



PLANNING AND BUILDING DEPARTMENT

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NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

Request for approval of minor revision Design Review DR-R20-0002 for Cambridge ARCO AM/PM Fueling Station, Convenience Store, and Carwash in Cameron Park, CA (Original DR03-0012-R) submitted by Keilah Casillas of PM Design Group on behalf of property owner Mark Strauch.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.54.070 (Revision to an Approved Permit or Authorization), the applicant is seeking approval by the Planning and Building Department Director for a minor revision Design Review DR-R20-0002 (Original DR03-0012-R) to allow updating the existing ARCO AM/PM fueling station, convenience store, and carwash to include:

- a. An exterior retrofit to refresh the AM/PM convenience store building exterior paint with new paint in the following Benjamin Moore paint colors: Peweter (2121-30), Orange (PMS 166C), Brandy Cream (1030), and Great Plains Gold (1077);
- b. Update the existing wall sign on the front of the AM/PM convenience store building to add Alucobond cladding behind the AM/PM logo in a Rustic Walnut color measured to be 16-feet L x 4-feet 2 ½-inch W for 64 SQ FT area with the AM/PM logo centered on the cladding measured to be 9-feet 11 7/8-inches L x 4-feet 2 ½-inch W for 40 SQ FT area which is approximately 18% of total building frontage; and
- c. Update the existing ARCO AM/PM freestanding monument price sign to advertise ‘cash/gasoline/credit’ at the top of the sign, update the digital price digits, and advertise ‘car wash’ on the bottom of the sign, measured at 6-feet 3-inches H x 8-feet W for a total of approximately 48 SQ FT.

The 1.0 acre property is located on the south side of Merrychase Drive, 300-feet west of the intersection with Cambridge Road in Cameron Park, and is identified by Assessor's Parcel Number (APN) 082-421-009, has a Zoning Designation of Commercial Community within Design Review Community Combining Zone (CC-DC), and a General Plan Land Use Designation of Commercial (C).

California Environmental Quality Act (CEQA) Determination: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301 Existing Facilities stating that Class 1 exemptions consist "of the operation, repair, maintenance, permitting, leasing, licensing or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination"; and Section 15311 stating that Class 11 consists "of construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) on-premise signs". Approval of the minor revision Design Review would allow the remodel of the existing Cambridge ARCO AM/PM fueling station, convenience store, and car wash to update the project site with an exterior retrofit to repaint the building, update the ARCO AM/PM sign on the front of the convenience store building, and to update the existing freestanding monument price sign, which is not an expansion of use beyond what was approved with the original project, and therefore qualifies for the exemptions.

The Staff Report, project materials, and proposed Director Determination for minor revision for Design Review DR-R20-0002 may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.54.070 (Revisions to an Approved Permit or Authorization), and review of the above referenced project has been completed and tentatively approved by Planning Services, subject to the standards found in Title 130, Article 5, Section 130.50.040 (General Review Procedure), as a Staff Level Review with Public Notice. The decision to approve this project may be appealed to the Zoning Administrator by filing an appeal application and applicable fees to the County of El Dorado Planning and Building Department within the 10-working-day appeal period; starting on date of approval October 1, 2020 ending at 5pm on October 14, 2020. Any questions regarding the project may be directed to Project Planner, Bianca Dinkler, at (530) 621-5875/ Bianca.Dinkler@edcgov.us

COUNTY OF EL DORADO
TIFFANY SCHMID, Director
Planning and Building Department
October 1, 2020