

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: September 14, 2017
Staff: Evan Mattes

**CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT
REVISION**

FILE NUMBER: S16-0009/PD06-0016-R/JS West Propane

AGENT: Patterson Development/Larry Patterson

OWNER: JS West and Company, a California Corporation

REQUEST: Conditional Use Permit and Planned Development Revision 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.

LOCATION: West side of Commodity Way, approximately 250 feet north of its intersection with Business Drive, in the Shingle Springs area, Supervisorial District 2. (Exhibit A).

APN: 109-480-31 (Exhibit B)

ACREAGE: 1.014 acres

GENERAL PLAN: Industrial (I) (Exhibit C)

ZONING: Light Industrial-Planned Development (IL-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Addendum to previously adopted Negative Declaration (Exhibit L)

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the Addendum to the previously adopted Negative Declaration;
2. Approve Planned Development Revision PD06-0016-R based on the Findings and subject to the Conditions of Approval as presented; and
3. Approve Conditional Use Permit S16-0009 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit and Planned Development Revision would allow for the construction and maintenance of two 30,000 gallon propane tanks and the construction of one 6,221.5 square foot office/warehouse building. The project site is associated with an approved Tentative Parcel Map (P06-0018), Planned Development (PD06-0016) and a Rezone (Z06-0018). Staff has determined that the proposed project is consistent with the Industrial land use designation and IL-PD zone, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings. Staff has revised the original conditions of approval accordingly to address County and local agency comments. The applicant has agreed to the revised conditions of approval and staff recommends that the Planning Commission approve the application S16-0009/PD06-0016-R.

PROJECT INFORMATION

Background: Project site approvals included a zone change from Industrial-Design Community (I-DC) to Industrial-Planned Development, a parcel map creating five parcels ranging in size from 0.49 acres to 1.95 acres, and a Development Plan for six warehouse/office buildings ranging in size from 5,084 square feet to 11,700 square feet.

Site Description: The project resides on a flat, highly disturbed industrial parcel within the Barnett Business Park. The parcel has been used periodically for vehicle storage. Vegetation on-site consists of isolated communities of annual grasses and sparse blue and interior live oak. The site is not located within the Important Biological Corridor and is currently vacant with occasional vehicle storage taking place.

Project Description: The applicant requests a Conditional Use Permit and Planned Development Revision in order to allow two 30,000 gallon propane tanks and one 6,221.5 square foot office/warehouse. The proposed Planned Development Revision would reduce the size of an approved 11,700 square foot warehouse/office building to 6,221.5 square feet and the addition of two 30,000 gallon propane storage tanks. There would be no employees associated with the construction of the two propane tanks, except when refilling vehicles, during which there would be a maximum of two employees. The applicant is not proposing to construct the office warehouse at this time, should the office/warehouse be constructed the building would have a maximum of seven on-site employees and 12 off-site employees. The storage and handling of

hazardous material, such as propane storage, requires the approval of a Conditional Use Permit within the Light Industrial-Planned Development (IL-PD) zoning designation. The site is located within the EL Dorado Irrigation District (EID) and will require hook-ups into public sewer and water. No tree removal is proposed as the project would only require minor tree trimming. The project proposes uses consistent with the IL-PD zoning designation.

Consistency: As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the Industrial (I) land use designation and other applicable policies in the El Dorado County General Plan, as well as the provisions of the Light Industrial-Planned Development (IL-PD) zone and other Zoning Ordinance requirements.

ENVIRONMENTAL REVIEW:

The JS West Propane Project contains a revision to a Planned Development (PD06-0016) that was analyzed in an adopted Negative Declaration. The planned development revision and conditional use permit proposes changes to the original planned development, which does involve new significant effects. Staff has prepared an Addendum to the previously adopted Negative Declaration (Exhibit L). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Vicinity Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....General Plan Land Use Designation Map
Exhibit D.....Zoning Designation Map
Exhibit E.....Aerial Map
Exhibit F.....Modified Phase 2 Site Plan; December 16, 2016
Exhibit G.....Preliminary Grading and Drainage Plan
Exhibit H.....Elevation Plan
Exhibit I.....Addendum to the Initial Study Negative Declaration
Exhibit J.....Approved Negative Declaration and Initial Study