

**ELDORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: April 12, 2007

Item No.: 9.

Staff: Tom Dougherty

REZONE/PLANNED DEVELOPMENT/TENTATIVE PARCEL MAP

FILE NUMBER: Z06-0044/PD06-0030/P06-0045/Durock Business Park

APPLICANT: Durock Road, LLC

REQUEST: Zone change from Commercial (C) to Commercial/Planned Development (C-PD);

Planned development for a 17 unit commercial condominium within two buildings and one common area parcel; and

Tentative parcel map to subdivide the 2.97-acre parcel into 17 parcels ranging in size from 810 to 4,058 square feet and one common area parcel of 96,067.53 square-feet.

LOCATION: South side of Durock Road, approximately 0.25 mile west of the intersection with South Shingle Road, in the Shingle Springs area, Supervisorial District 2. (Exhibit A)

APN: 109-040-68

ACREAGE: 2.97 acres

GENERAL PLAN: Commercial (C) (Exhibit B)

ZONING: Commercial (C) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15301 (a) of the CEQA Guidelines.

SUMMARY RECOMMENDATION: Recommend conditional approval

BACKGROUND: The subject parcel was created by Parcel Map 38-114 which was recorded April 15, 1988.

Permit History: Building permit 173496 was issued October 20, 2006, for Building A which is 15,823.75 square feet and was permitted as a shell with combined office/warehouse uses proposed. Building permit 173498 was also issued on October 20, 2006, for Building B which is 16,413.00 square feet for warehouse uses. The construction for both buildings and all support infrastructures is in progress. The proposal for the subject discretionary applications came in on November 22, 2006, and was deemed complete on January 16, 2007.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit request and issues for Planning Commission consideration are provided in the following analysis:

Project Description

The applicant is requesting a zone change from Commercial (C) to Commercial-Planned Development (C-PD) and a planned development with zero foot setbacks for a 17-unit commercial condominium within two buildings and one common area parcel. Those 17 parcels are proposed to be located within two separate buildings. The commercial parcel map is proposed to subdivide the 2.97-acre parcel into 17 parcels ranging in size from 810 to 4,058 square feet along with one 96,067.53 square-foot parcel to be used as a common area for the 17 parcels.

The development plan would allow the two buildings to be split into 17 parcels that create 17 separate condominium units. The buildings are proposed to provide offices for various professions. Proposed are tilt-up concrete buildings surrounded by landscaping to end with a project that fits well into the surrounding built environment without generating excessive noise, air and ground pollutants, or create public hazards. The eighteenth parcel includes the parking, driveways, landscaping areas, and two electrical utility rooms which will be shared with a common maintenance agreement between each parcel owner.

The following table provides the building suite and proposed parcel details:

| Lot Number (Suite) | Area in sq. ft. |
|---------------------------|------------------------|
| Lot 1 (101) | 3,108.75 |
| Lot 2 (102) | 3,753.00 |
| Lot 3 (103) | 3,832.12 |
| Lot 4 (104) | 4,057.88 |
| Lot 5 (105) | 810.00 |
| Lot 6 (106) | 1,402.00 |
| Lot 7 (201) | 1,413.75 |
| Lot 8 (202) | 1,500.00 |
| Lot 9 (203) | 1,500.00 |
| Lot 10 (204) | 1,500.00 |

| Lot Number (Suite) | Area in sq. ft. |
|--------------------------------|-----------------|
| Lot 11 (205) | 1,500.00 |
| Lot 12 (206) | 1,500.00 |
| Lot 13 (207) | 1,500.00 |
| Lot 14 (208) | 1,500.00 |
| Lot 15 (209) | 1,500.00 |
| Lot 16 (210) | 1,500.00 |
| Lot 17 (211) | 1,500.00 |
| Lot A, total square feet. : | 96,067.53 |
| Parking and driveway: | 58,545.17 |
| Electric Rooms (2): | 195.00 |
| Walkways, landscaping & misc.: | 37,327.36 |

Site Description: The project site has been previously graded flat, and at the time of the subject application the only native vegetation affecting the parcel are a few interior live oaks (*Quercus wislizenii*) along the southern parcel boundary, elevated up 10 to 15 feet above the rough grade of the development, and a few on the west boundary, that overhang from neighboring parcels. Construction of the buildings and supporting infrastructure are in progress and were approved through the ministerial process prior to the submittal of the subject applications.

