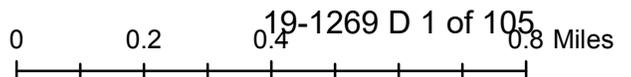
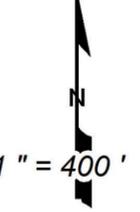


PD-R19-0001/Superior Self Storage
 Location Map
 Exhibit A



POR. SEC. 11, T.9N., R.8E., M.D.M.

117:16



***Parcel Notes**

- 60 - PM 50/17/A
- 61 - PM 50/17/B

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

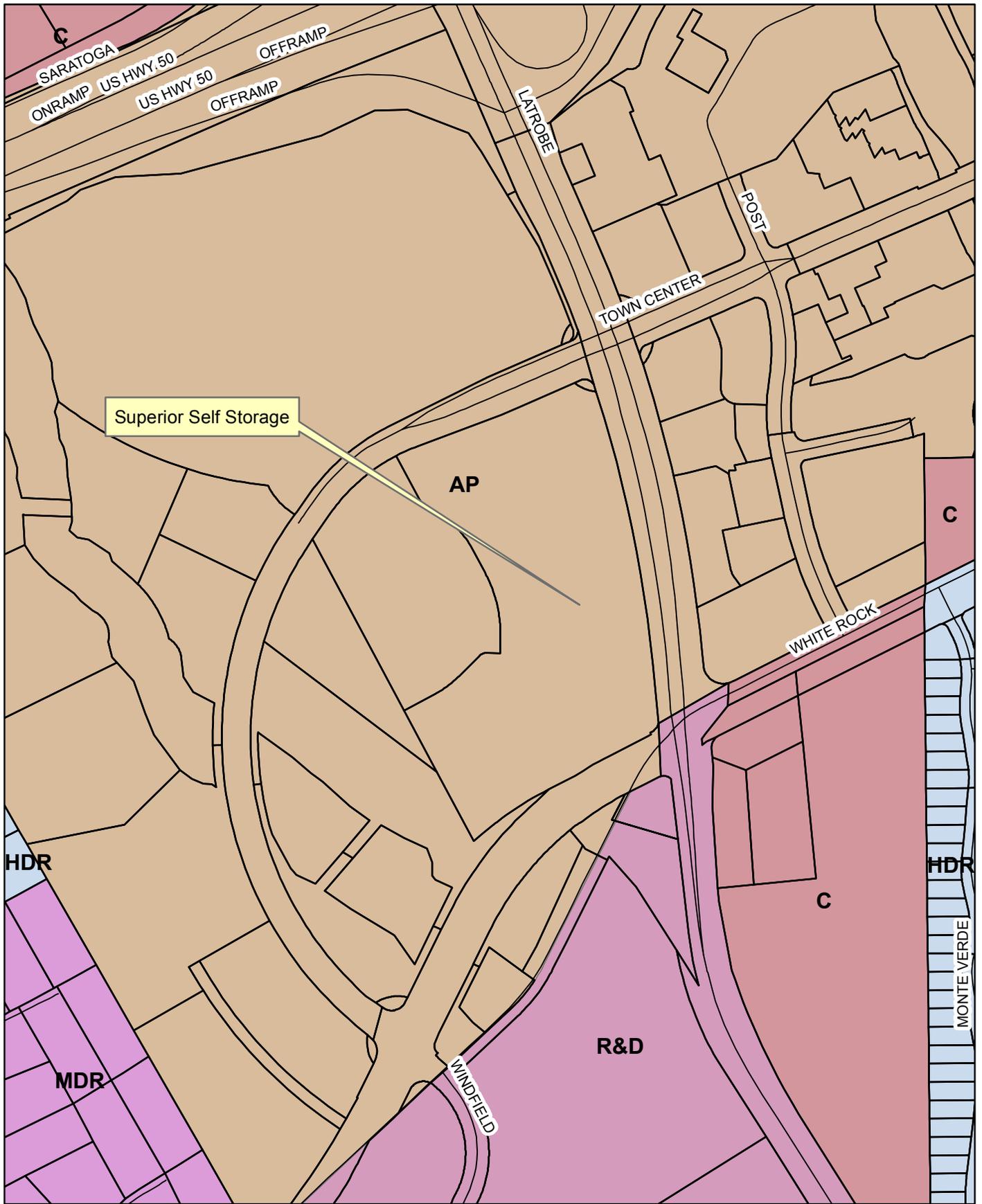
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Exhibit B

Rev. NOV 9 2017

Assessor's Map Bk. 117 - Pg. 16
19-1269-D-2017-05
County of El Dorado, CA

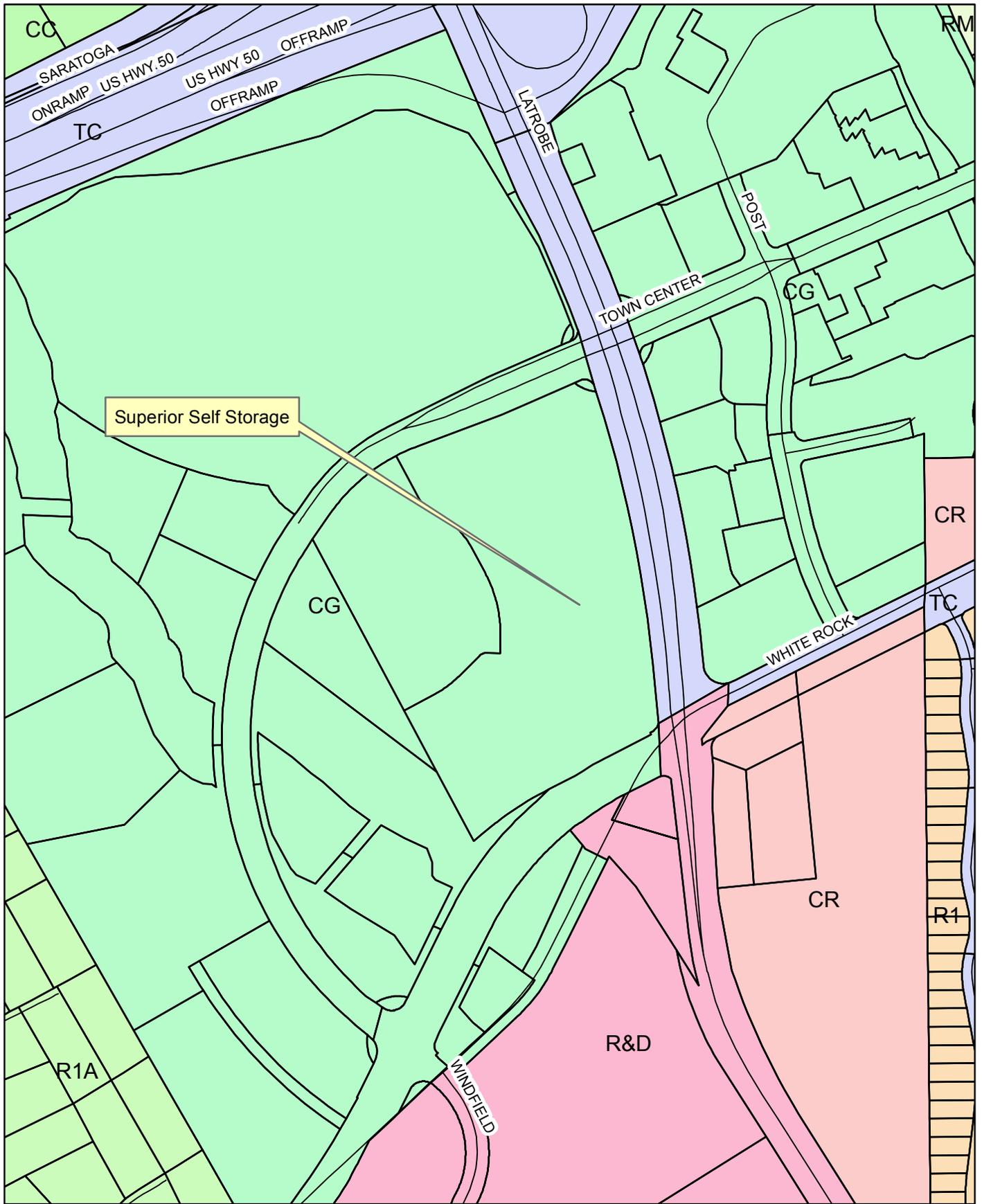


- AP
- C
- HDR
- MDR
- R&D

PD-R19-0001/Superior Self Storage
General Plan Land Use Designation
Exhibit C

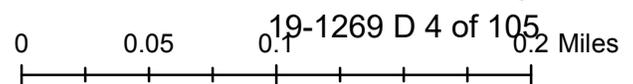


0 0.05 0.1 0.2 Miles
 19-1269 D 3 of 105



- CC
- CG
- CR
- R&D
- R1
- R1A
- RM
- TC

PD-R19-0001/Superior Self Storage
Zoning Designation
Exhibit D





PD-R19-0001/Superior Self Storage
Aerial Map
Exhibit E



0 0.0325 0.065 0.13 Miles
19-1269 D 5 of 105

OWNER / DEVELOPER

TIM SHANNAHAN
 TPC/VPD VENTURE 1, LLC
 P.O. BOX 2670
 GRANITE BAY, CA 95746

ARCHITECT

ARIEL L. VALLI
 VALLI ARCHITECTURAL GROUP
 27405 PUERTA REAL, SUITE 235
 MISSION VIEJO, CA 92691
 PHONE: 949-813-4191
 E-MAIL: ariel@valliarch.com

LANDSCAPE ARCHITECT

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

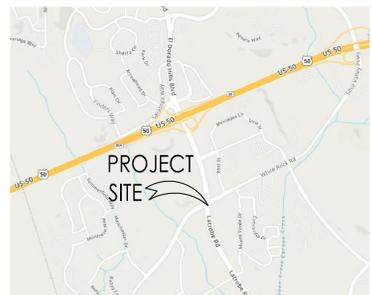
PROJECT DATA

GROSS SITE AREA 97,732 SQ. FT.
 (2.24 ACRE)

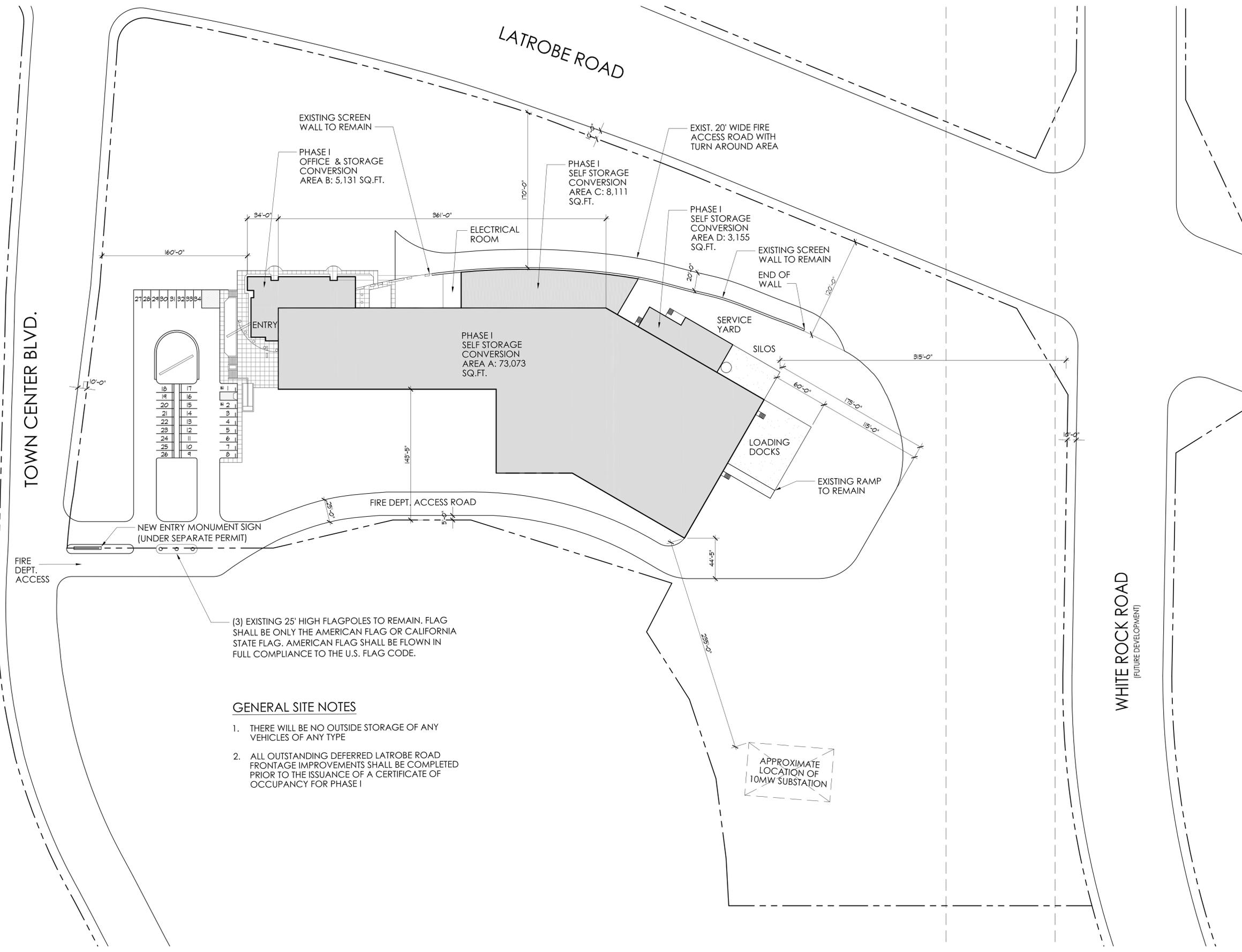
EXISTING BUILDING	
AREA 'A'	73,073 SQ. FT.
AREA 'B'	5,131 SQ. FT.
AREA 'C'	8,111 SQ. FT.
AREA 'D'	3,155 SQ. FT.
TOTAL	89,470 SQ. FT.

PARKING SPACES

EXISTING	
(2) ACCESSIBLE	
(32) STANDARD	
(34) TOTAL	



VICINITY MAP



(3) EXISTING 25' HIGH FLAGPOLES TO REMAIN. FLAG SHALL BE ONLY THE AMERICAN FLAG OR CALIFORNIA STATE FLAG. AMERICAN FLAG SHALL BE FLOWN IN FULL COMPLIANCE TO THE U.S. FLAG CODE.

