

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



**Agenda of:** June 11, 2009  
**Item No.:** 7  
**Staff:** Tom Dougherty

**DESIGN REVIEW**

**FILE NUMBER:** DR09-0001/Smith Office Building

**AGENT:** Marty Owen

**APPLICANT:** Mark and Irene Smith

**REQUEST:** Design Review to construct a 1,200 square-foot office building, and associated lighting, signage, landscaping and parking.

**LOCATION:** North side of State Route 193 approximately 0.25 mile east of the intersection with Spanish Dry Diggins Road in the Georgetown area, Supervisorial District IV. (Exhibit A)

**APN:** 061-511-46 (Exhibit B)

**ACREAGE:** 2.00 acres

**GENERAL PLAN:** Commercial (C) (Exhibit D)

**ZONING:** Planned Commercial (CP) (Exhibit E)

**ENVIRONMENTAL DOCUMENT:** Categorically exempt pursuant to Section 15303(C) of the CEQA Guidelines.

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

1. Certify that the project is exempt from CEQA pursuant to Section 15303(C) of the CEQA Guidelines.
2. Approve Design Review DR09-0001 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

**STAFF ANALYSIS**

**Project Description:** The applicant is proposing to construct a 1,200 square-foot office building for general office use. A landscape buffer would be provided along State Route (SR) 193. One, two-foot by twenty-foot wall sign would front SR 193.

**Site Description:** The 2.00-acre site is located at a 2,500-foot elevation above the mean sea level. The southwest portion of the parcel has been previously graded flat, and would be the area to be developed. North of this area would be the septic system leach lines. The remainder of the parcel contains native oak and pine trees. The proposed development area would be accessed by an existing asphalt encroachment from SR 193. The encroachment is shared with the Buffalo Hill Shopping Center. The asphalt encroachment is not completely improved and becomes gravel as it enters the parcel.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	CP	C	Commercial/Vacant
<b>North</b>	R2A	MDR	Residential/Single family residence.
<b>South</b>	R1A	MDR	Residential/Single family residence across SR 193.
<b>East</b>	RE-5	LDR	Residential/Single family residence.
<b>West</b>	CP	C	Commercial/Hair salon, print shop.

Discussion: The surrounding parcels to the west have commercial uses or are designated for commercial use by the General Plan (Buffalo Hill Center). The residential parcels are buffered from the commercial center by existing vegetation as well as by SR 193. The proposed use would be compatible with that surrounding commercial development, and would be an appropriate use within an area planned for commercial development.

**Project Issues:** Discussion items for this project include access and circulation, building design, easements, fire safety, grading, landscaping, lighting, parking, signage, septic system improvements, and water supply.

**Access, Circulation and Easements:** Site access would be provided from an existing encroachment from SR 193. The project has been conditioned to establish an easement to allow ingress and egress through the adjoining parcel identified by Assessor’s Parcel Number 061-790-08.

El Dorado County Department of Transportation (DOT) did not propose conditions for the proposed project as the proposed development would not take access from a County-maintained roadway.

California Department of Transportation (Caltrans) has reviewed the available information in this area and the project submittal information. Caltrans has found that the existing restrictions placed on the encroachment/driveway limiting a right in/right out access are adequate. In addition, the parcel is located in a "no passing zone." There have been no accidents at this location in the last 5 years. Caltrans did not recommend additional conditions.

**Building Design:** Staff has reviewed the submitted building elevations (Exhibit G). The following table demonstrates the various materials and colors proposed:

<b>BUILDING PORTION</b>	<b>STYLE/COLOR</b>	<b>MATERIAL</b>
<b>Roof</b>	Green	Ribbed metal
<b>Building Walls</b>	1) South and west walls: tan/natural finish. 2) North and east walls: Concrete blocks painted to match the wood siding and natural finish along roof eaves.	1) Concrete blocks faced with rough- sawn plywood siding with vertical wood batten strips. 2) Concrete blocks, 8" x 8" x 16" for the walls. Rough-sawn plywood siding with vertical wood battens above the eaves.
<b>Windows</b>	Conventional/brown.	Metal and tempered glass.
<b>Doors</b>	1) Double doors, west side/brown. 2) Solid core, half glass, south side (front)/brown.	1) Metal with tempered glass windows. 2) Wood with glass panes.