Adjacent Land Uses:

| | Zoning | General Plan | Land Use/Improvements |
|--------------|--------|--------------|--|
| Site | C | C | Construction of two buildings in progress. |
| North | C | C | Commercial |
| South | R1A | HDR | Single-family residence |
| East | R1A/C | HDR/C | Single-family residence in south half/commercial development in north half |
| West | R1A/C | HDR/C | Single-family residence south half/commercial development in north half |

Discussion: The project is located in the Shingle Springs Community Region but is not in a Design Control District. Development of the Durock Business Park and the currently proposed office and retail uses was found to be consistent and compatible with the surrounding commercial land uses that exist on three of the sides of the parcel. The noise from mechanical equipment and lighting affects to the residences to the south were analyzed during the approval of the building permits and were determined to be less than significant.

General Plan: The General Plan designates the subject site as Commercial. General Plan Policy 2.2.1.2 states the purpose of the Commercial land use designation is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. The applicant proposes retail and office uses that would meet the intent of this policy. Additionally, the following General Plan policies also apply to this project:

Policy 2.2.1.5: Table 2-3 establishes a maximum Floor Area Ratio (FAR) of 25 percent. The subject parcel is 129,373 square feet in area, and the total square feet of the building footprints is 32,236.75 square feet with the elimination of the 1,140 square-foot entrance on the east side of Suites 103 and 104 by Permit 173496. This equates to a FAR of 24.9 percent. As proposed, the project complies with the 0.25 floor/area ratio allowed by General Plan Policy 2.2.1.5.

Policy 2.2.3.1 states that the Planned Development (-PD) Combining Zone District allows commercial uses consistent with the density specified by the underlying zoning district with which it is combined. The Districts are intended to be placed in areas, and on projects, furthering uses and/or design that provide a public or common benefit, both on- and off-site, by clustering intensive land uses to minimize environmental impacts. The subject parcel is adjacent to parcels on three sides that have been previously developed in a retail/office like setting. The proposed project will mirror the adjacent projects in its like design and similar setting. There are residences to the south within the One-acre Residential (RIA) Zone District that was established by the Shingle Springs Area Plan in October of 1977. The residential parcels adjoining the subject parcel are over one acre in size and are buffered somewhat by the forthcoming landscaping that was approved by the building permit as well as by the average 25-foot building setbacks and their existing individual building setbacks. There would be no conflict with this policy.

Policy 2.8.1.1 directs that nighttime light and glare from parking area lighting, signage, and buildings needs to be reduced while combined with related design features, namely directional shielding for parking lot and outside building lighting, that could reduce effects from nighttime lighting. A complete site photometric plan for the parking lot showing only sconce lighting on the buildings has been provided along with light fixture details and was approved during the building permit stage. The project will be conditioned such that all outdoor lighting will be required to conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. All lights will be shielded and downward directed so light does not spill over onto adjacent parcels. Planning Services recommends that the project be conditioned to limit nighttime lighting impacts by motion sensors and limiting the usage of lights shining after business closure.

Policy TC-Xf requires projects that “worsen” traffic levels of service on the County road system must either construct the improvements to lessen the impact or ensure that adequate funding exists to assure the improvements are completed.

Pursuant to a memo dated January 4, 2007, from Department of Transportation staff, “there are no impacts associated with this subdivision on this permitted project.”

Policy 5.1.2.1 requires that there be adequate public utilities and services including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire and police protection, and ambulance service exist or are available to the subject discretionary project. Staff has relied on information from the purveyors of said services and has determined that adequate utilities and services are available. EID staff has

confirmed that the current Facility Improvement Letter (FIL 0106-0005) dated January 27, 2006, is adequate in their opinion in its evaluation of water and sewer services available. It would be up to the applicant to get separate meters later, but the whole project is would currently be under one bill. The two building permits were reviewed and approved as conditioned prior to final occupancy by the El Dorado County Fire Protection District and the El Dorado County Fire Protection District.

