

**EL DORADO COUNTY DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: March 5, 2008
Item No.: 4.a.
Staff: Jonathan Fong

PARCEL MAP

FILE NUMBER: P07-0044

APPLICANT: El Dorado Oaks, LLC

AGENT: Gene E. Thorne and Associates, Inc.

REQUEST: A Tentative Parcel Map creating two parcels on a 4.82-acre site. Parcel 1 would be 2.12-acres and Parcel 2 would be 2.71-acres (Exhibit B).

LOCATION: The project is located on the east side of Winfield Drive 0.10-miles south of the intersection with White Rock Road in the El Dorado Hills Area, Supervisorial District II (Exhibit A).

APN: 117-060-15

ACREAGE: 4.82-acres

GENERAL PLAN: Research and Development (R&D) (Exhibit B)

ZONING: Research and Development- Design Control (R&D-DC) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines

SUMMARY RECOMMENDATION: Conditional Approval

STAFF ANALYSIS: Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit requests and issues for Zoning Administrator consideration are provided in the following sections.

Project Description: The applicant is requesting a Tentative Parcel Map creating two (2) parcels. Parcel 1 would be 2.12-acres and Parcel 2 would be 2.71-acres. The project would be served by EID public water

and wastewater services. The existing parcel is currently developed with two office buildings. No additional development would occur as part of the map. Each of the existing buildings would be located on a separate parcel.

Site Description: The project is located within the El Dorado Hills Business Park. The project site has been developed and is currently in use with two office buildings, landscaping and associated parking improvements. One encroachment onto Winfield Way is located at the northwest corner of the site. The project shares a common parking area with the two adjacent parcels to the south. Two additional encroachments exist onto Winfield Way from the parcel to the south. Three encroachments exist onto Golden Foothill Parkway.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R&D-DC	R&D	Existing Offices
North	R&D-DC	R&D	Undeveloped
South	R&D-DC	R&D	Existing Offices
East	R&D-DC	R&D	Existing Offices
West	R&D-DC	R&D	Existing Offices

The parcel map would create two parcels in order for each building to be located on an individual lot. The project would not expand the existing buildings and would not require additional road improvements. The project would be compatible with the surrounding development within the El Dorado Hills Business Park.

General Plan: The General Plan designates the parcel as R&D which allows technology, light industrial and office uses. No development is proposed as part of the parcel map. All future development of the site would be required to be consistent within the R&D land use designation.

Pursuant to **General Plan Policy 2.2.1.5** the Floor Area Ratio (FAR) for parcels within the R&D land use designation shall not exceed 0.50. The project would subdivide the existing parcel to create two parcels. The two buildings total 68,172 square feet which currently yields a FAR of 33% on the 4.82-acre parcel.

Parcel 1 is proposed to be a 2.12-acre site and would contain a 26,710 square foot building which would have a maximum FAR of 29%. Parcel 2 is proposed to be a 2.71-acre site and would contain a 68,712 square foot building which would have a maximum FAR of 32%. The proposed parcel map would not exceed the FAR established for the R&D land use designation.

The project would create two parcels to locate the two existing buildings on each parcel. No development would occur as part of the project. The project would not conflict with General Plan policies relating to noise, oak woodland habitat, traffic, riparian features, or development on slopes exceeding 30 percent. Staff finds the project would be consistent with the General Plan.

Zoning: The project is located within the Research and Development Zone District. Section 17.35.030 of the Zoning Ordinance establishes development standards for parcels within the R&D zone district. The

minimum parcel size for R&D zoned parcels within an urban area with public water and sewer is one acre. Therefore, the proposed 2.12-acre and 2.71-acre parcels would be consistent within the R&D zone.

The R&D zone district requires a minimum 20 foot setback with an average 30 foot setback for the front setback and no required side and rear setback. As shown on the Parcel Map, the front, side, and rear setback for each building would be a minimum of 33 feet.

No development is proposed as part of the project. The existing buildings, as permitted, are consistent with the Zoning Ordinance requirements relating to outdoor lighting, parking, and the Development Standards of the R&D zone district. Planning Services staff finds the project would be consistent with the Zoning Ordinance.

Agency and Public Comment: The following agencies have provided comments regarding the project:

Department of Transportation: The Department of Transportation has reviewed the project and has not required conditions of the project.

Environmental Management: Environmental Management has reviewed the project and has not required conditions of the project.

Air Quality Management District: AQMD has reviewed the project and has not required conditions of the project.

El Dorado Hills Fire Department: The Fire Department has required payment of fees for the annexation agreement established for the Business Park.

ENVIRONMENTAL REVIEW

NOTE: This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15315 of the CEQA Guidelines which states that any division of land zoned for industrial or commercial use into four or fewer parcels shall be Categorical Exempt where the division is in compliance with the General Plan and zoning and no variances or exemptions are required, all services and access to the proposed parcels to local standards are available.

