



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

**Agenda of:** January 10, 2019

**Staff:** Emma Carrico

**CONDITIONAL USE PERMIT REVISION/PLANNED  
DEVELOPMENT REVISION**

**FILE NUMBER:** S01-0018-R-2/PD01-0010-R-2/Superior Self Storage

**APPLICANT:** Cambridge Self Storage Group LLC

**REQUEST:** Revision to an approved Conditional Use Permit and Development Plan modifying an existing 108,610 square foot self-storage and recreational vehicle storage facility consisting of the following changes: a) Demolition of two (2) 11,100 square foot covered RV parking structures; b) Removal of 72 outdoor recreational vehicle parking spaces; and c) Construction of 2-story, 76,000 square-foot self-storage building.

**LOCATION:** South side of Green Valley Road, southwest of the intersection with Cambridge Road, in the Cameron Park community region. Supervisorial District 2. (Exhibit A)

**APN:** 116-281-10 (Exhibit B)

**ACREAGE:** 5.92 acres

**GENERAL PLAN:** Commercial (C) (Exhibit C)

**ZONING:** Community Commercial-Design Control-Planned Development (CC-DC-PD) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration (Exhibit I)

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

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;

2. Approve Conditional Use Permit Revision S01-0018-R-2 based on the Findings and subject to the Conditions of Approval as presented; and
3. Approve Planned Development Revision PD01-0010-R-2 based on the Findings and subject to the Conditions of Approval as presented

## EXECUTIVE SUMMARY

Approval of this project would allow a revision to an existing Conditional Use Permit and Development Plan for the demolition of two 11,100 square foot covered recreational vehicle parking buildings and 72 outdoor recreational vehicle parking spaces and the construction of a new 76,000 square foot self-storage building. The project is consistent with the General Plan and Zoning Ordinance.

## PROJECT INFORMATION

**Background:** The original Special Use Permit and Planned Development Permit were approved by the Planning Commission on March 28, 2002 for the phased construction and operation of a 94,230 square foot self-storage facility, including a 3,096 square foot office/manager unit, and approximately 22,200 square feet of 105 covered and uncovered outdoor boat and recreational vehicle storage spaces. The actual facility that was constructed consists of 74,624 square feet of self-storage, 3,096 square feet of office/manager dwelling unit, and 81 covered and uncovered outdoor boat and recreational vehicle storage spaces.

**Site Description:** The topography of the proposed project area is flat. The overall elevation is approximately 1,300 feet above mean sea level. The project site is almost entirely built out either by buildings or with concrete paving. Uncovered area includes a 15 foot by 840 foot landscaping buffer along Green Valley Road and a 77 foot by 205 foot preserved wetland and drainage area. The project area is located within the Upper Deer Creek watershed, within the larger Upper Consumnes watershed, and is adjacent to a main tributary to Deer Creek. Existing landscaping is sparse and consists of Incense Cedar, Weeping Bottlebrush, Australian Willow, Goldenrain, American Sweet Gum, and Coast Live Oak trees, as well as assorted shrubbery.

**Project Description:** The applicant is requesting this second revision to the existing Conditional Use Permit and Development Plan to allow for the demolition of two 11,100 square foot covered recreational vehicle parking buildings and 72 outdoor recreational vehicle parking spaces, to be replaced with the construction of a new two story 76,000 square foot self-storage building. Demolition and construction would occur on a paved area of the site, thus no new impervious coverage will be created. The proposed building location would meet setback and development standards for the Community Commercial (CC) zoning designation. The site currently provides 74,624 square feet of building storage space and 81 covered/non-covered recreational vehicle parking spaces. The proposed project would provide 150,624 square feet of building storage space and 9 non-covered recreational vehicle parking spaces. Visitor parking would be expanded from six spaces to 25 spaces to meet the requirements of the new storage units (Exhibit F).

The existing facility is a “fortress-style” facility, commonly seen in the self-storage industry. Fortress-style facilities are designed with inward facing perimeter buildings surrounding larger buildings inside the complex. This facility layout provides more drive aisle accessible units and increased perimeter security. Outside of the perimeter fortress structures there is a 15 foot by 840 foot landscaping buffer along Green Valley Road. Within the facility there is a 77 foot by 205 foot un-covered preserved wetland and drainage area. Proposed new lighting would include 13 shielded building attached fixtures, no new lighting is proposed outside of the perimeter fortress structures (Exhibits G1-G2).

**Consistency:** As discussed in General Plan findings, the project is consistent with applicable General Plan policies 2.2.1.2 Land Use Designation; 2.2.5.21 requiring that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses; 5.1.2.1 requiring a determination of the adequacy of the public services and utilities to be impacted by that development; 5.2.1.2 requiring that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development; and 6.2.3.2 requiring that the applicant demonstrate that adequate access exists. As discussed in the Zoning findings, the project is consistent with the standards of the Zoning Ordinance including: Chapter 130.33 Landscaping Standards, Chapter 130.34 Outdoor Lighting, Chapter 130.35 Off-Street Parking and Loading, Chapter 130.36 Signs, and Chapter 130.37 Noise Standards.

County agencies that provided comments for this project include the Air Quality Management District (AQMD), the Transportation Division, the Long Range Planning Storm Water Management Division, and the Cameron Park Fire Department. Outside agencies that provided comments for this project included the United Auburn Indian Community. Comments were incorporated into project conditions of approval.

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Exhibit I). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Negative Declaration has been prepared.

A Notice of Determination for the Negative Declaration has been prepared. The applicant shall submit to Planning Services a \$50.00 recording fee and the current Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit B.....Assessor's Parcel Map

Exhibit C.....Land Use Designation Map

Exhibit D.....Zoning Designation Map

Exhibit E.....Aerial Map

Exhibit F.....Site Plan

Exhibits G1-G2.....Elevation Plans

Exhibit H.....Site Circulation

Exhibit I.....Proposed Negative Declaration and Initial Study