**Fire Safety:** The project is within the Georgetown Fire Protection District (District). The site is within a Very High rating of the Fire Hazard Severity Zone and has been conditioned to comply with Chapter 47 of the 2007 California Fire Code. Pursuant to the Fire District, these standards would require that an approved access driveway be installed prior to any combustible construction. In addition, the project would be required to reduce the combustible vegetation to a level acceptable to the District. There is an existing municipal fire hydrant system on the site that would be required to be tested for meeting the District fire flow requirements should the proposed building ever be increased in square footage to exceed 2,000 square feet. The project has been conditioned to comply with the applicable Fire Code requirements.

**Grading/Drainage:** The proposed development area has been previously been graded flat. Grading activities would be limited to on-site pad, infrastructures and parking lot development. A grading plan would be required by Development Services.

**Landscaping:** A preliminary landscaping plan has been provided (Exhibit J) and was found consistent with the requirements contained within Section 17.18.090 of the County Code. A final landscape plan would be required at building permit submittal which would be reviewed by Permit Center staff for compliance with the Planning Commission approved plan. No Water Conservation Statement would be required because there would be less than 2,500 square feet of landscape area proposed. The landscaping along SR 193 would be installed prior to issuance of final occupancy for the proposed building. Staff would conduct onsite inspections to verify installation consistent with the final landscape plan.

**Lighting:** Staff has reviewed the submitted preliminary lighting plan and fixture specification sheet (Exhibits I1 and I2). The submitted lighting plans were found to be in compliance with the County’s Outdoor Lighting Ordinance. Three motion sensor wall lights have been proposed for the building. Two lights are proposed by the front door on the south side, one is proposed by the door on the west side of the building. All outdoor lighting would be conditioned to conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation.

**Parking:** The following table demonstrates the proposed on-site parking in compliance with Section 17.18.060 of the County Code:

<b>Building square footage.</b>	<b>Standard Spaces Required: (1 space per 250 square feet of gross floor area.)</b>	<b>Standard Spaces Provided: (9 ft. x 18 ft.)</b>	<b>Handicap accessible spaces required and provided. (One is required to be van accessible).</b>
1,200	5	5	1 required, 1 provided. That space would be (van accessible with an 8-foot wide unloading area outlined in blue on the passenger side).

**Signage:** The project proposes one, 2 foot by 20 foot wooden wall sign to be located above the front covered porch. The proposed sign is shown in Exhibit I3 and the proposed location is shown in I1.

**Septic Facilities:** A septic system would be provided on-site. The Environmental Health Division reviewed the submitted project proposal information and did not respond with conditions for the Design Review. An onsite wastewater treatment system area and replacement area were identified and their preliminary review found that area to be adequate.

**Water:** Public water is currently provided by the Georgetown Divide Public Utility District (GDPUD). There are existing underground facilities and a single fire hydrant along SR 193. GDPUD would require that the applicants install all improvements to the existing treated water transmission and distribution system. The improvements would be determined by the District’s standards, the applicant-submitted modeling study and by any comments received from any other

agency pertinent to water supply. The water meter would be required prior to final approval of the building permit.

**General Plan:** The General Plan designates the subject parcel as Commercial. The purpose of this land use category is to *provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.* The project would be a general office facility which is an allowable use within Commercial land use designated areas. As conditioned, the project would be in compliance with the 2004 General Plan policies.

