

FOOTHILL LAND DEVELOPMENT, LLC.

SURFACE/MINERAL

RIGHTS OWNER: Foothill Land Development, LLC.

APPLICANT: Cross Development
Joseph Dell

DATE: October 27, 2016

PROJECT AND LOCATION

PROJECT

- DESCRIPTION:**
1. Ordinance for Zone Change RZ16-007 to rezone a 1.6± acre portion of a 3.4± acre parcel from C-S (Special Commercial) to O (Open Space) under Title 17 of the Tuolumne County Ordinance Code.
 2. Site Development Permit SDP15-004 to allow the construction of a 9,100± square foot commercial building along with associated parking, landscaping, utilities, and road improvements. The proposed tenant is the Dollar General.
 3. Indemnification Agreement by and between the County of Tuolumne and Foothill Land Development, LLC.

LOCATION: The project site is located at 14370 Las Palmas Way and 3299 State Highway 132, in the community of Lake Don Pedro, on the northeast corner of the intersection of Las Palmas Way and State Highway 132. A portion of Section 9, Township 3 South, Range 15 East. Assessor's Parcel Number 75-030-13. Supervisorial District Number 4.

GENERAL PLAN: The General Plan land use designation for the site is Special Commercial (SC). Figure 1.6 of the Tuolumne County General Plan indicates that the C-S (Special Commercial) zoning district is compatible with the SC land use designation. Indoor retail sales buildings under 25,000 square feet and business signage are permitted uses within the C-S zoning district; therefore, the proposed 9,100± square foot commercial building may be found to be consistent with the SC land use designation.

ENVIRONMENTAL EVALUATION

After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the *State CEQA Guidelines* because the Site Development Permit SDP15-004 consists of the construction of a commercial structure not exceeding 10,000 square feet in an area zoned for such use. The exceptions in Section 15300.2 of the *State CEQA Guidelines* do not apply to this project.

The Environmental Coordinator for the County of Tuolumne has determined that Zone Change RZ16-007 is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15307 of the *State CEQA Guidelines*, because the zone change from C-S to O (Open Space) aids in the preservation of blue oak trees and wetland habitat values on the project site.

Pursuant to Section 15270 of the *State CEQA Guidelines*, CEQA does not apply to projects which a public agency rejects or disapproves.

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RECOMMENDATION

The following findings have been provided to support either approval or denial of the proposed project.

Findings for Approval

1. If your Commission recommends approval of Zone Change RZ16-007, the approval may be based upon the following findings:
 - A. The proposed Zone Change is consistent with the Tuolumne County General Plan.
 - B. The proposed Zone Change is in accordance with the Tuolumne County Ordinance Code.
 - C. The project site is suited to the uses permitted under the proposed zoning district.
 - D. The project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15307 of the State CEQA Guidelines.

2. If your Commission approves Site Development Permit SDP15-004, the approval may be based upon the following findings and subject to the attached conditions 1 through 74:
 - A. The proposed project is consistent with the Tuolumne County General Plan.
 - B. The proposed project is in accordance with the Tuolumne County Ordinance Code.
 - C. The proposed development will not be substantially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed development.
 - D. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the *State CEQA Guidelines*.

3. If your Commission approves Site Development Permit SDP15-004, Community Resources Agency Staff recommends approval of the Indemnification Agreement for this project.

Findings for Denial

1. If your Commission recommends denial of Zone Change RZ16-007, the denial may be based upon the following findings:
 - A. The proposed zone change was to preserve habitat values on the site due to the construction of a commercial building; because Site Development Permit SDP15-004 is being denied, the Zone Change is no longer necessary.
 - C. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15270 of the State CEQA Guidelines, because CEQA does not apply to projects that are denied or disapproved.

2. If your Commission denies Site Development Permit SDP15-004, the denial may be based upon the following findings:

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- A. The proposed development is not consistent with other development in this area of Lake Don Pedro and would be detrimental to persons residing or working in the area of the proposed development.
- B. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15270 of the State CEQA Guidelines, because CEQA does not apply to projects that are denied or disapproved.

GENERAL INFORMATION

Site Description

1. The property is located at 14370 Las Palmas Way and 3299 State Highway 132, in the community of Lake Don Pedro. The site is located on the northeast corner of the intersection of Las Palmas Way and State Highway 132. The project site currently contains an approved 16 space recreational vehicle park, of which only 7 spaces are allowed to be occupied pursuant to the Environmental Health Division of the Community Resources Agency. The RV Park is named *RV at the Lakes*. The site also contains one manufactured home. Vegetation on the site consists of blue oak trees, annual grasses and ornamental vegetation. One unnamed intermittent stream is located along the eastern property boundary. A second unnamed intermittent stream connects to the on-site stream in the southeast corner of the site. Two wetland areas, totaling 0.21± acre are located near the eastern property boundary. Vegetation present in the wetland areas includes willows, curly dock, buttercup and sedges.
2. The property is accessed by State Highway 132, which borders the project site to the west, and Las Palmas Way, which borders the site on the south. Slopes on the site range from nearly level near the highway corridor to 10% near the northeast portion of the site. The elevation of the site is approximately 900 feet above mean sea level. The site drains southwest to a culvert which crosses underneath Las Palmas Way and is a portion of one of the unnamed intermittent streams. One intermittent stream flows from the east, along the northern edge of Las Palmas Way and is a tributary to the main intermittent stream in the southeast corner of the project site. The main intermittent stream then flows south into Rogers Creek and eventually flows into the Lake Don Pedro reservoir.
3. The project site is zoned C-S (Special Commercial). This zoning was established with the passage of Ordinance 2531 on October 14, 2003. The site is adjacent to parcels on the north, east and south zoned C-S (Special Commercial) and O (Open Space). The C-S parcels range in size from 1.6± to 3.3± acres. Parcels to the west of the project site are zoned RE-2:MX (Residential Estate, Two Acre Minimum:Mobilehome Exclusion Combining), one of which contains a residence. The RE-2:MX parcels are approximately 5.5± acres in size and are a portion of the Lake Don Pedro Unit 3 Subdivision. The property to the immediate north contains the Lake Don Pedro Market and gas station. The property to the northeast contains the Lake Don Pedro Ministorage facility. The Lake Don Pedro Ministorage facility is proposing to expand their facility onto the 2.9± acre parcel to the immediate east of the project site.

Project Site History

4. On March 23, 1982, a Conditional Use Permit was issued by the Tuolumne County Planning Commission to allow a five (5) space recreational vehicle park. A manufactured home was already present on the site. On August 9, 1982, the Use Permit was amended to allow the RV Park to be served by an on-site sewage treatment and disposal system, instead of public sewer. On August 13, 1982, a Site Development Permit was issued to add public water hookups and a RV dump station on the site. On May 3, 1983, the Board of Supervisors rezoned the site from C-1 (Commercial) under Ordinance 352 (Tuolumne County Enabling

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Zoning Ordinance) to C-O (Neighborhood Commercial) under Title 17 of the Tuolumne County Ordinance Code.

5. On August 3, 1988, Site Development Permit SDP 225 was approved by the Planning Director to expand the five (5) space recreational vehicle park to sixteen (16) spaces. A Use Permit was also issued to connect the additional RV spaces to a septic system, instead of requiring the use of public sewer on the 3.4± acre site. A Negative Declaration and Initial Study were prepared for the expansion of the recreational vehicle park. One of the conditions stated that the use of an RV on the site was subject to a time limit. RVs were not allowed to remain on the site year round. The time limit was to be no greater than 6 months.
6. In September 1993, Site Development Permit 93SDP-005 was issued to amend SDP 225, to allow a model manufactured home and a sales office (garage) on the site on one of the previously approved RV spaces. The sales office was to sell manufactured homes. The model manufactured home was to be removed after five (5) years. On September 7, 1995, a letter was sent to the property owner by the Planning Division stating that the Environmental Health Department would only allow a maximum of seven RV spaces to utilize the existing septic system. One of the RV spaces was required to be vacated in order to hook up the proposed model manufactured home and sales office.
7. On October 14, 2003, the Tuolumne County Board of Supervisors approved Ordinance 2531 which changed the zoning on the project site from C-O to C-S under Title 17 of the Tuolumne County Ordinance Code.

Project Description

8. An application for Site Development Permit SDP15-004 and Conditional Use Permit CUP15-017 was submitted on November 12, 2015, for the development of a 9,100± square foot commercial building. The proposed tenant is Dollar General. The Conditional Use Permit was to allow a detached sign of approximately 96 square feet in size, on a 21 foot tall pole, which is larger than allowed by Chapter 17.62 of the Zoning Ordinance. Since the time of the original application, the applicant determined that a smaller sign would be utilized and the Use Permit portion of the application was withdrawn. The proposed commercial building will be comprised of metal and the front entrance will be on the west side of the building, facing State Highway 132. The main color of the proposed building will be sandstone tan, with burnished slate colored roof parapets and trim. Metal trellises with mullion-type squares will be placed along the long sections of the walls, in order to enhance the appearance of the building. An interior illuminated Dollar General sign is proposed be placed over the front entrance door to be visible from State Highway 132; however, there will be no direct access from State Highway 132 to the project site. Two driveways are proposed to serve the site from Las Palmas Way.
9. A proposed detached sign will be located in the southwest portion of the site. The detached sign is proposed to be 32± square feet in size and mounted on a 19± foot tall black metal pole. The lettering on the sign will be black against an interior illuminated yellow background, which are the corporate colors of Dollar General. The majority of the exterior lighting and the signs on the site are proposed to be turned off one hour after the store closes at 10:00 p.m. The lighting will utilize a timer to turn them on and off to coordinate with the store hours of operation.
10. The Dollar General Corporation describes itself as the nation's largest small-box discount retailer. Dollar General is a variety store primarily selling home goods. A typical Dollar General store has an average of 3 to 5 employees per shift with a total of 12 to 15 employees. 40% of the employees are usually full-time, with additional part-time employees

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being hired during the holidays. The proposed hours of operation are 8:00 am to 10:00 pm, seven days a week.

11. Landscaping is proposed along the street frontages, at locations in the parking area and near the building. The landscaping will meet the requirements of Chapter 17.58 of the Tuolumne County Ordinance Code for the amount of landscaping and types of low-water plants selected.
12. The project also entails excavation of 6,065± cubic yards of material and placement of 955± cubic yards of fill, with the exportation of 5,110 cubic yards off-site. Proposed parking for the project site includes 40 spaces. Rock lined swales will be utilized for the parking lot borders, on the east and west sides of the parcel, to prevent vehicle oil contamination of the intermittent streams and wetland areas on the site. The site is provided public water by the Lake Don Pedro Community Services District. There is no public sewer in this area of Lake Don Pedro.
13. There is an existing RV Park that currently utilizes an on-site sewage treatment and disposal system. The RV Park is proposed to be removed; however, the commercial building is proposing to utilize the existing sewage disposal system. The on-site sewage treatment and disposal system will be analyzed by a qualified professional to ensure it is adequate to serve the proposed commercial building.
14. On September 7, 2016, an application for RZ16-007 was received to place 1.6± acres of the project site into O (Open Space) zoning. This includes the 0.04± acre of an intermittent stream channel and a 0.17± acre area of seasonal wetland. The property owners wish to also include an area in the northeast portion of the site to conserve blue oak trees in that area. The O zoning district will also aid in the protection of potential California Tiger Salamander breeding habitat. The proposed 1.6± acres of O zoning is larger than is necessary to preserve wetland habitat values on the project site; however, the applicant specifically proposed this amount of O zoning on the site.

Adjoiner Responses

15. Pursuant to Section 17.68.040 of the Ordinance Code, the Community Resources Agency notified owners of property within 500 feet of the site of the proposed project by mail. Project notices were sent on December 8, 2015, to 18 adjoining property owners. Five (5) written responses were received in opposition to the project. There were also four signed petitions received against this project. The four petitions contained approximately seven hundred names of people living in the Lake Don Pedro area and also people from outside the County. Some of the issues of concern are as follows:
 - ***I am the principal owner of the Don Pedro Market which has served the community of La Grange and Lake Don Pedro for approximately 30 years. This is a small community of perhaps fewer than 3,000 full time residents. This community cannot support two general grocery stores. We are local people and employ local people. We support local causes and the local community. Dollar General is a nationwide corporation, based in Tennessee, and their profits will leave our community and our state. Additionally, we provide services and goods to the community that Dollar General does not provide. We have a hardware store, a deli and sell gasoline. If our store fails because a Dollar General is allowed to build a store next to us, then these other services will no longer be offered to the local community.***

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The Don Pedro Market is located on the parcel immediately north of the location of the proposed 9,100 square foot commercial building. The owner of the market is concerned about potential competition from the proposed new store. Concerns about this issue may be raised during the public hearing process for this project. At least one public hearing, conducted by the Tuolumne County Planning Commission, will occur as part of this project's review process. Concerned parties and property owners within 500 feet of the subject property boundary, as well as other parties that request to be notified of this project, will receive notification of the public hearing concerning this project and are invited to attend the meeting to express their concerns.

- ***This site had a 16 space RV park that has been there a long time. Who is going to compensate them to relocate and where are they going to relocate to?***

As discussed above, permits have been issued for the operation of an RV Park on this site. Currently, a maximum of seven (7) RV spaces are allowed due to the limitations of the existing on-site sewage treatment and disposal system. There are currently six (6) recreational vehicles present on the site. One of the conditions that allowed the operation of the recreational vehicle park was to not allow a recreational vehicle to remain in the park for longer than 6 months in any calendar year. There should be no permanent residents of the recreational vehicle park who would need to be relocated; however, the property owner would be responsible for notifying residents of the RV Park of the potential for relocation and must comply with applicable laws regarding the relocation of the existing tenants.

- ***The site has a wetland in the back that had a culvert illegally installed and undersized to attempt to dry up this area. Where there is a wetland, there can be artifacts and plant life to be dealt with. How will the extra runoff from this 9,000 plus chain store and parking lot be dealt with when it hits the wetland and County road culverts? How will the extra grease, oil and diesel from delivery trucks and cars be dealt with before it flows off the asphalt and into the creek, which flows into Lake Don Pedro?***

On March 8, 2016, a wetland delineation survey was completed by biologist Virginia Dains, from Auburn, California, who determined that two portions of intermittent streams and a small wetland area are located on the project site, totaling 0.2± acre. This area of the site is proposed to be placed into O (Open Space) zoning to protect wetland habitat values. The proposed construction of the commercial building and parking lot has been reviewed by the Engineering Division of the Community Resources Agency. A stormwater pollution prevention plan (SWPPP) is required to be obtained from the California Water Resources Control Board for this project. The design of the project includes the use of rock-lined swales and an on-site retention/detention basin to collect parking lot runoff and filter potential vehicle oil contamination, prior to entering into any adjacent water bodies.

- ***Public access is limited at best. From Highway 132 there needs to be a turn lane and a deceleration lane for right turns onto Las Palmas Way. The size of this corporate store does not fit into the community. Services such as fire and sheriff are insufficient for the size of this corporate chain store. On many occasions, the sheriff can't respond to incidents that have happened at the Don Pedro Market. Is the water flowing at the hydrant going to support local fire fighters in case of an emergency?***

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The proposed construction of a 9,100± square foot commercial building was reviewed by the Engineering Division of the Community Resources Agency in regards to road access, road improvements and pedestrian access. Caltrans also reviewed the project in regards to traffic and truck turning movements in and out of the project site. A turn lane and road improvements will be provided to serve this development.

The Tuolumne County Sheriff's Office reviewed the proposed new 9,100± square foot store and did not provide any comments.

The Fire Prevention Division of the Tuolumne County Fire Department reviewed the proposed 9,100± square foot store and stated that the required fire flow would be 2,500 gallons per minute for two hours. A reduction of up to 75%, but not less than a fire flow of 1,500 gallons per minute, would be allowed when the building is provided with an approved automatic sprinkler system. The required fire flow must be on site and tested prior to issuance of a Building Permit. Water to the site is provided by the Lake Don Pedro Community Services District, which has stated it can serve the proposed project subject to payment of capacity charges and approval of utility improvements.

- ***How many Dollar General stores are we going to flood Tuolumne County with? There is already a Dollar General less than 20 miles from 14370 Las Palmas. If someone feels the need to shop there, they would only have to drive a few minutes in any direction. With our population of about 3,500 (in Lake Don Pedro), there is no way both stores (Don Pedro Market and Dollar General) will survive. We now have three empty buildings: Sipes Marine, Bozsik's Pizzeria and the Lake Don Pedro Golf and Country Club. I do realize that the County isn't concerned about what the consequences are from allowing a big chain store into a small community, or the livelihood of people's lives, so why should the community support or worry about a County that doesn't care about them?***

Tuolumne County currently has two Dollar General stores, one in Jamestown, approximately 29 miles from the proposed location in Lake Don Pedro (38 minutes pursuant to Map Quest), and one in Soulsbyville, approximately 38 miles from Lake Don Pedro (51 minutes pursuant to Map Quest). The project applicant is proposing a Dollar General store in the Lake Don Pedro area offering a variety of supplies and grocery items to aid the residents of that area. The Don Pedro Market currently offers items for sale that Dollar General does not offer, and also provides a gas station for residents to fill their vehicles without traveling to stations farther from their homes.

