

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Date: December 10, 2015

Staff: Rob Peters

**STAFF LEVEL DESIGN REVIEW/LOT LINE
ADJUSTMENT-MERGE**

FILE NUMBER: DR14-0005-S/BLA14-0055/Dollar General Georgetown

APPLICANT: Simon CRE Abbie, LLC

PROPERTY OWNER: Denton and Carolyn Beam

REQUEST:

1. Design review request to allow the construction of a 9,100 square foot retail structure and associated improvements;
2. Lot line adjustment-merge request to create one parcel from the three project parcels;
3. Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to no setback with construction and structures within the required setback to allow the fill of an approximately 0.05 acre wetland;
4. Site clearing and removal of three on-site existing canyon live oak trees, the removal of which would be exempt from the retention standards of General Plan Policy 7.4.4.4 Option A as the project site is greater than an acre and oak canopy covers less than one percent of the site; and
5. An irrevocable offer to dedicate in fee, a 25 foot wide (1/2 width) right-of-way along the entire frontage of Harkness Street or an offer of dedication in the form of an easement for "Road, Slope, Drainage, Pedestrian and Public Utility purposes."

LOCATION: Southeast side of Main Street between the intersections with Orleans Street and Harkness Street, in the Georgetown area, Supervisorial District 4 (Exhibit A).

APNs: 061-362-01, 061-362-02, and 061-362-04 (Exhibit B)

ACREAGE: 1.2 acres (total)

GENERAL PLAN: Commercial (C) (Exhibit C)

ZONING: Commercial-Design Community (C-DC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), incorporating the Mitigation Measures as presented;
3. Approve Design Review DR14-0005-S, based on the Findings and subject to the Conditions of Approval as presented;
4. Approve Lot Line Adjustment-Merge BLA14-0055, based on the Findings and subject to the Conditions of Approval as presented; and
5. Find the project consistent with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to zero, resulting in fill of a 0.05 acre wetland with a portion of the development area located within the required setback.

STAFF ANALYSIS

Design Review Process: The project has been reviewed in accordance with Zoning Ordinance Section 130.74 (Design Review). There is not a Board of Supervisors established Design Review Advisory Committee for Georgetown, but the project was distributed to the Georgetown Advisory Committee, a community advisory group, for review and comment. Design review approval is conducted administratively by the Planning Director in accordance with Section 130.74.115(A). Public notice of the Planning Director's decision will be made available to all property owners within 500 feet and anyone who has requested notification. The Planning Director's decision may be appealed to the Planning Commission within ten working days in accordance with Sections 130.74.115(C) and 130.22.220. Further, the decision of the Planning Commission would ultimately be appealable to the Board of Supervisors.

Project Description:

1. Design review request to allow the construction of the following:
 - a. 9,100 square foot retail structure with two wall identification signs;
 - b. Eight-foot tall, 32 square-foot wooden monument sign;
 - c. Parking lot containing 31 off-street parking spaces, including two ADA compliant spaces;
 - d. Drop off and loading area;

- e. One bicycle rack containing three bicycle parking spaces;
 - f. Perimeter and parking lot landscaping and irrigation;
 - g. Six exterior wall mounted lantern-style lighting fixtures and three 13-foot tall pole lights, containing a total of four lighting fixtures, with a concrete base that is 2 feet above natural grade;
 - h. Eight-foot high retaining wall with railing;
 - i. A covered trash enclosure;
 - j. Drainage improvements to accommodate both on- and off-site flows;
 - k. An advanced treatment system for wastewater treatment consisting of an aerobic treatment unit and subsurface drip system;
 - l. Sidewalk improvements along the project frontage on Main Street and School Zone crosswalk improvements at the intersection of Main Street and Harkness Street; and
 - m. A paved driveway encroachment onto Main Street.
2. Lot line adjustment/merge request to create one parcel from the three project parcels;
 3. Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to no setback with construction and structures within the required setback to allow the fill of an approximately 0.05 acre wetland;
 4. Site clearing and removal of three on-site existing canyon live oak trees, the removal of which would be exempt from the retention standards of General Plan Policy 7.4.4.4 Option A as the project site is greater than an acre and oak canopy covers less than one percent of the site; and
 5. An irrevocable offer to dedicate in fee, a 25 foot wide (1/2 width) right-of-way along the entire frontage of Harkness Street or an offer of dedication in the form of an easement for "Road, Slope, Drainage, Pedestrian and Public Utility purposes."

