

## MITIGATED NEGATIVE DECLARATION

FILE: PD-R20-0009

PROJECT NAME Grocery Outlet at Green Valley Station, Phase II

NAME OF APPLICANT: Boos Development West

ASSESSOR'S PARCEL NO.: 116-301-012                      SECTION: 02 T: 09N R: 09E, MDM

LOCATION: The project is located on the south side of Green Valley Road, 600 feet west of intersection with Winterhaven Drive in the community of Cameron Park.

- GENERAL PLAN AMENDMENT:                      FROM:                      TO:
- REZONING:                      FROM:                      TO:
- TENTATIVE PARCEL MAP To create two parcels of 59.90 acres (Parcel 1) and 106.93 acres (Parcel 2) from 166.83 acres     SUBDIVISION:
- SUBDIVISION (NAME):
- SPECIAL USE PERMIT TO ALLOW:
- OTHER: A Planned Development Revision, PD-R20-0009, to modify an approved development plan for Green Valley Station (PD05-0004) to develop a new 16,061 square foot market, Grocery Outlet. The project includes associated improvements with 77 standard parking spaces, four handicapped-accessible parking spaces, lighting, landscaping, recycling/trash enclosures, building signage, and one freestanding monument sign. Access to the project site would be from Green Valley Road, a County-maintained roadway. The project includes improvements to Green Valley Road, with a 6-ft wide meandering sidewalk along part of the northern property boundary line adjacent to Green Valley Road, and expansion of the existing utilities on-site by extending the public utility lines. Electricity/utilities to be provided by connecting to PG&E.

### REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.
- OTHER:

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (20) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by Board of Supervisors on January 25, 2022.

Karen L. Garner /dre  
Executive Secretary