

FINAL CONDITIONS OF APPROVAL

Planned Development Permit Revision PD-R23-0003/Superior Self Storage, Phase 3

– As Approved by the Planning Commission April 24, 2025

(Conditions of Approval [COA] are from the most recent Planned Development Revision, PD-R19-0001. Proposed revisions/additions to COA for the purposes of this Planned Development Revision, PD-R23-0003, shall be indicated in strikeout/underline format)

Conditions of Approval

Superior Self Storage, Phase 3

Planning Services

1. **Project Description:** This Development Plan revision is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

Exhibit F.....Site Plans

A Planned Development Permit Revision, PD-R23-0003, to allow expansion of an existing self-storage facility, Superior Self Storage, for the development of Phase 3 for an additional four (4) buildings totaling approximately 67,956 square feet to provide 557 storage units ranging in size from 25 square feet to 480 square feet. The Phase 3 buildings are Building C (1 story) 2,400 square feet, Building D (1 story) 4,320 square feet, Building E (1 story) 12,900 square feet, and Building F (2 story) 48,336 square feet.

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description and the hearing exhibits above and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. Approval of this development plan authorizes the processing of building permits for projects found to be consistent with the approved development plan and conditions of approval noted herein. Such building permit applications are processed as a ministerial permit and approved by the applicable County departments.

In those situations where in the opinion of the Planning Director there is a significant departure from the approved Development Plan, or if issues are discovered not readily clarified in the conditions of approval of the development plan, the Planning Director shall first present such changes to the Planning Commission at a regular meeting (not requiring hearing notification) to determine if the Planning Commission can make a finding of consistency. If such a finding cannot be made, plans shall be modified to be brought into consistency or an amendment application filed for Planning Commission consideration at a public hearing.

3. The applicable Design Guidelines and Improvement Standards (Exhibit ~~K~~ L, dated April 1995) shall be incorporated into this development plan. All development shall conform to the Design Guidelines and Improvement Standards noted therein as follows:

The Design Guidelines shall be references as part of the CC&Rs for the project, and will not be considered during the ministerial review performed by County staff. These guidelines are to be used only by the Town Center West Design Review Committee to be empowered within the CC&Rs.

Those improvement standards which are not discretionary, including applicable Specific Plan standards, shall be placed into a separate improvements standards document. This document shall be submitted to the Planning Director for approval prior to issuance of building permits. The Planning Department shall collect a fee for review and approval based on the department's hourly rate and time spent to process and review the document. This document shall be used by County staff during the ministerial review process. All plans shall comply with the improvement standards noted therein.

4. The maximum impervious surface to be permitted on any site is 75 percent.
5. Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the Air Quality Management District (AQMD) prior to start of project construction if during the course of the project a grading permit is required from the Building Division, dust control measures shall comply with requirements of AQMD Rule 223, Fugitive Dust - General Requirements, and Rule 223.1 - Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.

6. A conceptual overall grading plan, pursuant to Section 15.14.25 of the Grading Ordinance, has been prepared and submitted to the Department of Transportation. Any topsoil removed prior to grading shall be stockpiled and redistributed for revegetation at the completion of grading. The tops of cuts and hinge points are to be rounded to blend in with the existing contours to soften the visual impact from the grading. Future site development shall be consistent with the approved conceptual grading plan.
7. Improvement plans shall be prepared by a registered civil engineer. Said plans shall be submitted to the Department of Transportation for review and approval.
8. All engineering and construction shall conform to the El Dorado County "Design and Improvements Standards Manual", the "Minor Land Division Ordinance", the "Drainage Manual" and the "Grading Erosion and Sediment Control Ordinance".
9. There will be ~~no~~ access allowed onto Town Center Boulevard as shown on the approved planned development plan to be reviewed and approved by the Director of the Department of Transportation and El Dorado Hills Fire Department. The project would include circular access around each building. The project would utilize the existing internal circulation system and driveways for ingress and egress to the local circulation system, as well as provide an additional emergency access point on Town Center Boulevard for fire truck entry.
10. Accesses with appropriate restrictions may be approved by the Director of the Department of Transportation.
11. The applicant will provide all required clearances from the utilities such as the El Dorado Irrigation District, Pacific Gas and Electric Company, Cable Television Company, and Pacific Bell.
12. No revisions authorized by this Planned Development permit may commence until all of the conditions of approval have been complied with in full.
13. Any proposed changes to the approved site plan shall be submitted to the Planning and Building Department Director for review and approval. Minor changes may be approved by the Director.
14. In Compliance with County Code Section 130.22.250, implementation of the project must occur within 24 months of approval of this Planned Development permit or the permit

becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.