Concerns expressed over the potential of this project to cause a loss in revenue of other businesses may be raised during the public hearing process for this project. At least one public hearing, conducted by the Tuolumne County Planning Commission, will occur as part of this project's review process. Concerned parties and property owners within 500 feet of the subject property boundary, as well as other parties that requested to be notified of this project, will receive notification of the public hearing concerning this project and are invited to attend the meeting to express their concerns.

- ***What plan will be in place in case of a hazardous waste spill so it won't enter the creek on the property and pollute Lake Don Pedro? If this building was to catch on fire with its entire inventory in place, what would keep the polluted water used to put out the fire from contaminating the creek and Lake Don***

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Pedro? I would assume between 1,000 and 30,000 gallons of water would be needed to put out a fire which would flow a short way down the creek into Lake Don Pedro. Also, a car fire and delivery truck fire could occur. What would happen to the fish and fry in the creeks that feed Lake Don Pedro? If this chain store catches on fire with its toxic inventory of plastics, what would happen to the air quality?

The proposed location of the commercial building at the intersection of Las Palmas Way and State Highway 132 was reviewed by various agencies including the Environmental Health Division of the Community Resources Agency, the Tuolumne County Air Pollution Control Office and the Fire Prevention Division of the Tuolumne County Fire Department. In accordance with the California Fire Code regulations, the building must be equipped with sprinklers and an automatic alarm system to aid in detecting and controlling any potential fire event. A fire hydrant will be available within 300 feet of all portions of the building for use by the Fire Department. The minimum fire flow on the site will be 1,500 gallons per minute.

The Environmental Health Division of the Community Resources Agency responds to all potential hazardous spills. There will be an on-site retention/detention basin to collect runoff from paved surfaces and parking lot areas. Additional water runoff from a catastrophic fire event, or other hazardous spill events would be controlled by water pumper trucks, berms, wattles, flow dams and other containment methods. Water sampling would occur in nearby streams to ensure no contamination has occurred. Following a potential catastrophic event, the area would be decontaminated by a professional service to restore soil, water and air to pre-event ambient levels.

The project biologist recommended measures to protect sensitive wetland areas and potential special status species on the project site. For further information on these protection measures, please see the Wildlife Habitat section of this document.

- ***The 20-foot tall Dollar General pole sign would be an eye sore for those people driving through this area, especially at night. This corporate store needs to fit the area as a remote store and not a new, modern, "box" store.***

The project applicant has reviewed responses from Advisory Agencies and concerned citizens concerning the design of the building and signage. The applicant has proposed to reduce the original proposed size of the detached Dollar General sign from a 21-foot tall, 96± square foot sign to a 19-foot tall 32± square foot sign in order to reduce visual impacts. The proposed detached pole sign would be consistent with Chapter 17.62 of the Tuolumne County Ordinance Code, relating to commercial signage.

Dollar General is a corporate chain which utilizes common design elements, materials and colors from store to store. The elevations for the new proposed store shows muted colors on the building and incorporates design elements to enhance the visual appearance of the building. The proposed detached sign utilizes the corporate Dollar General colors of yellow and black. Landscaping will be utilized to enhance the appearance of the store and parking areas.

- ***I moved here years ago to get away from civilization. When we bought a home here (La Grange) we did so knowing we would have to go shopping an hour away, but it is so worth it! We already have the Don Pedro Market here and that***

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is enough. My family does not want to see a Dollar General store, or any other type of big box store here.

The project applicant is proposing a 9,100± square foot commercial building which would house a Dollar General store. Dollar General is an American variety store which offers many products that the Don Pedro Market does not offer. The Don Pedro Market also sells items and vehicle fuel which the Dollar General store does not offer for sale. The American economy is based on the “free enterprise” system which allows businesses to compete with each other for customers in response to “supply and demand”. Chapter 17.36.020 of the Tuolumne County Zoning Ordinance allows retail businesses as a permitted use on the project site.

Concerns expressed over the potential of this project to cause a loss in revenue of other businesses may be raised during the public hearing process for this project.

- ***I support the Don Pedro Market because I love Don Pedro. I like the feel of our community and the Market has been a part of it. I can get my fill of going to Dollar General, Wal-Mart, Target, etc., every time I go out of town. I am always glad to be back in Don Pedro due to its simplicity. I hope you will deny the Dollar General’s application to set up shop in Don Pedro.***

Concerns expressed over the potential of this project to cause a loss in revenue of other businesses may be raised during the public hearing process for this project. At least one public hearing, conducted by the Tuolumne County Planning Commission, will occur as part of this project’s review process. Concerned parties and property owners within 500 feet of the subject property boundary, as well as other parties that requested to be notified of this project, will receive notification of the public hearing concerning this project and are invited to attend the meeting to express their concerns.

- ***The Don Pedro Market is pressuring its customers to sign a petition against the Dollar General project. I signed the petition because I did not want to anger the Market owners. I really do support having a Dollar General in Lake Don Pedro.***
- ***We the undersigned OPPOSE the application of Dollar General to put a 9,100 square foot store in La Grange.***

The Tuolumne County Community Resources Agency has received petitions in opposition to the application for Site Development Permit SDP15-004, for the construction of a 9,100 square foot Dollar General store, on Assessor’s Parcel Number 75-030-13. The petitions contain approximately seven hundred signatures. Not all of the signatures are from people who live in that area of the County. All persons who signed these petitions and other interested parties have been placed on the County’s mailing list to ensure all future correspondence and hearing notices will be sent to all interested parties. All interested parties will be provided an opportunity to speak for or against this project at this project’s scheduled meeting before the Tuolumne County Planning Commission.

General Plan

16. The project site has the Special Commercial (SC) General Plan land use designation. The Tuolumne County General Plan states that the purpose of the Special Commercial (SC) land use designation is to provide for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors in areas that do not have public water

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and sewer service. This designation is found primarily along highway corridors to provide commercial facilities that are easily accessible to the County's tourists. Typical establishments permitted under this designation include hotels, motels, recreational vehicle parks, restaurants, gift shops, gas stations and mini-markets. Figure 1.6 of the General Plan indicates that the project site's existing C-S (Special Commercial) zoning is consistent with the SC land use designation of the project site.

17. The following Goals, Policies and Implementation Programs of the Tuolumne County General Plan pertain to this project:

Goal 1.A

Protect and enhance the quality of life for all residents of Tuolumne County while facilitating growth and development to meet the present and future needs of the County's residents, visitors and businesses.

Approval of Site Development Permit SDP15-004 will allow the development of the project site with a commercial business to provide increased shopping opportunities for visitors and residents of Tuolumne County.

Policy 1.A.1

Promote the efficient use of land and natural resources.

Site Development Permit SDP15-004 would promote the commercial use of property while preserving the wetland area and portion of an intermittent stream corridor on the site.

Policy 1.F.5

Promote new commercial development in rural communities that provides for the immediate needs of the local residents and services to tourists. The scale and character of such commercial development should be compatible with and complement the surrounding area.

Site Development Permit SDP15-004 would allow the development of the project site with a 9,100± square foot commercial business to serve the visitors and residents of Tuolumne County within the Lake Don Pedro area.

Policy 1.F.11

Allow development on land designated SC (Special Commercial) to be served by private water and sewage disposal systems provided that they are first approved by the Tuolumne County Environmental Health Division.

The proposed development of the project site pursuant to Site Development Permit SDP15-004 would allow the placement of a 9,100± square foot commercial building. The site is provided public water from the Lake Don Pedro Community Services District, which has stated water can be provided subject to payment of capacity charges and approval by their Board. The Environmental Health Division of the Community Resources Agency has reviewed the proposed project and stated that the site contains an existing commercial on-site sewage treatment and disposal system, which may need to be upgraded prior to use by the proposed store. Changes to the existing commercial on-site system may require a permit from the State of California.

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Policy 1.F.12

Require all new commercial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.

The proposed development has been reviewed by the Fire Prevention Division of the Tuolumne County Fire Department. The proposed structures will be constructed to meet the provisions of the California Fire Code. A fire hydrant will provide a minimum of 1,500 gallons per minute of fire flow for this project. The fire flow must be on-site and tested prior to issuance of a Building Permit.

Implementation Program 1.F.e

Encourage new commercial development to locate parking areas behind buildings or sufficiently screen them from public roads and surrounding viewsheds.

The parking areas on the project site will be located in front of the building adjacent to State Highway 132 and Las Palmas Way, and at the rear of the building adjacent to Las Palmas Way. Landscaping will be used to screen the parking areas from view of State Highway 132 and the adjacent roadway.

Implementation Program 2.B.c

Require, when appropriate, new commercial development to provide and maintain bicycle storage facilities, such as bicycle racks, at various locations throughout the development.

The project will be conditioned to place bicycle racks located near the front of the store.

Policy 4.1.2

Conserve the natural scenic quality and rural character along designated transportation routes in the County.

The portion of State Highway 132 adjacent to the project site has not been designated as a scenic route pursuant to Implementation Program 4.1.b and Figure 4.2 of the Tuolumne County General Plan; therefore, Policy 4.1.2 does not apply to this project.

Goal 10.E

Promote the development of commercial, industrial, agricultural, and recreational facilities to provide jobs for County residents and diversify the local economy.

The proposed development of the project site would allow the placement of a 9,100± square foot commercial business which would provide work for individuals in that type of industry. Construction of improvements on the site would provide work for persons employed in the construction trades, such as grading contractors, general contractors, carpenters, electricians, plumbers and masons.

Policy 13.B.7

New development should be encouraged to be designed to be compatible with the scale and character of the area. Structures should be designed and located so that:

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- a. *The structures themselves do not silhouette against the sky above ridgelines or hilltops; landscaping could be used as a buffer around the structure.*
- b. *Rooflines and vertical architectural features blend with and do not detract from the natural background or ridge outline.*
- c. *They fit the natural terrain.*
- d. *They utilize building materials, colors and textures that blend with the natural landscape and avoid high contrasts.*

Chapter 13 of the Tuolumne County General Plan identifies the Lake Don Pedro area as a defined community. The project site does not lie on a ridgeline or hilltop and the roofline and vertical architectural features will not detract from the natural background. The project site is relatively level and is located along the State Highway 132 corridor. The Dollar General store is a corporate chain store which utilizes common design elements, materials and colors from store to store. The elevations for the new proposed store show muted colors on the building and incorporate design elements to enhance the visual appearance of the building. The proposed detached sign utilizes the corporate Dollar General colors of yellow and black. Landscaping will be utilized to enhance the appearance of the store and parking areas.

Policy 13.C.8

Encourage landscaping around parking lots to provide screening by retaining or replanting native vegetation and/or through the use of topography or other natural features and require landscaping to enhance new commercial and industrial development.

The proposed landscape plan will provide screening of the structures and parking areas and would be consistent with the Tuolumne County Landscape Guidelines.

Tuolumne County Ordinance Code

18. The project site is zoned C-S (Special Commercial). Pursuant to Section 17.36.010 of the Tuolumne County Ordinance Code (TCOC), the purpose of the C-S zoning district is to provide for a variety of sales and service establishments which serve both the residents and visitors in areas that do not have public water and sewer service. Development within this district shall be served paved roads and adequate police and fire protection according to the policies of the General Plan. Development in this zone must comply with Title 15 of the Ordinance Code relative to fire safety standards, and with applicable Federal, State and local regulations concerning the provision of water and sewage disposal to serve the development. Access to the project site is provided by State Highway 132. The project site is provided public water by the Lake Don Pedro Community Services District. There is an existing on-site sewage treatment and disposal system to serve the development. This system would be evaluated prior to its use by the proposed retail store. Pursuant to Section 17.36.020(L) of the TCOC, indoor retail sales is a permitted use within the C-S zoning district.
19. Pursuant to Section 17.68.100 of the TCOC, to insure that certain types of proposed developments will serve to achieve a design which is desirable, a Site Development Permit shall be secured prior to the issuance of a Building Permit in the C-S zoning district. Pursuant to Section 17.68.120 of the TCOC, the project review associated with a Site Development Permit includes verifying conformance to the latest accepted planning and engineering standards covering the following areas: site layout, structure design, landscaping, water and sewer service and other utilities, surface drainage and erosion

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control, fire protection, access, traffic circulation and parking.

20. Section 17.52.180 of the TCOC states that indoor retail sales, indoor retail services, or shopping centers are subject to the requirements established herein, the application for a Conditional Use Permit or Site Development Permit shall be referred to the Planning Commission. Any approved Conditional Use Permit or Site Development Permit shall include conditions to ensure compliance with the following provisions:
 - A. The design and exterior materials of the retail sales or retail services establishment or shopping center shall reflect the traditional architectural motif of the community in which it is proposed, blend with the surrounding neighborhood, or be consistent with any applicable design standards in the General Plan or as provided in this title.
 - B. The retail sales or retail services establishment or shopping center shall be designed and located to be compatible with, rather than imposed on, the landscape and environment by minimizing the amount of grading and topographical alteration and shall be designed in accordance with the provisions of the Tuolumne County Hillside and Hilltop Development Guidelines.
 - C. An application for a Use Permit shall be referred to any jurisdictional design review or other planning advisory committee for review and recommendation to the Planning Commission.

Off-Street Parking

21. Section 17.60.010 of the Ordinance Code states that off-street parking facilities for the parking of motor vehicles shall be provided in connection with all buildings erected or increased in size. The project involves the construction of a 9,100± square foot commercial building.
22. Section 17.60.020(7) states that the amount of parking required for retail shops is a minimum of 8 spaces plus one space for each 250 square feet of gross floor area in excess of 1,000 square feet. A total of 40 parking spaces are required for the proposed project, including two handicapped accessible spaces. The submitted plot plan indicates 24 standard spaces, 14 small car spaces, and two handicapped accessible spaces.
23. Pursuant to Section 17.60.070, whenever more than ten parking spaces are required for a development, the allocation of spaces may include up to 50% small car spaces. Full size perpendicular spaces shall be 9' x 20', small car spaces shall be 8' x 16', and handicapped accessible spaces shall be in accordance with the State Accessibility Standards. Section 17.60.070(C) states that in commercial developments, the parking areas shall be paved, striped and lined in accordance with the Community Resource Agency's latest standards.

Signage

24. Section 17.62.050(B)(1)(a) of the Tuolumne County Ordinance Code states that each business in a commercial zoning district may have signs painted on or attached to any portion, except the roof, of the principal building used for the business. Signage for a business shall not exceed one square foot of surface area for each linear foot of frontage of the principal building. In the case of buildings with more than one frontage, only the longest frontage shall be used for computation of sign area. In addition to the signs painted on or attached to the principal building, each business may have one detached sign not to exceed 36 square feet. The longest frontage of the building is 130 feet; therefore, the total attached signage must not exceed 130 square feet.

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25. Section 17.62.020(A) states that the maximum height of any sign shall be thirty-six (36) feet, and Section 17.62.020(D) states that the maximum area shall be thirty-six (36) square feet.
26. The proposed signage consists of one attached and one detached sign.
27. The attached sign will be 2' tall and 24'-10" wide stating "Dollar General" in yellow lettering. The sign will be approximately 48.2 square feet. It will be interior lit, and will be located above the front entrance facing State Highway 132.
28. The detached sign is proposed to be mounted on a 19-foot tall metal pole. The sign itself will be 4'- ½" tall and 8'-½" wide, interior-lit, and two-sided with "Dollar General" in black logotype on a yellow background which is the corporate logo. The sign is proposed to be 32± square feet. The 19-foot tall pole will be square with 8-inch wide sides, made of steel and painted black. The pole sign will be perpendicular to State Highway 132 on the southwest side of the entrance driveway. The proposed store hours of operation are 8:00 a.m. to 10:00 p.m. seven days a week. Site Development Permit SDP15-004 will be conditioned to require signage to be turned off one hour following store closure. A timer is typically utilized to turn on at dusk and turn off one (1) hour after the store closes at other Dollar General stores.

