughout the Specific Plan, over 800 acres of open space will maintain the grassland environment on many hillsides, and riparian habitats in drainage areas. This reservation of open space has reduced the impact to less than significant. Additionally, an open space management plan incorporates management policies to help maintain the native plants and regenerate native species, especially oaks and riparian habitat.

d. (No) No agricultural activities occur on or immediately adjacent to the project site.

(5) Animal Life:

a. (Maybe) The subject property is not located within areas identified by the California Department of Fish and Game as a deer migration or wintering area, nor are there any riparian habitats located on the site. The removal of grassland vegetation from the site is not expected to have a significant effect on animal life. Clearly some of the bird species which forage on grasslands will move to other areas and will be replaced with those species more dependant on the trees, herbaceous plants and irrigated turf which will replace the native grass. This change is not considered to be significant, however.

b. (No) Based on the grassland vegetation that exists on the site, a limited diversity of animal life is supported. The Specific Plan EIR (Page 12-34) summarizes the impacts on wildlife, noting that the Bald Eagle and Peregrine Falcon do not inhabit the Specific Plan area, and that Tri-colored Blackbirds, while not observed on-site, could inhabit some of the marshes and wetlands located throughout the Plan area. Therefore, no unique, rare, or endangered wildlife species are expected to exist on the project site.

c. (No) Since the project is an urban light manufacturing use, it will not introduce significant new species of wildlife into the area, nor will it result in a significant change in numbers of any wildlife occurring in the immediate vicinity. The only exception would be some bird species that would inhabit the tree and herbaceous plants resulting from site landscaping, that do not currently inhabit the grassland. This is not expected to be significant.

d. (No) No fish species exist on the project site. While some bird and mammal species use the grassland for foraging habitat, there will continue to be ample foraging lands available in the area due to the large amount of open space (800 plus acres) to remain in the Specific Plan area upon project completion.

(6) Noise:

a.& b. (Maybe, no) There will be temporary increases in noise during daylight hours resulting from construction associated with the preparation of the site involving grading, possible blasting, utility trenching, road and building construction. Again, actual building construction will result in temporary noise increases.

Upon completion of site construction, actual use of the site for office and light manufacturing activity is not expected to produce noise which would be heard off-site. The operations within the building do not produce noise that will be heard outside. Normal air-conditioning cooling towers will generate some local noise, but these will be enclosed on the sides and emit noise upward. The design of the building places these facilities on the east side away from any residential area.

Truck loading and trash compaction activities occur outside on the southerly side of the building. These activities could have some limited noise impact, but are limited by having less than five trucks per day on the average. Additionally, this activity will be located approximately 1500 feet away from residential areas, and will be screened substantially by landscaping, which will help to reduce the sound. It is further expected the existing freeway noise will completely muffle sounds from these outdoor activities.

(7) Light and Glare:

(Maybe) Some limited light and glare may result from the proposed project. Building security lighting and parking lot lighting will potentially cause some night glare that currently does not exist. Proper shielding and defection of light away from residential areas should mitigate this potential impact. All lighting will be designed to deflect away from the viewsheds of adjacent residences and open spaces in accordance with Specific Plan Design Guidelines (Appendix B Page B-8). Additionally, the landscape design guidelines set forth in the Specific Plan require extensive parking lot landscaping which will also act as shields. Compliance with the Specific Plan Design Guidelines will reduce this affect to less than significant.

(8) Land Use:

(No) The County, during the adoption of the 1987 Development Agreement for the El Dorado Hills Specific Plan, found compliance with both the 1981 General Plan and the El Dorado Hills/Salmon Falls Area Plan. In accordance with Section 65866 of the Government Code, unless otherwise specified, the rules to be applied governing land use within an area covered by a development agreement, are those in existence at the time of execution of the agreement. A key statement in the 1981 General Plan (page 19) describes "commercial" as an urban land use which "includes some very light manufacturing and assembly activities..." The "Purpose" provision of the General Commercial Zone District, described later herein is also consistent with this statement.

Further, but not applicable because of the Development Agreement, the Public Review Draft General Plan (PRDGP) adopts by reference the El Dorado Hills Specific Plan land uses for the entire Specific Plan area. Therefore, compliance of this project with the Specific Plan is also automatic compliance with the PRDGP.

Figure 4 of the Specific Plan designates Village U as "commercial." This project lies within the southeasterly corner of that Village. The Specific Plan further clarifies the intended uses within this Village in the "Implementation" chapter in sections 9.4.1 and 9.4.1.1. These sections first apply the PD overlay concept as a means to "assure that all development is consistent with the Specific Plan and other County policies. Additionally, it notes that Villages T and U "shall be zoned General Commercial (CG) with a planned development overlay and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance."

The Specific Plan, Section 3, page 41 lists those uses which would typically be found in Villages T and U, and a qualifying statement which precedes the list stating: "The types of uses to be included in this area include, but are not necessarily limited to:" This statement is also used in Specific Plan sections 4.1.4 and 4.1.5 relating to uses permitted in the Village Green area. This clearly notes the list is a sample only, and other uses may be permitted which comply with the Specific Plan and the CG zoning district.

If it were the intent of the Specific Plan to limit the uses allowed in the CG District, then the prohibition concept of Section 4.1.6 of the Plan would have been used. This section lists those uses permitted in the C District, which would not be appropriate within the Village Green. This approach was not used for Village U, and it can reasonably be assumed it was not the intent of the Board of Supervisors when adopting the Specific Plan to limit the purpose and uses permitted within that district.

The CG District does not list a plastic molding use outright as a permitted use. However, the intent of the District is clear in Section 17.32.170 of the Zoning Ordinance, which states:

> "The purpose of Sections 17.32.170 through 17.32.220 is intended to be the creation of a land use zone to provide for the conduct of sales, storage, distribution and light manufacturing businesses of the type which do not ordinarily cause more than a minimal amount of noise, odor, smoke, dust or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land use zones; and further, to provide a close relationship between warehousing, distribution and retail sales."

Section 17.32.180 then proceeds to provide a list of those uses permitted by right within the CG District. This list contains the following uses which include a variety of manufacturing, processing, warehousing or distribution activities which were more typical of uses more prevalent in the 1960s-70s:

Bakery plant, including retain and distribution
Boat building and sales
Bottling plants
Cabinet and carpenter shops
Creameries, dairy products manufacturing and distribution
Electronic manufacturing and maintenance
Garment manufacture
Ice an cold storage plants
Lumber yards
Millinery shops and manufacturing
Newspaper offices and publishing plants
Packing and crating establishments
Publishing plants
Sheetmetal shops
Tire rebuilding, recapping and retreading

Typically, all of these uses have the potential for significant noise, dust, air emissions, heavy truck traffic and possible visible outdoor storage.

Section 17.32.220 of the Zoning Ordinance further provides for a process in which the Planning Commission can consider the facts concerning a proposed use, and by resolution of record set forth its findings and interpretation. This section clearly allows the Planning Commission the latitude to assess the use and allow such if it meets the intent of the "purpose" section outlined above.

This interpretation section (17.32.220) is an exception within the Zoning Ordinance, since the CG District is the only zoning district which allows this interpretation process. Given the fact the CG District intentionally permits a very broad range of uses, this section permits the opportunity to include other similar uses which are compatible with the intent of the district without having to amend the zoning ordinance every time a new type of use appears in the market. This is especially appropriate for the CPM use, which 15-20 years ago, along with all types of computer, data, and multi-media uses, were almost non-existent. The interpretation process permitted in this section accommodates other similar activities as long as the intent of the district is maintained, and it does not "disturb the peaceful enjoyment of adjacent residential or agricultural land use zones."

Section 3.2.1 of the Specific Plan notes that Villages U and T, "totaling approximately 256 acres, are intended to provide for commercial uses of greater variety and at a higher intensity than provided elsewhere in the Specific Plan area or in the greater El Dorado Hills/Cameron Park area." (Emphasis added). General Commercial (CG) zoning exists in some locations in Cameron Park. To permit the greater variety and higher intensity than what could occur in Cameron Park, the Specific Plan clearly supports and encourages the concept of permitting an expanded list of permitted uses.

An example of the Specific Plan's intent to allow for expansion of uses is noted in Specific Plan Figure 11, on page 42. This figure displays a conceptual drawing of the potential use of Villages T and U, and notes "research development" as a possible use in Village U. Clearly this supports an expansion of permitted uses, even though this use is not specified in the short list provided on page 41 of the Specific Plan. There would clearly be a significant inconsistency within the Specific Plan if the expanded use concept was not applied. It would therefore seem reasonable to conclude the Board of Supervisors when adopting the Specific Plan understood the provisions of the CG District, and believed they were sufficiently broad to expand the permitted uses, as long as the intent of the CG District was maintained. (Section 17.32.170 Purpose)

Given the nature of the CPM use, being totally enclosed and not emitting any significant noise, air pollutants, light or glare, odor, smoke or dust, it can reasonably be concluded that the use is compatible with other uses permitted in the CG District; and in fact, may be a much better residential neighbor than many of the uses permitted outright in the CG District which may allow outdoor construction and fabrication activities and which could emit significant noise, dust and odors.

Since the proposed CPM use is basically surrounded by lands with commercial and industrial General Plan designations; fronts two major arterial streets; is located over 1000 feet from any existing residential use; is found to be similar with other permitted uses in the CG District; and is found to be more compatible than many permitted CG uses, it is clear the proposed light manufacturing use is not a substantial alteration of the zoned and planned use of the area, and conforms to the El Dorado Hills Specific Plan and applicable General Plan.

(9) Natural Resources:

(No) The proposed project is not known to cause a significant increase in the rate of use of any natural resource or substantially deplete any non-renewable natural resource; therefore, no significant impact is anticipated.

(10) Risk of Upset:

a. (Maybe) The development of the proposed project would generally have no potential for risks of explosion or release of hazardous chemicals. The building will be protected by a state-of-the-art fire protection suppression system. There are no materials used in the facility that present a risk of explosion except natural gas for heating. Small amounts (less than 150 gallons) of flammable alcohol are on hand for use, and will be kept in specially designed storage areas. Material Safety Data Sheets will be provided to the fire department for review and approval prior to building permit approval. Proposed operations and storage of hazardous chemicals will be reviewed by the Environmental Management Department. Compliance with local and state requirements will be a condition of any issued building permit.

Blasting may be required to modify the topography as proposed. While this could be extensive, this can only occur in conformance with State requirements for such activities, and should not create a significant impact.

b. (No) Development of the proposed project would not interfere with an emergency response plan or an emergency evacuation plan. The project would not alter or prevent emergency vehicle use of Latrobe Road, White Rock Road or U.S. 50. The main access road, Latrobe Road, will be upgraded in 1995, further improving accessibility and permitting use by a greater volume of traffic.

(11) Population:

(No) Being a light manufacturing use, there will be no direct population increase resulting from the proposed project. Since new jobs are being created, it is reasonable to presume some of the jobs would be filled by persons currently not residing in El Dorado County and if they move to the County, a minor increase in population may result. This impact is expected to be less than significant.

(12) Housing:

(No) This proposal will have no direct effect on housing since it is a light manufacturing activity on vacant land. New employees could create a limited demand for new housing. Housing does exist in the El Dorado Hills area, with the potential for a substantial increase in housing inventory as lots become available in the El Dorado Hills Specific Plan area, or in other nearby projects which have already received tentative approval, or are currently in process.

(13) **Transportation:**

a.& c. (Maybe) Based on the Specific Plan EIR, an ADT of 300 trip ends per acre per day was projected for commercial use. For twenty acres, this would result in an eventual ADT of approximately 6000. Based on the amount of traffic typically occurring at the CPM site (employees, visitors, deliveries and trucking), the estimated total trip ends per day could be as low as 100 to a high of 200. Based on the trip generation rates noted in Table 7-4 of the Specific Plan EIR, industrial traffic rates can be as low as 10% of the higher commercial volumes. In this instance, due to the robotics nature of the operation, it is justifiably lower. This rather dramatic lower traffic volume projection substantially reduces the impact anticipated on both Latrobe Road and White Rock Roads, and the cumulative effects thereof.

Latrobe Road currently handles approximately 7000 ADT on a two-lane, 40-foot-wide road, which is classified as LOS C. White Rock Road has an ADT of approximately 1500 on a two-lane road, 22 feet in width, with a LOS of B. The projected high 6000 ADT noted above based on Specific Plan trip generation factors, would increase traffic volumes approximately 46 percent. The revised estimates for CPM reduce this level of increase to 2.5 - 3.0 percent. This latter level of increase is not considered to be significant. However, to ultimately accommodate anticipated traffic increases in Village T and U area, improvements will be required on Latrobe Road, White Rock Road and eventually U.S. 50 interchange area as demand increases.

The Specific Plan Development Agreement and Financing Plan, set forth a schedule for needed improvements and a funding mechanism. The Road Improvement Fee program was implemented by the County in 1988 to generate revenue for the improvements needed. The Specific Plan projected the need to improve Latrobe Road from U.S. 50 to White Rock Road by 1994. The improvement would create a four-lane divided road and signalize the intersection. The Department of Transportation is currently preparing construction plans for this improvement, with an anticipated completion in late 1995.

Additionally, White Rock Road was projected within the Specific Plan to be upgraded to an improved two-lane road by 1994. This improvement will occur at a later date as traffic warrants. CPM traffic will have little to no effect on White Rock Road since their main access is to Latrobe, with most traffic likely proceeding to U.S. 50.

The entrance road into Village U from Latrobe Road will eventually be signalized, with the timing of the improvement based on traffic demand. A Project Study Report (PSR) for the improvement/modification of the U.S. 50 interchange on Latrobe Road is currently under way, with consultant selection in process. Upon completion of the PSR, a fee will be established and collected at building permit issuance for all affected properties. This fee would eventually be used to construct the necessary improvements.

Pedestrian and bicycle lanes are included in the project. Sidewalks will be provided on all interior streets and on White Rock and Latrobe Roads when they are constructed. Further, Class II bike lanes will be provided on these perimeter roads.

b. (Maybe) The project will create a demand for off-street parking to accommodate the users of the facility. Off-street parking spaces are typically required by Chapter 17.18 of the Zoning Ordinance based on the type of use proposed. The applicant proposes to reduce these requirements due to the limited number of anticipated employees.

Normal standards would require approximately 195 spaces based on the following standards:

Office:	5500 sq.ft. @ 1 space for each 250 sq.ft.
Manufacturing:	63,500 sq.ft. @ 1 space for each 400 sq.ft.
Warehouse:	31,000 sq.ft. @ 1 space for each 2000 sq.ft.

Based on the applicant's assessment of their parking needs, they are proposing to provide 40 spaces, or approximately one space for each 3000 square feet of total floor space.

Section 17.18.050D provides for the Planning Commission to make findings to support any reductions of parking. Based on the experience of the applicant in a duplicate facility in Atlanta, there is no reason to believe the proposed parking will not be adequate. Further, a condition can be added to the project approval, requiring the applicant to create more spaces should parking not be found to be adequate in the future.

d. (No) The proposed project would not alter present patterns of circulation. The existing road system (Latrobe and White Rock Roads) would provide the major access to the project site. Primary access to the public road system will occur on local street planned opposite the entrance into Village T to the east.

e. (No) The proposed project would not alter waterborne, rail, or air traffic, because no water bodies, rail lines or airports are located directly on or adjacent to the site. The County General Plan does contemplate the construction of a light rail and/or multi-modal transit facility in the vicinity of Village T. Should this occur, the subject project would not have a negative affect on this facility, but would provide employment opportunities near the facility to aid in its use.

f. (Maybe) Without the proposed improvements to Latrobe Road and ultimately to White Rock Road, the possibility of increased traffic hazards could exist. However, with the proposed road construction, traffic volumes will be spread over more lanes and intersections will be provided with turning and acceleration lanes to minimize potential traffic hazards. These improvements will occur as traffic demand warrants in accordance with the Specific Plan agreements.

(14) **Public Services:**

a. Fire Protection: (Maybe) The El Dorado Hills Fire District currently provides fire protection services to the project area. Development of the project would result in an increased demand for fire protection services. However, the Fire District will review 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 construction phasing. The station that serves the site is located at 990 Lassen Lane in El Dorado Hills, with an average response time to the site being approximately 5 minutes or less.

b. Police Protection: (No) The project site would be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. Typically, most manufacturing/business areas also contract with a private security patrol service to help increase the frequency of patrol. The proposed project is not expected to create a significant impact on police services.

c. Schools: (No) Since this is a proposed light manufacturing use, there will be no school children generated by the project, and therefore the project will have no impact on the school system.

d. Parks or Other Recreational Facilities: (No) Being a light manufacturing use, it should not generate the need for park or other recreational facilities. If such a demand did exist, it is not uncommon in business parks for a private club to provide facilities to serve this need. Additionally, there are no parks or recreational facilities in the near vicinity that could be impacted by the uses contemplated within the project area. Therefore, there should be no impact on these facilities.

e. Maintenance of Public Facilities, Including Roads: (Maybe) The project will have an impact on the maintenance of public roads. This will be off-set by the traffic impact fees collected with the issuance of the building permits collected as the project site is developed, and gas tax receipts. Therefore, no significant impact is anticipated.

f. Other Governmental Services: (No) The project would require other governmental services during the processing and construction of the project. However, permit fees, exactions and property taxes are expected to provide the necessary funding for the provision of these services.

(15) Energy:

a.& b. (No) The project proposed should have little effect on energy resources and supplies. Through the use of parking lot landscaping, building orientation and shade control, energy efficiencies can be incorporated into the site. Therefore, no significant impact is anticipated.

(16) Utilities:

a. Power or Natural Gas: (No) Electric power is provided by PG&E and natural gas by Pacific Gas. These services have been planned and programmed into the Specific Plan area, and are not expected to be impacted by the project.

b. Communications Systems: (No) Pacific Bell Telephone serves the project area. These services have been planned and programmed into the Specific Plan area, and are not expected to be impacted by the project.

c. Water: (Maybe) The project area will be served by the El Dorado Irrigation District. Prior to the issuance of building permits, the purchase of a water meter will be required. Since a potentially limited supply of meters are available, lack of available meters when the building permit is requested, would effectively stop the project until an adequate water supply were available.

Water lines will be extended to the site from Village T to the east. The size of this line is expected to be 12 inches. The off-site construction of this facility will occur within planned street right-of-way, which has been rough graded for a street and will be extended approximately 1500 feet. There are no unusual geologic, soil, vegetation or other site features on this off-site construction area that would cause a significant environmental effect. Most of the site is relatively level with grades less than 10%.

d. Sewer or Septic Systems: (Maybe) The project will be served by a public sewer system through the El Dorado Irrigation District. The District has no moratorium at this time and is currently issuing sewer connection permits.

Sewer lines will be extended to the site from Village T to the east. The size of this line is expected to be 8 inches. The off-site construction of this facility will occur within planned street right-of-way, which has been rough graded for a street and be extended approximately 1500 feet. There are no unusual geologic, soil, vegetation or other site feature on this off-site construction site that would cause a significant environmental effect. The area where these utilities are to be constructed generally have grades of less than 10%.

e. Storm Water Drainage: (Maybe) While the project will generate some storm water run-off, this will be considered upon review and approval of the grading and drainage plan by the Department of Transportation. There are no unusual characteristics of the project that cannot be resolved through the application of normal drainage design. No significant effect is anticipated.

f. Solid Waste and Disposal: (No) While the project will generate additional solid waste, the County collects a solid waste fee with the building permit process to off-set costs of the expansion of solid waste disposal facilities. Therefore, no impact is anticipated.

(17) **Human Health:**

a.& b. (No) Compliance with established health and safety requirements of County standards should eliminate any possible conflict with human health.

(18) **Aesthetics:**

(Maybe) Project construction occurs in an area with high visibility, being located within the viewshed corridor of U.S. 50. Clearly, site preparation and construction of light manufacturing uses, and the ultimate widening of White Rock and Latrobe Roads, would result in a major visual change from the pasture land to intensive urban uses. This change, however, is consistent with the urban use proposed for Village U as shown in Figure 11 within the Specific Plan. While a grading plan was not explicitly included as part of the Specific Plan, it is very evident to the observer that the site could not accommodate these large buildings and parking areas shown in the conceptual drawing, without substantial changes to the existing topography.

Much of the site topography adjacent to Latrobe Road will be left undisturbed and will be heavily landscaped. Cut and fill slopes, which could be visible from U.S. 50 and White Rock Road, will also be heavily landscaped. Transition between the natural grade or building pads and the artificially created slopes will be enhanced by rounding the interface area between flat building pads and slopes to reduce the artificial appearance.

The Specific Plan EIR assessed the scenic quality of the Plan area as viewed from U.S. 50, and found that while highly visible, especially on the south side of U.S. 50, that the proposed use is similar to urban activity already existing in El Dorado Hills, and is therefore found to have a less-than-significant impact. (EIR page 14-12) It was further noted the application of Specific Plan Design Guidelines through the Development Plan review process will aid in mitigating any visual impacts resulting from project implementation.

(19) **Recreation:**

(No) Being a light manufacturing project, it should not create a need for public recreational facilities in the area, nor is the project near any existing recreational facility. Therefore, the project should not cause any impact to recreational facilities.

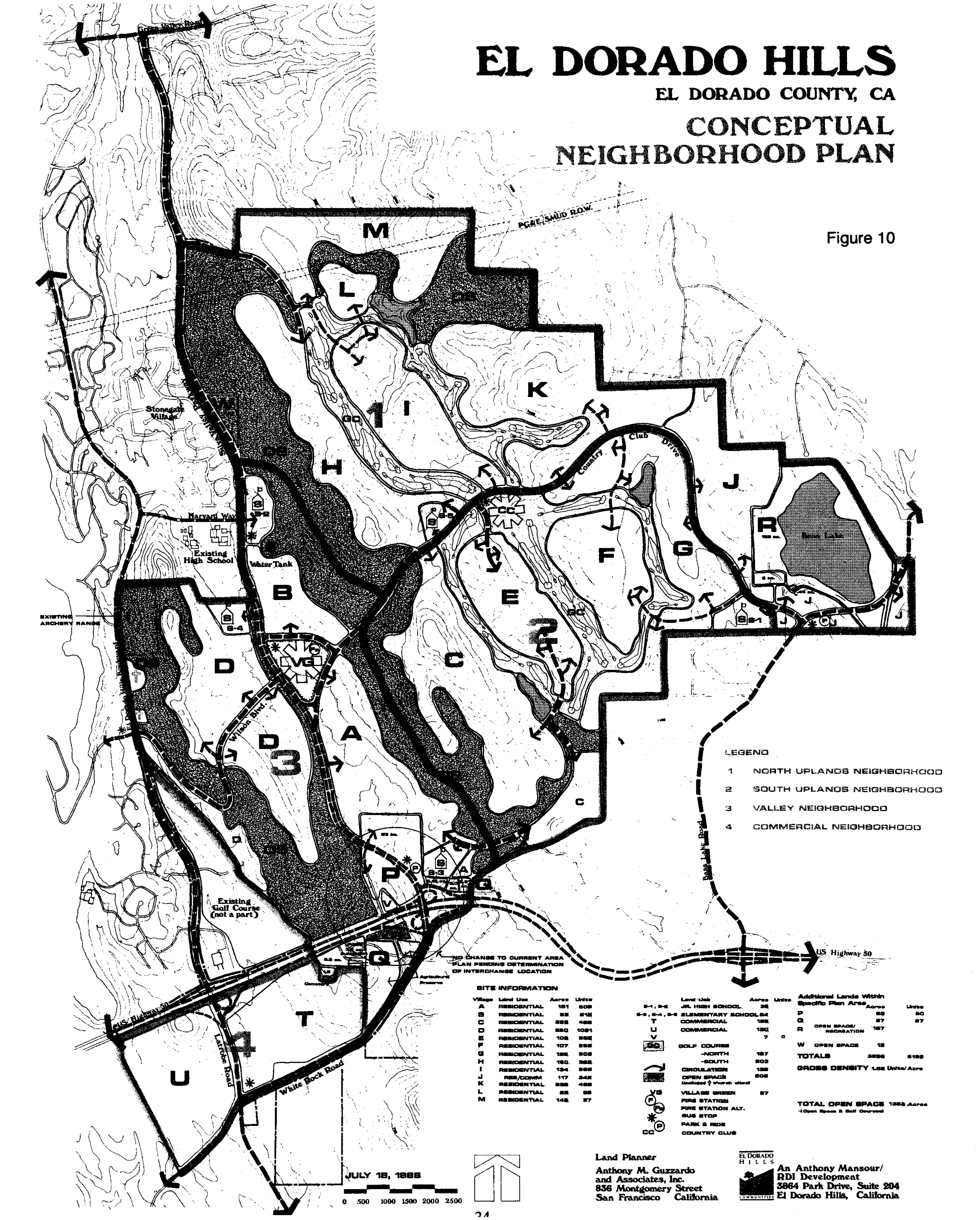
(20) **Cultural Resources:**

a.& b. (No) No known archaeological features or cultural resources are known to exist on the project site. An archeological site survey was prepared as part of the EIR for the Specific Plan which found no resources in this area.

c. (No) The project site is not known to be significant to any ethnic or social group; therefore, no significant impacts on these types of groups would occur.

d. (No) The project site does not contain any religious or sacred structures; therefore, no impacts on these types of uses would occur.

(21) **Mandatory Findings of Significance:** It has been determined that project compliance with the laws and policies currently in effect, and compliance with the policies and guidelines of the Specific Plan which will be a condition of project approval, reduce any potential significant impact on the environment to a level of insignificance.