GENERAL SITE NOTES

1. THERE WILL BE NO OUTSIDE STORAGE OF ANY VEHICLES OF ANY TYPE
2. ALL OUTSTANDING DEFERRED LATROBE ROAD FRONTAGE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR PHASE I

Exhibit F

SUPERIOR SELF STORAGE CONVERSION

EL DORADO HILLS, CA

PHASE I SITE PLAN

01/28/2019

SCALE: 1" = 50'-0"



OWNER / DEVELOPER

TIM SHANNAHAN
 TPC/VPD VENTURE 1, LLC
 P.O. BOX 2670
 GRANITE BAY, CA 95746

ARCHITECT

ARIEL L. VALLI
 VALLI ARCHITECTURAL GROUP
 27405 PUERTA REAL, SUITE 235
 MISSION VIEJO, CA 92691
 PHONE: 949-813-4191
 E-MAIL: ariel@valliarch.com

LANDSCAPE ARCHITECT

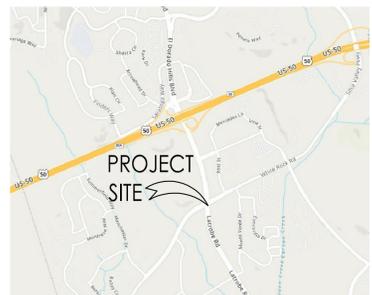
SCOTT VOLMER
 GREAT VALLEY DESIGN, INC
 1219 SPRUCE LANE
 DAVIS, CA 95616
 PHONE: (530) 792-7095
 E-MAIL: svolmer@grtvalley.com

PROJECT DATA

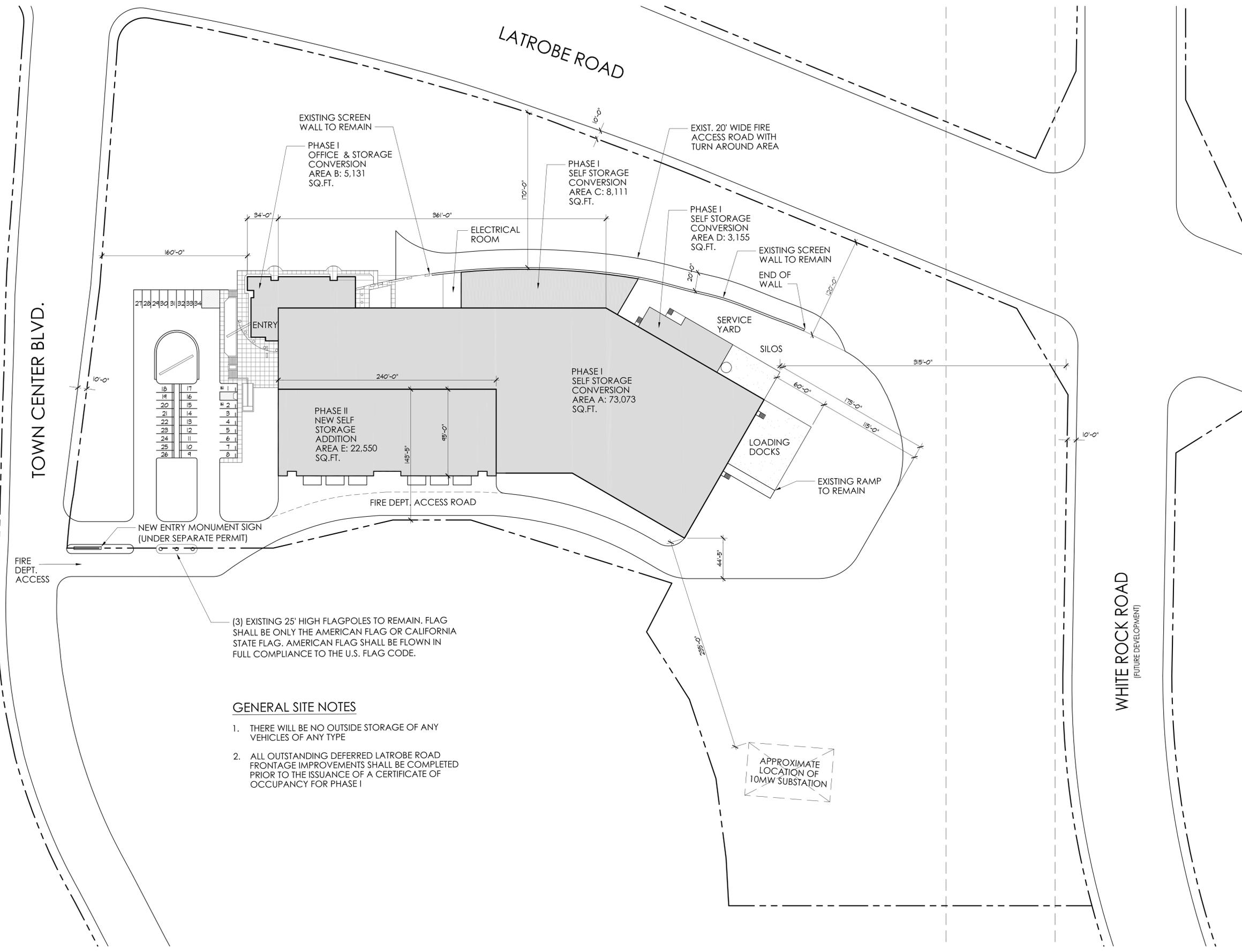
EXISTING BUILDING	
AREA 'A'	73,073 SQ. FT.
AREA 'B'	5,131 SQ. FT.
AREA 'C'	8,111 SQ. FT.
AREA 'D'	3,155 SQ. FT.
PHASE I TOTAL	89,470 SQ. FT.
PHASE II ADDITION	22,550 SQ. FT.
TOTAL PROJECT	112,020 SQ. FT.

PARKING SPACES

- (EXISTING)
- (2) ACCESSIBLE
 - (32) STANDARD
 - (34) TOTAL



VICINITY MAP



(3) EXISTING 25' HIGH FLAGPOLES TO REMAIN. FLAG SHALL BE ONLY THE AMERICAN FLAG OR CALIFORNIA STATE FLAG. AMERICAN FLAG SHALL BE FLOWN IN FULL COMPLIANCE TO THE U.S. FLAG CODE.

GENERAL SITE NOTES

1. THERE WILL BE NO OUTSIDE STORAGE OF ANY VEHICLES OF ANY TYPE
2. ALL OUTSTANDING DEFERRED LATROBE ROAD FRONTAGE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR PHASE I

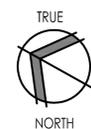
SUPERIOR SELF STORAGE CONVERSION

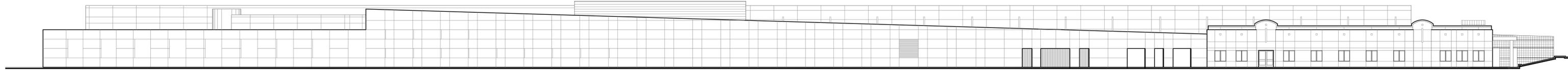
EL DORADO HILLS, CA

PHASE II SITE PLAN

01/28/2019

SCALE: 1" = 50'-0"

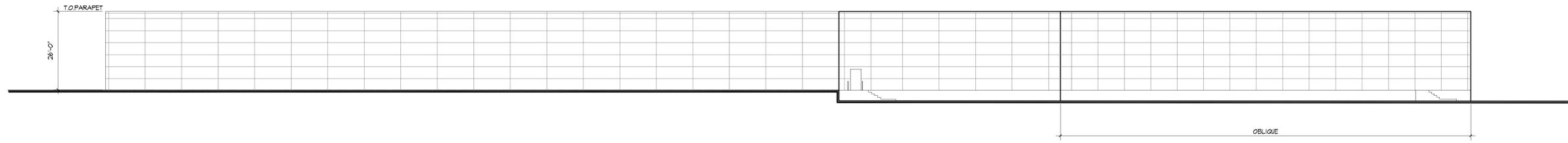




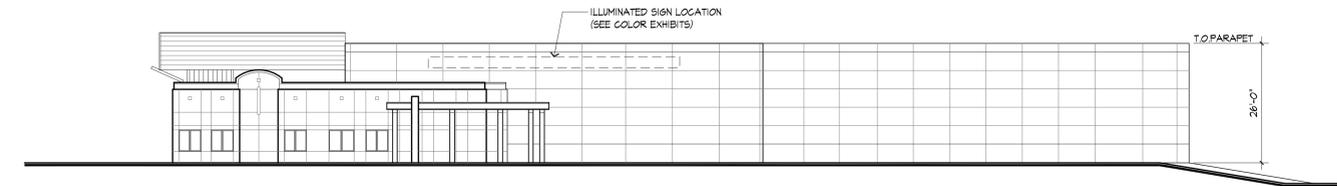
EAST ELEVATION
SCALE: 1/8"=1'-0"



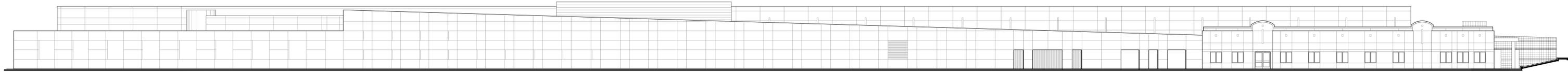
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

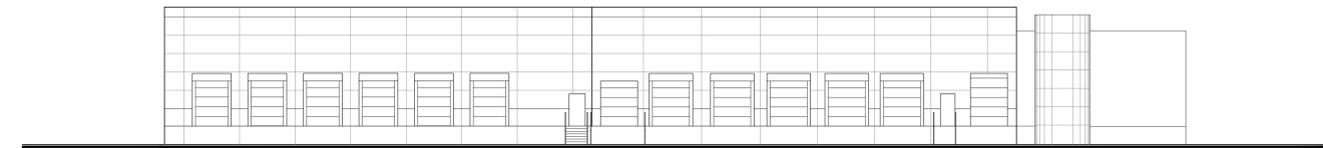


NORTH ELEVATION
SCALE: 1/8"=1'-0"



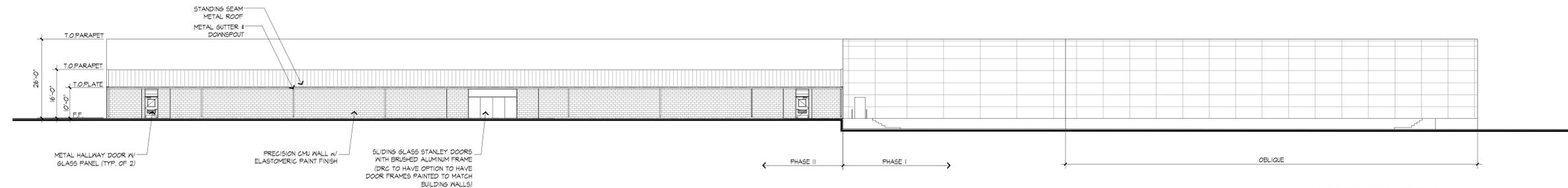
EAST ELEVATION

SCALE: 1/8"=1'-0"



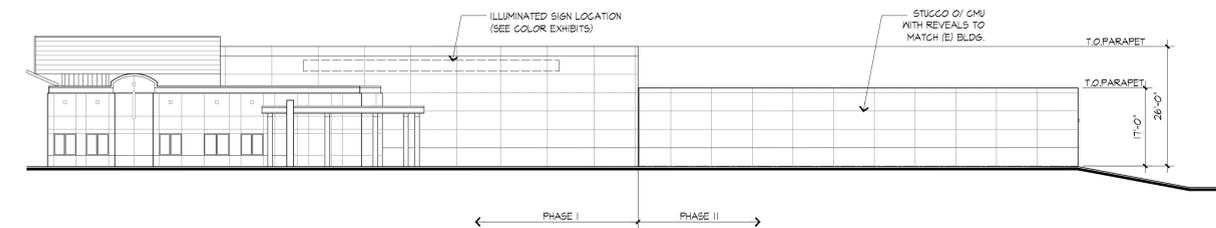
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

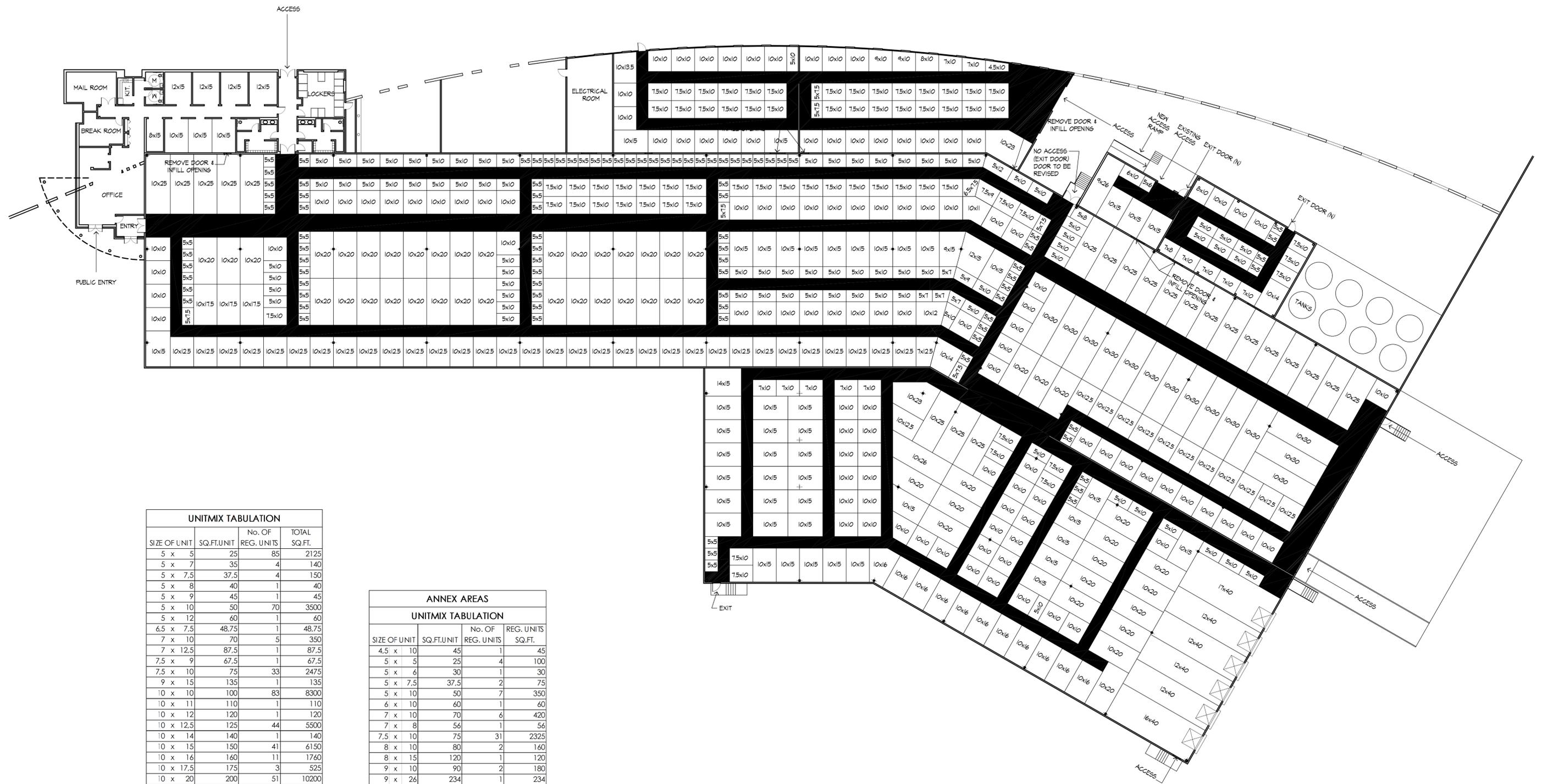
SUPERIOR SELF STORAGE CONVERSION

EL DORADO HILLS, CA

PHASE II ELEVATIONS

SCALE: 1/16" = 1'-0"

1/2/2019



UNITMIX TABULATION			
SIZE OF UNIT	SQ.FT.UNIT	No. OF REG. UNITS	TOTAL SQ.FT.
5 x 5	25	85	2125
5 x 7	35	4	140
5 x 7.5	37.5	4	150
5 x 8	40	1	40
5 x 9	45	1	45
5 x 10	50	70	3500
5 x 12	60	1	60
6.5 x 7.5	48.75	1	48.75
7 x 10	70	5	350
7 x 12.5	87.5	1	87.5
7.5 x 9	67.5	1	67.5
7.5 x 10	75	33	2475
9 x 15	135	1	135
10 x 10	100	83	8300
10 x 11	110	1	110
10 x 12	120	1	120
10 x 12.5	125	44	5500
10 x 14	140	1	140
10 x 15	150	41	6150
10 x 16	160	11	1760
10 x 17.5	175	3	525
10 x 20	200	51	10200
10 x 23	230	1	230
10 x 25	250	22	5500
10 x 26	260	1	260
10 x 30	300	14	4200
12 x 15	180	1	180
12 x 40	480	4	1920
14 x 15	210	1	210
16 x 40	640	1	640
17 x 40	680	1	680
TOTAL		490	55,849
AVERAGE UNIT SIZE			113.98
GROSS BUILDING AREA			73,073
EFF. CIENCY			76.43%

