



#42 Staff Report BOS 4/5/16

## COMMUNITY DEVELOPMENT AGENCY

### DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

TO: Board of Supervisors                      Agenda of:              April 5, 2016

FROM: Rob Peters, Planning Services

DATE: April 5, 2016

RE: **DR14-0005-A-2/Appeal of the Planning Commission Approval of Dollar  
General Georgetown  
Site Survey**

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**Discussion:**

The purpose of this memorandum is to provide the Board of Supervisors with the Survey (Attachment 1) conducted for the proposed project site in August, 2014. This survey identifies the boundaries of the project site and was the basis for developing the project materials. This survey also provides the location of the air shaft included in public comment received on the project.

**Attachment:**

1. ALTA Survey, Georgetown Dollar General, Dated August 8, 2014.



**LEGAL DESCRIPTION - ORDER NO. NCS-675970-PHX1:**  
 (FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NO. NCS-675970-PHX1, DATED JUNE 10, 2014)  
 REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 PARCEL ONE:  
 LOTS 10, 11 AND 12, BLOCK 1, OF THE TOWNSHIP OF GEORGETOWN AS THE SAME ARE MARKED, DESIGNATED AND NUMBERED ON THE OFFICIAL MAP AND IN THE FIELD NOTES OF THE OFFICIAL SURVEY OF SAID TOWNSHIP NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF EL DORADO STATE OF CALIFORNIA.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING WITHIN THE BOUNDS OF THE WOODSIDE QUARTZ MINE, THE SUB-SURFACE THEREOF AS PATENTED TO MILTON A. WOODSIDE, ET AL BY PATENT RECORDED JANUARY 3, 1882 IN BOOK B, OF PATENTS, PAGE 475, EL DORADO COUNTY RECORDS.  
 PARCEL TWO:  
 COMMENCING AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 1, LYING ON THE EASTERLY SIDE OF MAIN STREET IN THE TOWNSHIP OF GEORGETOWN, COUNTY OF EL DORADO, STATE OF CALIFORNIA, THENCE 150 FEET IN AN EASTERLY DIRECTION TO THE NORTHEAST CORNER OF SAID LOT 10, THENCE 80 FEET IN A NORTHERLY DIRECTION, THENCE 142.5 FEET IN A WESTERLY DIRECTION TO THE WEST LINE OF SAID BLOCK 1, THENCE 80 FEET IN A SOUTHERLY DIRECTION ALONG SAID WEST LINE TO THE PLACE OF BEGINNING, AND BEING A PORTION OF LOT 9 IN SAID BLOCK 1.

PARCEL THREE:  
 A PORTION OF LOT 9, BLOCK 1, TOWNSHIP OF GEORGETOWN BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 10 EAST, M.D.B.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON OCTOBER 4, 1974, IN BOOK 6 OF PARCEL MAPS, AT PAGE 113.

EXCEPTING THEREFROM ALL THE SUB-SURFACE THEREOF AS PATENTED TO MILTON A. WOODSIDE, ROBERT W. ASH AND JAMES W. SHANKLIN, BY PATENT RECORDED JANUARY 3, 1882, IN BOOK B OF PATENTS AT PAGE 475, RECORDS OF EL DORADO COUNTY, KNOWN AS THE WOODSIDE QUARTZ MINE AND PATENTED TO A.C. GRIMS BY PATENT RECORDED JANUARY 15, 1876 IN BOOK A OF PATENTS, AT PAGE 373 RECORDS OF EL DORADO COUNTY, KNOWN AS THE EUREKA QUARTZ MINE AND MILLSITE, AS RESERVED IN DEED FROM HARRY C. GRAVELLE, JR., ET UX, RECORDED JANUARY 18, 1963, IN BOOK 621 OF OFFICIAL RECORDS, AT PAGE 350.

