



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the County of El Dorado, as lead agency, has prepared a Mitigated Negative Declaration (MND) for the below referenced Project. The Draft MND analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). This Notice of Intent (NOI) is to provide responsible agencies and other interested parties with notice of the availability of the Draft MND and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

LEAD AGENCY: County of El Dorado, 2850 Fairlane Court, Placerville, CA 95667

CONTACT: County Planner: Bianca Dinkler, 530-621-5875

PROJECT: PD-R20-0009/Grocery Outlet at Green Valley Station, Phase II

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 116-301-012, consisting of 5.37 acres, is located on the south side of Green Valley Road, approximately 600 feet west of the intersection with Winterhaven Drive, in the Cameron Park area, Supervisorial District 2.

PROJECT DESCRIPTION: A Planned Development Revision to modify an approved development plan (PD05-0004/Green Valley Station) to allow development of a new 16,061 square foot market, Grocery Outlet, on a 2.0-acre portion of the 5.37-acre parcel. The project includes associated improvements for 77 standard parking spaces, four handicapped-accessible parking spaces, lighting, landscaping, recycling/trash enclosures, building signage, and one freestanding monument sign. Access would be from Green Valley Road, a County-maintained roadway. The project includes road improvements to Green Valley Road with a 6-ft wide meandering sidewalk along a portion of the north property line adjacent to Green Valley Road, and expansion of the existing utilities on-site by extending the public utility lines with 400-ft of sewer force main and 1,400-ft of waterline. Electricity/utilities would be provided by connecting to PG&E. Typical business hours are 8am-9pm 7 days per week, and the number of employees would be 30. There would be mutual access and reciprocal shared parking between both developments of Phase I and portion of Phase II for Green Valley Station.

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **20 days**, beginning **August 27, 2021**, and ending **September 15, 2021**. Any written comments must be received within the public review period. Copies of the Draft MND for this project may be reviewed and/or obtained in 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/> by typing the first word of the project name in the search box.

Please direct your comments to: County of El Dorado, Planning and Building Department, County Planner: Bianca Dinkler, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: planning@edcgov.us

PUBLIC HEARING: A public hearing before the Planning Commission has not been scheduled. Once that date has been determined, a public notice will be issued.

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
TIFFANY SCHMID, Director
August 27, 2021