

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



Agenda of: September 4, 2024

Staff: Jon Philip Mijat

TENTATIVE PARCEL MAP

FILE NUMBER: P22-0009/Carson Creek R&D Project

APPLICANT/OWNER: Pacific Realty Associates, LP.

ENGINEER: Morton & Pitalo, Inc.

REQUEST: Tentative Parcel Map creating 16 new parcels from four (4) existing Research and Development zoned parcels.

LOCATION: Located approximately 800 feet north of the intersection of Golden Foothill Parkway and Carson Crossing Drive, within the El Dorado Hills Business Park, in the El Dorado Hills area, Supervisorial District 2 (Exhibit A).

APN: 117-210-048, 117-210-049, 117-210-050, and 117-210-060

ACREAGE: 64.22 total acres

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

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

ENVIRONMENTAL DOCUMENT: Statutorily Exempt pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Projects Consistent with a Community Plan, General Plan, or Zoning)

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

1. Find Tentative Parcel Map P22-0009 Statutorily Exempt under Section 15183 of the CEQA Guidelines; and

2. Approve Tentative Parcel Map P22-0009, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Tentative Parcel Map would allow the creation of 16 parcels from four (4) existing parcels. The existing parcels are zoned R&D-DC consistent with the General Plan land use designation of 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 concurrently proposed to be built with this Parcel Map. 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 parcels have a Community Design Review (-DC) combining zone district overlay (Exhibit C). However, no structures are proposed as a part of this Tentative Parcel Map. Therefore, no structural design analysis applies to this project.

BACKGROUND/HISTORY

The project parcels are 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.

EXISTING CONDITIONS/SITE CHARACTERISTICS

The current four (4) parcels combined equal approximately 64.22 acres with this proposal to create 16 parcels: 13 standard parcels and three (3) parcels that delineate most of the conservation easements in the area. The site is relatively flat and generally slopes from east to west with elevations ranging from approximately 500 feet to 545 feet mean sea level. The project site is vacant and graded. The parcels are near two (2) County-maintained roadways, Golden Foothill Parkway to the south, and Latrobe Road to the east according to year 2022 County Road Map 7J25. Most of the neighboring properties are similarly zoned and designated as R&D-DC with residential uses to the east across Latrobe Road (Exhibit C).

PROJECT DESCRIPTION

This proposed Tentative Parcel Map would create 16 parcels (ranging between one [1] acre and 9.5 acres in size) from the existing four (4) parcels (Exhibit D). The Tentative Parcel Map proposes 16 R&D zoned parcels, three (3) parcels of which are used to delineate major portions of an existing conservation easement.

ANALYSIS

Title 120.52 – Parcel Maps Consistency: The project is consistent with all applicable Subdivision Map Act policies found in subpart II. – Minor Land Divisions and 120.52. – Parcel Maps. Specific findings are found the Findings section below.

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), and the Transportation Policies TC-Xa through TC-Xi. 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 parcels are zoned R&D and the project has been analyzed in accordance with all applicable development standards for this zone district. The proposed parcels meet the required minimum lot size and lot widths as illustrated in Table 1 below and as described in the Findings.

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

Development Attribute	IL	IH	R&D
Minimum Lot Size (in square feet) ⁵	10,000	20,000	10,000
Minimum Lot Width (in feet) ⁵	60	60	60
Setbacks: (in feet) Front and Secondary front ¹	10	30	20
Sides	0 ² or 5	30	0 ² or 5
Rear	10	30	10
Sides and Rear (Abutting residentially zoned land) ³	10 or 30	50	10 or 30
Maximum Building Height (in feet)	50	50	50
Floor Area Ratio (FAR) ⁴	0.85	0.85	0.50
Notes: ¹ Subject to Landscaping requirements in the site planning and design manual. ² Zero lot line with fireproof wall and no openings meeting building and fire code requirements, otherwise the 5 foot setback applies. ³ Subject to Landscaping requirements in the site planning and design manual. ⁴ Ratio of allowable floor area to site area. ⁵ Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones.			

Lot A, Lot B, and Parcels 1-14 meet the applicable R&D Zone Development Standards.

AGENCY COMMENTS:

The project was distributed to all applicable local, County, and State agencies for review and comment. Comments received have been incorporated into the project as Conditions of Approval found below.

ENVIRONMENTAL REVIEW:

Tentative Parcel Map P22-0009 has been found Statutorily Exempt pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the CEQA Guidelines, mandating projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

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. If a Notice of Exemption is not filed, then a 180 statute of limitations will apply. The applicant shall submit a \$50.00 recording fee to the Planning Division 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 B.....General Plan Map

Exhibit C.....Zoning Map

Exhibit D.....Tentative Parcel Map