Landscaping

29. Pursuant to Section 15.28.020(B) of the Tuolumne County Ordinance Code (TCOC), developments subject to a Site Development Permit on land zoned commercial are required to landscape 10% of the project site. The site is 3.4± acres; therefore, approximately 0.3± acre of landscaping is required. However, native vegetation and areas zoned O (Open Space) or O-1 (Open Space-1) can be counted towards the landscape requirement. The applicant is proposing to zone a 1.6± acre portion of the project site to O (Open Space) zoning. Since the proposed O zoning district meets the required minimum amount of landscaping, the project will be conditioned to require landscaping to help screen the building and parking areas on the site to make the development more attractive.
30. Section 15.28.040 of the TCOC states that except as provided in Section 15.28.050, landscaping for all projects subject to Chapter 15.28 shall comply with the following:
 - A. Drought tolerant vegetation species only shall be planted for ornamental purposes. Such plants shall be listed in the Landscape Guidelines maintained by the Community Resources Agency and shall be rated as having a low or moderate water need. The use of invasive or noxious plant species shall be prohibited.
 - B. Native or existing vegetation shall be retained on the project site to the maximum extent feasible.
 - C. Proposed landscaping shall reflect the horticultural attributes of plants, such as mature plant size and invasive surface roots, to minimize damage to property or infrastructure, such as buildings, sidewalks, and power lines. The landscaping should be designed so that mature vegetation is no closer than 10' to power lines.
 - D. Proposed plant placement shall incorporate solar orientation to maximize summer shade and winter solar gain, such as planting appropriate deciduous shade trees in parking lots.
 - E. The landscape design plan shall address fire safety and prevention. Avoid fire-prone plant materials and highly flammable mulches.
 - F. Turf areas shall be prohibited except for functional recreational areas.
 - G. All landscaped areas shall be mulched with materials which promote water retention and reduce water loss from evaporation in accordance with the standards in Section 15.28.090.

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- H. Irrigation systems shall be limited to low volume systems. Where available and allowed by State and County regulations, recycled water shall be used as a source for irrigation systems.
 - I. Recirculating water systems shall be used for decorative water features. Water features that do not use recirculated water shall be prohibited, except those that are used to retain or detain storm water.
 - J. All landscaping shall have friable soil to maximize water retention and infiltration.
 - K. A landscape plan demonstrating compliance with the landscape requirements provided herein shall be submitted in conjunction with an application for a project subject to the provisions of this Chapter. The landscape plan shall identify the existing vegetation to be retained, existing trees with 5" diameter at 4.5 feet above average ground level or larger to be removed, the location of proposed vegetation, the sizes and species of proposed plants, fences, planters and other landscape features, erosion control measures, the layout of the irrigation system, and any other information required by the Community Resources Director to determine compliance with the provisions of this Chapter.
 - L. Landscaping provided in accordance with Section 15.28.040 shall be exempt from the provisions of Sections 15.28.050, 15.28.060, 15.28.070, 15.28.080, 15.28.110, 15.28.120, 15.28.130, 15.28.140, and 15.28.180 of this Code.
31. The project applicant has submitted a landscape plan, prepared by Tectonics Design Group. of Reno, Nevada, indicating approximately 9,476± square feet of landscaping, consisting of:

Quantity	Botanical Name	Common Name
2	<i>Pistacia sinensis</i>	Chinese Pistache
3	<i>Calocedrus decurrens</i>	Incense Cedar
14	<i>Lavandula 'Irene Doyle'</i>	Lavender
18	<i>Baccharis pilularis 'Pigeon Point'</i>	Coyote Bush
22	<i>Cistus purpurea</i>	Rockrose
10	<i>Phormium 'Yellow Wave'</i>	New Zealand Flax
18	<i>Santolina chamaecyparissus</i>	Lavender Cotton
12	<i>Zauschneria californica</i>	California Fushia
8	<i>Arctostaphylos 'Emerald Carpet'</i>	Manzanita
14	<i>Muhlenbergia rigens</i>	Deer Grass
19	<i>Festuca Idahoensis</i>	Idaho Fescue
22	<i>Calamagrostis acutiflora "Karl Foester"</i>	Feathered

The above plants are drought tolerant and found in the *Tuolumne County Landscape Guidelines*. In addition, the blue oak trees on the project site are proposed to remain, along with the willows and riparian vegetation.

- 32. As an alternative to the standards provided in Section 15.28.040, any plant may be planted to comply with the landscape requirements in Section 15.28.030 or irrigation systems that are not low volume may be used, provided the Estimated Landscape Water Use does not exceed the Maximum Applied Water Allowance subject to Section 15.28.040.
- 33. The overall ground cover will consist of decomposed granite mulch with a minimum depth of three inches. A landscape plan has been submitted for the review and approval of the Tuolumne County Planning Commission.
- 34. Changes to any plant species or any other changes to the approved landscape plan will require submittal of a revised Landscape Plan to the Planning Division of the Community Resources Agency for review and approval prior to installation of any plants. The Plan will be required to be consistent with Chapter 15.28 of the Tuolumne County Ordinance Code and

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plants must be installed prior to issuance of a Certificate of Occupancy.

Wildlife Habitat

35. The Tuolumne County Wildlife Maps indicate that the wildlife habitat on the project site consists of residential-park (rsp). Pursuant to Appendix B of the Wildlife Handbook, the rsp habitat type is a Fourth Priority Wildlife Area. Appendix B further states that no mitigation for cumulative impacts to wildlife is required for Fourth Priority Wildlife Areas. Vegetation on-site consists of blue oak trees, annual grasses and ornamental vegetation. Two unnamed intermittent streams and a wetland area are located on the site. Vegetation present in the wetland area includes willows, curly dock, buttercup and sedges.

Army Corps of Engineers

36. During the early consultation phase of the project for processing, the US Army Corps of Engineers was advised of the proposed project and responded with a letter dated December 13, 2015. The Army Corps jurisdiction includes Waters of the United States, but also includes rivers, perennial streams, intermittent streams, lakes, ponds, wetlands and vernal pools. The Corps recommended that the project applicant prepare a wetland delineation survey to ascertain the extent of the waters on the project site which should include an alternative to avoid impacts to wetland or other Waters of the United States.
37. On March 8, 2016, a *Preliminary Wetland Delineation* was completed by Virginia Dains, a biologist from Auburn, California. The biologist determined that Waters of the United States in the amount totaling 0.21± acre were present on the project site. These include a 0.04± acre of stream channel and a 0.17± acre area of wetland. The biologist recommended that these areas be avoided by the proposed development. The applicant proposed 1.6± acres of O (Open Space) zoning to protect wetland habitat values on the project site.

Special Status Species

38. The Department of Fish and Wildlife's Natural Diversity Data Base (NDDDB) maps were consulted for known locations of special status plants and special status animals. Two special status plants have been observed in the vicinity of the project site. Three special status species of animals are also known to occur within one (1) mile of the project site. The fauna species consist of the western pond turtle (*Clemmys marmorata*), the oak titmouse (*Baeolophus inornatus*) and the California tiger salamander (*Ambystoma californiense*). The flora species consist of the Mariposa clarkia (*Clarkia biloba ssp. australis*) and stinkbells (*Fritillaria agrestis*). Each species and their habitat are briefly discussed below.
39. The western pond turtle is a California Species of Special Concern. The Western pond turtle is associated with ponds, marshes, rivers, streams, and irrigation ditches that support permanent or near permanent water and aquatic vegetation. Basking sites are required in or near aquatic habitat. The Northwestern pond turtle is associated with permanent or near permanent water within a wide variety of habitat types. A small wetland area and a portion of an intermittent stream are located on the project site; however, there is no permanent surface water on the project site to provide habitat for the western pond turtle.
40. The oak titmouse prefers open woodlands of oak and oak-pine mix at low to mid elevations. The project site contains some blue oak trees in the northeast corner of the site but the site has high human activity from the presence of a recreational vehicle park.
41. The California tiger salamander is a U.S. Fish and Wildlife Service species of concern, U.S. Forest Service sensitive species, and a California Species of Concern. This salamander

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occupies wide-ranging habitats from grasslands and open woodlands in the foothills to mountain forests and damp meadows at higher elevations. It prefers cool, underground burrows, such as ground squirrel and other small rodent burrows, or heavy ground litter. This salamander breeds in vernal pools, ponds, lakes and reservoirs without fish, and rarely in slow streams. The reproductive period for this species is January to February with larvae transforming from June through August. They feed on earthworms, snails, insects, fish, and small mammals. The larvae feed on zooplankton and hide under aquatic vegetation. These salamanders are the most active at night.

42. The Mariposa clarkia is a U.S. Fish and Wildlife Service species of concern, U.S. Forest Service sensitive species, and a California Native Plant Society List 1B.2 species. The Mariposa clarkia is associated with the blue oak–foothill gray pine, blue oak woodland, chaparral, Jeffrey pine, montane hardwood–conifer, montane hardwood, ponderosa pine, Sierran mixed conifer, and valley oak woodland habitats. The project site is a 3.4± acre parcel that was previously improved with a recreational vehicle park and internal driveways. No Mariposa clarkia plants were observed on the project site.
43. The stinkbell is a U.S. Fish and Wildlife Service species of concern and a California Native Plant Society List 4.2 species. Stinkbells are associated with chaparral, foothill woodlands, valley and foothill grasslands, with clay depressions, and sometimes serpentine soil. The project site is a 3.4± acre parcel that was previously improved with a recreational vehicle park and driveways. No stinkbells were observed on the project site.
44. A biological study entitled *Final Habitat Assessment for California Tiger Salamander and Oak Titmouse for the Dollar General Store Project, LaGrange, Tuolumne County, California* was submitted in September 2016, by Helm Biological Consulting of Sheridan, California. The biological study stated that a small wetland in the northeast portion of the site and a portion of the on-site intermittent stream could contain potential breeding habitat for the California Tiger Salamander; however, it is highly unlikely that the Salamander is present since a review of the California Natural Resources Data Base determined that the nearest sighting of this salamander occurred approximately 3 miles to the south of the project site. No upland habitat exists on the site due to a lack of mammal burrow holes, which these salamanders utilize for shelter. The proposed commercial building would be constructed in an area previously disturbed by an existing recreational vehicle park. The biological study also concluded that no habitat exists on the project site for the oak titmouse, western pond turtle or special species of plants.
45. The project biologist recommended the following measures, which the applicant has included as a part of their project, to ensure the protection of the California Tiger Salamander on the project site:
Prior to construction:
 - A. A qualified biologist will survey the project footprint area for potential California Tiger Salamander refugia (i.e., mammalian burrows). If no mammalian burrows are found then construction can proceed as planned; however, if mammalian burrows are encountered, then consult with USFWS and CDFW and mitigate for potential loss of CTS dispersal habitat at a minimum replacement area ratio of 1:1.
 - B. Environmentally sensitive areas will be flagged or fenced by a qualified biologist in order to clearly delineate the extent of the construction area. All crews will be provided a set of environmental drawings showing the locations of the known sensitive habitats by a qualified biologist. The plans will also define the fencing installation procedure (see Item C below). The Project's special provisions package will provide clear language regarding acceptable fencing material and prohibited construction-related

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activities, vehicle operation, material and equipment storage, and other surface-disturbing activities within sensitive habitats.

- C. Temporary exclusion fencing, when required, shall be installed and maintained between project work areas and adjacent preserved habitat during all work activities prior to the installation of California Tiger Salamander permanent exclusion barriers. Exclusion fencing will consist of silt fabric, plywood, aluminum, or other USFWS-approved material. The base of the fence will be buried a minimum of 3 to 5 inches in the ground to prevent animals from crawling under and be a minimum of 3 feet in height above ground. The fence will be pulled taut at each support to prevent folds or snags. Support poles will be located on the inside of the exclusion area.
- D. Permanent fencing will be installed to exclude California Tiger Salamander from entering the project footprint area. Permanent fencing will either consist of a 90-degree cement curb measuring at least 5 inches aboveground or metal flashing measuring 6 inches aboveground and at least 4 inches underground. The permanent fencing will be erected around the perimeter of the project footprint.

During Construction:

- E. A biological monitor will be on-site during initial rough grading activities. The biological monitor shall be approved prior to work by the USFWS and CDFW. If CTS are unearthed during rough grading work shall cease and USFWS and CDFW will be contacted immediately by telephone for guidance and notified of the incident.
 - F. All work will occur during normal daylight working hours.
 - G. A worker awareness program will be presented to all construction personnel before they start work on the Proposed Project. The program shall summarize relevant laws and regulations that protect biological resources, discuss sensitive habitats and special-status species with the potential to occur in the work zone, explain the role and authority of the biological monitors, and review applicable avoidance measures to protect listed species and habitats.
 - H. All equipment will be maintained such that there will be no leaks of machine fluids such as gasoline, diesel, or oils. A Spill Response Plan will be prepared,
 - I. Hazardous materials such as fuels and oils will be stored in sealable containers in a designated location that is at least 100 feet from any aquatic habitat.
 - J. No substances toxic to aquatic life shall be discharged or allowed to leach into an aquatic habitat. Every reasonable precaution to protect aquatic habitats from pollution with fuels, oils, bitumens, calcium chloride, dust suppressants, and other harmful materials shall be implemented.
46. The initial biological study performed in June 2016 did not observe the presence of the oak titmouse on the project site; however, Brewer's black birds were observed nesting in the trees on the site. Nesting birds could be present in trees on the site in the future. The applicant has included as a part of their project that Site Development Permit SDP15-004 will be conditioned to perform nesting bird surveys prior to grading or construction activities on the project site as follows:

Prior to commencing construction work on the project site between February 1st and September 15th, a survey shall be completed by a qualified biologist to include examination of all nesting habitat for migratory non-game birds and raptors. The survey shall include the entire project site and areas within 500 feet of the project site boundary to the extent these areas can be viewed without trespassing on private property. The survey shall be conducted

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not more than 10 days prior to commencement of construction. If nesting non-listed raptors are identified during the surveys, a no disturbance buffer of at least 500 feet around the nest tree shall be delineated and observed. If active nests of migratory birds are identified by the survey, a no disturbance buffer of at least 250 feet around the nest shall be delineated and observed. No construction activities shall occur within the buffer area until it is determined by a qualified biologist that the young have fledged (left the nest) and are no longer reliant upon the nest or parental care for survival. If the survey identifies an active nest of a listed species, no construction activities associated with the project shall commence until after consultation with the California Department of Fish and Wildlife and implementation of appropriate avoidance measures have been implemented and approved by the Department of Fish and Wildlife.

47. The project applicant has proposed to place the wetland habitat areas and a portion of the site containing blue oak trees into O (Open Space) zoning. The total O zoning proposed by the applicant is 1.6± acres.

Oak Woodland

48. Public Resources Code Section 21083.4 requires oak woodland mitigation for any project where the conversion of oak woodlands results in a significant impact to the environment. The County of Tuolumne in consultation with the California Department of Fish and Wildlife defines “oak woodland as an area with 10 percent oak canopy cover.” The project site has a small group of blue oak trees in the northeast portion of the site; however, there less than 10% oak canopy; therefore, no oak woodland mitigation is required for this project. The project applicant has voluntarily chosen to include the majority of the blue oak trees in the 1.6± acres proposed to be zoned O (Open Space). There is one blue oak tree measuring 24 inches diameter-at-breast height on the project site which will be incorporated into the area proposed to be zoned O and preserved.
49. There is currently a mobilehome, two sheds and recreational vehicles located in the area proposed to be placed into the O zoning district. Pursuant to Section 17.58.010 of the Ordinance Code, these structures can continue to exist in the O zoning district as nonconforming uses.

Air Quality

50. Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006 (Núñez, Chapter 488, Statutes of 2006) requires a reduction in California’s greenhouse gas emissions to 1990 levels by 2020. AB 32 also required the California Air Resources Board (ARB) to develop a policy plan for reaching the 2020 emissions target and to adopt and enforce regulations to implement the plan. The resulting AB 32 *Climate Change Scoping Plan* (herein referred to as “Scoping Plan”) was adopted by ARB in December 2008.
51. In conjunction with the Tuolumne Tomorrow Blueprint Planning Project, the Tuolumne County Transportation Council hired Rincon Consultants, Inc. to prepare a countywide Greenhouse Gas Study. The study was completed in January 2012 and presents the results of a countywide (including both incorporated and unincorporated areas) GHG emissions inventory, which evaluated existing (2010) GHG emissions. It also identified measures which land use project applicants can implement to reduce GHG emissions consistent with AB 32.
52. To assist project applicants with determining whether a proposed project’s GHG emissions are consistent with AB 32 and the countywide reduction target, the study provides two sets of screening criteria. If a project meets either set of screening criteria, then the lead agency or project applicant would not need to perform an assessment of the project’s GHG

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emissions.

