

**EL DORADO COUNTY DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



<b>Agenda of:</b>	June 28, 2007
<b>Item No.:</b>	8.
<b>Staff:</b>	Tom Dougherty

**GENERAL PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT**

**FILE NUMBER:** A07-0006/Z07-0013/PD07-0009

**APPLICANT:** Jim Chaffey

**REQUEST:**

1. Amendment to the land use designation from Medium Density Residential (MDR) to Commercial (C);
2. Zone change from Estate Residential Five-acre (RE-5) and Single-family Two-acre (R2A) to General Commercial-Planned Development (CG-PD);
3. Planned development to allow the exterior renovation of three existing 288-foot by 48-foot buildings and one 48-foot by 200 foot building and the use of Building 3 only for warehouse storage of wine produced off site, and the use of the existing 1,700 square-foot home for residential/caretaker use.

**LOCATION:** On the northeast side of Pleasant Valley Road, approximately 0.25 mile southeast of the intersection with Newtown Road, in the Pleasant Valley area, Supervisorial District II. (Exhibit A)

**APN:** 078-050-46

**ACREAGE:** 8.8

**GENERAL PLAN:** Medium Density Residential (MDR) (Exhibit B)

**ZONING:** Estate Residential Five-acre (RE-5)/Single-family Two-acre Residential (R2A) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

**SUMMARY RECOMMENDATION:** Recommend conditional approval.

**BACKGROUND:** The zoning of the Estate Residential Five-acre (RE-5) was established by the adoption of the Pleasant Valley Area Plan in November 1979. A 2.4-acre portion of the 8.8-acre parcel was rezoned with application Z85-0068 to Single-family Two-acre (R2A) by the adoption of Ordinance 3604 on January 7, 1986. The staff report for Z85-0068 refers to the future after the rezone where it was inferred that the parcel would be split where the new rezone line was established, but no parcel map was ever recorded.

The existing 1,706 square-foot house was built in 1961. There are four existing barn/storage buildings, three that are 48 feet by 288 feet and one that is 48 feet by 200 feet. The four have been used in the past to raise turkeys and to store restored vehicles. The Assessor's Office has a record of them being built in 1962. At present they are used by the tenant for woodworking/shop/storage activities. Building 3 has a concrete floor throughout.

## **STAFF ANALYSIS**

**Project Description:** The applicant is proposing to amend the land use designation from Medium Density Residential (MDR) to Commercial (C) and rezone the property from Estate Residential Five-acre (RE-5) and Single-family Two-acre Residential (R2A) to General Commercial-Planned Development (CG-PD). A planned development is proposed to establish the use of Building 3 only for warehouse storage of wine produced off site and to keep the residential use for the existing single-family dwelling. The planned development involves putting new horizontal lap siding and trim on all four storage barns. Building 3 only will be remodeled inside to have concrete floors, insulated walls, and six air conditioning units outside, two by each side door. The applicant would be required to amend the development plan if and when they choose to use the three other storage barns for wine storage.

The applicant will submit as-built engineered plans for the existing structures and permit applications for the remodeling of Building 3 that will include the existing office space with a restroom. Landscaping is proposed to shield the buildings from the residence to the north.

**Site Description:** The 8.8-acre site is predominately covered by annual grasses. There are approximately 18 scattered existing trees. The majority of those trees are ponderosa pines (*Pinus ponderosa*), and they are located around the western and southwestern parcel boundaries. There are two mature blue oaks (*Quercus douglasii*) on the hill in the rear northeastern portion of the parcel and two young valley oaks (*Quercus lobata*) next to the entrance to Building 1. The cut banks, ditches, and tall lush grasses reveal the presence of thick, rich bottom-land soil.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	R2A/RE-5	MDR	Single-family residence, four storage barns
<b>North</b>	RE-5	AL	Single-family residence
<b>South</b>	CG/RE-5	C/MDR/LDR	Approved mini-storage (S04-0019) to southeast and single-family residence across Pleasant Valley Road
<b>East</b>	CG	C	Single-family residence
<b>West</b>	AE/RE-5	AL	Single-family residence

Discussion: The subject parcel has historically been used to raise turkeys prior to being used to store and repair historic vehicles as a home-based business. Special Use Permit S04-0019 was approved by the Planning Commission on April 13, 2006, to allow nine separate mini-storage buildings, one commercial shop structure, and a caretaker/manager residence on the parcel that adjoins the subject parcel on the southeast side. No building permit for that project has been submitted as of May 23, 2007, and it is presently being used temporarily by El Dorado Irrigation District for their local construction project in progress.

