

**EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT  
PLANNING COMMISSION  
STAFF REPORT**



**Date:** March 13, 2025

**Staff:** Lela Shelley

**PLANNED DEVELOPMENT**

**FILE NUMBER:** PD23-0001/EDH Hobby Condos

**APPLICANT:** Sundance Development Group

**OWNER:** Watch Tower Bible and Tract Society of Pennsylvania

**REQUEST:** Planned Development to allow the construction and operation of a single structure 43-unit flex storage/condominium and leasing office.

**LOCATION:** Located on the east side of Rossmore Lane, approximately 300 feet northeast of the intersection with Vine Street, in the El Dorado Hills area, Supervisorial District 1 (Exhibit A).

**APN:** 121-280-021 (Exhibit B)

**ACREAGE:** 5.55 acres

**GENERAL PLAN:** Adopted Plan-El Dorado Hills Specific Plan (AP-EDHSP) (Exhibit C)

**ZONING:** Commercial General-Planned Development (CG-PD) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Addendum to the Adopted Mitigated Negative Declaration for PD18-0001 pursuant to Section 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Find that PD23-0001/EDH Hobby Condos project, as analyzed in the Addendum to the Adopted Mitigated Negative Declaration under PD18-0001, will not result in any new or substantially more significant environmental impacts beyond those described in the Adopted Mitigated Negative Declaration for PD18-0001, nor meet any other conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent Negative Declaration.
2. Find that pursuant to Section 15164 of the CEQA Guidelines, it is appropriate for the County of El Dorado to prepare an addendum to an Adopted Negative Declaration; and
3. Approve Planned Development PD23-0001, based on the Findings and subject to the Conditions as presented.

## **PROJECT DESCRIPTION**

Approval of this Planned Development would authorize construction and operation of a 43-unit flex storage/condominium project. The overall property will be comprised of one 56,061 sq ft, single-story building, not to exceed a total height of 26'-6", and include a controlled site access gate adjacent to the entrance on Rossmore Lane. The leasing office for the project will be located in a suite, approximately 1,375 sq ft, in the southwest portion of the proposed building. The 43 separate "Hobby Condos" will range in size from 1,000 sq ft to 2,400 sq ft. All "Hobby Condos" will be ground floor, drive-up units, accessed from the perimeter drive aisles, designed to accommodate fire lane widths and turning radii per El Dorado Hills Fire Department requirements. The project will provide a total of five (5) parking spaces including one (1) Americans with Disabilities Act (ADA) compliant space. No residential occupancy, including any overnight occupancy, will be permitted, and no "Hobby Condo" will have kitchen facilities. Storage units cannot be inhabited or used to conduct business operations on-site. Anticipated office hours of operation will be Monday – Sunday, 8:00 a.m. to 6:00 p.m. and gate access hours of operation for existing tenants and owners will be Monday – Sunday, 6:00 a.m. to 10:00 p.m.

## **BACKGROUND/HISTORY**

The subject site is located within Village T of the adopted EDHSP where various commercial uses of greater variety and higher intensity than provided elsewhere in the Specific Plan were envisioned to serve the surrounding area and the broader community of El Dorado Hills. The Village was designated for commercial uses consistent with the CG zoning designation and currently features the adopted El Dorado Hills Town Center East Development Plan that was approved in 1995 with Planned Development Permit PD94-0004. The adopted development plan was a further refinement of the contemplated commercial uses in the Specific Plan and was divided

into four (4) planning areas. The existing Town Center is encompassed within Planning Areas 1 through 3 and is subject to the established development designs and standards for those areas. The proposed project is within Planning Area 4 which does not have specific plans or standards and was intended to be subject to a separate Planned Development Permit and consistent with the CG zoning designation.

