



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

Request for approval of a Staff Level Design Review, DR20-0004, for Trade Way RV Storage, submitted by Eric Wunschel/Veerkamp Engineering on behalf of property owner, Trade Way RV Storage, LLC.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.52.030 (Design Review Permit), the applicant is seeking approval by the Planning and Building Department Director for a Design Review DR20-0004 to allow the construction and operation of a new outdoor RV storage facility, Trade Way RV Storage, for 54 stalls. The project includes associated site improvements to parking, landscaping, and signage.

The 1.51 acres property is located on the south side of Trade Way, approximately 200 feet east of the intersection with Business Drive in Shingle Springs, and is identified by Assessor's Parcel Number's (APN's) 109-410-002 and 109-410-003, has a Zoning Designation of General Commercial within Design Review Community Combining Zone (CG-DC), and a General Plan Land Use Designation of Commercial (C).

California Environmental Quality Act (CEQA) Determination: The project is Categorically Exempt from the CEQA Guidelines pursuant to Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines, and Board of Supervisors Resolution No. 179-99, Design Reviews for projects located within the Barnett Business Park are exempt from CEQA.

The Staff Report, project materials, and proposed Director Determination for Design Review DR20-0004 may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at: <http://edc-trk.aspgov.com/etrakit/Search/project.aspx>

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.52.030 (Design Review Permit), and review of the above referenced project has been completed and tentatively approved by Planning Services, subject to the standards found in Title 130, Article 5, Section 130.50.040 (General Review Procedure), as a Staff Level Review with Public Notice. The decision to approve this project may be appealed to the Zoning Administrator by filing an appeal application and applicable fees to the County of El Dorado Planning and Building Department within the 10-working-day appeal period; starting on date of approval December 30, 2020 ending at 5pm on January 13, 2021. Any questions regarding the project may be directed to Project Planner, Bianca Dinkler, at (530) 621-5875/ Bianca.Dinkler@edcgov.us.

COUNTY OF EL DORADO
TIFFANY SCHMID, Director
Planning and Building Department
December 30, 2020