**General Plan:** The subject 8.8-acre parcel is located within the Pleasant Valley Rural Center boundary. **Policy 2.1.2.2** directs that Rural Center boundaries establish areas of higher intensity development throughout the rural areas of the County based on the availability of infrastructure, public services, existing uses, parcelization, impact on natural resources, etc. **Policy 2.1.2.3** directs that Rural Centers are intended to meet the commercial and service needs of the residents of the Rural Centers and Rural Regions and that the predominant land use type within Rural Centers shall be commercial and higher density residential development. Support utilities and infrastructure are currently available at the site and would need minimal upgrades to support wine cooling, office/restroom, and supporting septic system; and the impacts on natural resources were examined by an Initial Study that recommends adoption of a Negative Declaration.

**Policy 2.2.1.2** establishes that parcels with the Commercial land use designation are intended to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of the County. Mixed use development of commercial lands within this Rural Center which combines commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. The subject parcel has historically had a dominant commercial use and will continue to do so with the subject applications and the use controlled by the planned development overlay district.

**Policy 2.2.5.3** directs the County to evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public treated water system;
3. Availability and capacity of public waste water treatment system;
4. Distance to and capacity of the serving elementary and high school;
5. Response time from the nearest fire station handling structure fires;
6. Distance to nearest Community Region or Rural Center;
7. Erosion hazard;
8. Septic and leach field capability;
9. Groundwater capability to support wells;
10. Critical flora and fauna habitat areas;
11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;
14. Capacity of the transportation system serving the area;
15. Existing land use patterns;
16. Proximity to perennial water course;
17. Important historical/archeological sites;
18. Seismic hazards and present active faults; and
19. Consistency with existing Conditions, Covenants, and Restrictions.

The adjacent parcels to the southeast are designated for commercial uses by the General Plan. The parcel fronts a County maintained road. Power and telephone exists at the site, there are existing graveled interior roads, an encroachment onto Pleasant Valley Road; and there is an existing approved septic system for the single-family dwelling. El Dorado Irrigation District (EID) staff have stated in a letter dated March 7, 2007 (FIL0307-149), that the existing 12-inch water line at Pleasant Valley Road has adequate capacity to meet the demand of the two additional fire hydrants required by El Dorado County Fire Protection District to be installed on site. The existing single-family dwelling and the restroom in Building 3 are currently using metered water provided by the El Dorado Irrigation District.

The General Commercial-Planned Development zone change, and change to a Commercial land use designation will not have a significant affect on the existing biological resources, because only minimal grading is proposed to occur outside of the area of the existing driveway as a direct result of the approval of these applications, and no trees are to be removed. The use of an existing structure will be limited to wine storage by the planned development.

The El Dorado County Environmental Health Division, El Dorado County Department of Transportation, and the El Dorado County Fire Protection District had no major concerns with the proposal. A complete septic system evaluation and site/soil evaluation will be required prior to obtaining a building permit for the office and restroom in Building 3. Because the proposed use is commercial, the septic system evaluation shall define a 300 percent sewage disposal repair area that will be delineated on the site plan. The location in a Rural Center, the current availability of supporting utilities and infrastructure, the easy access for emergency responders, and the potential for other surrounding commercial opportunities is appropriate for commercial

development. Any proposal for using any of the other three barn/storage buildings other than Building 3 would require a development plan revision and another public hearing.

**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 by clustering intensive land uses to minimize environmental impacts. The subject parcel is adjacent to parcels on the southeast side that are zoned for General Commercial uses with a Commercial land use designation. The residential parcels in the vicinity of the subject parcel are over one acre in size and will be buffered somewhat by the proposed landscaping as well as the 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. 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. The applicant is proposing one sconce-type light by the northwest entrance to Building 3.

