

NEGATIVE DECLARATION

FILE: PD13-0005

PROJECT NAME: El Dorado Hills Body Shop

NAME OF APPLICANT: Finkelstein Rental Properties

ASSESSOR'S PARCEL NO.: 121-280-22

SECTION: 11 T: 9N R: 8E

LOCATION: West side of Rossmore Lane approximately 325 feet northeast of the intersection with Vine Street in the Town Center East area of El Dorado Hills, in El Dorado County.

- GENERAL PLAN AMENDMENT: FROM: TO:
- REZONING: FROM:
- TENTATIVE PARCEL MAP SUBDIVISION
SUBDIVISION (NAME):
- PLANNED DEVELOPMENT: Development Plan to allow construction of a one-story, 38-foot tall, and 14,904 square foot concrete building to be utilized as an automobile body shop. The proposal also includes two monument signs 38 and 50 square feet in size, 16-foot tall outdoor pole lights, one trash enclosure, and associated parking and landscaping.

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 NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this 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 Negative Declaration was adopted by the Planning Commission on March 13, 2014.

Roger Trout / dce
Executive Secretary