**Rural Centers:** The parcel is located within the Georgetown Rural Center.

**Policy 2.1.2.2** defines Rural Centers as *areas of higher intensity development throughout the rural areas of the County based on the availability of infrastructure, public services, existing uses, parcelization, impact on natural resources, etc.* **Policy 2.1.2.3** defines the purpose of Rural Centers as being areas intended to *meet the commercial and service needs of the residents of the Rural Centers and Rural Regions, the predominant land use type within Rural Centers shall be commercial and higher density residential development.*

**Consistent:** The project would meet the intent of these policies by providing services for the benefit of the community within the Rural Center Boundary.

**Consistency with the General Plan:** **Policy 2.2.5.2** requires that applications for discretionary projects, such as a Design Review application, be reviewed to determine consistency with General Plan policies.

**Consistent:** The project proposal is a Design Review Permit request pursuant to Zoning Code Section 17.14.130 which requires commercial development along a state highway to be reviewed by the Planning Commission. Project conditions and improvements have been required bringing the project into compliance with the General Plan policies.

**Land use compatibility:** **Policy 2.2.5.21** directs that development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the project is proposed.

**Consistent:** The project has been designed to be compatible with neighboring commercial uses. The colors and materials would be consistent with those of the other commercial buildings in the Buffalo Hill Center which have a historical western design theme.

**Lighting Impacts:** **Policy 2.8.1.1** directs that excess nighttime light and glare be limited from the parking area lighting, signage and buildings and that consideration be given to the use of motion detectors or automatic shutoffs for lighting features in rural areas.

**Consistent:** Lighting has been discussed above in the *Project Issues* section. The submitted lighting plans were found to be in compliance with the General Plan Policy.

Adequate Public Utilities: **Policy 5.1.2.1** requires that there be adequate public utilities and services including water supply, wastewater treatment and disposal, solid waste disposal capacity, storm drainage, fire and police protection, and ambulance service exist or be available to the subject discretionary project.

**Consistent:** Solid waste disposal services exist for the Buffalo Hill Center and would be available to the project through Sierra Disposal Service. The Georgetown Fire Protection District station is located less than one mile from the project site and would provide service to the site. GDPUD, PG&E and AT&T facilities exist along SR 193. The project would be in compliance with this General Plan Policy.

Water Supply and Fire Protection: **Policy 5.2.1.2** directs that an adequate quantity and quality of water for all uses, including fire protection, shall be provided for discretionary development. **Policy 5.7.1.1** directs that the applicant demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or would be provided concurrent with development.

**Consistent:** As discussed above in the *Fire Safety* section, Georgetown Fire Protection and GDPUD have conditioned the project for water supply requirements. As conditioned, the project would be in compliance with these General Plan Policies.

Adequate Access for Emergencies: **Policy 6.2.3.2** directs the applicant to demonstrate that adequate access exists, or can be provided for emergency vehicles and private vehicles to access and evacuate the area.

**Consistent:** The project would comply with the Georgetown Fire Protection District minimum Fire Safe standards for the access road and turnaround capacity with project conditions. A 20-foot wide fire lane is to be maintained with an approved turnaround. As conditioned, the project would be in compliance with the General Plan Policy.

Oak Tree Canopy: **Policy 7.4.4.4** establishes the native oak tree canopy retention and replacement standards.

**Consistent:** Development and road access improvements would not impact oak trees. No trees are to be removed with the development. The project would be in compliance with this General Plan Policy.

Economic Development: **General Plan Objective 10.1.5 and Policies 10.1.5.1, 10.1.5.2, and 10.1.5.4** all seek to encourage and emphasize the importance of promoting and encouraging projects that have the potential to support, assist, and encourage the economic expansion and addition of businesses, and also enable and encourage existing companies, businesses, and/or industries, to expand and economically thrive in El Dorado County.

**Consistent:** The proposed project is for commercial office purposes, expanding within a rural center of the County. The business would provide additional office space opportunities in the

Georgetown area. The project would be in compliance with the Objective and General Plan Policies.

