



EDC COB <edc.cob@edcgov.us>

Hearing on Dollar General Project

1 message

r.sheckler@comcast.net <r.sheckler@comcast.net>

Mon, Mar 28, 2016 at 8:08 AM

To: edc.cob@edcgov.us

I would like to have the following issues added to the agenda and to address the following at the April 5, 2016 meeting:

1. I have filed a complaint with the United States EPA Wetlands Division with regards to this project. They requested an on site visit and were denied. Why ? There appears a major flaw in the Environmental permit request that allegedly states only .05 of an acre of wetland will be effected if this project is built. There should be a site specific environmental study conducted on this historic wetland site.

2. I have filed a complaint with the United States Army Corp of Engineers with regards to the permit request. I have also requested a FOIA request on this permitting request for the Dollar General Project. I believe there are some false statements on that application regarding the amount of wetland involved. There is an on site visit scheduled by the Corp scheduled and a subsequent report that shall take several months to properly complete. The heritage issues related

3. I have contacted California State Division of Mines and Geology with regard to to the mine on the subject property, I was informed that the liability of the mine is transfered from the state to local permitting agency and that once an agency is put on notice of their requirements to do due diligence than a breach of **fiduciary** responsibility has occurred and each and every board member from the permitting agency can personally be held liable of their dereliction of duty.

4. There is a known mine that has caved in in the past under the subject property causing the death of several people. The Woodside Mine has been an active enterprise on at least 3 separate occasions and there need to be a Mine Engineering study conducted to determine the state of the abandoned mine before any building permit is issued to assure the safety of a building on this property so no person is harmed or killed and to assure that the liability that is incurred with the issuance of a permit and keep to an absolute minimum liability exposure to the tax payers in this county.

5. The fact that the builder has agreed to deed the the land that the mine air shaft is located on to the county and the builder has agreed to indemnify the county for any damages that occur on this land does not in anyway release the planning commission from their financial responsibility incurred by the issuance of a permit on this property. The two liabilities are separate and mutually exclusive.

6. Since the PERC test on this property was done 2 years ago in the middle of the drought there should be another test since we have more normal rainfall this year. The first test marginally pasted the requirements for a single family home let alone a public gathering place with hundreds of customers and non-customers using the lavatory facilities

7. I have heard that one of the reasons that this project can not be moved to Cool is that there is already a project planned for Cool. I ask the commission to ascertain whether or not this is so.

8. When will the planning commission acknowledge that this project is not wanted by the vast majority of divide residents for several legitimate reasons ? The negative impact on the Historic Gold Mine Town look and feel will make Georgetown just another sell out selling its sole for the almighty dollar. In addition the financial impact on existing businesses would be fatal. This is the wrong place for the 10,000 and firts Dollar General.

9. I hereby request an extended period of time for me to address these issues at this meeting because 3 minutes is inadequate to even read and explain these issues to the board. I request at a minimum at least 3 minutes for each of the proceeding issues.

Thank you,

Ron Sheckler

El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

March 25, 2016

County of El Dorado Board of Supervisors

Attn: Roger Trout, Development Services Division Director

Country of El Dorado Community Development Agency

Development Services Division-Planning Services

Public Hearing--Appeal ~ Dollar General, Georgetown

RE: DR14-0005-S

Hearing Date: April 5, 2016

We are here within submitting written comments to the Board of Supervisors appealing the Planning Commission's February 25, 2016 approval of Design Review DR14-0005 Dollar General Georgetown for the Public Hearing scheduled for April 5, 2016.

We are not members of the Georgetown Preservation Society, but we identify with their concerns. As longtime (25+ years) residents of Georgetown we have concerns about the building plans as approved for the Dollar General Store on Main Street, Georgetown. We did attend the community meeting held in Georgetown by the Developer on February 23, 2015 and have reviewed the revised approved plans. We appreciate that some of our written concerns to the Planning Commission were addressed/fixed or improved, mostly appearance, like the covered walk, small store front appearances facing Main Street.

Our concerns remain about the following:

- We still do not understand how the wetlands, which are the formation of Empire Creek have passed the environmental tests. Changing lot size details will not change effects of project damage to the wetlands and its inhabitants. How did this project pass the wetlands/EPA standards? The creek had a nice flow this winter. A fill will wash out in a rainy years. How the sewage will work is beyond common science for this creek, mine shaft area. Tests need to be conducted during the normal rainy time of the year.
- Since the 1850's each commercial building has its own unique "personality"-usually displayed via windows and signage of the "services and goodies" to be found within. None have glowing night lite signage. The businesses are small proprietorships or associations/organizations. Pride of ownership is part of the history which is still found in each business property. Commercial signage & lighting as proposed will not blend into the night life of town, nor the residential area. The building site is the beginning of the residential neighborhood, not commercial. The 10:00pm closing time will change the neighborhood's quiet zone that has long been respected in our town. The American River Inn is directly across the street from this property. Many tourist have come and stayed at the Inn the last 30+ years, generating revenue for the many small businesses on Main Street that depend on tourist dollars. Dollar General's hours will have a harmful effect on the Inn's customers, as well as the surrounding homes. Wrong size of business for the location in town. There are other large, empty commercial building in town and on the Divide to house this size of business.

