

ADDENDUM TO THE INITIAL STUDY NEGATIVE DECLARATION

JS West Propane Project

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE September 14, 2017

BY Roger Trout/llmt
EXECUTIVE SECRETARY

I. Introduction

This document constitutes an Addendum to the certified 2009 Initial Study Negative Declaration for the DG Grenade Rezone/Planned Development/Parcel Map. This Addendum specifically addresses the inclusion of a conditional use permit to allow for propane storage facilities and a planned development revision to reduce the amount of approved warehouse/office building square footage. This Addendum evaluates whether the addition of two 30,000 propane tanks and the reduction 5,478.5 square feet of approved office/warehouse building, would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the previously adopted ISND. The proposed revision and conditional use permit would not cause significant effects not identified in the ISND, nor increase the level of environmental effects to substantial or significant, and hence, no new mitigation measures would be necessary to reduce significant effects. No change has occurred with respect to circumstances surrounding the Project that would cause new or substantially more severe environmental effects which were not previously analyzed in the ISND. Therefore, no further environmental review is required beyond this Addendum.

II. Purpose of this Addendum.

This Addendum is focused upon the conditional use permit to allow the construction of two 30,000 square foot propane storage tanks. It is intended to evaluate whether this modification to the previously adopted ISND would result in any new or substantially greater effects or require any new mitigation measures not identified in the prior ISND. This Addendum, together with the ISND, will be utilized by the County as the environmental clearance for the project. Staff has determined that this Addendum is the appropriate document to analyze this project.

III. Background/Existing Approvals.

A tentative parcel map, rezone and planned development permit (P06-0018,Z16-0018, PD06-0016) was approved for the JS West Propane parcel on March 26, 2009, allowing the development of five office/warehouse buildings ranging in size from 5,365 square feet to 11,700 square feet.

IV. Proposed Project

The current application proposes a conditional use permit and planned development revision to allow for the construction of two 30,000 gallon propane storage tanks, totaling 1,254 square feet and the reduction of 5,478.5 square feet to an approved 11,700 square foot office/warehouse building. The new office/warehouse building would be 6,221.5 square feet in size. The proposed propane tanks would be enclosed by seven foot high security fencing.

V. CEQA Framework For This Addendum

For a proposed modified project, State CEQA Guidelines (Sections 15162 and 15164) provide that an Addendum to an adopted ISND may be prepared if some changes or additions are necessary but none of the following conditions calling for the preparation of a subsequent Initial Study have occurred:

Substantial changes in the project which require major revisions to the ISMND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

Substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the ISND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of ISND adoption, shows any of the following:

- i) the project will have one or more significant effects not discussed in the ISND,
- ii) the project will result in impacts substantially more severe than those disclosed in the ISND,
- iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative, or
- iv) mitigation measures or alternatives that are considerably different from those analyzed in the ISND would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

The purpose of this Addendum is to evaluate the conditional use permit and planned development revision to allow for the construction of two 30,000 gallon propane storage tanks and the reduction of 5,478.5 square feet to an approved 11,700 square foot office/warehouse building. The new office/warehouse building would be 6,221.5 square feet. Based on the analysis provided below, an Addendum to the prior certified ISMND is the appropriate CEQA document.

VI. Discussion

A. Greenhouse Gases.

The project would not result in new or substantial increases in greenhouse gases. The number of trucks accessing the project site is dependent upon the time of the year. It is anticipated that trucks would access the site once per day during winter

months and once per week in the summer months. Bobtail tractors are anticipated to access the site twice per weekday in the winter and once per weekend in the summer. The proposed project will involve a small increase in GHG production. The project would be required to incorporate modern construction and design features that reduce potential GHG emissions resulting from the development of the proposed project.

B. Hazards and Hazardous Materials.

The project would not result in new or substantially more significant hazards and hazardous materials impacts than previously analyzed. The previous ISND anticipated and analyzed the construction and operation of six office/warehouse buildings. The project proposes the construction and operation of two 30,000 propane tanks, which would involve the transportation, use, and disposal of hazardous materials. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards. The facility will be required to submit the following documents into the California Environmental Reporting System (CERS) prior to operation.