**Conclusion:** The project has been reviewed in accordance with the El Dorado County 2004 General Plan policies, and it has been determined that the project would be consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

**Zoning:** The project site is zoned Planned Commercial (CP) which permits office use subject to site plan approval, and to the standards of Sections 17.32.130 through 17.32.160 of the County Code. The proposed structure would comply with the minimum development standard for parcel sizes in CP Zone District pursuant to Section 17.32.160 of the County Code for minimum lot area of 5,000 square feet, for minimum lot width of 50 feet, and minimum yard setbacks of ten feet front and five on the sides and rear. Table 2.4 of the 2004 General Plan shows CP zoning to be compatible with the Commercial General Plan land use designation.

Section 17.14.130 of the County Code requires multifamily and commercial development along a state highway to be reviewed by the Planning Commission. The purpose of the review is to ensure the proposed structure is in keeping with the architectural character of the neighborhood.

Discussion: There is a distinct western historical architectural style for the Buffalo Hill Center shopping center. This Center is directly adjacent to the subject project site. The following discussion sections address general appearance, screening, and lighting issues associated with new construction for the Planning Commission to determine if the project is architecturally compatible with the surrounding properties:

**Design Issues:**

The subject property is not within a defined Design Review district however, the *Community Design Guide* contains typical guidelines which are applicable to the proposed project:

**Site Planning** (*Community Design Guide, Page 6*):

*Parking Areas – Screen parking areas from public ways and divide them up with landscaping, walls, fences, berms and other means.*

Discussion: As shown on the Landscaping Plans (Exhibit J), the applicant has provided a six-foot wide landscaping buffer along SR 193. The project would be in compliance with Section 17.18.090 of the County Code.

*Lighting – Exterior lighting shall be subdued and avoid creating glare for occupants or neighboring properties. Lighting should enhance the building design and landscaping as well as provide for safety and security.*

Discussion: As shown on the Lighting Plan and Specification Sheet (Exhibits I1 and I2), and discussed above in the *Lighting* section in this staff report, the proposed exterior lighting conforms to the standards of Section 17.14.170 of the County Code.

*Trash and other service areas – Locate trash enclosures and loading docks away from public streets and store entrances and screen them. Screens should be durable and an integral part of the overall structural design.*

Discussion: The project parcel would utilize two recycling/trash containers to serve the project and would be screened from outside views by a trash enclosure located as shown in Exhibit F.

**Building Design** (*Community Design Guide, Page 7*):

*Harmony – Different structures and parts of structures should harmonize with each other and the neighborhood.*

Discussion: The proposed facility would match the existing exterior architectural design of the surrounding commercial buildings. The exterior of the building would be rough sawn plywood sheathing with vertical wooden batting and a metal roof, as indicated in the project Elevations attached as Exhibit G.

*Materials – Use materials honestly. Simulated wood or masonry, for example, generally is not acceptable.*

Discussion: As discussed above, the wood exterior siding and trim and metal roof finish materials would similarly match the exterior architectural design of the adjoining commercial parcels.

*Finishes, Textures and Colors – Exterior treatment should be subdued and restrained. Treatment should aim at durability and ease of maintenance as well as initial beauty. Large building masses should be broken with architectural details, varied roof-lines, and different windows and window treatments.*

Discussion: The size and type of materials to be utilized in the construction of the proposed structures would be consistent with surrounding commercial projects within the project vicinity. The proposed project architectural exterior design specifications are provided above in the Project Issues section.

*Mechanical Equipment and Utilities – Design service equipment, including meter boxes as part of the structure, and provide screening.*

Discussion: All required utilities and trash receptacles would be screened and shielded from the public. No mechanical features are proposed for the roof.