A previously proposed project for the subject parcel, PD18-0001/FRS-El Dorado Hills, was approved by the El Dorado County Planning Commission on January 10, 2019. The PD18-0001/FRS-El Dorado Hills Project consisted of a Planned Development Permit to allow for the construction and operation of a self-storage facility consisting of one (1) 3,324 sq ft, two-story office and manager apartment building and one (1) 120,000 sq ft, three-story storage building. The proposed 3,324 sq ft multi-purpose building included a 1,609 sq ft office on the first floor and a 1,715 sq ft employee housing apartment on the second. The proposed storage building was not to exceed a maximum height of 40 ft and proposed a variety of sizes of storage units with external units on the first floor having drive-up access. Of the 5.55-acre site, four (4) acres was approved for development, with approximately one (1) acre remaining undeveloped due to a 120-foot-wide Pacific Gas and Electric (PG&E) easement along the east and southeast property lines. Parking included 35 spaces, with two (2) ADA compliant accessible spaces, located in five (5) clusters throughout the site. The Mitigated Negative Declaration drafted for the proposed project was adopted by the El Dorado County Planning Commission at the January 10, 2019, meeting.

Although the use under PD18-0001/FRS-El Dorado Hills was authorized, construction of the facility never took place. This current application, PD23-0001, proposes a similar and less intensive use and will reference a previously approved environmental document. An Addendum to the Adopted Mitigated Negative Declaration for the PD18-0001/FRS-El Dorado Hills project has been prepared pursuant to CEQA Guidelines Sections 15162 and 15164 to analyze the potential environmental impacts associated with the proposed change in project description and land use for the PD23-0001/EDH Hobby Condos project. This Addendum specifically addresses whether the change in project description, site design, and land use would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the previously Adopted Mitigated Negative Declaration.

## **EXISTING CONDITIONS/SITE CHARACTERISTICS**

The project site is located on the east side of Rossmore Lane, approximately 300 feet northeast of the intersection with Vine Street, in the El Dorado Hills area. The parcel is currently vacant and undeveloped. The topography of the project site area is primarily flat and the elevation ranges from approximately 640 feet to 680 feet above mean sea level. The primary vegetation on the site is ruderal and chaparral grasses. There are no oak trees on the subject parcel.

Surrounding uses include similarly zoned CG parcels to the north, west, and south, and a Research and Development (R&D) zoned parcel to the east. South of the project site is vacant land and White Rock Road. The parcel to the north is developed with a church and associated buildings and structures, to the west is a car rental location, and the El Dorado Town Center Shopping Development beyond that. East of the parcel is a vacant, undeveloped lot, and the parcel to the south is seasonally occupied by a Christmas tree sales lot. Apart from the parcel to the east, all surrounding parcels carry a general plan designation of AP, as the subject area is part of the AP-EDHSP. The vacant lot to the east carries a General Plan Land Use Designation of R&D. The subject property is within the community region of El Dorado Hills.

## **ANALYSIS**

**General Plan Consistency:** Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0, General Plan Findings.

**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 CG-PD, and the project has been analyzed in accordance with all applicable development standards for this zone district. Further details are discussed in Section 3.0 of the Findings section below.

## **AGENCY COMMENTS:**

The project was distributed for review to affected departments and agencies including, but not limited to, the El Dorado County Building Division, El Dorado County Environmental Management Department (EMD), El Dorado County Department of Transportation (DOT), El Dorado County Air Quality Management District (AQMD), El Dorado County Surveyor's Office, El Dorado Irrigation District (EID), PG&E, CAL FIRE, El Dorado Hills Fire Department (EDHFD), El Dorado County Sheriff's Office (EDCSO), and El Dorado Hills Area Planning Advisory Committee (EDHAPAC). Comments received have been considered and if applicable, incorporated as Conditions of Approval.

## **ENVIRONMENTAL REVIEW:**

In accordance with the CEQA, staff has prepared an addendum to the Adopted Mitigated Negative Declaration for PD18-0001 pursuant to CEQA Guidelines Sections 15162 and 15164. This

Addendum specifically addresses whether the change in project description, site design, and land use from the previously approved project, PD18-0001/FRS El Dorado Hills project, would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the previously Adopted Mitigated Negative Declaration.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location/Vicinity Map

Exhibit B.....Assessor’s Parcel Map

Exhibit C.....General Plan Land Use Designation Map

Exhibit D.....Zoning Designation Map

Exhibit E.....Site Plan

Exhibit F.....Adopted Mitigated Negative Declaration for  
PD18-0001

Exhibit G.....Addendum to PD18-0001 Adopted Mitigated  
Negative Declaration

Exhibit H.....Landscape Concept

Exhibit I.....Lighting Photometric plan

Exhibit J.....Exterior Elevations

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