EL DORADO HILLS
EL DORADO COUNTY, CA
CONCEPTUAL
NEIGHBORHOOD PLAN
Figure 10
LEGEND
1 NORTH UPLANDS NEIGHBORHOOD
2 SOUTH UPLANDS NEIGHBORHOOD
3 VALLEY NEIGHBORHOOD
4 COMMERCIAL NEIGHBORHOOD
NO CHANGE TO CURRENT AREA PLAN PENDING DETERMINATION OF INTERCHANGE LOCATION
SITE INFORMATION
GOLF COURSE -NORTH -SOUTH
CIRCULATION
OPEN SPACE
VILLAGE GREEN
FIRE STATION
FIRE STATION ALT.
BUS STOP
PARK & RIDE
COUNTRY CLUB
TOTALS
GROSS DENSITY
TOTAL OPEN SPACE
US Highway 50
Country Club Drive
Existing High School
Existing Golf Course (not a part)
Stonegate Village
Water Tank
Latrobe Road
White Rock Road
Wilson Blvd.
JULY 18, 1988
0 500 1000 1500 2000 2500
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PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT K - TOWN CENTER WEST DEVELOPMENT PLAN MAP

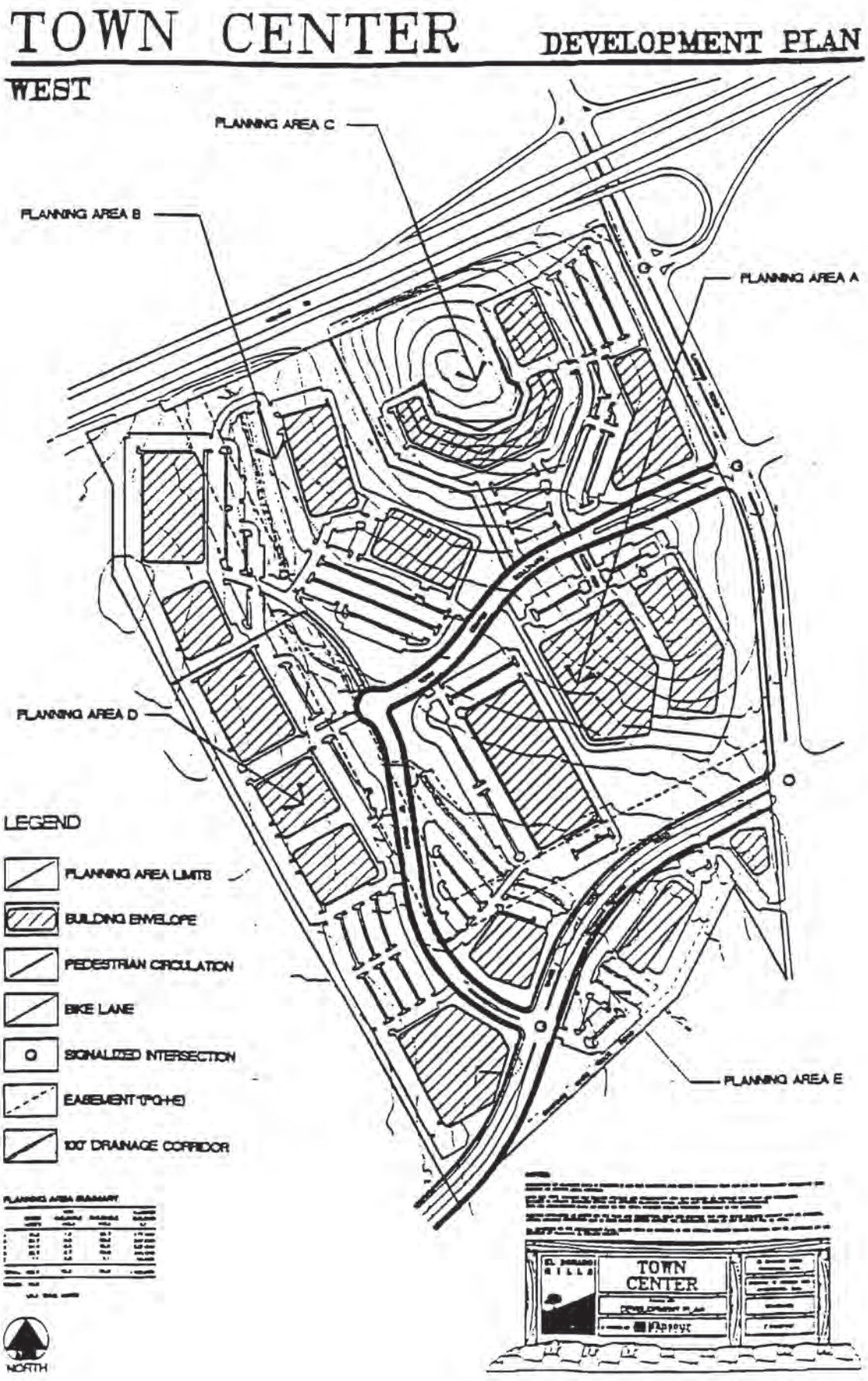

Exhibit F

EL DORADO HILLS
TOWN CENTER

DESIGN GUIDELINES
and
DEVELOPMENT STANDARDS

TOWN CENTER WEST

Approved
April 27. 1995
El Dorado County Planning Commission

Approved
May 9, 1995 (Development Plan)
May 23. 1995 (Master Signage Program)
El Dorado County Board of Supervisors

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PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT L - TOWN CENTER WEST DESIGN GUIDELINES

Purpose

The purpose of these Design Guidelines is to direct the orderly development of the El Dorado Hills Town Center consistent with the goals and policies of the El Dorado Hills Specific Plan. These Design Guidelines reflect those presented in the Specific Plan while providing additional development criteria to encourage innovative design and creative expression in meeting the needs and demands of the community.

It is intended that these Design Guidelines allow for the creation of a character at the Town Center appropriate to and in keeping with that of El Dorado County, its landscape and its historic building types. The intention is not to dictate a style of building but rather to encourage, within the context of modern materials and methods, an architectural style expressive of the simple forms found in the historic buildings of the area.

Introduction

In adopting the nearly 4,000 acre El Dorado Hills Specific Plan, the County of El Dorado approved a commercial site along U.S. Highway 50 at the El Dorado Hills Boulevard/Latrobe interchange designated in the Specific Plan as Villages T and U. Now known as the **El Dorado Hills Town Center**, these villages were **"intended to provide for commercial uses of greater variety and at a higher intensity than provided elsewhere in the Specific Plan area or in the greater El Dorado Hills/Cameron Park area."** The site is zoned General Commercial - Planned Development and the zoning is secured by a Development Agreement between the property owner and the County of El Dorado. The Town Center ultimately can be expected to be the **"hub of economic development in western El Dorado County"** and **"a major node of economic and retail activity on the eastern side of the Sacramento Metropolitan region."**

The Land Use element of the Specific Plan recognizes the pivotal role of the Town Center in the overall scheme of the community and refers to the area as the **"major commercial area."** Use of the broad category CG - General Commercial zoning enables the Town Center to respond to rapidly re-defining and evolving markets and to take advantage of the demands of new technologies for quality business settings within a well-planned and definitively regulated environment. The use of the Planned Development Overlay Zone provides the County a "level of review" to ensure consistency with the Design Guidelines and Standards set forth within the Specific Plan.

The Town Center consists of two distinct yet complimentary components - **Town Center East** and **Town Center West.** Retail and service commercial uses are concentrated within **Town Center East**. It is here that highway commercial uses are sited so as to achieve a high degree of visibility from U.S. Highway 50 while neighborhood and community uses are located in areas of convenient access and within the Town Square - the heart of Town Center East. Larger, more regionally oriented uses are accommodated within the Major Retail area and can be accessed from both Latrobe and White Rock Roads. **Town Center West** is planned as an employment center of mid- and low-rise buildings within five planning areas. Ancillary uses which could be accommodated include a conference hotel facility and support retail services.

Uses stated and depicted within the Specific Plan for **Town Center West** included hotel/convention center. restaurants. medical facilities. highway commercial. office parks. retail. business. professional and research development. The Specific Plan explicitly states that the types of uses to be allowed at Town Center West " include but are not necessarily limited to" those listed. Uses allowed within the CG - General Commercial zoning include a wide variety of "sales. storage. distribution and light manufacturing businesses of the type which do not ordinarily cause more than a minimal amount of noise. odor. smoke. dust or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land uses" (El Dorado County Code Chapter 17.32.170). Light manufacturing is also allowed in the C - Commercial land use category under the 1981 El Dorado County Long Range Plan in effect at the time of adoption of the Specific Plan and the Development Agreement for Town Center West in 1989.

TOWN CENTER WEST

Town Center West consists of approximately 130 acres along U.S. Highway 50 at the El Dorado Hills Boulevard/Latrobe interchange. Access to Town Center West is provided from Latrobe Road via Town Center Boulevard. a landscape enhanced. divided parkway. and from White Rock Road at D Street. Limited and/or restricted driveway access from White Rock Road may also be provided. Pedestrian and bicycle access is provided by means of sidewalks and bicycle lanes within the right-of-way for both Latrobe and White Rock Roads.

The **Town Center West** Planned Development provides for an employment center of five planning areas briefly described below and summarized in Figure 1.

Planning Area A is located in the southeast quadrant of Town Center West with access provided by Town Center Boulevard. Planning Area A consists of approximately 36 acres. Planned building square footage is 477.000 square feet.

Planning Area B is located in the in the northwest quadrant of the Town Center West adjacent to U.S. Highway 50 with access provided by D Street. Planning Area B consists of approximately 30 acres. Planned building square footage is 347.000 square feet.

Planning Area C is located in the northeast quadrant of Town Center West with access provided by Town Center Boulevard. Planning Area C consists of approximately 24 acres. Planned building square footage is 237.000 square feet.

Planning Area D is located along the eastern boundary of Town Center West with access provided by D Street. Planning Area D consists of approximately 23 acres. Planned building square footage is 344.000 square feet.

Planning Area E is located at the southern boundary of Town Center West and is separated from the northern planning areas by White Rock Road. Access is provided by driveways from White Rock Road and Latrobe Road. Planning Area E consists of approximately 7 acres. Planned building square footage is 60.000 square feet.

Figure 1: Planning Areas and Planned Building Square Footage

	Area Acreage	Planned Building Square Footage
Planning Area A	36.3	477.000
Planning Area B	29.7	347.000
Planning Area C	24.4	237.000
Planning Area D	22.7	344.000
Planning Area E	7.1	60.000
Roads	10.9	
Totals	131.1	1.465.000

1. The Land Uses

Proposed by the Town Center West Planned Development are those uses consistent with the El Dorado Hills Specific Plan and the CG - General Commercial zoning granted at the time of adoption of the Specific Plan and the approval of the Development Agreement vesting the development rights. While the uses described below are intended to create a quality environment of complementary and compatible uses. it is recognized that not all appropriate and viable uses can be "listed" at any given time. Within the regulatory framework of the Design Guidelines and Development Standards. additional uses may from time to time be found to be consistent with the intent and purpose of the Town Center West Planned Development. Types of uses proposed are described below and tabulated in Figure 2.

1.1 **"LM"** - Uses of a light manufacturing and assembling nature including the warehousing and distribution of such goods when fully enclosed within the building and of a type which do not ordinarily cause more than a minimal amount of dust. smoke. odor. air or water pollutants. noise or electrical interference or other factors tending to disturb the peaceful enjoyment of the adjacent residential use will be permitted in those Planning Areas having the LM designation. Permitted uses include:

Data Processing Technologies	Plastics Molding Processes and Assembly
Digital Information Components Assembly and Manufacturing	Precision Instruments Assembly and Manufacturing
Electronics Component Assembly and Manufacturing	Printing and Publishing Plants

Ancillary and support uses such as restaurants and retail sales may be approved from time to time

in accordance with the regulatory framework of the Design Guidelines and Development Standards.

1.2 **"RD"** - Uses of a service, research or product development nature when fully enclosed within the building of a type which do not ordinarily cause more than a minimal amount of dust, smoke, odor, air or water pollutants, noise or electrical interference or other factors tending to disturb the peaceful enjoyment of the adjacent residential use and which cannot be accommodated within traditional office buildings will be permitted in those Planning Areas having the RD designation. Also permitted are uses of a light manufacturing nature which may generate a greater number of trip ends than those assumed for areas designated LM. Permitted uses include:

Blueprint Services	Information Systems Research
Computer Technologies	Laboratories - scientific, research and testing
Data Processing	Materials Research
Digital Information Transfer Processes	Photocopying and Printing Services
Electronics Component Assembly and Manufacturing	Precision Instruments Assembly and Manufacturing

Ancillary and support uses such as restaurants and retail sales may be approved from time to time in accordance with the regulatory framework of the Design Guidelines and Development Standards.

1.3 **"BPO"** - Uses of a business and professional nature which can be accommodated within traditional office settings including administrative and governmental offices and corporate offices of businesses not otherwise allowed within the Town Center West Planned Development such as construction and engineering firms will be permitted in those Planning Areas having the BPO designation. These uses shall provide a transition and buffer zone between the adjacent residential use and the more intense uses within the Town Center West Planned Development. Permitted uses include:

Accountant	Financial Brokerage	Land Planner
Architect	Financial Institution	Medical/Dental
Attorney	Graphic Designer	Professional Associations
Engineer	Investment Brokerage	Surveyor

Ancillary and support uses such as restaurants and retail sales may be approved from time to time in accordance with the regulatory framework of the Design Guidelines and Development Standards.

1.4 **"C"** - Uses of a service and retail nature will be limited to those which are ancillary to

and in support of the primary uses within the development and will not exceed 60,000 square feet in total. Permitted uses include:

Barber Shop	Fast Food Restaurant	Office Supplies
Boxing/Shipping Service	Florist	Restaurant
Copy/Printing Service	Hair Salon	Service Station
Delicatessen	Hotel	Shoe Repair
Dry Cleaner	Newsstand	Stationers

Figure 2: Planned Square Footage by Use and Planning Area

	LM	RD	BPO	C	Total
Planning Area A	250.000	200.000	27.000	10,000[1]	477.000
Planning Area B	300.000	47.000			347.000
Planning Area C			237.000	250rm Hotel	237.000
Planning Area D		150.000	194,000	15,000[1]	344.000
Planning Area E				35.000[1]	60.000[1]
Total	550.000	397.000	458.000	60,000[1]	1,465.000

Note 1. The total Planned Square Footage of Category C use shall not exceed 60.000 square feet. When allocated to a Planning Area other than Planning Area E. the number of square feet of Category C uses allocated shall be deducted from Category BPO.

1.5 Uses Not Specified

Additional uses may be permitted when. by determination of the Director of Planning. such uses are found to be similar in nature to those established within the Town Center West Planned Development. Should the Director of Planning be unable to make such a determination. the Applicant may request the Planning Commission make a finding permitting such use based on the information requested and submitted through the Planned Development Site Plan process and. by resolution of record. set forth its findings and its interpretations.

1.6 Planned Square Footage

The Total Planned Square Footage for any Planning Area is shown in Figure 2. Total Planned Square Footage. whether by Use or Planning Area. may be exceeded provided any project proposing such adheres to all other development standards of the Town Center West Planned Development and the impacts of such a proposed project do not preclude the development of the Planned Square Footage of the remaining Uses or Planning Areas as determined by the Director of Planning. Should the Director of Planning be unable to make such a determination. the

Applicant may request the Planning Commission make a finding permitting such use based on the information requested and submitted through the Planned Development Site Plan process and, by resolution of record, set forth its findings and its interpretations.

1.7 Allocation of Uses

Upon request of any project proponent, the Director of Planning may determine, based on the information requested and submitted through the Planned Development Site Plan Process, that a re-allocation of uses within or between any Planning Area(s) is appropriate. In no event shall the Allowed Square Footage of Category C uses exceed 60,000 square feet. See Figure 2. Should the Director of Planning be unable to make such a determination, the Applicant may request the Planning Commission make a finding permitting such use based on the information requested and submitted through the Planned Development Site Plan process and, by resolution of record, set forth its findings and its interpretations.

1.8 Approval Process

Site specific project approvals shall be a ministerial act of the Director of Planning. Prior to submitting a building permit application to the County, site specific projects shall be approved by the Design Review Committee as defined in the Covenants, Conditions and Restrictions for the El Dorado Hills Town Center West. Prior to issuance of a building permit, County staff shall find the proposed site specific project has received approval from the Design Review Committee and is consistent with the Development Plan, the Development Standards and other conditions of approval of the Town Center West Planned Development.

2. The Development Standards

(Refer to the Improvements Phasing Plan for Planning sub-Areas.)

2.1 Planning Area A

2.1.1 Building Height - Buildings situated in Planning sub-Area A1 and A2 shall be limited to 35 feet in height whereas buildings in Planning sub-Area A3 shall have a maximum height of 65 feet.

2.1.2 Minimum Front Setbacks - shall be applicable to all lots having frontage on any public or private street adjacent to and within Town Center West. See Appendix 1 - Street Cross Section criteria.

2.1.2 Minimum Front Setbacks - (continued)

	Building		Parking	
	from ROW	from toe/top of slope	from ROW	from toe/top of slope
Latrobe Road	50'	30'	25'	5'
White Rock Road	50'	30'	15'	5'
Town Center Boulevard	35'	30'	15'	5'
D Street	35'	30'	10'	5'
Private Streets	35'	30'	10'	5'

2.1.3 Minimum Side lot and Rear lot Setbacks - When not abutting a public or private street, side lot setback shall be 5 feet and rear lot setback shall be 10 feet except that for every building or portion of a building of which an exterior wall of the first floor is located more than 150 feet from a fire access roadway as measured by an approved route around the exterior of the building a fire access roadway shall be provided. Side lot and rear lot setback may be zero (0) feet subject to a firewall approved by the County of El Dorado Building Department and upon approval of the El Dorado Hills Fire Department. Where side and/or rear lot abuts a public or private street, setback shall be those as for Front Setbacks above.

2.1.4 Drainage Corridor - A 100 foot (50 feet each side of centerline) non-building corridor shall be maintained along the intermittent drainage which bisects the Planning Area. The corridor shall be maintained as a landscape feature and as an integral component of the engineered drainage system. The corridor may be crossed for purposes of driveways and parking lot circulation.

2.1.5 PG&E Easement - A 120 foot PG&E easement bisects the Planning Area. Uses within the easement are limited to roadways, driveways, parking and landscape and are subject to approval by PG&E.

2.2 Planning Area B

2.2.1 Building Height - Buildings situated along the western boundary adjacent to existing residential zoning shall be limited in height to 35 feet. Buildings situated east of the drainage corridor shall have a maximum height of 65 feet.

2.2.2 Minimum Front Setbacks - shall be applicable to all lots having frontage on any public or private street adjacent to and within Town Center West. See Appendix 1 -

Street Cross Section criteria.

2.2.2 Minimum Front Setbacks - (continued)

	Building		Parking	
	from ROW	from toe/top of slope	from ROW	from toe/top of slope
Town Center Boulevard	35'	30'	15'	5'
U.S. Highway 50	50'	30'	20'	5'
Private Streets	35'	30'	10'	5'
West Boundary Landscape Buffer	60' [from property line]	30'	20' [from property line]	5'

2.2.3 Minimum Side lot and Rear lot Setbacks - When not abutting a public or private street, side lot setback shall be 5 feet and rear lot setback shall be 10 feet except that for every building or portion of a building of which an exterior wall of the first floor is located more than 150 feet from a fire access roadway as measured by an approved route around the exterior of the building a fire access roadway shall be provided. Side lot and rear lot setback may be zero (0) feet subject to a firewall approved by the County of El Dorado Building Department and upon approval of the El Dorado Hills Fire Department. Where side and/or rear lot abuts a public or private street, setback shall be those as for Front Setbacks above.

2.2.4 Drainage Corridor - A 100 foot (50 feet each side of centerline) non-building corridor shall be maintained along the intermittent drainage which bisects the Planning Area. The corridor shall be maintained as a landscape feature and as an integral component of the engineered drainage system. The corridor may be crossed for purposes of driveways and parking lot circulation.

2.2.5 PG&E Easement - A 120 foot PG&E easement bisects the Planning Area. Uses within the easement are limited to roadways, driveways, parking and landscape and are subject to approval by PG&E.

2.2.6 Landscape Buffer - A landscape buffer shall be provided along the western boundary of Planning Area B adjacent to the neighboring residential project. The landscape buffer shall be 20 feet in width where the adjacent residential project is required to provide a 10 foot buffer and 30 feet in width where no buffer is required of the adjacent residential project. The landscape buffer shall incorporate elements of height such as berms and hedges and may include decorative and security fencing.

2.2.7 Acoustical Analysis - Exterior noise levels at any project property line common with residential development shall be no greater than 55 dB Ldn. Consistent with El Dorado Hills Specific Plan Policy 1.4.1.4, developers of projects adjacent to residential

development shall submit an acoustical analysis prepared by a qualified acoustical consultant prior to issuance of a building permit. The analysis shall include mitigations required to meet the above 55 dB Ldn standard relating to such project elements as site development and building placement, truck loading and delivery area design and landscape features including natural topographic barriers.

2.3 Planning Area C

2.3.1 Building Height - Buildings situated along Latrobe Road shall be limited in height to 50 feet. Buildings situated on the prominent hillside shall be sited so as to conform to the contour of the hillside and shall not exceed 35 feet in height.

2.3.2 Minimum Front Setbacks - shall be applicable to all lots having frontage on any public or private street adjacent to and within Town Center West. See Appendix 1 - Street Cross Section criteria.

	Building		Parking	
	from ROW	from toe/top of slope	from ROW	from toe/top of slope
Latrobe Road	50'	30'	25'	5'
Town Center Boulevard	35'	30'	15'	5'
U.S. Highway 50	50'	30'	20'	5'
Private Streets	35'	30'	10'	5'

2.3.3 Minimum Side lot and Rear lot Setbacks - When not abutting a public or private street, side lot setback shall be 5 feet and rear lot setback shall be 10 feet except that for every building or portion of a building of which an exterior wall of the first floor is located more than 150 feet from a fire access roadway as measured by an approved route around the exterior of the building a fire access roadway shall be provided. Side lot and rear lot setback may be zero (0) feet subject to a firewall approved by the County of El Dorado Building Department and upon approval of the El Dorado Hills Fire Department. Where side and/or rear lot abuts a public or private street, setback shall be those as for Front Setbacks above.

2.4 Planning Area D

2.4.1 Building Height - Buildings shall be limited in height to 35 feet.

2.4.2 Minimum Front Setbacks - shall be applicable to all lots having frontage on any public or private street adjacent to and within Town Center West. See Appendix 1 - Street Cross Section criteria.

2.4.2 Minimum Front Setbacks - (continued)

	Building		Parking	
	from ROW	from toe/top of slope	from ROW	from toe/top of slope
Town Center Boulevard	35'	30'	15'	5'
D Street	35'	30'	10'	5'
White Rock Road	50'	30'	15'	5'
Private Streets	35'	30'	10'	5'
West Boundary Landscape Buffer	60' [from property line]	30'	30' [from property line]	5'

2.4.3 Minimum Side lot and Rear lot Setbacks - When not abutting a public or private street, side lot setback shall be 5 feet and rear lot setback shall be 10 feet except that for every building or portion of a building of which an exterior wall of the first floor is located more than 150 feet from a fire access roadway as measured by an approved route around the exterior of the building a fire access roadway shall be provided. Side lot and rear lot setback may be zero (0) feet subject to a firewall approved by the County of El Dorado Building Department and upon approval of the El Dorado Hills Fire Department. Where side and/or rear lot abuts a public or private street, setback shall be those as for Front Setbacks above.

2.4.4 Drainage Corridor - A 100 foot (50 feet each side of centerline) non-building corridor shall be maintained along the intermittent drainage at the eastern boundary of the Planning Area. The corridor shall be maintained as a landscape feature and as an integral component of the engineered drainage system. The corridor may be crossed for purposes of driveways and parking lot circulation.

2.4.5 PG&E Easement - A 120 foot PG&E easement bisects the Planning Area. Uses within the easement are limited to roadways, driveways, parking and landscape and are subject to approval by PG&E.

2.4.6 Landscape Corridor - A landscape buffer shall be provided along the western boundary of Planning Area D adjacent to the neighboring residential project. The landscape buffer shall be 20 feet in width where the adjacent residential project is required to provide a 10 foot buffer and 30 feet in width where no buffer is required of the adjacent residential project. The landscape buffer shall incorporate elements of height such as berms and hedges and may include decorative and security fencing.

2.4.7 Acoustical Analysis - Exterior noise levels at any project property line common

with residential development shall be no greater than 55 dB Ldn. Consistent with El Dorado Hills Specific Plan Policy 1.4.1.4, developers of projects adjacent to residential development shall submit an accoustical analysis prepared by a qualified acoustical consultant prior to issuance of a building permit. The analysis shall include mitigations required to meet the above 55 dB Ldn standard relating to such project elements as site development and building placement, truck loading and delivery area design and landscape features including natural topographic barriers.

2.4.8 Emergency Access Easement - *(Bob. How do we describe this? Recorded against parcel prior to transfer of title? at time of PD approval? when alignment is determined by either development of TCW or Springfield Ranch?)*

2.5 Planning Area E

2.5.1 Building Height - Buildings shall be limited in height to 35 feet.

2.5.2 Minimum Front Setbacks - shall be applicable to all lots having frontage on any public or private street adjacent to and within Town Center West. See Appendix 1 - Street Cross Section criteria.

	Building		Parking	
	from ROW	from toe/top of slope	from ROW	from toe/top of slope
Latrobe Road	50'	30'	10'	5'
D Street	35'	30'	10'	5'
White Rock Road	50'	30'	15'	5'
Private Streets	35'	30'	10'	5'

2.5.3 Minimum Side lot and Rear lot Setbacks - When not abutting a public or private street, side lot setback shall be 5 feet and rear lot setback shall be 10 feet except that for every building or portion of a building of which an exterior wall of the first floor is located more than 150 feet from a fire access roadway as measured by an approved route around the exterior of the building a fire access roadway shall be provided. Side lot and rear lot setback may be zero (0) feet subject to a firewall approved by the County of El Dorado Building Department and upon approval of the El Dorado Hills Fire Department. Where side and/or rear lot abuts a public or private street, setback shall be those as for Front Setbacks above.

2.5.4 Drainage Corridor - A 100 foot (50 feet each side of centerline) non-building corridor shall be maintained along the intermittent drainage at the eastern boundary of the Planning Area. The corridor shall be maintained as a landscape feature and as an integral component of the engineered drainage system. The corridor may be crossed for purposes

of driveways and parking lot circulation.

2.6 **Maximum Impervious Surface** - within any project site shall not exceed 75% of site area net of Drainage Corridor. PG&E Easement. Landscape Corridor and slope banks.

2.7 **Minimum Lot Area** - shall be 15.000 square feet.

2.8 **Minimum Lot Width** - shall be 150 feet measured at the setback line from each public or private street on which the lot has frontage.

3. The Design Guidelines

In keeping with the Commercial Design Guidelines presented in the Specific Plan. it is intended that Town Center West **"create an aesthetically pleasing environment"** while providing for **"commercial uses of a greater variety and at a higher intensity"** than elsewhere in the El Dorado Hills community or the County west slope area. The following Design Guidelines are intended to foster consistency, compatibility and continuity throughout Town Center West.

Note: *Throughout this document. Italics are used to present statements. policies and guidelines expressed in the EL Dorado Hills Specific Plan.*

3.1 Circulation

The circulation system at Town Center West is designed in concert with that of Town Center East. The intersection of Town Center Boulevard with Latrobe Road shall be signalized with multiple turn lanes to facilitate traffic movements to and from the Centers. Vehicular circulation will be served from an internal street system rather than directly from surrounding arterials. Street cross sections shall conform to the Development Plan. See Appendix 1 - Street Cross Section Criteria. Sidewalks shall be located within all public street rights-of-way and shall be enhanced with shade trees and other landscape materials. See Appendix 3 - Specific Landscape Criteria. Bicycle lanes within public street rights-of-way shall link Town Center West with the surrounding community.

3.1.1 Primary access to Town Center West shall occur at Latrobe Road via Town Center Boulevard. a landscaped enhanced. divided parkway. Except as follows. no other access shall be allowed onto Latrobe Road from any adjacent parcel unless such access is approved by the Director of the Department of Transportation:

a. One driveway. limited to right turn in and right turn out only. on the west side of Latrobe Road a minimum of 350 feet south of White Rock Road.

This access restriction shall be shown on all parcel maps.

3.1.2 Secondary access to Town Center West shall occur at White Rock Road via D Street.

Except as follows, no other access shall be allowed onto Latrobe Road from any adjacent parcel unless such access is approved by the Director of the Department of Transportation:

a. One driveway, limited to right turn in and right turn out only, on the north side of White Rock Road west of D Street near the project's western boundary line.

b One driveway, limited to right turn in and right turn out only, on the south side of White Rock Road midway between Latrobe Road and D Street.

These access restrictions shall be shown on all parcel maps.

3.1.3 No access shall be allowed onto Town Center Boulevard from adjacent parcels other than as shown on the approved Development Plan unless such access is approved by the Director of the Department of Transportation.

3.1.4 D Street shall extend from its terminus in the north with Town Center Boulevard to the southernmost boundary line of the project property whether or not White Rock Road is realigned or improved within its present alignment.

3.1.5 Provision shall be made for public transportation services as required by a Trip Reduction Ordinance or other public transportation regulation. This may take the form of bus or van pull-outs at designated locations, passenger waiting facilities and/or alternative vehicle parking and/or storage facilities. In these instances, *all street furniture (bus shelters, benches, trash receptacles, etc.)* shall *utilize a common design theme as provided for in the Design Guidelines.* See Appendix 2 - Approved Hardscape Elements.

3.1.6 Parking and loading spaces shall conform to Chapter 17.18 of the El Dorado County Zoning as to size and number. Requests for reduction in the number of spaces required shall be accompanied by supporting analyses and may be made to the Director of Planning or the Planning Commission.

3.1.7 *Common access drives shall be used where feasible* to minimize the number of driveways occurring along internal streets *and* shall *be adequately sized to accommodate anticipated traffic.*

3.1.8 *The dimensions of all driveways and aisles shall be adequate to serve the number and design requirements of the parking spaces provided, and shall be in conformance with County standards* where no stated or depicted Town Center West Design Guideline standard is established.

3.1.9 *Pedestrian and auto circulation shall be separated. Separations may take the form of buffer plantings, grade changes, or the provision of additional distance between these circulation systems.*

3.1.10 Sidewalks and bicycle lanes shall be located on both sides of all internal and peripheral public streets. See Appendix 1 - Street Cross Section Criteria.

3.1.11 *Trees shall be planted along all streets to provide shade, to soften the appearance of the hard streetscape, and to create a tree canopy to enhance pedestrian comfort.* See Appendix 1 - Street Cross Section Criteria and Appendix 3 - Specific Landscape Criteria.