Site Description: The project site is comprised of three undeveloped lots totaling approximately 1.2 acres in size at an elevation of approximately 2,660-feet above sea level. The site is situated at the eastern edge of the Main Street commercial area in the historic town of Georgetown, on the southeast side of Main Street between Harkness Street to the North and Orleans Street to the south (Exhibit E). The site is generally at grade or slightly lower than Main Street at the northwest corner of the site and approximately eight feet above Orleans Street at the southwest corner of the site.

The majority of the site is relatively flat but includes some depressed areas, resulting from bench cut or previous fills. These depressed areas contain two small wetlands totaling approximately 0.05 acres associated with a seasonal drainage that runs along the eastern boundary of the site within an existing 10-foot drainage easement, and an off-site drainage bisects the site in an east west orientation from a culvert across Main Street. The on-site portion of the seasonal drainage is approximately 0.01 acres and flows for approximately 107 feet, just within the eastern

boundary of the northern most lot. The seasonal drainage continues south onto the adjacent parcel to the east in close proximity to the eastern boundary of the southern two lots, ultimately entering an open storm drain ditch and draining east onto the neighboring property, with the easternmost portion of the site sloping toward the seasonal drainage.

An open storm drain runs along the length of the southern boundary of the project site. The site also contains the collapsed remains of a vertical or near-vertical ventilation shaft associated with previous mining activities of the Woodside mine, an abandoned gold mine. Non-native grasses occur throughout the project site with Himilayan blackberry species abundant within the wetland areas, along with some willow thickets and a small collection of wetland vegetation of grasses and forbs. The southernmost portion of the project site contains three canyon live oak trees and other native trees of incense cedar and ponderosa pine. Also found within the southernmost portion of the site are four horseshoe pits and an associated picnic bench.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	C-DC	C	Undeveloped
Northwest	C-DC	C	Historic Museum and Stamp Mill, and community park
Southeast	CG	C	Commercial Development
Northeast	C-DC	C	U.S. Post Office
Southwest	C	C	Historic American River Inn and Historic Residence

General Plan: The project is located within the Georgetown Rural Center. The General Plan designates the project site as Commercial (See Exhibit C). The Commercial land use designation is considered appropriate within Rural Centers. General Plan Policy 2.2.1.2 identifies the C land use designation as providing a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.

Policy 2.2.5.21 directs that development projects be located in a manner that avoids incompatibility with adjoining land uses. Further, Policy 7.5.2.3 directs new buildings and reconstruction in historic communities to generally conform to the types of architecture prevalent in the gold mining areas of California during the period of 1850 to 1910. According to the California State Parks Office of Historic Preservation, the town of Georgetown was founded in on August 7, 1849, was the hub of a rich gold mining area, and had an established population in 1854-56. Georgetown is included on the list of California Historical Resources with a Landmark Plaque number 484 mounted on the wall at the Fire Station on Main Street, approximately 250 feet to the southwest of the project site. Therefore, 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.

Policy 2.8.1.1 directs that excess nighttime light and glare be limited from parking area lighting, signage, and buildings. 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. As conditioned, the lighting would be compliant with this Policy.

Policy 5.1.2.1 directs that prior to the approval of any discretionary development, the approving authority shall make a determination that the of the adequacy of the public services and utilities to be impacted by the development; Policy 5.1.2.2 requires that new discretionary development not result in a reduction in service below minimum established thresholds as determined by purveyors in Rural Centers; and Policy 5.2.1.5 directs that discretionary development provide adequate quantity and quality of water for all uses, including fire protection. The applicant submitted a letter from the Georgetown Divide Public Utility District (GDPUD) dated November 10, 2014, which identified that one of the project parcels currently has domestic water and is entitled to continue service, and that any requested upgrades to the size of the existing meter will be based on the type of service and required fire flows and will be at the applicant's expense. The Georgetown Fire Protection District (Fire District) reviewed the project and conditioned the project to require that adequate fire flow be provided (Condition of Approval Number 34). Therefore, the project has been determined to have the necessary utilities to the site and would provide adequate quantity and quality of water for all uses.

