

Agenda of: April 19, 2006

Item No.: 5.a.

Staff: Gina Hunter

STAFF REPORT– PARCEL MAP

FILE NUMBER: P 04-0012

APPLICANT: EDH Pavilion Venture LLC.

REQUEST: A parcel map request to subdivide a 3.25-acre commercial parcel into three (3) parcels which shall consist of 0.95 acres, 1.42 acres and 0.88 acres.

LOCATION: South side of White Rock Road, east of the intersection with Latrobe Road, within the El Dorado Hills area. (Exhibit A)

APN: 107-010-68

ACREAGE: 3.25 acres

2004 GENERAL PLAN: Commercial (C) (Exhibit B)

ZONING: Commercial-Community Design Review District (C-DC) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND

A staff level design review permit is being processed for a 35,766 square foot retail commercial development on the subject site. The staff level design review permit will be approved subsequent to the parcel map decision. A single environmental document has been prepared addressing both the design review permit and parcel map requests.

STAFF ANALYSIS

Project Description

The applicant is requesting a parcel map to subdivide the 3.25 acre commercial lot into three (3) parcels. The resulting parcels would be 0.88, 0.95 and 1.42 acres in size. Commercial retail uses are proposed to be developed on the subject site.

Site Description:

The project site is undeveloped with no structures or other improvements present. The topography consists of an elevated knoll in the center of the property. Site vegetation consists of predominantly non-native grasses. One large oak tree is present at the top of the knoll.

Adjacent Land Uses:

The subject property is a 3.25 acre site and is surrounded by the following land uses:

	Zoning	General Plan	Land Use/Improvements
Site	C-DC	C	Undeveloped
North	CG	AP	White Rock Road/Town Center
South	R2	HDR	Residential
East	R2	HDR	Residential
West	RD	R&D	Developed Business Park/Latrobe Road

Development of the commercial retail development would be consistent and compatible with the surrounding development.

General Plan:

The 2004 General Plan designates the subject site as Commercial (C). The purpose of the Commercial land use category 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 subject application is for a parcel map to subdivide the undeveloped parcel. The parcels have been designed in accordance with the Commercial regulations. The parcel map is therefore, in compliance with the General Plan. Additionally, the following General Plan policies also apply to this project:

Policy 2.2.5.2: Applications for discretionary projects or permits, including land divisions and rezones, shall be reviewed to determine consistency with General Plan policies. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan.

This project request is being processed as a parcel map. The applicant has requested the appropriate approvals for the project. There would be no conflict with this policy.

As discussed above, staff finds that the project, as proposed and conditioned, conforms to the 2004 General Plan.

Zoning:

The subject site is zoned Commercial-Community Design Review District (C-DC). A staff level design review permit is required for development of the site. This permit is being processed concurrently with the parcel map. The staff level Design Review Permit (DR 04-0019) will be approved following a decision of the parcel map. The draft design

review approval letter has been attached with project conditions (Exhibit E). The design review permit determines basic zoning compliance with the C-DC development regulations. The site plan, building elevations, access, parking, signage and landscape plans are reviewed for compliance. For purposes of the parcel map, the development plans have been reviewed to determine that all the C-DC Zone District regulations have been complied with. The design review site plan and elevations have been attached for reference purposes (Exhibits F and G).

Building Design

The proposed structures are to have a plaster sand finish with cliffstone veneer along the store fronts. Fabric awnings are to be used throughout the development, in three (3) colors, burgundy, forest green and black. The roof is to be “Capistrano” tile in a “Walnut Creek” blend. The development has been designed with pop-outs, tower elements, trellises and a varying color scheme to add visual relief and interest throughout the center. No structure within the development is to exceed 50 feet in height. The color palette for the site has been provided and is extensive. The colors include: Flintstone (similar to pale sage green), Iron Ore (similar to red brick), Pale Pearl, Crossroads (similar to khaki), Root Beer Float (similar to dark goldenrod). The windows are to have black mullions. The trellises are to be cedar and to have a Tabacco stain finish.

Signage

A sign program has been proposed for the commercial development. Signage for the development is to comply with Section 17.32.140 of the County Code. The Project originally included four (4) monument signs, which exceeded County regulations. The applicant has since reduced the requested monument signage to be in compliance with the County Code. If additional signage is warranted at a later date, the applicant will submit an application for a special use permit from the Planning Commission.