3.1.12 *Pedestrian paths and walkways should be designed to prevent pedestrian access through planted areas.*

3.1.13 *All pedestrian pathways shall be paved and at a minimum of 4 feet in width. All sidewalks that combine bicycle and pedestrian use shall be a minimum of 6 feet in width.* Walkways adjacent to public streets shall be the minimum width indicated on the appropriate street cross section. See Appendix 1 - Street Cross Section Criteria.

3.1.14 *The use of paving materials such as stamped concrete, interlocking pavers, exposed aggregate, and other embellished paving materials is recommended* in areas of high pedestrian activity.

3.1.15 Selected *crosswalks within each development shall be delineated with one of the paving materials listed above and shall contrast with the pavement of the street, alley, driveway, or parking lot in which the crosswalk occurs.* See Appendix 2 - Approved Hardscape Elements and Exhibit B - Town Center West Landscape Concept.

3.2 Architectural Character

The overall architectural character at Town Center West is derived from the historical buildings of El Dorado County. The simple, utilitarian form and economy of means necessary in an earlier time will be expressed through the use of modern materials and contemporary ideas in architecture. Within the limitations of the needs of the users within Town Center West for facilities of functional and economical design, the same structural clarity and invention of those earlier days will be encouraged at Town Center West today.

3.2.1 Buildings shall have substance and durability both in reality and appearance. Stucco, concrete, block, brick and wood siding shall be the standard. Brick, stone, heavy timbers and materials replicating and reflecting these and the natural surroundings shall be used as both functional and ornamental components.

3.2.2 Architectural massing shall be simple and regular. The bulk of large buildings shall be minimized by changes in color and texture, wall scoring, plant-on detailing, changes of roof plane, shifts in the facade and other architectural means.

3.2.3 The height, scale and texture of buildings shall respond to the surroundings so that Town Center West is continuously knitted together.

3.2.4 Rooflines shall be integrated with the overall design of the building. Roof elements shall conceal roof-top mechanical equipment and be incorporated so as to be perceived as unified with the building mass.

3.2.5 Roof covering materials shall be reflective of the European influence prevalent in Northern California. Wood shakes and shingles, concrete and architectural grade composition roof coverings imitative of wood shakes and shingles, slate tiles and metal channeled roofing materials shall be the standard for all accent and decorative roof areas. The red clay tiles of the Spanish influence in Southern California are not acceptable.

3.2.6 Light to medium valued colors shall be used on the exterior of buildings, especially as their height increases.

3.2.7 Glass shall be used carefully with special attention paid to color, opening sizes, frame color and material, and changes of plane between glass and other exterior materials. Reflective glass is prohibited.

3.2.8 Building signage shall conform to the Town Center Master Signage Program. See Appendix 5 - Master Signage Program - Town Center West.

3.2.9 Plazas, courtyards and parking lots shall be defined on at least two sides by buildings or landscaping. Facades, arcades, garden walls, trees or other elements having strong visual character shall be used to define such open spaces.

3.2.10 Pedestrian areas and sidewalks shall incorporate arcades, colonnades and trellises wherever possible to achieve a greater pedestrian comfort level. In areas where these elements are not appropriate, sidewalks shall be enlivened with awnings, canopies, landscaping or other means to provide full or partial coverings.

3.2.11 Works of art are encouraged in the development of major outdoor spaces. The use of pools, sprays, fountains and sculptures and other elements of visual interest such as flags, murals, banners, hangings, sculpture may be incorporated where appropriate.

3.3 Landscape Character

The variety of uses and their intensity within the different planning areas at Town Center West will be unified through a defined landscape character. Landscape will be used to identify entry sequences and individual circulation elements and to reduce the impact of the scale and size of the structures necessary within the employment center. A landscape corridor shall buffer the adjacent residential zoning. Where feasible, the drainage corridor shall be incorporated into the landscape concept and shall provide for pedestrian access. The Design Guidelines provide for a plant species mix which is complementary to the native species and yet compatible with the scope and scale of the development. In addition to the species listed in Appendix 3 - Specific Landscape Criteria, please refer to the El Dorado Hills Specific Plan Appendix B - Plant List Tables.

3.3.1 A major landscape and monument sign entry statement shall be located at the intersection of Town Center Boulevard and Latrobe Road. A minor entry statement shall be constructed at D Street and White Rock Road. See Appendix 3 - Specific Landscape Criteria and Appendix 5 - Town Center West Signage Program.

3.3.2 Individual user entry treatments shall compliment the landscape and monument entry statements for the overall project. See Appendix 5 - Master Signage Program.

3.3.3 All public streets shall have a continuous and consistent softscape and hardscape treatment. *Planting adjacent to streets shall blend with the streetscape planting.* See Appendix 1 - Street Cross Section Criteria and Appendix 3 - Specific Landscape Criteria.

3.3.4 Initial tree plantings shall be as indicated in Appendix 3 - Specific Landscape Criteria. Subsequent plantings shall be matched to maturing tree size or 36" box. whichever is smaller.

3.3.5 A landscape buffer shall be provided along the western boundary adjacent to the neighboring residential project. The landscape buffer shall vary from 20 to 30 feet in width and may incorporate elements of height such as berms. low hedges and decorative and security fencing. See Appendix 3 - Specific Landscape Criteria.

3.3.6 *Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded.*

3.3.7 *Areas to be planted with turf shall not slope in excess of 3:1. Areas within the public right-of-way that are to be planted with turf shall not slope in excess of 4:1. All areas which are to be planted with ground cover shall not slope in excess of 2:1. All planting areas shall be graded to drain at 2 percent minimum grade.*

3.3.8 *Mounding and berming shall be utilized* where practical *to add topographical variety to the landscape.*

3.3.9 *To the maximum extent possible, landscape design shall incorporate native trees and shrubs and should be drought resistant.*

3.3.10 *All landscaped areas will be maintained with an automatic irrigation system. Where possible, drip irrigation is recommended.*

3.4 Site Planning Criteria

The site planning criteria are proposed to achieve the project's long-term planning. urban design and marketing goals and to help ensure that individual projects promote the overall circulation and landscape concepts of Town Center West. *Site design shall be accomplished in a manner that will integrate the commercial area with surrounding residential or commercial properties*

through the extensive use of landscaping, plazas, and buildings oriented in a predetermined, cohesive manner.

3.4.1 Site planning shall enhance and integrate building architecture, landscape architecture, color and signage through all stages of design.

3.4.2 Corner cut-offs and related landscape and monument signage shall provide a strong entry sequence into Town Center West as well as project identification. See Appendix 3 - Specific Landscape Criteria and Appendix 5 - Master Signage Program - Town Center West.

3.4.3 Individual projects shall provide a well-articulated, identifiable entry sequence from street to building. Entry into individual sites and connections to and into buildings shall be enhanced with landscaping, hardscape, conforming signage and accented architectural design.

3.4.4 *All walls and fences shall be of a design compatible with adjacent architecture. Heights of walls and fences shall be as required for their intended use but shall not exceed 8 feet unless approved by the* Design Review Committee.

3.4.5 *Where serving as a visual or noise barrier for enclosure of storage areas, open work areas or refuse collection areas, wall and fence heights and materials shall be sufficient to ensure that adjacent properties and public streets are protected from visual or noise impacts.*

3.4.6 *Loading docks and delivery points shall be located away from major vehicular and pedestrian circulation areas, as well as residences and meeting places utilized by the general public.* No vehicle loading or unloading shall be permitted on public roads or private shared access roads.

3.4.7 *All loading and storage areas shall be screened from view* from streets and the neighboring residences *and located at the rear of buildings.* For those buildings located adjacent to the neighboring residences, loading and storage areas may be located at the sides of buildings. *Screening can be achieved by mounding, plantings, fences, walls, or a combination of these elements.*

3.4.8 *Trash enclosures will be required for all trash containers and be consistent with the architectural style. All enclosures shall have gates to facilitate pickup and litter control. All enclosures shall be of adequate height to screen the trash container from view.*

3.4.9 *Where trash enclosures can be viewed from a second story level* or from adjacent residences, *a roof, trellis or other similar screening technique shall be used to screen the trash enclosures from view. Trash compactors within tenant spaces are recommended to minimize the size and number of trash containers.*

3.4.10 Antennas or other transmission devices, transformers and electrical equipment whether attached to or separate from the building shall be screened from view from streets and adjacent residences with walls, berms, plant material or full height screens.

3.4.11 Overall site grading shall be consistent with the Grading Concept Plan. *Grading may be natural or architectural in form and should complement the architecture or land use of a site in a pleasing manner.* No lot shall be additionally graded so as to alter the flow of surface run-off away from the engineered and constructed storm drain system.

3.4.12 Grading cut slopes shall not exceed 40 feet in height and may incorporate a crib or other type of earth/stone retaining wall not exceeding 30 feet in height. Grading fill slopes shall not exceed 40 feet in height with a slope not to exceed 2:1. The resulting manufactured slopes shall be revegetated with approved ground cover plant materials. See Appendix 3 - Specific Landscape Criteria

3.5 Lighting Concept

Exterior lighting at Town Center West shall enhance and reinforce the image of the Center as a quality experience. Consideration shall be given both to the safety of vehicular, bicycle and pedestrian traffic and the affect of ambient light levels in the community. On-site lighting shall provide adequate light for the proper conduct of business while respecting neighboring properties and protecting the surrounding community from the glare and sky glow of spilled light. Accent lighting may be used to feature architectural elements, landscaping, entries and pedestrian areas, provided it is compatible with all other lighting.

3.5.1 *Lighting shall include project and building entry lighting, parking lot lighting, pathway lighting, and accent lighting for landscaping and architecture. Security lighting also should be included when necessary.*

3.5.2 Lighting intensities shall vary being more intense at entry areas while non-entry areas shall have lower lighting levels.

3.5.3 *Lighting fixture design shall be* consistent in shape, material and color and shall be *compatible with other site elements.* See Appendix 2 - Approved Hardscape Elements.

3.5.4 *All exterior lighting fixtures shall be efficient in terms of design and energy use. Low and high-pressure sodium lamps are recommended in public areas but prohibited on structures.*

3.5.5 *Lighting fixtures within commercial areas shall be designed to deflect light and glare away from the viewsheds of adjacent residences, parks, and open space areas. Fixture placements are to be approved by the* Design Review Committee. *Cutoff-type fixtures are preferred to minimize light spillage and glare.* Lighting fixtures in parking areas shall be mounted with the light source parallel to the ground.

3.5.6 Flashing lights, strings of lights, search lights, laser light beams and colored lights shall not be permitted. Christmas lighting displays may be permitted upon approval of the Design Review Committee.

3.5.7 All exterior architectural lighting shall utilize indirect light sources. Acceptable lighting includes wall washing, overhead down lighting, interior lighting that spills outside and decorative wall-mounted lights that are integral with the building.

3.5.8 On-building sign illumination shall coordinate in color and intensity with the building exterior illumination (e.g. internally-illuminated signs should not be washed out by bright building exterior illumination).

3.5.9 Wall-mounted security-type service area lighting fixtures may be used only in screened service areas and only when direct light and glare is kept within these areas. Wall-mounted service lighting shall consist of cut-off type fixtures with the light source parallel to the ground and not tilted. Service and security lighting may not be substituted for pedestrian, architectural or parking area lighting along street frontages.

3.5.10 Courtyards, arcades and seating areas shall be lighted to promote pedestrian use and safety. A variety of lighting may be used to create interest and special effects in coordination with the character and function of the area.

3.5.11 Step or bollard lighting shall be used to clearly illuminate level changes and handrails for stairs and ramps. Bollards also may be used to supplement and enhance other pedestrian area lighting.

3.5.12 *All electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to underground facilities, street lighting, and the irrigation system may be placed above ground when necessary. Public utilities may be provided in private streets with recorded easements to ensure access as required for maintenance.*

Appendix 1 - Street Cross Section Criteria

NOTE:

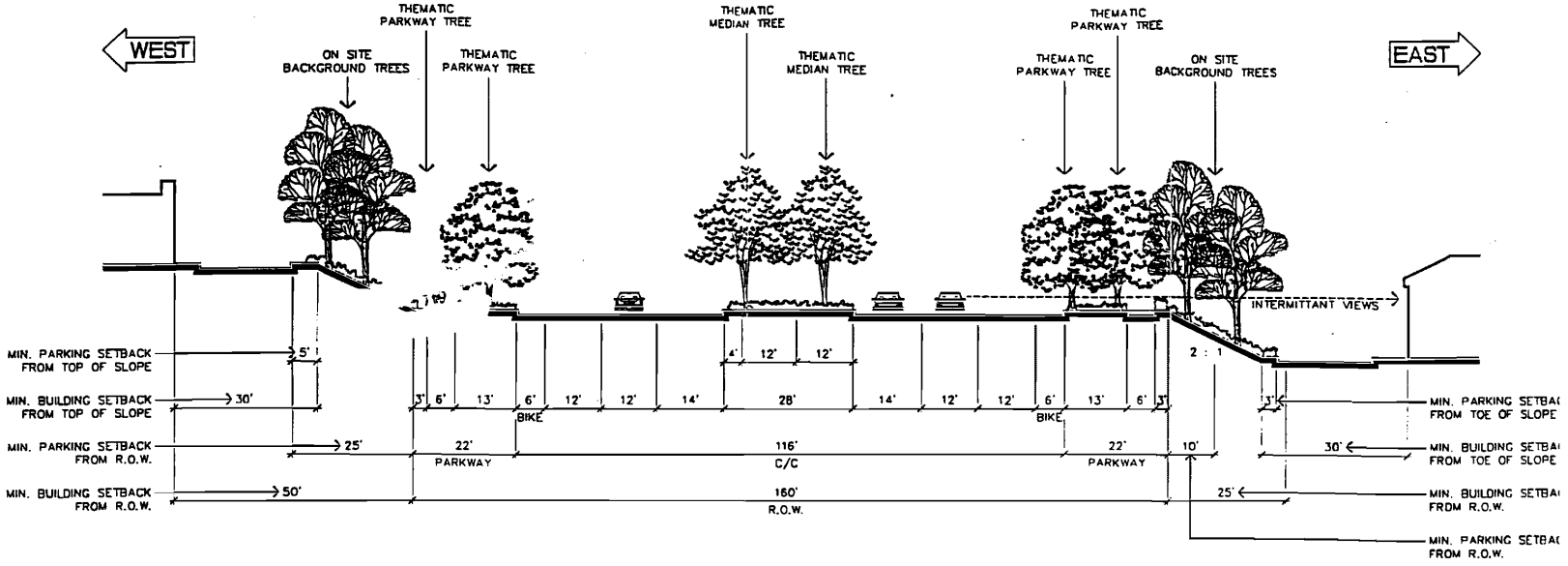
"A" Street is to be designated "Town Center Boulevard."

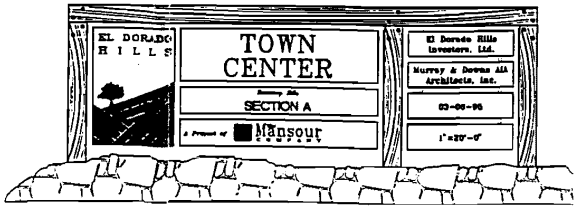
"D" Street is to be designated.