Policy 6.2.3.2 requires that the applicant must demonstrate adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area. The Fire District reviewed the project and did not identify issues with the projects proposed access and circulation. Further, the Fire District provided conditions of approval (Conditions of Approval numbers 31 through 34) that ensure the Fire Districts review and approval of construction, sprinkler, and fire alarm plans; provide appropriate fire flow; and require vegetation and fuel modification along the riparian zone adjacent to the project.

Policy 6.5.1.7 directs that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses, as measured immediately within the property line of the receiving property in community areas.

Table 6-2
Performance Standards for Non-Transportation Noise Sources
El Dorado County Noise Element – Community Areas

	Daytime (7am-7pm)	Evening (7pm-10pm)	Night (10pm-7am)
Hourly dB	55	50	45
Max. dB	70	60	55

An Environmental Noise Assessment dated October 23, 2014 (Attachment 20 of Exhibit N) was submitted for the project. The noise analysis evaluated project-related noises and determined that the predicted delivery truck hourly noise levels including arrival, unloading, and departure

are 44 dB Leq and 70 dB Lmax at the nearest residence and would comply with the daytime (7 a.m. to 7 p.m.) noise level standards listed above. However, delivery truck hourly noise levels are predicted to exceed the County's evening (7 p.m. to 10 p.m.) and nighttime noise level standards (10 p.m. to 7 a.m.) listed above. As a result, consideration of additional noise mitigation measures would be warranted for this aspect of the proposed project. The project has incorporated mitigation requiring compliance with the noise level standards of the El Dorado County General Plan noise level criteria by ensuring that all truck deliveries are restricted to be conducted between the hours of 7:00 a.m. and 7:00 p.m. (see Mitigation Measures).

Policy 7.3.3.4 requires that the Zoning Ordinance be amended to provide buffers and special setbacks for protection of riparian areas and wetlands. Until standards for buffers and setbacks are established in the Zoning Ordinance, the County applies a 50-foot minimum setback from intermittent streams and wetlands. The Policy allows that setback to be modified if information is received that demonstrates a different setback is necessary or would be sufficient to protect the waterway.

The Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 are utilized as the guide to implement the Policy. A Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to no setback with construction and structures within the required setback to allow the fill of an approximately 0.05 acre wetland would be required to approve the project. The Biological Resources Dollar General Proposed Store Site report; Addendum: Biological Inventory for the Dollar General Store – Georgetown; and the Nationwide Permit Pre-Construction Notification Form, Cultural Report (Redacted), Wetland Delineation, and Biological Report documents (Attachments 5, 6, and 8 of Exhibit N respectively) identify approximately 0.06 acres of on-site wetlands that are potentially jurisdictional waters of the United States Army Corps of Engineers (ACOE), and jurisdictional for both the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board.

The wetlands are comprised of two small wetlands totaling 0.05 acres adjacent to a 0.01 acre on-site portion of a seasonal drainage that is approximately 2 feet wide and 107 feet in length, and is located within an existing 10-foot drainage easement. The 0.05 acre of wetland and the 0.01 acre seasonal drainage do not support plants or animals identified as threatened, endangered, or of special status on either the Federal or State lists, and the wetlands were identified to be associated with the seasonal drainage that borders the eastern property boundary. The project proposes to fill the two small wetlands. No impacts are identified to the 0.01 acre seasonal drainage.

