



(Distributed at hearing)

PC 09-12-19
Item # 3

COMMUNITY DEVELOPMENT SERVICES (4 pages)

PLANNING AND BUILDING DEPARTMENT

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TO: Planning Commission Agenda of: September 12, 2019

FROM: Evan Mattes, Associate Planner Item No.: 3

DATE: September 11, 2019

RE: Staff Response to Public Comments
Superior Self-Storage/ Revision to Planned Development PD-R19-0001

Discussion:

As of Wednesday September 11, 2019, Planning Staff has received one written public comment regarding PD-R19-0001 Superior Self-Storage a Development Plan Revision proposing a conversion and expansion of an existing 89,470 square foot structure into self-storage within the El Dorado Hills Community Region. The commenter, Rusty Everett of Preserve EDH, states that: 1) the project is inconsistent with the previously adopted Negative Declaration, thus requiring a new environmental document pursuant to CEQA 2) that Traffic Impacts were improperly analyzed; 3) that the proposed use should not be considered light manufacturing 4) concerns regarding the Town Center East lawsuit regarding this project; and 5) concerns regarding "Phase III" of this project.

Environmental Documentation

The project has two previous environmental documents analyzing the project site. One environmental review document was prepared under Planned Development Permit PD95-0002 encompassing the entirety of Town Center West Planned Development and another was prepared under PD95-0007 for California Precision Molding the specific use for the site. The proposed project, relied primarily upon the previous review under PD95-0007 as this provided a more detailed site analysis. The Mitigated Negative Declaration under PD95-0007 analyzed an initial 65,000 square foot building, with a future expansion of 120,000 square feet and that the property could accommodate approximately an additional 150,000 square feet. The existing building is 89,470 square feet and proposes a 22,550 square foot expansion bringing the total square footage to 112,020 square feet. The proposed square footage would take place upon previously graded land. As the proposed project square footage is below what was originally analyzed under the previously adopted Mitigated Negative Declaration for PD95-0007, no new significant impacts would result from the project.

Traffic

The proposed project was reviewed by the Transportation Department for consistency with current traffic determination protocols. The Transportation Department waived the Traffic Impact Study (Attachment A), because the proposed use would be less intensive than the previous use, and a fraction of the entitled uses that could be implemented on the site. The proposed use will generate approximately 26 trips in the PM peak hours. The prior use (California Precision Molding) generated approximately 97 PM peak hour trips, approximately 3.7 times the amount the proposed self-storage project would generate. The On-Site Transportation Review (OSTR) does not identify any traffic impacts from the project as stated in the comment letter. The OSTR is intended to identify any access concerns, such as high accident locations or traffic signal warrants at the proposed access location, proximity to other driveways, parking requirements, truck loading and access, and throat depth. The OSTR was waived based on the fact that the existing site was determined to satisfy all requirements for a self-storage facility.

Land Use/Light Manufacturing

The commenter states that the project should be considered a commercial use under the Town Center West PD as opposed to the Light Manufacturing use as determined by Planning Services. The commenter continues to cite the staff report which states that the base zoning for the project site, General Commercial (CG), allows for the use of self-storage by right. Pursuant to the CG zoning definition the CG zone is intended to provide a mix of more intensive commercial uses, such as light manufacturing, automobile repair and wholesale activity. The CG zoning designation is intended to allow for light manufacturing uses. Furthermore, the Development Plan for Town Center West determines the allowable uses as opposed to the zoning ordinance under Chapter 130 of the County Code. The land uses include light manufacturing (LM), Research and Development (R&D), Business Professional Offices (BPO), and Commercial (C). Reading the definitions of each of these uses and comparing the allowed uses within these designations, led staff to conclude that the most closely related land use for a self-storage would be the LM land use.

Fire and Other Hazards

The litigation within Town Center East involves an approved new multi-unit residential apartment project within a Commercial zone. This is a different impact involving a different PD and associated entitlement approvals than the proposed project. The two projects are not connected and are processed and analyzed separately.

Phase III

The comment involving Phase III development is in reference to an earlier version of the project that was processed under Pre-Application (PA18-0007). The current project proposal consists of only two phases.

Attachment A: TIS Initial Determination Form



COMMUNITY DEVELOPMENT SERVICES LONG RANGE PLANNING

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Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. *An OSTR is typically required for all projects.*

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: CDS, Long Range Planning
Attn: Natalie Porter
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 642-0508
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

Applicant Information:

Name: Tim Shanahan & Dave Kindelt
Address: 4120 Douglas Blvd # 306-524
Livermore Bay CA 95746

Phone #: (916) 768-6160
Email: dave@superiorstoragegroup.com

Project Information:

Name of Project: Superior Self Storage
Project Location: 4250 Town Center Blvd.
APN(s): 117 160 64

Planning Number: PA18-0007
Bldg Size: 89,000 gross existing
Project Planner: Alex Gribert
Number of units: 592 phase 1
201 phase 2

Description of Project: (Use, Number of Units, Building Size, etc.)

project consist of converting an existing 89,000 sq ft RSD Building into interior climate controlled self storage facility. The Building is designed to expand to the NWC of approximately 20,000 +/- sq ft!

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

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Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|--|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 28,000 square feet or less for warehouse |
| <input type="checkbox"/> 4 or less multi-family units | <input type="checkbox"/> 38,000 square feet or less for mini-storage |
| <input type="checkbox"/> 2,300 square feet or less for shopping center | <input type="checkbox"/> 20,000 square feet or less for churches |
| <input type="checkbox"/> 8,600 square feet or less for general office | <input type="checkbox"/> 20 or less sites for campgrounds |
| <input type="checkbox"/> 10,000 square feet or less for industrial | <input type="checkbox"/> 20 or less rooms for hotel/motel/B&B |

None apply – a TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Long Range Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

Natalie D. Dater
CDS Long Range Planning Signature

10/25/18
Date

ADH TS

OSTR waiver approved by:

Al S. Hw
Department of Transportation Director or Designee

10/26/2018
Date

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