ANNEX AREAS UNITMIX TABULATION			
SIZE OF UNIT	SQ.FT.UNIT	No. OF REG. UNITS	REG. UNITS SQ.FT.
4.5 x 10	45	1	45
5 x 5	25	4	100
5 x 6	30	1	30
5 x 7.5	37.5	2	75
5 x 10	50	7	350
6 x 10	60	1	60
7 x 10	70	6	420
7 x 8	56	1	56
7.5 x 10	75	31	2325
8 x 10	80	2	160
8 x 15	120	1	120
9 x 10	90	2	180
9 x 26	234	1	234
10 x 10	100	27	2700
10 x 13.5	135	1	135
10 x 14.0	140	1	140
10 x 15.0	150	8	1200
12 x 15	180	4	720
10 x 23	230	1	230
TOTAL		102	9,280
AVERAGE UNIT SIZE			90.98
GROSS BUILDING AREA			17,392
EFFICIENCY			53.36%
LOCKERS			
3x4x4	20		
4x4x4	4		

SUPERIOR SELF STORAGE CONVERSION

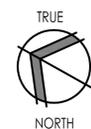
EL DORADO HILLS, CA

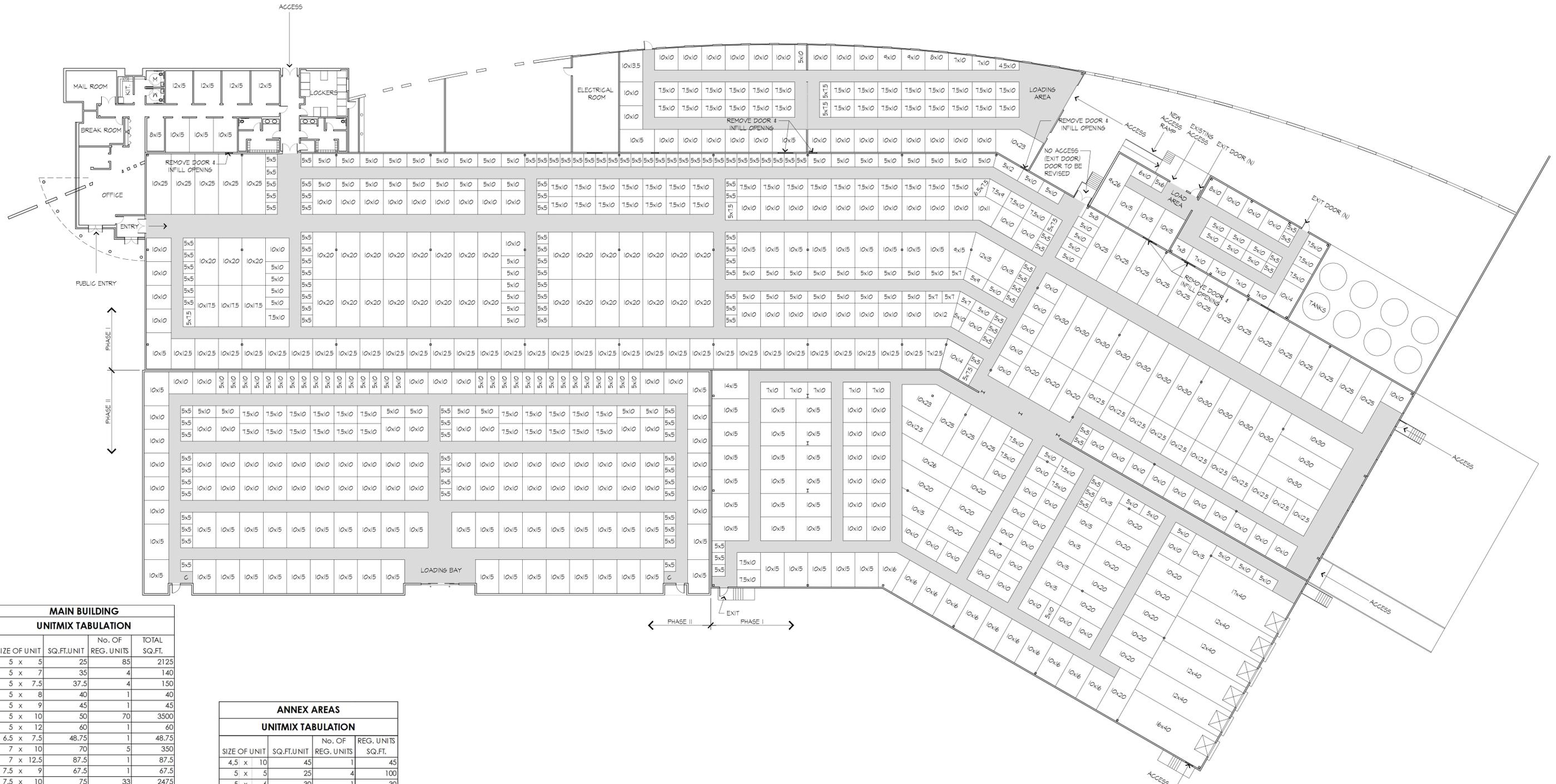
Exhibit H

PHASE I UNITMIX PLAN

11/09/2018

SCALE: 1" = 20'-0"





MAIN BUILDING UNITMIX TABULATION			
SIZE OF UNIT	SQ.FT.UNIT	No. OF REG. UNITS	TOTAL SQ.FT.
5 x 5	25	85	2125
5 x 7	35	4	140
5 x 7.5	37.5	4	150
5 x 8	40	1	40
5 x 9	45	1	45
5 x 10	50	70	3500
5 x 12	60	1	60
6.5 x 7.5	48.75	1	48.75
7 x 10	70	5	350
7 x 12.5	87.5	1	87.5
7.5 x 9	67.5	1	67.5
7.5 x 10	75	33	2475
9 x 15	135	1	135
10 x 10	100	83	8300
10 x 11	110	1	110
10 x 12	120	1	120
10 x 12.5	125	44	5500
10 x 14	140	1	140
10 x 15	150	41	6150
10 x 16	160	11	1760
10 x 17.5	175	3	525
10 x 20	200	51	10200
10 x 23	230	1	230
10 x 25	250	22	5500
10 x 26	260	1	260
10 x 30	300	14	4200
12 x 15	180	1	180
12 x 40	480	4	1920
14 x 15	210	1	210
16 x 40	640	1	640
17 x 40	680	1	680
TOTAL		490	55,849
AVERAGE UNIT SIZE			113.98
GROSS BUILDING AREA			73,073
EFFICIENCY			76.43%

ANNEX AREAS UNITMIX TABULATION			
SIZE OF UNIT	SQ.FT.UNIT	No. OF REG. UNITS	TOTAL SQ.FT.
4.5 x 10	45	1	45
5 x 5	25	4	100
5 x 6	30	1	30
5 x 7.5	37.5	2	75
5 x 10	50	7	350
6 x 10	60	1	60
7 x 10	70	6	420
7 x 8	56	1	56
7.5 x 10	75	31	2325
8 x 10	80	2	160
8 x 15	120	1	120
9 x 10	90	2	180
9 x 26	234	1	234
10 x 10	100	27	2700
10 x 13.5	135	1	135
10 x 14.0	140	1	140
10 x 15.0	150	8	1200
12 x 15	180	4	720
10 x 23	230	1	230
TOTAL		102	9,280
AVERAGE UNIT SIZE			90.98
GROSS BUILDING AREA			17,392
EFFICIENCY			53.36%
LOCKERS			
3x4x4		20	
4x4x4		4	

PHASE II UNITMIX TABULATION			
SIZE OF UNIT	SQ.FT.UNIT	No. OF REG. UNITS	TOTAL SQ.FT.
5 x 5	25	29	725
5 x 10	50	38	1900
7.5 x 10	75	22	1650
10 x 10	100	63	6300
10 x 15	150	42	6300
TOTAL		194	16,875
AVERAGE UNIT SIZE			86.98
GROSS FLOOR AREA			22,590
EFFICIENCY			74.70%

SUPERIOR SELF STORAGE CONVERSION

EL DORADO HILLS, CA

PHASE II UNITMIX PLAN

12/14/2018

SCALE: 1" = 20'-0"





EDH STORAGE CONVERSION: LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	QUERCUS LOBATA	VALLEY OAK
	LIRIODENDRON TULIPIFERA	TULIP TREE
	GINKGO PRINCEPTON	COLUMNAR GINKGO
	LAURUS SARATOGA	COLUMNAR LAUREL
	ULMUS FRONTIER	FRONTIER HYBRID ELM
	ACER AUTUMN BLAZE	AUTUMN BLAZE MAPLE
	CERCIS OKLAHOMA	EASTERN REDBUD
	CARPINUS FASTIGIATA	COLUMNAR HORNBEAM
	LAGERSTOMIA CATAWBA	LILAC CRAPE MYRTLE
	WATER EFFICIENT ORNAMENTAL LANDSCAPE AT STREET SCAPES, VEHICULAR ENTRIES, SIDEWALK AT TOWN CENTER BLVD.	
	EVERGREEN ORNAMENTAL GRASSES PLANTED IN WAVES AT SLOPES AND OPEN AREAS	
	WATER EFFICIENT TURF AT HIGH VISIBILITY / ACTIVE USE AREAS	
	SAGE, GERMANDER, CATMINT, COFFEEBERRY, LIONS TAIL, BUTTERFLY WEED, CEANOETHUS, GREVILLEA, DEER GRASS, PHLOMIS, KANGAROO PAW, TORCH LILY, DWARF POMEGRANATE	
	DEER GRASS, MISCANTHUS, RED FOUNTAIN GRASS, AUTUMN REED GRASS	
	BENT GRASS NO-MOW, DWARF FESCUE NO TURF ON SLOPES OVER 20% (5:1)	

SCHEMATIC LOCATIONS OF EXISTING TREES TO REMAIN, BASED ON ARBORIST'S RECOMMENDATION. RESTORE IRRIGATION AND PRUNE FOR SHAPE AND CONDITION. ALL TREES REMOVED OVER 4" DBH. SHALL BE REPLACED WITH SIMILAR SPECIES AND LOCATIONS.

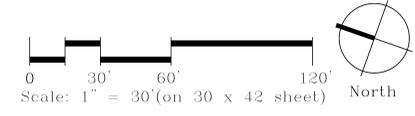


Exhibit I

**ILLUSTRATIVE LANDSCAPE PLAN-PHASE ONE
STORAGE RENOVATION, EL DORADO HILLS, CA**

NOVEMBER 16, 2018

L-1



Great Valley Design, Inc.
California #4740 - Nevada #989
www.grvalley.com
Landscape Architecture ■ Irrigation Management

Exhibit J

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

Prepared by:
THE MANSOUR COMPANY
1241 Hawks Flight Court, Suite 205
El Dorado Hills, California 95762
(916) 933-3013

Planning and Architectural Consultant:
MURRAY & DOWNS AIA Architects, Inc.
3025 Sacramento Street
Placerville, California 95667
(916) 626-1810

Signage Consultant:
DAVIES ASSOCIATES
9424 Dayton Way, Suite 217
Beverly Hills, California 90210
(310) 247-9572

Landscape Consultant:
CAPITAL DESIGN GROUP
1913 Capitol Avenue, Suite B
Sacramento, California 95814
(916) 973-0283

TABLE OF CONTENTS

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	60,000¹	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 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.

2.4.8 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 Rootlines 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:

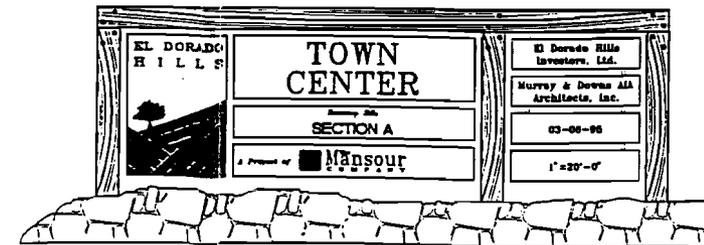
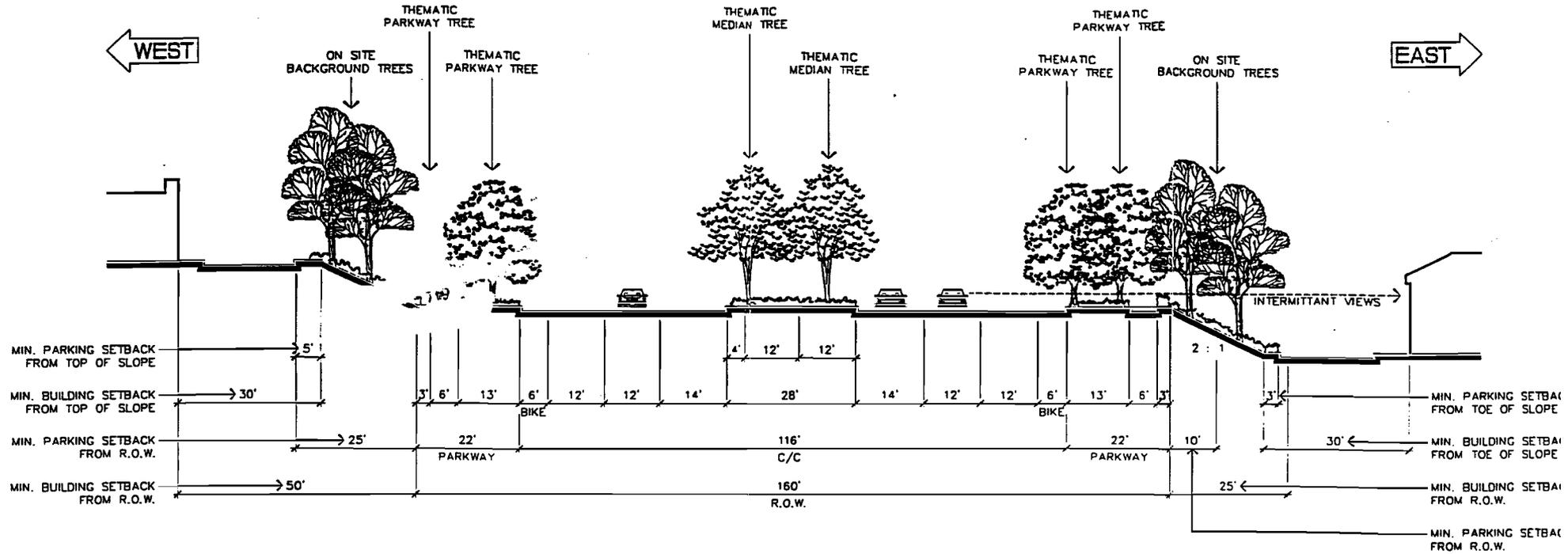
"A" Street is to be designated "Town-Center Boulevard."

"D" Street is to be designated.

