

MITIGATED NEGATIVE DECLARATION

FILE: DR14-0005-S/BLA14-0055

PROJECT NAME: Dollar General Georgetown

NAME OF APPLICANT: Simon CRE Abbie, LLC

ASSESSOR'S PARCEL NOS.: 061-362-01, -02, and -04 SECTION: 11 T: 12N R: 10E

LOCATION: Southeast side of Main Street between the intersections with Orleans Street and Harkness Street, in the Georgetown area.

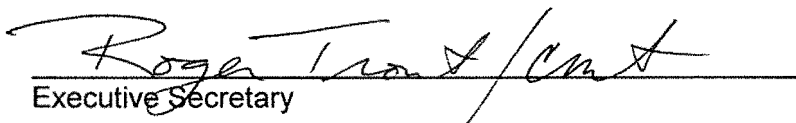
- GENERAL PLAN AMENDMENT: FROM: TO:
- REZONING: FROM: TO:
- TENTATIVE PARCEL MAP SUBDIVISION TO SPLIT ACRES INTO LOTS
SUBDIVISION (NAME):
- SPECIAL USE PERMIT TO ALLOW:
- OTHER: Design review to allow construction of a 9,100 square-foot retail structure and associated improvements; a lot line adjustment-merge to create one parcel from the three project parcels, a finding of consistency with General Plan Policy 7.3.3.4 to allow reduction of a wetland setback from 50 feet to no setback, removal of three on-site canyon live oak trees which is exempt General Plan Policy 7.4.4.4 Option A, and an irrevocable offer to dedicate in fee, a 25-foot wide right away 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."

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 based on the Initial Study, conditions have been added to the project to avoid or mitigate to a point of insignificance the potentially significant effects of the project. It has been determined that the project will not have a significant impact on the environment. Based on this finding, Planning Services hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) 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 EL DORADO COUNTY. A copy of the project specifications is on file at El Dorado County Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Board of Supervisors on April 5, 2016.


Executive Secretary