53. For projects that do not meet either set of screening criteria, the Tuolumne County Greenhouse Gas Study identifies a project-level GHG emissions threshold of 4.6 MT CO₂e (carbon dioxide equivalent) per service population (the sum of the number of jobs and the number of residents provided by a project) per year that can be applied evenly to future land development applications countywide to ensure that new development reduces its share of emissions consistent with AB 32 and the countywide reduction target. This project-level - threshold is presented along with guidance on how to calculate a project's potential GHG emissions and determine whether it meets the project-level GHG emission threshold, and measures to reduce emissions if necessary.
54. If a proposed project *either* is equal to or less than the project size screening criteria in Table 5-8 of the GHG study, *or* incorporates *all* of the measures identified in Table 5-9 (P-1 through P-4) of the GHG study, then a project specific assessment is not required.

Table 5-8. Project Screening Criteria by Project Size and Type

Single Family	4 parcels
Apartment, Condo, Townhouse	8 dwelling units
Commercial/Retail	2,000 square feet
Industrial	5,000 square feet
*Note: These screening criteria represent the maximum operational size of a project by land use type.	

Table 5-9. Project Screening Criteria by Project Features

P-1: Project exceeds the California Energy Code requirements by 15 percent, based on the 2008 Energy Efficiency Standards requirements, through the installation of energy efficient design, lighting, equipment, appliances, or solar photovoltaic panels that provide 15 percent or more of the project's energy needs.
P-2: Project does not include fuel oil as a heating source.
P-3: Project provides dedicated and accessible recycling and green waste bins with instructions/education program explaining how to use the bins, what can go into each bin, and the importance of recycling.
P-4: Project (non-residential only) provides designated parking for any combination of low-emitting, fuel-efficient and carpool/vanpools vehicles at 10 percent of the total spaces, consistent with the 2010 California Green Building Standards Code Tier 1 measure (Table A5.106.5.1.1).
*Note: A project using this screening criteria table must incorporate all project features (P-1 through P-3 for residential, and P-1 through P-4 for non-residential) listed above.

55. The current project does not meet the criteria to be exempt from requiring a greenhouse gas analysis in Table 5-8 because the proposed buildings exceed a total of 2,000 square feet. However, the applicant has included the Project Screening Criteria by Project Features found in Table 5-9 as part of the project description for the proposed project.
56. The 2013 California Building Code requirements exceed the 2008 Energy Efficiency Standards by more than 15%; therefore, this measure will not be attached to Site Development Permit SDP15-004.
57. The applicant has proposed that the project will prohibit the use of fuel oil as a heating source, provide on site recycling and green waste bins and provide 10 percent of the required amount of parking spaces, for low emitting, fuel-efficient and/or carpool/vanpool parking only. These requirements will be made Conditions of Approval for Site Development Permit SDP15-004.

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Utilities

58. Pursuant to Section 17.36.010 of the Tuolumne County Ordinance Code, development within the C-S zoning district shall have paved roads and follow applicable Federal, State and local regulations concerning the provision of water and sewage disposal to serve the development. The project site is provided public water from the Lake Don Pedro Community Services District. The site contains an existing on-site sewage treatment and disposal system which will serve the development.

Lake Don Pedro Community Services District

59. The Lake Don Pedro Community Services District (LDPCSD) is currently providing public water to the existing recreational vehicle park on the project site. No public sewer is available in this area of Lake Don Pedro.
60. Water usage is calculated based on the Equivalent Single-Family Residence (ESFR), which is 264 gallons per day (GPD) per single-family residence (calculated as an annual average); i.e. a single-family residence has an ESFR of 1.0. Water usage per building is based on TUD's *Water Rules and Regulations and Wastewater Ordinance Exhibit A*.
61. TUD has provided actual water consumption table for the Jamestown Dollar General store which is similar in size as the proposed commercial store with installed landscaping as follows:

	Cubic feet	Gallons	Per Day	ESFR
SEP/OCT 2015	2,092	15,648	261	0.99
JUL/AUG 2015	2,069	15,476	258	0.98
MAY/JUNE 2015	2,056	15,379	256	0.97
MAR/APR 2015	2,268	16,965	283	1.07
JAN/FEB 2015	1,377	10,300	172	0.65

(1 cubic foot is the equivalent of 7.48 gallons)

The average of the 2015 figures of water usage for the Jamestown Dollar General store is 0.93 ESFR, which is less water usage than a single-family residence. The site currently contains an RV Park approved for the operation of seven RV spaces. The proposed new commercial store would use significantly less water than the existing RV Park.

62. The applicant must provide plans and specifications to the satisfaction of the Lake Don Pedro Community Services District which details the estimated daily, annual and peak water flow needs, including fire flow. The plans must detail the location and sizes of the water service lines necessary for the building, backflow prevention devices, meters and other major appurtenances. The applicant is required to pay the necessary plan review, construction inspections, connection and capacity fees detailed in the District's Water Rules and Regulations in effect at the time of the water service application. The applicant will be required to pay the cost for any planning, design, or construction of new or upgraded water mains, or service lines, necessary to provide adequate water supply and fire flow to the project.

Visual Quality

63. The front of the building facing State Highway 132 will be constructed of 8" split face concrete masonry units. This siding will continue on the sides of the building, but only to a height of approximately 3 feet. The sides and rear of the building will primarily have pre-finished metal panel siding. The concrete masonry unit and metal panel siding will be

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painted beige (SMP Cool Paint System “Sandstone” SRI 69). The front of the building will be topped with a parapet painted brown (SMP Cool Paint System “Burnished Slate” SRI 31). This color will also be used on the gutters and downspouts. Metal trellises will be placed on the long sides of the building and painted black (Sherwin Williams “Iron Ore” SW 7069). Metal awnings will be placed above the trellises on the Las Palmas Way side of the building to enhance the visual appearance of the building. A color rendering of the elevations is included at the end of this report.

64. There will be a single attached sign stating “Dollar General” located in the center of the parapet above the front entrance to the building facing State Highway 132. A detached sign is proposed to be placed in the southwest corner of the site. The detached sign will be placed on a black 19-foot tall metal pole. The sign will be 32± square foot in area and interior illuminated. The background color of the sign will be yellow with black lettering that states “Dollar General”. Site Development Permit SDP15-004 will be conditioned to turn off the illuminated signs one hour following the store closure at 10:00 p.m.
65. The building’s roof will be flat. HVAC units will be located on the south side and rear of the building and will be screened from State Highway 132 and Las Palmas Way by roof parapets. A refuse enclosure is proposed in the northeast corner of the parking lot. It will be screened by 6’-2” tall chain link fence with tan colored slats.
66. The portion of State Highway 132 adjacent to the project site has not been designated as a scenic route pursuant to Implementation Program 4.I.b and Figure 4.2 of the Tuolumne County General Plan. The *Tuolumne County Guidelines for Development Along Scenic Routes* was adopted on May 26, 1998, but does not apply to the project site.
67. Designation of additional Scenic Routes can only be approved by the Board of Supervisors after consent of the owners of a minimum of 51% of the property area and 51% of the owners of the property affected by the proposed Scenic Route. The determination of the consent of the property owners for the designation of a Scenic Route is based upon each parcel having one vote. Landscaping will be required, pursuant to Section 15.28 of the Tuolumne County Ordinance Code to help screen the buildings and parking areas, as stated in the Landscaping section of this report.

Lighting

68. Exterior lighting is proposed to be attached to the building. Exterior lighting has the potential to distract or otherwise create a nuisance for motorists along State Highway 132, Las Palmas Way or neighboring properties. Therefore, the project will be conditioned so that the lighting on the proposed building does not interfere with motorists traveling along any of the roadways adjacent to the project site or neighboring properties. A lighting plan will be required to be submitted for approval. All exterior lighting will be required to be low level, low intensity, and shielded to prevent glare to surrounding parcels and adjacent roadways. All lighting on the project site will be required to meet *DarkSky Standards* to minimize disturbance to neighboring properties. The parking lot lights, the building and signs will be set on a timer to turn on at dusk and turn off 1 hour after the store closes. The proposed store hours of operation are 8:00 a.m. until 10:00 p.m. seven days a week. Some, but not all, of the lighting attached to the building will also be set on timers. The lighting plan will be reviewed and approved by the Planning Division of the Community Resources Agency prior to the issuance of a Building Permit.

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Cultural Resources

69. A cultural resource study, entitled *An Historical Resources Survey for the Proposed Dollar General Project, Located at 14370 Las Palmas Way (APN75-030-13) La Grange, Tuolumne County, California*, was completed on March 18, 2016, by Eileen Barrow of Tom Origer & Associates, of Rohnert Park, California. No historical resources were located within the survey area.

The study's recommendations regarding subsurface resources are as follow:

1. If archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the find. Prehistoric site indicators include: obsidian and chert flakes, chipped hand tools, grinding and mashing implements, dark midden soils, bone and shell remains and fire-affected stones. Historic period site indicators include: fragments of glass, ceramic and metal objects, milled and split lumber, structure and feature remains such as building foundations and discrete trash deposits.
2. If human remains or bones of any type are found, the stipulations set forth in Title 14 Code of California Regulations Section 15064.5 shall be followed. Work shall cease in the area of the find(s) until qualified individuals (County Coroner by law, in practice a qualified archaeologist or forensic anthropologist working with the local Indian community) have determined that the bone is human and archaeological in nature. If the bone is human and archaeological, the project applicant shall consult with a representative of the local Native Americans in order to ascertain appropriate treatment of human remains.

The recommendations found in the cultural resource study are consistent with Section 14.010.150 of the Tuolumne County Ordinance Code and will be incorporated into the Conditions of Approval for Site Development Permit SDP15-004.

Traffic

70. Pursuant to Section 3.54 of the Tuolumne County Ordinance Code the proposed store is high volume retail with an estimated 20 daily vehicle trips per 1,000 square feet of building. The building is proposed to be 9,100± square feet in size. The expected daily vehicle trips are as follows:

$$9,100 \text{ Ft}^2 \times 20 \text{ VTPD} / 1,000 \text{ Ft}^2 = 182 \text{ Vehicle Trips Per Day}$$

The proposed 9,100± square foot building was reviewed by Caltrans and the Engineering Division of the Community Resources Agency who did not require a Traffic Study due to the expected low volume of daily vehicles trips. For a Traffic Study to be required by the Engineering Division, the peak afternoon trips would need to be greater than 50 vehicle trips per hour, or greater than 500 vehicle trips per day. The information for Traffic Studies is found in the *Guide for the Preparation of Tuolumne County Traffic Impact Studies*. Caltrans uses similar criteria to determine when a Traffic Study is warranted.

71. General Plan Implementation Program 2.B.g requires, when appropriate and warranted, new development to contribute to, or construct bicycle and pedestrian facilities. The Site Development Permit has been conditioned to include a bicycle rack to be placed in front of the store.
72. No direct access is proposed from State Highway 132. Two driveways are proposed from Las Palmas Way to serve the development. An encroachment permit will be required from the Engineering Division of the Community Resources Agency prior to any road

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improvements or utility installation within the County road right-of-way of Las Palmas Way. An encroachment permit from Caltrans is required for any work in or adjacent to the State Highway 132 right-of-way.

73. The Tuolumne County road system was evaluated in 1996 using a countywide traffic circulation system model to determine the operating level of service rating on all arterial and collector roads. The level of service, or LOS, of roadways is a qualitative measure of the operating conditions on a section of roadway. It is defined by the motorists' perception of their mobility and comfort. In general, LOS "A" through "C" indicates minimal or acceptable delays. LOS "D" represents high density stable flow with motorists feeling noticeable intolerable delays, and LOS "F" means the traffic volume is higher than the capacity of the roadway so queuing will occur and there will be excessive delay and stop and go conditions through the queue until the demand level drops off.
74. Implementation Program 2.A.h of the Tuolumne County General Plan establishes acceptable Levels of Service for the County's Roadway System. Arterial and Major Collector roadways, shall maintain a minimum level of service of LOS C, except within one-half mile of similarly classed highways where the standard shall be LOS D. The minimum peak hour LOS standard for intersection of major collector roads and arterial highways shall be LOS D.
75. Under existing conditions, the street system immediately adjacent to the proposed project delivers peak hour traffic conditions that meet adopted Tuolumne County standards for Level of Service. The State Highway 132/Las Palmas Way intersection operates at LOS A in the a.m. and LOS A in the p.m. peak hour. The proposed Dollar General store is estimated to generate less than 50 peak hour vehicle trips and approximately 182 vehicle trips per day.

Engineering Division

76. The Engineering Division has advised that all traveled ways and parking areas on the project site must be paved pursuant to Section 17.60.070(C) of the TCOC. A retention/detention basin, sedimentation basin, grease traps or similar devices will be required to filter surface runoff from paved travel ways and parking areas prior to discharge into the natural drainage system to minimize degradation. If an on-site retention/detention system is used, the basin may be proposed as subsurface under the parking lot.
77. Additional comments state the need for a grading permit, grading plan, drainage study, drainage plan, and parking lot control plan. All comments from the Engineering Division have been incorporated into the proposed conditions for Site Development Permit SDP15-004.

California Department of Transportation (Caltrans)

78. Caltrans reviewed the proposed construction of a commercial store near the intersection of State Highway 132 and Las Palmas Way in Lake Don Pedro. Caltrans recommends payment of the Traffic Impact Mitigation Fees to mitigate the cumulative impacts of project vehicle trips to local roads and the State Highway System. Caltrans also provided the following comments: *State Highway 132 at this location is not a STAA (Surface Transportation Assistance Act of 1992) truck route.* The STAA allows large trucks that meet the minimum standards provided by the Federal Highway Administration to operate on roads and highways that are a part of the National Network approved by the Federal Highway Administration.
79. Caltrans provided information that while State Highway 132 is not a STAA route, it is a California legal truck route with a 30-foot kingpin-to-rear-axle advisory. The applicant was advised to evaluate the existing geometrics of the State Highway 132 and Las Palmas Way

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intersection for the design of their delivery trucks. Any intersection improvements needed for their delivery trucks would need to obtain an encroachment permit from Caltrans.

80. Caltrans also provided the following comments: *the increase of impervious area on the project site including areas within State and County rights of way may have an impact on the net storm water runoff flowing into State facilities on State Highway 132. The applicant needs to ensure that the existing State Highway 132 facilities will not be significantly impacted by this project. The development will need to attenuate post-construction peak flows for storm recurrence intervals (10 and 100-year storms) to pre-construction peak flows. A drainage study would be needed to assess these impacts and ensure there would not be adverse impacts to State facilities. The applicant should provide calculations for all drainage and drainage systems involved in this project to demonstrate that there is no increase in volume or timing of peak discharge. The applicant should also demonstrate that post-construction water quality is a good as pre-construction levels.* Site Development Permit SDP15-004 has been conditioned to conduct a drainage study that meets Caltrans and County requirements.

81. Construction activities that would encroach into the State Highway 132 right-of-way would require issuance of an encroachment permit by Caltrans. Storm water permitting must be submitted with an encroachment permit application. Caltrans' storm water permit does not address activities performed under encroachment permits. The storm water permitting for the project should address construction activities within the State highway right-of-way under the encroachment permit. Caltrans may require the following information:
 - a. A survey report prepared by a qualified archaeologist. A qualified archaeologist must meet the Secretary of the Interior Standards to conduct an archaeological investigation and prepare an archaeological survey report.
 - b. Provide Section 404, 401, and 1602 permits if waters of the United States are being impacted within the State Highway 132 right-of-way. Documentation should also address sensitive species impacts or the need for tree removal within the State Highway 132 right-of-way.
 - c. Storm water permitting must be submitted with an encroachment permit application. Caltrans' storm water permit does not address activities performed under encroachment permits. The storm water permitting for the project should address construction activities within the State highway right-of-way under the encroachment permit. Show pre and post construction runoff from the site for 10 years and 100 year storm events. Provide calculations for all drainage and drainage systems involved in this project, including the State's drainage system, to demonstrate that there is no increase in volume or timing of peak discharge. The applicant should demonstrate post construction water quality is a good as pre-construction levels.

Traffic Impact Mitigation Fee

82. The Tuolumne County Board of Supervisors has determined that projects of this type contribute cumulatively to the significant adverse impacts on the County's circulation system. To mitigate this impact, the project proponent or subsequent developer shall pay an appropriate Traffic Impact Mitigation Fee (TIMF) prior to issuance of a Certificate of Occupancy pursuant to Section 3.54.040 of the Tuolumne County Ordinance Code. Based on the usage of the building as high volume retail, the current fee is \$9,120 per 1,000 square feet. The total fee at the current rate would be \$82,992. The final TIMF fees will be calculated and due prior to the issuance of a Certificate of Occupancy by the Building and Safety Division.

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Advisory Agencies

83. Several Advisory Agencies were notified of the project including the Building and Safety Division, Engineering Division, Survey Division, and Environmental Health Division of the Community Resources Agency as well as the Fire Prevention Division of the Tuolumne County Fire Department. The following comments were received:

Environmental Health Division

84. The Environmental Health Division provided comments on the regulations guiding food facilities and the handling of hazardous materials. The existing on-site sewage treatment and disposal system needs to be evaluated pursuant to Chapter 13.08 of the Tuolumne County Ordinance Code. A Will Serve letter must be provided from the Lake Don Pedro Community Services District agreeing to supply potable water to the retail commercial building. These requirements have been made Conditions of Approval for Site Development Permit SDP15-004.

