

Cool General Retail

Design Review Permit DR19-0006

Draft Environmental Impact Report Workshop



Planning Commission
January 28, 2021

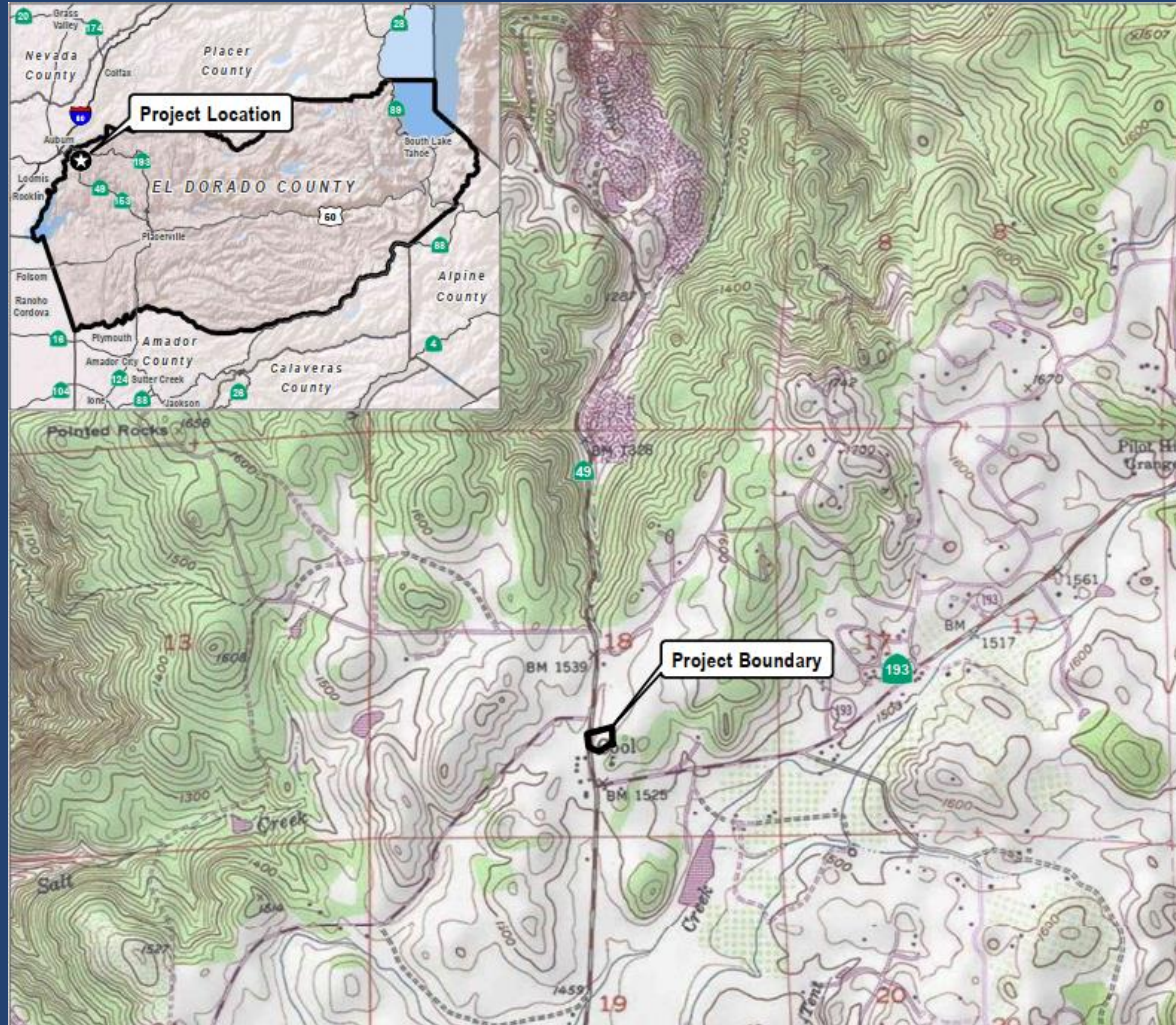
Introduction

- Purpose of Workshop
- Agenda
 - Presenters
 - Discussion on:
 - Project Background and Details
 - DEIR Analysis Summary
 - Next Steps
 - Receive Public Comments

Project Background

- Project considered by the Planning Commission on May 28, 2020. A Mitigated Negative Declaration was adopted and the design review permit for the project was approved.
- An Appeal to the Board of Supervisors was heard on July 14, 2020. The Board vacated the approval and directed staff to prepare a focused Environmental Impact Report (EIR).
- The 30-day Notice of Preparation (NOP) for the EIR was released on September 22, 2020.
- The Draft EIR was released for a 45-day public review on January 7, 2021 (SCH# 2020049050).

Project Location



Project Description

- 9,100 SF commercial retail building on a vacant 1.68-acre site.
- Access via Northside Drive; 31 parking spaces.
- Landscaping would preserve two mature oak trees and add additional landscaping trees, shrubs, and groundcover.
- Monument sign located at northwest corner of property.
- Water provided by Georgetown Divide P.U.D.; on-site septic system. On-site stormwater retention/water quality features with a connection to the public storm drain.

