

**EL DORADO COUNTY PLANNING AND BUILDING  
DEPARTMENT  
ZONING ADMINISTRATOR  
STAFF REPORT**



**Agenda of:** June 20, 2018  
**Item:** 4.c.  
**Staff:** Mel Pabalinas

**TENTATIVE PARCEL MAP**

**FILE NO.:** P17-0004/EDH 52

**APPLICANT:** RSC Engineering

**OWNER:** EDH 52 G.P.

**REQUEST:** Tentative Parcel Map subdividing 41.87-acre property into four commercial parcels ranging in size from 7.69 acres to 17.11 acres for phasing and financing purposes only.

**LOCATION:** Northeast area of U.S. Highway 50 and Silva Valley Parkway, in El Dorado Hills (Exhibit A); Supervisorial District 1.

**APN:** 122-720-15 (Exhibit B)

**ACREAGE:** 41.87 acres

**GENERAL PLAN:** Commercial (C) (Exhibit C)

**ZONING:** Commercial, Regional-Planned Development (CR-PD) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Categorical Exemption under California Environmental Quality Act (CEQA) Section 15315 (Minor Land Division)

**RECOMMENDATION:** Staff recommends the Zoning Administrator take the following actions:

1. Deem Tentative Parcel Map P17-0004 to be Categorically Exempt from CEQA based on Section 15315 (Minor Land Division); and
2. Approve Tentative Parcel Map P17-0004 based on the Findings and subject to the Conditions of Approval as presented.

## **BACKGROUND**

The subject 42-acre property is part of a larger 58-acre parcel that was subject of an acquisition and subsequent construction of the Silva Valley Parkway Interchange project. Following an extended right-of-way negotiation and settlement for portions of the original parcel north of US Highway 50 and a separate condemnation of the portion south of U.S. Highway 50, construction of the interchange project began in 2012, subsequently opening for operation in June 2016.

## **ANALYSIS**

Setting: The vacant property contains moderate topography, sparse tree vegetation, and limited wetland areas. Silva Valley Parkway traverses property diagonally from the southeast to the northwest, while U.S. Highway 50 borders the property along the southern perimeter. Exhibit E depicts the existing uses surrounding the property.

Project Description: This large lot tentative parcel map would divide the property creating a total of four commercial parcels for phasing and financing purposes only. The resulting parcel sizes, which exceed the minimum lot area of 100,000 square feet required by the CR zoning consists of the following: Parcel 1: 17.11 acres, Parcel 2: 8.00 acres, Parcel 3: 9.07, and Parcel 4: 7.69 acres (Exhibit F). Parcels 2 through 4 are located north of the road, while Parcel 1 is located on the south side. No development is proposed with this tentative parcel map application and no development will be allowed until a Development Plan is approved by the Planning Commission. A separate commercial development application is currently in process and is filed under applications Planned Development Permit PD15-0001, Tentative Parcel Map P17-0007, Conditional Use Permit S17-0017, and Rezone Z17-0004.

Consistency: As discussed in further detail in the Findings section below, the proposed tentative parcel map is consistent with the applicable standards General Plan, Zoning Ordinance, and Subdivision Ordinance.

Environmental Review: The tentative parcel map qualifies for a Categorical Exemption status under Section 15315 (Minor Land Division) as the division would result in four commercial parcels consistent with the Commercial General Plan and Commercial Regional zoning. The tentative parcel map application does not include any variances, modifications, or exceptions. The subject property contains an average slope gradient below 20 percent and site access and public services would be available for future development. The property has not been involved in a division of a larger parcel within the past two years. No further environmental analysis is necessary.

In accordance with CEQA, a Notice of Exemption (NOE) is required to be filed, subject to a \$50.00 filing fee submitted to Planning Department.

