

MITIGATED NEGATIVE DECLARATION

FILE: Conditional Use Permit S18-0012/Planned Development Permit PD18-0002

PROJECT NAME: EDH-Folsom Self Storage

NAME OF APPLICANT: EDH Green Valley Holdings, LLC

ASSESSOR'S NO.: 124-301-003

SECTION: 21 T: 10N R: 8E, MDM

LOCATION: South side of Green Valley Road 250 feet west of the intersection with Sophia Parkway in the El Dorado Hills Community Region.

GENERAL PLAN AMENDMENT: FROM: TO:

REZONING: FROM: TO:

TENTATIVE PARCEL MAP **SUBDIVISION:**

SUBDIVISION (NAME):

SPECIAL USE PERMIT TO ALLOW: See details below

OTHER: Conditional Use Permit and Planned Development Permit for the phased construction and operation of a self-storage facility consisting of 13 storage buildings totaling 149,000 square feet, and a 2-story manager apartment and office building. Some outdoor boat and recreational vehicle storage is proposed. Starting with construction phase two, approximately 230 outdoor RV and boat parking spaces would be introduced. These spaces would be gradually replaced with indoor storage over phase three and four. The final project configuration does not include any outdoor storage.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:


NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE REVISED 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 (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 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 the Planning Commission on October 24, 2019



Executive Secretary

EXHIBIT R