TOWN CENTER

LATROBE ROAD

ULTIMATE - SECTION A

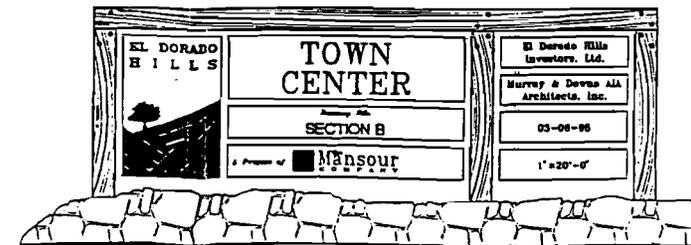
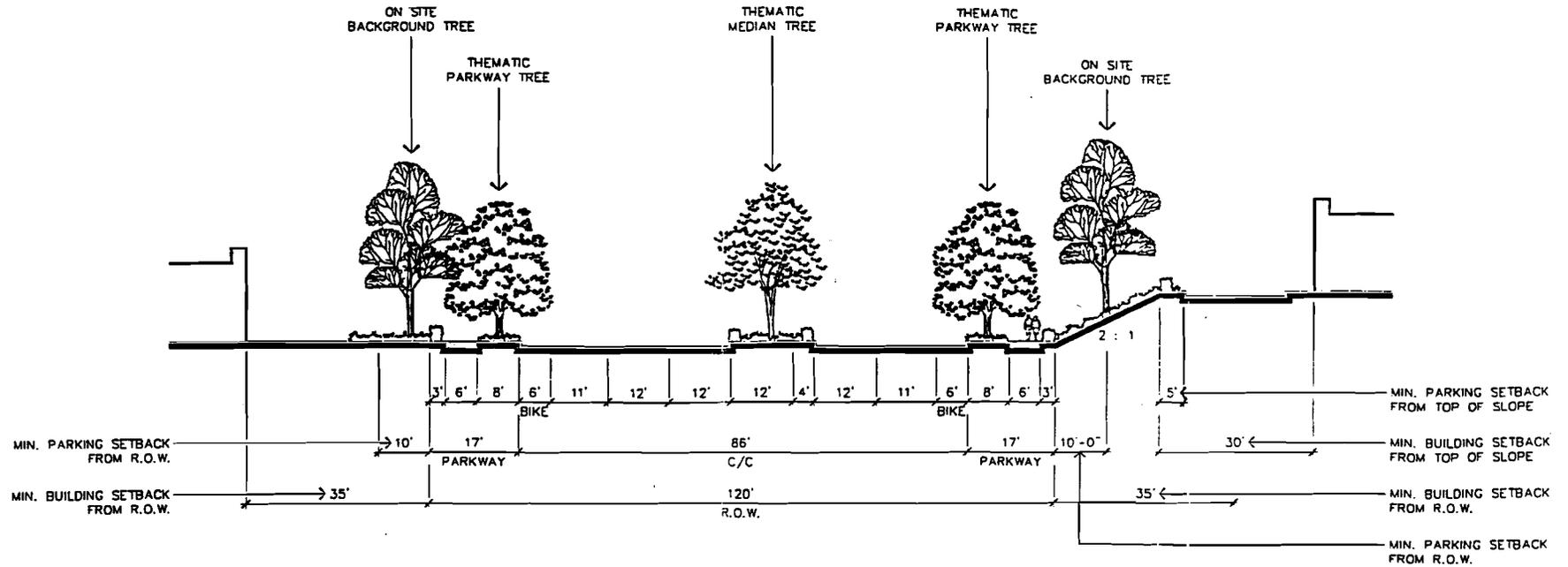


TOWN CENTER

WEST

TOWN CENTER BOULEVARD

ENTRY - SECTION 1

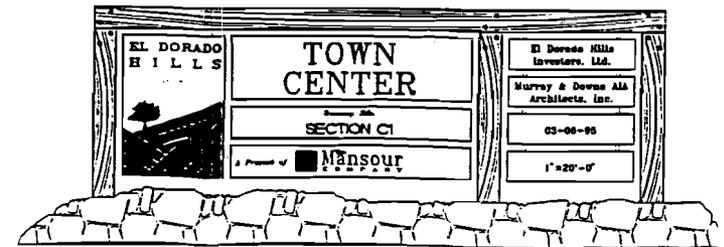
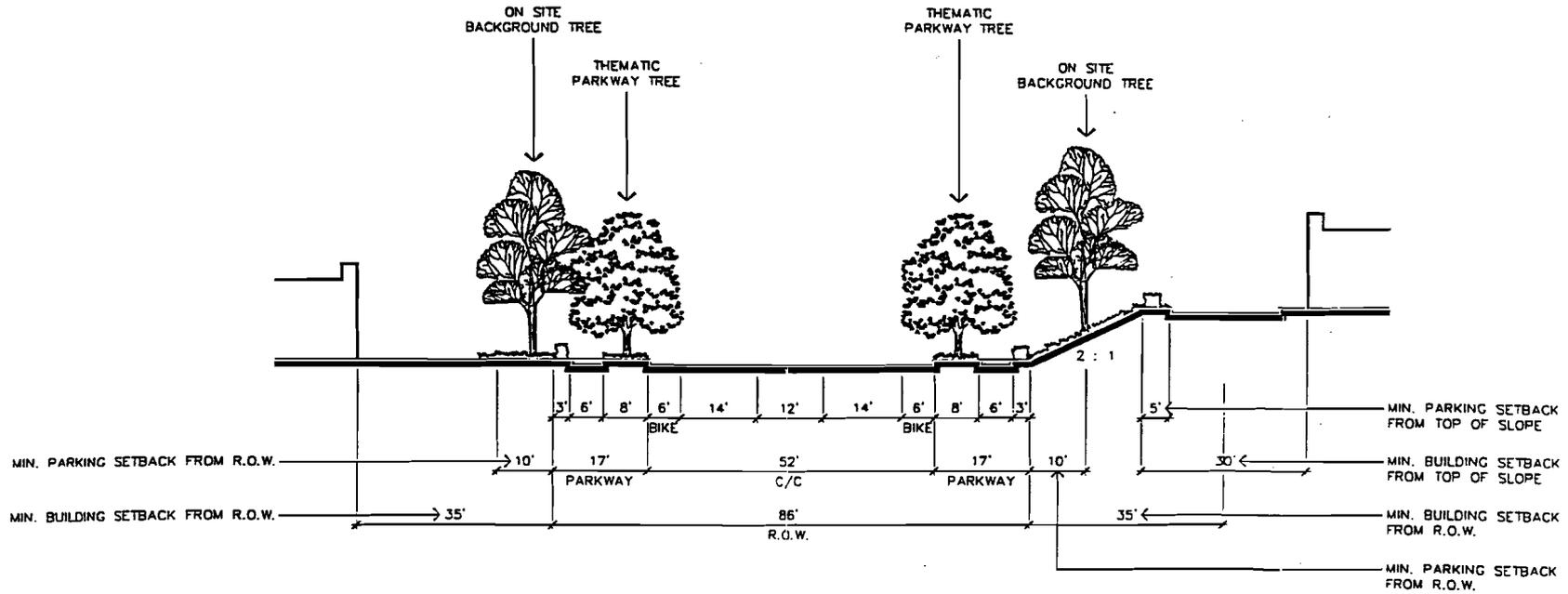


TOWN CENTER

TOWN CENTER BOULEVARD

WEST

SECTION C1

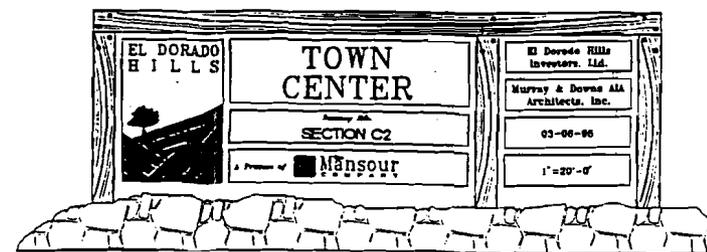
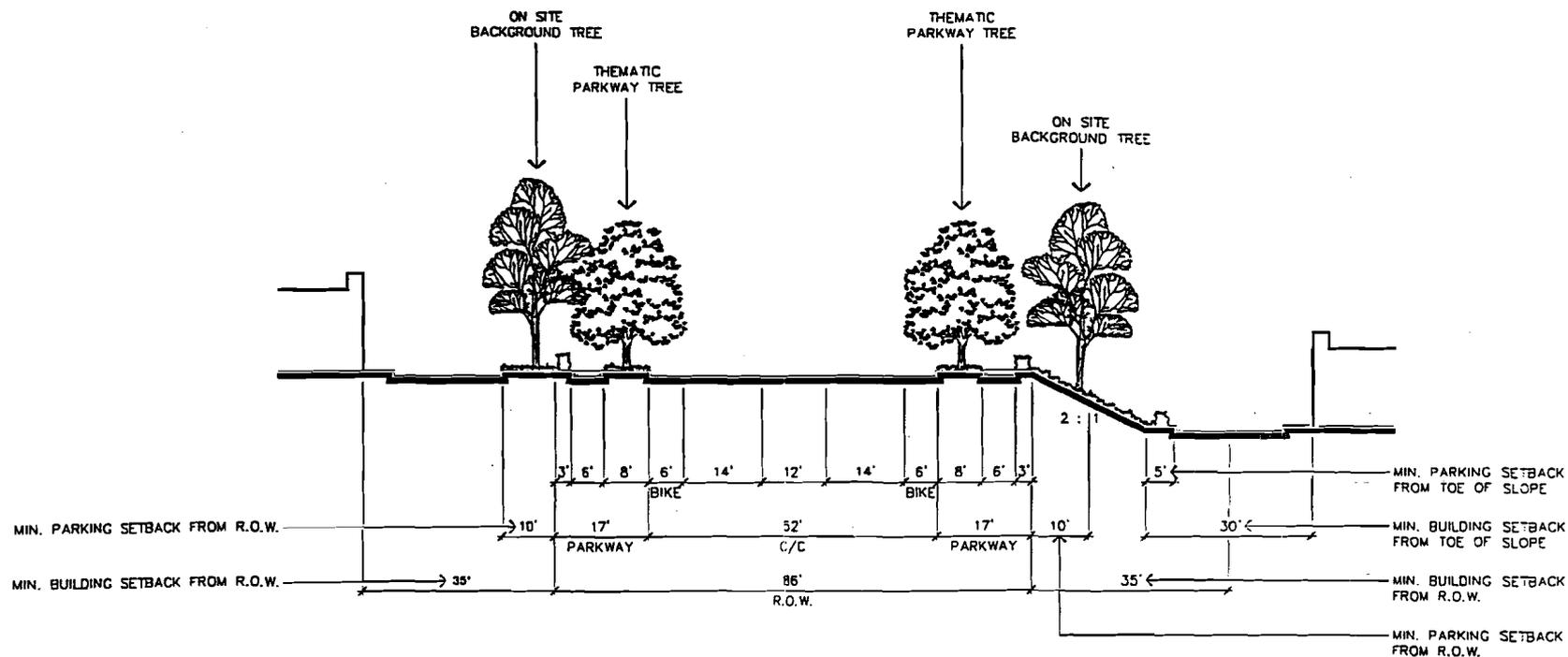


TOWN CENTER

TOWN CENTER BOULEVARI

WEST

SECTION C2

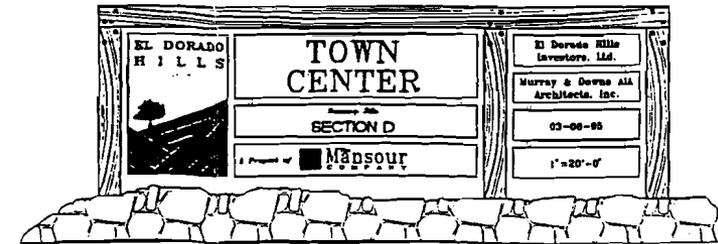
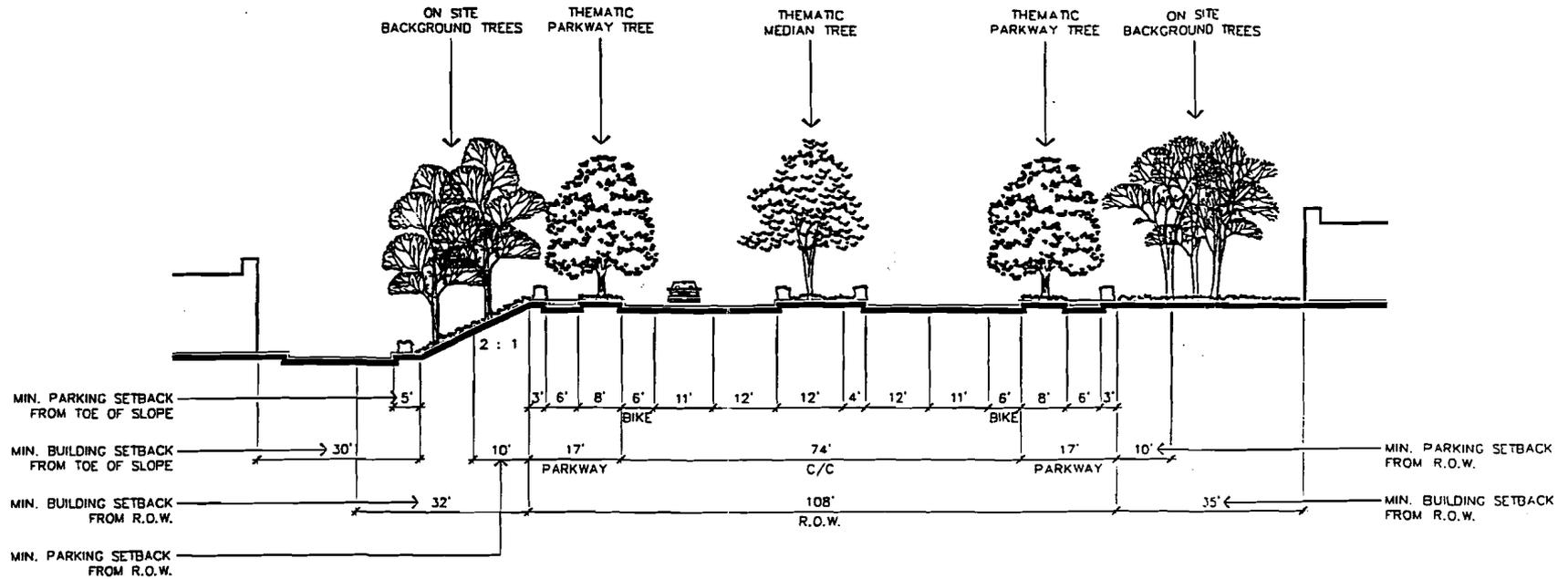