TOWN CENTER

LATROBE ROAI

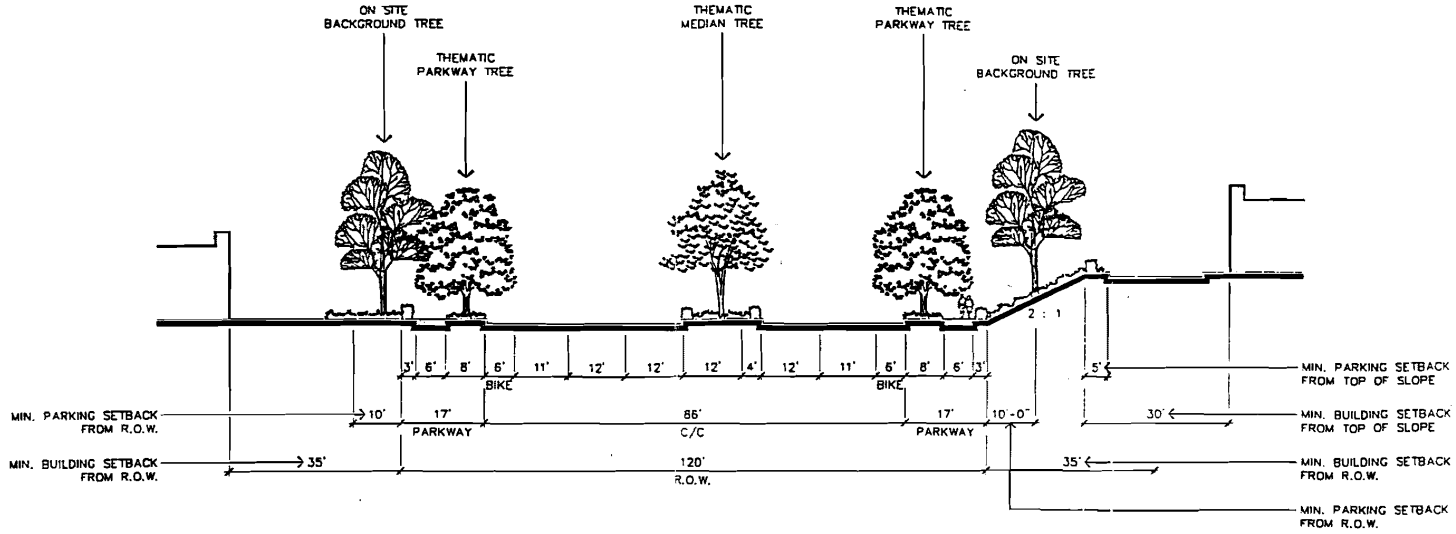
ULTIMATE – SECTION A

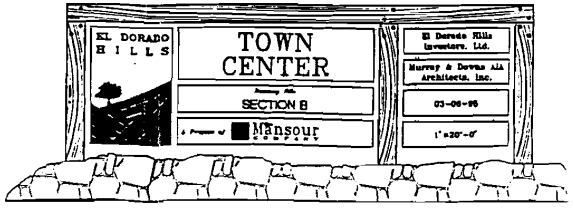




TOWN CENTER WEST

TOWN CENTER BOULEVARD ENTRY – SECTION I



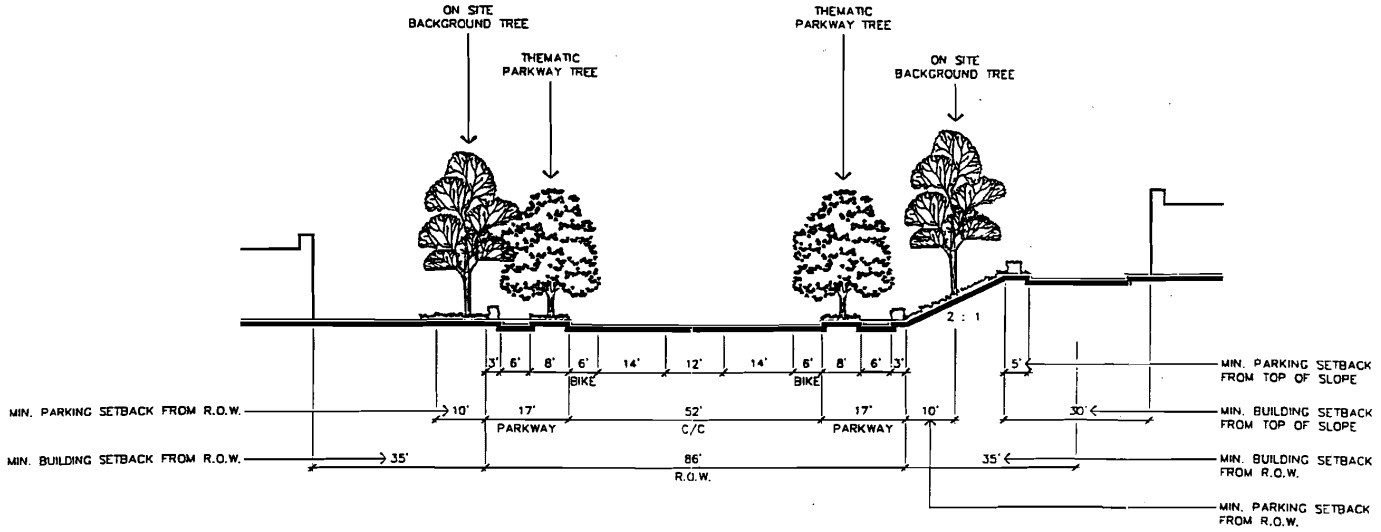


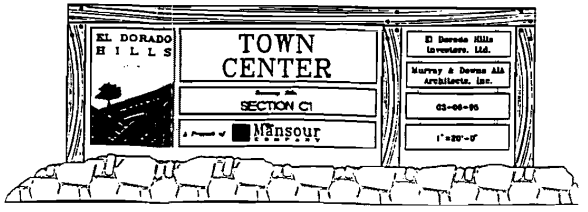
TOWN CENTER

TOWN CENTER BOULEVARD

WEST

SECTION C1



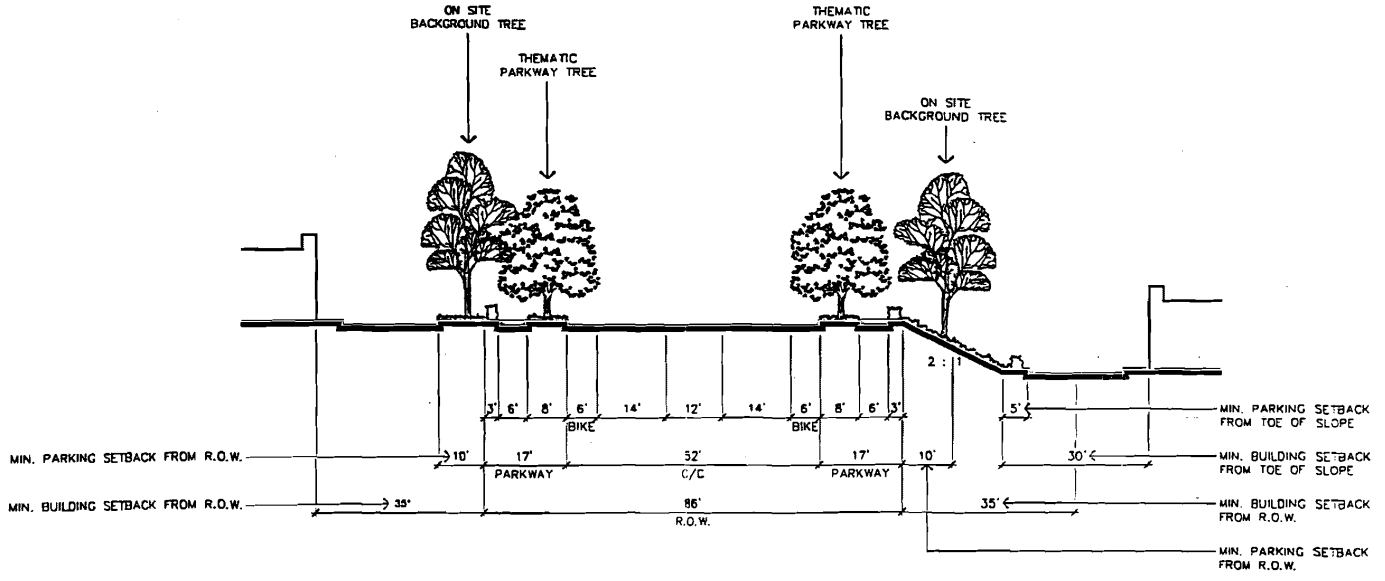


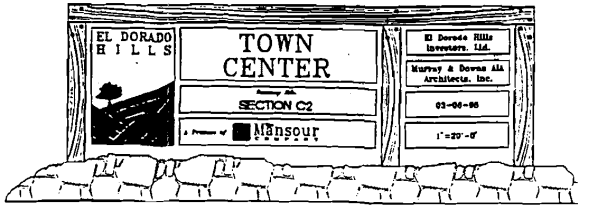
TOWN CENTER

TOWN CENTER BOULEVARI

WEST

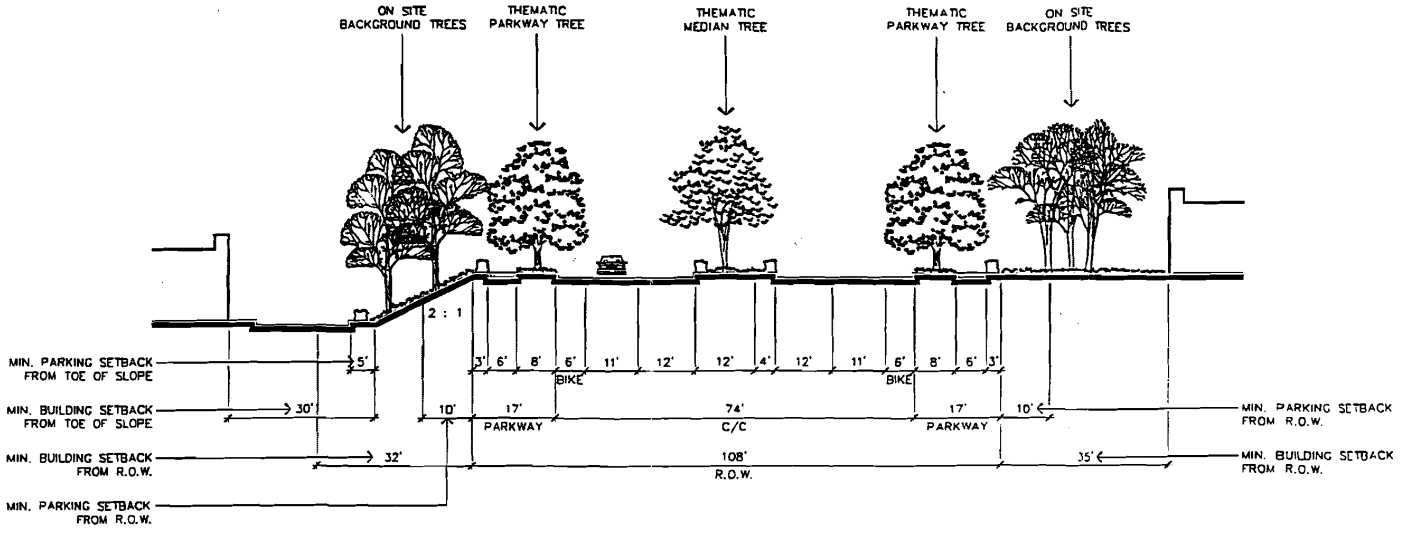
SECTION C2

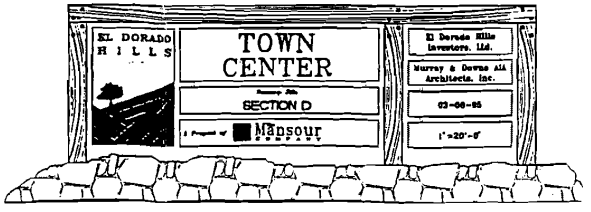




TOWN CENTER WEST

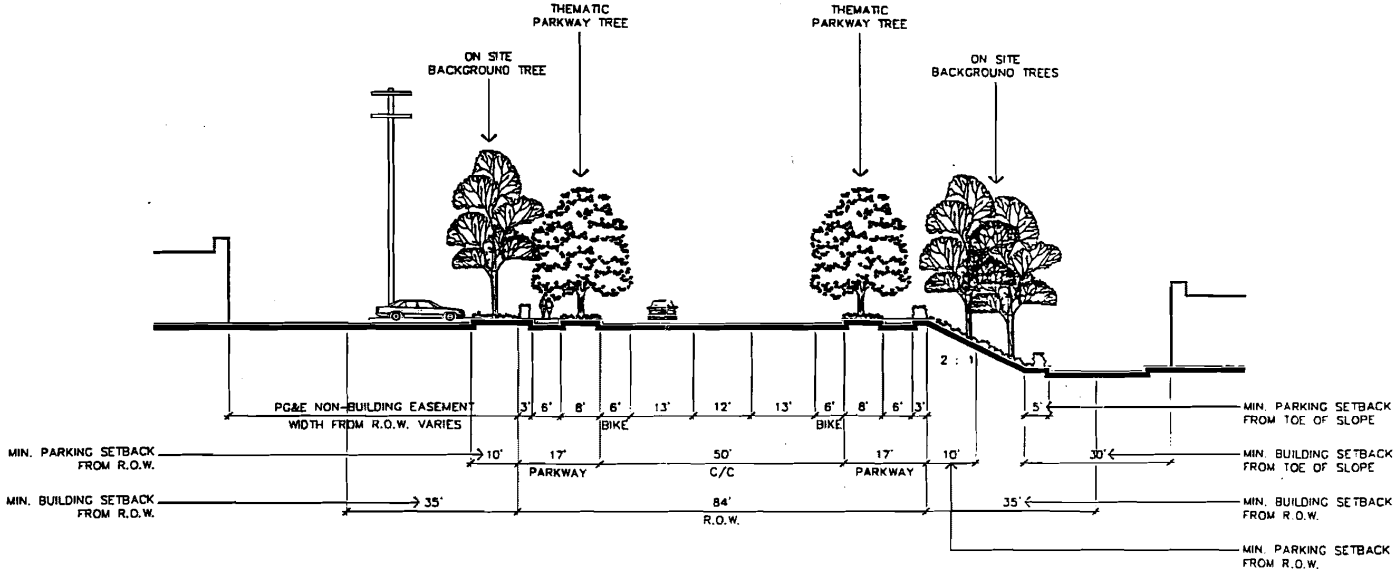
"D" STREET ENTRY – SECTION I

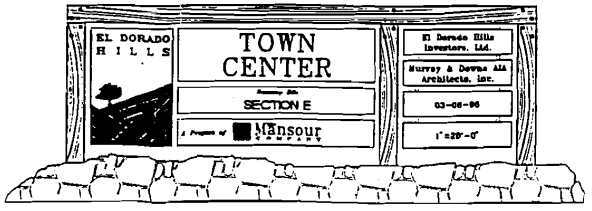




TOWN CENTER WEST

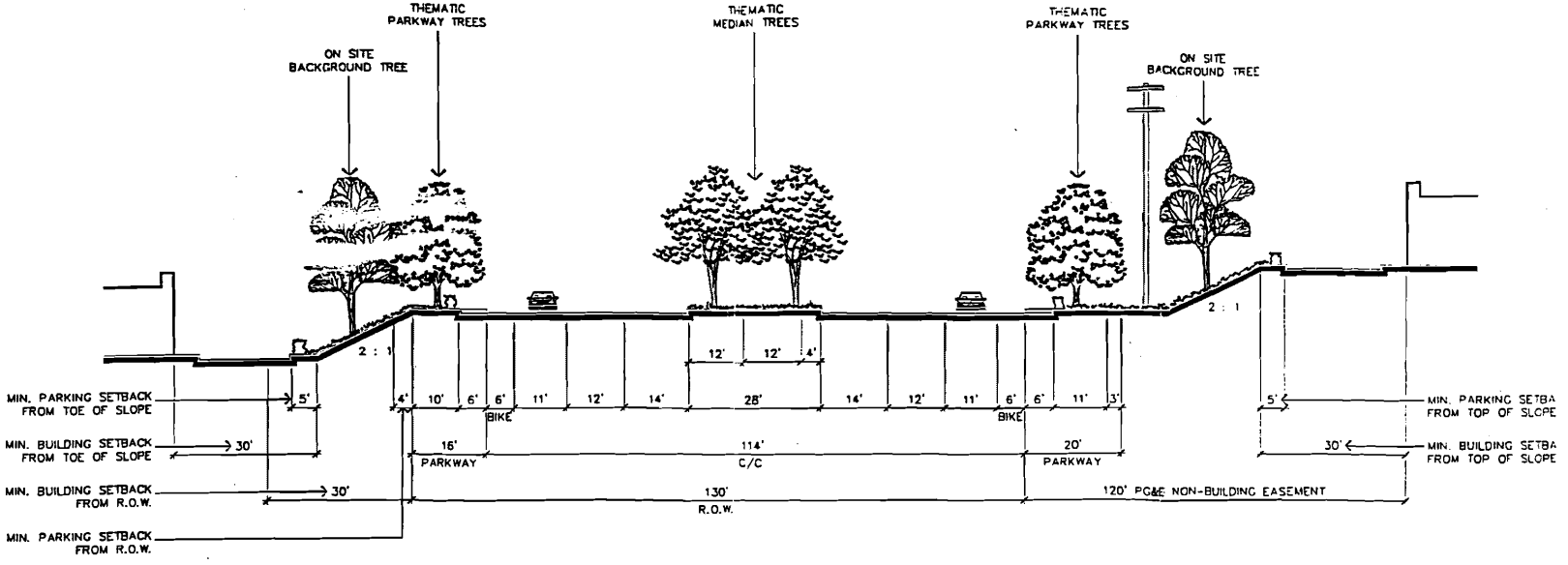
"D" STREET SECTION E

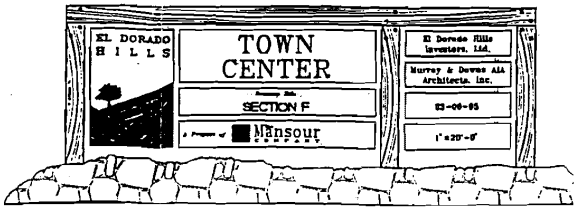




TOWN CENTER WHITE ROCK ROAD

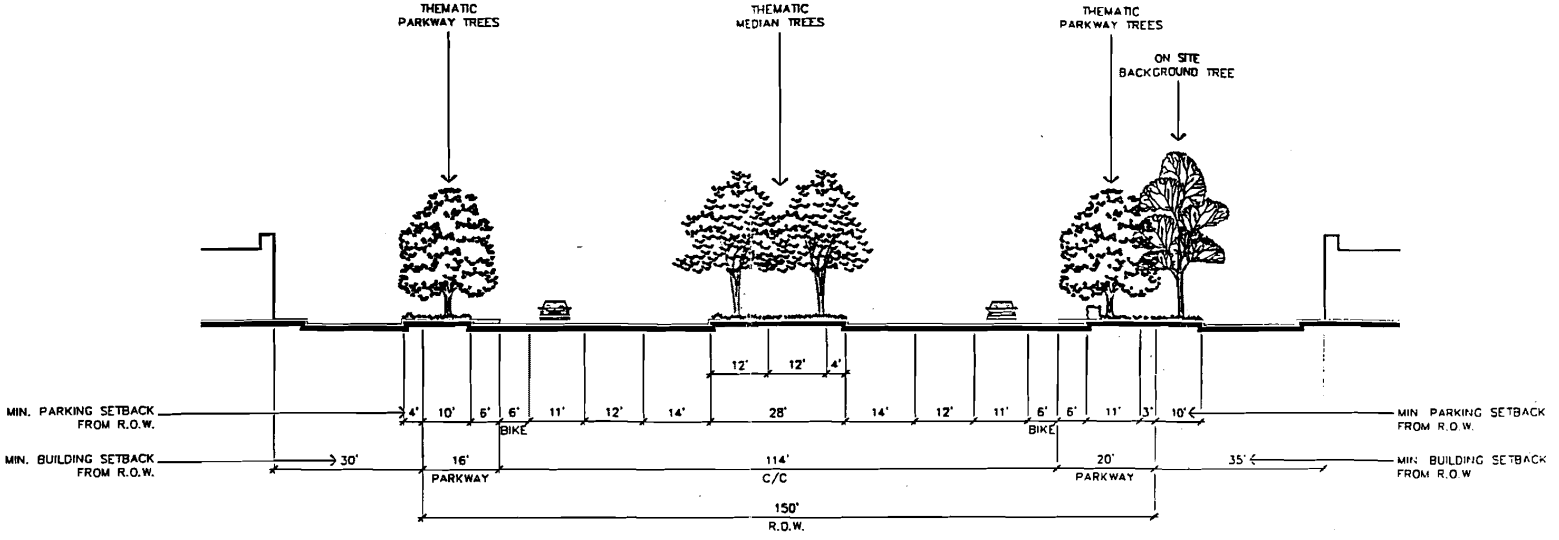
WEST ULTIMATE – SECTION I

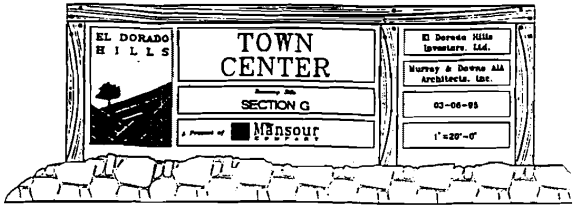




TOWN CENTER WHITE ROCK ROAI

WEST ULTIMATE – SECTION (



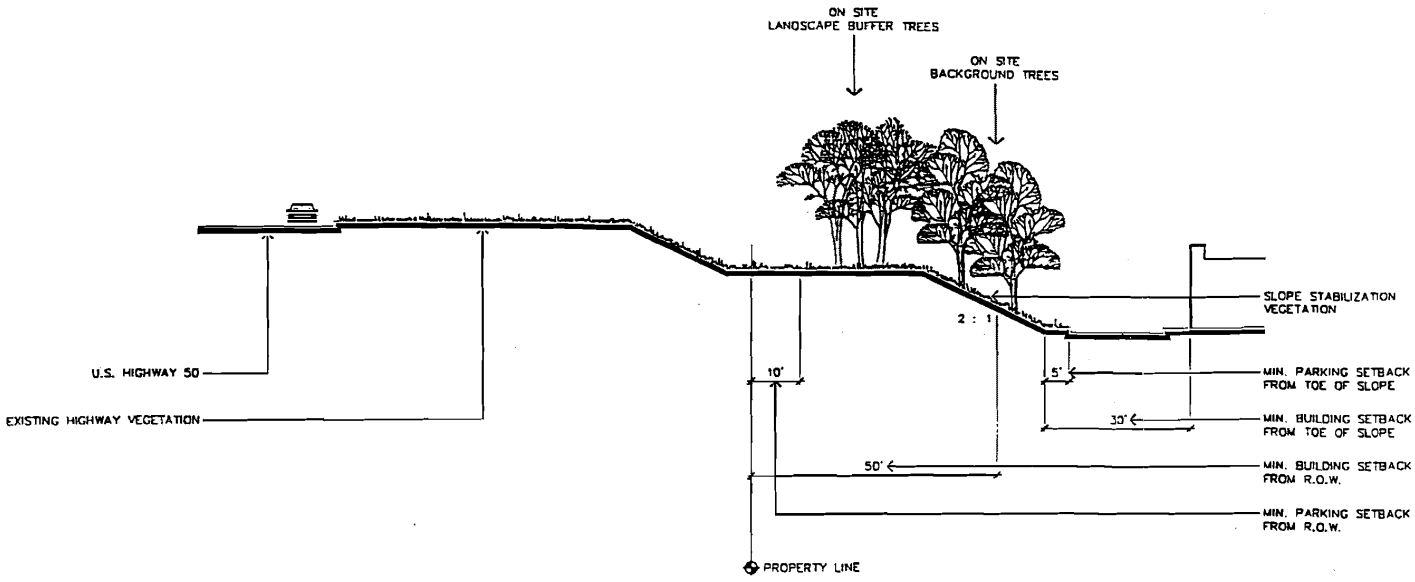


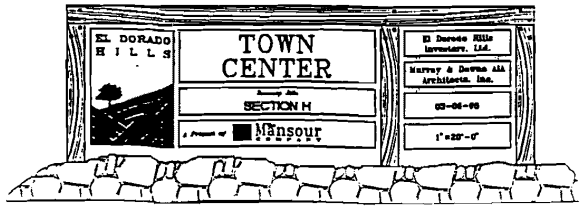
TOWN CENTER

U.S. HIGHWAY 50

WEST

SECTION H





Appendix 2 - Approved Hardscape Elements

The following hardscape elements are to be used to throughout Town Center West within public areas and areas of common use. Where hardscape elements are not specifically defined within the Design Guidelines, the use of these or compatible and complimentary fixtures is recommended.

(Manufacturer may be substituted provided material and fabrication is determined to be "equal or better" by the Design Review Committee.)

Public and Private Street Lighting

- Austin Series		Antique Street Lamps, Inc	8412 South Congress Austin, Texas 78745 (512) 282-9780
	- Luminaire	WAT23	
	- Pole	A14/14; A14/20	
	- Crossarm	ACA1; ACA2; ACA4	

Parking Lot Lighting

- Down light Box	Hapco	Hillman Highway P.O. Box 547 Abingdon, VA 24210 (703) 628-7171

Seating

- Bowery Bench (w/cast iron leg)	Canterbury International	5632 W. Washington Blvd. Los Angeles, CA 90016 (213) 936-7111

Free Standing Planters

- Pennsylvania Avenue Series	Canterbury International	(as above)

Drinking Fountains

- Metro Series	Canterbury International	(as above)

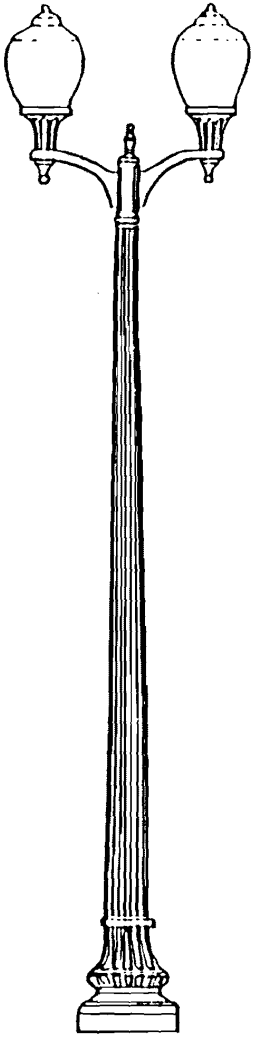
Trash Receptacles

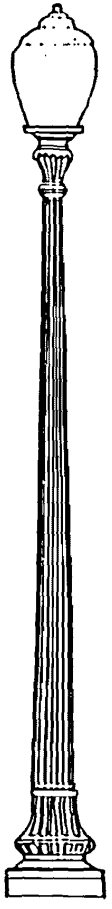
- Pennsylvania Avenue Series	Canterbury International	(as above)

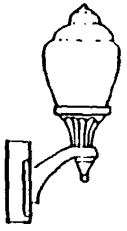
Bollards

- Pennsylvania Avenue Series	Canterbury International	(as above)

PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT L - TOWN CENTER WEST DESIGN GUIDELINES





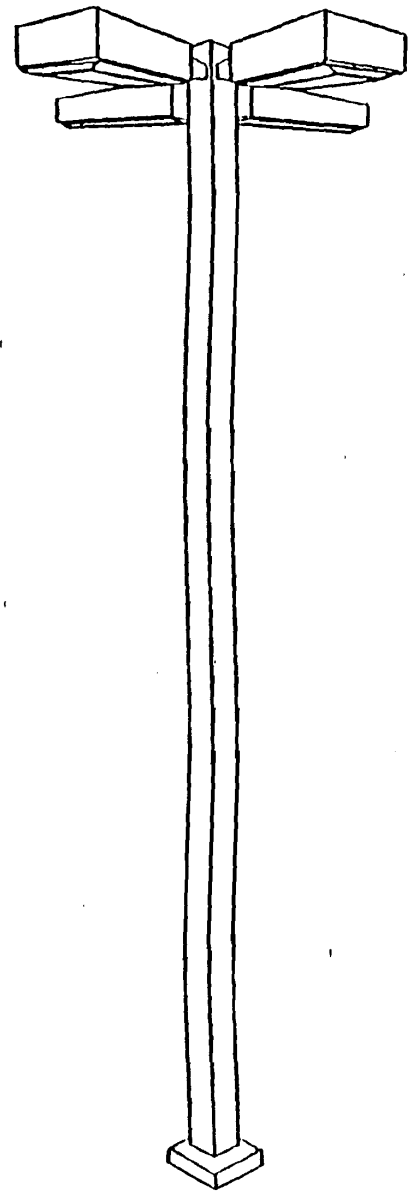


Lighting
Austin Series

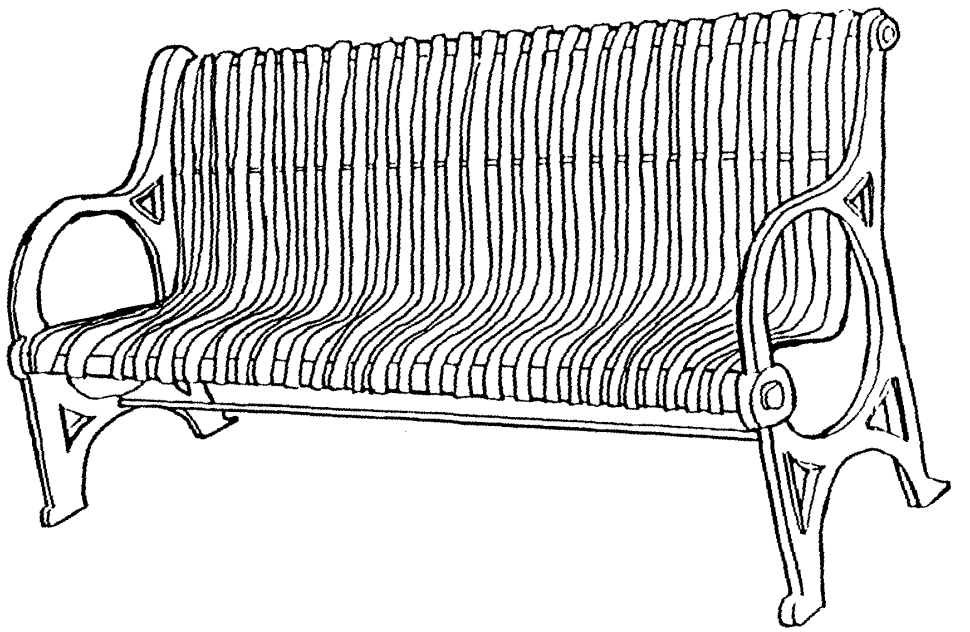
-	Globe	RC9118
-	Pole	11-185
-	Base	BA105
-	Crossarm	CA302
-	Bollard	BA105

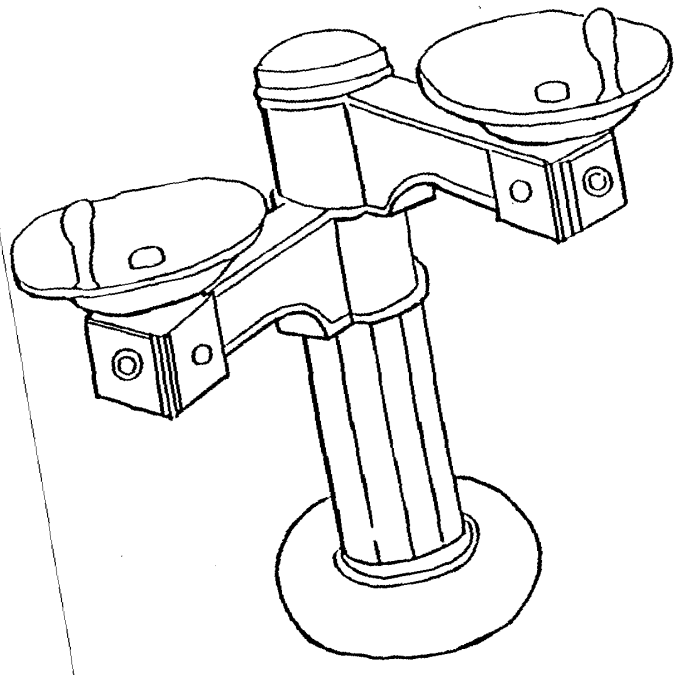
Antique Street Lamps, Inc
8412 South Congress
Austin, Texas 78745
(512) 282-9780

PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT L - TOWN CENTER WEST DESIGN GUIDELINES



Parking Lot Lighting
Down Light Box (typical)



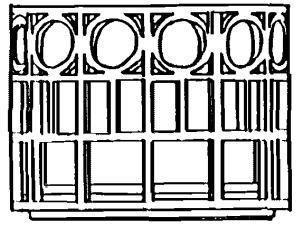


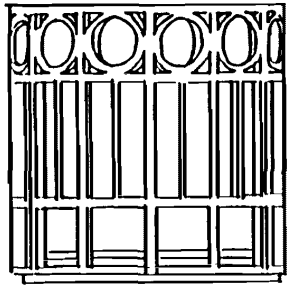
Drinking Fountains
Metro Series

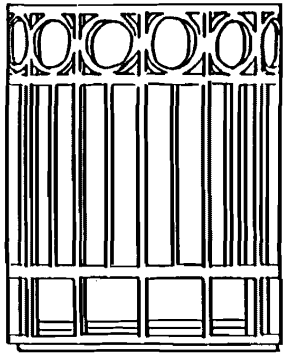
Canterbury International
5632 W. Washington Blvd.
Los Angeles, CA 90016
(213) 936-7111

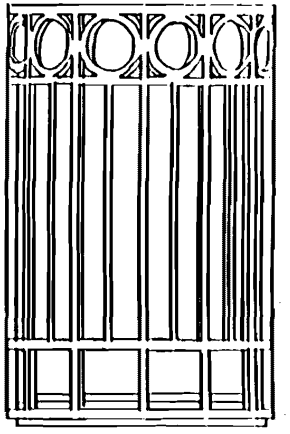
Seating
Bowery Bench (w/cast iron leg)

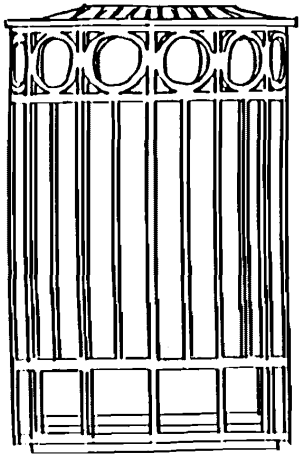
PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT L - TOWN CENTER WEST DESIGN GUIDELINES











Trash Receptacles
Pennsylvania Avenue Series

Free Standing Planters
Pennsylvania Avenue Series

Canterbury International
5632 W. Washington Blvd.
Los Angeles, CA 90016
(213) 936-7111

Appendix 3 - Specific Landscape Criteria

The following Specific Landscape Criteria is comprised of two components: 1) the elements specific to the street rights-of-way and 2) the elements specific to the individual Planning Areas. It is suggested the user first familiarize himself with the elements of the street right-of-way adjacent to his parcel before referring to the individual Planning Area.

EL DORADO HILLS TOWN CENTER
Town Center West Landscape Elements

Latrobe Road

1.	Thematic Median Tree **Bradford Pear**	30' on center Pyrus Calleryana 'Bradford'	15 gallon	100%
2.	Thematic Parkway Tree **American Sweetgum**	30' on center Liquidambar Styraciflua 'Palo Alto'	15 gallon	100%

3. Shrub Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

3.1	Median	
	Compact Oregon Grape	Mahonia aquifolium 'Compacta'
	Cotoneaster	(varieties)
3.2	Roadside	
	Howard McMinn Manzanita	Arctostaphylos d. 'Howard McMinn'
	Crimson Spot Rockrose	Cistus ladanifer
	Cotoneaster	(varieties)
	Hybrid Oregon Grape	Mahonia 'Golden Abundance'
	Toyon	Heteromeles Arbutifolia
	Day Lilly	Hemerocallis (Hybrid varieties)

4. Ground Cover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

4.1	Median	
	St. Johnswort	Hypericum calycinum
4.2	Roadside	
	Turf-type tall fescue	'Trophy' or 'Survivor' Endophyte-enhanced turf type
	St. Johnswort	Hypericum calycinum
	Knotweed	Polygonum Capitatum

EL DORADO HILLS TOWN CENTER
Town Center West Landscape Elements

White Rock Road

1.	Thematic Median Tree **Red Horsechestnut**	30' on center Aesculus carnea 'Briotii'	15 gallon	100%
2.	Thematic Parkway Tree **London Plane tree**	30' on center Platanus aceriflia 'bloodgood'	15 gallon	100%

3. Shrub Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

3.1	Median	
	Juniper	Juniperus (varieties)
	Spiraea	Spiraea bumalda
3.2	Roadside	
	Glossy Abelia	Abelia grandiflora 'Ed Goucher'
	Cotoneaster	(varieties)
	Hybrid Oregon Grape	Mahonia 'Golden Abundance'
	Zabel Laurel	Prunus l. 'Zabeliana'
	Juniper	Juniperus varieties)
	Spiraea	Spiraea bumalda

4. Ground Cover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

4.1	Median	
	St. Johnswort	Hypericum calycinum
	Knotweed	Polygonum Capitatum
4.2	Roadside	
	Turf-type tall fescue	'Trophy' or 'Survivor' Endophyte-enhanced turf type
	Low Cotoneaster	Cotoneaster 'Lowfast'
	St. Johnswort	Hypericum calycinum
	Knotweed	Polygonum capitatum

EL DORADO HILLS TOWN CENTER
Town Center West Landscape Elements

Town Center Boulevard (all segments)

1.	Thematic Median Tree **Purple-leaf plum**	30' on center Prunus 'Krauter-Vesuvius'	15 gallon	100%
2.	Thematic Parkway Tree **Red Maple**	30' on center Acer rubrum 'October Glory'	15 gallon	100%

3. Shrub Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

3.1 Median

Juniper	Juniperus (varieties)
Spiraea	Spiraea Bumalda

3.2 Roadside

Spiraea	Spiraea bumalda
Sumac	Rhus (varieties)
Flowering currant	Ribes (varieties)
Privet	Ligustrum (varieties)
Glossy Abelia	Abelia grandiflora 'Ed Goucher'
Flowering Quince	Chaenomeles (varieties)

4. Ground Cover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

4.1 Median

Dwarf Periwinkle	Vinca minor
Knotwee	Polygonum capitatum

4.2 Roadside

Low Cotoneaster	Cotoneaster 'Lowfast'
English Ivy	Hedera helix
Dwarf Periwinkle	Vinca minor
Turf-type tall fescue	'Trophy' or 'Survivor' Endophyte-enhanced turf type

EL DORADO HILLS TOWN CENTER
Town Center West Landscape Elements

D Street

1.	Thematic Parkway Tree **European Hackberry**	30' on center Celtis australis	15 gallon	100%

2. Shrub Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Glossy Abelia	Abelia grandifolia 'Ed Goucher'
Flowering Currant	Ribes (varieties)
Cotoneaster	Cotoneaster (varieties)
Hybrid Oregon Grape	Mahonia ' Golden Abundance'
Zabel Laurel	Prunus l. 'Zabeliana'

3. Ground Cover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Turf-type tall fescue	'Trophy' or 'Survivor' Endophyte enhanced turf type
Low Cotoneaster	Cotoneaster 'Lowfast'
St. Johnswort	Hypericum calycinum
Knotweed	Polygonum capitatum

EL DORADO HILLS TOWN CENTER
Town Center West Landscape Elements

Entry Corner Cut-offs

1. Major and Minor Entries - shall incorporate Town Center West Identification Monument signage at intersection of Town Center Boulevard with Latrobe Road and D Street with White Rock Road.

1.1	Thematic Foreground Tree **Flowering Crabapple**	Malus Floribunda	24" box	100%
1.2	Thematic Background Tree **Coast Redwood**	Sequoia sempervirens	24" box	100%

2. Site Specific Entry Elements - shall replicate major and minor Town Center West entries and shall incorporate user identification monument signage. See Town Center West Design Guidelines and Development Standards Appendix 5 - Master Signage Program.