With the inclusion of mitigation measures BIO-2 through BIO-4, as identified within the Mitigated Negative Declaration and Initial Study prepared for the project, the project could be allowed to fill the 0.05 acres of wetlands while minimizing the impacts on the intermittent stream. Best Management Practices would be included during the fill of the 0.05 acre wetland, for protection of the seasonal drainage, and during the project grading and construction processes. Considering the documentation provided for the project and allowing for reasonable use of the property that has a Commercial General Plan land use designation and is zoned for commercial uses, the project can be found to be consistent with the intent of General Plan Policy

7.3.3.4 and the Interim Interpretive Guidelines for that Policy, and based on the Findings as presented in this staff report.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. The Interim Interpretive Guidelines for that policy identify the criteria for mitigating impacts to oak woodland to less than significant levels. The submitted Oak Tree Canopy Calculations for the Dollar General Store Georgetown Site prepared by Costella Environmental Consulting dated February 9, 2015 (Attachment 9 of Exhibit N) identified three existing on-site canyon live oak trees totaling 325 square feet of canopy coverage, all of which would be removed by the proposed project, on the 1.2 acre (52,272 square-foot) project site. In accordance with the Interim Interpretive Guidelines for Policy 7.4.4.4, oak woodlands with 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. The total oak canopy coverage for the project site is within the one percent exemption for canopy retention standards for the General Plan Policy 7.4.4.4 Option A. The applicant has proposed to replant for the removal of these oak trees on a 1 to 1 basis within the proposed landscaping plan for the project site (Exhibit G), resulting in the planting of three canyon live oak trees.

Policy 10.1.5.5 recognizes and promotes the need to create greater opportunities for El Dorado County residents to satisfy retail shopping demands in El Dorado County. The applicant has provided an economic analysis for the project (Exhibit M) which concludes that Georgetown's market areas are underserved by retail goods and that the project could help strengthen the retail base and allow market area consumers to meet more of their shopping needs closer to home. The project would result in 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.

Zoning: The project site is zoned Commercial-Design Control (C-DC). The proposed use 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).

Section 130.32.040 (A-E) of the Zoning Ordinance establishes development standards for projects within the Commercial (C) Zone:

A. Minimum lot area, five thousand square feet.

The project site consists of three lots totaling approximately 1.2 acres, all of which individually exceed the five thousand square feet minimum lot area. With approval of this project, the three lots will be merged to create one lot that would exceed the five thousand square foot minimum lot area. The project parcels meet the minimum lot area in the C Zone.

B. Maximum building coverage, sixty percent of the lot.

The project would result in a single lot that would be approximately 1.2 acres in size (52,272 square feet). The project proposes to construct a 9,100 square foot retail structure that would result in a building coverage of approximately 17 percent. The proposed structure does not exceed the maximum building coverage of 60 percent of the resulting project site.

C. Minimum lot width, 50 feet.

All three of the existing lots that make up the project site have lot widths equal to or greater than 80 feet along Main Street. The project will result in merging of the three existing lots to create one lot that would result in a lot width along Main Street of approximately 299.5 feet. The existing and proposed resulting lot widths are consistent with the C Zone.

D. Minimum yards: front, ten feet; sides and rear, five feet, or zero feet and fireproof wall without opening.

The proposed structure is currently designed to be constructed approximately 45 feet from the front property line, measured to the edge of the covered patio; and approximately 20 feet or greater to the side and rear property lines. The proposed covered trash enclosure would be located approximately 15 feet from the side property line. The project, as designed, meets the required setbacks of the C Zone.

E. Maximum building height, fifty feet (50').

The proposed structure is currently designed at a height of approximately 30 feet 6 inches above the finished floor area. The proposed finished floor area would be near grade or slightly lower at main street and would be approximately eight to ten feet above Orleans Street in the southeast corner of the site. The proposed structure, as designed, does not exceed the maximum building height of the C Zone.

As proposed, the project would be consistent with the development standards of the C Zone District.

Design Control Combining Zone: The project site is designated with a Design Community (DC) Combining Zone to assure architectural supervision. General Plan Policies 7.5.2.1 and 7.5.2.2 direct the creation of and guidance for Historic Design Control Districts. Zoning Ordinance Section 130.74.030 outlines the creation of design review districts and Section 130.74.050 speaks specifically to Design Historic districts (-DH). This land use combining zone has generally not been implemented. However, Policy 7.5.2.3 directs that new buildings and reconstruction in historic communities generally conform to the types of architecture prevalent in the gold mining areas of California during the period of 1850 to 1910. As discussed in the General Plan Section above, the town of Georgetown is a historic community. Therefore, the project was reviewed against the Board of Supervisor's adopted El Dorado County Historic

Design Guidelines (HDG). Further, The HDG identifies Georgetown as an area where new buildings would require general conformance with the type of architecture prevalent in the gold mining areas of California during the period 1850 to 1900.