Fire Prevention Division

85. The Fire Prevention Division reviewed the proposed project. Regulations applicable to the project have been added to Site Development Permit SDP15-004 regarding fire flow, hydrants, and access requirements.

Solid Waste Division

86. The Solid Waste Division reviewed the proposed project and noted that the Mandatory Commercial Recycling Law (Assembly Bill 341) requires all businesses that generate 4 cubic yards of solid waste per week to recycle and requires all multi-family dwellings of five units or more regardless of the amount of waste generated to recycle. The options for recycling are:
- Subscribe to the recycling service provided by the franchisee hauler for that collection area.
 - Self-haul recyclables to a recycling center
 - Donate recyclables to a charitable cause

The project has been conditioned to require refuse facilities for the storage of solid waste and recyclable materials.

Central Sierra Environmental Resource Center (CSERC)

87. CSERC stated that they are not aware of any major issues related to the construction of a Dollar General store on Las Palmas Way, in Lake Don Pedro. They felt the location was appropriate since the site has been previously disturbed by the development of a recreational vehicle park. CSERC did express concerns over potential parking lot runoff into the intermittent stream and wetland areas. CSERC recommended the use of "green infrastructure" to filter storm water runoff, such as vegetated swales, rock swales, rain gardens, permeable paving, storm water capture, and vegetated filter strips. They also recommended the use of landscaping that is drought tolerant and to utilize native species of plants. CSERC is also concerned about the negative effect of lighting on the project site and suggests all lighting should be pointed downward to reduce glare onto neighboring properties.

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88. The project applicant has proposed the use of rock swales to filter parking lot runoff. All landscaping on the site must meet Section 15.28 of the Tuolumne Ordinance Code relating to the use of drought tolerant plants and the use of native plant species. A lighting plan will be required to be submitted for review and approval. All lighting on the project site will be required to meet *DarkSky Standards* to minimize disturbance to neighboring properties and the State Highway 132 corridor.

Tuolumne County Historical Society (TCHS)

89. The TCHS response stated that although they are not in favor of another Dollar General store in Tuolumne County, they feel there is probably a need for some retail development in the Lake Don Pedro area. The TCHS stated that the proposed 96 square foot detached sign is too large for a rural area, to utilize downward pointing lighting and landscaping. Since the initial project notice was mailed out, the applicant has proposed a smaller 32± square foot detached sign consistent with Chapter 17.62 of the Tuolumne County Ordinance Code.

Tuolumne Heritage Committee

90. The Tuolumne Heritage Committee response stated that instead of a pole sign, the detached sign should be a monument sign with a rock base and to utilize landscaping to be more visually pleasing. The applicant has proposed to reduce the size of the detached pole sign to 32± square feet, no greater than 20 feet in height with interior lighting. The applicant feels that a pole sign would have greater visibility to travelers on Highway 132 than a monument sign.

The Committee stated the attached signage on the building should be similar to that utilized for their Jamestown store: individual letters stating "Dollar General". The building design should be visually pleasing since State Highway 132 leads to touring areas. The applicant is proposing the attached signage be individual letters stating "Dollar General" in yellow, with interior illumination.

PREPARED BY: Renee Hendry, Planner II

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CONDITIONS OF APPROVAL SITE DEVELOPMENT PERMIT SDP15-004 FOOTHILL LAND DEVELOPMENT, LLC.

General Conditions:

1. PD As a condition of the grant of approval of this Permit, and as a continuing condition of approval of the Permit, developer/permittee/applicant/property owner/subdivider, and the successor in interest shall defend, indemnify, save and hold harmless the County of Tuolumne, its elected and appointed officials, officers, agents, employees and volunteers from any and all claims, actions, proceedings, or liability of any nature whatsoever (including attorney's fees and costs awards) arising out of, or in connection with the County's review or approval of the application or project on which this condition is imposed, or arising out of or in connection with the acts or omissions of the above described person, and his/her/its agents, employees, or contractors, during any work performed in connection with the application or project. With respect to review or approval, this obligation shall also extend to any effort to attack, set aside, void, or annul the approval of the project including any contention the project approval is defective because a county ordinance, resolution, policy, standard, or plan is not in compliance with local, state or federal law. With respect to acts or omissions of the above described person and his/her/its agents, employees, or contractors, the obligation hereunder shall apply regardless of whether the County prepared, supplied, or approved plans, specifications or both. If the defense right is exercised, the County Counsel shall have the absolute right to approve any and all counsel employed to defend the County. To the extent the County uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, the above described person will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at its regular rate for non-County agencies, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action, or proceedings. For any breach of this obligation the County may, without notice, rescind its approval of the application or project to which this covenant/condition is attached. (TCOC, Section 17.68.150)

2. ED A grading permit shall be obtained from the Engineering Division of the Community Resources Agency prior to any grading activity. (TCOC, Section 12.20.050)

Conditions to be met prior to the issuance of a Grading or Building Permit:

3. SUR/PD 1.6± acres of O (Open Space) zoning, including the old growth blue oak and the 0.21± acre wetland areas on the site, shall be adopted by the Board of Supervisors to protect biological resources. (Project Description)

4. ED A grading plan shall be submitted to the Engineering Division of the Community Resources Agency for review and approval. (TCOC, Section 12.20.100)

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5. ED A Drainage Plan shall be submitted to the Engineering Division of the Community Resources Agency for review and approval to address the following:
- a. The entire project site including the parking lot drainage.
 - b. The increased runoff to downstream drainages, culverts and adjacent property.
 - c. A retention/detention basin, sedimentation basin, or similar devices shall be installed to filter surface runoff from paved travel ways and parking areas prior to discharge into the natural drainage system to minimize degradation. If an on-site retention/detention system is used, the basin may be proposed as subsurface under the parking lot.
- (TCOC, Chapter 12.20)
6. ED Provide proof that slope and drainage easements have been obtained or provided in such locations as necessary to accommodate cut and fill slopes, setbacks, and flow from the site. Also provide a 15-foot drainage easement along all existing pipes that are not located within a road and public utility easement. (TCOC, Section 17.68.150)
7. ED A commercial encroachment permit shall be obtained from the Engineering Division of the Community Resources Agency for the two driveways and any work within and access onto the County road right-of-way along Las Palmas Way. (TCOC, Section 12.04.010)
8. ED A Utility Encroachment Permit shall be obtained from the Engineering Division prior to any utility installation within the County road right-of-way. (TCOC, Title 12)
9. ED Submit to the State Water Resources Control Board Storm Water Permitting Unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit (California's National Pollutant Discharge Elimination System (NPDES) General Permit for construction related storm water discharge) for the disturbance of one acre or more. Commercial and industrial developments may require an NOI even if less than one acre and should be submitted to SWRCB. Obtain coverage under the General Permit or an exemption from requirements. (Federal Water Pollution Control Act, State Water Resources Control Board)
10. ED Submit proof of an encroachment permit from the California Department of Transportation (Caltrans) for any work in or immediately adjacent to the State Highway 132 right-of-way to the Engineering Division of the Community Resources Agency. Caltrans has commented that the following may be required as part of the encroachment permit application:
- a. A survey report prepared by a qualified archaeologist. A qualified archaeologist must meet the Secretary of the Interior Standards to conduct an archaeological investigation and prepare an archaeological survey report.
 - b. Provide Section 404, 401, and 1602 permits if waters of the United States are being impacted within the State Highway 132 right-of-way. Documentation should also address sensitive species impacts or the need for tree removal within the State Highway 132 right-of-way.

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- c. Storm water permitting must be submitted with an encroachment permit application. Caltrans' storm water permit does not address activities performed under encroachment permits. The storm water permitting for the project should address construction activities within the State highway right-of-way under the encroachment permit. Show pre and post construction runoff from the site for 10 years and 100 year storm events. Provide calculations for all drainage and drainage systems involved in this project, including the State's drainage system, to demonstrate that there is no increase in volume of timing of peak discharge. The applicant should demonstrate post construction water quality is a good as pre-construction levels.

(TCOC, Section 17.68.150)

11. PD/BD

The plans submitted with the Building Permit application shall indicate the following information:

- All structures on the project site shall receive public water from the Lake Don Pedro Community Services District.
- The sides and rear of the building shall primarily have pre-finished metal panel siding. The concrete masonry unit and metal panel siding shall be painted beige (SMP Cool Paint System "Sandstone" SRI 69).
- The front of the building shall be topped with a parapet painted brown (SMP Cool Paint System "Burnished Slate" SRI 31). This color shall also be used on the gutters and downspouts.
- Metal trellises shall be placed on the long sides of the building and painted black (Sherwin Williams "Iron Ore" SW 7069).
- All signage shall be consistent with the signs approved by the Planning Commission on _____, 2016.
- Structures on the project site shall not utilize fuel oil as a heating source.
- A plot plan supplement showing the location and design of refuse facilities for the storage of solid waste and recyclable materials. All refuse facilities must be enclosed by fencing.
- All HVAC units shall be located out of sight of State Highway 132 and Las Palmas Way. Integrate any roof-mounted mechanical equipment into appropriate roof features, such as parapets, dormers and cupolas. Mechanical equipment shall be screened and match the design of the principle building in color and architecture. Locate utility meters and equipment out of view from the street or suitably enclose them.
- Fuel oil cannot be used as a heating source.
- The property owner shall provide accessible recycling and green waste bins with instructions/education program explaining how to use the bins, what can go into each bin, and the importance of recycling to patrons.
- All exterior lighting shall be required to be low level, low intensity, and shielded to prevent glare to surrounding parcels and adjacent roadways. All lighting on the project site shall be required to meet *DarkSky Standards*.

(TCOC, Section 17.68.150)

12. ED/BD/PD

A parking area plan shall be submitted to the Engineering, Building and Safety, and Planning Divisions of the Community Resources Agency for review and approval. Plans shall address internal traffic circulation, parking stall layout and include necessary striping, marking and signing. The parking

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lot control plan shall provide commercial driveways and roads, a minimum of 20 feet in width, meeting the requirements of Title 11 of the Tuolumne County Ordinance Code. All parking areas and traveled ways on the site shall be paved, striped and lined in accordance with approved plans. A total of 40 parking spaces are required, including 2 handicapped accessible. 10 % of the total spaces shall be provided for any combination of low emitting, fuel-efficient and/or carpool/vanpool vehicles. The parking area plan shall be submitted in connection with the site grading and drainage plan. (TCOC, Title 11.16.020, CFC, Sections 902.2.3 and 902.2.2.4)

13. PD Submit a final Landscape Plan to the Planning Division of the Community Resources Agency for review and approval. The Landscape Plan shall be consistent with Chapter 15.28 of the Tuolumne County Ordinance Code. The Landscape Plan must demonstrate adequate screening of the building and parking areas from Las Palmas Way and State Highway 132. The landscape plan shall identify the existing vegetation to be retained, existing trees with 5" diameter at 4.5 feet above average ground level or larger to be removed, the location of proposed vegetation, the sizes and species of proposed plants, fences, planters and other landscape features, erosion control measures, the layout of the irrigation system, and any other information required by the Community Resources Director to determine compliance with the provisions of Chapter 17.28. (TCOC, Sections 15.28.010 and 17.68.150)
14. FPD The required fire flow for the proposed project shall be 2,500 gpm at 20 psi for two (2) hours with type V non-rated construction. Fire flow is determined by the square footage of the largest building on site including all horizontal projections. A reduction of up to 75% as approved is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire-flow shall not be less than 1,500 gallons per minutes. (CFC, Section 508.3)
15. FPD The required fire flow shall be on site, tested, and approved by Tuolumne County Fire Prevention Division prior to the issuance of any building permits. (TCOC, Chapter 15.20.010)
16. EH An application, plans and fees shall be submitted to the Environmental Health Division of the Community Resources Agency for the review and approval prior to the construction of any food facility. The plans shall be complete and demonstrate compliance with the California Retail Food Code. (CCR Title 21, Section 1010; CHSC Part 7; CRFC, Chapter 1 Sections 113700- 114437)
17. EH Submit a letter from the Lake Don Pedro Community Services District advising of its agreement to supply potable water to the commercial building. (CCR Title 24, Part 5, Section 601.1)
18. EH Prior to the issuance of a Building Permit, plans shall be submitted to the Environmental Health Division of the Community Resources Agency for review and approval of the commercial on-site sewage treatment and disposal system. The plans shall demonstrate compliance with Chapter 13.08 of the Tuolumne County Ordinance Code. (TCOC, Section 13.08.070)

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19. PD A hazardous Spill Response Plan shall be prepared prior to construction activities. (Project Description)

Conditions to be met prior to the construction phase of the proposed project:

20. PD Prior to commencing construction work on the project site between February 1st and September 15th, a survey shall be completed by a qualified biologist to include examination of all nesting habitat for migratory non-game birds and raptors. The survey shall include the entire project site and areas within 500 feet of the project site boundary to the extent these areas can be viewed without trespassing on private property. The survey shall be conducted not more than 10 days prior to commencement of construction. If nesting non-listed raptors are identified during the surveys, a no disturbance buffer of at least 500 feet around the nest tree shall be delineated and observed. If active nests of migratory birds are identified by the survey, a no disturbance buffer of at least 250 feet around the nest shall be delineated and observed. No construction activities shall occur within the buffer area until it is determined by a qualified biologist that the young have fledged (left the nest) and are no longer reliant upon the nest or parental care for survival. If the survey identifies an active nest of a listed species, no construction activities associated with the project shall commence until after consultation with the California Department of Fish and Wildlife and implementation of appropriate avoidance measures have been implemented and approved by the Department of Fish and Wildlife. (Project Description)
21. PD A qualified biologist shall survey the project footprint area for potential California Tiger Salamander (CTS) refuge (i.e., mammalian burrows). If no mammalian burrows are found then construction can proceed as planned; however, if mammalian burrows are encountered, then consultation shall be required with the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) for potential loss of CTS dispersal habitat. If replacement habitat areas are required, the minimum replacement area ratio shall be 1:1. (Project Description)
22. PD Environmentally sensitive areas shall be flagged or fenced by a qualified biologist to clearly delineate the extent of the construction area. All crews shall be provided a set of environmental drawings by a qualified biologist showing the locations of the known sensitive habitats. The plans shall also define the fencing installation procedure as described in **Condition 23**. The Project's special provisions package shall provide clear language regarding acceptable fencing material and prohibited construction-related activities, vehicle operation, material and equipment storage, and other surface-disturbing activities within sensitive habitats. (Project Description)
23. PD Temporary exclusion fencing shall be installed and maintained between the project work areas and the boundary of the O (Open Space) zoning district during all work activities. Temporary exclusion fencing shall consist of silt fabric, plywood, aluminum, or other United States Fish and Wildlife Service approved material. The base of the fence shall be buried a minimum of 3 to 5 inches in the ground to prevent animals from crawling under and be a minimum of 3 feet in height above ground. The fence shall be pulled taut at each support to prevent folds or snags. Support poles shall be located on the inside of the exclusion area. (Project Description)

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Conditions to be met during the construction phase of the proposed project:

24. ED/BD Prior to the construction of any site improvements or grading on the site, all property corners shall be monumented and clearly visible. Where a clear line-of-sight between lot corners does not exist, appropriate markers shall be set on the property line to identify the boundaries while construction is in progress. (TCOC, Chapter 12.20)
25. BD Hours of exterior construction on the project site shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Exterior construction shall be prohibited on Sunday and County holidays. (TCOC, Section 17.68.150)
26. APCD Secure burn permits from the Tuolumne County Air Pollution Control District and the California Department of Forestry and Fire Protection prior to burning vegetation on the site. Only clean dry vegetation shall be burned on the site on a California Air Resources Board declared permissive burn day. (California Health and Safety Code; California Public Resources Code Sections 41800 & 41802; General Plan, Implementation Program 12.D.d; TCAPCD Rules and Regulations, Regulation III)
27. ED/BD Property owner shall be responsible for dust abatement during construction and development operations. A water truck or other watering device shall be on the construction site on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day and at all other intervals, as need dictates, to control dust. (TCOC, Section 12.20.330)
28. ED/BD Exposed serpentine gravel is prohibited on the construction site unless completely enclosed by unrestricted material. (Health and Safety Code, Section 93106)
29. ED All soils disturbed by grading shall be reseeded or hydromulched or otherwise stabilized as soon as possible and before October 15 of the construction year, and emergency erosion control measures shall be utilized as requested by County officials. (TCOC, Chapter 12.20)
30. ED The property owner shall submit an erosion control plan to the Engineering Division of the Community Resources Agency for any construction to take place between October 15 and May 15 of any year. In the absence of such approved and implemented plan, all construction shall cease on or before October 15. (TCOC, Title 12)
31. PD If a cultural resource is discovered during the activities authorized by this Permit, the person in possession of the parcel for which the permit was issued and all persons conducting any activity authorized by this permit shall comply with the following provisions:
 - A. The person discovering the cultural resource shall notify the Community Resources Agency by telephone within 4 hours of the discovery or the next working day if the department is closed.