The proposed parcel map is consistent within the R&D land use designation and zone district. No road improvements would be required and adequate public water and sewer services are capable of serving the project. Therefore, Planning Services staff finds the proposed parcel map is Categorical Exempt from CEQA. Pursuant to Resolution No. 240-93, a \$50.00 processing fee would be required by the County Recorder to file the Notice of Exemption.

RECOMMENDATION

1. Certify the project is Categorical Exempt; and
2. Approve P07-0044 as the required findings can be made as noted in Attachment 2, based on the analysis in the staff report and the conditions itemized in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

- Attachment 1 Conditions of Approval
- Attachment 2 Findings of Approval

- Exhibit A Vicinity Map/ APN Page
- Exhibit B General Plan Land Use Map
- Exhibit C Zoning Map
- Exhibit D Tentative Parcel Map

ATTACHMENT 1

CONDITIONS OF APPROVAL

File Number P07-0044

February 20, 2007 Zoning Administrator Hearing

Planning Services

1. This parcel map is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibit marked Exhibit E (tentative parcel map) dated February 20, 2007, and conditions of approval set forth below. 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 will constitute a violation of permit approval.

The project description is as follows:

The project would allow the creation of two (2) parcels. Parcel No. 1 would be 2.12-acres and Parcel No. 2 would be 2.71-acres. The project would be accessed by existing encroachments onto Golden Foothill Parkway and Winfield Way. The project would be served by served by existing EID public water and sewer services.

No development is proposed as part of the parcel map.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, 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 (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. Prior to filing of the parcel map, all Development Services fees shall be paid.
3. 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, as provided in Section 66474.9(b) of the California Government Code. The subdivider 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 subdivision, which action is brought within the time period provided for in Section 66499.37. County shall notify the subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.

4. A joint access and parking agreement shall be provided to ensure on-going access and maintenance of the parking to all property owners within the development. A copy of said agreement shall be provided to Planning Services for review and approval, and the approved agreement shall then be recorded and a copy shall be provided to Planning Services prior to filing of the parcel map.
5. The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.

Surveyors Office

6. All survey monuments shall be set prior to filing the Parcel 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 shall state that **“all conditions placed on the map by (that agency) have been satisfied.”** The letter shall be sent to the County Surveyor and copied to the Consultant and the Applicant.

El Dorado Hill Fire Department

8. The proposed parcel split shall be subject to the existing annexation agreement that is in place for the El Dorado Hills Business Park. Five hundred dollars shall be paid to the El Dorado Hills Fire Department prior to filing of the parcel map.
9. This development shall be prohibited from installing any type of traffic calming devices that utilized a raised bump or a lower section of roadway.
10. The fire access roadways servicing all buildings shall be maintained at its current standard. Any proposed changes shall be subject to El Dorado Hills Fire Department approval.

FINDINGS

File Number P07-0044
February 20, 2008

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to *Section 66472.1 of the California Government Code*:

FINDINGS FOR APPROVAL

1.0 CEQA Findings

1.1 The project has been found to be Categorical Exempt from CEQA pursuant to Section 15268, pursuant to El Dorado County Board of Supervisors Resolution No. 179-99.

2.0 General Plan Findings

2.1 **The proposed parcel map is consistent with applicable general and specific plans;**

The parcel map is consistent within the Research and Development (R&D) Land Use Designation. No development is proposed as part of this land division. All future development will be required to comply with applicable policies relating to lighting, biological resources, traffic, noise, air quality, and oak woodland habitat.

3.0 Zoning Findings

3.1 **The proposed parcel map is consistent with the Zoning Ordinance;**

The parcel map will create parcels that meet the minimum parcel size requirements of the Zoning Ordinance. All future development will be required to comply with the Development Standards of the R&D Zone District and applicable requirements of the Zoning Ordinance.

4.0 Tentative Map Findings

4.1 **The proposal conforms to the County's zoning regulations and Minor Land Division Ordinance;**

The Department of Transportation and the El Dorado Hills Fire Department have reviewed the existing road conditions and have determined that the proposed improvements would provide adequate access. Adequate public water and sewer services exist that would be sufficient to serve the project.

The proposed parcels provide adequate area to meet the development standards of the R&D Zone District.

4.2 The site is physically suitable for the proposed type and density of development;

The site is currently developed. The parcel map will subdivide the existing parcel in order for each building to be located on a separate parcel.

4.3 The design of the division or the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

No improvements or development is proposed as part of the project. The project site has been previously disturbed as a result of the existing development. No road improvements would be required as part of the project. No environmental impacts will occur as part of the project. All future development will require compliance with applicable General Plan Policies and Zoning Ordinance requirements.