

## **FINDINGS**

### **Planned Development Revision PD-R19-0001/Superior Self-Storage Planning Commission/September 12, 2019**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

#### **1.0 CEQA FINDINGS**

- 1.1 Pursuant to CEQA Section 15162(b), it has been determined that no subsequent negative declaration is required, as there is no substantial evidence that the conditions described in Section 15162(a) have occurred, including : (1) substantial changes to the project which would require major revisions to the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) substantial changes occurred with respect to the circumstances under which the project has been undertaken which would require major revisions of the previous negative declaration due to the involvement of new significant environmental effects; of (3) 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 the previous negative declaration was adopted, shows the project will (a) have one or more significant effects not discussed in the previous mitigated negative declaration.

The proposed project is a revision to an approved commercial Development Plan adding the use of self-storage to the Town Center West Planned Development (PD95-0002) and for the proposed remodeling and 20,500 sq. ft. expansion of an existing 89,470 sq. ft. structure, thus revising California Precision Molding Planned Development (PD95-0007). A site specific mitigated negative declaration was adopted for PD95-0007. The proposed project was reviewed against the environmental analysis presented in the negative declaration. It was determined that the project does not involve any significant impacts that are substantially more severe than those previously disclosed in the negative declaration. The proposed 20,500 sq. ft. addition occurs on highly disturbed pre-graded land. In addition, there is no new information of substantial importance showing that that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than effects shown in the previously adopted mitigated negative declaration.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA.

## **2.0 GENERAL PLAN FINDINGS**

### **2.1 The project is consistent with General Plan Policy 2.2.1.2.**

General Plan Policy 2.2.1.2 establishes an appropriate range of land use types and densities within the County. The Adopted Plan (AP) designates areas where a specific plan has been adopted.

Rationale: The El Dorado County General Plan designates the subject site as AP within the El Dorado Hills Specific Plan. The project is located within Village U of the El Dorado Hills Specific Plan. Commercial and Industrial uses are allowed within Village U. The project is consistent with the AP land use designation and the El Dorado Hills Specific Plan.

### **2.2 The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The self-storage use would be considered compatible with industrial and commercial uses. Surrounding uses include commercial developments and a senior housing development directly to the west.

### **2.3 The project is consistent with General Plan Policy 5.1.2.1.**

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: No increase in demand for public services or utilities is proposed or anticipated.

### **2.4 The project is consistent with General Plan Policy 6.2.3.2.**

Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: No change is proposed to access and parking lot.

## **3.0 ZONING FINDINGS**

### **3.1 The project is consistent with Title 130.**

The Commercial, General (CG) zone provides for a mix of more intensive commercial uses, such as light manufacturing, automobile repair and wholesale activity.

Rationale: The proposed use of self-storage is use allowed by right within the General Commercial (CG) zone.

**3.2 The project is consistent with Chapter 130.35: Off-Street Parking and Loading.**

Section 130.35 of the Zoning Ordinance establishes off-street parking requirements for businesses. Self-storage with indoor access to units is required to provide one parking space plus one additional parking space per each 30 units.

Rationale: The project is proposing 793 new self-storage units requiring 28 parking spaces. The project is proposing 34 parking spaces, satisfying the required 28 spaces.

**3.3 The project is consistent with Chapter 130.33: Landscaping Standards.**

Section 130.33 of the Zoning Ordinance identifies the use types which require the submittal of landscaping plans, subject to the standards in the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM).

Rationale: The developer has provided a landscaping narrative and preliminary planting plan detailing that project landscaping shall be consistent with the landscaping guidelines. Most existing trees onsite will remain with additional trees to be planted along the Fire Department Access Road, Town Center Boulevard and Latrobe Road (Exhibit I).

**3.4 The project is consistent with Chapter 130.36: Signs.**

Section 130.36 of the Zoning Ordinance establishes sign regulations that are consistent with the goals, objectives and policies of the El Dorado County General Plan and the County's visual and aesthetic goals, and provide adequate identification for establishments.

Rationale: A sign plan was provided by the applicant demonstrating that the size, color, and location of new signs will be substantially consistent with the sign requirements of General Commercial zone and the Master Sign Program within the Town Center West Planned Development (PD95-0002).

**4.0 DEVELOPMENT PLAN FINDINGS**

**4.1 The project is consistent with the General Plan.**

Rationale: As discussed above in Section 2.0, General Plan Findings, the project is consistent with the applicable policies and requirements in the El Dorado County General Plan.

4.2 **The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.**

Rationale: The use will not significantly conflict with surrounding uses. The proposed use will comply with the standards of the CG zone district and the Town Center West Planned Development. The proposed use is consistent with the surrounding land uses which include vacant commercial land, and a senior housing development. As conditioned, the project is not anticipated to result in significant environmental, visual, or noise impacts to the surrounding uses.

4.3 **The proposed use would be consistent with the Town Center West Planned Development PD95-0002.**

Rationale: With approval of the proposed revision to PD95-0002 the project would be consistent with the Town Center West Planned Development PD95-0002. The proposed improvements and renovations would be consistent with the Town Center West Design Guidelines that require consistency and compatibility in color and building materials with the surrounding general commercial development and exterior lighting design standards where applicable (Exhibit J).