2.1	Thematic Background Tree **Coast Redwood**	Sequoia sempervirens	24" box	100%
2.2	Thematic Tree **Red Flowering Crabapple**	Malus 'Red-Silver'	24" box	100%

3. Shrub Palette - major and minor entries and site specific entries. Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Spiraea	Spiraea Bumalda
Flowering Currant	Ribes (varieties)
Juniper	Juniperus (varieties)
Hybrid Oregon Grape	Mahonia 'Golden Abundance'
Day Lillies	Hemerocallis (hybrid varieties)
Crimson Spot Rockrose	Cistus Ladanifer

4. Groundcover Palette - major and minor entries and site specific entries. Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

English Ivy	Hedera Helix
Dwarf Periwinkle	Vinca minor
Juniper	Juniperus (varieties)
Turf-type tall fescue	'Trophy' or 'Survivor' Endophyte enhanced turf type

EL DORADO HILLS TOWN CENTER
Town Center West Landscape Elements

U.S Highway 50 Landscape Buffer

1. On-Site Background Trees - shall be clustered into groves at random locations. Trunk to trunk spacing shall not exceed 30 feet and groves shall be not be farther than 75 feet apart measured between trunks of outermost trees within each grove. Planting size mix shall be:

15 gallon	60%
24" box	30%
36" box	10%

1.1 Evergreen

Coast Redwood	Sequoia semp. 'Aptos Blue'
Japanese Black Pine	pinus thunbergiana

1.2 Deciduous

River Birch	Betula Nigra
Washington Hawthorne	Crataegus phaenopyrum

2. Shrub Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Manzanita	Arctostaphylos d. 'Howard McMinn'
Parney Cotoneaster	Cotoneaster Lacteus
Toyon	Heteromeles arbutifolia
Italian Buckthorn	Rhamnus alternatus
Silktassel	Garrya e. 'James Roof'
Flannel Bush	Fremontodendron 'California Glory'

3. Groundcover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Dwarf Coyote Brush	Baccharis pilularis 'Twin Peaks'
Low Cotoneaster	Cotoneaster 'Lowfast'

EL DORADO HILLS TOWN CENTER
Town Center West Landscape Elements

West Boundary Landscape Buffer

1. On-Site Background Trees - shall be clustered into groves at random locations. Trunk to trunk spacing shall not exceed 30 feet and groves shall be not be farther than 50 feet apart measured between trunks of outermost trees within each grove. Grove plantings shall combine with hedgerow plantings to create a visual barrier between Town Center West and the adjacent residential property.

Planting Sizes		15 gallon	60%
		24" box	30%
		36" box	10%

1.1 Evergreen

Coast Redwood	Sequoia semp. 'Aptos Blue'
Japanese Black Pine	pinus thunbergiana

1.2 Deciduous

River Birch	Betula Nigra
Washington Hawthorne	Crataegus phaenopyrum

2. Shrub Palette - At the time of development within Planning Areas B and D of Town Center West and in those areas where the elevation at the west boundary/property line is less than 8 feet above the average constructed grade of any adjacent residential lot/parcel. a hedgerow of shrub plantings shall be installed. Planting materials for the hedgerow shall be a minimum of 15 gallons in size and spaced according to specie requirements to create a visual barrier within 5 years.

Manzanita	Arctostaphylos d. 'Howard McMinn'
Parney Cotoneaster	Cotoneaster Lacteus
Toyon	Heteromeles arbutifolia
Italian Buckthorn	Rhamnus alternatus
Silktassel	Garrya e. 'James Roof'
Flannel Bush	Fremontodendron 'California Glory'

3. Groundcover Palette - Nursery stock sizes chosen by the initial landscape architect shall become the standard for future phases.

Dwarf Coyote Brush	Baccharis pilularis 'Twin Peaks'
Low Cotoneaster	Cotoneaster 'Lowfast'

Town Center West Landscape Elements

All Planning Areas

1. On-site Background Trees - adjacent to Parkway plantings. On site Background Trees shall be clustered into groves at random locations. Trunk to trunk spacing shall not exceed 30 feet and groves shall be not be farther than 75 feet apart measured between trunks of outermost trees within each grove. Planting size mix shall be:

15 gallon	70%
24" box	30%

1.1 Evergreen

Coast Redwood	Sequoia semp. 'Aptos Blue'
Japanese Black Pine	Pinus thunbergiana
Glossy Privet	Ligustrum lucidum

1.2 Deciduous Trees

Little Leaf Linden	Tilia cordata
European Hackberry	Celtis australis
River Birch	Betula nigra
Washington Hawthorn	Crataegus phaenopyrum

2. On-site General Purpose Trees - Planting sizes shall be consistent with the proposed application and shall be subject to approval of the Design Review Committee. Planting size mix shall be:

15 gallon	70%
24"box	20%
36" box	10%

2.1 Evergreen Trees

Coast Redwood	Sequoia semp. 'Aptos Blue'
Italian Stone Pine	Pinus Pinea
California Bay	Umbelularia californica
Glossy Privet	Ligustrum lucidum
Deodar Cedar	Cedrus deodara

2.2 Deciduous Trees

Norway Maple	Acer platenoides
European Hackberry	Celtis australis
Sweetgum	Liquidambar styraciflua 'Palo Alto'
White Birch	Betula pendula
Saucer Magnolia	Magnolia soulangeana
Crabapple	Malus Liset
Flowering Pear	Pyrus 'Aristocrat'
Purple Plum	Prunus Cerasifera 'Thundercloud'
Tulip Tree	Liriodendron tulipifera

EL DORADO HILLS TOWN CENTER
Town Center West Landscape Elements

All Planning Areas (continued)

3. Shrub Palette - Planting sizes shall be consistent with the proposed application and shall be subject to approval of the Design Review Committee. Planting sizes mix shall be:

5 gallon	70%
15 gallon	20%
24" box	10%

Strawberry Tree	Arbutus unedo
Flowering Quince	Chaenomeles (varieties)
Western Dogwood	Cornus stolonifera
Rhododendron	Rhododendron (varieties)
Manzanita	Arctostaphylos (varieties)
Privet	Ligustrum (varieties)
Common Lilac	Syringa (varieties)
Viburnum	Viburnum (varieties)
Pyracantha	Pyracantha (varieties)
Glossy Abelia	Abelia grandiflora 'Ed Goucher"
Boxwood	Buxus (varieties)
Cotoneaster	Cotoneaster (varieties)
Day Lilly	Hemerocallis (varieties)
Juniper	Juniperus (varieties)
Oregon Grape	Mahonia (varieties)
Spiraea	Spiraea (varieties)

4. Groundcover and Vine Palette - Planting sizes shall be consistent with the proposed application and shall be subject to approval of the Design Review Committee.

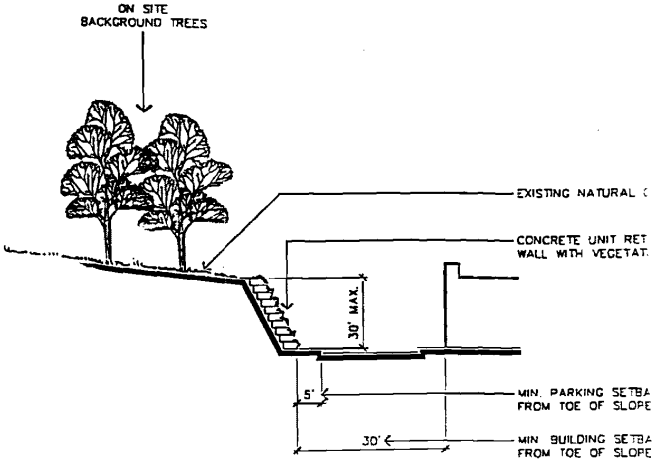
Boston Ivy	Parthenocissus tricuspidata
Lady Banks Rose	Rosa banksaea 'Alba Plena'
Purple Chinese Wisteria	Wisteria sinensis
Hahn's Ivy	Hedera helix 'Hahn's'
Dwarf Periwinkle	Vinca minor
Turf-type tall fescue	'Trophy' or 'Survivor' Endophyte-enhanced turf type

5. Parking Lot Trees - Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, a minimum of 40 percent of the parking lot will be shaded. Planting size shall be: 15 gallon 100%

Honeylocust	Gleditsia triacanthos 'Shademaster'

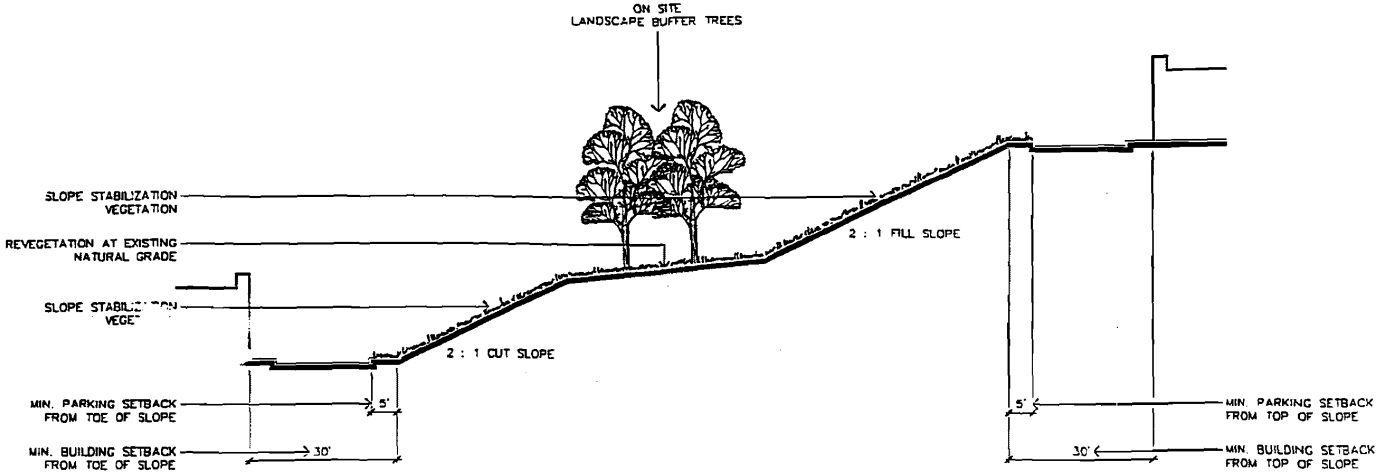
TOWN CENTER WEST

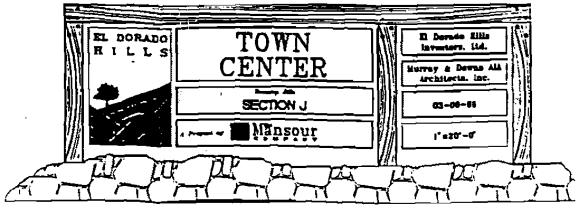
ON-SITE



TOWN CENTER WEST

ON-SITE CUT AND FILL SLOPE SECTION J

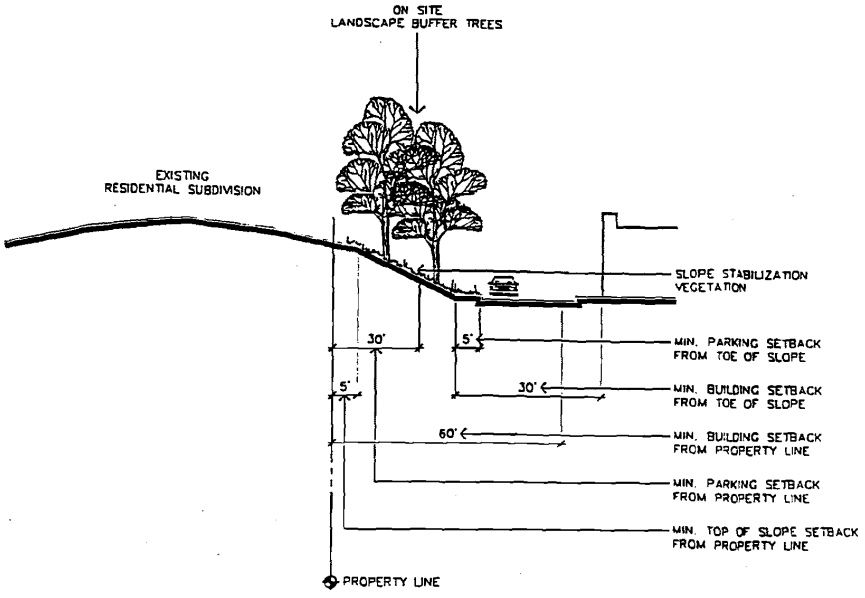


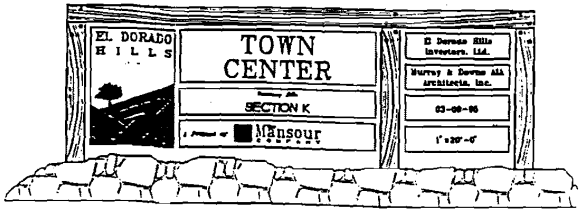


TOWN CENTER WEST PROPERTY LINE (CUT SLOPE)

WEST

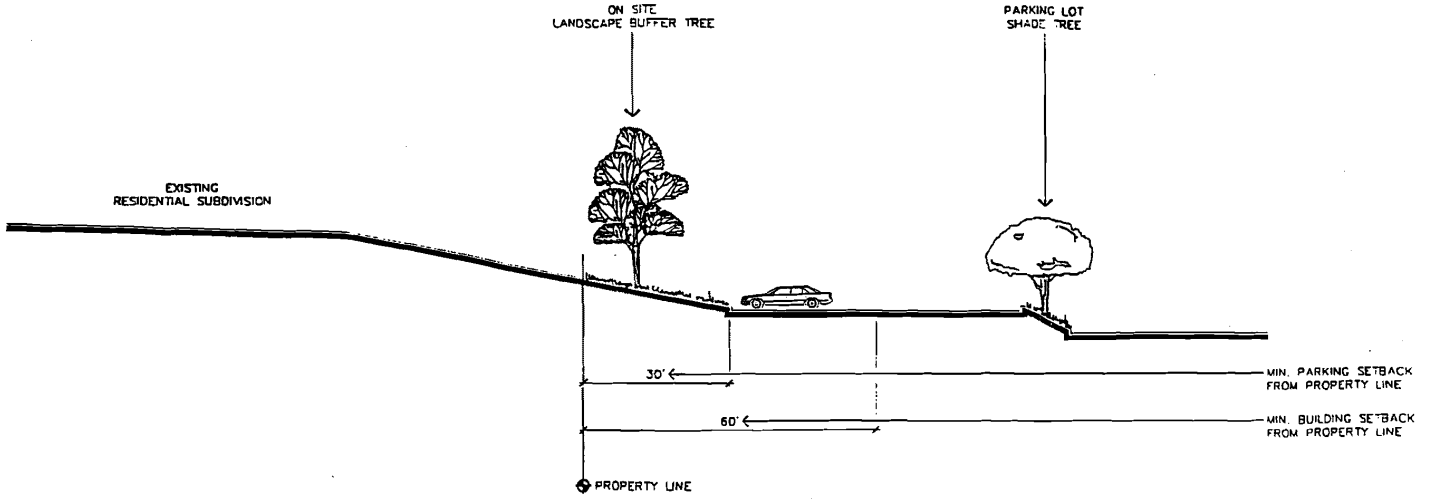
SECTION K

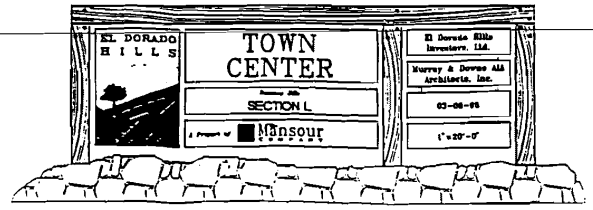




TOWN CENTER WEST PROPERTY LINE (AT GRADE)

WEST SECTION L

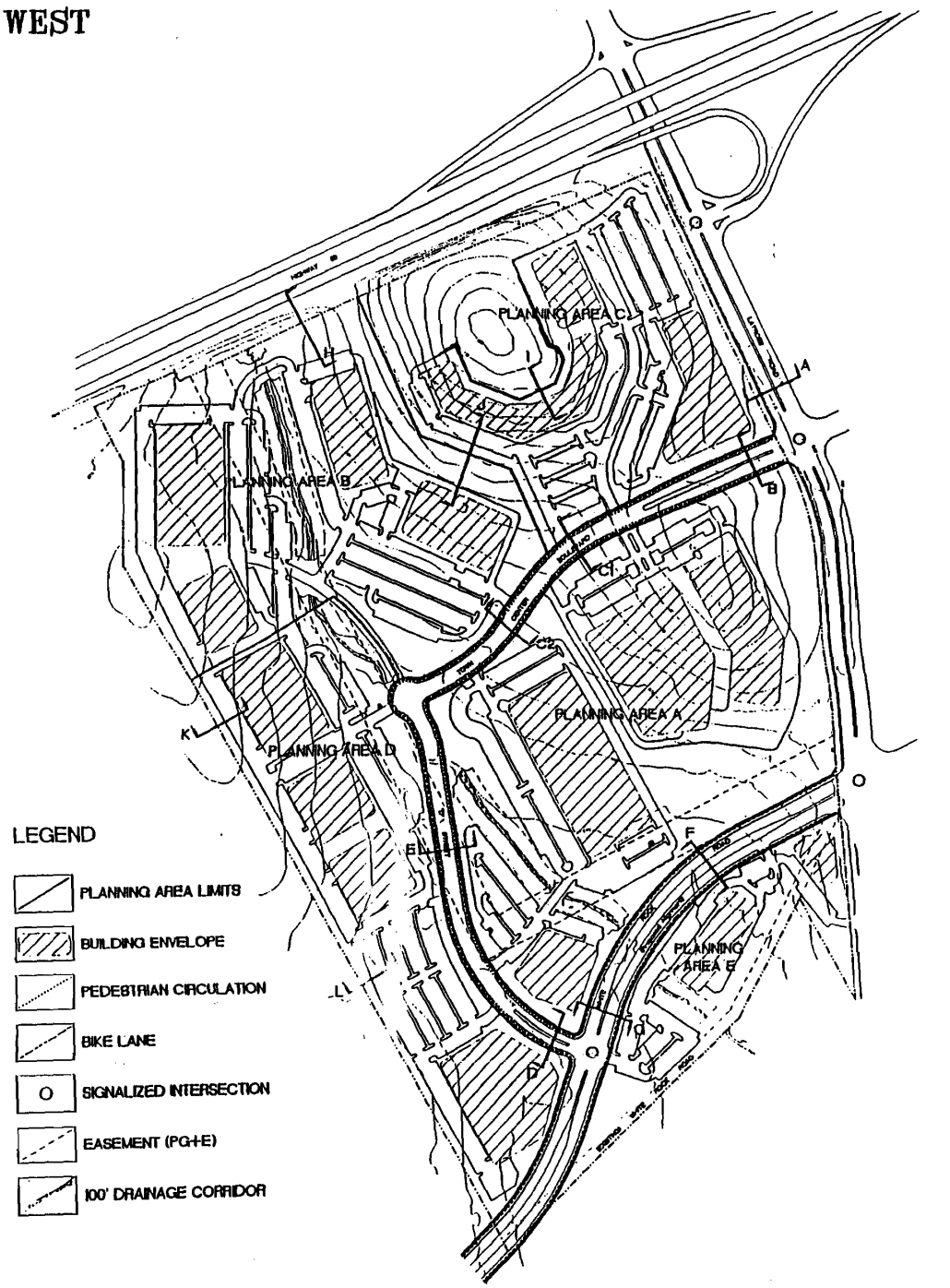




TOWN CENTER

KEY MAP

WEST



Appendix 4 - Specific Lighting Criteria

The Specific Lighting Criteria is comprised of three components: 1) the elements specific to the street rights-of-way, 2) the elements specific to parking lots and 3) the elements specific to the individual Planning Areas. It is suggested the user first familiarize himself with the elements of the street right-of-way adjacent to his parcel before referring to the individual Planning Area.

(Manufacturer may be substituted provided material and fabrication is determined to be "equal or better" by the Design Review Committee.)

Town Center Boulevard

- Entry Intersection	Austin Series:	5-globe unit: one unit per corner
	Pole Height:	Uniform: not to exceed 24 feet
	Footcandles:	1.5 standard
	Spacing:	As required to maintain standard
- Median	Austin Series	2-globe unit: triangulated with roadside units
	Pole Height:	Uniform: not to exceed 24 feet
	Footcandles:	1.0
	Spacing:	As required to maintain standard
- Roadside	Austin Series:	Single globe unit: triangulated with median units
	Pole Height:	Uniform: not to exceed 24 feet
	Footcandles:	1.0
	Spacing:	As required to maintain standard

D Street

- Roadside	Austin Series:	Single globe unit
	Pole Height:	Uniform: not to exceed 24 feet
	Footcandles:	0.5
	Spacing:	As required to maintain standard

Parking Lot Lighting

- Standard Interior	(To Be Named):	Downlight cutoff "shoebox" fixture (model # to be determined)
	Pole Height:	Uniform: not to exceed 24 feet
	Footcandles:	1.5
	Spacing:	As required to maintain standard
- End Aisle Accent	Austin Series:	(as determined by user)
	Pole Height:	Uniform: not to exceed 16 feet
	Footcandles:	1.0

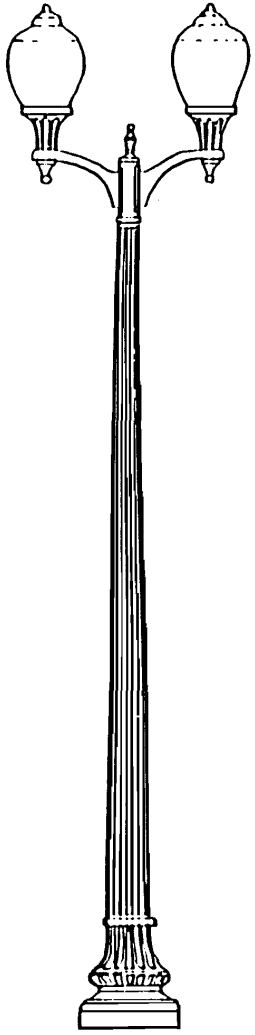
Appendix 4 - Specific Lighting Criteria (continued)

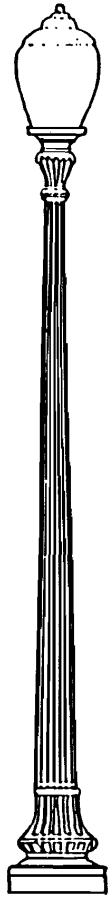
-	Walkway Intersections	Austin Series:	(as determined by user)
		Pole Height:	Uniform: not to exceed 16 feet
		Footcandles:	1.0
		Spacing:	not applicable

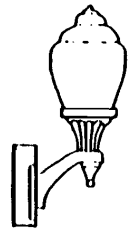
Planning Areas A, B, C, D and E

-	Accent Post Lighting	Austin Series	(as determined by user)
		Pole Height:	Uniform: not to exceed 16 feet
		Footcandles:	1.0
		Spacing:	not applicable
-	Supplemental Pedestrian Lighting	Austin Series	Bollard
		Footcandles:	0.5
		Spacing:	As required to maintain standard

PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT L - TOWN CENTER WEST DESIGN GUIDELINES





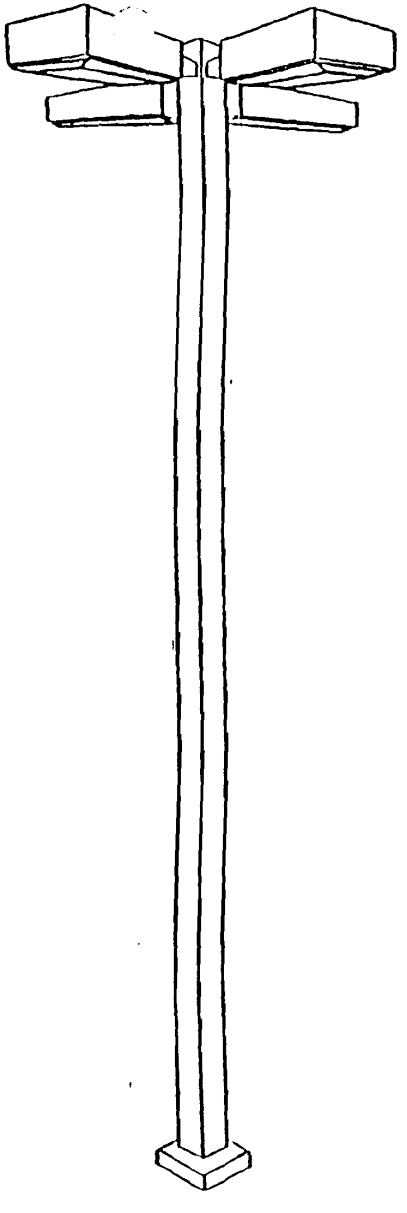


Lighting
Austin Series

-	Globe	RC9118
-	Pole	11-185
-	Base	BA105
-	Crossarm	CA302
-	Bollard	BA105

Antique Street Lamps, Inc
8412 South Congress
Austin, Texas 78745
(512) 282-9780

PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT L - TOWN CENTER WEST DESIGN GUIDELINES



Parking Lot Lighting
Down Light Box (typical)

PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT L - TOWN CENTER WEST DESIGN GUIDELINES

Appendix 5 - Master Signage Program - Town Center West

TABLE OF CONTENTS

EL DORADO HILLS TOWN CENTER MASTER SIGNAGE PROGRAM

Town Center West

1.0 Introduction

1.1 Objectives

The planning, architecture and landscaping of the El Dorado Hills Town Center reflect the intention that Town Center provide a high quality environment for its tenants, patrons and the community-at-large. Recognizing that development within Town Center will progress in stages according to market demand, the signage program will respond to properly reflect the scope and scale of Town Center's development during the build-out time frame.

1.2 Intent

The following Master Signage Program has been prepared for the El Dorado Hills Town Center in order to establish overall standards for the design and regulation of signs and other graphic elements throughout the project. The program is intended to create a consistency in sign design that reinforces the overall image of Town Center while maintaining the means for individual user identification.

The Master Signage Program included general guidelines for the following sign types:

Project Identification Signage

Directional and Regulatory Signage

User Identification/Information Signage

Temporary Signage

EL DORADO HILLS TOWN CENTER MASTER SIGNAGE PROGRAM

Town Center West

2.0 Signage Concept

2.1 Project Identification Signage

The design of project identification elements will utilize the rail fence and rock wall theme developed for the Town Center. Colors shall be:

Forest Green (equal to PMS 555)
Golden Tan (equal to PMS 465 or equivalent as reflected in metals or metallic materials)

Materials. methods of construction and typeface style will be established by the initial developer and shall become the standard.

Perimeter signage shall consistently display the project symbol/logotype as a unifying graphic image.

Sign materials shall consist of steel I-beam members. natural or painted wood. painted metal and metal or composite dimemsional letters. Materials shall be consistent with the proposed application and shall be approved by the Design Review Committee.

2.2 Directional/Information Signage

All auto and pedestrian oriented driectional/informational signs shall use a common format based on the rail fence theme. Materials. colors and the project typeface and symbol/logotype shall be consistently applied to these elements throughout the project. Regulatory signs shall be similarly designed subject to approval by the Director of the Department of Transportation of other authority.

2.3 User Identification Monument Signage

User Identification Monument Signage shall replicate Project Identification Signage using the rail fence and rock wall theme. Users may display their individual corporate colors. symbols logotypes and identities within the established format.

3.0 General Design Requirements

3.1 Site Specific Project Planner/Architect/Builder Responsibility

Each site specific project proponent shall review the El Dorado Hills Town Center Master Signage Program before preparing designs of specific project signs. Although previous signing practices with the Town Center will be considered, they will not govern the signs being currently submitted nor be the basis for deviation from the current standards. Each site specific project proponent shall any other jurisdictional regulations as may be applicable. Approval by the Design Review Committee does not constitute approval by any County or State agency.

3.2 Design Review Committee Responsibility

The Design Review Committee will be responsible to interpret the Master Signage Program, review sign submittals and issue approvals of same. The Design Review Committee shall inspect completed signs to ensure compliance with the Master Signage Program only.

3.3 Property Owners Association

The Property Owners Association shall be responsible for the enforcement of the standards set forth in the Master Signage Program.

3.4 Non-Conforming Signs

The Design Review and/or Property Owners Association at their discretion, and at the project proponent's expense, will correct, replace or remove any sign that is installed without written approval and/or that is deemed not to be in conformance with the approved plans/project sign criteria.

3.5 Prohibited Signs

Only those signs provided for herein and specifically approved in writing by the Design Review Committee shall be allowed. No temporary wall or fascia signs, pennants, banners, flags, trailer signs, vehicles used for sign identity purposes, inflatable displays or sandwich boards shall be allowed.