Project Discussion Items: The following sections of this staff report will address the primary discussion items for the project including Lot Line Adjustment-Merge, Aesthetics, Signage, Landscaping, Lighting, Traffic and Circulation, Parking, Water and Septic, Site Drainage, and Public Comments Received.

Lot Line Adjustment - Merge: The project proposes to merge the three commercially zoned lots identified as APN Numbers 061-362-01, -02, and -04 to accommodate the proposed retail structure and associated site improvements. Exhibit J-1 and J-2 include the legal description and exhibit that details the proposed three lot merger. The project has been conditioned that the lot line adjustment-merge would need to be recorded prior to issuance of a grading or building permit for the project.

Aesthetics: As discussed above in the General Plan section of this staff report, the proposed project was reviewed for consistency against the HDG. Further, the project's architect has provided a third party architectural review that concludes that the project appears to be in general compliance with the HDG (Exhibit L). The project incorporates an overall form, roof design, covered porches, building materials, windows, accessory and faux doors, and exterior colors that generally conform to the "Gold Rush" architectural style outlined in the HDG. Though exterior lighting is not specifically addressed in the HDG, the project incorporates lantern style wall-mounted exterior lighting fixtures that are appropriate for the period. While many of the project features generally conform to the HDG, the main entry doors and proposed signage are features that are the furthest from meeting the intent of the HDG. However, the main entry door is designed to be recessed from the building façade and the aluminum portions will be painted with a dark finish so that it does not substantially detract from the overall building design. The proposed building signage, while larger than what is recommended in the HDG, is not internally illuminated and was reduced in overall size from previous iterations. The project, as designed and conditioned, has been determined to be substantially conforming to the HDG and would be compatible with the surrounding residential, community park, and commercial uses within the Georgetown Main Street commercial area.

Signage: The Signage Plan (Exhibit F-2) identifies an eight-foot tall, 32 square-foot wooden monument sign located just north of the proposed encroachment and project entrance onto Main Street, and two wall mounted faux-wood identification signs. The wall mounted identification signs are also included on the Exterior Elevations and Colored Elevation (Exhibit F-5 and Exhibit H respectively). The proposed monument sign would be a yellow sign with black copy and the wall mounted signs would be of yellow copy. The HDG identifies that that plastic, neon, or internally lit signs are not compatible and plain wooden or painted signs are typical of the gold rush period. The applicant has proposed a painted wooden monument sign for the project entrance, but has proposed a faux wood signage for the building sign for material longevity and ease of maintenance. Any external illumination of proposed signage would be required to comply with Section 130.14.170.C.3 and would be required to be shielded to prevent the light from shining off of the surface intended to be illuminated.

Landscaping: Project landscaping is proposed as shown on the landscaping plan identified as Exhibit G. County Code requires the use of landscaping to buffer commercial parking areas from adjoining streets and as screening from residential land uses. As shown on the landscaping plan, the project would include landscaping buffers along the perimeters of parking areas and property boundaries. The final landscape plan has been conditioned to comply with Zoning Code Chapter 130.18.090 and the County Model Water Efficient Landscape Ordinance, and to be approved by Planning Services prior to issuance of a building permit.

Lighting: The exterior elevations and color elevations (Exhibits F-5 and H) identify that the project would include six exterior wall mounted lantern style light fixtures located at the main entrance and at the faux entrances. The Site Lighting Plan (Exhibit F-3) identifies parking lot lighting consisting of three 13-foot tall pole lights, containing a total of four lighting fixtures, with a concrete base that is 2 feet above natural grade. The overall height of the pole lights would be approximately 15 feet above natural grade. All outdoor lighting is required to conform to Section 130.14.170 of the Zoning Ordinance, and the project contains conditions of approval that require all on-site outdoor lighting to be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. The photometric analysis included in Exhibit F-3 demonstrates that the project would not create significant amounts of light outside of the parcel boundaries.