APH: 061-362-01-100 (AFFECTS PARCEL ONE), 061-362-02-100 (AFFECTS PARCEL TWO) AND 061-362-04-100 (AFFECTS PARCEL THREE)

**EXCEPTIONS - NCS-675970-PHX1:**  
 (FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NO. NCS-675970-PHX1, DATED JUNE 10, 2014)  
 3. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP RECORDED OCTOBER 04, 1974 ON FILE IN BOOK 6, PAGE 113 OF PARCEL MAPS. FOR: DITCH, DRAINAGE, ROAD & PUBLIC UTILITIES AND INCIDENTAL PURPOSES. (PLOTTED)  
 6. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET AND/OR HIGHWAY.

**PARCEL SUMMARY:**  
 PROPERTY OWNER OF RECORD:  
 DENTON A. BEAM AND CAROLYN BEAM, TRUSTEES OF DENTON A. AND CAROLYN BEAM FAMILY TRUST DATED 2-23-2000 AS TO PARCEL ONE; DENTON A. BEAM AND CAROLYN BEAM, TRUSTEES OF THE DENTON A. AND CAROLYN BEAM FAMILY TRUST DATED FEB. 23, 2000 AS TO PARCEL TWO; AND CAROLYN BEAM AS TRUSTEE OF THE GRAVELLE GST EXEMPT CHILDREN'S TRUST U/A DATED DECEMBER 20, 1993 FBO CAROLYN BEAM AS TO PARCEL THREE.

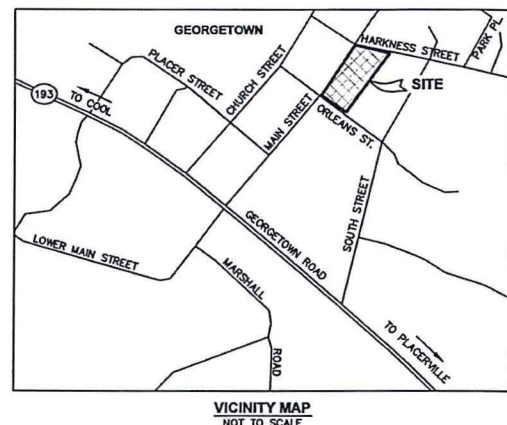
**SUBJECT PROPERTY STREET ADDRESS:**  
 UNKNOWN  
**ASSESSOR'S PARCEL NUMBER:**  
 061-362-01-100 (PARCEL ONE)  
 061-362-02-100 (PARCEL TWO)  
 061-362-04-100 (PARCEL THREE)  
**PARCEL AREA:**  
 061-362-01-100 (PARCEL ONE) = 0.50± ACRES  
 061-362-02-100 (PARCEL TWO) = 0.27± ACRES  
 061-362-04-100 (PARCEL THREE) = 0.43± ACRES

**FEMA FLOOD ZONE:**  
 THE PROPERTY SHOWN HEREON IS SHOWN ON FEMA FLOOD FIRM INDEX PANEL NO. 06070ND04 (DATED SEPTEMBER 28, 2008) AS ALL OF PARCEL NO. 06070D0225E (PANEL NOT PRINTED) BEING ZONE "X" DESCRIBED AS AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.  
**ZONING:**  
 EL DORADO COUNTY ZONING DESIGNATION:  
 EXISTING: COMMERCIAL