Landscaping

Landscaping consisting of a variety of low- to moderate-water-using shrubs, ground cover, and trees would be installed in at-grade planters along the rear and side property lines and throughout the parking areas. The site is to have 127 trees, ranging in size from 7 gallon to 48-inch box. Ninety (90) of the trees are to be 24-inch box or greater in size. The projected shade canopy to be provided at the site has been determined to be 25,218 square feet, which is 52 percent of the parking area.

All shrub areas are to receive a three (3) inch layer of medium walk-on bark mulch. No shredded bark is to be used. All planting areas are to be irrigated. The landscape plan includes the use of 29 clay pots to be distributed throughout the development. All pots are to have drainage and irrigation. A water feature is included at the corner of White Rock and Latrobe Roads and will be an integral focal point within the landscaping. The site is required to use recycled water and therefore, is exempt from the County’s Water Conserving Landscape Standards.

A series of retaining walls are proposed along White Rock and Latrobe Roads. The

retaining wall along White Rock Road ranges from 1.1 feet to 12 feet in height. The retaining wall along Latrobe Road ranges from 2 feet to 15.7 feet in height. The finish of the retaining wall is to be stucco with a medium finish. Landscaping materials are to be planted along the retaining wall to soften the appearance.

Project Access

Access to the project site would be from White Rock and Latrobe Roads. Improvements to facilitate traffic operations on Latrobe and White Rock Roads, including the intersection of Latrobe and White Rock Roads have been incorporated into the project. No signals will be allowed along Latrobe Road, and only right-in—right-out driveways will be allowed on Latrobe Road and at the driveway located approximately midway between Latrobe Road and Post Street on White Rock Road. Full turning movements will be allowed for the driveway at Post Street on White Rock Road. A joint access and parking agreement will be required to ensure on-going access and maintenance of the parking areas to all property owners (Condition No. 21a).

Parcel Map Findings

The project includes subdividing the 3.25 acre commercial lot into three (3) parcels. The resulting parcels would be 0.88, 0.95 and 1.42 acres in size. The Zoning Administrator shall approve the parcel map if it can make all of the following findings:

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

The subject application is for a parcel map with a Commercial land use designation. The parcels and proposed improvements are consistent with the General Plan policies and land use map.

- b. 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 subject application is for a parcel map within the C-DC Zone District. The parcels and proposed improvements have been designed in compliance with the C-DC development regulations and comply with the minimum parcel size established within the District. It can be found that the parcel map is in compliance with the minimum design standards.

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

The site is located within the C-DC Zone District and is surrounded by office and commercial development. It can be found that the site is suited for the commercial retail development.

- d. 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 once the site is developed. No significant environmental impacts will be created by the parcel map. An Initial Study has been prepared in accordance with the CEQA Guidelines, and it can be found that there would be no significant impact on fish or wildlife or their habitat from the project.

e. 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 surrounding neighborhood.

Agency and Public Comments:

The following agencies provided comments on this application:

El Dorado County Environmental Management Department
El Dorado County Air Quality Management District
El Dorado County Department of Transportation
El Dorado Hills Fire Department
El Dorado County Surveyor
El Dorado Irrigation District
El Dorado County Resource Conservation District

All recommended conditions have been incorporated into the project development, or have been incorporated as requirements in Attachment 1 - Conditions of Approval

Copies of their written comments are available at Planning Services. At the time of the preparation of this report, staff had not received any comments from the public.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. Staff has determined that there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment, and a mitigated negative declaration has been prepared.

NOTE: This project is found to be de minimis (having no effect on fish and game resources). Pursuant to *Resolution No. 240-93*, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (*California Fish and Game Code Section 711.4*).

RECOMMENDATION

Staff recommends that the Zoning Administrator take the following actions:

1. Adopt the mitigated negative declaration, based on the Initial Study prepared by staff.
2. Approve Parcel Map P 04-0012, 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	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Parcel Map
Exhibit E	Design Review Approval Letter
Exhibit F	Site Plan
Exhibit G	Elevations
Exhibit H	Initial Study

ATTACHMENT 1

CONDITIONS OF APPROVAL

**THE FOUNTAINS PARCEL MAP
APN 107-010-68
FILE NUMBER P 04-0012
April 19, 2006**

1. This parcel map approval is based upon and limited to compliance with the project description, dated April 19, 2006, and Conditions of Approval set forth below.