TOWN CENTER

WEST

"D" STREET

ENTRY - SECTION I

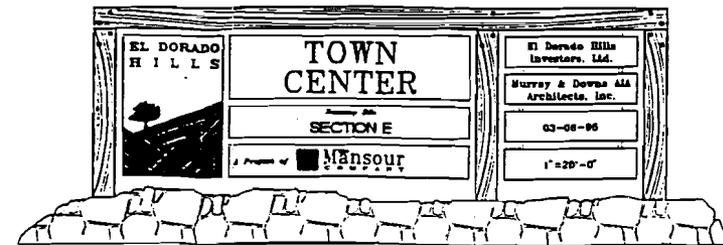
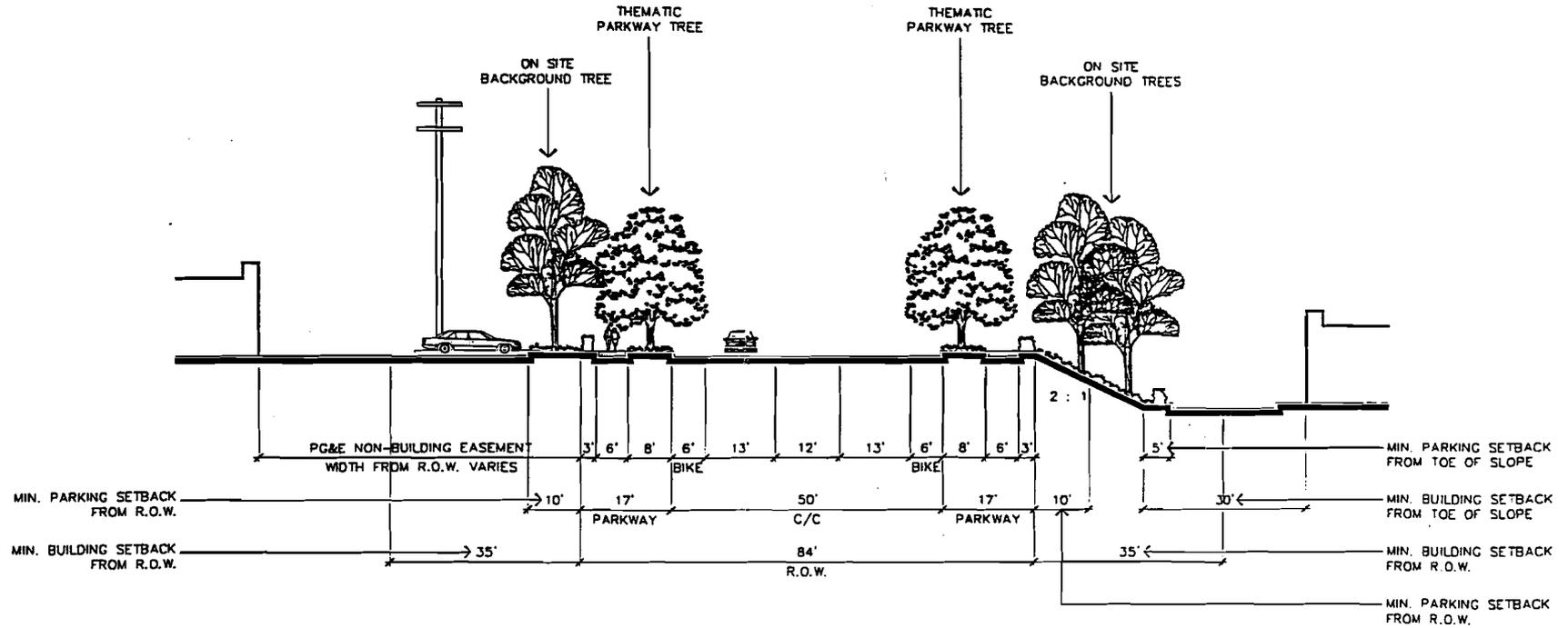


TOWN CENTER

WEST

"D" STREET

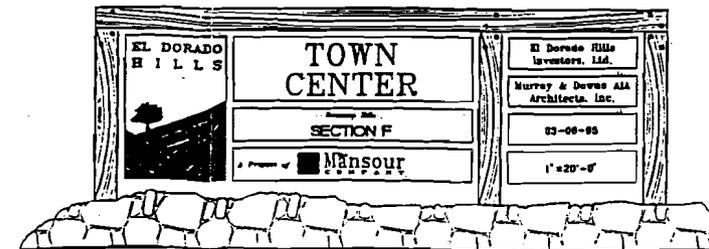
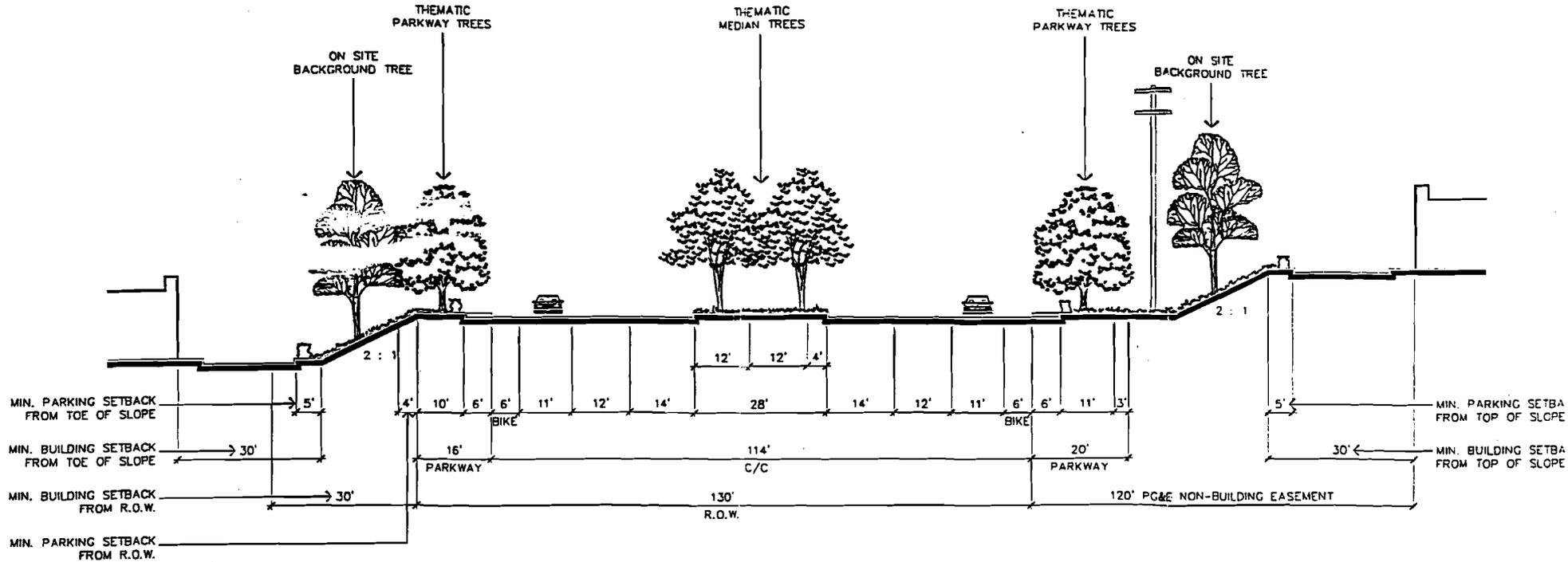
SECTION E



TOWN CENTER

WHITE ROCK ROAD ULTIMATE - SECTION 1

WEST

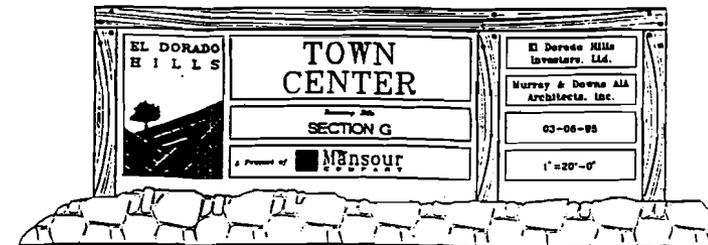
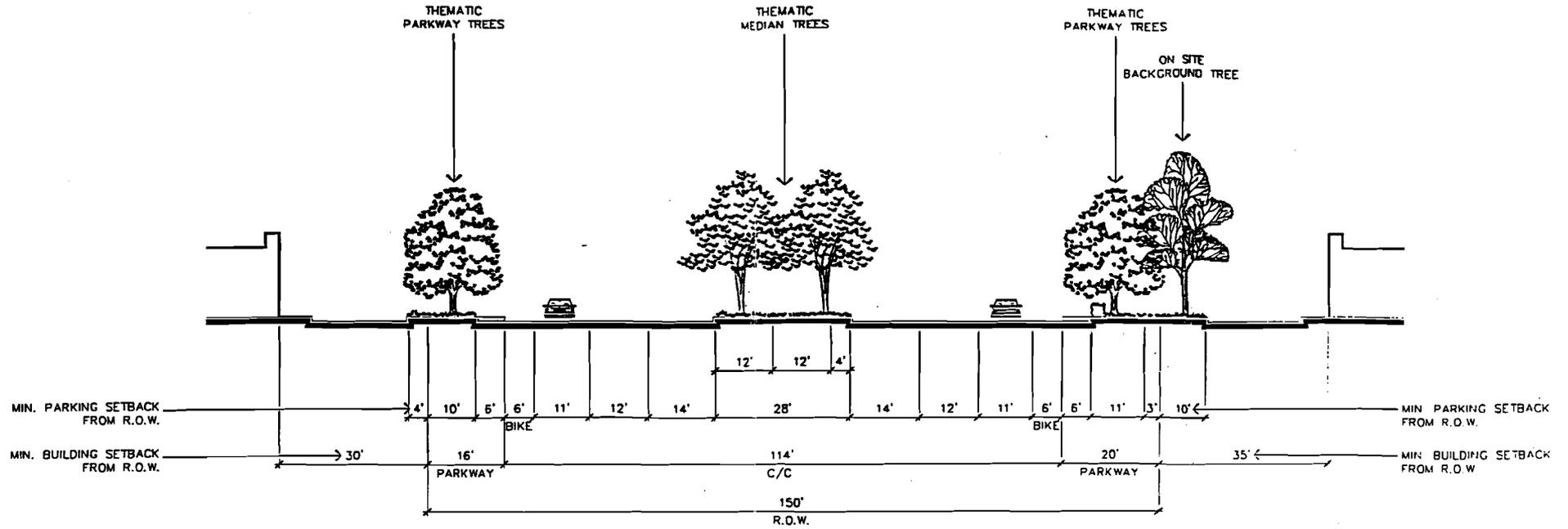


TOWN CENTER

WEST

WHITE ROCK ROAD

ULTIMATE - SECTION C

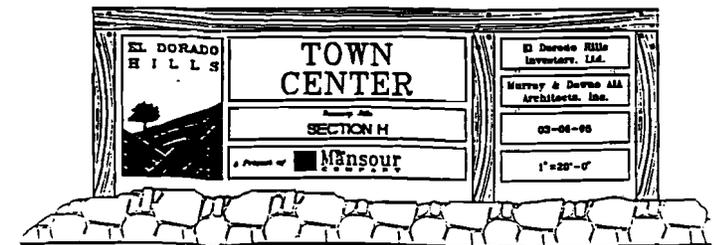
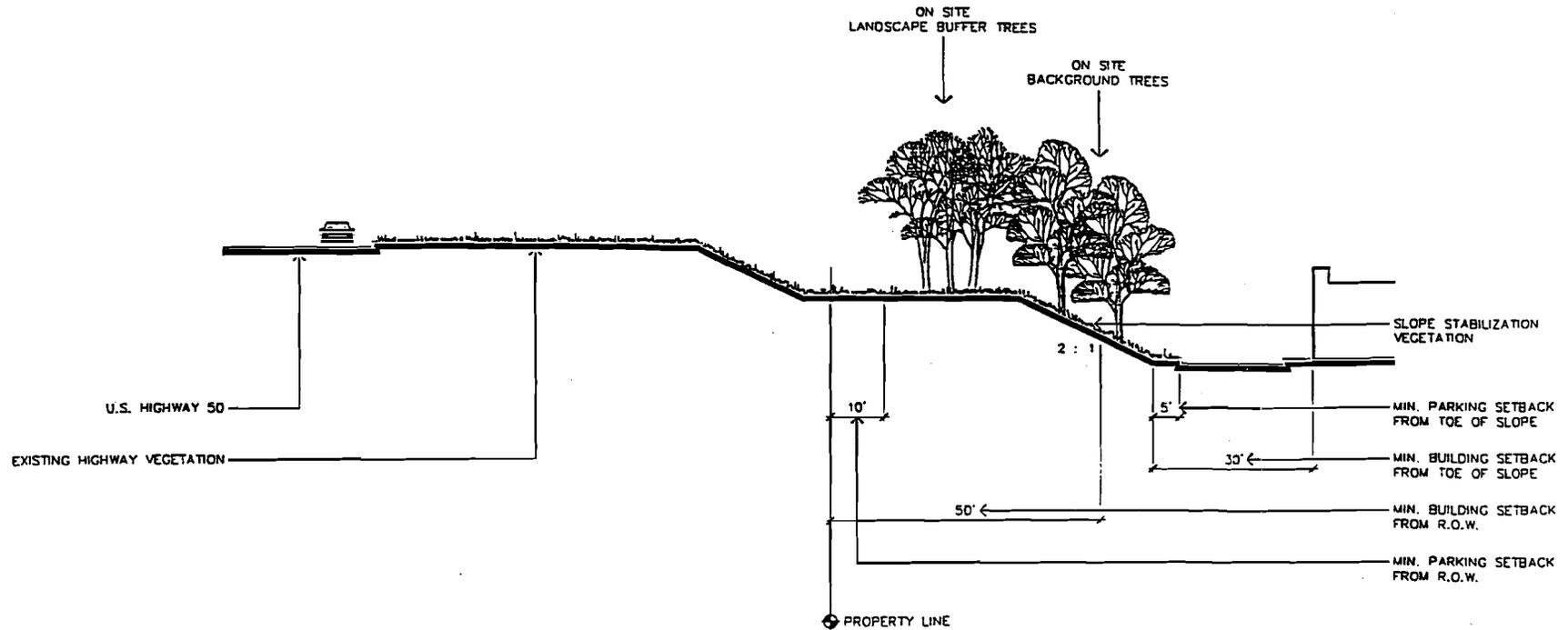


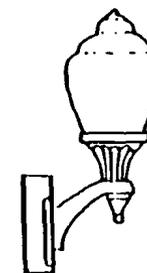
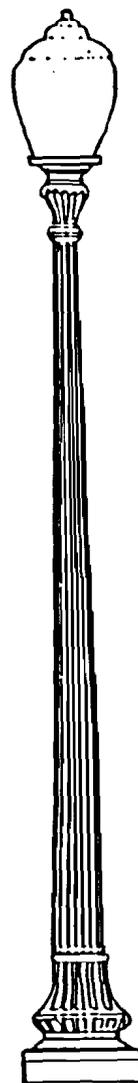
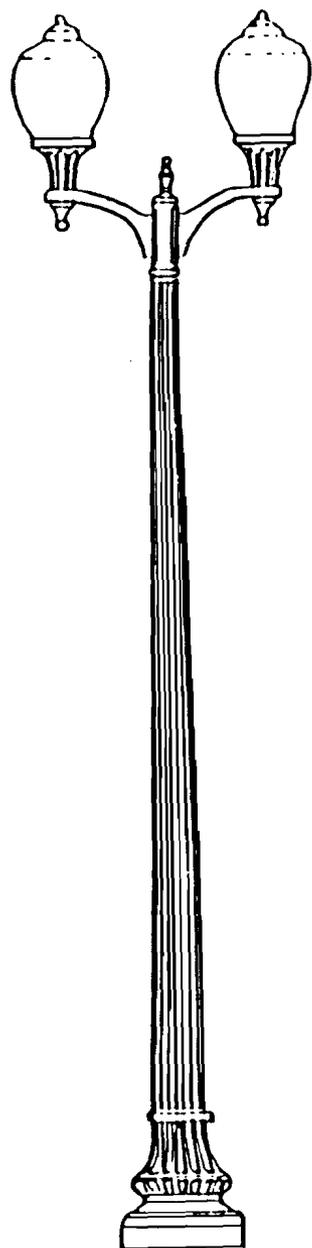
TOWN CENTER