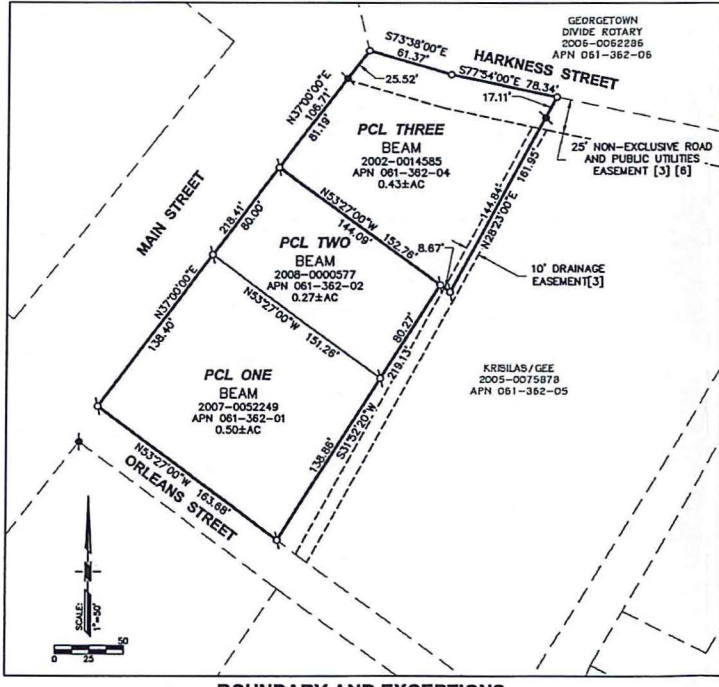
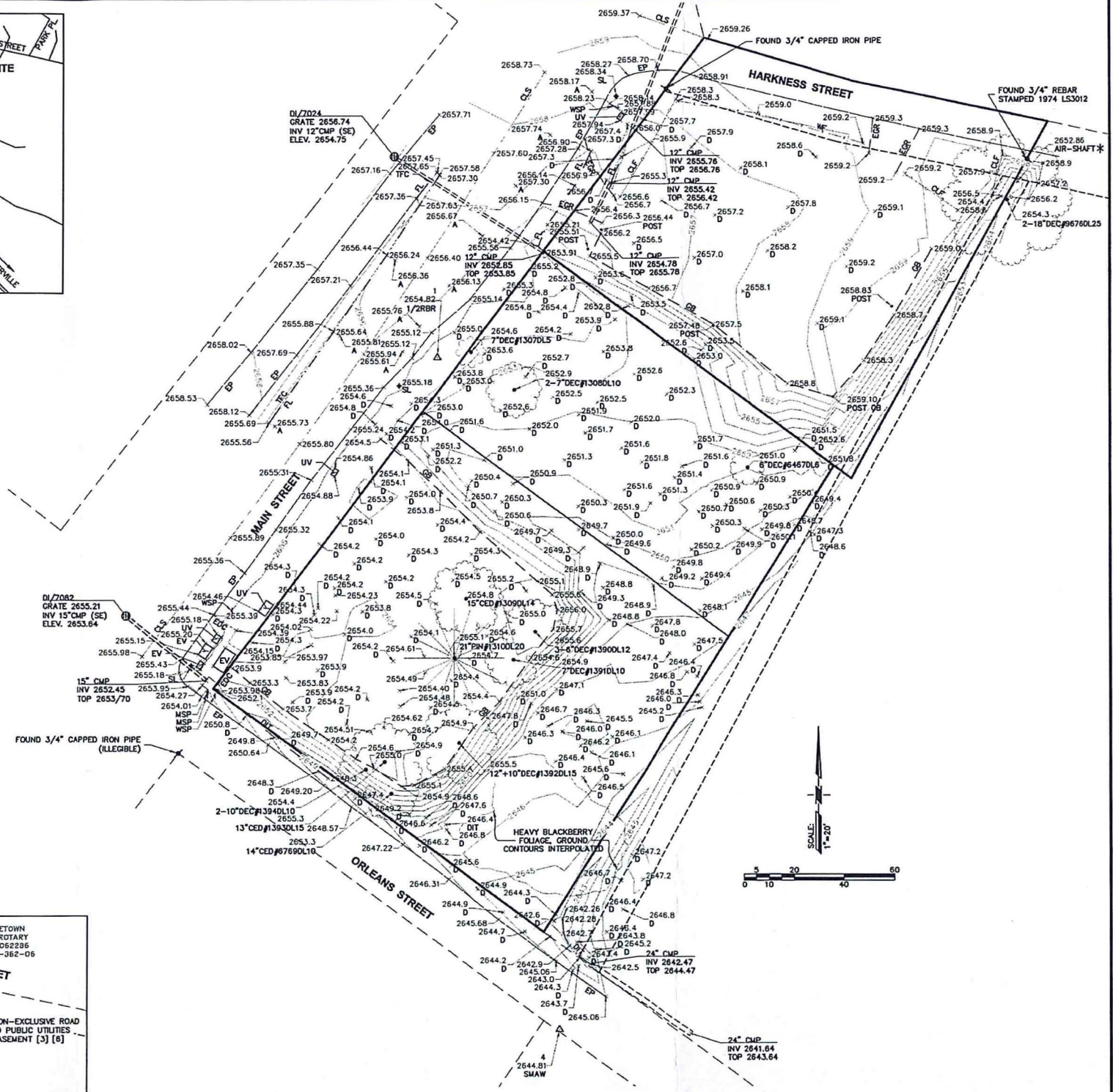
**BUILDING SETBACKS:**  
 MINIMUM YARD: FRONT, TEN FEET, SIDES AND REAR, FIVE FEET OR ZERO FEET AND FIREPROOF WALL WITHOUT OPENING PROVIDED, HOWEVER, THAT ALL HOTEL AND MOTEL STRUCTURES SHALL HAVE AT LEAST FIVE FEET SIDE AND REAR YARDS.  
**BUILDING HEIGHT LIMIT:**  
 MAXIMUM BUILDING HEIGHT, FIFTY FEET;  
**LOT COVERAGE:**  
 MAXIMUM BUILDING COVERAGE, SIXTY PERCENT, THE REMAINING FORTY PERCENT WILL BE TO PROVIDE OPEN SPACE, PARKING AND CIRCULATION;