The project description is as follows:

Approval of a Parcel Map (P 04-0012) to subdivide a 3.25 acre parcel identified as Assessor's Parcel Number 107-010-68 into three (3) parcels. The resulting parcels would be 0.88, 0.95 and 1.42 acres in size. The project site is to be developed as a commercial retail center.

MITIGATION MEASURES

2. The developer shall ensure that all equipment used (off-road vehicles and auxiliary handheld equipment) does not exceed the fuel usage limit (diesel and regular gasoline) established in the El Dorado County Air Pollution Control District CEQA Guide. The maximum amount of fuel that can be used is based on the year that the equipment was built. The maximum amount of fuel that shall be used in one day if all equipment used is 1995 model year or older is 337 gallons. The maximum amount of fuel that shall be used in one day if all equipment used is 1996 model or newer is 402 gallons. A combination of 1995 and older and 1996 and newer equipment may be used, with the fuel usage determined by the maximum daily fuel equation provided in the El Dorado County Air Pollution Control District CEQA Guide. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

MONITORING: The El Dorado County Air Pollution Control District shall continue to monitor the site to enforce the District rules. Planning Services shall review the grading plan prior to issuance of a grading plan to ensure that the required mitigation measures have been noted on the plans.

3. The developer shall ensure that all diesel-powered equipment used during construction does not exceed the diesel fuel usage limit established in the El Dorado County Air Pollution Control District CEQA Guide. The maximum amount of diesel fuel that can be used is based on the year that the equipment was built. The maximum amount of diesel fuel that shall be used during the project if all equipment used is 1995 model year or older is 3,700 gallons. The maximum amount of diesel fuel that shall be used during the project if all equipment used is 1996 year or newer is 37,000 gallons. A combination of 1995 and older and 1996 and newer equipment may be used, with the fuel usage determined by the maximum diesel fuel usage equation provided in the El Dorado County Air Pollution Control District CEQA Guide. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

MONITORING: The El Dorado County Air Pollution Control District shall continue to monitor the site to enforce the District rules. Planning Services shall review the grading plan prior to issuance of a grading plan to ensure that the required mitigation measures have been noted on the plans.

4. The developer shall protect the Valley Oak tree prior to construction on the site and shall take the following remedial actions, as required by the project arborist:
 - Prune and remove the dead limbs and reduce weight on all the overburdened limbs to reduce future limb breakage. Trim trees as early as possible before construction begins. Climbing spurs shall not be used during pruning operations, unless authorized by project arborist.
 - The tree shall be inoculated with a systemic insecticide to eliminate the Pit scale infestation.
 - The root zone within the drip line shall be inoculated with Mycorrhiza fungi to promote feeder root growth.
 - A topical application of brush chips shall be placed within the drip line of the tree to reduce soil compaction.

A letter from the project arborist shall be submitted to Planning Services prior to issuance of the grading permit which shall state that required remedial measures have been taken to protect tree.

MONITORING: Planning Services shall review the Certified Arborist letter and conduct a site visit prior to issuance of a grading permit to ensure that all measures are in place to protect the Valley Oak during construction.

5. The developer shall protect the Valley Oak tree pre and post construction and shall implement the following, as required by the project arborist:
 - Protective fencing shall be erected at least one (1) foot beyond the drip line surrounding the tree unless otherwise specified by the project arborist. This fenced area shall not be encroached for any reason, without authorization by the project arborist.
 - No materials, equipment, or vehicles shall be stored or parked within the projected tree zone.
 - No grading, cuts, fills or trenching of any kind shall be allowed within the drip line of the tree without direct supervision of the project arborist.
 - If trenching within the drip line is to occur, trenches shall be hand dug or bored to minimize impact to root zone, and shall be authorized by the project arborist.
 - If pavements, concrete, back-fills, structures or cuts are required within the drip lined, an aeration system shall be installed, designed and approved by the project arborist or landscape contractor.
 - The tree shall not be watered regularly, only one deep watering per month during

the summer dry season. No landscaping shall be permitted under the tree that shall require regular watering during the summer months. Mulch, rocks, decomposed granite, or redwood bark may be used to prevent unwanted weeds and grasses under the tree.

A letter from the project arborist shall be submitted to Planning Services prior to issuance of a grading permit which shall state that the required fencing has been installed, in accordance with the project arborist requirements. The required pre and post construction measures shall be incorporated into the grading and construction plans, prior to issuance of grading and building permits.