**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. The EID Facility Improvement Letter (FIL 0307-149) dated March 7, 2007, indicates there is adequate water service available. The project proposal was reviewed by the El Dorado County Fire Protection District who recommended conditions to address specific issues prior to building permit issuance.

**General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2** require that the final landscape plan include native El Dorado County plants indigenous to the project vicinity and drought resistant plants.

The final submitted landscape plan for the project shall be reviewed and approved for compliance to the above mentioned policies by Planning Services staff prior to issuance of the building permit.

**General Plan Objective 10.1.5 and Policies 10.1.5.1, 10.1.5.2, and 10.1.5.4** all seek to encourage and emphasize the importance of promoting and encouraging projects that have the potential to support, assist, and encourage the economic expansion and addition of businesses, and also enable and encourage existing companies, businesses, and/or industries, such as agriculture, to expand and economically thrive in El Dorado County. The proposed project

certainly would benefit and support the interests of the wine industry that is so prevalent in the Pleasant Valley area.

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 8.8-acre parcel is proposed to be rezoned to General Commercial-Planned Development. The purpose of the General Commercial Zone is to provide for sales, storage, distribution, and light manufacturing businesses of the type which do not ordinarily cause more than a minimal amount of noise, odor, smoke, dust, or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land use zones. It is intended to provide a close relationship between warehousing, distribution, and retail sales. Section 17.32.200 requires a minimum parcel size of 10,000 square feet. The General Plan land use of Commercial and the zone district designation of General Commercial are listed as compatible on the 2004 General Plan Table 2-4 Consistency Matrix.

Planning staff recommended adding the planned development overlay zone in order to limit the use of the site to the proposed wine storage. Any future change in the subject proposed planned development would require the submittal of a planned development application for a revision, which requires Planning Commission review of any proposed changes. It is possible that there are some uses allowed in the General Commercial Zone that could be considered inappropriate for the site, and that is the intent of adding the planned development overlay zone.

The General Plan encourages the development of commercial operations in the Rural Centers that support local agricultural operations. The Pleasant Valley area has one of the largest concentrations of working wineries in the County. The proposed project supports local agricultural operations.

**Planned Development:** The subject planned development request includes the proposal to remodel Building 3 to include insulation, approximately six air conditioning units, three on each side, concrete-based horizontal lap siding on all four barn/storage buildings, and the use of Building 3 for the storage of wine manufactured off site. It is estimated that the building could store 40,000 cases. Pallets of cased wine are normally transferred to and from a winery in a 24-foot long truck. Typical operations only require one person to perform them.

### **Building Designs**

The four buildings exist, and the footprints are not proposed to be changed. The existing greenhouse on the northwest end of Building 4 will be removed. All four buildings labeled as Buildings 1 to 4 in Exhibits E1 and E2 are proposed to be sided with a concrete-based horizontal, tan/straw-colored lap siding similar in color to that shown in Exhibits J3 and J4 on Building 3 and will retain their existing silver/gray colored corrugated roofing.

### **Signage**

No signage is proposed for this project and would require approval prior to placement if one is

requested in the future.

### **Landscaping**

The applicant is proposing a combination of non-native and native drought resistant plants to shield the four storage buildings along the parcel perimeter as shown in Exhibit F.

### **Lighting**

Any outdoor light would be required to be shielded and downward-directed so light does not spill over onto adjacent parcels or into the sky above. The applicant is proposing only one sconce-type light by the entrance to Building 3 and that will be conditioned to have a motion sensor.

### **Project Access, Parking and Loading**

Access to the proposed project would be from one encroachment onto Pleasant Valley Road. No public roadway extensions would be required to accommodate the proposed project. The submitted site plan for warehouse use with a small office was reviewed by Planning Services to verify compliance with the parking requirements of Section 17.18.060 of the County Code. This section requires 1 space per 250 square feet for general office and 1 space plus 1 space per every 2,000 square feet of warehouse floor area. If all four buildings were used for warehouse that total area would be 50,880 square feet, requiring 27 spaces. The 192 square-foot office in Building 3 requires 1 space. Exhibits E1, E2, and F show an area for 29 spaces with one handicap accessible. This exceeds the minimum requirements. All loading and unloading of pallets from the trucks will occur within a 40-foot long loading zone shown on Exhibits E1, E2 and F located just northwest of the entrance to Building 3.