**SURVEYOR'S NOTES**  
 1. BOUNDARY INFORMATION, EASEMENTS, LEGAL DESCRIPTIONS AND OTHER RIGHTS AND LIABILITIES SHOWN HEREON ARE AS NOTED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NO. NCS-675970-PHX1, DATED JUNE 10, 2014.  
 2. INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY ANDREGG GEOMATICS ON JULY 26, 30 AND AUGUST 1, 2014.  
 3. THE SURVEYOR DOES NOT GUARANTEE AGAINST THE EXISTENCE OF ANY FURTHER RECORDED OR UNRECORDED EASEMENTS, USES, RIGHTS-OF-WAY, LIENS OR ENCUMBRANCES NOT DISCLOSED IN THE ABOVE REFERENCED TITLE REPORT.  
 4. THERE IS NO OBSERVED EVIDENCE OF SITE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.  
 5. THERE WAS NO OBSERVED EVIDENCE OF WETLANDS ON SITE DURING FIELD SURVEYS.  
 6. SIX TEMPORARY HORSESHOE PITS WERE OBSERVED ON PARCEL 1.  
 7. PARCEL 1 LEGAL DESCRIPTION EXCEPTION IS UNDERSTOOD TO EXCEPT THE SUB-SURFACE RIGHTS WITHIN THE WOODSIDE QUARTZ MINE, RATHER THAN FEE EXCEPTION FROM THE PARCEL.  
 8. GEORGETOWN DIVIDE - PUBLIC UTILITIES DISTRICT RECORDS INDICATE A WATER SERVICE TO PARCEL 3, HOWEVER UNKNOWN IF WATER METER IS INSTALLED.

**BENCHMARK:**  
 VERTICAL DATUM: NAVD83  
 NGS BENCHMARK "H 159 USGS" (PID J50544) - ELEV. 2651.6'  
 3 1/2" BRASS DISC "ABOUT 144 YARDS SOUTH OF THE GEORGETOWN POST OFFICE, AT MAIN CROSSROADS, 60 FEET WEST AND 38 FEET NORTH OF THE CENTER LINE OF THE JUNCTION, AT AN ASSOCIATED SERVICE STATION, PROJECTING THROUGH THE SOUTHWEST ENTRANCE OF THE CONCRETE DRIVEWAY LEADING TO THE GASOLINE PUMPS, AND 12.5 FEET SOUTHWEST OF THE SOUTHWEST CORNER."  
**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THAT OF THE MAP FILED IN BOOK 6 OF PARCEL MAPS AT PAGE 113, EL DORADO COUNTY RECORDS AND FROM MONUMENTS SHOWN HEREON AS FOLLOWS.



