

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



Agenda of: November 13, 2008
Item No.: 10.b
Staff: Jonathan Fong

REZONE/PARCEL MAP

FILE NUMBER: Z07-0034/ P07-0033

APPLICANT: Cemo Family Properties, LLC

ENGINEER: RSC Engineering

REQUEST: Rezone and Parcel Map. The Rezone would amend the parcel zoning from Two-acre Residential (R2A) to Commercial- Planned Development (C-PD). The Parcel Map would create three parcels ranging in size from 1.43-acres to 4.27-acres.

LOCATION: The property is located on the south side of Green Valley Road at the intersection with Sophia Parkway in the El Dorado Hills area, Supervisorial District I (Exhibit A).

APN: 124-300-98

ACREAGE: 8.10 acres

GENERAL PLAN: Commercial (C) (Exhibit B)

ZONING: Two-acre Residential (R2A)

ENVIRONMENTAL DOCUMENT: Negative Declaration

SUMMARY RECOMMENDATION: Recommend approval

BACKGROUND: The project was initially submitted on July 6, 2007 with a Rezone request from R2A to C and a three lot Parcel Map. The initial request included 21,480 square feet of retail space located at the southeast corner of the intersection of Green Valley Road and Sophia Parkway. The

submitted Site Plan proposed a future gas station at the southeast corner of the intersection of Green Valley Road and Sophia Parkway and future residential development on the southern portions of the site (Exhibit H).

At the September 4, 2007 TAC meeting Planning Services staff recommended the inclusion of the PD zoning overlay to allow for flexibility in the Development Standards of the C Zone District and to accommodate the future residential uses on the site. A re-design was submitted on June 23, 2008 which proposed four lots ranging in size from 0.74-acres to 3.59-acres. The re-submittal removed the request for the 21,480 square feet of retail space and did not include the PD zoning overlay as part of the Rezone (Exhibit I).

Planning Services staff deemed the project incomplete on July 14, 2008 due to the proposed lotting configuration and the request for additional environmental justification to prepare an adequate CEQA analysis of the project. A redesign was submitted on July 22, 2008 which included the current lot configuration and a Rezone request to include the PD zoning overlay.

The requested Rezone would amend the parcel zoning in order to conform to the existing Commercial (C) land use designation. The project site is currently bisected by Sophia Parkway (Exhibit A). The proposed Parcel Map would create two parcels on the west side of Sophia Parkway and include the remaining portion of the site on the east side of Sophia Parkway as the third parcel. The proposed parcels and inclusion of the Planned Development (PD) zoning overlay would allow for future commercial development of the site. All potential impacts of development consistent within the C Zone District would be analyzed through subsequent Planned Development applications.

STAFF ANALYSIS: Staff has reviewed the project for compliance with County regulations. Staff's analysis of the zone change request for the Planning Commission to consider is as follows:

Project Description: The project request would include a Rezone and Parcel Map. The Rezone would amend the parcel zoning from Two-Acre Residential (R2A) to Commercial- Planned Development (C-PD). The proposed Rezone would bring the parcel zoning into consistency with the existing Commercial (C) land use designation. No development would occur as part of the rezone. All future development would be subject to review and approval of subsequent Planned Development applications. The Parcel Map would create three parcels ranging in size from 2.12-acres to 3.59-acres.

Road Improvements/ Utilities: The Department of Transportation has required road improvements along Green Valley Road and Sophia Parkway including additional striping, sidewalk improvements, and additional turning lanes. The project would be required to connect to EID for public water and wastewater services.