General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2 require that the final landscape plan shall meet the intent of the General Plan policies for inclusion of native El Dorado County plants indigenous to the project vicinity and drought resistant plants. The landscape plan for the project was reviewed and approved for compliance to the above mentioned policies by Planning Services staff for the previous building permits. That review is for the bare minimum requirements and a review for a planned development request requires more scrutiny to include that the planned development request is so designed to provide a desirable environment within its own boundaries and that the proposed uses do not significantly detract from the natural land and scenic values of the site.

Staff discussed the potential for better screening between the development and the residential parcels, and the applicant decided to revise the landscape plan to add shrubs and tree species to add more screening and make the plan more drought resistant. That final landscape plan will be reviewed and approved by Planning Services staff prior to installation.

Policies 9.1.2.4 and 9.1.2.8 direct that discretionary projects be evaluated with regard to their ability to implement, integrate and link, where possible, existing and proposed National, State, regional, County, city and local hiking, bicycle, and equestrian trails for public use. There is a Class 2 bike lane proposed for Durock Road as shown on the attached Exhibits B-C. Staff recommends that the project be conditioned to require that a minimum of two bicycle spaces/racks be provided within the already approved motorcycle/bicycle parking area or at a location or locations chosen by the applicant and approved by Planning Services to achieve consistency with these policies.

The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies and it has been determined that the project is consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The subject site is zoned Commercial (C). The purpose of the Commercial Zone District is to provide areas for office, retail, eating and drinking establishments and various other uses pursuant to Section 17.32.020 of the zoning code. Pursuant to Section 17.32.040, the minimum lot area is 5,000 square feet but not less than 1,000 square feet for each dwelling or rental unit located on the first and second story; and 750 square feet for each dwelling or rental unit located on the third story. The proposed application includes a planned development and parcel map request for condominium units separated into individual parcels. Approval of this project would not change the underlying uses permitted in this zone. It would create parcels less than the size normally allowed in the Commercial Zone District.

Planned Development Permit Request: The project submittal of a development plan normally includes review of the site plan, building elevations, access, signage, landscaping, and other issues which may impact the neighborhood. In this case the building designs, layout, parking, circulation, landscaping, and lighting have been previously approved with building permits. This planned development would allow the creation of 17 parcels (lots) which would split the two buildings into condominiums under separate ownership. The condominiums would not have the normal required setbacks of ten feet in the front and five feet on the sides and rear, because they would share walls within an existing building. Approval of the request would create one parcel less than the minimum 1,000 square feet development standard, Lot 5, Suite 105, which is proposed to be 810 square feet.

Planned development is defined in the Zoning Ordinance, Section 17.02.030, to an area to be developed as a single entity, the plan for which may not correspond in lot size, land use, density, lot coverage, and required open space to the regulations established in any one district created under the provisions of the County Zoning Ordinance. Planned developments are defined in Section 17.02.030 as being a method that potentially allows the use of modern planning and development techniques, effect more efficient utilization of land and to allow flexibility of development, and potentially aid in the reduction of development costs, as well as provide for a combination of different land uses which compliment each other but which may not in all aspects conform to the existing zoning regulations. The planned development combined district is also intended to be used to regulate condominium conversions as well as condominium projects. Staff has found that the parcel proposed to be of lesser size that what is normally allowed in the Commercial Zone District and the reduced setbacks could be approved and meet the intent of the planned development combined zone district.

Building Designs

The design of the buildings was approved as shown in Exhibit G.

Signage

The signage for the development must comply with Chapter 17.32.020 (D) and Chapter 17.16 of the El Dorado County Zoning Ordinance and shall be provided to, and then approved by the Planning Director or designee prior to issuance of a building permit for each tenant improvement.