WEST

U.S. HIGHWAY 50

SECTION H



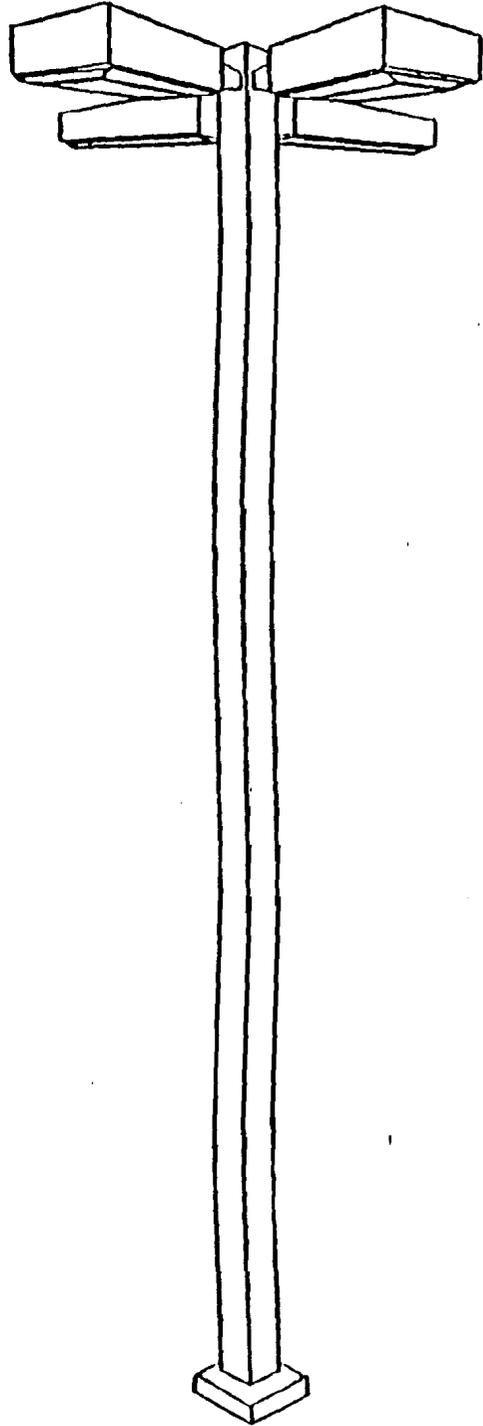


Lighting

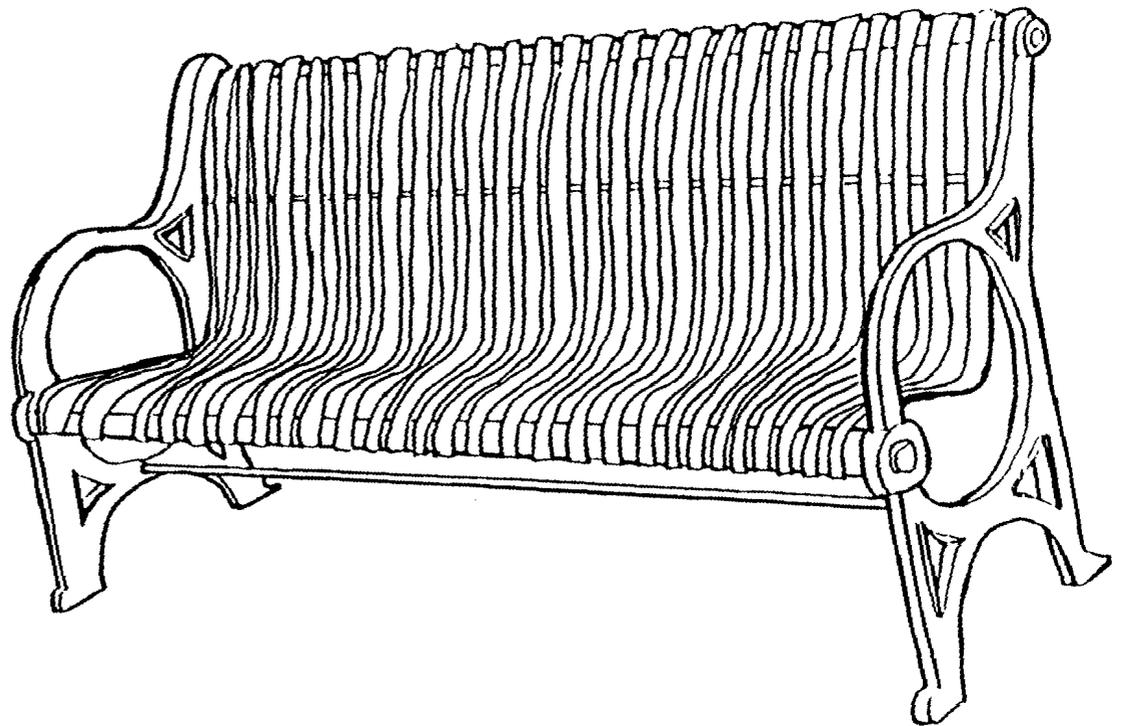
Austin Series

- Globe RC9118
- Pole 11-185
- Base BA105
- Crossarm CA302
- Bollard BA105

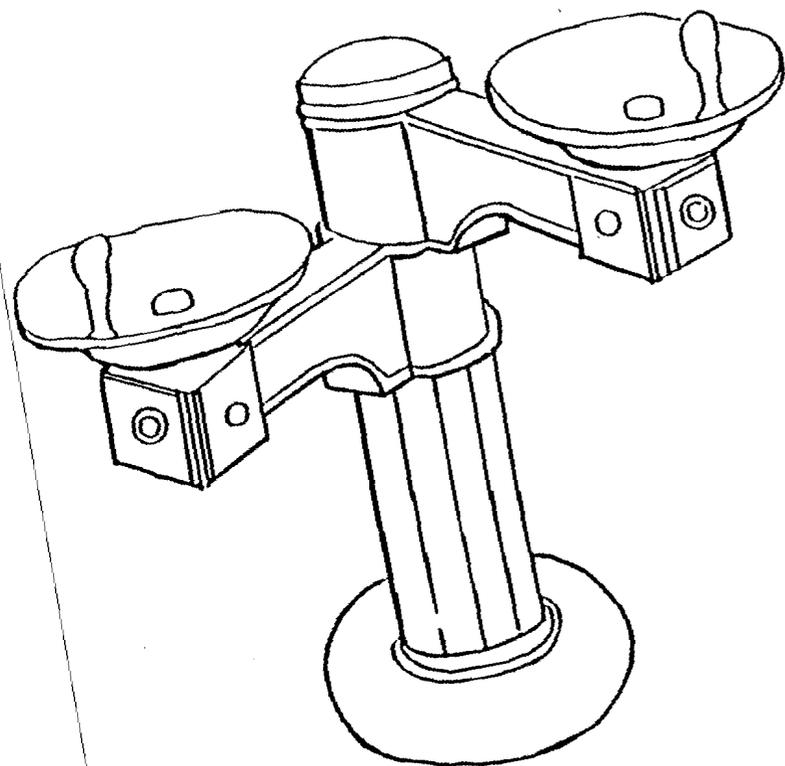
Antique Street Lamps, Inc
8412 South Congress
Austin, Texas 78745
(512) 282-9780



**Parking Lot Lighting
Down Light Box (typical)**

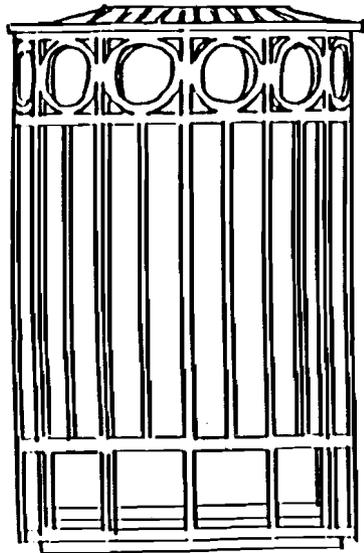
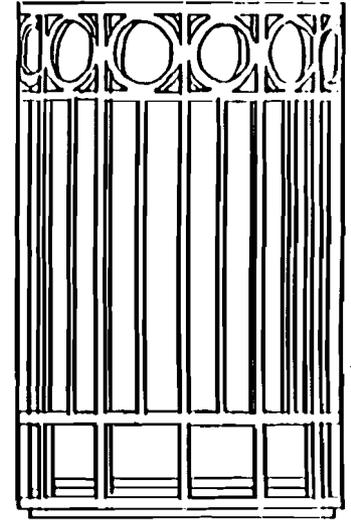
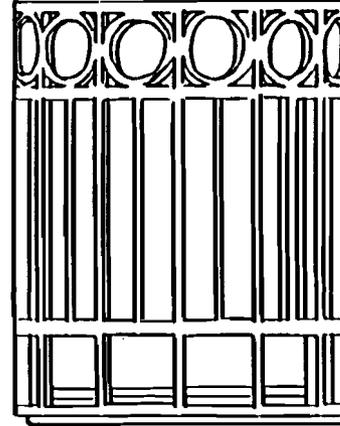
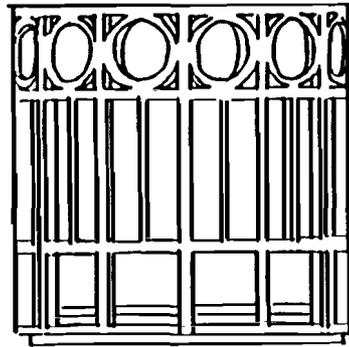
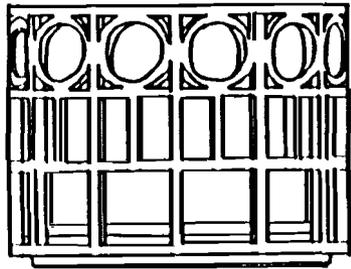


Seating
Bowers Bench (w/cast iron leg)



Drinking Fountains
Metro Series

Canterbury International
5632 W. Washington Blvd.
Los Angeles, CA 90016
(213) 936-7111



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
Cotoneaster | Mahonia aquifolium 'Compacta'
(varieties) | | |
| 3.2 | Roadside
Howard McMinn
Manzanita
Crimson Spot Rockrose
Cotoneaster
Hybrid Oregon Grape
Toyon
Day Lilly | Arctostaphylos d. 'Howard McMinn'

Cistus ladanifer
(varieties)
Mahonia 'Golden Abundance'
Heteromeles Arbutifolia
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
St. Johnswort
Knotweed | 'Trophy' or 'Survivor' Endophyte-enhanced turf type
Hypericum calycinum
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 acerifolia '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
Spiraea | Juniperus (varieties)
Spiraea bumalda | | |
| 3.2 | Roadside
Glossy Abelia
Cotoneaster
Hybrid Oregon Grape
Zabel Laurel
Juniper
Spiraea | Abelia grandiflora 'Ed Goucher'
(varieties)
Mahonia 'Golden Abundance'
Prunus l. 'Zabeliana'
Juniperus varieties)
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
Knotweed | Hypericum calycinum
Polygonum Capitatum | | |
| 4.2 | Roadside
Turf-type tall fescue
Low Cotoneaster
St. Johnswort
Knotweed | 'Trophy' or 'Survivor' Endophyte-enhanced turf type
Cotoneaster 'Lowfast'
Hypericum calycinum
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
Spiraea | Juniperus (varieties)
Spiraea Bumalda | | |
| 3.2 | Roadside
Spiraea
Sumac
Flowering currant
Privet
Glossy Abelia
Flowering Quince | Spiraea bumalda
Rhus (varieties)
Ribes (varieties)
Ligustrum (varieties)
Abelia grandiflora 'Ed Goucher'
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
Knotwee | Vinca minor
Polygonum capitatum | | |
| 4.2 | Roadside
Low Cotoneaster
English Ivy
Dwarf Periwinkle
Turf-type tall fescue | Cotoneaster 'Lowfast'
Hedera helix
Vinca minor
'Trophy' or 'Survivor' Endophyte-enhanced turf type | | |

**EL DORADO HILLS TOWN CENTER
Town Center West Landscape Elements**

D Street

1. Thematic Parkway Tree 30' on center 15 gallon 100%
European Hackberry Celtis australis

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'

EL DORADO HILLS TOWN CENTER

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:

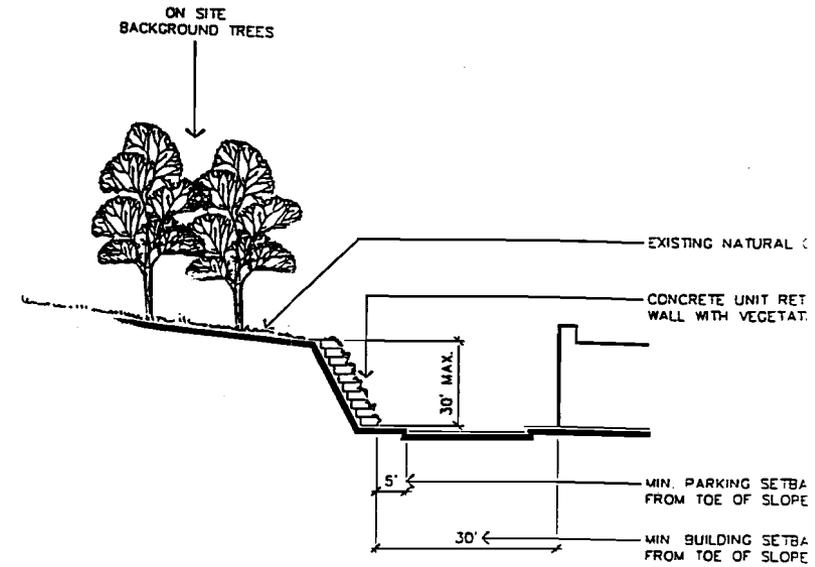
15 gallon	100%
-----------	------

Honeylocust	Gleditsia triacanthos 'Shademaster'
--------------------	-------------------------------------

TOWN CENTER

ON-SITE

WEST

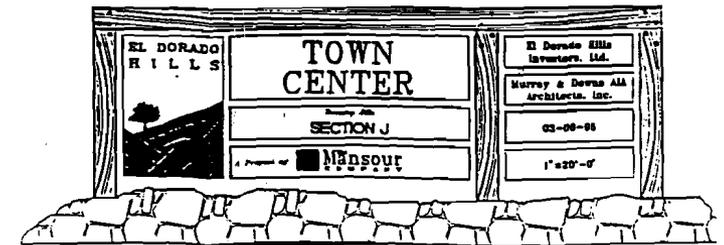
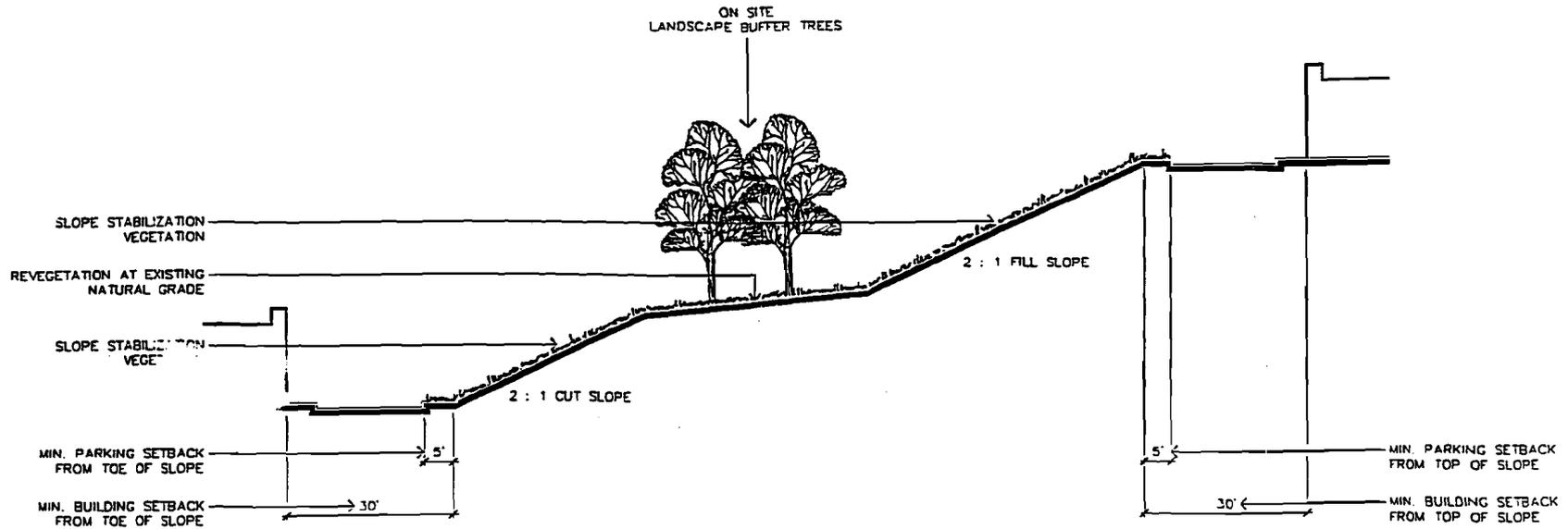