Traffic and Circulation: This project lies on the southwest side of Main Street between the intersections with Orleans Street and Harkness Street. The project seeks encroachment onto Main Street, a County maintained road. Interior access and circulation roadways have been analyzed by the El Dorado County Transportation Division (EDCTD) and the Fire District and found by both to be adequate for interior circulation as conditioned.

The Focused Traffic Analysis prepared by Kunzman Associates, Inc, dated March 23, 2015 (Ballard, 2015) (Attachment 21 of Exhibit N) provides analysis and conclusions relative to traffic impacts generated by the project. According to the report, the project would cause an increase in traffic on area roadways and intersections. The traffic study concluded that the project would be expected to generate 35 AM and 62 PM peak hour trips, with 583 daily trips. As discussed in the "Traffic/Transportation" section of the initial study (Exhibit N), the proposed project would result in less than significant impacts to study area intersections which are projected to operate at acceptable Levels of Service during peak hours under the Existing Plus Project traffic conditions. These levels are less than the cumulative analysis completed by the 2004 General Plan EIR. For the Existing Plus Project traffic conditions, traffic signals are not projected to be warranted.

No mitigation measures were identified in the Focused Traffic Analysis; however, the report recommends widening of Main Street, Harkness Street, and Orleans Street to ultimate half-widths including landscaping and parkway improvements. EDCTD has determined that literal compliance with County Standard Plan 101A would result in roadway sections for Main Street, Orleans Street, and Harkness Street that are inconsistent with the character of the neighborhood. Therefore, EDCTD has conditioned the project to include pavement widening consisting of one 12-foot-wide lane in each direction and an 8-foot shoulder on the project side of Main Street, and construction of sidewalk or equivalent alternative pedestrian facilities subject to approval by the EDCTD along the entire frontage of Main Street. These improvements will require improvement

plans to be submitted to EDCTD at the time the building plans are submitted.

Parking: Chapter 130.18 of the Zoning Ordinance regulates off-street parking that is generally associated with parking to accommodate proposed uses within existing and proposed structures. The applicants are proposing a total of 31 off-street parking spaces, including two accessible parking spaces, consistent with the minimum off-street parking requirements identified in Section 130.18.160 for retail and the California Building Code accessible parking requirements. The project also proposes a single bike rack consisting of three bicycle parking spaces located just northwest of the main entrance to the proposed retail structure

Water and Septic: The project proposes to use metered domestic water from the Georgetown Divide Public Utility District (GDPUD). The district has an active and current account for domestic water to one of the project parcels (061-362-04) and would be entitled continued service. The current meter is a 5/8 inch by 3/4 inch at 75 psi. Any requested upgrades to the size of the existing meter will be based on the type of service and required fire flows and will be at the applicant's expense. Any requested upgrades would be reviewed and approved by GDPUD.

The El Dorado County Environmental Management Division (EMD) reviewed and approved the submitted Revised On-site Wastewater Treatment System (OWTS) Feasibility Study dated March 3, 2015 (Attachment 12 of Exhibit N) and Proposed Dollar General Domestic Waste Water Disposal System Design Plans (Exhibit K-1 through K-3). EMD conditioned the project to require that the septic system be installed under permit from EMD and that the septic system and disposal fields meet the required minimum 50 foot setback from the swale (seasonal drainage). Future improvement plans would be further reviewed for approval by EMD to ensure waste water disposal does not impact water quality. The OWTS Feasibility Study recommends that based on the site's limiting factors outlined in the study, a standard septic system design is not feasible and a special design system would be required. Further, the OWTS Feasibility Study recommends instillation of a Hoot ® Systems model H-600-760 aerobic treatments system with associated subsurface drip system. These recommendations have been incorporated into the project's OWTS design.