4.0 Town Center Identification Signage

4.1 Highway Oriented Signs

Description:	Illuminated, single faced, freestanding pylon sign utilizing the rail fence and rock wall theme and displaying the El Dorado Hills Town Center symbol/logotype with provision for the display of a maximum of ten (10) retail commercial user names and/or symbols/logotypes and three (3) corporate user symbols/logotypes
Location:	Adjacent to U.S. Highway 50 approximately mid-point on the west face of the mound located in the northeast corner of the project area
Setback:	125 feet from property line/U.S. Highway 50 ROW line
Height:	32' from grade to top of sign
Overall Size:	40 feet wide, 28 feet high - 1120 square feet
Total Number of Signs:	One (1)

4.0 Town Center Identification Signage

4.2 Major Town Center West Entry Sign

Description:	Illuminated single-faced freestanding ground monument sign using the rail fence and rock wall theme and displaying the El Dorado Hills Town Center symbol/logotype, Town Center West designation and no more than three (3) corporate user symbols/logotypes
Location:	Within landscaped corner cut-offs at major entry at Latrobe Road and Town Center Boulevard
Setback:	minimum of 15 feet from ROW
Height:	5' - 6"
Maximum Square Footage	120 square feet (60 square feet each sign)
Total Number of Signs:	two (2) - one on each corner of intersection of Latrobe Road and Town Center Boulevard

4.0 Town Center Identification Signage

4.3 Minor Town Center West Entry Signs

Description:	Illuminated single-faced freestanding ground monument sign displaying the El Dorado Hills Town Center symbol/logotype and the Town Center West designation
Location:	Within landscaped corner cut-offs at minor entry at White Rock Road and D Street
Setback:	minimum of 10 feet from ROW
Height:	4' - 6"
Maximum Square Footage:	80 square feet (40 square feet each sign)
Total Number of Signs:	two (2) - one on each corner of intersection of White Rock Road and D Street

5.0 Directional and Regulatory Signage

5.1 General Directional Signs

Description:	Non-illuminated, single or double-faced, freestanding post and panel sign based on the rail fence theme established for the project.
Location:	As required
Setback:	As required
Height:	4' - 6"
Maximum Square Footage:	As required
Total number of Signs:	As required

5.0 Directional and Regulatory Signage

5.2 Auto/Pedestrian Directional Signs

Description:	Non-illuminated, single or double-faced, freestanding post and panel sign based on the rail fence theme established for the project.
Location:	As required
Setback:	As required
Height:	4' - 6"
Maximum Square Footage:	As required
Total number of Signs:	As required

6.2 Town Center West

6.2.1 User Identification Monument Signs

Description:	Illuminated, freestanding monument sign displaying a building or complex name or single or multiple user name(s). Individual corporate identification by symbol/logotype and/or color shall be permitted within the established format subject to approval of the Design Review Committee
Location:	At primary off-street entry to buildings or building complexes
Setback:	minimum of 10 feet from ROW
Height:	4' - 0"
Maximum Square Footage:	40 square feet
Total Number of Signs:	One (1) sign per lot. Building or building complex with two street frontages shall be allowed one (1) sign per street frontage

6.2 Town Center West

6.2.2 On-Site Convenience Sign

Description:	Illuminated and non-illuminated freestanding convenience signs identifying parking, exits, service/delivery entrances and code required regulatory signage; may be single or double-faced
Location:	On-site as needed
Setback:	As required
Height:	4' - 0"
Maximum Square Footage:	4 square feet
Total Number of Signs:	4 signs per lot

6.2 Town Center West

6.2.3 On-Building Identification Sign - Office User

Description:	Illuminated corporate identification letters/symbols
Location:	Building fascia, parapet or wall
Height:	Maximum letter height - 30 inches Maximum symbol height - 36 inches
Maximum Square Footage:	(length of sign may not exceed 70 percent of fascia, parapet or wall length on which sign is attached)
Total Number of Signs:	Two (2) signs

6.2.4 On-Building Identification Sign - Hotel User

Description:	Illuminated corporate identification letters/symbols
Location:	Building fascia, parapet or wall
Height:	Maximum letter height - 4' - 0" Maximum symbol height - 4' - 6"
Maximum Square Footage:	(Length of sign may not exceed 70 percent of fascia, parapet or wall length on which sign is attached)
Total Number of Signs:	Two (2) signs

6.2 Town Center West

6.2.5 On-Building Identification Sign - In-Line retail User

Description:	Illuminated user identification
Location:	Primary building elevation and attached to building fascia. parapet or wall
Height:	Maximum letter height - 18"
Maximum Square Footage:	35 square feet: overall length of sign shall not exceed 70 percent of the front footage of the shop between lease lines
Total Number of Signs:	One(1) per tenant storefront: users occupying corner spaces may have two (2) signs. one on each building elevation

6.2.6 Building Address Display

Description:	Mandatory address numerals for each building and/or tenant
Location:	To be uniformly displayed on the building face most visible from the street fronting the site
Height:	Not to exceed 12"

Appendix 6 - Improvements Phasing Plan

Improvement Phasing and Triggers.

All improvements to be completed prior to issuance of Certificate of Occupancy for any project within the subject Planning Area.

Phase I -Development of Planning sub-Area A-1 (the CPM 20 acre site) and Planning Area C (excepting the northwest quadrant which is to be held from development until completion of the PSR for U.S. Highway 50/El Dorado Hills boulevard Interchange).

Improvements: A Street (Town Center Boulevard) from Latrobe Road to the western-most driveway access of the CPM 20 acre site (approximately 1250 linear feet) as depicted on the Development Plan.

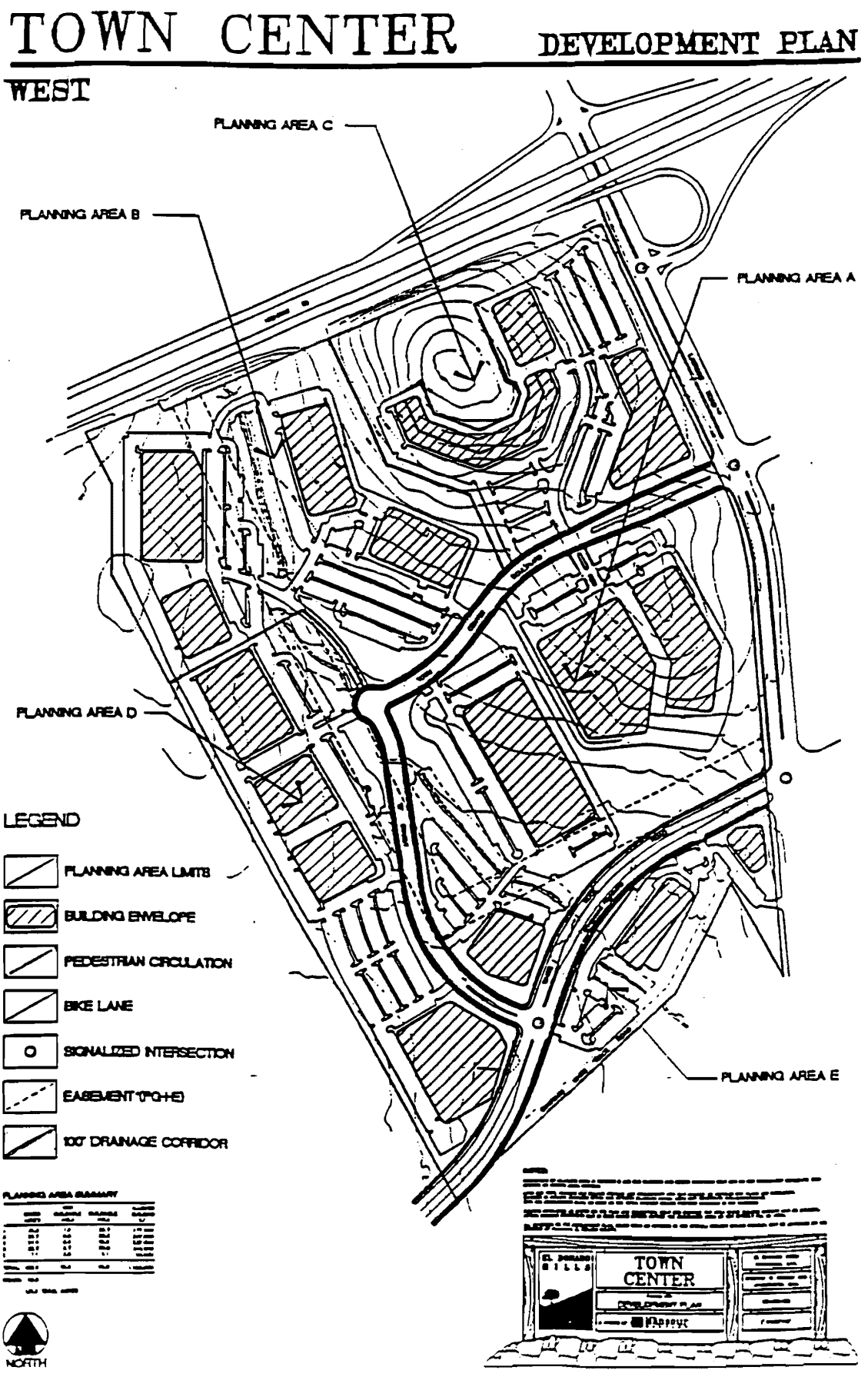
Phase II - Any development within Planning sub-Area A-2 or Planning Area B-1.

Improvements: Extend A Street (Town Center Boulevard) to its western terminus with D Street (subject to specific site plan approval by EDH Fire Department). If development is proposed for both areas concurrently, construction of D Street is required.

Phase III - Any development within Planning Area A-3, B-2, D-1, D-2 or E

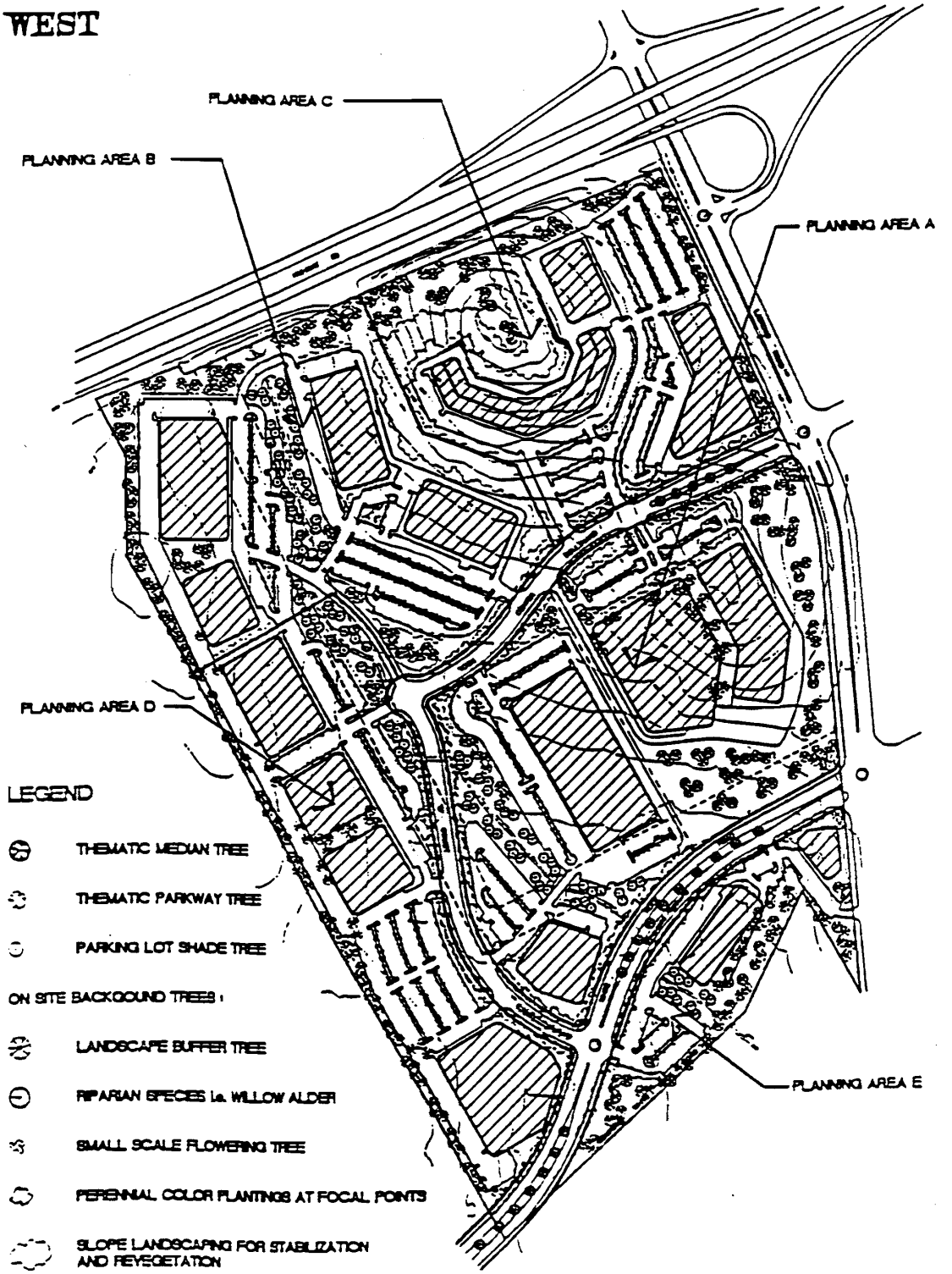
Improvements: Design and construct D Street from the southern boundary of the project property through White Rock Road intersection and to its northern terminus with Town Center Boulevard.

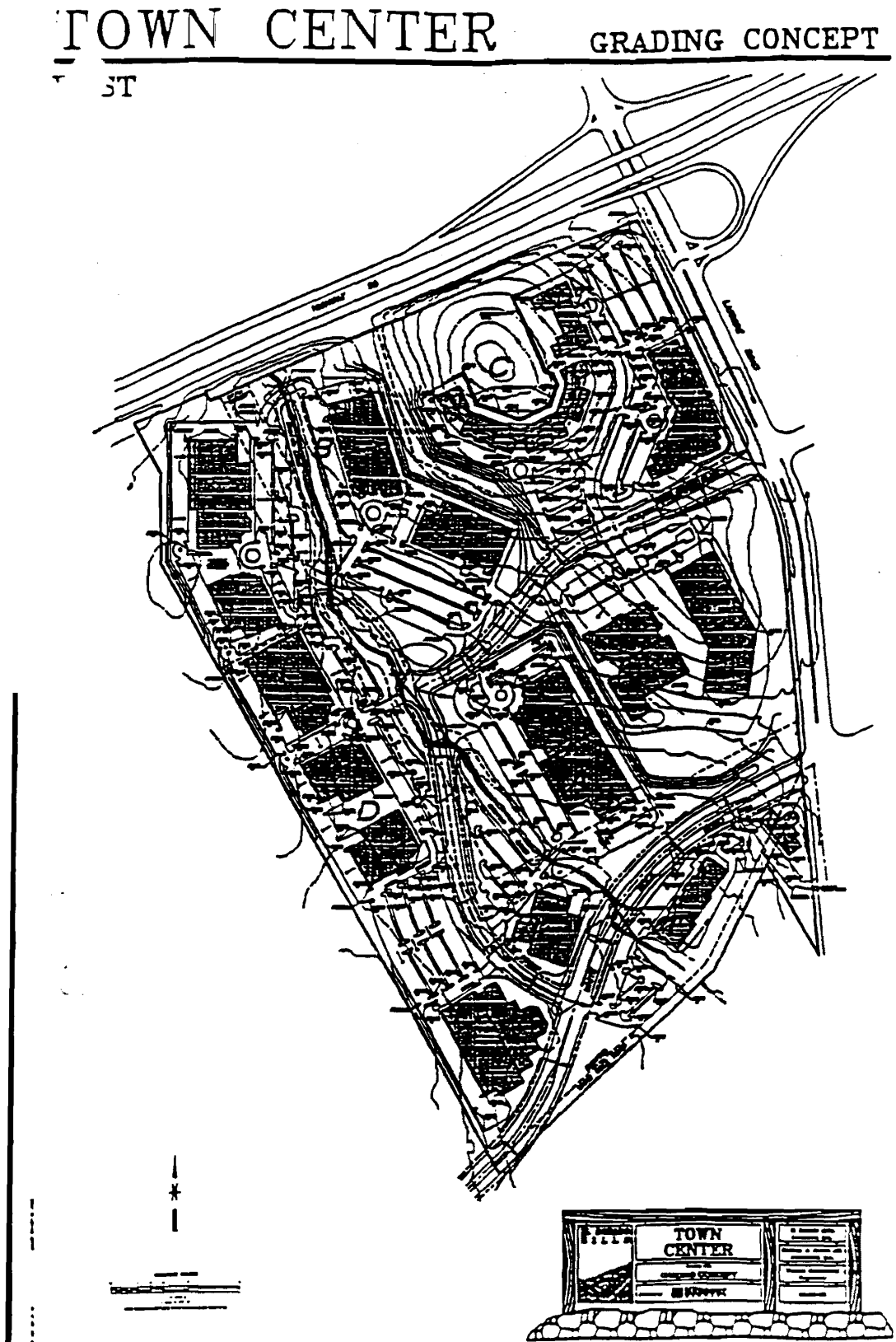
PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT L - TOWN CENTER WEST DESIGN GUIDELINES



TOWN CENTER LANDSCAPE CONCEPT

WEST




TOWN CENTER
GRADING CONCEPT
TOWN CENTER

SP13-0001/PD95-0002-R/El Dorado Hills Retirement Residence – As recommended by the Planning Commission on June 12, 2014

Amendments and Revisions

1. Prior to approval of the proposed senior residential care facility, the following amendments and revisions shall be adopted:

   a. SP13-0001, El Dorado Hills Specific Plan amendments to Village U (Town Center West) uses and development standards; and

   b. PD95-0002-R, Development Plan revisions to allow a residential senior care facility in Town Center West and to the applicable development standards;

SP13-0001:

The El Dorado Hills Specific Plan shall be amended as follows:

2. **AMENDMENT 1:**

   "**Section 1.4.2.1 Architecture**
   The policies set forth in this section are intended as guides to the general architectural style and appearance employed in the construction of all residences in the Plan area. The objective is to provide for building design and placement in a manner that reflects the natural character of the Plan Area and the particular village.

   a. Buildings generally shall be limited to ~~two~~ three stories in height except in instances where topography reasonably allows higher structures that would not detract from visual amenities."

   "**Appendix B, Section 2.1.a**
   "a. Buildings in general shall be limited to ~~two~~ three stories except where topography allows higher structures to be built without causing a significant visual impact."

3. **AMENDMENT 2**
(Shall be amended to strikeout the original Specific Plan summary and underline the current approved maps in the Serrano portion plus this project.)

a.

"Table 1
Summary of Residential Use by Development Neighborhood

Specific Plan Area	**(a) Dwelling Units**	**(b) Net Acres[(2)]**	**(c) Net D.U./Ac**
Commercial Neighborhood			
Village U	~~0~~ 130	5.5	24
Subtotal	~~0~~ 130	5.5	24
Grand Total	~~6,162~~ 4,956	~~2,021~~ 2,048.5	~~3.05~~ 2.42

b.

"Table 1
Summary of Residential Use by Development Neighborhood

Specific Plan Area	**(a) Dwelling Units**	**(b) Net Acres[(2)]**	**(c) Net D.U./Ac**
Miscellaneous			
Village T (by others)		126	
Village U (by others)		~~130~~ 124.5	
Subtotal		~~256~~ 250.5	

PD95-0002-R:

The Town Center West Development Plan shall be revised as follows:

4. **REVISION 1.**

"Figure 2: Planned Square Footage by Use and Planning Area

	LM	RD	BPO	C	CCF[2]	Total
Planning Area A	250,000	200,000	27,000	10,000[1]	~~114,000~~ 116,000	~~477,000~~ 591~~1~~3,000
Planning Area B	300,000	47,000				347,000
Planning Area C			237,000	250rm Hotel[1]		237,000
Planning Area D		150,000	194,000	15,000[1]		344,000
Planning Area E				35,000[1]		60,000[1]
Total	550,000	397,000	458,000	60,000[1]	~~114,000~~ 116,000	~~1,465,000~~ 1,5~~79~~81,000

Note [1]: The total Planned Square footage of Category C use shall not exceed 60,000 square feet. When allocated to a Planning Area other than Planning Area E, the number of square feet of Category C uses allocated shall be deducted from Category BPO.
Note [2]: Community Care Facility (CCF)"

5. **REVISION 2. (**Page 2):

"**Town Center West**

Planning Area A is located on the southeast quadrant of Town Center West with access provided by Town Center Boulevard. Planning Area A consists of approximately 36 acres. Planned building square footage is ~~477,000~~ 591~~1~~3,000 square feet.

6. **REVISION 3.**

"**Figure 1: (*Planning Areas and Planned Building Square Footage)***

	Area Acreage	Planned Building Square Footage
Planning Area A	36.3	~~477,000~~ 59~~1~~3,000
Planning Area B	29.7	347,000
Planning Area C	24.4	237,000
Planning Area D	22.7	344,000
Planning Area E	7.1	60,000
Roads	10.9	
Totals	131.1	~~1,465,000~~ 1,5~~79~~81,000"

7. **REVISION 4.**

"**2. The Development Standards**
(Refer to the Improvements Phasing Plan for Planning sub-Areas.)

2.1 Planning Area A

2.1.1 Building Height – Buildings situated in Planning sub-Area A1 shall be limited to 50 feet in height, and A2 shall be limited to 35 feet in height, whereas buildings in Planning sub-Area A3 shall have a maximum height of 65 feet."

Bole & Associates
An Environmental Consulting Firm

January 11, 2024

Superior Self Storage
Attn: Mr. Dave Kindelt
4210 Douglas Boulevard, Suite 306-524
Granite Bay, CA 95746

BIOLOGICAL OPINION LETTER REGARDING PROPOSED DEVELOPMENT PROJECT LOCATED AT 4250 TOWN CENTER BOULEVARD, EL DORADO HILLS, EL DORADO COUNTY, CA 95762. APN 117-160-064. B&A FILE 1215-2022-2381.

1.0 INTRODUCTION

On behalf of Superior Self Storage (SSS), Bole & Associates (B&A) reviewed historical EIR documents related to the development of El Dorado County APN 117-160-064 which was developed into an injection moulding manufacturing facility in the late 1990s. The site currently contains an approximately 112,000-ft² self-storage warehouse structure and an approximately 5,000-ft² remnant storage building located in the southwestern portion of the parcel. SSS proposes to develop the southern portion of the parcel (currently vacant land) with four (4) additional storage buildings. This report includes an analysis of current site conditions for potential impacts to threatened and endangered species in accordance with CEQA, NEPA, and local development requirements.

1.1 Study Area and Project Area Location

The Study Area (project area) is located within the "Clarksville California" 7.5-minute quadrangle (U.S. Geological Survey [USGS] 1980) (Figure 1. *Site Location Map).* The approximate center of the Study Area is located at latitude 38.6468N and longitude -121.0698. The terrain elevation within the Study Area ranges from approximately 600-620 feet above mean sea level (msl).

1.2 Purpose of this Biological Resources Evaluation

The purpose of this BRE is to collect information on the biological resources present or with the potential to occur in the Study Area, to provide an analysis of potential Project impacts on these resources within the Project area, and to recommend mitigation measures. This BRE is intended to support preparation of environmental documents/potential permit applications and align project objectives with the City of El Dorado Hills General Plan and the El Dorado County General Plan.

1.3 Project Description

SSS proposes to construct four (4) additional warehouse structures in the southern portion of the parcel, as shown on the attached site plans provided by SSS. These structures will complement the existing approximately 112,000-ft² storage structure. The development of the site will be restricted to the southern portion of APN 117-160-031.

2.0 RESULTS

2.1 Site Characteristics and Land Use

The Study Area is situated at an elevation of approximately 600 feet above mean sea level (MSL) in El Dorado County, California. The Study Area is located in the City of El Dorado Hills, bordered on the north by Town Center Boulevard, on the east by Latrobe Road, on the south by White Rock Road, and on the east by undeveloped land.

2.2 Soils

According to the *Web Soil Survey* (Natural Resources Conservation Service [NRCS] 2024), two (2) soil types dominate the Study Area (*Natural Resources Conservation Service Soil Types*): Argonaut gravelly loam, 2 to 15 percent slopes; and Auburn silt loam, 2 to 30 percent slopes. The Argonaut series consists of well drained loams and are not classified as hydric. The Auburn series consists of well drains loams and are not classified as hydric. No hydric soils were found within the Project area.

2.3 Aquatic Features

There are no aquatic features within the Project area.

2.4 Wildlife

Wildlife use of the Study area (Project area) is expected to be low due to the developed surroundings. Based on the poor quality of habitat in the study area, which consists primarily of gravel surfacing and non-native grasses, there is little habitat for foraging or habitation on the subject property. A few bird species observed during the January 2024 site visit included California scrub jay (*Aphelocoma californica*), western bluebird (*Sialia mexicana*), house finch (*Haemorhous mexicanus*), and common crow (*Corvus brachyrhynchos)*. These species were noted flying overhead and were not observed to be using the site for foraging or for habitation. Urban-adapted wildlife typically found in this setting could include raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), and brown rat (*Rattus norvegicus*).

3.0 Evaluation of Special-Status Species

Based on an analysis of CNDDB occurrences, USFWS listed species, profession expertise and observations in the field, al list of special-status plant and animal species that have the potential to occur within the Study area was generated.

Table 1. Evaluation of Listed and Proposed Species Potentially Occurring or Known to Occur in the Superior Self Storage Phase 3 Project Action Area

Species	Federal (USFWS) Status[1]	State (CDFG)/CNPS Status[1]	Habitat	Potential for Occurrence
Plants				
El Dorado bedstraw (Galium californicum ssp. sierrae)	E	Rare CNPS 1B.2	Cismontane woodland chaparral, lower montane coniferous forest, in pine-oak woodland or chaparral. Restricted to gabbroic or serpentine soils.	**Absent:** subject property has been graded and disturbed in numerous areas with very little habitat available to support this species. None were observed during the onsite survey. Onsite soils are not gabbroic nor serpentine
Pine Hill ceanothus (Ceanothus roderickii)	E	Rare CNPS 1B.1	Chaparral, cismontane woodland. Gabbroic or serpentine soils; often in "historically disturbed" areas with an ensemble of other rare plants.	**Absent:** subject property has been graded and disturbed in numerous areas with very little habitat available to support this species. None were observed during the onsite survey. Onsite soils are not gabbroic nor serpentine.
Pine Hill flannelbush (Fremontodendron californicum ssp. decumbens)	E	Rare 1B.2	Chaparral, cismontane woodland. Rocky ridges; gabbro or serpentine endemic; often among rocks and boulders.	**Absent:** subject property has been graded and disturbed in numerous areas with very little habitat available to support this species. None were observed during the onsite survey. Onsite soils are not gabbroic nor serpentine..
Stebbins' morning-glory (Calystegia stebbinsii)	E	ECNPS 1B.1	Chaparral, cismontane woodland, on red clay soils of the pine hill formation; gabbro or serpentine: open areas.	**Absent:** subject property has been graded and disturbed in numerous areas with very little habitat available to support this species. None were observed during the onsite survey. Onsite soils are not gabbroic nor serpentine..
Layne's ragwort (Packera layneae)	T	Rare 1B.2	Chaparral, cismontane woodland; ultramafic soil (serpentine or gabbro) occasional along streams.	**Absent:** subject property has been graded and disturbed in numerous areas with very little habitat available to support this species. None were observed during the onsite survey. Onsite soils are not gabbroic nor serpentine.