TOWN CENTER

ON-SITE CUT AND FILL SLOPE

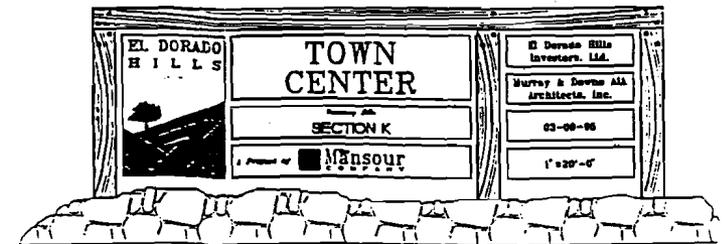
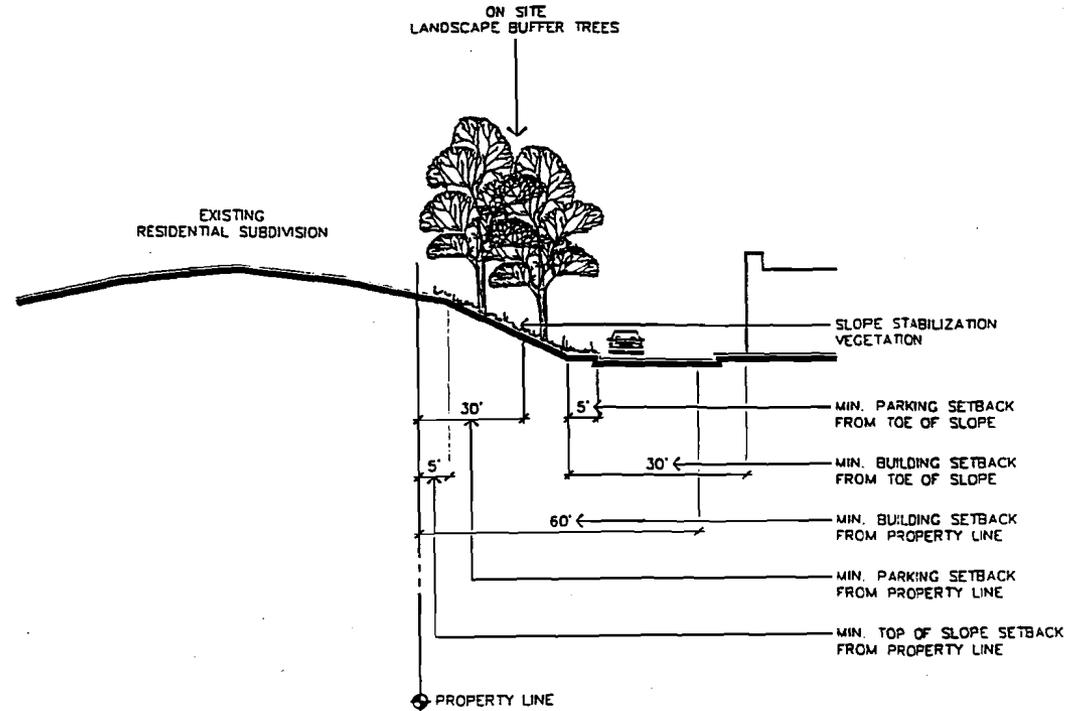
WEST

SECTION J



TOWN CENTER WEST PROPERTY LINE (CUT SLOPE)

WEST SECTION K

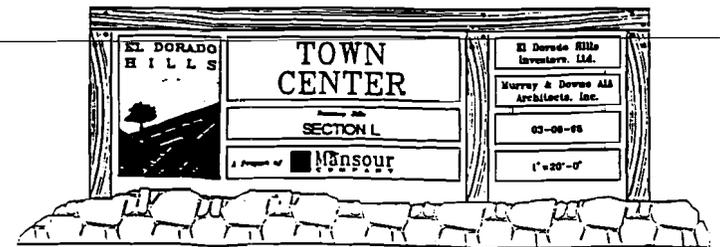
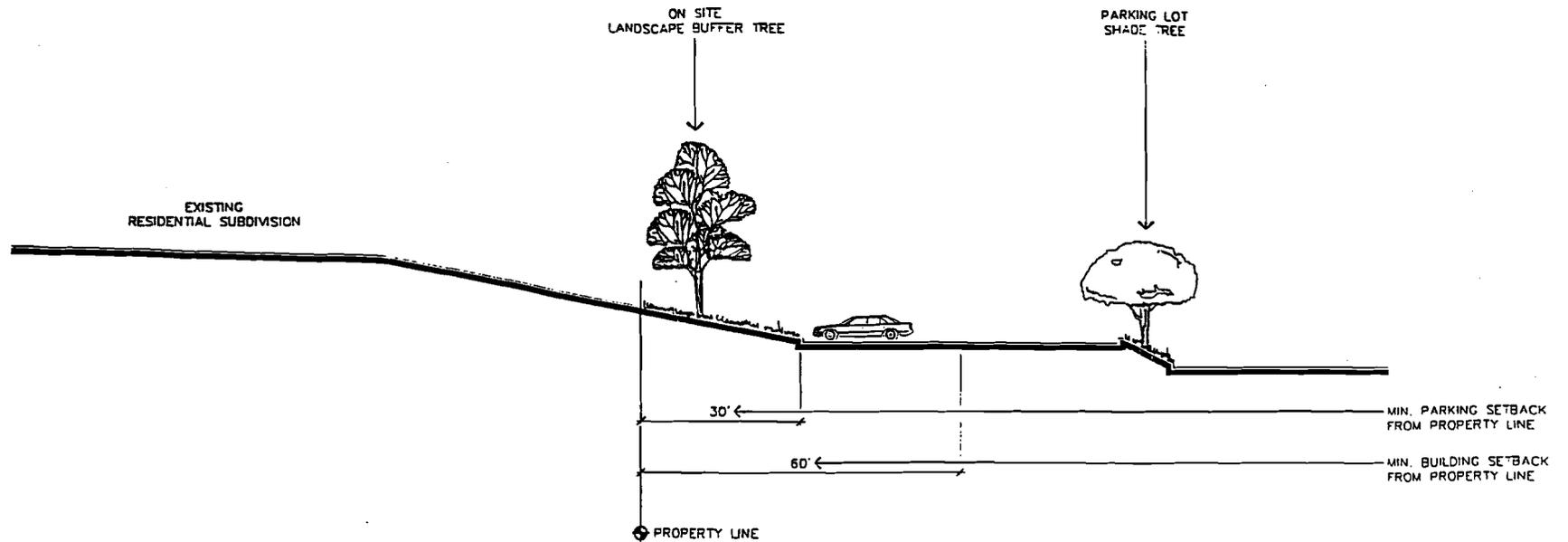


TOWN CENTER

WEST PROPERTY LINE (AT GRADE)

WEST

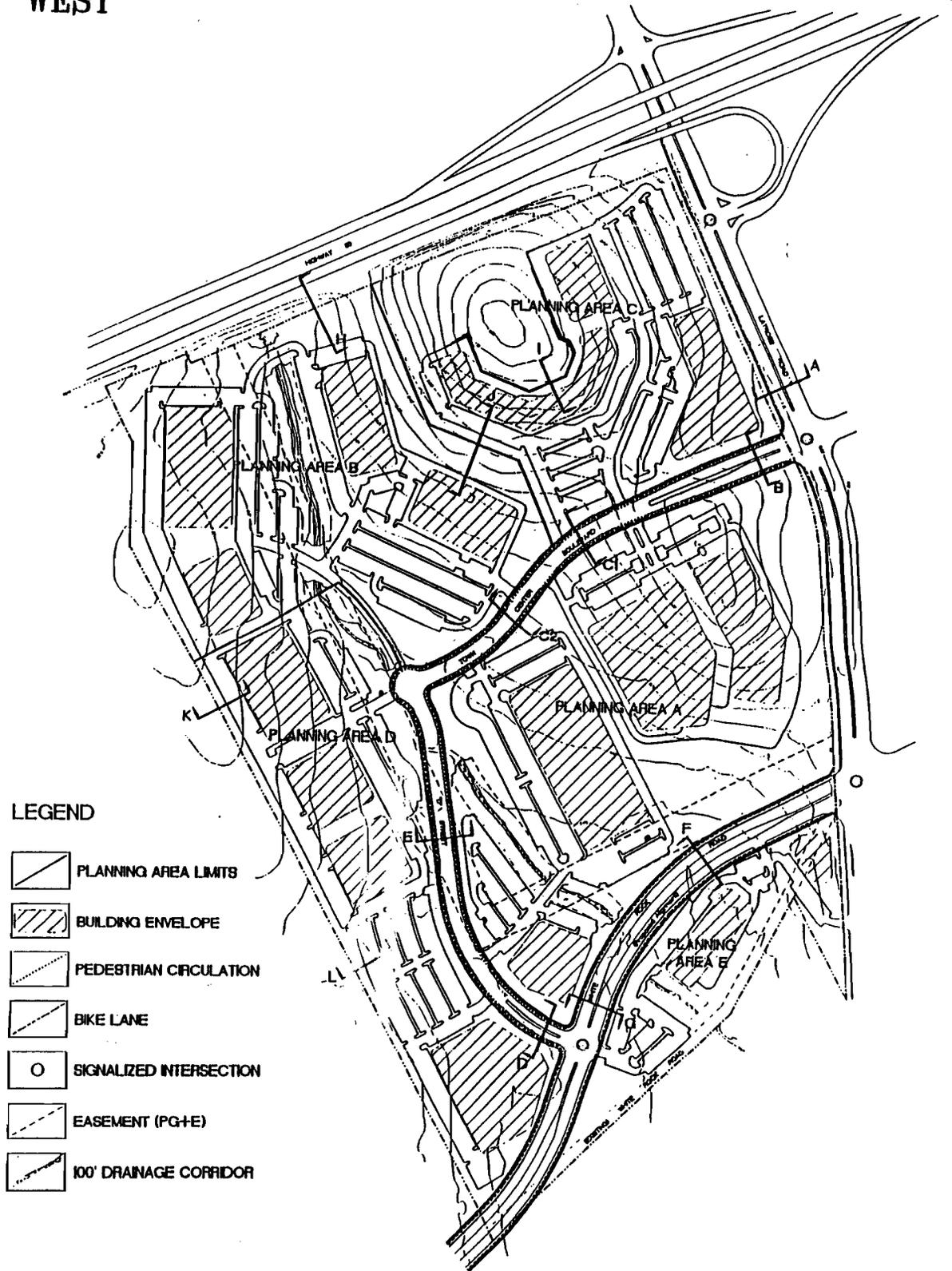
SECTION L



TOWN CENTER

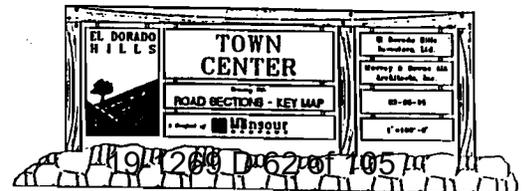
WEST

KEY MAP



LEGEND

-  PLANNING AREA LIMITS
-  BUILDING ENVELOPE
-  PEDESTRIAN CIRCULATION
-  BIKE LANE
-  SIGNALIZED INTERSECTION
-  EASEMENT (PG+E)
-  100' DRAINAGE CORRIDOR



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

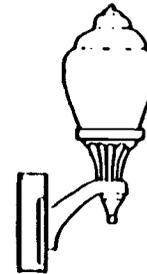
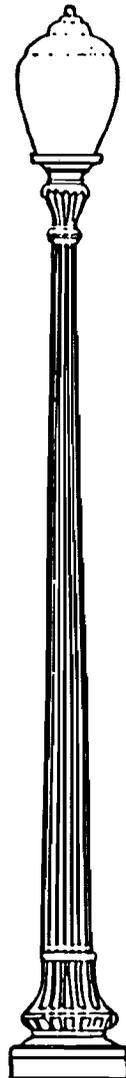
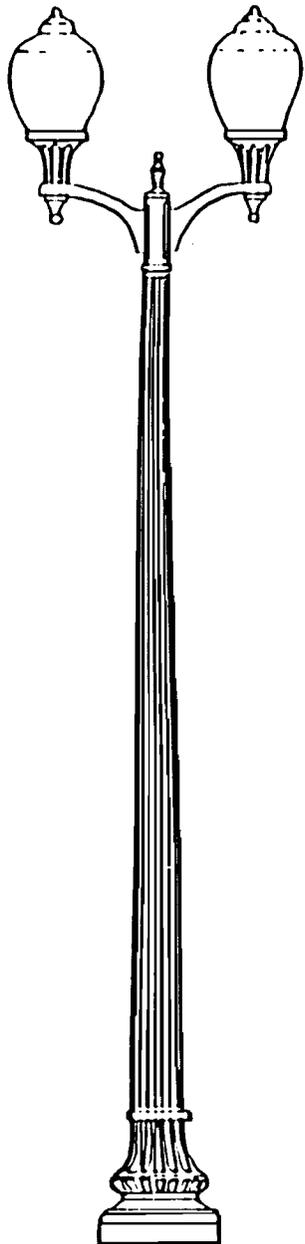
-	Roadside	Austin Series:	Single globe unit
		Pole Height:	Uniform: not to exceed 24 feet
		Footcandles:	0.5
		Spacing:	As required to maintain standard

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: Pole Height: Footcandles: Spacing:	(as determined by user) Uniform: not to exceed 16 feet 1.0 not applicable
Planning Areas A, B, C, D and E			
-	Accent Post Lighting	Austin Series Pole Height: Footcandles: Spacing:	(as determined by user) Uniform: not to exceed 16 feet 1.0 not applicable
-	Supplemental Pedestrian Lighting	Austin Series Footcandles: Spacing:	Bollard 0.5 As required to maintain standard

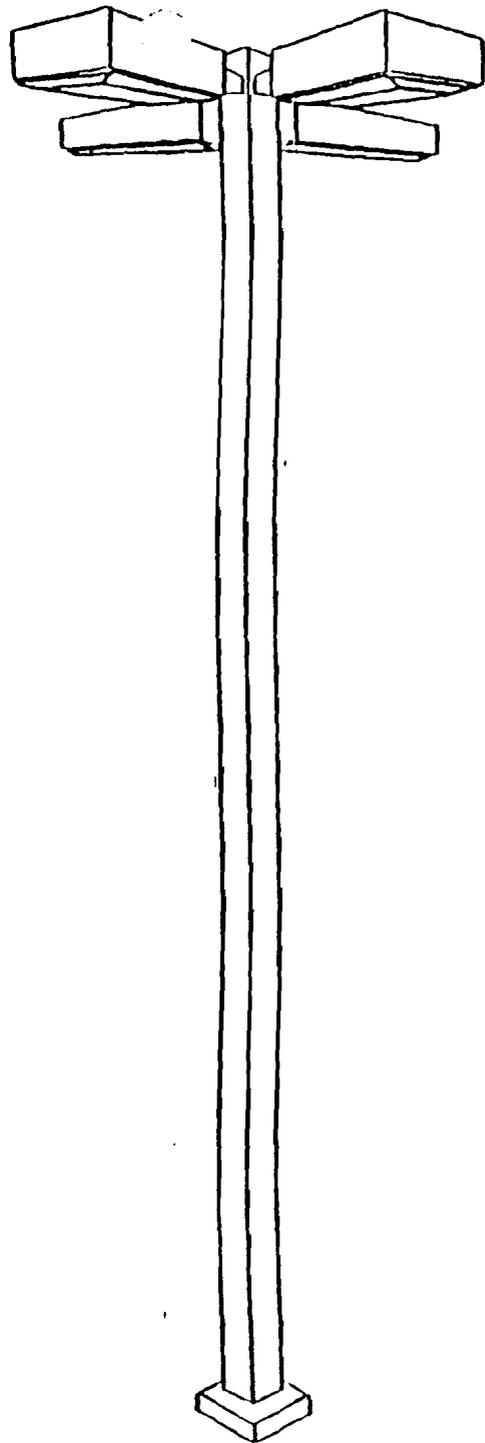


Lighting

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



**Parking Lot Lighting
Down Light Box (typical)**

Appendix 5 - Master Signage Program - Town Center West

TABLE OF CONTENTS

- 1.0 Introduction
- 2.0 Signage Concept
- 3.0 General Design Requirements
- 4.0 Town Center Identification Signage
 - 4.1 Highway Oriented Sign
 - 4.2 Major Town Center West Entry Signs
 - 4.3 Minor Town Center West Entry Signs
- 5.0 Directional and Regulatory Signage
 - 5.1 General Directional Signs
 - 5.2 Auto/Pedestrian Directional Signs
- 6.0 User Identification/Information Signs
 - 6.1 Town Center East (intentionally deleted)
 - 6.2 Town Center West
 - 6.2.1 Identification Monument
 - 6.2.2 On-Site Convenience Sign
 - 6.2.3 On-Building Identification Sign - Office User
 - 6.2.4 On-Building Identification Sign - Hotel User
 - 6.2.5 On-Building Identification Sign - In-Line retail User
 - 6.2.6 Building Address Display
- 7.0 Temporary Signage
 - 7.1 Flags and Banners
 - 7.2 Special Event Signs/Devices
 - 7.3 Marketing Construction Signs

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 dimensional 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 directional/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 or 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 comply with 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.