MONITORING: Planning Services shall review the Certified Arborist letter and conduct a site visit prior to issuance of a grading permit to ensure that all measures are in place to protect the Valley Oak during construction.

6. During all grading activities in the project area, an archaeologist or historian approved by the Deputy Director of Planning Services shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

MONITORING: Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

7. In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to *Section 7050.5 of the Health and Safety Code* and *Section 5097.98 of the Public Resources Code*. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

MONITORING: Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

8. The project shall comply with the geotechnical engineers' recommendation for site drainage design. The Department of Transportation shall review the project improvement plans and construction details to verify compliance with the geotechnical engineers' recommendations prior to issuance of a grading permit.

MONITORING: The Department of Transportation shall review the improvement plans to verify compliance with the project geotechnical report.

9. The project shall include screening of all HVAC mechanical equipment by rooftop parapets. Planning Services shall review the project plans prior to issuance of a building permit to

ensure that the appropriate screening has been provided.

MONITORING: Planning Services shall review the project elevations to verify the screening of the HVAC equipment prior to issuance of a building permit.

10. An acoustical consultant shall conduct noise assessment after installation of the mechanical equipment on Pad D to verify compliance with the El Dorado County 2004 General Plan exterior noise policies. A letter verifying compliance or noting deficiencies in the noise levels shall be provided to Planning Services within 30 days following installation of the HVAC mechanical equipment on Pad D. If deficiencies in the exterior noise levels are noted in the acoustical consultant letter, the developer shall be provided 30 days to bring the noise levels into compliance with the El Dorado County 2004 General Plan exterior noise policies. Planning Services shall verify that all HVAC equipment has been installed according to the acoustical consultant's standards prior to final occupancy.

MONITORING: Planning Services shall receive a noise assessment after installation of the mechanical equipment.

11. As an alternative to providing a noise assessment following installation of the HVAC mechanical equipment, the developer shall have the option to provide a detailed mechanical noise analysis to Planning Services prior to installation of the HVAC mechanical equipment when the specific mechanical plans become available. The noise analysis shall be reviewed and approved by Planning Services prior to issuance of a building permit.

MONITORING: If a noise assessment is not to be provided, the developer shall provide a detailed mechanical noise analysis prior to installation of the HVAC equipment.

12. The project construction activity shall be limited to the hours of 7 a.m. and 7 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m., on weekends, and on federally recognized holidays. Planning Services shall verify that the construction hours have been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.

MONITORING: Planning Services shall verify that the hours of construction have been placed on the grading and construction drawing prior to issuance of grading and building permits.

13. The project construction equipment engines shall be fitted with appropriate mufflers and kept in good working condition, as required by El Dorado County. Planning Services shall verify that this notation has been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.

MONITORING: Planning Services shall verify that the required notation has been placed on the plans prior to issuance of grading and building permits.

14. Construction of the Phase 1.2B ("enhancements") of the El Dorado Hills Boulevard/Highway 50 interchange shall occur through a contract to be awarded and administered by the County. The construction of the Phase 1.2B ("enhancements") are identified below and are subject to final approval by Caltrans:

- The westbound off ramp shall be widened and restriped to provide for a right turn lane onto El Dorado Hills Boulevard in the northbound direction, a left turn lane onto

Latrobe Road in the southbound direction and a shared through/left/right turn lane;

- The westbound on ramp shall be widened and restriped for two lanes with a merge into one lane, which shall be extended 500 feet, prior to entering the highway;
- Dual left turn lanes shall be provided northbound on Latrobe Road onto the west bound on ramp, and
- An additional northbound through lane on Latrobe Road between the eastbound onramp and the existing Saratoga Way intersection shall be provided together with any necessary facilities to accommodate pedestrian and bicycle traffic along the east side of Latrobe Road.

The “enhancements” shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.

MONITORING: The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.

15. The developer shall install a concrete sidewalk, minimum width six-feet, along the project frontage on Latrobe Road. The sidewalk shall be designed and constructed to conform to the road improvements required of the West Valley Subdivision (TM 99-1359) and shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.

MONITORING: The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.

16. The developer shall install sidewalk along the frontage of White Rock Road. The sidewalk may meander within the area between the road improvements (four-lane divided roadway) and the right-of-way line that accommodates the future six-lane divided roadway. This sidewalk shall be temporary and shall be removed as part of construction for the future six-lane divided roadway, and shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.

MONITORING: The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.

