

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION AND
BOARD OF SUPERVISORS
STAFF REPORT**



Agenda of: December 13, 2007
Item No.: 8.c.
Staff: Tom Dougherty

REZONE/PLANNED DEVELOPMENT/TENTATIVE PARCEL MAP

FILE NUMBER: Z07-0046/PD07-0032/P07-0015

APPLICANT: BOW Enterprises, c/o James Webb

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

Development Plan to allow the creation of FIVE lots with less than the minimum parcel width of 50 feet, each to retain the existing nonconforming single-family residential use; and

Tentative parcel map to create five commercial parcels ranging in size from 5,429 to 7,122 square feet.

LOCATION: Southeast corner of the intersection of Snows Road and Carson Road, in the Camino area, Supervisorial District III. (Exhibit A)

APN: 043-226-30 (Exhibit B)

ACREAGE: 0.84 acre

GENERAL PLAN: Commercial (C) (Exhibit B)

ZONING: Commercial (C) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Negative Declaration

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

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Approve zone change Z07-0046 and Development Plan PD07-0032 based on the Findings in Attachment 2.
3. Approve tentative parcel map P07-0015 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2

BACKGROUND: The earliest County recorded document pertaining to the subject parcel in its current size is November 22, 1965. The Commercial zoning was established by the Camino–Fruitridge Area Plan in June of 1985. It had been zoned Commercial prior to that. There are five historical residences built as employee housing for workers at the sawmill currently named Sierra Pacific Industries.

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 and Board of Supervisor 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), planned development to allow the creation of 5 lots with less than the minimum parcel width of 50 feet, each to retain the existing single-family residential use, and a commercial parcel map is proposed to subdivide the 0.85-acre parcel into five parcels ranging in size from 5,429 to 7,122 square feet.

The following table provides the square footage of the existing dwellings and their proposed associated parcel size:

Proposed Parcel Number (Numbers go west to east)	Existing single-family dwelling square footage	Proposed square footage of the associated parcel
1	950	6,014
2	950	6,234
3	950	6,102
4	950	5,429
5	950	7,122

The development plan request is shown on the site plan in Exhibit F. This development plan would allow the creation of 5 lots which would split the parcel into five lots each containing one of the five homes with the potential for separate ownership. The approval of the Development Plan permits the residential uses to remain but requires any proposal to change the residential use

of any of the five buildings to commercial requires the submittal of a revised development plan with a Planned Development application for a revision to the approved Development Plan. Pursuant to General Plan policies and zoning codes today, the residential use on each parcel would then be required to become subservient. The following describes the minimum parcel width and use requested for each of the five proposed parcels:

- Parcel 1: 32 feet, residential
- Parcel 2: 42 feet, residential
- Parcel 3: 44 feet, residential
- Parcel 4: 40 feet, residential
- Parcel 5: 42 feet, residential

Site Description: The project site is essentially flat. There are five existing residences. There is a graveled parking lot behind the residences and each house has a small grassy yard in between surrounded by a six-foot tall board fence. There is an open water-conveying ditch owned by El Dorado Irrigation District just south of the chain link fence across the rear of the parking lot and mature incense cedar trees located by that fence, along the east chain link fence, and in three in the front yards. No landscaping is present in the parking area, just gravel, surrounded by a chain link fence on the south and west sides. The parcel fronts both Snows Road and Carson Road with sidewalks in between. Access is from an encroachment onto Snows Road.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	C	C	Residential, five single-family residences
North	C	C	Commercial, commercial businesses
South	R1	HDR	Residential, single-family residences
East	C	C	Commercial, commercial business, Forester Pub and Grill
West	I	I	Industrial, Sierra Pacific Industries

Discussion: The project is located in the Camino – Pollock Pines Community Region and is located in the Sierra Design Control District. The residential use has existed within the surrounding environment for many years. The five existing structures with their historic residential uses exist today as legal nonconforming uses.