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- B. When the cultural resource is located outside the area of disturbance, the Community Resources Agency shall be allowed to photodocument and record the resource and construction activities may continue during this process. On parcels of two or more gross acres, the area of disturbance includes building pads, septic areas, driveways or utility lines, grading and vegetation removal, plus 300 feet. On parcels of less than 2 gross acres, the area of disturbance equals the boundaries of the parcel.
- C. When the cultural resource is located within the area of disturbance, all activities that may impact the resource shall cease immediately upon discovery of the resource. All activity that does not affect the cultural resource as determined by the Community Resources Agency may continue. A qualified professional, as defined in Section 17.04.657 of the Tuolumne County Ordinance Code, such as an archaeologist or an historian, shall be allowed to conduct an evaluative survey to evaluate the significance of the cultural resource.
- D. When the cultural resource is determined to not be significant, the qualified professional or Community Resources Agency shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the Community Resources Agency.
- E. When a resource is determined to be significant, the resource shall be avoided with said resource having boundaries established around its perimeter by a qualified professional archaeologist or historian or a cultural resource management plan shall be prepared by a qualified professional to establish measures formulated and implemented in accordance with Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) to address the effects of construction on the resource. The qualified professional shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the Community Resources Agency. All further activity authorized by this permit shall comply with the cultural resources management plan.

A cultural resource is any building, structure, object, site, district, or other item of cultural, social, religious, economic, political, scientific, agricultural, educational, military, engineering or architectural significance to the citizens of Tuolumne County, the State of California, or the nation which is 50 years of age or older or has been listed on the National Register of Historic Places, the California Register of Cultural Resources, or the Tuolumne County Register of Cultural Resources. (TCOC, Section 14.10.150)

32. AG

All hay, straw, hay bales, straw bales, seed, mulch or other material used for erosion control or landscaping on the project site shall be free of noxious weed seeds and propagules. Noxious weeds are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 6305, 6341 and 6461)

FOOTHILL LAND DEVELOPMENT, LLC.

33. AG All equipment brought to the project site for construction shall be thoroughly cleaned of all dirt and vegetation prior to entering the site, in order to prevent importing noxious weeds. (Food and Agriculture Code, Section 5401)
34. AG All material brought to the site, including rock, gravel, road base, sand, and top soil, shall be free of noxious weed seeds and propagules. Noxious weeds are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 6305, 6341 and 6461)
35. SW All solid waste from demolition or construction activities shall be disposed of at facilities authorized by the County Board of Supervisors by Resolution, including the Cal Sierra Transfer Station, the Pinecrest Transfer Station, or the Groveland Transfer Station. Solid waste that is not accepted at these facilities may be disposed of at an alternative facility that is permitted to receive the waste. (TCOC, Section 7.12.050)
36. PD A biological monitor shall be on-site during initial grading activities. The biological monitor shall be approved prior to work by the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW). If California Tiger Salamander are discovered during grading activities, all work shall cease and the USFWS and CDFW shall be contacted immediately by telephone for guidance and notified of the incident. (Project Description)
37. PD All work shall occur during normal daylight working hours. A worker awareness program for the California Tiger Salamander shall be presented to all construction personnel before they start work on the proposed project. The program shall summarize relevant laws and regulations that protect biological resources, discuss sensitive habitats and special-status species with the potential to occur in the work zone, explain the role and authority of the biological monitors, and review applicable avoidance measures to protect listed species and habitats. (Project Description)
38. PD All equipment shall be maintained so that there will be no leaks of machine fluids such as gasoline, diesel, or oils. (Project Description)

Conditions to be met prior to the issuance of a Certificate of Occupancy by the Building and Safety Division of the Community Resources Agency:

39. PD The final project shall meet all requirements mandated by federal, state or local law. Federal or state law may require additional obligations beyond those required by these conditions or local requirements, including additional analysis of environmental or other issues, over which the County has no control. (TCOC, Section 17.68.150)
40. ED Drainage improvements shall be installed in accordance with the approved drainage plan referenced in **Condition 5**. (TCOC, Section 17.68.150)
41. ED All grading, both on and off site, shall be completed in compliance with the Grading Permit issued by and the grading plans approved by the Engineering Division referenced in **Conditions 2 and 4**. (TCOC, Chapter 12.20)

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- 42. PD Bicycle racks shall be installed by the entrance of the building. (Project Description)
- 43. FPD A County Standard Dry Barrel Hydrant shall be available within 300 feet of the furthest portion of the proposed building measured by way of drivable access. The Tuolumne County Fire Department Fire Prevention Division shall approve all hydrant plans, locations and installations. (TCOC, Chapter 15.20)
- 44. FPD/ED Roads shall be provided within 150 feet of all portions of the exterior walls of the proposed buildings. The roads shall be constructed to have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. The roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. The configuration of the fire apparatus access roads shall be indicated on the site plan and approved by Tuolumne County Fire Prevention Division. (CFC, Section 503; TCOC, Title 11)
- 45. FPD For dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by the Tuolumne County Fire Department Fire Prevention Division. (CFC, Section 503)
- 46. BD All structures on the project site shall receive public water from the Lake Don Pedro Community Service District (LDPCSD). (TCOC, Section 17.68.150)
- 47. BD The applicable Traffic Impact Mitigation Fee shall be paid to Tuolumne County. (TCOC, Chapter 3.54)
- 48. FPD/BD Address numbers shall be displayed on a building or land in such a manner as to be visible from the street or road on which the building or land fronts. Where the building is located more than 50 feet from the main roadway, the number shall be displayed at the entrance of the driveway and be readable from both directions. The size of letters, numbers and symbols for addresses shall be a minimum of six inch letter height but shall not exceed twelve inches in height, five-eighth inch stroke, reflectorized, contrasting with background color of the sign. Addresses mounted to buildings shall use same size configuration and be illuminated. All numbers or signs shall be maintained in a neat and orderly manner so as to remain readable. (TCOC Sections 12.12.080(A)(3) and 12.12.080(A)(4); CFC, Section 505)
- 49. PD/ED/BD All parking areas and traveled ways shall be constructed in accordance with the approved parking plan referenced in **Condition 12**. (TCOC, Chapter 17.60)
- 50. PD/BD All construction on the site shall adhere to the site plan and exterior elevational drawings approved by the Tuolumne County Planning Commission on _____ 2016. Any significant deviation from the plans shall require approval of supplemental plans submitted by the property owner. (TCOC, Section 17.68.150)

FOOTHILL LAND DEVELOPMENT, LLC.

51. BD/PD Refuse storage facilities shall be constructed as shown on the plot plan supplement approved by the Community Resources Agency referenced in **Condition 11**. (California Code of Regulations, Title 14, Sections 17301-17317)
52. PD Exterior lighting of the parking areas and structures shall be installed as referenced in **Condition 11**. (TCOC, Section 17.68.150).
53. PD All landscaping shall be installed pursuant to the approved Landscape Plan referenced in **Condition 13**. If the installation of landscaping is not allowed due to drought then a security agreement may be entered into in lieu of planting prior to issuance of the Certificate of Occupancy. (TCOC, Chapter 15.28)
54. PD Irrigation systems for landscape vegetation shall be limited to low volume systems. (TCOC, Section 15.28.040(H))
55. PD All landscaped areas shall be mulched with materials, such as bark or wood chips, which promote water retention and reduce water loss from evaporation. (TCOC, Section 15.28.040(G))
56. PD Permanent fencing shall be installed to exclude California Tiger Salamander from entering the project footprint area. The permanent fencing shall either consist of a 90- degree cement curb measuring at least 5 inches aboveground or metal flashing measuring 6 inches aboveground and at least 4 inches underground. The permanent fencing shall be erected as directed by the project biologist. (Project Description)
57. PD A site inspection will be conducted by Community Resources Agency personnel to verify compliance with the conditions listed above. (TCOC, Section 17.68.150)

Conditions to be met after occupancy of the building. The owner of the property at the time of construction or use shall be responsible for compliance with the following conditions:

58. PD All landscaping on the site shall adhere to the approved Landscape Plan referenced in **Condition 13**. Any significant deviation from the plan shall require approval of a revised plan submitted by the property owner. Additional plantings may be necessary to maintain the visual buffer between the project site and State Highway 132. (TCOC, Sections 15.28.010 and 17.68.150)
59. PD Property owner shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety. (TCOC, Section 15.28.190)
60. AG The property owner shall maintain and implement an effective program for the monitoring and control of noxious weeds. Noxious weeds are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 5401 and 5402)

FOOTHILL LAND DEVELOPMENT, LLC.

61. PD The noise levels generated by the project shall be restricted to the following exterior noise limits as measured at the property line:

Zoning Classification of Receiving Property	Noise Level (dB) of Sound Source	
	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
MU, R-3, R-2, R-1, RE-1, RE-2, RE-3, RE-5, RE-10, C-O, C-1, C- S, BP	50 L _{eq.} (1 hour) ¹	45 L _{eq.} (1 hour) ¹

¹L_{eq.} 1 hour refers to the average noise level measured over a one hour period. (TCOC, Section 17.68.150)

62. SW Excepting disruptions in normal refuse collection schedules, refuse shall be allowed to remain on the premises for more than seven days unless it is satisfactorily composted, used as animal food, used as a soil amendment, or some other beneficial use, provided such uses do not create a nuisance. (TCOC, Section 8.050.035)
63. SW If the facility generates more than 4 cubic yards of solid waste per week then recycling is required. The options for recycling include: subscribe to the recycling service provided by the Franchisee hauler for that collection area, self-haul recyclables to a recycling center, or donate recyclables to a charitable cause. (PRC, Section 40502)
64. EH A permit shall be obtained from the Environmental Health Division of the Community Resources Agency, Certified Unified Program Agency for handling, use or storage of hazardous materials and/or hazardous waste on the site. (TCOC, Chapter 13.24; CHSC, Chapter 6.5 and 6.95; CCR, Titles 19 and 22)
65. EH Prior to the operation of any food facility, a permit shall be obtained from the Environmental Health Division of the Community Resources Agency. (CRFC, Part 7, Section 114381)
66. PD Hazardous materials such as fuels and oils shall be stored in sealable containers in a designated location that is at least 100 feet from any aquatic habitat. No substances toxic to aquatic life shall be discharged or allowed to leach into an aquatic habitat. Every reasonable precaution to protect aquatic habitats from pollution such as fuels, oils, bitumens, calcium chloride, dust suppressants, and other harmful materials shall be implemented. (Project Description)
67. PD The permanent exclusion fencing for the California Tiger Salamander shall be maintained in good condition. (Section 17.68.150)
68. PD All exterior lighting and signage shall be equipped with automatic timing devices. All outdoor lighting and signage shall be turned off one hour after

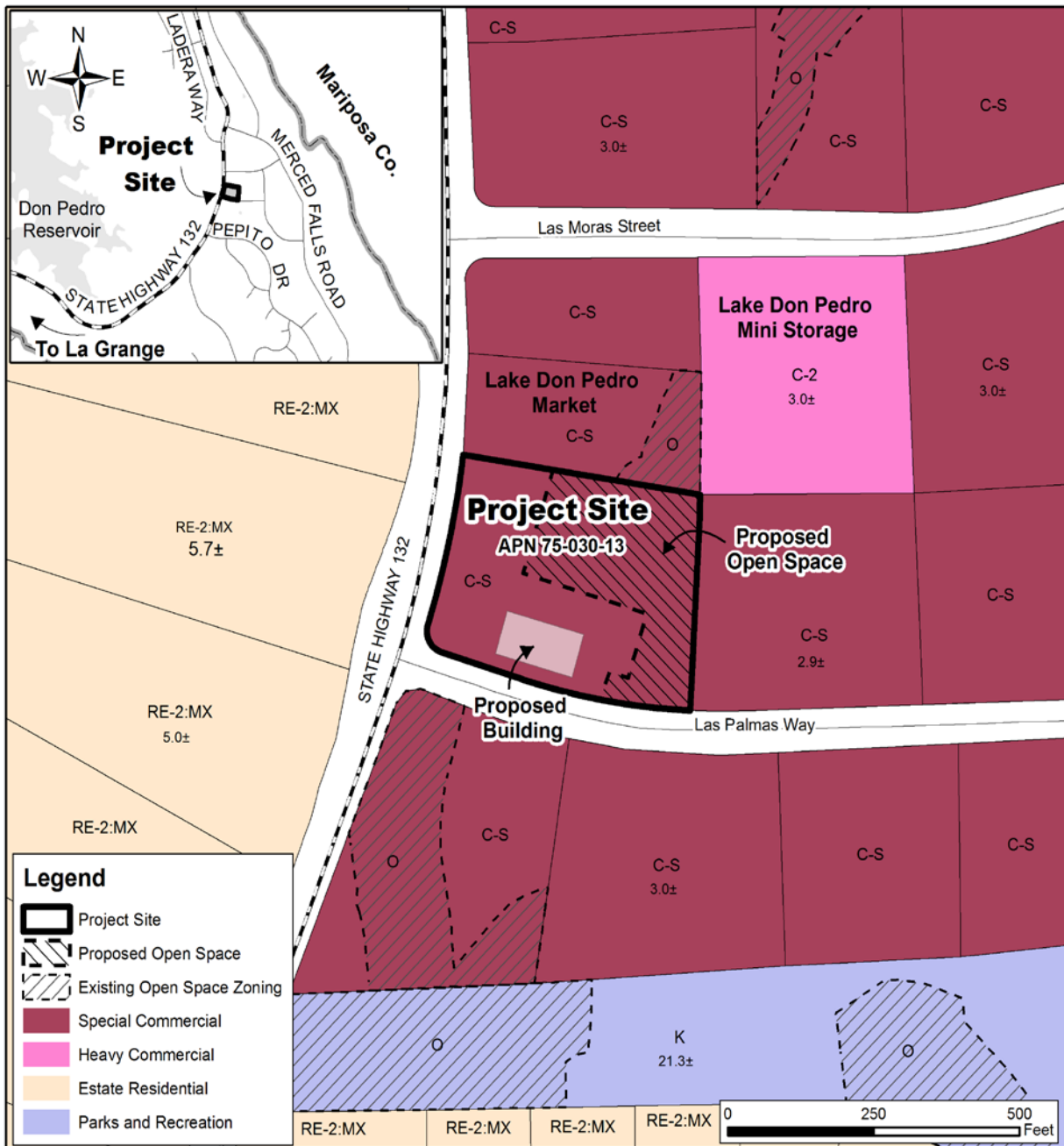
FOOTHILL LAND DEVELOPMENT, LLC.

the store closing at night, except: Outdoor lighting used for security purposes or to illuminate walkways, and parking lots may remain lighted after these hours when the lighting is activated by a motion sensor. The motion sensor controlled lighting shall turn on when activated and turn off within five minutes of inactivity. The motion sensor activated lighting shall not be triggered by any movement or activity located off the property. Any deviation to these restrictions must be submitted and approved by the Planning Division of the Community Resources Agency. (Section 17.68.150)

69. PD The commercial store shall be operated no longer than 8:00a.m. until 10:00 p.m., Monday through Sunday. Any significant changes shall be approved by the Director of the Community Resources Agency. (TCOC, Section 17.68.150)
70. PD The developer shall make a good faith effort to hire firms that are based in Tuolumne County and utilize suppliers and vendors whose primary place of business is in Tuolumne County. (TCOC, Section 17.68.150)

MONITORING PROVISION: A Notice of Action shall be recorded for Conditions 1 and 58 through 70 to notify all owners of this parcel of the conditions of this entitlement and these responsibilities. Any violations observed by the Community Resources Agency during regular site inspections or in response to complaints shall be referred to the agency having jurisdiction over the condition for resolution or referred to the Code Compliance Officer for enforcement. (Section 17.68.150)

FOOTHILL LAND DEVELOPMENT, LLC.



Owner: Foothill Land Development, LLC.

Applicant: Cross Development, Joseph Dell

APN: 75-030-13

3.4± Ac.

Existing: C-S; SC

Proposed: Rezone a 1.6± acre portion of the 3.4± acre parcel from C-S to O, and Site Development Permit to construct a 9,100± square foot commercial building.