Site Description: The project site is an undeveloped parcel in the El Dorado Hills Community Region. The site is bisected by Sophia Parkway which separates the site into a 5.98-acre portion on the west side of the road and 2.12-acres to the east. Riparian features on the site include an intermittent drainage which begins on the eastern portion of the site and exits along the western

property boundary. Multiple seasonal wetlands occur throughout the site along the drainage channel. Vegetation on-site is comprised of mixed native trees and plants and various riparian vegetation along the drainage channel. The site has been previously disturbed as a part of road improvements on Green Valley Road and Sophia Parkway. Construction activities have resulted in large deposits of fill material on both the east and west portions of the site.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R2A	C	Undeveloped
North	RF	OS	Folsom Lake Recreational Area
South	R2A	MDR	Single family residential
East	C-DC/R2A	C/MDR	Commercial/ Residential
West	C-PD	C	Undeveloped Commercial

As shown in Exhibit E, the parcel is located in the vicinity of commercial and residential designated parcels. The application of the PD zoning overlay would require subsequent review of any development application by the Planning Commission. The PD application would be required to address the surrounding land uses and provide for adequate buffering between residential and non-residential land uses. Analysis and potential mitigation would be required in order to ensure that future development of the site would not significantly impact the surrounding parcels.

General Plan: The General Plan designates the subject site as Commercial (C). The proposed Rezone from R1A to C-PD would bring the project into conformance with the C land use designation.

No development would occur as part of the Rezone and Parcel Map. All future development would be reviewed through the Planned Development process which would be required to demonstrate compliance with applicable General Plan policies.

Zoning: The proposed Rezone would amend the parcel zoning from R2A to C-PD consistent with the Commercial General Plan Land Use Designation. The Commercial Zone District establishes a minimum parcel size of 5,000 square feet (0.114-acres). The proposed Parcel Map would create three parcels ranging in size from 1.43-acres to 4.27-acres which would be consistent within the C land use designation.

The project site is currently zoned R2A which would allow residential development of the site. However, as discussed above the site is within the Commercial General Plan Land Use Designation. The proposed Rezone would to Commercial-Planned Development (C-PD) would be consistent with the General Plan. All future development would be processed through the Planned

Development application which would be required to demonstrate consistency with applicable zoning policies.

Planned Development: No development would be proposed as part of the project. All future development of the site would be evaluated as part of the Planned Development application and would be reviewed for consistency with the Development Standards of the C Zone District and applicable Zoning Ordinance provisions. Section 17.04.030 B of the Zoning Ordinance requires Planned Development Findings of Approval which must be made by the Planning Commission prior to approval of any Development Plan:

1. *That the PD zone request is consistent with the general plan;*
2. *That the proposed development is so designed to provide a desirable environment within its own boundaries;*
3. *That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;*
4. *That the site is physically suited for the proposed uses;*
5. *That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities;*
6. *That the proposed uses do not significantly detract from the natural land and scenic values of the site. (Ord. 3806 §6, 1988: Ord. 3213 §2(part), 1981: prior code §9390.3(2)(b))*

The project would amend the parcel zoning from R2A to C-PD to bring the zoning into conformance with the General Plan. The Parcel Map would create parcels which are consistent within the C Zone District; therefore staff finds the project would be consistent with the Zoning Ordinance.

Public/ Agency Comments: The following agencies have provided comment on the application:

El Dorado Hills Community Services District (CSD): The District would review and approve landscaping and streetscaping to ensure compliance with the Streetscape Master Plan.

El Dorado County Department of Transportation: DOT would require road improvements along Green Valley Road and Sophia Parkway. Conditions of approval have been included in Attachment 1 of the Staff Report.

Air Quality Management District: AQMD has determined the construction activities would have a significant impact on air quality. Conditions of approval have been included in Attachment 1 of the Staff Report.

El Dorado Hills Fire Department: The Department has required fire sprinklering of proposed buildings and additional hydrants to provide emergency services to the project. Conditions of Approval have been included in Attachment 1 of the Staff Report.

El Dorado Hills Area Planning Advisory Committee: APAC at its scheduled meeting on August 13, 2007 requested that Parcel 3 be rezoned to Limited Multifamily Residential (R2) to allow for multifamily development. APAC also made a motion to prohibit any gas stations from being approved on Parcel 2. As stated in the staff report above, the proposed Rezone to Commercial would be consistent with the Commercial General Plan Land Use Designation.