1. Business activities form.
2. Owner/operator information form.
3. Hazardous materials inventory for all reportable chemicals.
4. A completed CERS consolidated contingency plan.
5. A facility site map.

C. Tribal Cultural Resources.

The United Auburn Indian Community of the Auburn Rancheria (UAIC), the Lone Band of Miwok Indian, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, Washoe Tribe of Nevada and California, Nashville-El Dorado Miwok and the Wilton Rancheria were notified of the proposed project and given access to all project documents on March 20, 2017, via certified mail. No other tribes had requested to be notified of proposed projects for consultations in the project area at the time. In response to a request from Gene Whitehouse of the UAIC, dated March 29, 2017, and Daniel Fonseca of the Shingle Springs Band of Indians, dated April 18, 2017, the Cultural Resources Study for the project was sent to the tribe via email. No other requests for further information or formal consultation were received for this project. Pursuant to the Cultural Resources Study prepared by Historic Associates (2016), the geographic area of the project site is not known to contain any resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or considered significant by a California Native American tribe. The impact would be less than significant.

D. Other Impacts.

Geologic Resources, Hydrology, Water Quality, Mineral Resources, Aesthetic Impacts, etc., were fully analyzed in the IAND, would be unaffected by the proposed project, and applicable mitigation measures developed remains in effect for the JS West Propane project.

VII. Conclusion

On the basis of the discussion above, the proposed ISND modification would result in the routine transportation of hazardous materials. With conditions incorporated, the proposed project will not result in new or more severe significant environmental effects not previously analyzed and therefore do not trigger additional CEQA review. Thus, this Addendum satisfies the requirements of CEQA Guidelines Sections 15162 and 15164.

Attachments

- A. JS West Propane Environmental Management Comments
- B. JS West Propane El Dorado County Fire Protection District Comments



COMMUNITY DEVELOPMENT AGENCY

ENVIRONMENTAL MANAGEMENT DIVISION

<http://www.edcgov.us/EMD/>

PLACERVILLE OFFICE:

2850 Fairlane Court
Placerville, CA 95667
(530) 621-5300
(530) 626-7130 Fax

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 303
South Lake Tahoe, CA 96150
(530) 573-3450
(530) 542-3364 Fax

INTEROFFICE MEMORANDUM

TO: ROB PETERS, Project Planner
EDC Development Services Division

FROM: Environmental Management

SUBJECT: S16-0009 JS WEST PROPANE STORAGE

DATE: 3/7/17

CC:

Environmental Management Division staff has reviewed the subject application. The following reflects our concerns and requirements:

Hazardous Materials Division (Mark Moss x 7665)

The facility, as submitted will handle reportable quantities of hazardous materials. The facility will be required to submit the following documents into CERS (California Environmental Reporting System) prior to operation.

1. Business activities form.
2. Owner /operator information form.
3. Hazardous materials inventory for all reportable chemicals.
4. A completed CERS consolidated contingency plan.
5. A facility site map.

Exhibit I - Attachment A



"We are dedicated to providing a professional and courteous service to our citizens and communities with Pride, Trust & Integrity."

November 22, 2016

Patterson Development
6610 Merchandise Way
Diamond Springs, CA 95619

Re: **Plan Review: JS West Large LP-Gas Tanks Facility - Site Plan Review**
Address: **APN 109-480-31**

Interwest Consulting Group has completed a **first review** of the following documents on behalf of the **El Dorado County Fire Protection District**:

1. Drawings: One (1) copy of Sheets 1 and 2 Phase 1 site plan (8-1/2"x11") by Patterson Development and one (1) copy of Sheet 1/1 Phase 2 site plan (8-1/2"x11") by Patterson Development; three (3) copies of aerial site views by Google Earth; and one (1) copy of El Dorado County Zoning Map for the site and surrounding area.
2. Documents: One (1) copy of site fire safety analysis by Rob Scott, Scott & Associates, and one (1) copy of Interactive Appendix A (2014 Edition of NFPA 58) and one (1) copy of Table 9.1, 2014 edition of NFPA 58.

