

FINDINGS

**Rezone Z14-0010/Planned Development PD14-0007/Parcel Map P14-0005/Quail Commerce Center
Planning Commission/March 12, 2015**

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 This project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) in compliance with Section 15301(k) (“Existing Facilities” of the CEQA Guidelines) that allows “subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt.” The project consists of the creation of six commercial condominium lots and a common area lot from the previously developed site containing four existing commercial structures.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 The project site is located within the El Dorado Hills Community Region. General Plan Policy 2.1.1.7 requires development within the Community Regions only in accordance with all applicable General Plan Policies. The General Plan Land Use map designates the project site as Research & Development (R&D). According to General Plan Table 2-1 (Planning Concept Areas and Land Use Designation Consistency Matrix), the R&D land use designation is considered appropriate for and is consistent with the Community Region Planning Concept Area.
- 2.2 As proposed, the project is consistent with General Plan Policy 2.2.1.2 and the General Plan Land Use designation of Research & Development (R&D) that is meant to “provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus like setting which ensures a high quality, aesthetic environment.” This designation is considered appropriate for the business park/employment center concept. The subject property has been developed to adequately serve the proposed request to create six commercial condominium lots and a common area lot from the previously developed site containing four existing commercial structures.
- 2.3 The project is consistent with all applicable Policies of the General Plan. As conditioned, the proposal is consistent with the intent of the following Policies:

- 2.3.1 Policy 2.2.1.5 (Building Intensities) because the existing 32 percent Floor Area Ratio (FAR) is less than the allowed 50 percent FAR in the Research & Development Land Use Designation;
- 2.3.2 2.2.3.1 (Planned Development (-PD) Combining Zone District) because the project includes a rezone of the lot to include the -PD combining zone to carry out the non-residential planned development consisting of the creation of six commercial condominium lots and a common area lot from the previously developed site containing four existing commercial buildings;
- 2.3.3 5.1.2.1 (adequate utilities and public services), 5.2.1.2 (water for emergency), and 5.2.1.4 (reliable water) because the site is located in the El Dorado Hills Community Region and is already adequately served by the El Dorado Irrigation District. The El Dorado Hills Fire Department recommended conditions of approval have demonstrated there is adequate water for fire protection.

3.0 ZONING FINDINGS

- 3.1 The project is consistent with the Research & Development (R&D) Zone District because the proposed project provides areas for service, office, warehouse and various other uses in compliance with Section 130.35.020. With an approved rezone from Research and Development-Design Control (R&D-DC) to Research & Development-Planned Development (R&D-PD), along with an approved Development Plan, the project would be allowed to deviate from the development standards of the R&D Zone because the PD combining zone would allow the flexibility to create the commercial condominium lots less than the minimum lot area, exceeding the building coverage, less than the minimum lot width, and with zero setbacks.

4.0 PLANNED DEVELOPMENT FINDINGS

- 4.1 The Planned Development zone request is consistent with the General Plan because the proposed request to rezone the property from Research and Development-Design Control (R&D-DC) to Research & Development-Planned Development (R&D-PD) remains consistent with the R&D General Plan land use designation. The project creates commercial condominium units to provide areas for high technology, research and development facilities, corporate/industrial offices, and support service facilities consistent with the land use designation. The proposed Development Plan is consistent with applicable General Plan policies as outlined in section 2.0 General Plan Findings above.
- 4.2 The proposed development is so designed to provide a desirable environment within its own boundaries. The existing structures are architecturally appealing and the site provides attractive landscaping and adequate parking and lighting. The proposed project would subdivide the existing lot and four existing structures into six commercial condominium lots and one common area lot. No physical alterations would occur to the subject property.

- 4.3 The proposed exceptions to the standard requirements of the zone regulations are justified by the design of the project. A Planned Development application is required to facilitate the conversion of the site and existing structures to the proposed commercial condominium lots and common area lot to allow for individual ownership. The request includes exceptions to the standard requirements for zone regulations pertaining to minimum lot area, building coverage, minimum lot width, and minimum setbacks. Staff has determined that the request to accommodate the condominium conversion and common space proposal is justified by the project design because it would not impact existing on-site development. The existing site improvements would accommodate individual ownership.
- 4.4 The site is physically suited for the proposed uses. The project site contains existing buildings located in the El Dorado Hills Business Park and within the R&D Zone District designed for high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a campus-like setting. Conversion of the existing lot and structures into commercial condominium lots and a common area lot does not degrade the physical suitability of the site.
- 4.5 Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities. The project site is currently served by EID public water and sewer services. No alteration or intensification would occur that would require additional services or road improvements.
- 4.6 The proposed uses do not significantly detract from the natural land and scenic values of the site. The existing development is compatible with the surrounding land use improvements. The subject property is developed and does not negatively impact any natural or scenic features of the site.

5.0 TENTATIVE PARCEL MAP FINDINGS

- 5.1 The proposed Parcel Map, including design and improvements, is consistent with the General Plan policies and land use map as it would create parcels utilizing the existing approved development on the project site which was previously permitted and is consistent with the General Plan as outlined in Section 2.0 above.
- 5.2 The site is physically suitable for the type and densities of development proposed because the parcel map would not change the type of development nor increase the density of the project site. The project would make use of the existing previously permitted structures and existing exterior site improvements. The project would not result in additional improvements to the site.
- 5.3 The design of the division will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The project site is developed with four existing commercial structures and includes existing parking, landscaping, and lighting site improvements. The proposed subdividing of the property does not result in any new development or site improvements. This project is categorically exempt from CEQA as outlined in section 1.0 above.

- 5.4 The design of the division or the type of improvements is not likely to cause serious public health hazards that were not already reviewed against the Building Code requirements ensuring public safety.