

FINDINGS

Conditional Use Permit Revision S01-0018-R-2/ Planned Development Revision PD01-0010-R-2/Superior Self Storage Planning Commission/January 10, 2019

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 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, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

The purpose of the Commercial (C) land use designation is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses and visitors of El Dorado County.

Rationale: The proposed revision would increase the square footage of self-storage rental space available to serve the needs of the surrounding Cameron Park area and other residents of El Dorado County.

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 project site is currently developed and operational as a self-storage and recreational vehicle storage business, both of these uses were analyzed for compatibility with surrounding land uses under the original CUP and Development Plan. The proposed revision would increase the available self-storage space and decrease the recreational vehicle storage parking spaces on the project site. No new uses are proposed as a part of the revision.

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: Public water and sewer are available and in use for service to the site. The project may generate an increase in solid waste during construction, and would be required to comply with county recycling standards and follow CalGreen requirements.

2.4 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The site is currently served by Cameron Park Community Service District Fire Department for fire protection. Cameron Park Fire was consulted on the project and provided several comments and conditions that were incorporated into the project conditions of approval.

The project has been conditioned to provide a Facility Improvement Letter (FIL) from the El Dorado Irrigation District (EID) demonstrating adequate fire flow.

2.5 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: The project was reviewed by the Cameron Park Fire Department and the Department of Transportation for adequate circulation and access for emergencies.

A review of on-site circulation, with particular attention to emergency vehicles, was provided by the project engineer demonstrating sufficient access and circulation.

3.0 ZONING FINDINGS

3.1 The project is consistent with Title 130.

The Community Commercial (CC) zone provides for the retail sales, office and service needs of the residents residing within the surrounding community and accommodates the commercial and service need of visitors to the County.

Rationale: The parcel is zoned Community Commercial (CC). The Commercial Zones Use matrix of allowed uses and permit requirements establishes those uses that are permitted by right and those that require further approval in the CC zone district. The existing self-storage and recreational vehicle storage facility was established through the original CUP and Development Plan, consistent with the Commercial Zones Use matrix.

The proposed revision would increase the square footage of self-storage rental space available to serve the needs of the surrounding Cameron Park area and other residents of El Dorado County.

3.2 The project is consistent with Chapter 130.33 Landscaping Standards.

Landscaping standards are provided in chapter 130.33 and in the Community Design Standards-Landscaping and Irrigation manual.

Rationale: Existing landscaping is consistent with original project approvals. No new landscaping is proposed as a part of this project. Applicant has verified that it is a part of regular facility maintenance to replace and enhance dead or dying trees, shrubs, and landscaping.

3.3 The project is consistent with Chapter 130.34 Outdoor Lighting.

Outdoor lighting standards are provided in chapter 130.34 and in the Community Design Standards-Outdoor Lighting manual.

Rationale: New lighting would include 13 shielded building attached fixtures on the proposed new building, no new lighting is proposed outside of the perimeter fortress structures. Proposed lighting has been conditioned to comply with the El Dorado County Outdoor Lighting Standards design manual, which includes full-cut off requirements and lumen limitations. Existing uses produce minimal light and glare, and are compliant with the El Dorado County Outdoor Lighting Standards design manual.

3.4 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 structures are required to have one parking space, plus one space per each 30 units or fraction thereof that do not have outdoor access by vehicle drive aisles.

Rationale: The proposed revision would increase the available self-storage space by 76,000 square feet and decrease the recreational vehicle storage parking spaces on the project site from 81 outdoor recreational vehicle parking spaces to nine spaces. The reduction in recreational vehicle parking spaces

would not affect visitor/customer parking. The proposed building would include a mix of interior storage units and units with drive up access. A parking calculation was provided by the project engineer to calculate the additional needed parking based on the new units. The proposed self-storage building would have 660 indoor units for a requirement of 22 parking spaces and two additional spaces for outdoor units with drive aisle access for a total of 24 new parking spaces required. The developer is proposing 25 new parking spaces (Exhibit F). The six existing visitor parking spaces will not be moved, and the 25 new spaces are interspaced around the proposed new building for ease of access to storage units. The Americans with Disabilities Act requires one ADA compliant handicapped space per every 25 spaces. There are two ADA compliant handicapped spaces in the existing visitor parking, fulfilling the required two spaces for the new total 31 spaces.

3.5 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: No new signs are proposed.

3.6 The project is consistent with Chapter 130.37: Noise Standards.

Chapter 130.37, Noise Standards, requires that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 130.37.060.1 for noise-sensitive uses.

Rationale: Noise levels are not expected to exceed maximum levels as a result of the project, as there is no outdoor amplified noise proposed. Noises associated with the project would consist of typical residential and general office noise, and potentially some loading and unloading noise. Sensitive receptors such as residences near the project site are shielded by the "fortress" facilities or are opposite transportation corridors. Noise generated during construction will be required to comply with the noise standards established in the Zoning Ordinance.

4.0 CONDITIONAL USE PERMIT AND 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 Development Standards of the CC zone district. The proposed use is consistent with the surrounding land uses. As conditioned, the project is not anticipated to result in significant environmental, visual, or noise impacts to the surrounding uses.