

**Notice of Determination**

**Form C**

To: County Clerk  
County of El Dorado  
360 Fair Lane  
Placerville, CA 95667

From: County of El Dorado Community Development  
Services, Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667

**Subject:**  
Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Dowler General Plan Amendment and Zone Change A16-0004/Z16-0011

Ray and Naomi Dowler

**Project Title**

**Project Applicant**

Emma Carrico, Assistant Planner

(530) 621-5355

State Clearinghouse Number  
(if submitted to Clearinghouse)

Lead Agency  
Contact Person

Area Code/Telephone Extension

Assessor's Parcel Number 074-173-01; east side of Main Street, approximately 330 feet south of the intersection with State Route 193, in the Greenwood area.

**Project Location**

(El Dorado County)

**Project Description:** Request to amend the General Plan land use designation for a 0.11-acre portion of a 1.61-acre parcel from High-Density Residential (HDR) to Commercial (C) and rezone the same 0.11-acre portion from One-acre Residential (R1A) to Commercial, Limited (CL). The dimensions of the proposed area for a land use re-designation and rezone are 100ft x 20ft & 60ft x 60ft, for a total 5,000 square feet of area. This General Plan Amendment and Rezone would affect the existing shop located at the southern corner of the parcel and would result in split land use and zoning designations.

This is to advise that the Board of Supervisors has approved the above described project on 09/25/18  
 Lead Agency     Responsible Agency    (date)

and has made the following determinations regarding the above described project:

1. The project  will  will not have a significant effect on the environment.
2.  An environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures  were  were not made a condition of the approval of this project.
4. A Statement of Overriding Considerations  was  was not adopted for this project.
5. Findings  were  were not made pursuant to the provisions of CEQA.

**FILED**


MAY 02 2019

**Fish and Game Fees/Recording Fees**

- Negative Declaration prepared; \$2,280.75 Fish and Game fee required for Notice of Determination
- EIR filed; \$3,168.00 fee required for Notice of Determination
- Recording fee of \$50 required

JANELLE K. HORNE, Recorder-Clerk

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the County of El Dorado Community Development Services, Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667.

  
\_\_\_\_\_  
Signature (Public Agency)

4/23/19  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Principal Planner  
Title

EL DORADO CO. RECORDER/CLERK

DATE POSTED: 5-2-19

DATE REMOVED: \_\_\_\_\_

DATE RETURNED: 07/08/2019



State of California - Natural Resources Agency  
 DEPARTMENT OF FISH AND WILDLIFE  
 North Central Region/Region 2  
 1701 Nimbus Road, Suite A  
 Rancho Cordova, CA 95670  
 (916) 358-2900  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

*EDMUND G. BROWN JR., Governor*  
*CHARLTON H. BONHAM, Director*



## CEQA Filing Fee No Effect Determination

**Applicant Name and Address:** Ray Dowler

**CEQA Lead Agency:** El Dorado County

**Project Name:** 4031 Main St., Greenwood, CA Rezoning

**CEQA Document Type:** Certified Regulatory Program Document

**State Clearing House Number and/or local agency ID number:** A16-0004/Z16-0011

**Project Location:** 4031 Main Street, Greenwood, CA

**Brief Project Description:** The project will rezone a 1.78-acre residential parcel (APN 074-173-01) to allow the residents to use an existing, currently unused store to sell fresh produce and other goods. The rezoning will also require a general plan amendment. The applicant is already farming the parcel and does not propose changes to the farming method.

**Determination:** Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish and G. Code § 711.4(c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to FGC Section 711.4(c)(3)

Approved By: *Kelley Barker*  
 for Kelley Barker

Date: 10/31/18

Title: Senior Environmental Scientist, Supervisor

EL DORADO CO. RECORDER/CLERK

DATE POSTED: 5-2-19  
DATE REMOVED: 6/10/19  
DATE RETURNED: 07/08/2019