Section 10.4 of the proposed “Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Durock Road Business Owner’s Association” requires Association Board approval except for 18 inches x 24 inches maximum sized signs used during construction and sales periods. It states that all other signs shall conform to the regulations of all applicable governmental ordinances and the sign program that the applicant submitted containing seven pages, each dated February 20, 2007, received by Planning Services March 1, 2007, shown in Exhibits I1 to I7.

Landscaping

The original landscape plan, irrigation plan, shade and water conservation calculations were approved by Planning Services staff for Building Permits 173496 and 173498. For reference, they are included as Exhibits H1-H3. The discussion of the revisions to be made to that landscape plan is above in the General Plan section.

Lighting

A complete site photometric plan for the parking lot was provided to Permit Center staff which shows the proposed wall sconce lights meet the intent of §17.14.170 of the County Code. All lights will be shielded and downward-directed so light does not spill over onto adjacent parcels. Staff had approved the lighting plan for the said building permits. No pole lights were noted on those plans.

Project Access, Parking and Loading

Access to the proposed project would be from one encroachment onto Durock Road. No public roadway extensions would be required to accommodate the proposed project. A joint access and parking agreement is to be provided to ensure on-going access and maintenance of the parking to all property owners within the Durock Business Park.

The approved building permits included 140 total parking spaces, five of them being handicap accessible. The applicant has noted and reserved one additional space for motorcycle parking and two areas for bicycle parking. The submitted site plan for the two buildings was reviewed and approved by Planning Services Permit Center staff to verify compliance with Section 17.18.060 of the County Code. The incorporation of bicycle racks is recommended by Planning staff to be included in the conditions of approval for the subject requests.

Any future uses will be evaluated during the tenant improvement/building permit process prior to issuance of a building permit to ensure that parking will be available for each use. They will further be analyzed, and a tally will be kept by Planning Services Permit Center staff to be sure the initial proposed uses of office and warehouse combinations were not subjected to a change that requires more parking than what was permitted under permit numbers 173496 and 173498. Should, at any time, the subsequent tenant improvements be for uses that create the need for more parking than what has been approved, that tenant improvement use that causes the need for additional parking would not be approved by Planning Services staff.

Staff finds that the necessary findings can be made to support the parcel map request. The details of those findings are contained in Attachment 2. The El Dorado County Surveyor has reviewed the parcel map request and has recommended conditions to the project development. These requirements have been incorporated in Attachment 1, Conditions 10 through 11.

ENVIRONMENTAL REVIEW

This project has been found to be Categorical Exempt pursuant to Section 15301 (K) of the CEQA Guidelines. This exemption applies to the division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt and the project involves negligible or no expansion of an existing use.

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation that the Board of Supervisors take the following actions:

1. Certify that the project is Categorical Exempt from CEQA pursuant to Section 15301 (K); and
2. Approve Z06-0044, PD06-0030, and P06-0045, subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

| | |
|-------------------------|--|
| Attachment 1 | Conditions of Approval and Mitigation |
| Attachment 2 | Findings |
| Exhibit A | Vicinity Map |
| Exhibit B | Assessor's Parcel Map |
| Exhibit C | General Plan Land Use Map |
| Exhibit D | Zoning Map |
| Exhibits E | Parcel Map 38/114/2 Recorded April 15, 1988 |
| Exhibit F | Tentative Parcel Map labeled Sheet 1 of 1, dated November 17, 2006December 2005 |
| Exhibit G1 | Building Elevation Sheet 8, dated August 21, 2006 |
| Exhibit G2 | Color Schedule Building A, received February 6, 2007 |
| Exhibit G3 | Color Schedule Building B, received Feb. 6, 2007 |
| Exhibit H1 – H3 | Landscape Plan, Sheets L1 – L3, May 15, 2005 |
| Exhibit H4 – H6 | Revised Landscape Plan and elevations |
| Exhibit I1 to I7 | Sign Program, each dated February 20, 2007, received by Planning Services March 1, 2007 |
| Exhibit J1 | Site visit photo from December 1, 2006 |
| Exhibits J2 to J5 | Site visit photos from January 8, 2007 |
| Exhibits K1 – K2 | Two aerial photos |

ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBER Z06-0044/PD06-0030/P06-0045

1. This rezone, parcel map and planned development is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-I7, approved April 12, 2007, 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:

Zone change from Commercial (C) to Commercial-Planned Development (C-PD) and a planned development for a 17 unit commercial condominium within two buildings and one common area parcel. The commercial parcel map is proposed to subdivide the 2.97-acre parcel into 17 parcels ranging in size from 810 to 4,058 square feet along with one 96,067.53 square-foot parcel to be used as a common area for the 17 parcels.