17. The developer shall perform roadway lane stripping in White Rock Road, with either a Road Improvement Agreement or an Encroachment Permit, as determined by the Department of Transportation, sufficiently to provide a left turn lane into the most easterly driveway access to the project, which shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.

MONITORING: The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.

STANDARD CONDITIONS

Planning Services

18. All site improvements shall conform to Exhibits D.
19. Domestic water shall be supplied by a public entity with a minimum six-inch water line to the property being divided, and a water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the parcels created, shall be submitted to the County Surveyor at the time of filing the parcel map.

El Dorado Hills Fire Department

20. The project shall comply with the requirements of the El Dorado Hills Fire Department which include but shall not be limited to the following:
 - a. The applicant shall pay to the El Dorado Hills Fire Department parcel development fee for each additional parcel created. The fee shall be paid prior to filing and recording of the parcel map.
 - b. A letter from the El Dorado Hills Fire Department shall be provide prior to filing and recording of the parcel map stating that the project has complied with all the conditions of approval.

Department of Transportation

21. The project shall comply with the requirements of the Department of Transportation which shall include the following:
 - a. A joint access and parking agreement shall be provided prior to or concurrently with the filing of the parcel map which permits joint use of the parking and access with all newly created parcels. The applicant shall provide evidence that sufficient parking has been provided for both newly created parcels, prior to filing and recording of the parcel map.

El Dorado County Surveyor

22. The project shall comply with the requirements of the El Dorado County Surveyor which shall include the following:
 - a. All survey monuments shall be set prior to filing the parcel map.
 - b. The situs address shall be coordinated with the El Dorado Hills Fire Department and the County Surveyors Office prior to filing the parcel map.
 - c. 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.

El Dorado Irrigation District

23. All required easements shall be provided on the parcel map and the El Dorado Irrigation District shall provide a letter stating that the easements on the map comply with the approved improvement plans, prior to filing and recording the parcel map.

ATTACHMENT 2

FINDINGS

**THE FOUNTAINS PARCEL MAP
APN 107-010-68
FILE NUMBER P 04-0012
April 19, 2006**

1.0 CEQA FINDING

- 1.1 The Zoning Administrator has considered the Mitigated Negative Declaration together with the comments received and considered during the public hearing process. The Mitigated Negative Declaration reflects the independent judgment of the Zoning Administrator and has been completed in compliance with CEQA, and is adequate for this proposal.
- 1.2 The Zoning Administrator finds that the proposed project could not have a significant effect on the environment.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning Division at 1850 Fairlane Court, Placerville, CA.
- 1.5 The project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.

2.0 ADMINISTRATIVE FINDINGS

2.1 Tentative Parcel Map P04-0012 Findings

Issuance of a Parcel Map (P 04-0012) to subdivide a 3.75 acre commercial lot into three (3) parcels located within the Commercial Zone District. The resulting parcels would be 0.88, 0.95 and 1.42 acres in size.

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

The subject application is for a parcel map with a Commercial land use designation. It can be found that the proposed improvements are consistent with the General Plan policies and land use map.

2.1.2 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 subject application is for parcel map within the C-DC Zone District. The parcels and proposed improvements have been designed in compliance with the C-DC development

regulations and comply with the minimum parcel size established within the district. It has been found that the parcel map is in compliance with the minimum design standards.

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

The site is located within the C-DC zone district and is surrounded by office and commercial development. It can be found that the site is suited for the commercial retail development.

2.1.4 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 once the site is developed. No significant environmental impacts will be created by the parcel map. An Initial Study has been prepared in accordance with the CEQA Guidelines, and it can be found that there would be no significant impact on fish or wildlife or their habitat from the project.

2.1.5 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 surrounding neighborhood.

2.1.6 The proposed use is consistent with the policies in the El Dorado County General Plan.

The 2004 General Plan designates the subject site as Commercial (C). The purpose of the Commercial land use category is to provided a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. The subject application is for a parcel map to subdivide the undeveloped parcel. The parcels have been designed in accordance with the Commercial regulations. The parcel map is therefore, in compliance with the General Plan. Additionally, the following General Plan policies also apply to this project:

Policy 2.2.5.2: Applications for discretionary projects or permits, including land divisions and rezones, shall be reviewed to determine consistency with General Plan policies. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan.

This project request is being processed as a parcel map. The applicant has requested the appropriate approvals for the project. There would be no conflict with this policy. It can be found that the project is consistent with the 2004 General Plan.