Birds				
Tricolored blackbird (Agelaius tricolor)	None	T SSC G2G3 S2	Highly colonial species, most numerous in Central Valley. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	**Absent:** subject property lacks suitable open water habitat. Subject property has no dense hydrophytic plant thickets. None were observed during the habitat survey.
California black rail (*Laterallus jamaicensis coturniculus*)	None	T G3G4T1 S1	Freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	**Absent:** Subject property has no suitable wetland/marsh habitat to support this species. None observed.
Amphibians and Reptiles				
California tiger salamander *(Ambystoma californiense)*	T	T	Cismontane woodland, meadow & seep, riparian woodland, valley and foothill grassland, vernal pool; need underground refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	**Absent:** There is no suitable micro-habitat onsite. None observed.
California red-legged frog (*Rana draytonii)*	T	None/SCS	Lowlands & foothills in or near permanent sources of deep water with dense shrubby or emergent riparian vegetation.	**Absent:** There is no suitable habitat onsite. None observed
Foothill yellow-legged frog (*Rana boylii)*	E	E	Prefers freshwater marsh and low gradient streams. Has adapted to drainage canals and irrigation ditches.	**Absent:** There is no suitable habitat onsite. None observed
Invertebrates				
Monarch butterfly *(Danaus plexippus)*	Candidate	None	Closed-cone coniferous forest; roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby. Winter roost sites extend along the coast from northern Mendocino to Baja California	**None:** There is no suitable habitat on the subject property. None were observed during site surveys.
Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)	T	None G3T2 S2	Prefers to lay eggs in elderberries (*Sambucus mexicana*) 2-8 inches in diameter.	**None:** botanical surveys did not reveal the presence of blue elderberry shrubs within the property or within 1,000 feet of the boundaries of the subject property.
Vernal pool tadpole shrimp *(Lepidurus packardi)*	E	None G4 S3S4	Inhabits vernal pools and swales in the Sacramento Valley containing clear to highly turbid water. Pools commonly found in grass-	**None:** subject property has no vernal pool habitat.

			bottomed swales of unplowed grasslands. Some pools are mud-bottomed and highly turbid.	
Vernal pool fairy shrimp (*Branchinecta lynchi*)	T	None	Moderately turbid, deep, cool-water vernal pool.	**None:** subject property has no vernal pool habitat.
Mammals-none				

(1) Legal Status Codes:
E = Federally or State listed as endangered
T = Federally or State listed as threatened
SC = Federal or State special concern species
S
C = Candidate species for future listing as endangered or threatened
-- = No designation
1A = Plants presumed extinct in California
1B = CNPS List 1B: Plants rare, threatened or endangered in California and elsewhere
2 = CNPS List 2: Plants rare, threatened or endangered in California, but more common elsewhere
3 = CNPS List 3: Plants about which we need more information – a review list
SOURCES:
CNPS Inventory of Rare and Endangered Plants of California (sixth edition). David Tibor editor. California Native Plant Society. Sacramento, CA. California Natural Diversity Database (CNDDB) Rare Find program. .

4.0 Impact Assessment and Proposed Mitigation Measures

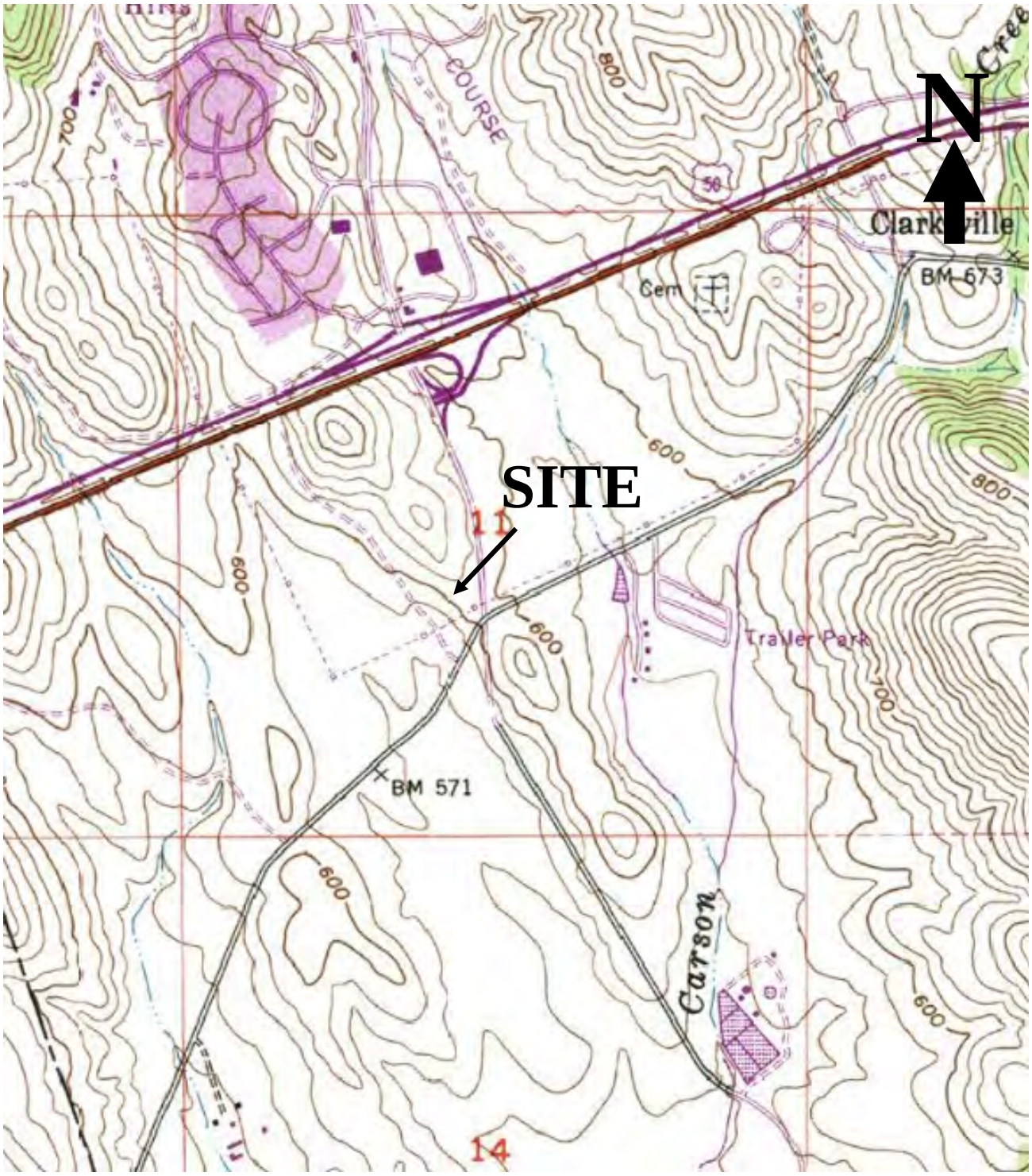
The proposed development of this site will not impact habitat that could potentially support sensitive wildlife species or habitats. No wetlands, vernal pools, or other sensitive habitats were noted on the subject property, and therefore no mitigation measures are proposed at this time. The subject property consists of disturbed and graded land that historically was developed into an approximately 112,000-ft² warehouse structure; the proposed development of the site will take place in the southern portion of the parcel which is best characterized by gravel surfacing and non-native/ruderal grasslands.

This concludes our Biological Assessment and Wetland Determination of the proposed development of the SSS property located at 4250 Town Center Boulevard in El Dorado Hills, CA. If you have any questions concerning our findings or recommendations please feel free to contact me directly at: Bole & Associates, Attn: David Bole, 6898 Penny Way, Browns Valley, CA 95918, phone 530-415-6623, fax 530-633-0119, email: davidhbole@yahoo.com.

Respectfully Submitted:

David H. Bole, B.S. Biology
Senior Wildlife Biologist
Bole & Associates

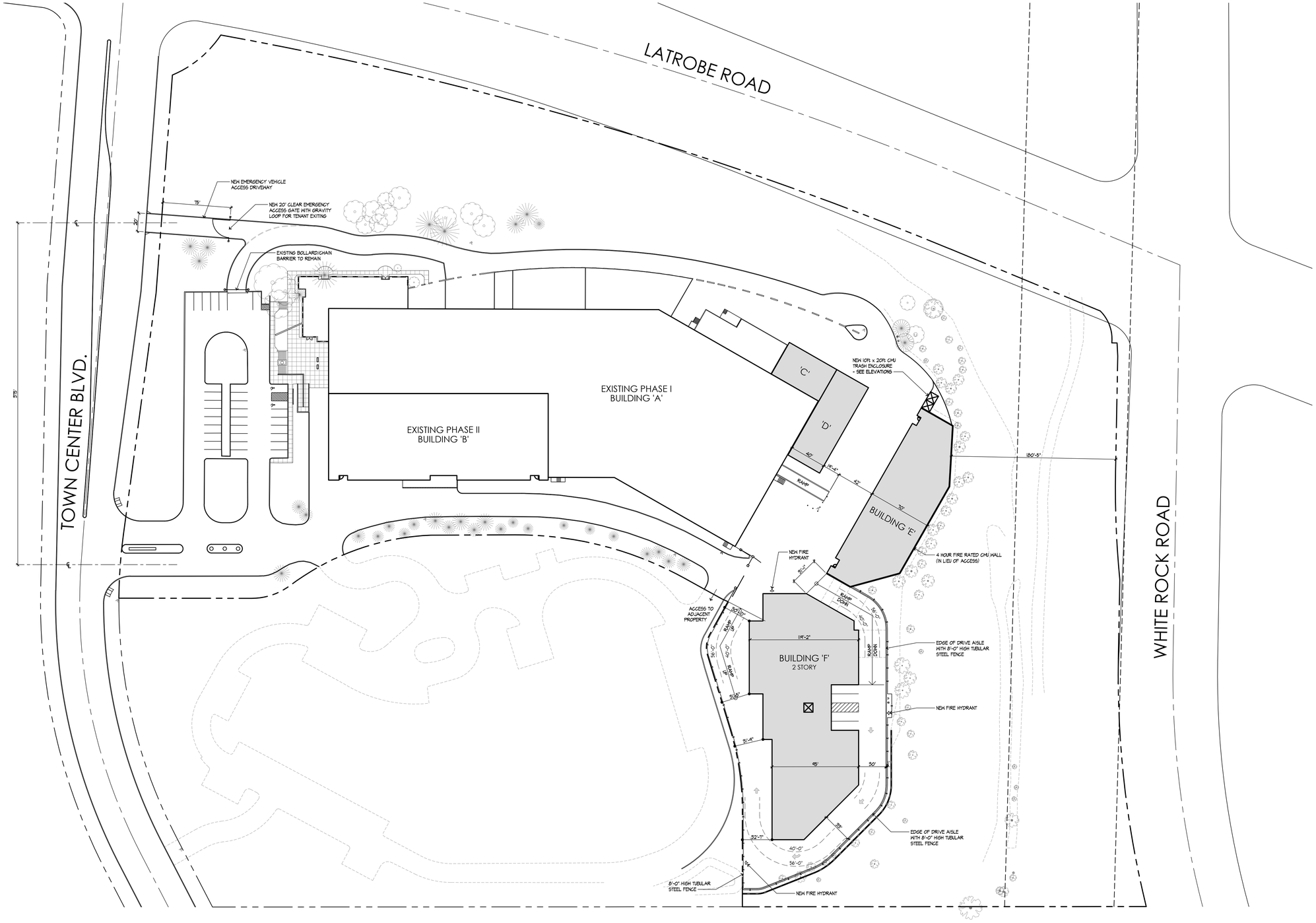
Attached:
Maps & Photos
CNDDB & IPaC Databases
Soil/NWI Data
Initial study documents



Site Location Map: APN 117-160-064, 4250 Town Center Drive, El Dorado Hills, El Dorado County, CA 95762. Section 11, Township 9 North, Range 8 East, Clarksville (1980) USGS Quadrangle.

Vicinity Map: 4250 Town Center Drive, El Dorado Hills, El Dorado County, CA 95762. Site is shown by offices, mixed retail/commercial development, a pharmacy, undeveloped land, and a retirement/assisted living facility.

Figure 2



SITE PLAN

SCALE: 1" = 40'-0"

TRUE NORTH / PLAN NORTH

SUPERIOR SELF STORAGE - PHASE 3

EL DORADO HILLS, CA

11.1.2023

OWNER / DEVELOPER

DAVE KINDELT
SUPERIOR STORAGE GROUP
4120 DOUGLAS BLVD. - SUITE 306-504
GRANITE BAY, CA 95746
PHONE: 916-789-0500
E-MAIL: dave@superiorstoragegroup.com

ARCHITECT

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
924-D NORTH ART VILLAGE WAY
IVINS, UT 84738
PHONE: 949-813-4191
E-MAIL: ariel.valliarch.com@outlook.com

CIVIL ENGINEER

TODD C. TOMMERAASON
LAUGENOUR AND MEIKLE
608 COURT STREET
WOODLAND, CA 95695
PHONE: 530-662-1755
E-MAIL: tct@lmce.net

LANDSCAPE ARCHITECT

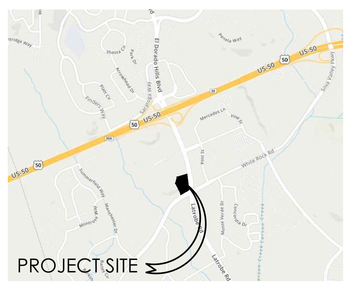
SCOTT VOLMER
GREAT VALLEY DESIGN, INC
1219 SPRUCE LANE
DAVIS, CA 95616
PHONE: (530) 792-7095
E-MAIL: svolmer@grtvalley.com

PROJECT DATA

EXISTING PHASE I	89,470 SQ. FT.
EXISTING PHASE II	22,895 SQ. FT.
TOTAL EXISTING	112,365 SQ. FT.
NEW STORAGE BUILDING	
BUILDING 'C' (1 STORY)	2,400 SQ. FT.
BUILDING 'D' (1 STORY)	4,320 SQ. FT.
BUILDING 'E' (1 STORY)	12,900 SQ. FT.
BUILDING 'F' (2 STORY)	48,336 SQ. FT.
PHASE III ADDITION	67,956 SQ. FT.
TOTAL PROJECT	180,321 SQ. FT.

BUILDING HEIGHTS

BUILDING 'C'	20 FT.
BUILDING 'D'	20 FT.
BUILDING 'E'	14 FT.
BUILDING 'F'	25 FT.



VICINITY MAP

VALLI ARCHITECTURAL GROUP

1


Aerial view from the east


Aerial view from the north


Aerial view from the southwest


Proposed development area


Proposed development area


Proposed development area

BOLE & ASSOCIATES
6898 Penny Way, Browns Valley, CA 95918
(530) 415-6623, email: davidhbole@yahoo.com

SITE: 4250 TOWN CENTER BLVD.
ITEM: SITE PHOTOS
DATE: 1/4/2024 PLATE: 1

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Clarksville (3812161))
 AND (Federal Listing Status IS (Endangered OR Threatened) OR State Listing Status IS (Endangered OR Threatened))

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Agelaius tricolor tricolored blackbird	G1G2 S2	None Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered USFWS_BCC-Birds of Conservation Concern	185 1,200	960 S:6	0	1	0	0	2	3	4	2	4	1	1
Branchinecta lynchi vernal pool fairy shrimp	G3 S3	Threatened None	IUCN_VU-Vulnerable	400 400	796 S:1	0	0	0	0	0	1	1	0	1	0	0
Ceanothus roderickii Pine Hill ceanothus	G1 S1	Endangered Rare	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	860 2,000	9 S:3	0	1	0	0	0	2	2	1	3	0	0
Desmocerus californicus dimorphus valley elderberry longhorn beetle	G3T3 S3	Threatened None		340 340	271 S:1	0	0	0	0	0	1	1	0	1	0	0
Fremontodendron decumbens Pine Hill flannelbush	G1 S1	Endangered Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley	1,410 1,800	12 S:3	1	0	0	0	0	2	2	1	3	0	0
Galium californicum ssp. sierrae El Dorado bedstraw	G5T1 S1	Endangered Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley	1,050 1,050	17 S:1	1	0	0	0	0	0	1	0	1	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Haliaeetus leucocephalus bald eagle	G5 S3	Delisted Endangered	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern USFS_S-Sensitive	610 1,250	333 S:2	0	1	1	0	0	0	1	1	2	0	0
Laterallus jamaicensis coturniculus California black rail	G3T1 S2	None Threatened	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_EN-Endangered	550 550	304 S:1	0	0	0	0	0	1	0	1	1	0	0
Packera layneae Layne's ragwort	G2 S2	Threatened Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley SB_UCSC-UC Santa Cruz	880 1,400	48 S:6	1	3	1	0	0	1	3	3	6	0	0
Rana boylii pop. 5 foothill yellow-legged frog - south Sierra DPS	G3T2 S2	Endangered Endangered	BLM_S-Sensitive USFS_S-Sensitive	630 695	273 S:2	1	0	0	0	1	0	1	1	1	0	1
Rana draytonii California red-legged frog	G2G3 S2S3	Threatened None	CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable	485 485	1764 S:1	0	0	1	0	0	0	0	1	1	0	0

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To:
Project Code: 2024-0035476
Project Name: Superior Self Storage Phase 3

January 11, 2024

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service (fws.gov).

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

PROJECT SUMMARY

Project Code: 2024-0035476
Project Name: Superior Self Storage Phase 3
Project Type: New Constr - Above Ground
Project Description: The proposed development is the construction of four additional warehouse structures in the southern portion of El Dorado County APN 117-160-031
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@38.6470729,-121.06987756935453,14z

Counties: El Dorado County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 12 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

REPTILES

NAME	STATUS
Northwestern Pond Turtle *Actinemys marmorata* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

AMPHIBIANS

NAME	STATUS
California Red-legged Frog *Rana draytonii* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened
California Tiger Salamander *Ambystoma californiense* Population: U.S.A. (Central CA DPS) There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2076	Threatened
Foothill Yellow-legged Frog *Rana boylii* Population: South Sierra Distinct Population Segment (South Sierra DPS) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5133	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate
Valley Elderberry Longhorn Beetle *Desmocerus californicus dimorphus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7850	Threatened

CRUSTACEANS

NAME	STATUS
Vernal Pool Fairy Shrimp *Branchinecta lynchi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/498	Threatened
Vernal Pool Tadpole Shrimp *Lepidurus packardi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2246	Endangered

FLOWERING PLANTS

NAME	STATUS
El Dorado Bedstraw *Galium californicum ssp. sierrae* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5209	Endangered
Pine Hill Ceanothus *Ceanothus roderickii* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3293	Endangered
Pine Hill Flannelbush *Fremontodendron californicum ssp. decumbens* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4818	Endangered
Stebbins' Morning-glory *Calystegia stebbinsii* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3991	Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: David Bole
Address: 6898 Penny Way
City: Browns Valley
State: CA
Zip: 95918
Email davidhbole@yahoo.com
Phone: 5304156623

PD-R23-0003 SUPERIOR SELF STORAGE PHASE 3
EXHIBIT N - BIOLOGICAL RESOURCES EVALUATION

Soil Map—El Dorado Area, California
(SSS Phase 3 Soils Map)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Dorado Area, California
Survey Area Data: Version 15, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2022—Apr 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AkC	Argonaut gravelly loam, 2 to 15 percent slopes	2.1	38.4%
AwD	Auburn silt loam, 2 to 30 percent slopes	3.3	61.6%
Totals for Area of Interest		**5.4**	**100.0%**

U.S. Fish and Wildlife Service
National Wetlands Inventory

SSS Phase 3 NWI Map

January 11, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

PD-R23-0003 Attachment B: Biological Resources Evaluation

Exhibit K

Exhibit I
ENVIRONMENTAL EVALUATION

File No. PD95-07, California Precision Molding

PROJECT: A phased Development Plan on a 20-acre site for a light manufacturing use, located within Village U of the El Dorado Hills Specific Plan, at the northwest corner of Latrobe and White Rock Roads.

The initial phase of this fully enclosed light manufacturing facility for California Precision Mounding (CPM) is 65,000 square feet, offering employment initially for 25 employees, expanding to approximately 35 in the future. CPM will eventually expand their light manufacturing facility to approximately 120,000 square feet. The remainder of the project site is proposed for uses which are similar to the CPM use, typically related to multi-media activities, and could accommodate approximately an additional 150,000 square feet of such use.

CPM proposes a facility similar to their operation in Georgia which produces molded plastic into parts that are used in the multi-media digital electronics industry. Resin, the main ingredient in the molding process, is delivered by trucks and transferred into storage silos at the southeast corner of the building. The pellets are then transferred from the silos to machines by an automated system located in one of the building support spaces. Injection molding machines plasticize the material and inject it into specifically designed molds. The parts are cooled in the molds and ejected to a waiting robot. The robot transfers the parts to automated machines that wrap and palletize the product. Stretch wrap pallets of the product are stored in the warehouse until shipment to customers by truck.

The manufacturing operation is a 24-hour-a-day, 7-days-a-week process. Truck delivery/pickups usually occur during the week only. Resin deliveries occur on the average of 1.5 trips daily, and product pickups occur on the average of 2-3 per day. Upon expansion to 120,000 square feet, these deliveries and pickups will double.

Other than employee and deliveries, daily traffic to the site is minimal. Visitors/salesman generally do not exceed 6-8 per day, and deliveries (Fed-X/UPS, etc.), 3-4 per day.

This project is part of the Town Center West employment center, being processed concurrently in application PD95-02. Town Center West covers a total of 130 acres, which is proposed to accommodate a wide variety of commercial, research development, office and light manufacturing uses. CPM would locate in Planning Area A of that project. Should PD95-02 not proceed as a project, this project (PD95-07) can proceed as a separate project, with adequate infrastructure to support this independent land use action.

Being located on a mound, grading will occur reducing the height of the mound, moving the fill material to the south and west to create building pads. The area adjacent to Latrobe between the building site (approximately 100 to 150 feet) will not be graded, except finish grading to accommodate landscaping. The landscaping in this area will be intensive as a means to create the park-like environment, and enhance the visual quality of the project.

Proposed signing includes a low monument sign placed at the parking lot entrance, and another sign on the wall of the building in the vicinity of the office area, located at the north end of the structure. The truck loading and trash compacting area will be screened from view from Latrobe and White Rock Roads by extensive landscaping.

Building architecture for CPM and future buildings is proposed as tilt-up concrete panels with integral "reveals" and spray applied earth tone texture finish. Windows, metal facia and gridded ornamental iron screens will also provide architectural variety. The east wall of the building is curved, following the natural contour, and enclosing the outdoor storage area and resin silos.

Supporting infrastructure is also included within the project description. This includes the necessary extension of water, sewer and other utility lines from Village T across Latrobe Road into Village U. Access to the site will occur off Latrobe Road from a new intersecting street, opposite the entrance street for Village T across Latrobe to the east, approximately 1000 feet north of the intersection of Latrobe and White Rock Roads. This divided entrance road will extend approximately 1000 feet westerly into the site and temporarily terminate until the remainder of Village U is developed. No other access to Latrobe or White Rock Road is proposed.

Grading of the site will involve moving approximately 100,000 to 150,000 cubic yards of cut and fill material. To the extent possible, individual building sites will be designed with contoured slopes to minimize the appearance of extensive cut-and-fill. Slope banks will be re-vegetated in conformance with erosion control requirements of the Resource Conservation District.

Development standards for the remaining building envelope west of the CPM building will mirror those of the CPM site. Architectural style, signing, landscaping and parking will be equal to that provided by CPM. With the approval of this project, no further discretionary process will be required. The review of all final building, grading, drainage, landscaping and related plans will be processed ministerially, by comparing these final plans with the project as eventually approved by the County.

LOCATION: On the northwest corner of Latrobe Road and White Rock Road, in Village U of the El Dorado Hills Specific Plan.

APN: A portion of 107-130-11 and 108-030-13

DISCUSSION OF ENVIRONMENTAL IMPACTS

Note: The headings and numbers indicated below refer to the attached Environmental Checklist. The "yes", "maybe" and "nos" have the following meaning:

A "yes" response is only used when a significant impact is identified and there are no measures to reduce the impact to less than significant.

A "maybe" response is only used when a significant impact is identified and measures exist or are proposed which will reduce the impact to less than significant.

A "no" response is used only when there are clearly no significant impacts.

Note: (The general and cumulative impacts of development under the El Dorado Hills Specific Plan have been previously evaluated in the Environmental Impact Report (EIR) for the Specific Plan. The CPM project that is the subject of this negative declaration, is a development project consistent with the Specific Plan and with the applicable General Plan. An EIR was prepared and certified for the General Plan. As a result, in accordance with the Public Resources Code Section 21083.3(b), this negative declaration may be limited to the environmental impacts which are peculiar to the project and were not addressed as significant effects in the prior EIRs.)

(1) **Earth:**

a. (Maybe) There are no unstable soil conditions known to exist on the site. The site contains ultramafic rocks lying in a northerly/southerly direction. These rocks are composed of green-gray massive to sheared serpentinite, with talc schist and sheared bedrock along contacts. These conditions are not known to have characteristics which would affect construction (Specific Plan EIR, Chapter 10). Extensive grading will occur exposing subsoils and geologic structure. Along the eastern side of the site, the top of an existing mound will be lowered approximately 40 feet.

As can be viewed along the exposed cut on the south side of U.S. 50, northerly of the project site, the substructure rock is near the surface. Further, minor rock outcropping occurs throughout much of the eastern half of the site. While some of this substructure will be exposed, it is not expected to create any unusual construction problem, nor in any other way affect existing geologic substructure.

During the course of grading plan and building permit review, a geo-technical report and monitoring program will be required (Section 15.14.320 of County Code). Such review/recommendations will reduce any level of concern to a level of insignificance, since such report would establish minimum construction standards for site improvements to eliminate substructure, subsidence and related structural problems relating to the on-site geology.

b.& c. (Maybe) The majority of the project site would require excavation, fill, and compaction of soils to accommodate on- and off-site roads, utility infrastructure, buildings, and parking facilities. Grading activities will further affect most of the site in preparation of building sites. Approximately 100,000 to 150,000 yards of earth will be moved to prepare the site for the intended use. The CPM site is located on a mound that will be lowered approximately 40 feet to accommodate large buildings. The resulting fill material will be moved to the south to accommodate the long building and truck loading area. Additional materials will be moved to the west to construct a future building pad.

The north side of the entrance road will result in a temporary cut of approximately 15 feet. This will eventually be lowered and modified as this area is developed in the future. In the interim, slope stabilization measures will be put in place to retain the slope until final grading occurs.

A significant portion of the site along Latrobe Road between the road and the building site will not be graded. This varies from a width of approximately 100 to 200 feet, and widens to over 300 feet between some portions of the site and White Rock Road as proposed for realignment.

Extension of infrastructure will occur on moderately sloped lands generally within road easements where modification of existing ground surface will be minimal. The widening of Latrobe Road will result in minor cuts and fills, but for the most part will be following existing grades. The resulting change is considered to be insignificant.

The modification of the existing topographic features and the resulting contouring of the site, will all be accomplished in accordance with the requirements of Chapter 15.14 of the County Code. Therefore, with the implementation of that Chapter, which sets minimum grading design, erosion control and drainage standards, no significant impacts are anticipated, and no additional mitigation is required.

d. (No) Evidenced on the site are some minor rock outcropping features. Additionally, the mound located on the site will be lowered. Neither the mound or the minor rock outcropping are not considered as significant, and their modification is not considered to be a significant impact.

e. (Maybe) Much of the site contains slopes in the 10 to 30 percent range. Grading on the site will result in the creation of topographic changes on 70 to 80 percent of the site. As noted in the Soil Survey of El Dorado County, the soil types in this area belong to the Auburn and Argonaut series and have erosion hazards which are considered to be slight to moderate. Grading and erosion control plans required in Chapter 15.14 of the El Dorado County Code, will be reviewed and approved prior to the development of the site. The standards therein adequately control the erosion, and/or other effects the grading may cause. The required grading and erosion control plans must be approved and monitored by the El Dorado County Department of Transportation and the El Dorado County Resource Conservation District. The implementation of the standards of Chapter 15.14 of the County Code which sets minimum standards for such activities, will reduce the impacts to a level of insignificance.

f. (No) The project would not modify any river, stream channels, or lake beds, since no river or lake beds exist on or near the project site. A minor drainage area exists westerly of the project, but will not be affected by this project.

g. (Maybe) While substantial grading will occur, there is no evidence to indicate the site is located in an area with potential landslide or mudslide potential. The project is located .4 mile westerly of a branch of the Bear Mountain Fault, and .7 mile easterly of the Mormon Island Fault. Both of these fault zones are considered inactive (Geo-technical Studies, Youngdahl, February 1995). Any potential impact caused by locating buildings in this area will be off-set by compliance with the Uniform Building Code earthquake standards (Specific Plan EIR Page 10-7).

(2) **Air:**

a. (Maybe) Site clearing, burning, grading, utility excavation, and movement of construction equipment will create temporary air quality impacts during construction. The construction-related impacts should be insignificant since these aspects of the project will be controlled by

Chapter 15.14 of the County Code, which establishes minimum standards for controlling dust on construction projects. Additionally, the El Dorado County Air Pollution Control District (APDC) Rule 223, also applys and controls fugitive dust.