The 2013 California Building Code and 2013 California Fire Code, and Fire District Ordinances were used as the basis of this review.

Plan review comments follow on the attached list.

Please submit an itemized response letter and **two (2) sets** of complete and revised documents with all revisions clouded directly to the El Dorado County Fire Protection District.

Sincerely,

EL DORADO COUNTY FIRE DISTRICT

Brandon McKay
Deputy Fire Marshal

Cc: file

Exhibit I - Attachment B

GENERAL COMMENTS:

- G1. The following plan review documents are based on the 2013 California Building Code (i.e., 2012 IBC, et al, as amended by the State of California) unless otherwise noted and El Dorado County Fire Department Ordinance.
- G2. Please respond in writing to each plan review comment by legibly marking the attached comment list or creating a separate response letter. Indicate which detail, specification, or calculation shows the requested information. Your complete and clear responses will expedite the re-check and, hopefully, approval of this project. Thank you for your assistance.
- G3. For clarity, specify on cover sheet that the 2012 IBC (2013 CBC), 2012 UMC (2013 CMC), 2012 UPC (2013 CPC), 2012 IFC (2013 CFC), 2010 NEC (2013 CEC) as amended by State of California are applicable to this project.
- G4. Please be sure to include on the re-submittal the architect's/ [engineers] "wet" stamp, signature, registration number and expiration date on all sheets of plans [all sheets of plans depicting structural designed elements] and cover sheets of specifications and calculations. IBC 106.
- G5. The following code comments reflect a review of building plans only. If site-related comments are applicable to this project, they will be generated by others i.e. Engineering, Public Works, Health, etc.

FIRE COMMENTS:

- F1. In the fire safety analysis, clarify that the minimum required fire flow for this project is 750 gpm @ 20 psig for duration of 10 minutes. Additionally, the El Dorado County Fire Protection District is requiring master stream appliances for the protection of the proposed LP-Gas tanks, plumbed underground to remote fire department connections (FDCs) accessible to fire apparatus. The master stream appliances shall be sized in accordance with the 2012 edition of NFPA Standard 15. Revise.

Provide written documentation from the water purveyor having jurisdiction that they can provide the minimum required fire flow and duration for this project. Revise.
- F2. Also in the fire safety analysis, indicate that "No Smoking" signs shall be provided in accordance with §6107.2, 2013 CFC. Revise.
- F3. Also in the fire safety analysis, indicate that portable fire extinguishers shall be provided in accordance with §6108.2, 2013 CFC. Revise.
- F4. On Sheet 1 of 2, Phase 1 Site Plan, clarify that fire department Knox padlocks or key boxes shall be provided at the gates across the fire apparatus access roadways. Revise.

- F5. Also on Sheet 1 of 2, provide a detail about how the fire lanes will be marked in accordance with §22500.1, California Vehicle Code and §503.3, 2013 California Fire Code. Revise.
- F6. Also on Sheet 1 of 2, provide details for the required fire department connections (FDCs) that meet the requirements of the El Dorado County Fire Protection District. Revise.
- F7. Due to the preliminary nature of the submitted plans, it is very likely that we will have additional comments upon submittal of the full plan sets.

Nothing in this review is intended to authorize any aspects of the work which is not in accordance with applicable codes, local fire department requirements, manufacturer's requirements, and/or the contract documents. Additional comments may be made on future submittals or during site visits (inspections and acceptance tests).

Please contact Captain McKay at 530-644-9630, between 9:00 A.M. and 4:00 P.M., Monday through Thursday, or via email at mckayb@eldoradocountyfire.com with any questions regarding the plan review comments.

[END]