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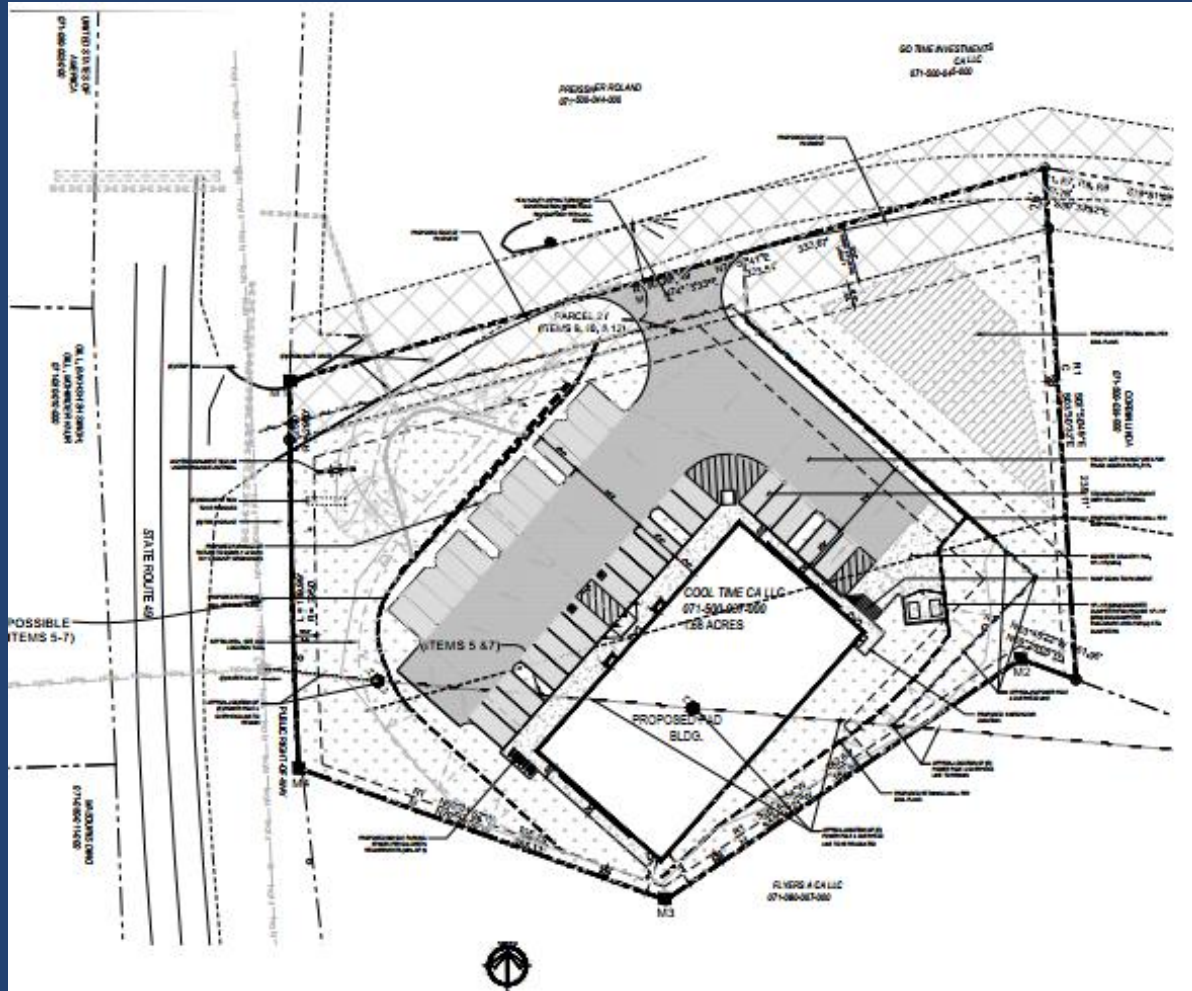
Planning Entitlements

- Site is zoned General Commercial-Design Control (CG-DC).
- General Plan designation of Commercial.
- Retail use is allowed by right.
- Required approvals:
 - Certification of the Final EIR.
 - Approval of the Design Review Permit.

Detailed Site Location



Project Site Plan



Project Landscape Plan



Project Building Elevations



EIR Analysis

- EIR considered issues raised at the Board hearing and identified during the scoping process
 - Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology, Greenhouse Gas Emissions, Hazardous Materials, Hydrology, Land Use, ***Public Services (Safety)*** and Utilities, ***Transportation, Wildfire, Urban Decay***

Environmental Impacts

- Three potentially significant impacts
 - Air Quality
 - Biological Resources
 - Cultural Resources
- Standard mitigation measures would reduce impacts to less than significant

Next Steps

- No action on the project workshop or EIR to be taken at this time
- Receive public comments on the environmental issues presented during the workshop
- Public Comment Closes February 23
- Preparation of Final EIR (EIR)
- Public hearing of the project before the Planning Commission (PC hearing date pending):
 - Consider recommended actions on EIR and Design Review Permit

Comments

County of El Dorado

Planning and Building Department

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End of Presentation