Conditions of Approval: Project conditions of approval are recommended based on the review of the agencies and department. Future access onto Silva Valley Road has been addressed through conditions recommended by the El Dorado County Transportation Department. The conditions involve development restrictions to be included as notes on the Tentative Parcel Map that ensure future access will meet County standards.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings	
Conditions of Approval	
Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Aerial Map
Exhibit F.....	Proposed EDH 52 Tentative Parcel Map

## FINDINGS

### **Tentative Parcel Map Time P17-0004/EDH 52 Zoning Administrator/June 20, 2018**

#### **1.0 CEQA FINDINGS**

- 1.1 The EDH 52 Tentative Parcel Map qualifies for a Categorical Exemption status under Section 15315 (Minor Land Division) as the division would result in four commercial parcels consistent with the underlying General Plan and zoning. No variances, modifications, or exceptions have been requested. The average slope gradient of the property is below 20% and site access and services would be available if the property is developed. The property has not been involved in a division of a larger parcel within the past two years. No further environmental analysis is necessary.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Community Development Services-Planning and Building Department-Planning Services Division at 2850 Fairlane Court, Placerville, CA, 95667.

#### **2.0 PARCEL MAP FINDINGS**

- 2.1 **The proposed tentative map, including design and improvements, is consistent with the General Plan.**

The EDH 52 Tentative Parcel Map would result in the creation of four commercial parcels for financing and phasing purposes. The project is compatible with the land use designation.

- 2.2 **The proposed Parcel Map conforms to the applicable standards and requirements of the County zoning regulations and Minor Land Division Ordinance.**

The EDH 52 Tentative Parcel Map would result in the creation of four commercial parcels consistent with the Zoning Ordinance standards under Chapter 130.22 (Commercial Zones) for the underlying Commercial, Regional (CR) zone district.

- 2.3 **The site is physically suitable for the proposed type and density of development.**

The resultant commercial parcels are physically suitable for future commercial development. The sizes of the parcels exceed the minimum required lot size, which would enable future development design and improvement to be accommodated through application of Planned Development concepts. The parcels would have direct access along Silva Valley Parkway, a major arterial road in the El Dorado Hills area. The subject property is surrounded by existing development, where necessary public utilities exist and can be accessed readily.

2.4 **The proposed subdivision is not likely to cause substantial environmental damage.**

The map is consistent with the General Plan and Zoning and no variances, modifications, or exceptions has been requested with this application. The vacant property has average slope gradient below 20%, would have direct access to public infrastructures necessary for subsequent development, and is surrounded by existing residential development and areas identified for future commercial and residential development, and. Though sensitive resources exist on the property, no physical change will occur as a result of this tentative parcel map. The property has not been involved in a division of a larger parcel within the past two years. Therefore, the project is exempt from CEQA pursuant to Section 15315 of the CEQA Guidelines.

# CONDITIONS OF APPROVAL

## **Tentative Parcel Map Time P17-0004/EDH 52 Zoning Administrator/June 20, 2018**

### **1. Project Description**

This Tentative Parcel Map is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit F - EDH 52 Tentative Parcel Map, May 3, 2018

**Tentative Parcel Map subdividing a 41.87-acre property into four commercial parcels ranging in size from 7.69 acres to 17.11 acres for phasing and financing purposes only.**

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

### **Planning Department**

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed.

3. **Development Restrictions:** The applicant shall record the following note against the Parcel Map imposing development restrictions on the lots designated as Parcels 1 through 4:

“Parcels 1 through 4 are phasing lots only. No building permits shall be issued until future discretionary approvals, including but not limited to, a Planned Development (PD) Permit, have been approved by El Dorado County. Said restrictions shall be binding upon the heirs, assigns, and successors in interest of the grantors, and shall remain in effect until rescinded by El Dorado County. The purpose of the notice is to give constructive notice of the development limitation.”

4. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Parcel Map.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

**Office of County Surveyor**

5. All survey monuments shall be set prior to filing the Parcel Map.
6. Situs addressing for the project shall be coordinated the County Surveyors Office prior to filling the Final Map.
7. Prior to filing the Parcel Map, a letter will be required from all agencies that have placed conditions on the map. The letter will state that “all conditions placed on P17-0004 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

**Transportation Department**

8. Prior to filing of Parcel Map, the following note shall be added and verified:

Parcels 1, 2 and 3 will each be allowed one (1) right-in, right-out only access point onto Silva Valley Parkway at locations determined by the Department of Transportation. Reciprocal access rights shall be provided mutually between Parcels 2, 3 and 4, with an easement shown on the final map from lot 3, through lot 2 to lot 4.

This condition may be modified to provide enhanced coordinated access to Silva Valley Parkway by a Future Planned Development (PD) approval.