

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



Agenda of: August 21, 2019
Item No.: 6.a.
Staff: Evan Mattes

TENTATIVE PARCEL MAP

FILE NUMBER: P19-0002/Sandstone Parcel Map

APPLICANT/OWNER: GP Development, Inc.

ENGINEER: Cartwright Engineering

REQUEST: Tentative Parcel Map dividing a 1.64 acre property into three parcels ranging in size from 0.37 acres to 0.81 acres.

LOCATION: On the northwest side of the intersection of Golden Foothill Parkway and Sandstone Drive within the El Dorado Hills Business Park in the El Dorado Hills area, Supervisorial District 1 (Exhibit A)

APN: 117-100-009 (Exhibit D)

ACREAGE: 1.64 Acres

GENERAL PLAN: Research & Development (R&D) (Exhibit C)

ZONING: Research & Development – Design Control (R&D–DC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines (Minor Land Divisions)

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

1. Find Tentative Parcel Map P19-0002 exempt under Section 15315 of the CEQA Guidelines; and
2. Approve Tentative Parcel Map P19-0002, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Parcel Map would allow the subdivision of a 1.64-acre parcel, into three parcels of approximately 0.46 acres (Lot 1), 0.37 acres (Lot 2) and 0.81 acres (Lot 3). The existing parcel is zoned Research & Development - Design Control (R&D-DC) consistent with the General Plan land use designation of Research & Development (R&D). The resultant parcels meet the required development standards in the R&D zone including minimum lot size and lot width. No buildings are proposed to be built with this parcel map, but would result in the creation of lots for sale, leasing or financing. Staff has determined that the project is consistent with the General Plan R&D Land Use Designation and the R&D zone, as well as other applicable County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

OTHER PROJECT CONSIDERATIONS

Community Design Review Zoning Overlay (-DC): The project parcel is mapped within a Community Design Review (-DC) combining zone district (Exhibit D). However, under Title 130 Section 130.27.050.D.1 (Exemptions), typical structures and site development within an R&D zone that is combined with a (-DC) designation are exempt from County Design Review permits and therefore, no County design oversight applies to this project.

BACKGROUND/HISTORY

The project parcel is located within the El Dorado Hills Business Park, a campus-like setting for high technology, manufacturing uses and business offices, established in the early 1980's. The project parcel was originally created as Parcel 8 of (commercial) Parcel Map PM 33/137 recorded on January 8, 1986 (Exhibit F).

EXISTING CONDITIONS/SITE CHARACTERISTICS

The project parcel consists of approximately 1.64 acres. The site is relatively flat, and ranges in elevation from approximately 510 feet above mean sea level to approximately 520 feet. The project site is currently vacant. Grading and encroachment permits have been issued prior to the parcel map application filing, with two building permits on proposed lots 1 and 2 submitted. The parcel adjoins two County-maintained roadways, Golden Foothill Parkway to the east, and Sandstone Drive to the south. The neighboring properties are similarly zoned and designated as R&D (Exhibit D). The properties to the north and south have been developed, however, the parcels to the east and west remain vacant (Exhibit E).

PROJECT DESCRIPTION

This project is a Tentative Parcel Map that would create three commercial parcels of approximately 0.46 acre (Lot 1), 0.37 acre (Lot 2) and 0.81 acre (Lot 3) from an existing 1.64 acre parcel (Exhibit F). Fire and vehicular access to proposed parcels would be provided via two encroachments from Golden Foothill Parkway and Sandstone Drive. To ensure off-street parking and vehicular/emergency vehicle access remains fully accessible between future commercial

buildings, a reciprocal/shared parking and access agreement will be required prior to recording of the map. The proposed parcels will be served by existing public utilities including public water and sewer. However, separate utility service will be required for each parcel to the satisfaction of each utility provider.

ANALYSIS

General Plan Consistency: The project is consistent with all applicable General Plan policies including Policy 2.2.1.2. (Research and Development Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (compatibility with adjoining land uses), Policy 5.1.2.1 (adequacy of public services and utilities), Policy 5.2.1.2 (adequate quantity and quality of water for all uses, including fire protection), Policy 5.7.1.1 (fire protection in Community Regions) and Policy 6.2.3.2 (adequate access for emergencies). Further details are discussed in the Findings section below.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance). The project parcel is zoned Research & Development (R&D) and the project has been analyzed in accordance with all applicable development standards for this zone district. The parcel map identifies 20 ft. setbacks on the map which are inconsistent with the R&D zoning designation. The setbacks shown on the map do not create new setbacks and future development would be required to comply with standard R&D zoning setbacks (see Table 1). The proposed parcels meet the required minimum lot size, lot widths as illustrated in the table below and also described in the Findings.