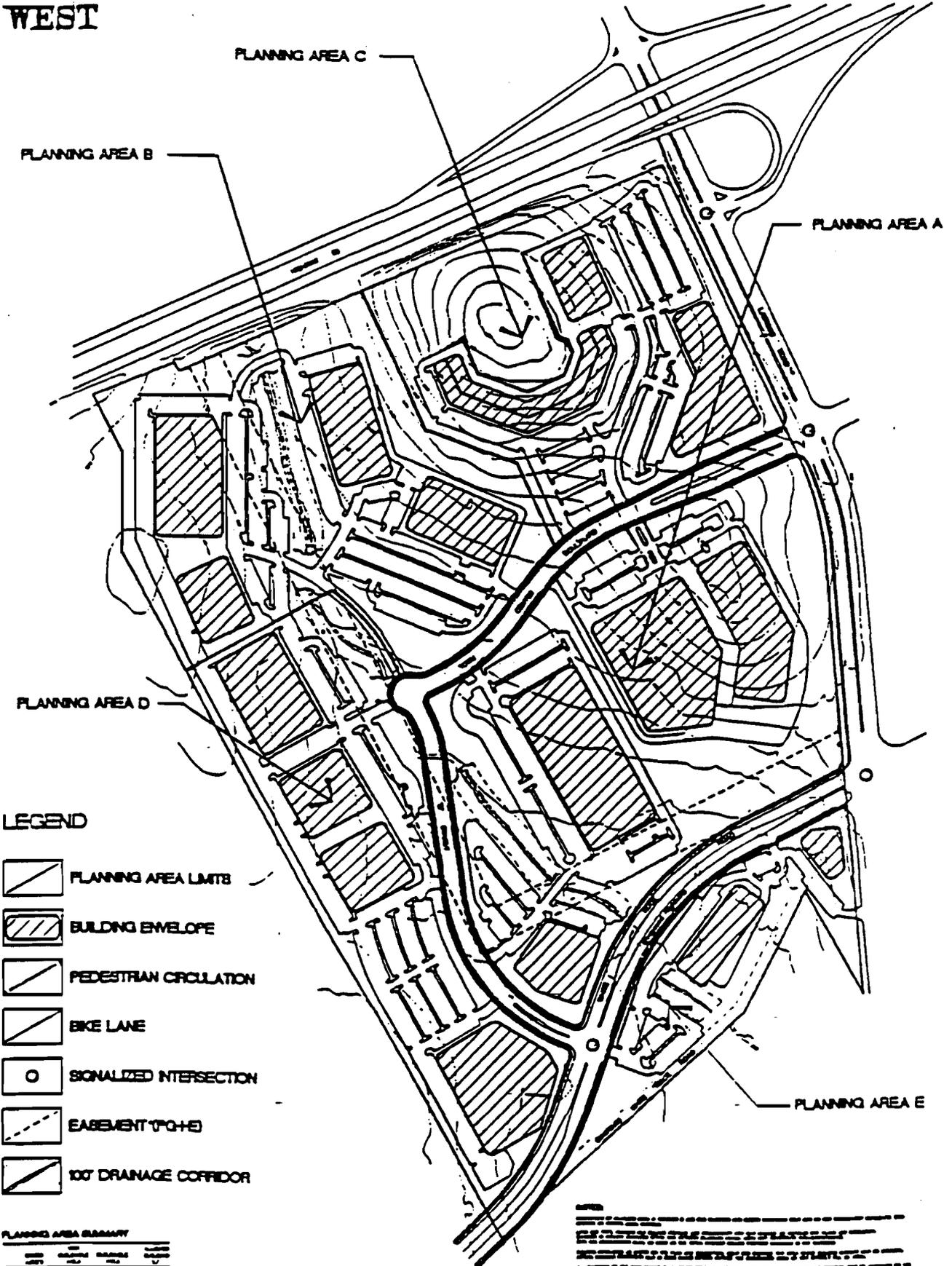
Phase III - Any development within Planning Area A-3, B-2, D-1, D-2 or E

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.

TOWN CENTER

DEVELOPMENT PLAN

WEST



LEGEND

- PLANNING AREA LIMITS
- BUILDING ENVELOPE
- PEDESTRIAN CIRCULATION
- BIKE LANE
- SIGNALIZED INTERSECTION
- EASEMENT (PQ+E)
- 10' DRAINAGE CORRIDOR

PLANNING AREA BOUNDARY

PLANNING AREA	BOUNDARY	DESCRIPTION
A
B
C
D
E

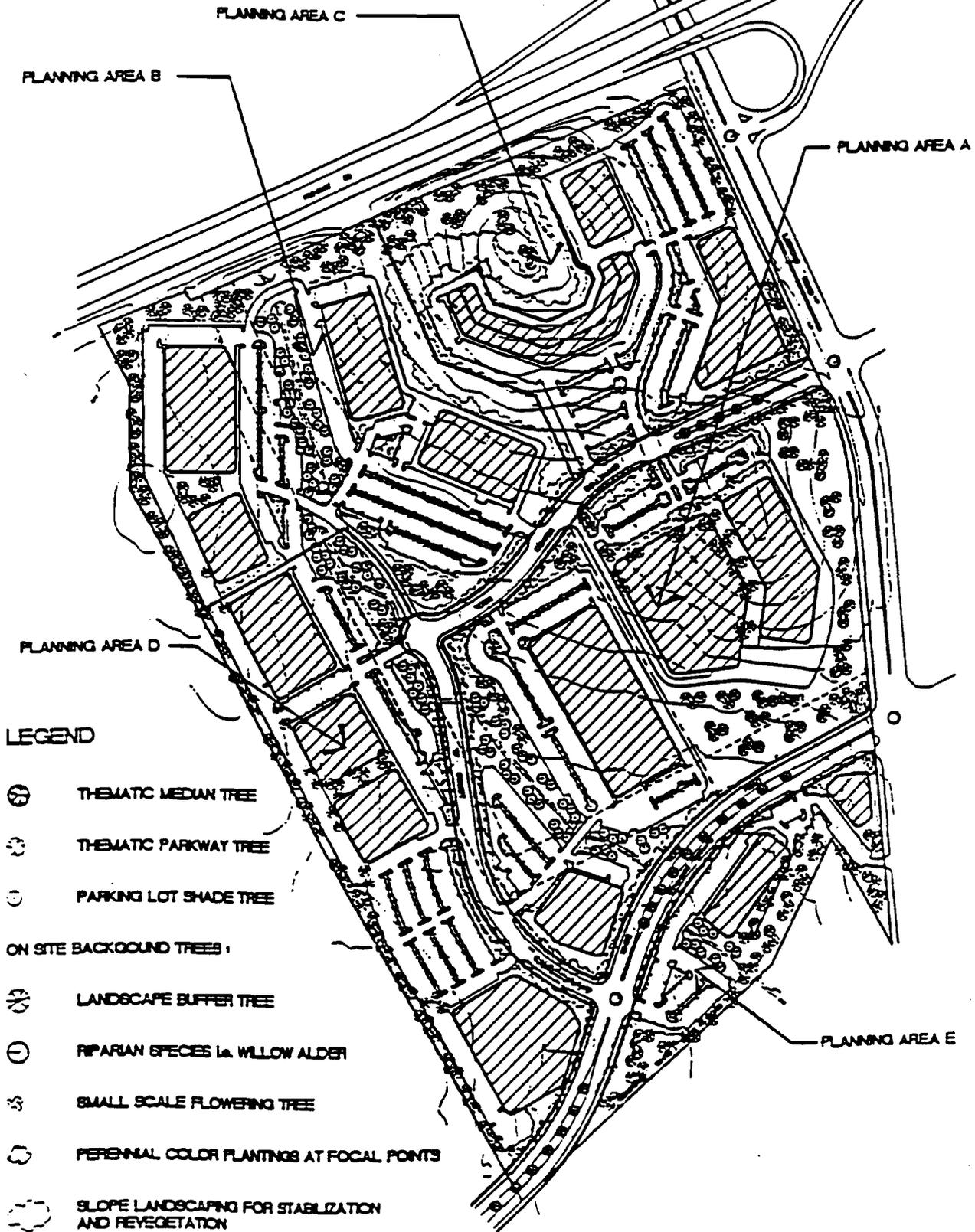


TOWN CENTER
 DEVELOPMENT PLAN
 19-1269 D-81 of 105

TOWN CENTER

LANDSCAPE CONCEPT

WEST



LEGEND

- ⊖ THEMATIC MEDIAN TREE
- ⊕ THEMATIC PARKWAY TREE
- ⊙ PARKING LOT SHADE TREE
- ON SITE BACKGROUND TREES:
 - ⊗ LANDSCAPE BUFFER TREE
 - ⊖ RIPARIAN SPECIES (e.g. WILLOW ALDER)
 - ⊛ SMALL SCALE FLOWERING TREE
 - ⊙ PERENNIAL COLOR PLANTINGS AT FOCAL POINTS
 - ☁ SLOPE LANDSCAPING FOR STABILIZATION AND REVEGETATION

NOTE: ALL PLANTINGS TO BE GROUPED IN HYDRO-ZONES FOR OPTIMAL WATER CONSERVATION



The rendering shows a modern building facade with large glass windows. A prominent sign above the entrance reads 'TOWN CENTER' in large letters, with 'LANDSCAPE CONCEPT' written below it. To the left of the main sign, there is a smaller sign that says 'EL DORADO HILLS'. The building is set against a background of a landscape with trees and a sky.

TOWN CENTER

GRADING CONCEPT

ST

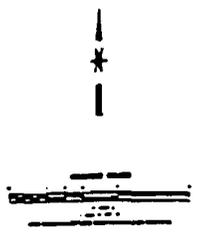
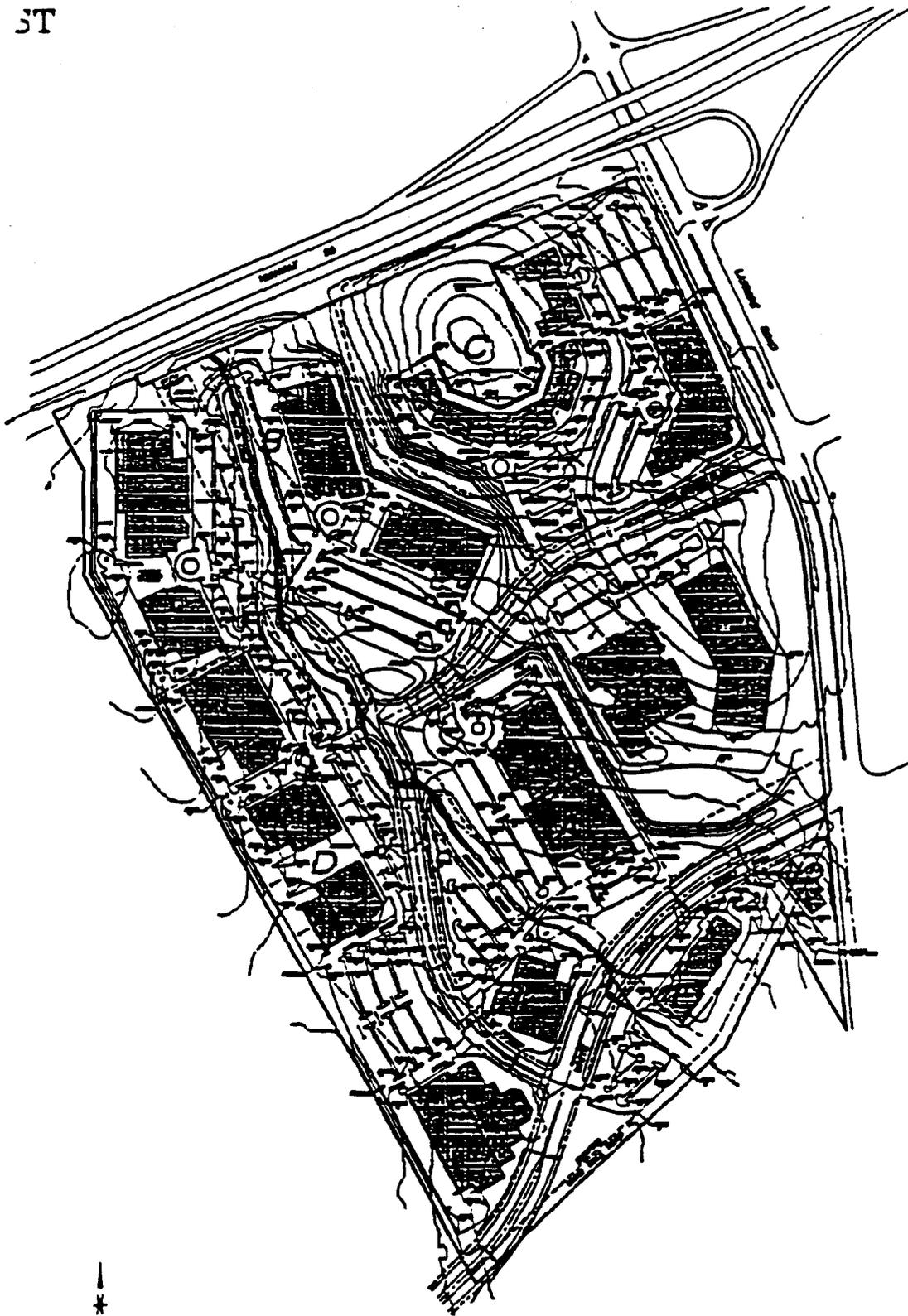


Exhibit K

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 Molding (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 applies 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 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 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.& (Maybe) Based on the Specific Plan EIR, an ADT of 300
c. 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. & (No) Compliance with established health and safety
- b. 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. & (No) No known archaeological features or cultural
- b. 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.