**ENVIRONMENTAL REVIEW**

This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15303(C) of the CEQA Guidelines Sections. Section 15303 (C) applies to a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. Pursuant to Resolution



No. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Vicinity map
Exhibit B .....	Assessor's Parcel map
Exhibit C .....	Parcel Map 31-40
Exhibit D1 .....	General Plan Land Use map
Exhibit D2 .....	Georgetown Rural Center map
Exhibit E .....	Zoning map
Exhibit F .....	Site Plan and Parking (Sheet 1 of 3)
Exhibit G .....	Elevations and Floor Plan (Sheet 2 of 3)
Exhibit H .....	Building interior details (Sheet 3 of 3)
Exhibit I1 .....	Exterior Lighting Plan and Sign site location
Exhibit I2 .....	Lighting fixture specification sheet
Exhibit I3 .....	Sign detail sheet
Exhibits J .....	Landscape Plan
Exhibits K1, K2 .....	Site visit photographs
Exhibit L .....	Aerial photo

# **ATTACHMENT 1**

## **CONDITIONS OF APPROVAL**

**Design Review DR09-0001 – Smith Office Building**  
June 11, 2009, Planning Commission Hearing

### **CONDITIONS OF APPROVAL**

#### **Planning Services**

1. This Design Review permit is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A through L dated June 11, 2009, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Approval of the Design Review Application allows construction of a 1,200 square-foot general office building, customer parking spaces, landscaping, and driveway improvements. One 2-foot by 20-foot wall sign fronting SR 193 is approved. No off-site signs are approved by this permit. The building shall be constructed with the following materials:

<b>BUILDING PORTION</b>	<b>STYLE/COLOR</b>	<b>MATERIAL</b>
<b>Roof</b>	Green	Ribbed metal
<b>Building Walls</b>	1) South and west walls: tan/natural finish. 2) North and east walls: Concrete blocks painted to match the wood siding and natural finish along roof eaves.	1) Concrete blocks faced with rough- sawn plywood siding with vertical wood batten strips. 2) Concrete blocks, 8" x 8" x 16" for the walls. Rough-sawn plywood siding with vertical wood battens above the eaves.
<b>Windows</b>	Conventional/brown.	Metal and tempered glass.
<b>Doors</b>	1) Double doors, west side/brown. 2) Solid core, half glass, south side (front)/brown.	1) Metal with tempered glass windows. 2) Wood with glass panes.

Parking shall consist of the following:

<b>Building square footage.</b>	<b>Standard Spaces Required: (1 space per 250 square feet of gross floor area.)</b>	<b>Standard Spaces Provided: (9 ft. x 18 ft.)</b>	<b>Handicap accessible spaces required and provided. (One is required to be van accessible).</b>
1,200	5	5	1 required, 1 provided. That space would be (van accessible with an 8-foot wide unloading area outlined in blue on the passenger side).

**Planning Services Site Specific and Standard Conditions**

2. Sign location shall comply with Exhibit I1. No lighting for illumination of the approved sign is included with this approval. The sign plans shall be reviewed for compliance with the approved sign program by Planning Services prior to issuance of a building permit.
  
3. All outdoor lighting shall conform to the approved Exterior Lighting Plan (Exhibits I1, and I2), County Code Section 17.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America’s (IESNA) full cut-off designation. Three exterior wall-mounted light fixtures as shown in Exhibit I1 are permitted for each one on the west side and two on the south side of the building. The final lighting plan shall be submitted for review and approval by Planning Services with the building permit application and shall be reviewed for conformance with the approved Exterior Lighting Plan shown in Exhibits I1, and I2 prior to issuance of a building permit.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

4. Building design, colors, building placement, and parking lot improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein and shall substantially comply with Exhibits F, G, H, I1, I2, I3 and J. Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require review and approval by the Planning Services prior to project modifications.
  
5. Parking shall be improved consistent with Chapter 17.18 of the County Code, including the 2007 California Building Code Accessibility Regulations. Parking shall conform to Exhibit F. The final total customer parking spaces shall be five spaces. An ingress/egress easement shall be established with the adjoining parcel identified by

Assessor's Parcel Number 061-790-08 to allow access between the parcels. That easement shall be reviewed and approved by Planning Services prior to recordation. Recordation shall occur prior to issuance of final occupancy.