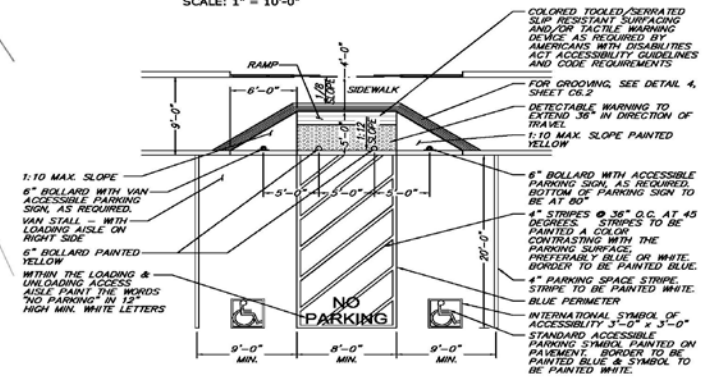
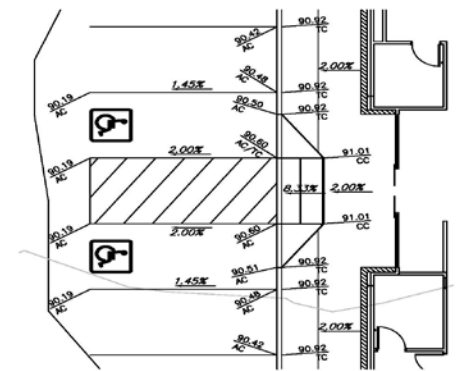
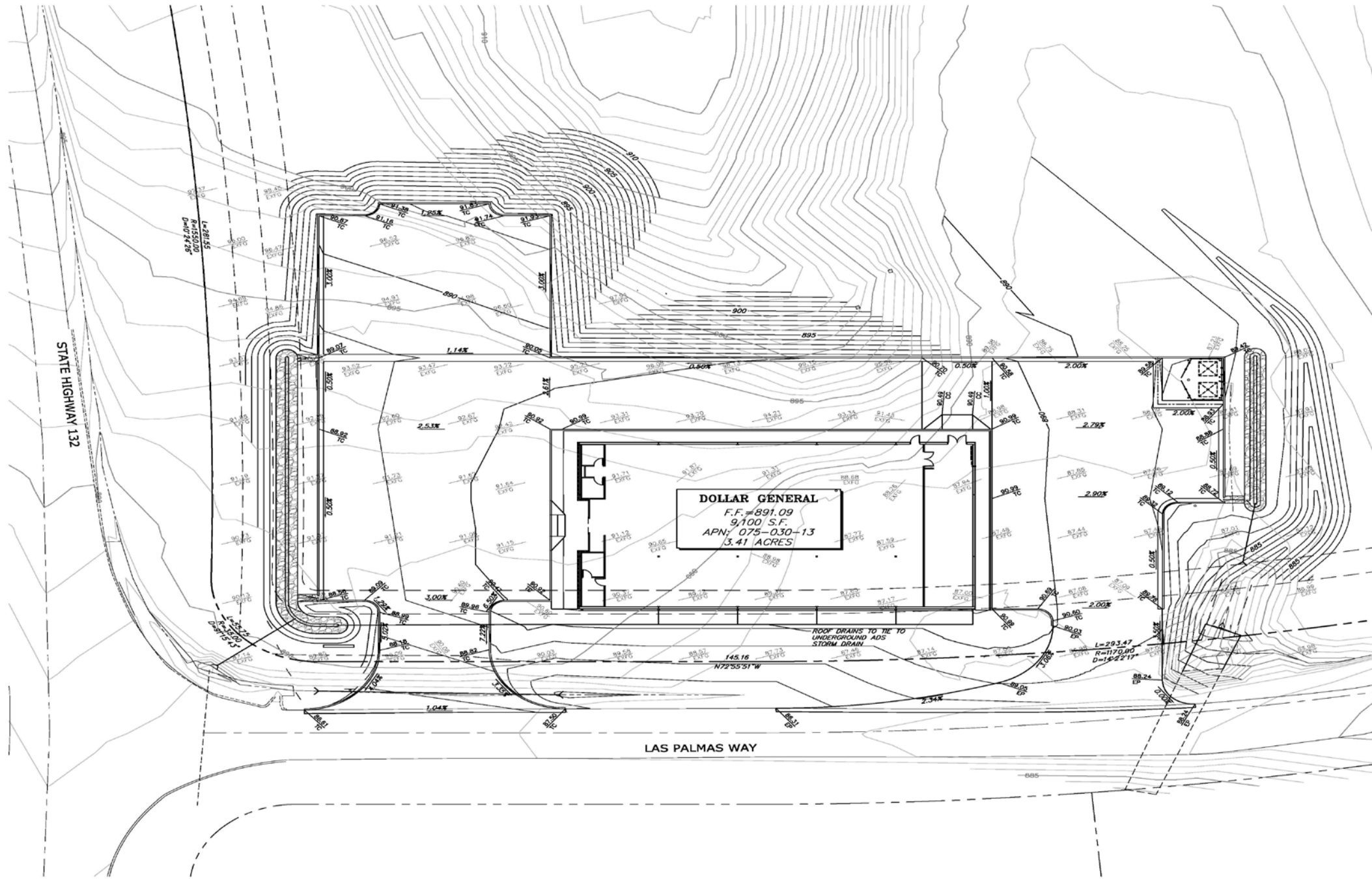
Projects: RZ16-007, SDP15-004

Supervisorial District No. 4

TCPC

FOOTHILL LAND DEVELOPMENT, LLC.





EROSION CONTROL NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A QUALIFIED EROSION CONTROL INSPECTOR. CONTRACTOR TO PROVIDE THE EROSION CONTROL INSPECTOR'S NAME AND QUALIFICATIONS TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- INSTALL SEDIMENT FENCE AND PERIMETER EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.
- LEAVE NATIVE VEGETATION UNDISTURBED OUTSIDE AREAS OF CONSTRUCTION.
- MODIFY EROSION CONTROL METHODS AS REQUIRED DUE TO WEATHER OR CONSTRUCTION CHANGES.
- SEE EROSION CONTROL DETAIL SHEETS FOR ADDITIONAL NOTES AND DETAILS.
- LOCATION OF ESDP FACILITIES SHOWN ARE APPROXIMATE. ALL FACILITIES TO BE FIELD PLACED PER CONSTRUCTION REQUIREMENTS.
- CONTRACTOR TO MECHANICALLY REMOVE SEDIMENT FROM ROAD AND SHALL NOT WASH IT DOWN STORM SEWERS.

ESTIMATED EARTHWORK QUANTITIES (TO SUB-GRADE):

CUT: 6,083 CY OUT
 FILL: 905 CY FILL
 TOTAL: 5,110 CY EXPORT
 NOTES: THESE ARE ESTIMATED QUANTITIES ONLY. CONTRACTOR IS RESPONSIBLE TO CONSTRUCT PROJECT TO LINES AND GRADES AS SHOWN ON THE PLANS.

NOTES:

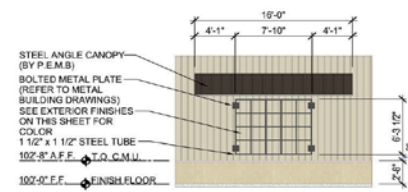
- REFERENCE "GENERAL NOTES" ON SHEET C6.1
- REFERENCE "ABBREVIATIONS" ON SHEET C6.1
- REFERENCE "LEGEND" ON SHEET C6.1
- ADD 800 TO ALL FINISHED GRADE OR INVERT ELEVATIONS

GRADING PLAN
 SCALE: 1" = 20'-0"

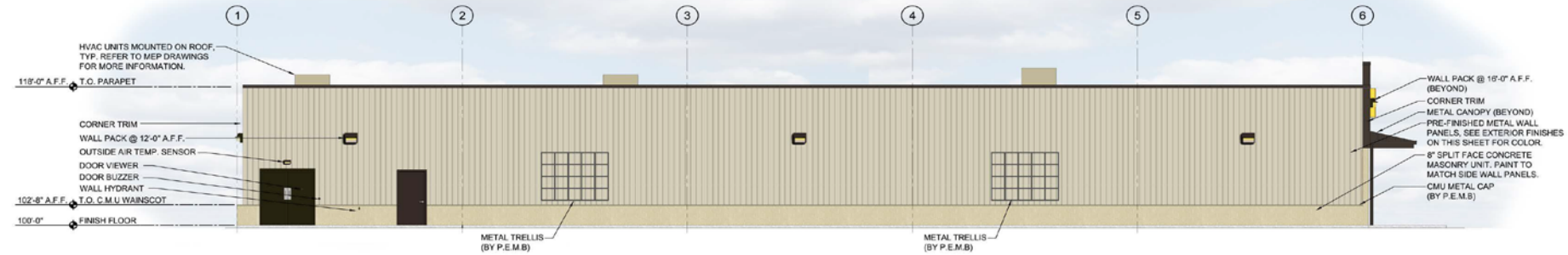


1"=20'-0" DOLLAR GENERAL 131729 C61

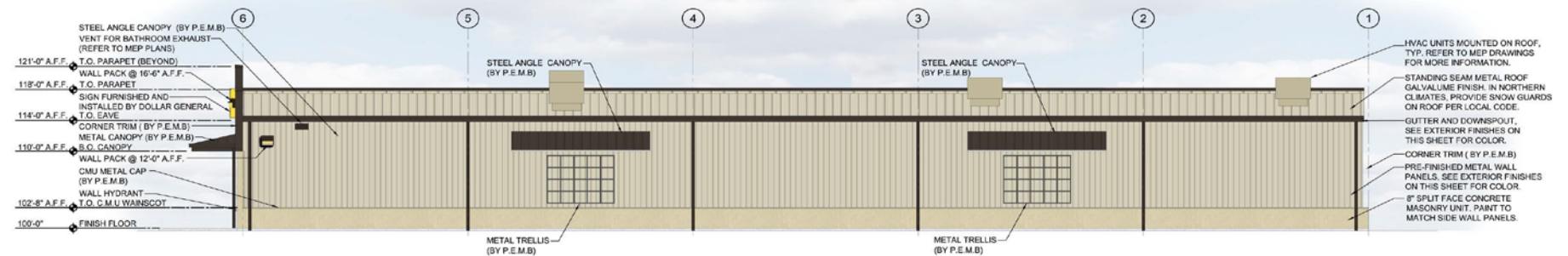
EXTERIOR FINISHES	CBC STEEL BUILDINGS	
	P.E.M.B. VENDOR	ATTN: ANSHULAM SEHDEV (208) 983-0910
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO CBC METAL BUILDING SYSTEMS FINISH SELECTION		
GUTTERS, LEADERS AND DOWNSPOUTS		
PARAPET CAP & TRIM		
BACK PARAPET, SIDE AND REAR METAL WALL PANELS		
ARCHITECTURAL BLOCK AT BUILDING FACADE SHOULD BE SPLIT FACE PRE FINISHED OR PAINTED (2COATS-LOWON XP MASONRY COATING A24W400 SERIES) TO MATCH THE SIDE WALL METAL WALL PANEL		
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE CEILING		
BUILDING PARAPET WALL (OVER STOREFRONT & CMU AT ENTRY, CANOPY & PARAPET CAP)		
STOREFRONT SYSTEM		
STANDARD METAL ROOF PANELS		
STEEL ANGLE AWNING (ROOF)		
STEEL ANGLE AWNING (FRAME)		
METAL TRELLIS		



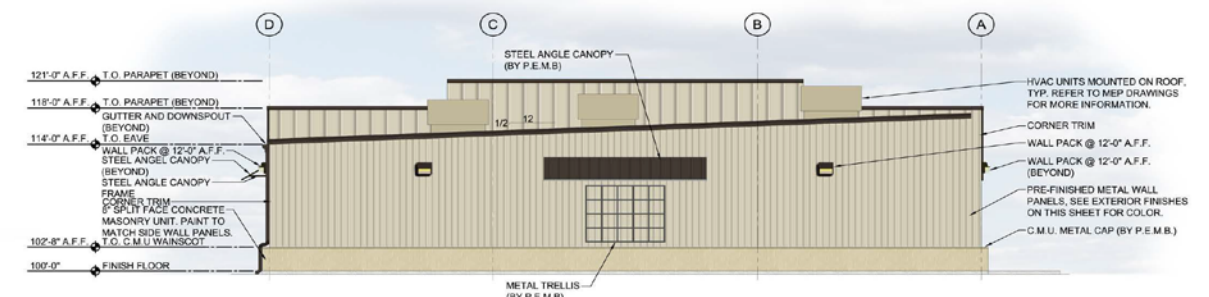
5 TRELLIS DETAIL
SCALE: 1/8" = 1'-0"



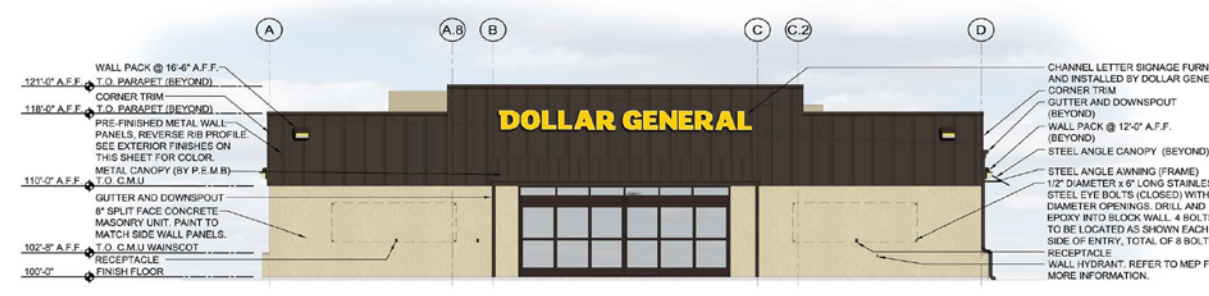
4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

XX/XX/XXXX

Brian RUMSEY

ARCHITECT: BRIAN RUMSEY
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666

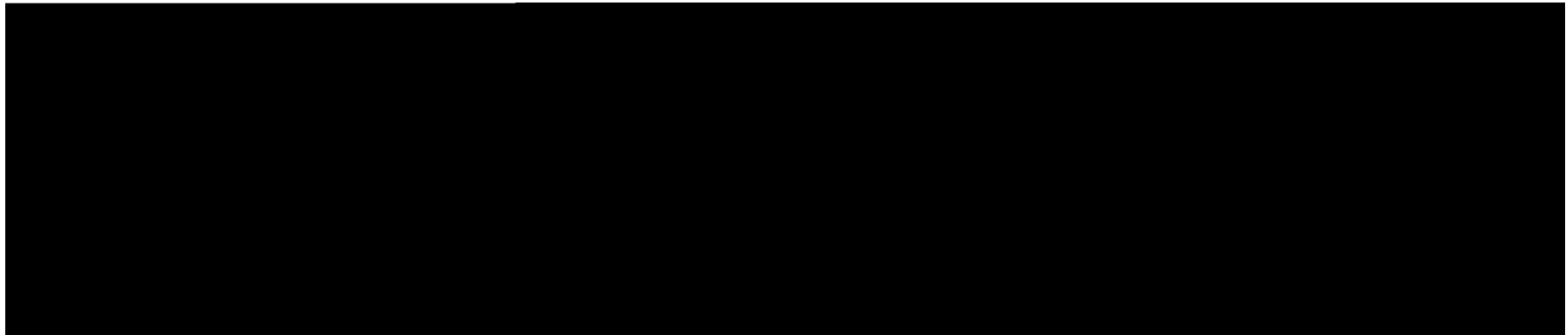
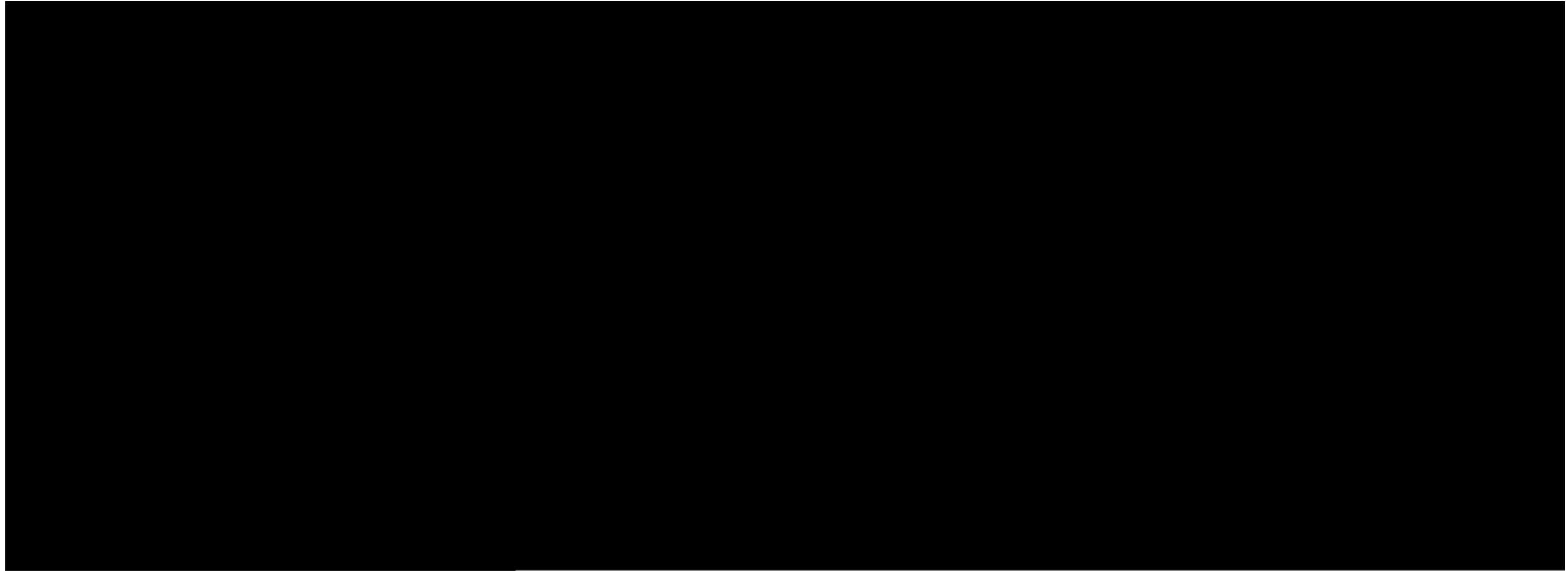
DOLLAR GENERAL "LA GRANGE"
STORE #XXXXX
1-4370 LAS PALMAS WAY
LA GRANGE, ST XXXXX
XXX COUNTY