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 the continued use of the parcels as residential until a commercial use is proposed in which case a revision to the approved development plan

application process would be initiated. Additionally, the following General Plan policies also apply to this project:

Policy 2.1.1.3 directs that *mixed use developments which combine commercial, research and development, and residential uses on a single parcel are permissible and encouraged within Community Regions provided the commercial use is the primary and dominant use of the land.* Staff has found that applying the Planned Development zoning overlay would permit the existing legal non-conforming residential uses to remain as is and then will permit the Planning Commission to review each potential commercial use that may come in the future on their individual specific potential impacts with a revision to the approved development plan. The splitting and addition of more intense review abilities by the Planning Commission also could give more assurances to the Camino community members that the historical value and character of the components of the subject parcel could be preserved. Splitting the parcel into five individual parcels also permits the opportunity for individual commercial ownership promoting local economic opportunities for the Camino community.

Policy 2.1.1.7 directs that *development within Community Regions may proceed only in accordance with all applicable General Plan Policies, including those regarding infrastructure availability as set forth in the Transportation and Circulation and the Public Services and Utilities Elements. Accordingly, development in Community Regions and elsewhere will be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure become available and wildfire hazards are mitigated as required by an approved Fire Safe Plan.* Planning staff has determined the project is in compliance with this Policy because the addition of the Planned Development zoning overlay would permit more in depth review of any commercial development proposal than the Design Review process would and further permits that review at the exact time of that particular commercial proposal on its own particular merit based on policies, laws and interpretations at that time.

Policy 2.2.1.2 directs that the Commercial land use districts are intended to *provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. The residential component of the project shall only be implemented following or concurrent with the commercial component.* Planning staff has determined that in the case of these particular applications, and specific parcel, the historical significance of the parcel and structures and its value as it is to the Camino community, would warrant permitting the existing legal non-conforming residential use in the historical dwellings until a commercial use is proposed individually on each of the five proposed parcels. Permitting the residential use to stay permits affordable housing opportunities in Camino or, individually owned commercial parcels promoting small businesses. It should be noted that once the legal nonconforming residential use is replaced by a commercial use it cannot return to residential as the dominate use unless the zoning and land use designations are changed.

Policy 2.2.1.5: Table 2-3 establishes a maximum Floor Area Ratio (FAR) of 0.85. Using the table found above in the Project Description section, the following floor area ratios were determined:

Parcel 1: $950/6,014 = 0.16$ percent
Parcel 2: $950/6,234 = 0.15$ percent
Parcel 3: $950/6,102 = 0.16$ percent
Parcel 4: $950/5,429 = 0.18$ percent
Parcel 5: $950/7,122 = 0.13$ percent

As proposed, the project complies with the maximum 0.85 floor to 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 into commercial uses. The fourth side is the Sierra Pacific Industries sawmill. The proposed project will be compatible with the adjacent commercial businesses in its like design and similar setting. There would be no conflict with this policy.

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. The existing legal non-conforming residential uses would continue should the subject applications be approved. There are adequate support systems and utilities existing to continue that use. When the use is changed to commercial, the potential for increased demands on services and utilities will be analyzed at that time with a revision to the approved Development Plan.

OBJECTIVE 5.3.1 seeks to ensure the availability of wastewater collection and treatment facilities of adequate capacity to meet the needs commercial and industrial areas. **Policy 5.3.1.1** directs that commercial and industrial projects shall be required to connect to public wastewater collection facilities where feasible and that public wastewater facilities in the Camino – Pollock Pines Community Region shall be encouraged. **Policy 5.3.1.7** directs that in Community Regions, all new development shall connect to public wastewater treatment facilities. In Community Regions where public wastewater collection facilities do not exist project applicants must demonstrate that the proposed wastewater disposal system can accommodate the highest possible demand of the project. Planning staff has found that the current septic system used by the five residences is currently adequate. The issue of whether the current system is adequate to support commercial uses will be examined in detail when a specific structure and use are proposed with an application to revise the approved Development Plan.

Policy 5.7.1.1 directs that *prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.* The addition of the Planned Development overlay permits the Planning Commission to review each specific commercial development proposal on each of the five parcels based on the merit of an individual proposal.