The buildings are proposed to provide offices for various professions. The project includes two concrete tilt-up buildings surrounded by landscaping. The eighteenth parcel includes the parking spaces, driveways, landscaping areas, and two electrical utility rooms which will be shared with a common maintenance agreement between each parcel owner.

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 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 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.

Planning Services

Planned Development Conditions:

2. The final landscape plan shall meet Zoning Code Chapter 17.18.090 and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4 and be approved by the Deputy Planning Director or designee the prior to installation. The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity.

3. All outdoor lighting shall conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. In addition, the following apply:
 - a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.
 - b. Lighting for outdoor display areas shall be turned off within 30 minutes after the closing of the business. No more than 50 percent of the parking lot lighting may remain on during hours of non-operation. Security lighting shall be designed with motion-sensor activation.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

4. All signs must comply with all applicable conditions of the "Sign Program" attached as Exhibit I2. Any signage subsequent to the approval of this permit shall conform to Chapter 17.32.140 (D) and Chapter 17.16 of the El Dorado County Zoning Ordinance and shall be provided to, and approved by, the Deputy Director of Planning or designee prior to issuance of a building permit.
5. Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993 California Accessibility Regulations. The uses will be evaluated during the tenant improvement/building permit process prior to issuance of a building permit to ensure that parking will be available for each use that had been authorized by the approval of building permits 173496 and 173498 and to be sure the initial proposed uses were not subjected to a change. Parking shall conform to the site plan approved by building permits 173496 and 173498. Any tenant improvement use that causes the total approved number of parking spaces to be exceeded shall not be approved until such time as additional parking is legally created, reviewed, and then approved by Deputy Planning Director or designee.

Parcel Map Conditions:

6. The applicant shall include provisions for bicycle parking on the site by providing a minimum of four bicycle spaces/racks, not necessarily all together, within the project where they can be shared by all parcels. Maintenance of the bike rack and access shall be included in the joint access and parking agreement. The bike racks shall be installed prior to recording of the parcel map.
7. A joint access and parking agreement shall be provided to ensure on-going access and maintenance of the parking to all property owners within the Durock Business Park. A copy of said agreement shall be provided to Planning Services for review and approval, and the approved agreement shall then be recorded and a copy shall be provided to Planning Services prior to filing of the final parcel map.

8. All Development Services fees shall be paid prior to clearance by Development Services of the parcel map.

El Dorado County Fire Protection District

9. All installation, maintenance, and repair of all portions of the fire system sprinkler and alarm systems shall be shared equally by all parcel owners subject of this permit application. The final version of the Declaration of Covenants, Conditions and Restrictions and Reservation of easements for Durock Road Business Owner's Association shall be reviewed and approved by El Dorado County Fire Protection District for the inclusion of this requirement prior to recordation and prior to filing of the final parcel map.

El Dorado County Surveyor

10. All survey monuments shall be set prior to filing and recording the parcel map.
11. Prior to filing the parcel map, a letter to the County Surveyor shall be required from all agencies that have conditions place on the map. The letter shall state that all conditions placed on the map by that agency have been met.

