

FINDINGS

Staff Level Design Review DR14-0005-S/Lot Line Adjustment-Merge BLA14-0055/Dollar General Georgetown Planning Commission/December 10, 2015

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The proposed project, as conditioned, will not have a significant effect on the environment. The Mitigated 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 Through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description, conditions of approval, and mitigation measures with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.4 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 The project is consistent with the Commercial (C) land use designation of the subject site as defined by General Plan Policy 2.2.1.2. The project proposes a commercial retail structure consistent within the C land use designation which provides for a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.
- 2.2 As conditioned, and with adherence to County Code, the project is consistent with all applicable Policies of the General Plan, including:
 - 2.2.1 Policy 2.2.5.21 (compatibility with surroundings) and Policy 7.5.2.3 (new buildings in historic communities), because the development is located in a manner that avoids incompatibility with adjoining land uses and the proposed structure generally conforms to the types of architecture prevalent in the gold mining areas of California during the period of 1850 to 1910. The project was reviewed against the Board of Supervisor's adopted El Dorado County Historic Design Guidelines (HDG). The project, as designed

and conditioned, has been determined to substantially conform to the HDG and would be compatible with the surrounding residential, community park, and commercial uses within the Georgetown Main Street commercial area;

- 2.2.2 2.8.1.1 (excess nighttime light and glare) because all outdoor lighting is required to conform to Section 130.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.
- 2.2.2 5.1.2.1 (adequate utilities and public services), 5.2.1.2 (water for emergency), and 5.2.1.5 (adequate quantity and quality of water), because the project provides for necessary utilities to the site and would provide adequate quantity and quality of water for all uses including fire protection service through expansion of existing on-site GDPUD facilities;
- 2.2.3 Policy 6.2.3.2 (adequate emergency vehicle ingress/egress) because the Georgetown Fire Protection District found the current project configuration has adequate emergency vehicle ingress/egress;
- 2.2.4 Policy 6.5.1.7 (noise created by proposed non-transportation noise sources) because mitigation measure NOISE-1 has been included to reduce noise related impacts from the arrival, unloading, and departure of delivery trucks;
- 2.2.5 Policy 7.3.3.4 (buffers and setbacks for protection of riparian areas and wetlands) because mitigation measures BIO-2 through BIO-4 have been included to allow a reduction of the wetland setback from 50 feet to no setback with construction and structures within the required setback resulting in the fill the 0.05 acres of wetlands while minimizing the impacts on the intermittent stream. The project would be required to fulfill the mitigation measures, and Best Management Practices would be included during the fill of the 0.05 acre wetland, and for the protection of the seasonal drainage, and during the project grading and construction processes;
- 2.2.6 Policy 7.4.4.4 (oak canopy retention) because oak tree canopy coverage of less than one percent on parcels of land that are more than one acre in size are not subject to the oak tree canopy cover retention requirements of Policy 7.4.4.4 Option A.
- 2.2.6 Policy 10.1.5.5 (greater opportunities to satisfy retail shopping demands) because the project provides for greater retail shopping opportunities in an area defined as a Rural Center by the General Plan, and on land with an existing Commercial General Plan land use designation.

3.0 ZONING FINDINGS

- 3.1 With an approved Design Review, the project is consistent with the El Dorado County Zoning Ordinance designation of Commercial-Design Community (C-DC) because the proposed project is a retail commercial use which would be allowed by right within the C

Zone because it is equivalent to listed uses in Zoning Ordinance Section 130.32.020 (B and E). The project has been reviewed in accordance with Section 130.74 of the zoning ordinance as identified in the Design Review Findings below.

- 3.2 The project is consistent with the Commercial Zone development standards as the proposed site modifications are in compliance with Section 130.32.040 of the County Zoning Ordinance.

4.0 DESIGN REVIEW FINDINGS

- 4.1 The project has been reviewed in accordance with Section 130.74 of the County Zoning Ordinance. The project design, architectural treatments, and associated improvements substantially conform to the El Dorado County Historic Design Guide and would not substantially detract from Georgetown's historic commercial district.