Table 1
Development Standards from Table 130.23.030(Industrial/R&D Zones
Development Standards)

Development Attribute	R&D district	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Minimum Lot Size (in square feet)	10,000 square feet (0.23 acres)	0.46 acres (19,976 square feet)	0.37 acres (16,051 square feet)	0.81 acres (35,269 square feet)
Minimum Lot Width (in feet)	60	Exceeds 60 feet	Exceeds 60 feet	Exceeds 60 feet
Setbacks (in feet)				
Front	20			
Secondary Front	20			
Side	0 ¹ or 5			
Rear	10			

¹ Zero lot line with fireproof wall and no openings meeting building and fire codes requirements, otherwise the 5 foot setback applies

AGENCY COMMENTS:

The project was distributed to all applicable local, County and state agencies for review and comment. Comments were received from the El Dorado Irrigation District (EID), County DOT, the El Dorado Hills Fire Department and the County Surveyor’s office. None of these agencies expressed any issues or concerns regarding this project. These agencies provided standard conditions of approval which have been incorporated into the project.

ENVIRONMENTAL REVIEW:

Tentative Parcel Map P19-0002 has been found Categorical Exempt pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines, applying to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062 to initiate a 35-day statute of limitations on legal challenges to the County’s decision that the project is exempt from CEQA. The applicant shall submit a \$50.00 recording fee to Planning Services in order for the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit BAssessor’s Parcel Page
Exhibit CGeneral Plan Land Use Map
Exhibit D.....Zoning Map
Exhibit EAerial Map
Exhibit F.....Parcel Map PM 33/137
Exhibit G.....Tentative Parcel Map

FINDINGS

Tentative Parcel Map P19-0002/Sandstone Parcel Map Zoning Administrator/August 21, 2019

1.0 CEQA FINDINGS

- 1.1 The Sandstone tentative parcel map has been found to be Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines which states that minor land divisions in urbanized areas zoned for commercial or industrial use into four or fewer parcels are exempt when consistent with the General Plan, zoning, all applicable development standards and when the project parcel(s) contain slopes equal or less than 20 percent.
- 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 Planning and Building Department, Planning Services Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies that the purpose of the Research & Development (R&D) land use designation is to provide areas for the location of high technology, nonpolluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. Lands designated as R&D can be located in Community Regions and in Rural Centers.

Rationale: The proposed Tentative Parcel Map is consistent with this policy. The site is within the El Dorado Hills Community Region. The proposed project is compatible with the land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is undeveloped. The adjoining properties to the north, west, east and south are similarly zoned and designated as R&D. On the east, the site borders Golden Foothill Parkway, a divided roadway. Therefore, the project has been located and designed to be compatible with adjoining land uses.

2.4 **The project is consistent with General Plan Policy 5.1.2.1**

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project proposes to connect into El Dorado Irrigation District (EID) water and sewer services. A Facilities Improvement Letter dated July 20, 2018 identifies water and sewage availability. A 12-inch water line located in Sandstone Drive and also in Golden Foothill Parkway. An 8-inch stub is located near the southern parcel boundary. There is a 6-inch sewer line abutting the eastern property line in Golden Foothill Parkway. This sewer line is identified as having adequate capacity for the proposed project.

2.5 **The project is consistent with General Plan Policy 5.2.1.2.**

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The project was reviewed by the El Dorado Hills Fire Department, and the El Dorado Irrigation District (EID) for adequate public services capacity. The site will need installation into existing EID facilities. The project, as conditioned, is consistent with this policy.

2.6 **The project is consistent with General Plan Policy 5.7.1.1.**

General Plan Policy 5.7.1.1 (Fire Protection in Community Regions) requires the applicant to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection would be provided concurrent with development.

Rationale: The El Dorado Hills Fire Department (department) currently provides fire protection service to the project site. The department has imposed standard conditions of approval to ensure adequate water supply, storage, conveyance and site access for fire protection remains adequate for both proposed parcels.

2.7 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2 (Adequate Access for Emergencies) requires the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: Both El Dorado Hills Fire Department and CALFIRE reviewed the application materials and would not require additional site access or improvement to the existing roads. A Wildland Fire Safe Plan was prepared and approved for the project conditioning the project on roadway widths and turning radii, fire flow and sprinkler requirements, and vehicle ingress/egress. Compliance with these requirements will assure adequate emergency access and evacuation routes. The project is in compliance with this policy.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.23.030.