The Rezone would add the Planned Development Zoning Overlay which would require Planning Commission review prior to approval of any development on the proposed parcels.

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 finds that there is no substantial evidence that the project could have a significant effect on the environment, and a Negative Declaration has been prepared.

NOTE: 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 \$1,876.75 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The fee 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: Planning Services staff recommends the Planning Commission forward the following recommendation to the Board of Supervisors:

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2. Recommend approval of Z07-0034/ P07-0033 subject to the Conditions of Approval in Attachment 1 and based on the Findings of Approval in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1.....Conditions of Approval
Attachment 2.....Findings of Approval

Exhibit A.....Vicinity Map
Exhibit B.....General Plan Land Use Map
Exhibit C.....Zoning Map
Exhibit D.....Assessor’s Map
Exhibit E.....Commercially Designated Parcels in Project Area
Exhibit F.....Design Control (DC) and Planned Development (PD)
Zoning Overlay in Project Area
Exhibit G.....Tentative Parcel Map
Exhibit H.....Initial Submittal 7-6-2007
Exhibit I.....Second Submittal 6-23-2008
Exhibit J.....Initial Study

ATTACHMENT 1 CONDITIONS OF APPROVAL

**FILE NUMBER Z07-0034/ P07-0033
Planning Commission Hearing**

Project Description:

1. This Parcel Map and Zone Change are based upon and limited to compliance with the project description, the Planning Commission hearing exhibit marked Exhibit E (tentative parcel map) dated September 25, 2008, 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:

The project would allow a three lot Parcel Map and Rezone. The Rezone would change the parcel from Two-Acre Residential (R2A) to Commercial- Planned Development (C-PD). The parcel sizes are as follows: Parcel 1- 2.39-acres, Parcel 2- 2.12-acres, Parcel 3- 3.59 acres. Each parcel would be served by EID public water wastewater services.

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. The applicant shall provide to Planning Services, a meter award letter or similar document from EID, prior to filing the Parcel Map.
3. All Development Services fees shall be paid prior to filing of the Parcel Map. Planning Services shall verify payment of all fees prior to the filing the Parcel Map.
4. The applicant shall submit to Planning Services the Department of Fish and Game filing fee and noticing fee prior to filing of the Notice of Determination by the County. No permits shall be issued or parcel map filed until said fees are paid.
5. 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.

6. Prior to any filing the parcel map, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
7. The map shall remain in effect for three years from the date of approval. If the map has not been recorded within this timeframe, an extension may be requested prior to expiration of the map. Appropriate fees shall be paid to process the time extension.

Department of Transportation:

Project Specific Conditions:

8. The applicant shall construct frontage improvements on Green Valley Road along the entire on-site portion of Parcel 1 which shall include the following:
 - Lengthening the existing right turn pocket and taper to the required geometrics for access to this site.
 - Extending the Class 2 bike lane from the west to the Sophia Parkway intersection. To accommodate the Class 2 bike lane, the existing right turn pocket shall be re-stripped to a width of 12 feet, with the Class 2 bike lane being placed between the number 2 through lane and the right turn pocket.
 - Place a 4 foot wide paved shoulder.
 - Place a Type 2 vertical curb and gutter and a six (6) foot wide sidewalk per the Design and Improvement Standards Manual (DISM), Standard Plan 104 and 110.

The signing and striping for these roadway improvements shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement. The existing pavement surface along Green Valley Road is a 1 inch pavement overlay of an open graded friction course (OGFC) as specified in the Caltrans Standard Specification and Standard Special Provisions. All additional pavement widening required for this project shall be constructed to this OGFC specification or reasonable alternative as approved by the DOT. The applicant shall provide any additional right of

way/slope easements for said improvements, as required by the DOT. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the map.