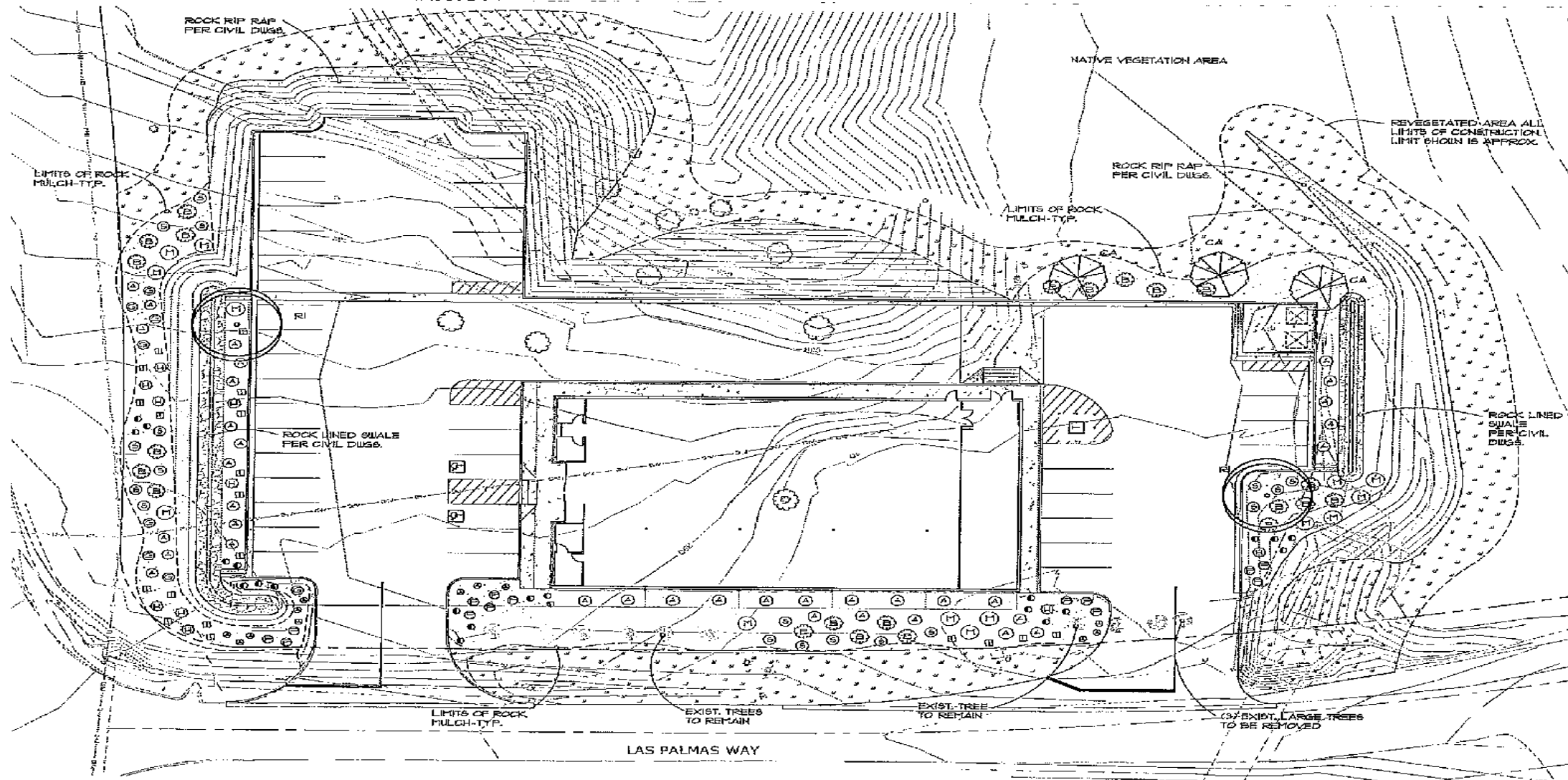
DATE: 10/XX/2015
PROJECT NUMBER: 15155

REVISIONS	
NO	DATE

DRAWINGS ISSUED FOR: 80% DESIGN SET
SHEET NUMBER

A2.0
EXTERIOR ELEVATIONS
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LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES (IE: PAVING, PLUMBING, ELECTRICAL, ETC.)
2. ALL GRADES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE AFTER IRRIGATION MAINS AND FINAL GRADING IS COMPLETE PRIOR TO PLANTING.
3. SOIL IN THE PLANTER AREAS SHALL BE AMENDED PER A SOIL ANALYSIS REPORT AND RECOMMENDATIONS PREPARED BY AN AGRICULTURAL SUITABILITY SOIL TESTING SERVICE. ALL SOIL ANALYSIS AND REPORTS SHALL SATISFY THE REQUIREMENTS OF 4025 IN THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE FOR A SOIL MANAGEMENT REPORT, PREPARATION AND SUBMITTAL OF THIS REPORT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. THE LANDSCAPE CONTRACTOR SHALL SUBMIT THE SOIL ANALYSIS REPORT TO THE GENERAL CONTRACTOR FOR SUBMITTAL TO THE CITY. SHRUB PLANTERS: COLLECT A MINIMUM OF 6 SOIL SAMPLES FROM ON-SITE PLANTER AREAS AFTER PLANTERS HAVE BEEN BROUGHT TO GRADE PER CIVIL DRAWINGS. THOROUGHLY MIX THE COLLECTED SAMPLES AND SUBMIT ONE MIXED SAMPLE FOR ANALYSIS WITH RECOMMENDATIONS FOR ORGANIC SOIL AMENDMENT. PLANTER AREA SOILS SHALL BE AMENDED PER THE SOIL ANALYSIS & RECOMMENDATIONS PRIOR TO PLANTING. LOOSEN SOIL TO A DEPTH OF 12" PRIOR TO AMENDING. SPREAD AMENDMENT AND INCORPORATE PER SOIL ANALYSIS RECOMMENDATIONS. RAKE OUT ALL ROCK AND DEBRIS GREATER THAN 1/2" DIA. RAKE TO AN EVEN GRADE. SOIL REPORT SHALL INCLUDE SOIL INFILTRATION RATE FOR IRRIGATION. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL PLANT MATERIAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
 - A. ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL PLANT MATERIAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
 - B. THE REQUEST MUST BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT SUPPLIERS THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE PRIOR TO THE CONSTRUCTION PHASE.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIAL PER SYMBOLS AND SPACING INDICATED ON THE PLAN. SYMBOLS PREVAIL OVER QUANTITIES LISTED IN THE PLANT LEGEND.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROVIDE PLANT MATERIAL AS SPECIFIED ON THIS PLAN. THE CONTRACTOR SHALL SUBMIT A REQUEST TO PROVIDE GUARANTEES FOR THE SPECIFIED PLANT MATERIAL UNDER THE FOLLOWING CONDITIONS:
 - A. ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL PLANT MATERIAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
 - B. THE REQUEST MUST BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT SUPPLIERS THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE PRIOR TO THE CONSTRUCTION PHASE.
6. ALL PLANTS NOT MEETING OR EXCEEDING REQUIREMENTS AND RECOMMENDATIONS OF ANSI Z601 'AMERICAN STANDARDS FOR NURSERY STOCK' AND THE STATE OF CALIFORNIA GRADING CODE FOR PLANT STOCK SHALL BE REJECTED. THE CONTRACTOR SHALL SUBMIT PHOTOS FROM THE NURSERY TO THE LANDSCAPE ARCHITECT BY MEANS OF MEASURE PRIOR TO DELIVERY. FAILURE TO RECEIVE APPROVAL PRIOR TO PLANTING MAY RESULT IN REJECTION AND THE CONTRACTOR SHALL REPLACE ALL REJECTED PLANT MATERIAL AT HIS EXPENSE. THE OWNER RESERVES THE RIGHT TO INSPECT AND EVALUATE PLANT MATERIAL THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER A MIN. OF 48 HOURS IN ADVANCE FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS:
 - A. PRE-CONSTRUCTION MEETINGS WITH ALL PARTIES.
 - B. PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
 - C. PLANT LOCATIONS STAKED, PRIOR TO PLANTING.
 - D. FINAL PROJECT WALK-THROUGH.
7. ALL PLANT SUBSTITUTIONS SHALL BE REVIEWED AND ACTION TAKEN BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE CONTRACTOR SHALL NOTIFY THE OWNER FOR PLANT REVIEW AND APPROVAL 48 HRS. PRIOR TO DELIVERY. ANY MATERIAL NOT ACCEPTABLE SHALL BE REMOVED IMMEDIATELY FROM THE SITE. THE OWNER'S REPRESENTATIVE MAY AT ANYTIME UNTIL FINAL ACCEPTANCE DIRECT THE CONTRACTOR TO REMOVE UNACCEPTABLE MATERIAL WITHOUT COST TO THE OWNER.
8. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE FULL YEAR UPON FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE SITE INCLUDING WATER SCHEDULING FOR THE ONE YEAR GUARANTEE PERIOD. ANY PLANTS REPLACED UNDER THIS GUARANTEE SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF REPLACEMENT.
 - A. REMOVE ALL WEEDS AND DEBRIS IN AND AROUND NEWLY INSTALLED PLANT MATERIAL AND EXISTING PLANT MATERIAL.
 - B. THE LANDSCAPE CONTRACTOR SHALL INSURE POSITIVE DRAINAGE IN ALL PLANTER AREAS PER CIVIL ENGINEERS GRADING PLAN AFTER LANDSCAPE IMPROVEMENTS ARE COMPLETE.
 - C. MULCH ALL PLANTING SAUCERS WITH THREE INCHES (3") MINIMUM DEPTH OF CHIPPED OR SHREDDED PINE OR FIR MULCH. REFER TO LEGEND THIS SHEET.
 - D. ALL SHRUBS WILL BE ON A TIMER CONTROLLED DRIP IRRIGATION SYSTEM PER THE IRRIG. PLAN. ALL PLANT MATERIAL IS SPECIFIED FOR LOW WATER USE AND DROUGHT TOLERANCE.
 - E. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL TREES WITHIN 2' OF PAVING 8' FROM THE CENTER OF THE TREE PER DETAIL SHEET 1.3.1.1 WITH ACCEPTANCE OF THE PLANT WELL ADJACENT TO THE IRRIGATION SYSTEM.
9. IT IS UNDERSTOOD THE LANDSCAPE SHALL NOT BE INSTALLED AT THIS TIME DUE TO RESTRICTIONS. THE OWNER SHALL POST BOND WITH THE COUNTY FOR FUTURE INSTALLATION UPON REMOVAL OF THE DROUGHT RESTRICTIONS.

PLANT LIST: WATER REGIME LISTED IS PER WUCOLS REGION 2

SYM. NO.	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME / ZONE	MATURE HABIT	H X W	IRRIGATED AREA SF.
DECIDUOUS TREES							
RI 2	PISTACIA SINENSIS	CHINESE PISTACHE	15 GAL. or B 4 B	L	40' x 30'	120'	
EVERGREEN TREES							
CA 3	CALOCEDRUS DECURSENS	INCENSE CEDAR	15 GAL. or B 4 B	L	75' x 15'	1125'	
SHRUBS							
P 14	LAVANDULA 'IRENE DOYLE'	LAVENDER	5 GAL.	L	3' x 3'	123	
B 22	BACCHARIS PILLULARIS 'PIGEON POINT'	COYOTE BUSH	5 GAL.	L	2' x 3'	123	
A 36	CISTUS PURPUREA	ROCKROSE	1 GAL.	L	3' x 4'	34	
H 10	PHORHITUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL.	L	3' x 4'	123	
S 10	SANTOLINA CHAMAECYPARISSIS	LAVENDER COTTON	5 GAL.	L	15' x 3'	123	
PERENNIALS							
B 12	ZAUSCHNERIA CALIFORNICA	CALIF. RUSHIA	1 GAL.	L	2' x 2'	54	
G 5	ARCTOSTAPHYLOS 'SHERALD CARPET'	MANZANITA	5 GAL.	L	1' x 3'	123	
GRASSES							
H 14	MULLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' x 4'	123	
D 19	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL.	L	2' x 2'	54	
D 22	CALAMAGROSTIS A. KARL ROEBSTER'	FEATHERED	1 GAL.	L	3' x 2'	54	

LANDSCAPE LEGEND

- ROCK MULCH - 5" MIN. DEPTH OF 1/2" FRACTURED ROCK TAN TO GRAY. ALL PLANTER AREAS AS AVAILABLE FROM LOCAL SOURCE. PLACE 3" DEPTH OF SHREDDED CEDAR OR PINE MULCH IN PLANT BASINS. INSTALL WEED BARRIER FABRIC PER MFS. DIRECTION. SUBMIT SAMPLE OF FABRIC AND MULCH FOR APPROVAL.
- REVEGETATION AREA-NATIVE NON-IRRIGATED MIX. SEE SEED MIX THIS SHEET.

LANDSCAPE REQUIREMENTS

- TOTAL SITE AREA: 3.7 ACRES
 DEVELOPED AREA: 63,176 S.F.
 LANDSCAPE AREA REQUIRED 15% OF DEVELOPED AREA: 9,476 S.F.
 LANDSCAPE AREA PROVIDED 15%: 9,504 S.F.
 REMAINING PARCEL AREA TO BE REVEGETATED AND OR IS EXISTING NATIVE VEGETATION.
- WATER EFFICIENT/CONSERVATION LANDSCAPE REQUIREMENTS**
1. AUTOMATIC CONTROLLER W/ ET DATA AND REPEAT CYCLING
 2. MINIMAL TURF, TURF SPECIFIED IS NATIVE GRASS, LOW WATER USE
 3. IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
 4. HISTORICAL ET RATES UTILIZED, SOIL MOISTURE SENSORS INCORPORATED INTO IRRIGATION SYSTEM
 5. SOIL AMENDMENTS INCORPORATED IN ACCORDANCE WITH SOIL TEST RESULTS AFTER SITE GRADING
 6. MULCH PLANTER SOIL SURFACE AREAS TO RETAIN MOISTURE
 7. PROJECT LANDSCAPE WATER USAGE MEETS STATE WATER EFFICIENT LANDSCAPE STANDARD
 8. LOW WATER DROUGHT TOLERANT/RESISTANT PLANTS AND NATIVE PLANTS TO THE EXTENT PRACTICABLE ARE SPECIFIED FOR WATER CONSERVATION.

SEEDING AREA MIX

- NATIVE EROSION CONTROL MIX 45% Total 1.15/acre**
- Bromus cuneatus/California Brome
 - Elymus glaucus/Blue Wildrye
 - Vulpia microstachya/Three Weeks Rescue
 - Trifolium obtusiflorum, Native Clover

INCORPORATE 9 LBS/ACRE OF CALIFORNIA NATIVE WILDFLOWER MIX AS AVAILABLE FROM PACIFIC COAST SEED

SEED MIXES AVAILABLE FROM:

GreenDesign Land Architects, Inc
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