Section 130.23.030 (Industrial/R&D Zone Development Standards) prescribes site-specific development standards for new lots, allowed uses and associated structures within the R&D Zone District.

Rationale: The proposed parcels meet the required minimum lot size, and lot width as required in Section 130.23.030.

4.0 PARCEL MAP FINDINGS

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

Rationale: The project proposes to create three parcels from a 1.64-acre parcel. The resulting lots would be approximately 0.46 acres, 0.37 acres and 0.81 acres. The project parcel is in the El Dorado Hills Community Region and the parcel's General Plan Land Use Designation is Research and Development (R&D). The proposed Parcel Map has been found consistent with all applicable General Plan policies as set forth in Finding 2.2.

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

Rationale: The proposed parcels have been analyzed and conditioned in accordance with the Research and Development Zone (R&D) and will comply with all applicable development standards for new lots in that zone. As proposed and conditioned, the Parcel Map conforms to the Minor Land Division Ordinance.

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

Rationale: No additional development is proposed as part of the project. The existing commercial development meets the type and density requirements of the Research and Development Zone (R&D). The proposed parcels, including existing structures/improvements, meet the required minimum lot size, lot width, building setbacks and Floor Area Ratio (FAR) standards of the R&D Zone District.

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

Rationale: The project has been found Categorical Exempt pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines. The proposed tentative parcel map will not result in substantial environmental damage and is consistent with existing and planned development in the El Dorado Hills Community Region.

CONDITIONS OF APPROVAL

**Tentative Parcel Map P19-0002/Sandstone Parcel Map
Zoning Administrator/August 21, 2019**

1. 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 G.....Tentative Parcel Map

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.

The project description is as follows:

The project consists of a Tentative Parcel Map to subdivide a 1.64-acre parcel, into three parcels of approximately 0.46 acres (Lot 1), 0.37 acres (Lot 2) and 0.81 acres (Lot 3). Fire and vehicular access to both proposed parcels would be provided via two encroachments from Golden Foothill Parkway and Sandstone Drive. To ensure off-street parking and vehicular/emergency vehicle access remains fully accessible between both commercial buildings, a reciprocal/shared parking and access agreement will be required prior to recording of the map. The proposed parcels will be served by existing public utilities. However, separate utility service will be required for each parcel to the satisfaction of each utility provider.

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.

Planning Services Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.
3. **Notice of Exemption (NOE) Recording Fee:** The applicant shall submit to the Planning Services Division a \$50.00 recording fee for the County Recorder to file the Notice of Exemption. Checks shall be payable to El Dorado County. No permits shall be issued or parcel map filed until said fees are paid.

4. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

5. **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.

6. **Shared Parking and Vehicular/Emergency Vehicle Access:** Prior to recordation of the Tentative Parcel Map, the applicant shall record an irrevocable reciprocal parking and vehicular/emergency vehicle access agreement upon both proposed parcels to ensure adequate shared vehicular/emergency vehicle access is maintained in perpetuity. The document shall be approved by the Planning and Building Department Director and County Counsel as to form and content.
7. **Water Meters:** A Parcel Map shall not be filed until an EID Water Meter Award Letter or similar document has been issued for all of the lots included in the filed parcel map, and a copy filed with Planning Department.

Office of the County Surveyor

8. All survey monuments shall be set prior to filing the Parcel Map.
9. Situs addressing for the project and interior suites shall be coordinated with the El Dorado Hills Fire Department and the County Surveyor's Office prior to filing the Final Map.
10. Prior to filing the Parcel Map, a letter shall be required from all agencies that have placed conditions on the map. The letter shall state that "all conditions placed on P19-0002 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor and copied to the consultant and applicant.

El Dorado Hills Fire Department

11. **Gates:** Any gates shall meet the El Dorado Hills Fire Department Gate Standard #B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official. Conformance with this condition shall be verified during review of the improvement plans.
12. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle. All FDC's and PIV's shall have signage affixed to them indicating the building they serve. There shall be one (1) fire service component set per building. Conformance with this condition shall be verified during review of the improvement plans.
13. **Fencing:** Any lots that back up to wildland open space shall be required to use non-combustible type fencing. Conformance with this condition shall be verified during review of the improvement plans.

14. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code. Conformance with this condition shall be verified during review of the improvement plans.

15. **Funding Mechanism for Vegetative Clearances and Emergency Fire Access Components:** This development shall provide a funding mechanism to ensure the maintenance of all emergency access roadways, gates, vegetative clearances as required by the Wildland Fire Safe Plan (WFSP), and other required fire access components. Compliance with this condition shall be verified during review of Final Map for the subdivision.