



## Legislation Text

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**File #:** 09-0333, **Version:** 1

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Hearing to consider Planning Commission's recommendation that the Board take the following actions on Rezone Z06-0002/Planned Development PD06-0002/Parcel Map P06-0001/Sunstone Business Park submitted by El Dorado Development Partnership Group on property identified as APN 117-100-32, consisting of 33.18 acres, in the El Dorado Hills Area, Supervisorial District II:

- 1) Adopt the Negative Declaration based on the initial study prepared by staff;
- 2) Approve Rezone Z06-0002 based on the findings listed in Attachment 1;
- 3) Approve Planned Development PD06-0002 adopting the Development Plan, as modified, as the official development plan, based on the findings and subject to the conditions listed in Attachment 1;
- 4) Approve Parcel Map P06-0001, based on the findings and subject to the conditions as listed in Attachment 1;
- 5) Approve Design Waiver request to reduce the right-of-way width requirement from 70 feet to 50 feet except at the project entrances based on the findings proposed by staff;
- 6) Deny Design Waiver request to omit the sidewalks along the proposed 'Road A' and 'Road B', since the required findings cannot be made; and
- 7) Adopt Ordinance for same. **(Ordinance 4818)**

Background: Request to consider Z06-0002/PD06-0002/P06-0001/Sunstone Business Park submitted by EL DORADO DEVELOPMENT PARTNERSHIP GROUP (Agent: Lebeck Young Engineering) to rezone from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); Allow the construction of 25 buildings totaling approximately 205,212 square feet, with the individual buildings ranging in size from 5,700 to 13,375 square feet; Create 25 parcels ranging in size from 1 to 1.52 acres; and Two Design Waivers have been requested to allow the following: (a) Omit the sidewalks along the proposed 'Road A' and 'Road B'; and (b) Reduce the right-of-way width requirement from 70 feet to 50 feet except at the project entrances. The property, identified by Assessor's Parcel Number 117-100-32, consisting of 33.18 acres, is located on the south side of Sandstone Court, southwest of the intersection with Golden Foothill Parkway, in the El Dorado Hills Area, Supervisorial District II. (Negative declaration prepared)\*

These applications were considered by the Planning Commission on February 26, 2009, and were unanimously (5-0) recommended for approval. The minutes from this meeting are attached.

Contact: Roger P. Trout (5369)/Pierre Rivas (5841)