- The section of Main Street this store is planned for is beyond the end of the business section. Across the streets are residences; Bed and Breakfast Inn and private home, the next block is all single family private homes, the stamp mill and park then the school. Behind is the Post Office & library. This neighborhood is residential, historical display & park, not high volume commercial.
- Landscaping is a major component of the personality of Georgetown. Our town landscape is a hodge-podge of flowers, trees, berry vines & weeds. Not professionally planned, border bound schematic balanced plants & trees with irrigated system. The plan fails to use the significant asset of the property, its wild berry vines and old fence on the corner of Main Street & Harkness. Any developer/landscape architect who has walked up and down Main Street would have noticed the corner fence & vines. Any true landscaper would have incorporated this in-place landscape, by saving it and featuring it with the landscape plan. The landscaping need to retain the wild berry as a main theme and also include the posts of the horseshoe pits (history of the land & town, our community). One truly doubts the landscaper for the project has even visited Georgetown, much less walked up and down Main Street and the side streets. This is a glaring error in the landscape phase of the revised plans as approved.
- The building design and materials are not compatible with the historic period of the era. A review of buildings in downtown Georgetown and Buffalo Hill Center reveal small business fronts (16-60 feet with doors and various windows). All buildings have individual personalities indicating the era's building materials: wood, rock, brick or combination. A good example is the upper commercial area of Buffalo Hill shopping center, Front Street where the Jeepers USA have one business housed in what appears from a distance to be several "fronts" of various small shops. Each has a difference finish of building materials simulating various eras with doors and shop windows. These more recently built store faces continue and blend in with the architect and personality of the older center part of Georgetown. It is a seamless feel and look of the greater Georgetown Divide. The buildings in Georgetown's town center have "weathered" siding...paint or material that look "old and weathered". Some were recently painted, but have an old texture looks. The proposed build is a "cheap imitation" to look western. Georgetown is "era-materials"—bricks & lumber- that were affordable / available when building was built, not plaster/composite wood sheeting, certainly not fake western. We are gold mining, not western. This concern has partially been addressed.
- Dollar General's main entrance is on Harkness St. instead of Main St. All commercial buildings and homes on Main Street have their main entrance doors that face, open onto, Main Street. Doors and windows that welcome people entering from Main Street. No old-era period doors. The doors are modern material. Most doors on Main Street are wood & window combination with old handles or knobs/locks; not the approved all glass steel framed on this building. Nor do we understand how a business with 31 parking spaces have passed the traffic impact study where the street Y's into a one way road. This junction is confusing to novice Georgetown drivers. Has the junction issue been addressed? Traffic congestion on this only commercial road up the mountain, with its logging trucks, towed recreational vehicles/boats and motor homes has huge risk factors for safety of our pedestrian children & senior as wells the vehicle passengers.

- Dollar General's Plans display long distance, absentee corporate ownership. For 165+ years business ownership in Georgetown has been small and locally owned. Owners were/are part of the fabric of the business community. Does the Board of Supervisors take into consideration the damage to current small businesses that service our community needs? What about peace, safety, courtesy, respect and honor of the neighborhood residences? Rumors are flying about with spending dreams of promised corporate sponsorships for our community projects and scholarships. Is that why many project opponents have become silent lately? Could sponsorships/scholarships be modern terms for bribes? What about the welfare of the children's safety, the residences peace of mind, the small businesses dying? Is the taste of tax revenue for the county clouding valid concerns? Some of us can smell a skunk in town wearing perfume.

In summary we are challenging the approval of the Dollar General Georgetown project for the following deficiencies: Dollar General's outside appearance fails on numerous historical, building material and signage compatibility tests. It fails on EPA codes for the wetlands. Traffic patterns will negatively impact the main artery thru town and the immediate neighborhood. Although the property is zoned commercial, it's only appropriate for a small businesses, museum, or should be lodging/residential. This project's file is thick, filled with citizens' concerns, providing ample evidence of the community's numerous reasons for protesting the building plan as evidenced by the file.

We understand the private property rights issues involved and cost of litigation. We also understand the small community, small private businesses and our livelihood and lifestyle. We live in Georgetown, which should have a thousand times more weight than, the out of state land developer or Dollar General shareholders. The Board of Supervisors are to represent its citizen.

Thank you for taking the time to read and analyze the many reasons we protest the plans as approved. We respectfully request that you make your decision as if you lived in Georgetown on Main Street.

Sincerely

Ed and Beverly Vietor

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Georgetown, CA 95634

RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY

2016 MAR 28 AM 10:51

March 24, 2016

El Dorado County Board of Supervisors

330 Fair Lane

Placerville, CA 95667

Re: Review DR14-0005-S DOLLAR GENERAL

Hearing: April 5, 2016

Ladies and Gentlemen,

We are writing in response to the proposed Dollar General being built in Georgetown. We are against it! The whole town is against it...but it doesn't seem to matter....it will be crammed down our throats anyway, just like Obamacare!!

The people are revolting...like it or not....politicians take heed. If the Dollar General comes into Georgetown, you can bet your last dollar, Eldon and I will **NEVER** step foot in its door!


Jeri L. Leu


Eldon R. Leu

cc: Georgetown Gazette