Policy 6.2.3.2 directs that *the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.* The current residences have adequately existed for many years in the same location and the current application proposals would not change the current accessibility. Any future commercial proposal would need to meet emergency access and exit standards pursuant to local and state codes. That can be examined in detail during the required Planned Development revision application process with review of a specific development plan.

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 – Sierra Design Control (C – DC). 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. Table 2.4 of the 2004 General Plan shows General Commercial-Planned Development is compatible with the Commercial land use designation. The 5,429 to 7,122 square - foot parcels would comply with the minimum development standard for parcel sizes in Commercial pursuant to sections 17.32.200 A and C. Approval of this project would not change the underlying uses permitted in this zone. It would not create parcels less than the size normally allowed in the Commercial Zone District. It would create parcels less than the 50-foot width required by Section 17.32.020.C. This is discussed in further detail below in the Planned Development Request Section.

17.32.020 establishes what uses are permitted on commercially zoned land that are allowed by right, without special use permit or variance. This includes, in part, *any use, except one-family and multiple-family dwellings...* Planning staff has found that, in this particular case, and this particular parcel that permitting the existing historical, legal nonconforming residential structures to remain temporarily will better serve the Camino community by preserving the historical significance of the structures and then by adding the Planned Development zoning overlay, will permit the Planning Commission greater discretion in the review of any specific commercial development proposal.

Chapter 17.74 establishes the purpose of Design Review District as being for the *protection, enhancement and use of places, sites, buildings and structures having special character, aesthetic interest and value, as well as the enhancement of tourism and the economy of the county by protecting and preserving places having special and unique character and interest. The architectural styling for new construction permitted in the Sierra Design District shall be*

that which is exemplified and meets the intent of the community design guide or the Sierra design guide which was adopted by the Board of Supervisors on October 26, 1982. The development plan for the proposal is the existing structures and supporting infrastructure split into five parcels. Any future development plan would require a Planned Development revision application which would involve discretionary review by the Planning Commission.

Planning staff is recommending adding the Planned Development overlay zoning in order *allow use of modern planning and development techniques, effect more efficient utilization of land and to allow flexibility of development. The permitted uses, when the Planned Development is used in combination with other zones, will be limited to those listed within the basic zone with which the Planned Development zone is combined.* In this case, the Commercial District would be the base zone for the site, with the Planned Development as an overlay zone. 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.*

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 site and the neighborhood. In this case the five buildings, layout, parking, circulation, landscaping, project access, parking and loading, and lighting exist. The Development Plan is the same as the tentative parcel map in Exhibit F. This Development Plan would allow the creation of 5 lots which would split the five buildings into five parcels. The parcels would not have the normal required minimum parcel width of 50 feet required by County Code Section 17.32.040.C so the individual structures and their existing fences and supporting infrastructure can remain as they exist today with the side yards distributed proportionately to allow maximum fire protection safety. Approval of the Development Plan would permit residential uses in the five existing structures on five new parcels with minimum parcel widths as follows:

- Parcel 1: 32 feet
- Parcel 2: 42 feet
- Parcel 3: 44 feet
- Parcel 4: 40 feet
- Parcel 5: 42 feet

Staff finds that the necessary findings can be made to support the parcel map, development plan and rezone 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 4 through 6.

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, 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 \$1,850.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, includes 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.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Camino – Pollock Pines Community Region
Exhibit F	Tentative Parcel Map dated February 13, 2007
Exhibit G1, G2, G3, G4	Site visit photos from July 25, 2007
Exhibits H	Aerial photo
Exhibit I	Initial Study – Environmental Checklist

ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBERS Z07-0046, PD07-0032 AND P07-0015

Planning Services

1. This rezone, parcel map and development plan is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-I 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);

Development Plan to allow the creation of 5 lots with less than the minimum parcel width of 50 feet, each to retain the existing nonconforming single-family residential use; and

Tentative parcel map to create five commercial parcels ranging in size from 5,429 to 7,122 square feet on a 0.84-acre parcel.