- LEGEND**
- △ ..... SURVEY CONTROL POINT, SURVEY MARKER AND WASHER
  - ✱ ..... FOUND MONUMENT AS NOTED
  - ..... TREE SYMBOL/SIZE/TYPE/TAG#/DRIP LINE RADIUS
  - A ..... ASPHALT SPOT ELEVATION
  - CE ..... TREE: CEDAR
  - CLF ..... CHAIN LINK FENCE
  - CLS ..... CENTERLINE STRIPE
  - CMP ..... CORRUGATED METAL PIPE
  - D ..... DIRT SPOT ELEVATION
  - DEC ..... TREE: DECIDUOUS
  - DI ..... DROP INLET
  - DIT ..... FLOW LINE OF DITCH
  - DL ..... TREE DRIP LINE RADIUS
  - EGR ..... EDGE OF GRAVEL ROAD
  - EP ..... EDGE OF PAVEMENT
  - EV ..... ELECTRIC VAULT
  - FL ..... FLOW LINE
  - GB ..... GRADE BREAK
  - INV ..... INVERT ELEVATION
  - MSP ..... METAL SIGN POST
  - PN ..... PINE TREE
  - PIT ..... HORSESHOE PIT
  - POST ..... 6"x6" OF 8"x8" FENCE POST SET VERTICALLY
  - RBR ..... 1/2" DIAMETER REBAR, SURVEY CONTROL POINT
  - SL ..... STREET LIGHT
  - TFC ..... TOP FACE OF CURB
  - UV ..... UTILITY VAULT
  - WSP ..... WOOD SIGN POST
  - WF ..... WIRE FENCE
  - [#] ..... EXCEPTION # PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-675970-PHX1 JUNE 10, 2014
  - \* ..... LOCATION OF FENCED AREA OF POSSIBLE HISTORIC AIRSHAFT OF WOODSIDE (QUARTZ) MINE
  - ⊥ ..... SET 3/4" REBAR PLS8373, OR SCRIBE IN CONCRETE SURFACE
  - ⊥ ..... SET RAILROAD SPIKE PLS8373



**UTILITY NOTE:**  
 THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. WITHOUT THE AID OF SUBSURFACE DETECTION, THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

**SURVEYOR'S CERTIFICATE**  
 TO: DENTON A. AND CAROLYN G. BEAM  
 SIMONCRE ABBE LLC  
 FIRST AMERICAN TITLE INSURANCE COMPANY:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6b, 7a, 7b, 7c, 8, 9, 11b, 13, 14, 16, 17, 18, 19, 20a AND 21 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 1, 2014.  
 BEHSHAM J. BARDAKJAN  
 CALIFORNIA REGISTERED LAND SURVEYOR NO. 8373  
 EXPIRES DECEMBER 31, 2015  
 Signature: B. J. Barakjan  
 Date: Aug 8, 2014

**ALTA SURVEY**  
**GEORGETOWN**  
**DOLLAR GENERAL**  
 A PORTION OF  
 SECTION 11, T.12 N., R.10 E., M.D.B.M.  
 GEORGETOWN,  
 EL DORADO COUNTY, CALIFORNIA  
 AUGUST 8, 2014  
**ANDREGG**  
**GEOMATICS**  
 www.andregg.com  
 800-400-7072  
 X:\C30\14578\dwg\14578ALTA.dwg  
 PREPARED AT THE REQUEST OF:  
 SIMON CRE  
 DATE OF GROUND SURVEYS:  
 JULY 26, 30 & AUGUST 1, 2014  
 BOUNDARY SHOWN HEREON IS BASED ON P.M. 113  
 AND FOUND RECORD MONUMENTS.  
 HORIZONTAL DATUM:  
 LOCAL GROUND COORDINATES  
 VERTICAL DATUM:  
 NAVD 83 BASED ON BENCH MARK "H 159 USGS" (PID J50544) ELEV. 2651.6'  
 SHEET 1 OF 1