6. The landscape plan shall meet Zoning Code Chapter 17.18.090 and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4 and shall be consistent with Exhibit J. The applicant shall install and maintain landscaping in accordance with the approved landscaping plan in perpetuity.
7. Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition of approval imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.
8. Construction activities on the site shall be limited to daylight hours from 7 a.m. to 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays. The construction hours shall be placed on the grading plans and verified by Planning Services prior to issuance of a grading permit.
9. Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Planning Services after the end of the appeal period of a final project decision.
10. The applicant shall make the actual and full payment of Planning Services processing fees for the Design Review application prior to issuance of any County development permit.
11. Pursuant to County Code Section 17.22.250, implementation of the project must occur within twenty-four (24) months of approval of this permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
12. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

13. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Design Review Permit.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

#### **Georgetown Divide Public Utility District (GDPUD)**

14. The applicant shall install all improvements to the existing treated water transmission and distribution system existing proximate to the subject parcel along State Route 193. The improvements necessary shall be determined by the District's standards, the applicant-submitted modeling study and by any comments received from any other agency pertinent to water supply. The water meter required to serve the project shall be applied and paid for prior to final approval of any building permit. The applicant shall be responsible for all expenses incurred by the District associated with this proposed development.
15. Comments by another agency, pertinent to water supply shall be mitigated at the applicant's expense prior to issuance of final occupancy.

#### **Georgetown Fire Protection District**

16. The project shall meet all Georgetown Fire Code requirements.
17. Address numbers shall be placed in such a position to be plainly visible and legible from the road fronting the property. Numbers shall be four inches tall, contrast with their background, and be positioned so that the bottom of the numbers is a minimum of eight inches above final grade. Compliance with this condition shall be verified by the District prior to issuance of final occupancy.
18. Vehicle parking and material storage during construction shall not restrict or obstruct streets, roads, and/or access/egress to any structure. A minimum twelve feet travel lane

for emergency vehicle access shall be maintained clear and unobstructed at all times including during construction.

19. An approved access driveway in compliance with the Georgetown Fire Code shall be installed prior to construction with any combustible materials on the site. Each driveway shall serve no more than two buildings. The driveway shall be a minimum of 12 feet in width and capable of supporting an imposed load of at least 75,000 pounds. The driveway must be an all-weather driving surface maintained free, clear, and unobstructed at all times. In the Georgetown Fire Protection District, grades shall not exceed 16 percent; however, 20 percent may be permitted on straight sections. Driveway grades greater than 20 percent shall be chip-sealed, paved, or have a concrete surface. Dead-end access driveways exceeding 150 feet in length shall be provided with an approved turn-around. Gates on access driveways shall have a key safe (Knox box) installed for emergency vehicle access, and egress/access shall not be impeded by vegetation, topography, and/or snow. District approval for any driveways and gates shall be granted before ground disturbance. Compliance with this condition shall be verified by the District prior to issuance of final occupancy.
20. State Public Resource Code 4291 commonly referred to as the 100 feet and 30 feet minimum fuel reduction, egress/access standard, water supply, and/or fire safe regulations shall be required on this project prior to construction with any combustible materials. Compliance with this condition shall be verified by the District prior to issuance of final occupancy.
21. If the above project (structure) exceeds the maximum square footage of 2,000 square feet, allowed per the Georgetown Fire Code, but the existing municipal fire hydrant system satisfies fire flow requirements, no additional water supplies are required.
22. One dry-chemical, ABC-type (all-purpose), 5-pound fire extinguishers is required per office suite. The extinguishers and their mounting shall be in accordance of NFPA 10. Compliance with this condition shall be verified by the District prior to issuance of final occupancy.  
  