ATTACHMENT 2
FINDINGS

FILE NUMBER Z06-0044/PD06-0030/P06-0045

1.0 CEQA Findings

- 1.1 El Dorado County has determined that the project is exempt from the requirements of CEQA pursuant to Section 15301 (K) of the CEQA Guidelines because it involves splitting an approved commercial project into condominium parcels and involves negligible or no expansion of an approved use.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 General Plan Findings

- 2.1 As proposed, the project is consistent with the Commercial land use designation of the subject site as defined by General Plan Policy 2.2.1.2, because the Commercial land use designation includes retail/office/services as compatible uses.
- 2.2 The proposal is consistent with the intent of General Plan Policies 2.2.1.5, 2.2.3.1, 2.8.1.1, TC-Xf, TC-5b, 5.1.2.1, 7.3.5.1, 7.3.5.2, 7.4.4.2, 9.1.2.4, and 9.1.2.8 concerning the requirement for a planned development request, the floor/area ratio, lighting glare, traffic impacts, landscaping, and the inclusions of provisions that promote non-vehicular travel. Because of the project's provisions of adequate access, site design, and attention to architectural design features that fit within the context of the surrounding uses, it is consistent with the General Plan policies identified above.

3.0 Zoning Findings

- 3.1 The project is consistent with the El Dorado County Zoning Ordinance designation of Commercial because the proposed project provides areas for office/warehouse, retail, and various other uses pursuant to section 17.32.020 of the Zoning Code.
- 3.2 The project, as proposed and conditioned, along with the zone change to Commercial-Planned Development, is consistent with the El Dorado County Zoning Ordinance Development Standards because the 17 parcels ranging in size from 810 to 4,058 square feet along with one 96,067.53 square-foot parcel to be used as a common area for the 17 parcels are being addressed with a planned development application, and the proposed buildings meet the development standards pursuant to section 17.32.

4.0 ADMINISTRATIVE FINDINGS

4.1 Planned Development PD06-0030 Findings

- 4.1.2 **The planned development zone request is consistent with the General Plan.** The planned development request is consistent with the General Plan because the application is for a commercial development, being developed to serve the residents, businesses and visitors, consistent with the Commercial land use designation, and is consistent with applicable policies as outlined in Finding 2.2.
- 4.1.3 **The proposed development is so designed to provide a desirable environment within its own boundaries.** The proposed development provides landscaping, lighting, pedestrian traffic, and subdued design features which will enhance the environment for the tenants within the Business Park.
- 4.1.4 **Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.** Except for minimum parcel sizes for the individual units, the project is being developed or conditioned to comply with all County Code requirements.
- 4.1.5 **The site is physically suited for the proposed uses.** The site is physically suited for the proposed uses since it is located within a business, commercial environment.
- 4.1.6 **Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.** All required utilities are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads, and utilities.
- 4.1.7 **The proposed uses do not significantly detract from the natural land and scenic values of the site.** The proposed uses do not significantly detract from the natural land and scenic values of the site since it is devoid of native trees and shrubs except for those along the south and west parcel boundaries and has previously been mass graded, and the proposal will provide the required landscaping, enhancing the natural environment.

4.2 Parcel Map P06-0045 Findings

- 4.2.1 **The proposed parcel map, including design and improvements, is consistent with the General Plan policies and land use map.** The parcel map request is consistent with the General Plan, because the application is for a commercial development being developed to serve the residents, businesses and visitors, consistent with the Commercial land use designation, and is consistent with applicable policies as outlined in Finding 2.2.
- 4.2.2 **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 proposed parcel map conforms to the applicable standards and requirements of the County's zoning regulations except for minimum parcel size for each

unit and the Minor Land Division Ordinance, because the project site has been evaluated in accordance with the Commercial development regulations, and it has been found that the project complies with the minimum design standards, as conditioned.

- 4.2.3 **The site is physically suitable for the proposed type and density of development.** The site is physically suitable for the proposed type and density of development because the site is located within a commercial district, and it can be found that the site is suited for the retail/office/warehouse development.
- 4.2.4 **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 proposed parcel map will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The parcel map is an administrative document to allow the individual ownership of buildings within the development. No environmental impacts will be created by the parcel map.
- 4.2.5 **The design of the parcel map is not likely to cause serious public health hazards.** 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 Business Park. It can be found that the improvements would not be detrimental to the public health, safety and welfare or injurious to the Business Park because the surrounding infrastructure is in place that can support it.