Traffic in the area will increase by an estimated 10 to 30 trips per acre, or 200 to 600 ADT total for the site. Given the robotics nature of the use and the limited number of employees (25 to 35), the traffic increase for the area should be 200 or less trips per day. This would result in a minor increase in reduced air quality, but is not expected to be significant. However, the construction of employment base businesses should help to provide an improved jobs-housing balance locally, and should result in the reduction of auto trips, and thus a decline in air pollution generation.

The EIR for the approved Specific Plan projected traffic volumes for the entire Village U area. These were based on the worst-case trip generation factors of 300 trip ends per day per acre. The actual use proposed herein is less than 5 percent of the quantity projected for the affected acreage. The certified Specific Plan EIR (Resolution No. 226-88) adopted a "Statement of Overriding Considerations" affecting air quality since no effective air quality measures are available to reduce the impacts to a level of insignificance.

b. (Maybe) The proposed project is anticipating the production of plastics which one would expect could have some odors. However, the extrusion molding process is entirely enclosed and the air conditioning system is also a closed loop system, eliminating noticeable odors near the plant. CPM's Georgia plant, which uses the same process, according to the applicant has never had an odor problem and states "no odors are noticeable on the outside." Apparently, those with a sensitive sense of smell may notice a slight odor inside the plant.

Manufacturing standards in El Dorado County prohibit uses or operations which allow odors to drift beyond the property line of the user (Zoning Ordinance Section 17.35.020 and 17.34.030). With the proposed nature of the project and application of these standards as a condition of the project, the project should not have a significant odor impact.

Similarly, solvents kept on-site are kept in specially designed storage areas to reduce fire potential. This practice will at the same time minimize the exposure of the solvent to the atmosphere, and therefore not cause an objectionable odor in the neighborhood.

c. (No) While the site will be significantly changed and covered with impervious material and landscaping, it is not of sufficient size to affect a meteorological change even if fully covered. Therefore, implementation of the proposed project is not expected to result in any noticeable climatic changes.

(3) **Water:**

a. (No) The proposed construction would not affect water movement in either marine or fresh water sources since neither sea water nor fresh water exists on the site.

b. (Maybe) The natural absorption rate of the soil and drainage patterns will be affected by the construction of roads, parking lots, landscaping and buildings. Projects within the El Dorado Hills Specific Plan are required to design and construct drainage facilities of sufficient size to accommodate site drainage. This is generally accommodated with open natural drainage swales, retention ponds and adequate pipe sizing when crossing streets (Specific Plan Page 73). The grading and drainage permit review process required by Chapter 15.14 is used to implement the above requirements, and should further resolve any unusual circumstances created by construction on the property.

c. (Maybe) Due to the extent of grading on the site, natural sheet drainage will be modified somewhat. Regardless, the drainage system on the site will generally direct the water to the existing swale located westerly of the project site. This off-site north-south drainage swale accepts drainage from a small drainage basin north of U.S. 50, and continues through the site south to Carson Creek, within the El Dorado Hills Industrial Park. This drainage is defined as approximately two plus acres of wetland which varies in width from approximately 10 feet to almost 100 feet at the southerly end of the project site. Final drainage plans will be submitted which will determine the extent of storm retention that may be required on-site (if any) to accommodate possible increased flows resulting from increased impervious surface areas.

d. (No) No surface water bodies exist on the site. Drainage from the site will flow into the natural drainage swale located adjacent to the project site on the west, and then into the El Dorado Hills Industrial Park, and eventually will enter Carson Creek. Storm drainage plans including retention ponds if necessary, will be developed to minimize the impact on the Carson Creek capacity.

e. (Maybe) Storm water from the project will eventually discharge into Carson Creek, which is also the receiving creek for discharge from the EID sewage treatment plant on Latrobe Road. It is unlikely that the limited increase in waters exiting the project site will have any significant impact on the surface water of the creek. Any increase in flow from this drainage may have the effect of diluting the current discharge from the EID treatment plant.

In addition, especially during major grading operations, there is the possibility for storm water runoff to increase the turbidity levels. Standard requirements for erosion control on grading permits pursuant to Chapter 15.14 of County Codes should reduce this impact to less than significant.

f. (No) The project does not require the direct pumping of groundwater or any other activities that would alter the direction or the rate of flow of groundwater; therefore, the project would not affect groundwater.

g. (No) The project does not include a change in the quantity of groundwater through direct additions or withdrawals, or through the interception of an aquifer by cuts or excavations.

h. (Maybe) The proposed parcels will utilize public water for domestic water and landscape irrigation purposes (Reclaimed water may be available for irrigation, however). The Specific Plan (Appendix B, Page B-7) requires the use of drought tolerant plants which will help to reduce the demands for irrigation water. Additionally, the water demand based on 4000 gallons per day per acre of commercial land was evaluated within the certified Specific Plan EIR. The CPM operation will initially use approximately 130 to 150 gallons per day per acre, this will eventually expand to 200 to 250 gallons per day per acre. This consumption rate is only 6 percent of the demand assessed within the Specific Plan EIR.

The EIR also noted there may be a cumulative effect on the water supply unless other supply sources are found to exist. While the proposed project will reduce the available water for housing projects, it will aid employment and therefore help to improve the jobs-housing balance. Additionally, this particular type of use has a low demand for water, and therefore has a lessor impact on future water demand than that projected for the Specific Plan.

EID reports that as of January 6, 1995, there was 3581 EDUs (equivalent dwelling units) of water available for purchase. While a potential shortage of water meters may exist in the future, such meters must be acquired prior to issuance of a building permit for the proposed use. If meters are not available at that time, permits simply will not be issued and there will be no environmental impact.

i. (No) The development of the project lies well above any flood plain in the area and therefore should not expose people or property to a flood hazard.

(4) Plant Life:

a. (Maybe) The vegetation on the property consists entirely of grassland. While construction of buildings, roads and utility infrastructure will result in the removal of this vegetation, no significant effect is expected. Replacement vegetation will include domestic plant varieties, with emphasis placed on drought tolerant plant species.

b. (No) No unique, rare, or endangered plant species were found on the project site. An on-site survey of the Specific Plan area as part of the EIR occurred during 1987, with the finding that "no special-status plant species were found in the Plan area." (Specific Plan EIR, page 12-35)

c. (Maybe) Development of the project will result in the introduction of new plant species in the form of both native and non-native landscape material, replacing the existing grassland; however, a reduction of the existing grassland plant community is not considered significant. Throughout the Specific Plan, over 800 acres of open space will maintain the grassland environment on many hillsides, and riparian habitats in drainage areas. This reservation of open space has reduced the impact to less than significant. Additionally, an open space management plan incorporates management policies to help maintain the native plants and regenerate native species, especially oaks and riparian habitat.

d. (No) No agricultural activities occur on or immediately adjacent to the project site.

(5) Animal Life:

a. (Maybe) The subject property is not located within areas identified by the California Department of Fish and Game as a deer migration or wintering area, nor are there any riparian habitats located on the site. The removal of grassland vegetation from the site is not expected to have a significant effect on animal life. Clearly some of the bird species which forage on grasslands will move to other areas and will be replaced with those species more dependant on the trees, herbaceous plants and irrigated turf which will replace the native grass. This change is not considered to be significant, however.

b. (No) Based on the grassland vegetation that exists on the site, a limited diversity of animal life is supported. The Specific Plan EIR (Page 12-34) summarizes the impacts on wildlife, noting that the Bald Eagle and Peregrine Falcon do not inhabit the Specific Plan area, and that Tri-colored Blackbirds, while not observed on-site, could inhabit some of the marshes and wetlands located throughout the Plan area. Therefore, no unique, rare, or endangered wildlife species are expected to exist on the project site.

c. (No) Since the project is an urban light manufacturing use, it will not introduce significant new species of wildlife into the area, nor will it result in a significant change in numbers of any wildlife occurring in the immediate vicinity. The only exception would be some bird species that would inhabit the tree and herbaceous plants resulting from site landscaping, that do not currently inhabit the grassland. This is not expected to be significant.

d. (No) No fish species exist on the project site. While some bird and mammal species use the grassland for foraging habitat, there will continue to be ample foraging lands available in the area due to the large amount of open space (800 plus acres) to remain in the Specific Plan area upon project completion.

(6) Noise:

a.& b. (Maybe, no) There will be temporary increases in noise during daylight hours resulting from construction associated with the preparation of the site involving grading, possible blasting, utility trenching, road and building construction. Again, actual building construction will result in temporary noise increases.

Upon completion of site construction, actual use of the site for office and light manufacturing activity is not expected to produce noise which would be heard off-site. The operations within the building do not produce noise that will be heard outside. Normal air-conditioning cooling towers will generate some local noise, but these will be enclosed on the sides and emit noise upward. The design of the building places these facilities on the east side away from any residential area.

Truck loading and trash compaction activities occur outside on the southerly side of the building. These activities could have some limited noise impact, but are limited by having less than five trucks per day on the average. Additionally, this activity will be located approximately 1500 feet away from residential areas, and will be screened substantially by landscaping, which will help to reduce the sound. It is further expected the existing freeway noise will completely muffle sounds from these outdoor activities.

(7) Light and Glare:

(Maybe) Some limited light and glare may result from the proposed project. Building security lighting and parking lot lighting will potentially cause some night glare that currently does not exist. Proper shielding and defection of light away from residential areas should mitigate this potential impact. All lighting will be designed to deflect away from the viewsheds of adjacent residences and open spaces in accordance with Specific Plan Design Guidelines (Appendix B Page B-8). Additionally, the landscape design guidelines set forth in the Specific Plan require extensive parking lot landscaping which will also act as shields. Compliance with the Specific Plan Design Guidelines will reduce this affect to less than significant.

(8) Land Use:

(No) The County, during the adoption of the 1987 Development Agreement for the El Dorado Hills Specific Plan, found compliance with both the 1981 General Plan and the El Dorado Hills/Salmon Falls Area Plan. In accordance with Section 65866 of the Government Code, unless otherwise specified, the rules to be applied governing land use within an area covered by a development agreement, are those in existence at the time of execution of the agreement. A key statement in the 1981 General Plan (page 19) describes "commercial" as an urban land use which "includes some very light manufacturing and assembly activities..." The "Purpose" provision of the General Commercial Zone District, described later herein is also consistent with this statement.

Further, but not applicable because of the Development Agreement, the Public Review Draft General Plan (PRDGP) adopts by reference the El Dorado Hills Specific Plan land uses for the entire Specific Plan area. Therefore, compliance of this project with the Specific Plan is also automatic compliance with the PRDGP.

Figure 4 of the Specific Plan designates Village U as "commercial." This project lies within the southeasterly corner of that Village. The Specific Plan further clarifies the intended uses within this Village in the "Implementation" chapter in sections 9.4.1 and 9.4.1.1. These sections first apply the PD overlay concept as a means to "assure that all development is consistent with the Specific Plan and other County policies. Additionally, it notes that Villages T and U "shall be zoned General Commercial (CG) with a planned development overlay and shall be subject to applicable provisions set forth in the El Dorado County Zoning Ordinance."

The Specific Plan, Section 3, page 41 lists those uses which would typically be found in Villages T and U, and a qualifying statement which precedes the list stating: "The types of uses to be included in this area include, but are not necessarily limited to:" This statement is also used in Specific Plan sections 4.1.4 and 4.1.5 relating to uses permitted in the Village Green area. This clearly notes the list is a sample only, and other uses may be permitted which comply with the Specific Plan and the CG zoning district.

If it were the intent of the Specific Plan to limit the uses allowed in the CG District, then the prohibition concept of Section 4.1.6 of the Plan would have been used. This section lists those uses permitted in the C District, which would not be appropriate within the Village Green. This approach was not used for Village U, and it can reasonably be assumed it was not the intent of the Board of Supervisors when adopting the Specific Plan to limit the purpose and uses permitted within that district.

The CG District does not list a plastic molding use outright as a permitted use. However, the intent of the District is clear in Section 17.32.170 of the Zoning Ordinance, which states:

> "The purpose of Sections 17.32.170 through 17.32.220 is intended to be the creation of a land use zone to provide for the conduct of sales, storage, distribution and light manufacturing businesses of the type which do not ordinarily cause more than a minimal amount of noise, odor, smoke, dust or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land use zones; and further, to provide a close relationship between warehousing, distribution and retail sales."

Section 17.32.180 then proceeds to provide a list of those uses permitted by right within the CG District. This list contains the following uses which include a variety of manufacturing, processing, warehousing or distribution activities which were more typical of uses more prevalent in the 1960s-70s:

Bakery plant, including retain and distribution
Boat building and sales
Bottling plants
Cabinet and carpenter shops
Creameries, dairy products manufacturing and distribution
Electronic manufacturing and maintenance
Garment manufacture
Ice an cold storage plants
Lumber yards
Millinery shops and manufacturing
Newspaper offices and publishing plants
Packing and crating establishments
Publishing plants
Sheetmetal shops
Tire rebuilding, recapping and retreading

Typically, all of these uses have the potential for significant noise, dust, air emissions, heavy truck traffic and possible visible outdoor storage.

Section 17.32.220 of the Zoning Ordinance further provides for a process in which the Planning Commission can consider the facts concerning a proposed use, and by resolution of record set forth its findings and interpretation. This section clearly allows the Planning Commission the latitude to assess the use and allow such if it meets the intent of the "purpose" section outlined above.

This interpretation section (17.32.220) is an exception within the Zoning Ordinance, since the CG District is the only zoning district which allows this interpretation process. Given the fact the CG District intentionally permits a very broad range of uses, this section permits the opportunity to include other similar uses which are compatible with the intent of the district without having to amend the zoning ordinance every time a new type of use appears in the market. This is especially appropriate for the CPM use, which 15-20 years ago, along with all types of computer, data, and multi-media uses, were almost non-existent. The interpretation process permitted in this section accommodates other similar activities as long as the intent of the district is maintained, and it does not "disturb the peaceful enjoyment of adjacent residential or agricultural land use zones."

Section 3.2.1 of the Specific Plan notes that Villages U and T, "totaling approximately 256 acres, are intended to provide for commercial uses of greater variety and at a higher intensity than provided elsewhere in the Specific Plan area or in the greater El Dorado Hills/Cameron Park area." (Emphasis added). General Commercial (CG) zoning exists in some locations in Cameron Park. To permit the greater variety and higher intensity than what could occur in Cameron Park, the Specific Plan clearly supports and encourages the concept of permitting an expanded list of permitted uses.

An example of the Specific Plan's intent to allow for expansion of uses is noted in Specific Plan Figure 11, on page 42. This figure displays a conceptual drawing of the potential use of Villages T and U, and notes "research development" as a possible use in Village U. Clearly this supports an expansion of permitted uses, even though this use is not specified in the short list provided on page 41 of the Specific Plan. There would clearly be a significant inconsistency within the Specific Plan if the expanded use concept was not applied. It would therefore seem reasonable to conclude the Board of Supervisors when adopting the Specific Plan understood the provisions of the CG District, and believed they were sufficiently broad to expand the permitted uses, as long as the intent of the CG District was maintained. (Section 17.32.170 Purpose)

Given the nature of the CPM use, being totally enclosed and not emitting any significant noise, air pollutants, light or glare, odor, smoke or dust, it can reasonably be concluded that the use is compatible with other uses permitted in the CG District; and in fact, may be a much better residential neighbor than many of the uses permitted outright in the CG District which may allow outdoor construction and fabrication activities and which could emit significant noise, dust and odors.

Since the proposed CPM use is basically surrounded by lands with commercial and industrial General Plan designations; fronts two major arterial streets; is located over 1000 feet from any existing residential use; is found to be similar with other permitted uses in the CG District; and is found to be more compatible than many permitted CG uses, it is clear the proposed light manufacturing use is not a substantial alteration of the zoned and planned use of the area, and conforms to the El Dorado Hills Specific Plan and applicable General Plan.

(9) Natural Resources:

(No) The proposed project is not known to cause a significant increase in the rate of use of any natural resource or substantially deplete any non-renewable natural resource; therefore, no significant impact is anticipated.

(10) Risk of Upset:

a. (Maybe) The development of the proposed project would generally have no potential for risks of explosion or release of hazardous chemicals. The building will be protected by a state-of-the-art fire protection suppression system. There are no materials used in the facility that present a risk of explosion except natural gas for heating. Small amounts (less than 150 gallons) of flammable alcohol are on hand for use, and will be kept in specially designed storage areas. Material Safety Data Sheets will be provided to the fire department for review and approval prior to building permit approval. Proposed operations and storage of hazardous chemicals will be reviewed by the Environmental Management Department. Compliance with local and state requirements will be a condition of any issued building permit.

Blasting may be required to modify the topography as proposed. While this could be extensive, this can only occur in conformance with State requirements for such activities, and should not create a significant impact.

b. (No) Development of the proposed project would not interfere with an emergency response plan or an emergency evacuation plan. The project would not alter or prevent emergency vehicle use of Latrobe Road, White Rock Road or U.S. 50. The main access road, Latrobe Road, will be upgraded in 1995, further improving accessibility and permitting use by a greater volume of traffic.

(11) Population:

(No) Being a light manufacturing use, there will be no direct population increase resulting from the proposed project. Since new jobs are being created, it is reasonable to presume some of the jobs would be filled by persons currently not residing in El Dorado County and if they move to the County, a minor increase in population may result. This impact is expected to be less than significant.

(12) Housing:

(No) This proposal will have no direct effect on housing since it is a light manufacturing activity on vacant land. New employees could create a limited demand for new housing. Housing does exist in the El Dorado Hills area, with the potential for a substantial increase in housing inventory as lots become available in the El Dorado Hills Specific Plan area, or in other nearby projects which have already received tentative approval, or are currently in process.

(13) Transportation:

a.& c. (Maybe) Based on the Specific Plan EIR, an ADT of 300 trip ends per acre per day was projected for commercial use. For twenty acres, this would result in an eventual ADT of approximately 6000. Based on the amount of traffic typically occurring at the CPM site (employees, visitors, deliveries and trucking), the estimated total trip ends per day could be as low as 100 to a high of 200. Based on the trip generation rates noted in Table 7-4 of the Specific Plan EIR, industrial traffic rates can be as low as 10% of the higher commercial volumes. In this instance, due to the robotics nature of the operation, it is justifiably lower. This rather dramatic lower traffic volume projection substantially reduces the impact anticipated on both Latrobe Road and White Rock Roads, and the cumulative effects thereof.

Latrobe Road currently handles approximately 7000 ADT on a two-lane, 40-foot-wide road, which is classified as LOS C. White Rock Road has an ADT of approximately 1500 on a two-lane road, 22 feet in width, with a LOS of B. The projected high 6000 ADT noted above based on Specific Plan trip generation factors, would increase traffic volumes approximately 46 percent. The revised estimates for CPM reduce this level of increase to 2.5 - 3.0 percent. This latter level of increase is not considered to be significant. However, to ultimately accommodate anticipated traffic increases in Village T and U area, improvements will be required on Latrobe Road, White Rock Road and eventually U.S. 50 interchange area as demand increases.

The Specific Plan Development Agreement and Financing Plan, set forth a schedule for needed improvements and a funding mechanism. The Road Improvement Fee program was implemented by the County in 1988 to generate revenue for the improvements needed. The Specific Plan projected the need to improve Latrobe Road from U.S. 50 to White Rock Road by 1994. The improvement would create a four-lane divided road and signalize the intersection. The Department of Transportation is currently preparing construction plans for this improvement, with an anticipated completion in late 1995.

Additionally, White Rock Road was projected within the Specific Plan to be upgraded to an improved two-lane road by 1994. This improvement will occur at a later date as traffic warrants. CPM traffic will have little to no effect on White Rock Road since their main access is to Latrobe, with most traffic likely proceeding to U.S. 50.

The entrance road into Village U from Latrobe Road will eventually be signalized, with the timing of the improvement based on traffic demand. A Project Study Report (PSR) for the improvement/modification of the U.S. 50 interchange on Latrobe Road is currently under way, with consultant selection in process. Upon completion of the PSR, a fee will be established and collected at building permit issuance for all affected properties. This fee would eventually be used to construct the necessary improvements.

Pedestrian and bicycle lanes are included in the project. Sidewalks will be provided on all interior streets and on White Rock and Latrobe Roads when they are constructed. Further, Class II bike lanes will be provided on these perimeter roads.

b. (Maybe) The project will create a demand for off-street parking to accommodate the users of the facility. Off-street parking spaces are typically required by Chapter 17.18 of the Zoning Ordinance based on the type of use proposed. The applicant proposes to reduce these requirements due to the limited number of anticipated employees.

Normal standards would require approximately 195 spaces based on the following standards:

Office:	5500 sq.ft. @ 1 space for each 250 sq.ft.
Manufacturing:	63,500 sq.ft. @ 1 space for each 400 sq.ft.
Warehouse:	31,000 sq.ft. @ 1 space for each 2000 sq.ft.

Based on the applicant's assessment of their parking needs, they are proposing to provide 40 spaces, or approximately one space for each 3000 square feet of total floor space.

Section 17.18.050D provides for the Planning Commission to make findings to support any reductions of parking. Based on the experience of the applicant in a duplicate facility in Atlanta, there is no reason to believe the proposed parking will not be adequate. Further, a condition can be added to the project approval, requiring the applicant to create more spaces should parking not be found to be adequate in the future.

d. (No) The proposed project would not alter present patterns of circulation. The existing road system (Latrobe and White Rock Roads) would provide the major access to the project site. Primary access to the public road system will occur on local street planned opposite the entrance into Village T to the east.

e. (No) The proposed project would not alter waterborne, rail, or air traffic, because no water bodies, rail lines or airports are located directly on or adjacent to the site. The County General Plan does contemplate the construction of a light rail and/or multi-modal transit facility in the vicinity of Village T. Should this occur, the subject project would not have a negative affect on this facility, but would provide employment opportunities near the facility to aid in its use.

f. (Maybe) Without the proposed improvements to Latrobe Road and ultimately to White Rock Road, the possibility of increased traffic hazards could exist. However, with the proposed road construction, traffic volumes will be spread over more lanes and intersections will be provided with turning and acceleration lanes to minimize potential traffic hazards. These improvements will occur as traffic demand warrants in accordance with the Specific Plan agreements.

(14) **Public Services:**

a. Fire Protection: (Maybe) The El Dorado Hills Fire District currently provides fire protection services to the project area. Development of the project would result in an increased demand for fire protection services. However, the Fire District will review 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 construction phasing. The station that serves the site is located at 990 Lassen Lane in El Dorado Hills, with an average response time to the site being approximately 5 minutes or less.

b. Police Protection: (No) The project site would be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. Typically, most manufacturing/business areas also contract with a private security patrol service to help increase the frequency of patrol. The proposed project is not expected to create a significant impact on police services.

c. Schools: (No) Since this is a proposed light manufacturing use, there will be no school children generated by the project, and therefore the project will have no impact on the school system.

d. Parks or Other Recreational Facilities: (No) Being a light manufacturing use, it should not generate the need for park or other recreational facilities. If such a demand did exist, it is not uncommon in business parks for a private club to provide facilities to serve this need. Additionally, there are no parks or recreational facilities in the near vicinity that could be impacted by the uses contemplated within the project area. Therefore, there should be no impact on these facilities.

e. Maintenance of Public Facilities, Including Roads: (Maybe) The project will have an impact on the maintenance of public roads. This will be off-set by the traffic impact fees collected with the issuance of the building permits collected as the project site is developed, and gas tax receipts. Therefore, no significant impact is anticipated.

f. Other Governmental Services: (No) The project would require other governmental services during the processing and construction of the project. However, permit fees, exactions and property taxes are expected to provide the necessary funding for the provision of these services.

(15) Energy:

a.& b. (No) The project proposed should have little effect on energy resources and supplies. Through the use of parking lot landscaping, building orientation and shade control, energy efficiencies can be incorporated into the site. Therefore, no significant impact is anticipated.

(16) Utilities:

a. Power or Natural Gas: (No) Electric power is provided by PG&E and natural gas by Pacific Gas. These services have been planned and programmed into the Specific Plan area, and are not expected to be impacted by the project.

b. Communications Systems: (No) Pacific Bell Telephone serves the project area. These services have been planned and programmed into the Specific Plan area, and are not expected to be impacted by the project.

c. Water: (Maybe) The project area will be served by the El Dorado Irrigation District. Prior to the issuance of building permits, the purchase of a water meter will be required. Since a potentially limited supply of meters are available, lack of available meters when the building permit is requested, would effectively stop the project until an adequate water supply were available.

Water lines will be extended to the site from Village T to the east. The size of this line is expected to be 12 inches. The off-site construction of this facility will occur within planned street right-of-way, which has been rough graded for a street and will be extended approximately 1500 feet. There are no unusual geologic, soil, vegetation or other site features on this off-site construction area that would cause a significant environmental effect. Most of the site is relatively level with grades less than 10%.

d. Sewer or Septic Systems: (Maybe) The project will be served by a public sewer system through the El Dorado Irrigation District. The District has no moratorium at this time and is currently issuing sewer connection permits.

Sewer lines will be extended to the site from Village T to the east. The size of this line is expected to be 8 inches. The off-site construction of this facility will occur within planned street right-of-way, which has been rough graded for a street and be extended approximately 1500 feet. There are no unusual geologic, soil, vegetation or other site feature on this off-site construction site that would cause a significant environmental effect. The area where these utilities are to be constructed generally have grades of less than 10%.

e. Storm Water Drainage: (Maybe) While the project will generate some storm water run-off, this will be considered upon review and approval of the grading and drainage plan by the Department of Transportation. There are no unusual characteristics of the project that cannot be resolved through the application of normal drainage design. No significant effect is anticipated.

f. Solid Waste and Disposal: (No) While the project will generate additional solid waste, the County collects a solid waste fee with the building permit process to offset costs of the expansion of solid waste disposal facilities. Therefore, no impact is anticipated.

(17) **Human Health:**

a.& b. (No) Compliance with established health and safety requirements of County standards should eliminate any possible conflict with human health.

(18) **Aesthetics:**

(Maybe) Project construction occurs in an area with high visibility, being located within the viewshed corridor of U.S. 50. Clearly, site preparation and construction of light manufacturing uses, and the ultimate widening of White Rock and Latrobe Roads, would result in a major visual change from the pasture land to intensive urban uses. This change, however, is consistent with the urban use proposed for Village U as shown in Figure 11 within the Specific Plan. While a grading plan was not explicitly included as part of the Specific Plan, it is very evident to the observer that the site could not accommodate these large buildings and parking areas shown in the conceptual drawing, without substantial changes to the existing topography.

Much of the site topography adjacent to Latrobe Road will be left undisturbed and will be heavily landscaped. Cut and fill slopes, which could be visible from U.S. 50 and White Rock Road, will also be heavily landscaped. Transition between the natural grade or building pads and the artificially created slopes will be enhanced by rounding the interface area between flat building pads and slopes to reduce the artificial appearance.

The Specific Plan EIR assessed the scenic quality of the Plan area as viewed from U.S. 50, and found that while highly visible, especially on the south side of U.S. 50, that the proposed use is similar to urban activity already existing in El Dorado Hills, and is therefore found to have a less-than-significant impact. (EIR page 14-12) It was further noted the application of Specific Plan Design Guidelines through the Development Plan review process will aid in mitigating any visual impacts resulting from project implementation.

(19) **Recreation:**

(No) Being a light manufacturing project, it should not create a need for public recreational facilities in the area, nor is the project near any existing recreational facility. Therefore, the project should not cause any impact to recreational facilities.

(20) **Cultural Resources:**

a.& b. (No) No known archaeological features or cultural resources are known to exist on the project site. An archeological site survey was prepared as part of the EIR for the Specific Plan which found no resources in this area.

c. (No) The project site is not known to be significant to any ethnic or social group; therefore, no significant impacts on these types of groups would occur.

d. (No) The project site does not contain any religious or sacred structures; therefore, no impacts on these types of uses would occur.

(21) **Mandatory Findings of Significance:** It has been determined that project compliance with the laws and policies currently in effect, and compliance with the policies and guidelines of the Specific Plan which will be a condition of project approval, reduce any potential significant impact on the environment to a level of insignificance.