Staff finds that the necessary findings can be made to support the request for a General Plan land use designation change, a rezone, and the proposed planned development. The details of those findings are contained in Attachment 2.

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared.

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,800.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less plus a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,800.00 is forwarded to the State

Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

## **RECOMMENDATION**

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff and
2. Approve A07-0006, Z07-0013, and PD07-0009 based on the Conditions of Approval in Attachment 1, subject to the Findings in Attachment 2.

## **SUPPORT INFORMATION**

### **Attachments to Staff Report:**

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Vicinity Map
Exhibit B .....	General Plan Land Use Map
Exhibit C .....	Zoning Map
Exhibit D1 and D2 .....	Assessor's Parcel Maps
Exhibit E1 .....	Site/Utility/Parking Plan-Aerial Photo dated March 27, 2007
Exhibit E2 .....	Site/Utility/Parking Plan-With No Aerial Photo dated March 27, 2007
Exhibit F.....	Preliminary Landscaping Plan dated April 26, 2007
Exhibit G.....	Pleasant Valley Rural Center Boundary
Exhibit H.....	Nearest Agricultural District Map
Exhibit I .....	Camino U.S.G.S. Quadrangle
Exhibits J1, J2, J3, J4.....	Site Visit Photos from May 16, 2007
Exhibits K1, K2 .....	Aerial Photos
Exhibit L .....	Initial Study/Environmental Checklist

**ATTACHMENT 1**  
**CONDITIONS OF APPROVAL**

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

1. This General Plan amendment, rezone, and planned development is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-L, approved June 28, 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:

1. Amendment of the land use designation of the 8.8-acre parcel from Medium Density Residential (MDR) to Commercial (C);
2. Zone change from Estate Residential Five-acre (RE-5) and Single-family Two-acre Residential (R2A) to General Commercial-Planned Development (CG-PD);
3. Planned development to allow the exterior renovation of three existing 288-foot by 48-foot buildings and one 48-foot by 200-foot building and the use of Building 3 only for warehouse storage of wine produced off site, and the use of the existing 1,700 square-foot home for residential/caretaker use.

The planned development will allow for the installation of new horizontal lap siding on the three 48 by 288-foot buildings and the one 48 by 200-foot building identified as Buildings (BLDG) 1, 2, 3, and 4 on Exhibits E1 and E2. Building 3 will include the existing office space and restroom and will have a concrete floor throughout, insulation installed, and be air conditioned for the storage of wine produced off site. Building 3 will have six air conditioning units installed beside each of the side doors. The existing 1,700 square foot single-family dwelling labeled as "Caretaker Residence" is permitted to retain the residential use. Buildings 1, 2, and 4 as shown in Exhibits E1 and E2 are to have their exterior only redone; they are not permitted by this approval to be utilized for commercial uses without a new application that seeks a revision to the approved planned development subject of this application. Landscaping shall shield the buildings around the perimeter of the parcel.

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**

2. Landscaping is required to conform to the preliminary landscape plan attached as Exhibit F and General Plan Policies 7.3.5.1, 7.3.5.2 and 7.4.4.4. The final revised landscape plan shall meet the intent of the General Plan Policies for inclusion of native El Dorado County plants indigenous to the project vicinity. A final landscape plan and Water Conservation Landscape Statement, if applicable, shall be submitted to the Development Services Director or designee for review and approval prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.

3. One sconce-type light shall be permitted at the northwest entrance of Building 3, and it shall be designed with motion-sensor activation. The lighting shall conform to §17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.

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. Parking shall be improved consistent with Chapter 17.18 of the County Code, including the April 14, 1993, California Accessibility Regulations.
5. All Development Services fees shall be paid prior to submittal of a building permit for improvements to Building 3 as shown on Exhibits E1 and E2.

### **El Dorado County Fire Protection District**

7. The applicant shall submit review fee of \$ 150.00 prior to issuance of the building permit.
8. The two fire hydrants shall be placed as shown in exhibits E1 and E2 and shall meet EID standards and have Fire District approval of locations.
9. The applicant shall develop and implement a Fire District and CDF approved Fire Safe Plan for the project. Said plan shall be reviewed and approved by the District prior to issuance of the building permit.