9. The applicant shall obtain an encroachment permit from DOT and shall construct said encroachments onto Green Valley Road and Sophia Parkway per DISM, Standard Plan 103G (modified). Both of these encroachments shall be designed as right in/ right out traffic movements only. The design for the Green Valley Road encroachment shall include a raised traffic island with curbing and striping to prevent left turn movements at this intersection. The signing and striping for the Green Valley Road encroachment access shall be designed and constructed per the latest version of the MUTCD and the California Supplement. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the final map.
10. In lieu of placing right turn pocket channelization and acceleration/deceleration lanes at the Sophia Parkway encroachment access, the applicant shall restripe both directions of Sophia Parkway to include 2 through lanes in each direction and a Class 2 Bike lane, from the intersection of Green Valley Road to the Elmores Way intersection. This required signing and striping shall be designed and placed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the map.
11. All curb returns, at pedestrian crossing, shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.
12. The applicant shall enter into a road improvement agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The executed agreement and subsequent improvements shall be completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the recordation of the map.
13. The applicant shall irrevocably offer to dedicate, in fee, any additional right of way and slope easements as required for the approved improvements along the entire project frontage of Green Valley Road and Sophia Parkway, prior to the recordation of the map. This offer will be accepted by the County.
14. Prior to recordation of the map, the applicant shall record a vehicular access restriction along the entire frontage of Green Valley Road and Sophia Parkway for Parcel 1, excluding the locations of the approved access encroachments.
15. A commercial grading permit is required for on-site improvements. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Development Services Department for review and approval. On-site detention and storm water treatment is required for this site. The plan shall be in conformance with the County

of El Dorado “*Design and Improvement Standards Manual*”, the “*Grading, Erosion and Sediment Control Ordinance*”, the “*Drainage Manual*”, the “*Off-Street Parking and Loading Ordinance*”, and the State of California Handicapped Accessibility Standards. The improvements and grading shall be substantially completed, to the approval of the Development Services Department, prior to occupancy.

Standard Conditions

16. At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
17. Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
18. The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
19. Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.
20. The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).

21. Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
22. All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to Sacramento County Standard Drawing 11-10. All stamps shall be approved by the El Dorado County inspector prior to being used.
23. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
24. Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: 7:00 a.m. and 7:00 p.m. on any weekday; 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
25. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.
26. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.
27. Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
28. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
29. The applicant shall pay the traffic impact fees in effect at the time a building permit is deemed complete.

El Dorado Hills Fire Department:

30. The proposed project shall have and maintain two points of egress. The Department shall review and approve the egress prior to filing the Parcel Map.
31. This development shall install Mueller Dry Barrel Fire Hydrants conforming to the El Dorado Irrigation District specifications for the purpose of providing water for fire

- protection. The spacing between hydrants shall not exceed 300 feet. The exact location of each hydrant and all fire protection system devices shall be determined by the Fire Department.
32. To enhance the nighttime visibility, each hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations.
 33. In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to framing of any combustible members as specified by the El Dorado Hills Fire Department Standard 103.
 34. This development shall be prohibited from installing any type of traffic calming devices that utilize a raised bump of a lower dip section of roadway.
 35. Each building shall be addressed in accordance with the Fire Department requirements.
 36. The applicant shall provide the Fire Department with a CD that contains all the CAD files for this project.
 37. All buildings shall be sprinklered in accordance with NFPA-13, 2007 edition, and the Fire Department requirements.
 38. This development shall provide a minimum of two unobstructed access roadways during construction of any building.
 39. All trash enclosures shall be located a minimum of 5 feet from a building wall.
 40. The minimum ingress and egress for emergency vehicles is 20 feet.
 41. A KNOX box shall be installed on each building to contain the master key to open all exterior doors.
 42. The street addressing shall conform to the El Dorado Hills Fire Department standard.
 43. The required fire flow for the fire protection of the proposed referenced project is 1,625 gallons per minute with a 20psi residual for a two hour duration. This flow rated is in addition to the highest maximum daily consumption and is based on the premise that a fire sprinklered commercial building is to be of type V-N rated construction and shall not exceed 14, 280 square feet in size. The flow calculation was based upon current information. Any changes in this information may change the fire flow requirements.