Site Drainage: As discussed in the "Hydrology and Water Quality" and "Utility and Service Systems" sections of the Initial Study (Exhibit N), no adverse increase in overall runoff and flows from pre-development levels is anticipated from the post-development project design. The project, including the preliminary drainage report, was reviewed by EDCTD and was found to show proper drainage considerations.

Off-site drainage would enter the site from the north via a 12-inch Corrugated Metal Pipe culvert crossing Main Street and from a road side drainage ditch on the east side of Main Street. These flows will intercept into a proposed 30-inch Nyloplast drain basin with a single 24" High Density Polyethylene storm drain outlet pipe. The on-site storm water flow will pass through storm water quality measures prior to entering the project's detention pipes, through either above grade bio-retention basins and percolating through a series of engineered layers or a storm water interceptor.

The project would be required to conform to the El Dorado County Grading, Erosion Control, and Sediment Ordinance County Code Section 110.14 and would be required to be constructed in compliance with standards contained in the County of El Dorado Drainage Manual. Storm water runoff from potential development would be directed to an engineered drainage system and would contain water quality protection features in accordance with a potential National Pollutant Discharge Elimination System (NPDES) stormwater permit, as deemed applicable. The project includes mitigation requiring review and permitting by the California Water Quality Control Board, if applicable.

Public Comments Received: Significant public comment including letters, emails, and petitions were received during the initial consultation and project processing periods regarding neighborhood compatibility, appropriateness of a national retailer in Georgetown, historic design and architecture, aesthetics, signage, site design, septic capability, drainage, traffic and circulation, economic impact, lighting, and adequacy of the biological study. Since that time several iterations of the project plans, elevations, and updates to related studies were received and analyzed by staff resulting in the project that is presented in this staff report.

During the public review period from September 12, 2015 to October 11, 2015 for the project Mitigated Negative Declaration, comments were received regarding neighborhood compatibility, aesthetics, site design, drainage, landscaping, lighting, noise, vehicle and pedestrian traffic and circulation, biology, public notification, and proximity of the project to Georgetown Elementary School.

Planning Services reviewed and considered all comments received. In reviewing the comments it was determined that the original noise study did not adequately address the number of HVAC units that would be required for the project. The noise study analyzed 5-tons of HVAC units versus the 27.5-tons required. Supplemental HVAC noise calculations were requested and received (Exhibit O). Although the number of HVAC units increased from two 3-ton units to three 7.5-ton units and one 5-ton unit and the dBA increased from 31dBA to 40 dBA, the maximum allowable noise exposure is still within the thresholds identified in the County General Plan.

The revision to the project's HVAC system is minor in nature and does not rise to the level of a substantial revision that would require further environmental analysis or recirculation of the mitigated negative declaration. Pursuant to CEQA Section 15073.5(a) recirculation of a negative declaration only need occur when the document must be substantially revised after public notice of its availability has been given, but prior to adoption. A substantial revision is defined in Section 15073.5(b)(1) as a new, avoidable significant effect that is identified and mitigation measures or project revisions must be added in order to reduce the effects to insignificance. Section 15073.5(c) further states that recirculation is not required under the following circumstances: (1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1; (2) New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects; (3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant

effect; or (4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit N) to determine if the project has a significant effect on the environment. Potentially significant effects of the project on the environment have been mitigated by recommended conditions that avoid or lessen the impacts to a point of insignificance; therefore a Mitigated Negative Declaration has been prepared and a Notice of Determination (NOD) will be filed. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five working days from the project approval.

The filing of the NOD begins the statute of limitations time period for when litigation may be filed against the County's action on the project. If the NOD is filed the statute of limitations ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.

In accordance with California Fish and Game Code Section 711.4, the project is subject to a fee after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus the \$50.00 filing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The fee is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings	
Conditions of Approval	
Mitigation Measures	
Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Designation Map
Exhibit D.....	Zoning Map
Exhibit E.....	Aerial Photo
Exhibit F-1.....	Site Plan, Sheet A1.0
Exhibit F-2.....	Signage Plan, Sheet A1.1
Exhibit F-3.....	Site Lighting Plan, Sheet A1.2
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