### **El Dorado County Department of Transportation**

10. A driveway and driveway connection must be constructed in accordance with the County of El Dorado Design and Improvement Standards Manual (DISM) Standard Plan 103C.

11. The applicant shall submit plans and an encroachment permit application for the driveway which shall be reviewed and approved prior to issuance of a grading permit.
12. The applicant shall verify or irrevocably offer to dedicate in fee a total of 30 feet of right of way for the portion of Pleasant Valley Road that is on-site. This offer shall be accepted by the County.
13. The applicant shall submit a grading and drainage plan for construction of the revised driveway in conformance with the DISM and the Grading Ordinance which shall be reviewed and approved prior to issuance of a grading permit.

**El Dorado County Environmental Management-Environmental Health Division**

14. If the site improvements include changes to the existing plumbing, a complete septic system evaluation and site/soil evaluation shall be required prior to obtaining a building permit. Because the proposed use is commercial, the septic system evaluation shall define a 300 percent sewage disposal repair area that will be delineated on the site plan.

**El Dorado County Environmental Management-Hazardous Materials Division**

15. Any use or storage of hazardous materials in excess of reportable quantities for commercial activities conducted in warehouse/storage or other areas must be in accordance with hazardous materials business plan reporting requirements and applicable fees paid. Facilities will be subject to additional Certified Unified Program Agency (CUPA) Program oversight and regulation as appropriate for any hazardous waste, underground storage tank, above ground storage tank, or onsite hazardous waste treatment activities.

# **ATTACHMENT 2 FINDINGS**

**FILE NUMBER A007-0006/Z07-0013/PD07-0009**

## **1.0 CEQA Findings**

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 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-Planning Services at 2850 Fairlane Court, Placerville, CA.

## **2.0 General Plan Findings**

- 2.1 The land use amendment from Medium Density Residential to Commercial is consistent with Objective 2.1.2 and Policy 2.1.2.3 in that the property could be developed to meet the commercial needs of the surrounding rural area. In particular, the planned development being processed along with the General Plan amendment and rezone will allow local vintners a central area to store their cases of wine produced in local wineries. Many of the smaller wineries are limited in production due to storage of the final product. Amending the land use designation to Commercial is found to be in the public interest.

## **3.0 Zoning Findings**

- 3.1 A rezone to General Commercial will allow the property to be consistent with the proposed General Plan designation. The proposed use of wine warehousing is consistent with Policies 2.1.2.1 and 2.1.2.2.
- 3.2 The rezone would meet the intentions of Policy 2.2.5.3 because the location in a Rural Center, the current availability of supporting utilities and infrastructure, the easy access for emergency responders, and the potential for surrounding commercial opportunities demonstrate that the site is appropriate for commercial development.
- 3.3 The rezone would meet the intentions of Policy 2.2.5.2 because the establishment of a new zone designation of General Commercial-Planned Development (CG-PD) and the ensuing uses it allows is consistent with the allowed uses intended by the Commercial (C) land use designation.
- 3.4 The proposed project and the existing structures, infrastructure, and uses are consistent with the El Dorado County Zoning Ordinance designation of General Commercial (CG) and Sections 17.32.170 to 17.32.220.

## 4.0 ADMINSTRATIVE FINDINGS

### 4.1 Planned Development PD 07-0009 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 described in Finding 2.1.
- 4.1.3 **The proposed development is so designed to provide a desirable environment within its own boundaries.** The proposed development provides landscaping to buffer the existing commercial element, minimal lighting, and subdued design features which will enhance the existing environment for the surrounding neighborhood.
- 4.1.4 **Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.** The project is being developed or conditioned to comply with all County Code requirements. No exceptions to standard requirements are required.
- 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. Existing Building 3 will be retrofitted for wine storage, so no new construction is proposed.
- 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. Minimal services will be required since the use will be wine case storage.
- 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 contains a minimal number of native trees with no native shrubs. The site has previously been graded and the buildings have already been constructed. The proposal will provide the required landscaping, thus enhancing the natural environment.