

Findings

1.0 CEQA

- 1.1 This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15301(k) of the CEQA Guidelines stating that “ subdivision of existing commercial or industrial buildings, where no physical changes occur which are otherwise exempt.”

2.0 LEGISLATIVE FINDINGS

- 2.1 The proposed Zone Change is consistent with the policies in the El Dorado County General Plan as discussed in the General Plan section of this staff report.

The Zone Change would be consistent with the boundary of the project site and establish an appropriate Research and Development land use designation accommodating the proposed professional office facility.

- 2.2 The Zone Change is found to comply with the requirements of Chapter 17.06, and the proposed project is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.

With the establishment of the Research and Development land use designation, the proposed facility has been designed in accordance with the applicable development standards under the El Dorado County Zoning Ordinance and Design and Improvement Standard Manual. Specific project conditions approval have been incorporated ensuring orderly and safe development and operation

- 2.3 The site is physically suitable for commercial development.

The site is adequately sized to accommodate the proposed professional office facility. The facility has been designed in accordance to applicable development standards, would be accessed off county roads, and receive public water, sewer and drainage services.

3.0 ADMINISTRATIVE FINDINGS

3.1 General Plan

The General Plan Land Use map designates the subject property as Research and Development (R&D). The proposal to six (6) zero lot line parcel around the existing buildings and one (1) common parcel for shared parking and access on a site that has been previously approved for development. The project site has been developed to adequately serve the proposed commercial Tentative Parcel Map request.

3.2 Zoning

The project is consistent with the Research and Development (R&D) zoning district and Planned Development (PD) overlay district. The project is consistent with the Zoning Code pursuant to the Planning Commission making findings for approval of a Planned Development zone because the subject property is physically suited for the proposed use. The subject property has previously been graded and developed under prior approvals. New development, other than the addition of a sign, is not proposed on the subject property.

3.3 Planned Development

- 3.3.1 The proposed development is so designed to provide a desirable environment within its own boundaries.

The project has been designed for general office and warehouse use. Parking and circulation around the buildings are suitable, and the 5 outer buildings provide a buffer between the right of way and the proposed mini-warehousing, effectively blocking the roll up doors from public view. The project does provide appropriate circulation for pedestrian traffic within the development.

- 3.3.2 Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.

The applicant has requested smaller than two-acre parcels and zero lot line parcels around the existing buildings. Conditions for shared access and parking have been required and the requested exceptions would not create a conflict with the General Plan policy. The zero lot line construction allows the applicant to separate each building onto its own parcel while maintaining a common parking and landscaped area to be maintained by all future owners.

- 3.3.3 The site is physically suited for the proposed uses.

This lot is suited for the proposed uses. The El Dorado Hills Business Park is a desirable location for an office and warehouse development.

- 3.3.4 Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.

The development has already been approved through ministerial building permit and was reviewed by Development Services to ensure that adequate services are available.

- 3.3.5 The proposed uses do not significantly detract from the natural land and scenic values of the site.

The project is not within a scenic corridor and is surrounded by land zoned for Research and Development. Adequate landscaping was required with the building permits to increase the scenic value of the site.

3.4 Subdivision Ordinance

- 3.4.1 The proposed parcel map, including design and improvements, is consistent with the General Plan policies and land use map.

The subject application is to split a general office and warehouse development by Tentative Parcel Map within the R&D Zone District. The development has been designed in compliance with the zone district regulations, and complies with the minimum parcel size based on the required review of a Planned Development application for the project. It can be found that the parcel map is consistent with the General Plan policies and land use map.

- 3.4.2 The proposed parcel map does conform to the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.

The project site has been evaluated in accordance with the R&D development regulations, and it has been found that the project complies with the minimum design standards, as conditioned.

- 3.4.3 The site is physically suitable for the proposed type and density of development.

The site is located within the El Dorado Hills Business Park, and it can be found that the site is suited for the general office and warehouse development.

- 3.4.4 The proposed parcel map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.

The Parcel Map would allow the individual ownership of buildings within the development. As the development is already constructed, the project is found to

be Categorical Exempt from CEQA Review and is found to have a less than significant impact on fish or wildlife or their habitat from the project.

3.4.5 The design of the parcel map is not likely to cause serious public health hazards.

The proposed Parcel Map would not create an undue negative impact upon the project site. It can be found that the improvements would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.