Air Quality Management District

44. The applicant shall make applications and pay the appropriate fees for a Fugitive Dust Plan. The District shall review and approve the plan prior to commencement of any construction.
45. The applicant shall comply with all District air quality rules during project construction.

County Surveyor

46. All survey monuments shall be set prior to filing of the parcel map.
47. Prior to filing of the parcel map, a letter to the County Surveyor shall be required from all agencies that have conditions placed on the map. The letter shall state that “all conditions placed on P07-0033 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the Consultant and the Applicant.
48. The applicant shall provide a Parcel Map Guarantee issued by a title company, showing proof of access to a State or County Maintained Road as defined in 16.44.120(B)(2).

ATTACHMENT 2
FINDINGS OF APPROVAL

FILE NUMBER Z07-0034/ P07-0033
CEMO PARCEL MAP

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 would 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 base are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with the General Plan.

The proposed Rezone from Residential Two-Acre (R2A) to Commercial- Planned Development (C-PD) will bring the parcel zoning into conformance with the Commercial (C) General Plan Land Use Designation.

No development is proposed as part of the application. All future development will be reviewed through the Planned Development application process will review potential impacts and ensure compliance with applicable General Plan policies.

3.0 ZONING FINDINGS

3.1 The proposed project is consistent with the Zoning Ordinance.

The proposed Rezone will bring the parcel zoning into conformance with the General Plan. The proposed Parcel Map will create three parcels which meet the minimum lot size requirement of the C Zone District.

All future development of the site will be approved through the Planned Development application process which will require conformance with the Development Standards of the C Zone District and subject to the required Planned Development Findings of Approval.

4.0 TENTATIVE PARCEL MAP FINDINGS

4.1 That the proposed map is consistent with the applicable general and specific plans;

The proposed Parcel Map will create three parcels suitable for development consistent with the Commercial Land Use Designation.

4.2 That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans;

The proposed parcel sizes will be consistent within the C land use designation and comply with the Development Standards of the C Zone District. Future development of the site will be reviewed through the Planned Development which will evaluate the future improvements for consistency with applicable policies of the General Plan.

4.3 That the site is physically suitable for the type of development;

No development will occur as part of the project. All future development will be reviewed through the Planned Development process to ensure the proposed uses are consistent within the C Zone District and compatible within the project area.

4.4 That the site is physically suitable for the proposed density of development;

No development will occur as part of the project. The proposed parcels sizes will conform to the C Zone District Development Standards. All future development will be reviewed through the Planned Development process to ensure proposed densities will be suitable on the site.

4.5 That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat;

No improvements will occur as part of the project. All future development will be reviewed through the Planned Development process which will analyze potential environmental impacts as a result of development. Any potential impacts will require conditions of approval or mitigation measures

4.6 That the design of the subdivision or the type of improvements is not likely to create serious public health and safety problems or unacceptable fire risks to occupants or adjoining properties;

The project will create three commercially-zoned parcels. No development will occur as part of this application. All future development will be reviewed through the Planned Development process. Prior to approval of any Development Plan, the project will be required to demonstrate that the proposed development will not result in public, health, and safety risks.

- 4.7 That the design of the subdivision or the type of improvements will not conflict with easement, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 3805 §6, 1988: prior code §9348)**

The project will be required to perform road improvements along the project frontage on Green Valley Road and Sophia Parkway. The required road improvements will be consistent with the County Design Manual. No development is proposed as part of the project. All future development will be reviewed through the Planned Development process to ensure that adequate circulation will be provided through project site.