Approval of the Development Plan would permit minimum parcel widths as follows:

Parcel 1: 32 feet

Parcel 2: 42 feet

Parcel 3: 44 feet

Parcel 4: 40 feet

Parcel 5: 42 feet

The approval of the Development Plan permits the residential uses to remain. Any proposal to change the residential use of any of the five buildings to commercial requires the submittal of an application for a revision to the approved Development Plan.

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.

Parcel Map Conditions

2. All Development Services fees shall be paid prior to clearance recording the parcel map.
3. This tentative parcel map shall expire within 36 months from date of approval unless a timely extension has been filed.
4. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

El Dorado County Surveyor

5. All survey monuments shall be set prior to filing the parcel map.
6. The road serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office prior to filing the Parcel Map.
7. 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 satisfied. The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.

ATTACHMENT 2
FINDINGS

FILE NUMBER Z07-0046, PD07-0032 and P07-0015

1.0 CEQA Findings

- 1.1 The County has considered the negative declaration together with the comments received and considered during the public hearing 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 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 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 Objective 2.1.1, 2.1.1.2, 2.1.1.3, 2.1.1.7, 2.2.1.2, 2.2.1.5, 2.2.3.1, Objective 5.3.1, 5.3.1.1, 5.3.1.7, 5.7.1.1 and 6.2.3.2 concerning Community Regions, the requirements and intent of a planned development, the floor/area ratio, supporting infrastructure, and emergency access and public protection. Because of the existing adequate access, site design, and current compatibility within the context of the surrounding uses for the current continued use as residential, 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 existing residences are legal nonconforming and the addition of the Planned Development zoning overlay will allow discretionary review of any future change to a commercial use by the Planning Commission. Approval of the Development Plan permits the parcels to be less than 50-feet wide to allow the existing residences to have proportionate sections of the parent parcel and prevents the relocation of the supporting infrastructure.
- 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 five parcels ranging in size from create five

commercial parcels ranging in size from 5,429 to 7,122 square feet on a 0.84-acre parcel, and the existing buildings meet the development standards pursuant to section 17.32.040 with the approval of the Planned Development to allow five parcels to have widths less than 50 feet and to retain the residential uses.

4.0 ADMINISTRATIVE FINDINGS

4.1 Planned Development PD07-0032 Findings

- 4.1.2 **The planned development zone request is consistent with the General Plan.** The planned development request is the existing five dwellings split separately onto five individual parcels and can be found to be consistent with the General Plan because the application is for an existing legal nonconforming residential use that was originally developed for residential use and with the approval of the Development Plan to allow individually owned commercial enterprises 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 exists and is providing landscaping, lighting, and historic design features which will maintain the environment for the residents of the Camino Community and provide affordable housing opportunities and preservation of the historical nature and importance to the community. The addition of the Planned Development zoning overlay permits further opportunities for the Planning Commission to review any specific commercial proposal.
- 4.1.4 **Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.** With the addition of the Planned Development overlay creating the opportunity to evaluate any changes in use in the future with the submission of a revision to an approved Development Plan, the legal nonconforming residential uses could remain until a specific commercial proposal is submitted. Except for minimum parcel widths for the individual units, the can be found to exist in compliance 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 the residential use has existed within the current business, commercial environment for many years.
- 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 residential uses to continue, including, but not limited to, water supply, sewage disposal, roads, and utilities. Any future commercial use proposed will be analyzed at that time subject to Planning Commission review.
- 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. No physical changes are proposed with this project.

4.2 Parcel Map P07-0046 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 to subdivide a multi single-family unit commercial lot. The approval of the Development Plan to allow five parcels to have widths less than 50 feet and to retain the residential uses, and is consistent with applicable policies as outlined in Finding 2.2 with the addition of the Planned Development zoning overlay.
- 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. No physical changes are proposed with this project. The existing residential use will remain until such time as a future request is made to revise the Development Plan.
- 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. No physical changes are proposed with this project.
- 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 Camino community. It can be found that the improvements would not be detrimental to the public health, safety and welfare or injurious to the Camino community because the surrounding infrastructure is in place that can support it.