

## EXHIBIT "C"

### FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Resolution No. 2023-44

PLANNING CASE NUMBER: PL22-0512

#### **Conditional Use Permit Determinations**

1. Granting the Conditional Use Permit to allow for contractor services along with fleet and outdoor equipment storage is based on sound principles of land use because adequate parking, access, on-site circulation, utilities, storm water facilities, and landscaping would be provided (as detailed in the staff report). The proposed Project would not diminish the quality of life standards of the General Plan because the Project would not materially degrade the level of service on adjacent streets or public facilities, nor create excessive noise, and adequate public services are currently provided on-site. The proposed development would be well integrated into its surroundings because the proposed structures would incorporate compatible architectural design, materials, and colors, and the Project would not be visually obstructive or disharmonious with surrounding areas, or harm major views from adjacent properties. The proposed use is in response to services required by the community because the facility provides a North County satellite for professional tree maintenance and management services to municipalities and public agencies. Appropriate conditions have been incorporated to address any potential impacts related to storage of equipment/materials and operations.
2. The proposed Conditional Use Permit will not cause deterioration of bordering land uses or create special problems for the area in which it is located. The Engineering/Traffic Division determined that all vehicular traffic generated by the Project would be accommodated safely and would not create any adverse impacts to the adjacent roadways or intersections. On-site processing of materials is not permitted and therefore would not create any adverse noise impacts to adjacent uses. On-site grading would be minimal and the street along the site frontage would be improved to include appropriate road widening, curb, gutter and sidewalk. The proposed modification to the building and additions would be consistent with the height limits of the planned development and compatible with one- and two-story residential and commercial/industrial developments along Montiel Road. The building architecture includes a more contemporary style and utilizes certain exterior elements and materials to be compatible with the mix of architectural styles and materials throughout the area. In addition, the site will be landscaped to further soften and screen views into the site from the adjacent roadways. The proposal meets the purpose of the Municipal and Zoning Codes as it would be consistent with the established rules of the proposed zoning district.
3. The proposed Conditional Use Permit has been considered in relationship to its effect on the neighborhood and it has been determined to be compatible with the surrounding commercial, industrial and residential properties and General Plan policies because the use would not create any land use or other adverse impacts that are not adequately mitigated. The Conditional Use Permit is subject to conditions of approval necessary and desirable to preserve the public health, safety, and general welfare. The use also would not create any excessive noise, traffic, or other adverse impacts, as noted in the sections above.