



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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NOTICE OF DECISION

County of El Dorado Planning Services has approved the following project:

DR14-0005-S/BLA14-0055/DOLLAR GENERAL GEORGETOWN – Submitted by SIMON CRE ABBIE, LLC a Staff Level Design Review/Lot Line Adjustment-Merge to: 1) Design review request to allow the construction of the following: A) 9,100 square foot retail structure with two wall identification signs; B) Eight-foot tall, 32 square-foot wooden monument sign; C) Parking lot containing 31 off-street parking spaces, including two ADA compliant spaces; D) Drop off and loading area; E) One bicycle rack containing three bicycle parking spaces; F) Perimeter and parking lot landscaping and irrigation; G) Six exterior wall mounted lantern-style lighting fixtures and three 13-foot tall pole lights, containing a total of four lighting fixtures, with a concrete base that is 2 feet above natural grade; H) Eight-foot high retaining wall with railing; I) A covered trash enclosure; J) Drainage improvements to accommodate both on- and off-site flows; K) An advanced treatment system for wastewater treatment consisting of an aerobic treatment unit and subsurface drip system; L) Sidewalk improvements along the project frontage on Main Street and School Zone crosswalk improvements at the intersection of Main Street and Harkness Street; and, M) A paved driveway encroachment onto Main Street. 2) Lot line adjustment/merge request to create one parcel from the three project parcels; 3) Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to no setback with construction and structures within the required setback to allow the fill of an approximately 0.05 acre wetland; 4) Site clearing and removal of three on-site existing canyon live oak trees, the removal of which would be exempt from the retention standards of General Plan Policy 7.4.4.4 Option A as the project site is greater than an acre and oak canopy covers less than one percent of the site; and, 5) An irrevocable offer to dedicate in fee, a 25 foot wide (1/2 width) right-of-way along the entire frontage of Harkness Street or an offer of dedication in the form of an easement for “Road, Slope, Drainage, Pedestrian and Public Utility purposes.” The property, identified by Assessor’s Parcel Numbers 061-362-01, 061-362-02 and 061-362-04, is zoned Commercial-Design Community (C-DC), consists of 1.2 acres, and is located on the southeast side of Main Street between intersections with Orleans Street and Harkness Street in the Georgetown area. (Mitigated negative declaration prepared)**

**This is a notice of intent to adopt the negative declaration or mitigated negative declaration that was prepared and previously advertised for this project and which may be reviewed and/or obtained in the County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=20215>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

The decision to approve this project may be appealed to the Planning Commission by submitting the approved appeal form and applicable fee to the County of El Dorado Community Development Agency, Development Services Division-Planning Services within the appeal period. The appeal period is ten working days starting on October 29, 2015 and ending at 5:00pm on November 12, 2015.

Any questions regarding the project may be directed to the County planner, Rob Peters, at (530) 621-5355. The project file, including the Conditions of Approval, is located at the County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 and may be viewed during normal business hours.

COUNTY OF EL DORADO PLANNING SERVICES
ROGER TROUT, Development Services Division Director
October 28, 2015