NOTE: Extinguisher cabinets are recommended; however, not required.
23. An approved key box (Knox box), with the appropriate keys, shall be installed for emergency Fire District access in a location approved by the Fire Chief. Compliance with this condition shall be verified by the District prior to issuance of final occupancy.
24. IF a monitored fire detection system is installed or exists, it shall meet NFPA 72. Compliance with this condition shall be verified by the District prior to issuance of final occupancy.
25. An 8.5 by 11-inch color coded site map of this project shall be provided to the Fire District. This site map shall show the locations of gas shut-offs, power shut-offs, fire

sprinkler riser rooms, fire department connections, alarm panels or keypads, key safes (Knox boxes), access doors and windows, stairways, and any additional Fire District requirements. Compliance with this condition shall be verified by the District prior to issuance of final occupancy.

26. Final inspections of all Fire District required installations by the Fire Prevention Officer or an appointee are required, and must be scheduled at least 96 hours in advance.

#### **Environmental Management-Hazardous Materials Division**

27. If any commercial, industrial, agricultural, mining or any other hazardous materials handling activities have taken place on the property in the past, the applicant must conduct a Phase I Environmental Site Assessment (ESA). The Phase I must be conducted in accordance with ASTM standard E 1527-00. All information developed in the Phase I process must be submitted to the Hazardous Materials Division (HMD) for review. If upon review of the Phase I information, HMD determines the property is a potentially impacted site, the applicant must apply for a permit, submit a workplan and conduct a Phase II ESA and any required site remediation activities prior to issuance of a building permit.

#### **Environmental Management-Solid Waste Division**

28. The applicant shall provide enough space for both a trash dumpster and a recycling dumpster. The enclosure housing both dumpsters shall be located as shown in Exhibit F and shall be constructed to specifications recommended by the solid waste service company contracted to service the site. The Solid Waste Division shall review and approve the location and building plan specifications prior to issuance of the Building Permit.

## **ATTACHMENT 2**

### **FINDINGS**

#### **Design Review DR09-0001 – Smith Office Building** June 11, 2009, Planning Commission Hearing

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

#### **1.0 CEQA Findings**

- 1.1 This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15303(C) of the CEQA Guidelines Sections. Section 15303 (C) applies to a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area.
- 1.2 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-Planning Services at 2850 Fairlane Court, Placerville, CA.

#### **2.0 General Plan Findings**

- 2.1 As conditioned, the proposal is consistent with the intent of General Plan Policies 2.1.2.1 (Rural Center boundaries), 2.1.2.2 (Rural Center definition), 2.1.2.3 (Rural Center purpose), 2.2.5.2 (review for General Plan consistency), 2.2.5.21 (compatibility with surroundings), 2.8.1.1 (lighting impacts), 5.1.2.1 (adequate utilities), 5.7.1.1 (adequate emergency water and related facilities), 6.2.3.2 (adequate access), 7.4.4.4 (oak canopy), 10.1.5, 10.1.5.1, 10.1.5.2, and 10.1.5.4 (encouragement of economic opportunities because the project will have minimal impacts on visual resources, existing utilities, and on existing emergency response times. There are adequate services to facilitate the site, such as water, power and solid waste. The project provides an office alternative to the Georgetown area.

#### **3.0 Zoning Findings**

- 3.1 The project site is zoned Planned Commercial (CP) which permits office use subject to Design Review approval, and to the standards of Sections 17.32.130 through 17.32.160 of the County Code. The proposed structure would comply with the minimum development standard for parcel sizes in CP pursuant to Section 17.32.160 for minimum lot area of 5,000 square feet, for minimum lot width of 50 feet, and minimum yard setbacks of ten feet front and five on the sides and rear.
- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance because sufficient landscaping, lighting, setbacks, and parking have been provided.



#### **4.0 Administrative Findings**

- 4.1 The proposed use and design will not be detrimental to the public health, safety, and welfare, nor injurious to the neighborhood and can be found to have minimal, if any, public health, safety, and welfare impacts regarding traffic, noise, parking, lighting, and aesthetics issues.