

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



Agenda of: May 7, 2008
Item No.: 4.c.
Staff: Jonathan Fong

PARCEL MAP

FILE NUMBER: P07-0036

APPLICANT: Latrobe Road, LLC

AGENT: CTA Engineering and Surveying

REQUEST: A tentative parcel map creating two parcels on an 11.44-acre site. Parcel 1 would be 5.88-acres and Parcel 2 would be 5.56-acres (Exhibit B).

LOCATION: On the east side of Latrobe Road 250 feet south of the intersection with White Rock Road in the El Dorado Hills Area, Second Supervisorial District II (Exhibit A).

APN: 118-130-24

ACREAGE: 11.44-acre

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 5.88-acres and Parcel 2 would be 5.56-acres. The project would be served by EID public water and wastewater services. The Facilities Improvement Letter submitted by EID on August 27, 2007 indicated that adequate public water and wastewater services are available to serve the project. No development has been proposed as part of the project.

Site Description: The project site has been previously developed with a mini-storage facility. Portions of the site identified as Parcel 2 on the Parcel Map, have been graded and two developable areas have been prepared as part of the issued grading permit. The parcel abuts Latrobe Road and has frontage along Monte Verde Road to the north. Vegetation onsite is limited to native grasslands, oak woodland on Parcel 2 and installed landscaping along Latrobe Road for the mini-storage facility.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R&D-DC	R&D	Existing mini-storage facility
North	R1	HDR	Single family residential
South	OS	PF	El Dorado Hills CSD facility
East	R&D-DC	R&D	Improved Residential
West	MOS	VV-SP	Undeveloped

The parcel map would create one additional parcel. The future use of the parcel would be required to be consistent with the permitted uses within the R&D zone district.

The parcel is bounded to the north, south, and east by existing development. The undeveloped parcel to the west is located within the Valley View Specific Plan area and is designated as Multi-use Open Space (MOS). Section 4 of the Valley View Specific Plan establishes that permitted uses within the MOS zone district are primarily active open spaces including parks, playgrounds and schools. The project would not create additional conflicts with the surrounding parcels.

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 existing mini-storage would be located on Parcel 1 which would be 5.9-acres. The mini-storage development is comprised of two warehouse buildings and a caretaker/ office structure which totals 128,005 square feet of improvements. The mini-storage development would yield a FAR of 0.50 which is consistent within the R&D land use designation. Future development of Parcel 2 would require compliance with the 0.50 FAR.

Parcel 2 contains oak woodland habitat. Pursuant to **General Plan Policy 7.4.4.4** any impacts to the oak canopy would require retention and replacement provisions. No development or infrastructure improvements are proposed or required as part of the parcel map. The oak canopy is clustered primarily along the northern property boundary which abuts the existing residential development. The likely areas of future development would be sited away from the existing oak canopy. All future development of the site would require retention and replacement of any affected oak canopy.

The project is located within the R&D zone district and within the El Dorado Hills Community Region which pursuant to **General Plan Policies 5.2.13**, and **5.3.1.7** require connection to public water and wastewater services. The Facilities Improvement Letter submitted by EID on August 27, 2007 indicated that adequate water and wastewater services would be available to serve the project.

The project site is located adjacent to existing and future residential land uses. **General Plan Policies 6.5.1.2** and **6.5.1.6** require that new development adjacent to noise-sensitive land uses shall not exceed noise thresholds. No development is proposed as part of this application; however, prior to future development an acoustical analysis would be required to demonstrate compliance with applicable General Plan Policies relating to noise exposure.

No development is proposed as part of the project. Future development would be subject to **General Plan Policy 2.8.1.1** which requires outdoor lighting to be designed in a manner which limits outdoor lighting and glare on adjacent properties. All future development would require a lighting plan and photometric study which would demonstrate compliance with this policy.

Staff finds the project is 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 5.56-acre and 5.88-acre parcels would be consistent within the R&D zone.

The subject site includes the Design Control (DC) overlay which requires a Design Review application; however, pursuant to Section 17.74.040(D) parcels zoned R&D are exempt from the Design Review process. Any future development of the parcel would be required to comply with the Development Standards of the R&D Zone District.

Planning Services staff finds the project is consistent with the Zoning Ordinance.

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

Department of Transportation: DOT has recommended the project be conditioned to provide additional Right-of-Way along Latrobe Road for future road widening as part of the County Capital Improvements Project.

El Dorado Hills Fire Department: The Fire Department has recommended conditions of approval applicable to future development of the site. The requirements include accessibility, fire hydrant requirements and construction regulations applicable during building construction.

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 is required by the County Recorder to file the Notice of Exemption.

RECOMMENDATION: Planning Services staff recommends the Zoning Administrator take the following actions:

1. Certify the project is categorically exempt pursuant to Section 15315; and
2. Approve P07-0036 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 P07-0036
Zoning Administrator/April 16, 2008

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 April 16, 2008, 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 5.9-acres and Parcel No. 2 would be 5.6-acres.

Parcel 1 contains an existing 128,005 square foot mini-storage development. Both parcels have access from Latrobe Road and Monte Verde Way. Future development of Parcel 2 would be required to connect to EID public water and sewer.

No additional 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 substantially 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 substantial 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 final parcel map, all Development Services fees shall be paid.
3. Prior to filing the final parcel map, the applicant shall provide Planning Services a meter award letter or similar assurance from EID.
4. 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.

Department of Transportation

Project Specific Conditions

5. The applicant shall irrevocably offer to dedicate, in fee, a total of 65 feet of right of way from the existing centerline of Latrobe Road, aka "L" line of Latrobe Road contract #72335 and additional slope easements- a 5-foot footing easement and additional slope easements as required ~~The back of wall shall not encroach beyond the right-of-way. as required for a~~ This will accommodate for a 6 lane divided roadway as specified in the General Plan along the entire project frontage of Latrobe Road, prior to the filing of the final parcel map. This offer will be accepted by the County. This dedication shall be made concurrent with the filing of the final map. to the recordation of the map. This offer will be accepted by the County. Should the County determine the additional right of way is not needed, the County shall relinquish the irrevocable offer of dedication back to the property owner.

Surveyors Office

6. All survey monuments must be set prior to filing the final Parcel Map.
7. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyors Office prior to filing the final Parcel Map.
8. Prior to filing the final 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 the map by (that agency) have been satisfied."** The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

El Dorado Hill Fire Department

9. The proposed project shall have two points of egress, one from Monte Verde Road and one through the existing Self-storage easement.
10. Prior to issuance of a building permit, this development shall install Mueller Dry Barrel Fire Hydrants conforming to the El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant and all fire protection system devices shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.
11. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior

to framing of any combustible members as specified by the El Dorado Hills Fire Department Standard 103.

12. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump or a lower dip section of roadway.
13. The fire access roadways servicing all buildings shall be designed to accommodate a 40 foot inside and a 56 foot outside turning radius.
14. This development shall provide a minimum of two unobstructed access roadways during construction of any building.

ATTACHMENT 2

FINDINGS

File Number P07-0036
Zoning Administrator/April 16, 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 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.

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 project has 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 has been previously disturbed as part of the development of the onsite mini-storage facility. The grading and disturbance as a result of the development has provided adequate building sites for future development of Parcel No. 2. Adequate access, public utilities, and access will be available for future development of the site.

The project site is not constrained by significant slopes, oak canopy, riparian features, or access concerns. Future development would be consistent with applicable General Plan policies and Zoning Ordinance requirements.

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. The existing mini-storage facility would be located on Parcel 1. 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.