

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

From: County of El Dorado Planning & Building Department
2850 Fairlane Court
Placerville, CA 95667

Subject:

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

JS West Propane/S16-0009, PD06-0016-R

Russ Cleland

Project Title

Project Applicant

N/A

Evan Mattes

(530) 621-5994

State Clearinghouse Number
(if submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone Extension

Assessor's Parcel Number 109-480-31

Project Location: West side of Commodity Way 250 feet north of the intersection with Business Drive in the Shingle Springs area (El Dorado County)

Project Description: Conditional Use Permit and Planned Development to allow for the construction and maintenance of two 30,000 gallon propane tanks and the reduction of 5,478.5 square feet to an approved 11,700 square foot office/warehouse building resulting in a 6,221.5 square foot office/warehouse building.

This is to advise that the Planning Commission has approved the above described project on 09/14/2017
[checked] Lead Agency [] Responsible Agency (date)

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

- 1. The project [] will [checked] 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.
[checked] An addendum to an adopted Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [] were [checked] were not made a condition of the approval of this project.
4. A Statement of Overriding Considerations [] was [checked] was not adopted for this project.
5. Findings [checked] were [] were not made pursuant to the provisions of CEQA.

Fish and Wildlife Fees/Recording Fees

- [] Negative Declaration prepared; \$2,216.25 Fish and Wildlife fee required for Notice of Determination
[] EIR filed; \$3,070.00 fee required for Notice of Determination
[checked] Recording fee of \$50 required

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 Planning & Building Department, 2850 Fairlane Court, Placerville, CA 95667.

Roger Trout
Signature (Public Agency)

9-19-17
Date

DIRECTOR
FILED
Title

SEP 29 2017

WILLIAM SCHULTZ, Recorder-Clerk
Janet Rocke

EL DORADO CO. RECORDER/CLERK

DATE POSTED: 8-27-17

DATE REMOVED: _____

DATE RETURNED: _____

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA FINDING

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The project will not affect wetlands, watercourses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91 is applicable).
- 1.4 The documents and other materials which constitute the record of proceedings upon which this decision is based are in custody of the Development Services Department-planning Services at 2850 Fairlane Court, Placerville, CA 95667.

2.0 General Plan Findings

- 2.1 The proposed use and design conforms to the Industrial General Plan Land Use Designation. The project area is located within the Shingle Springs Community Region, the proposed use and developmental density are consistent with both land use designation and floor area ratio policies as well as the natural resources on site being protected pursuant to General Plan Policies 2.2.1.2 regarding Land Use Designations, 2.2.3.1 regarding Planned Developments, 2.2.1.5 regarding building intensities, 2.2.5.3 regarding general policies for evaluating Zone Changes, 2.2.5.21 regarding compatibility with surrounding land uses, Policies 7.3.5.1, 7.3.5.2, and 7.4.4.2 regarding adequate Landscape Plans, 7.4.4.4 regarding oak woodlands and Objective 10.1.5 and Policies 10.1.5.1 and 10.1.5.2 regarding the importance of promoting and encouraging commercial growth within the County.
- 2.2 As proposed, the project is consistent with the Industrial land use designation of the subject site as defined by General Plan Policy 2.2.1.2, because the Industrial land use designation includes light industrial uses as compatible.

EL DORADO CO. RECORDER/CLERK

DATE POSTED: 9-29-17

DATE REMOVED: 11-01-17

DATE RETURNED: 11-01-17