15. The applicant shall submit to Planning Services a \$50.00 recording fee prior to filing of the Notice of Determination by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.
16. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a special use permit.

El Dorado Hills Fire Department

17. **Structural Fire Protection and Suppression Services:** Consistent with California Code of Regulations Title 14 §1266.01, structural fire protection and suppression services will be available for this project by the El Dorado Hills Fire Department (EDHFD). The project is located within the service boundaries of EDHFD. The nearest staffed fire station to the project location is EDHFD Station No. 87 located at 4680 Golden Foothill Parkway, El Dorado Hills, CA 95762 in El Dorado Hills. The average response time to the project site from this fire station is approximately 8 minutes or less to 80% of the population in the area.
18. **Natural Hazard Disclosure:** The project is located in a **MODERATE** Fire Hazard Severity Zone within a CAL FIRE Responsibility Area (SRA). The applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding this risk.
19. **Limits to Development:** The project **IS NOT** currently identified in an area of high or very-high wildland fire hazard or in an area identified as a wildland-urban interface (WUI) community within the vicinity of federal land that is a high risk of a wildfire.

20. **Emergency Water Supply:** The project area **IS** currently provided with an adequate means of emergency water supply, storage, or conveyance facilities. Prior to new buildings or structures being placed on one or more of these parcels, the applicant will need to demonstrate that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code (CFC), along with local ordinances and standards of EDHFD. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. Fire hydrant quantities and locations shall be in accordance with the CFC, as amended locally. The required fire hydrants shall be installed and operational prior to any combustible construction (including foundations).
21. **Roads and Driveways:** Roads and driveways, whether public or private, shall comply with California Code of Regulations (CCR) Title 14 §§ 1270.00 - 1276.04 and CCR Title 24 – Part 9 (CFC), Section 503 (Fire Apparatus Access Roads), as amended locally. The required fire access road(s) shall be installed prior to any combustible construction (including foundations).
22. **Aerial apparatus access shall be provided at Building F. CFC Appendix D105.**
23. **Circumferential fire access shall be provided at Building E. CFC Appendix D104.4.**
24. **A minimum of 2 points of access/exit shall be provided to the project site. Points of access shall be separated by a minimum ½ diagonal dimension of the overall site. CFC Appendix D104.2.** (a) Fire access roadways shall be of not less than 20 feet of unobstructed width, 15 feet of vertical clearance, and minimum turning radii of 40 feet inside and 56 feet outside dimensions on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. **The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.** (b) Fire access roadways shall be built to bear a minimum of 75,000 pounds and meet County Department of Transportation standards for roadways. A report, prepared by a registered geotechnical or California-licensed Civil engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating the construction of the roadway. Verification of constructed roadway shall be provided by a registered geotechnical or California-licensed Civil engineer prior to the final of the project. (c) Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. (d) Traffic calming measures and gates along fire access roads are prohibited unless approved by EDHFD. (e) When a road is required, it shall be named in accordance with the requirements identified by the County

of El Dorado Surveyor's Office. An approved street sign shall be placed at the entrance to the road. (f) Fire Lane identification shall be provided along required fire access roadways. Fire Lane identification shall be in accordance with the El Dorado County Regional Fire Protection Standard #B-004 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 30 feet in width. Vehicle parking is permitted on both sides of streets 40 feet or more in width. Roadway widths shall be measured between the gutter line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads. (g) All essential road and driveway improvements shall be complete and meet all of the requirements of CCR Title 14 and the CFC prior to the approval of the final map for the project.

25. **Shared Access Agreement or Easement:** Provide Shared Access Agreement or easement between all parcels connected to and served by the fire access roadway and/or driveway when serving more than one parcel. The Shared Access Agreement shall permit vehicular access and be recorded with the El Dorado County Recorder's Office.
26. **Road Maintenance Agreement:** Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway and/or driveway when serving more than one parcel. The Fire Access RMA shall be recorded with the El Dorado County Recorder's Office. The RMA shall include the following: (a) Provisions for the necessary repair and maintenance of the roadway surface. (b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of fifteen feet (15') or width of twenty feet (20'). (c) Provisions for the maintenance, repair, and/or replacement of **NO PARKING-FIRE LANE** signage or striping. (d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.
27. **Fire Protection Plan (Fire Safe Plan):** A preliminary fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The wildfire protection plan shall be in accordance with Chapter 49 of the CFC and EDHFD standards.
28. **Community Facilities District:** In order to maintain certain services provided by the Department, which are impacted by the proposed development, including, but not limited to, fire protection and suppression, ambulance response services, emergency response services, administrative fees of the Department, and any other services permitted under the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code (the "Act"), as well as costs of administration, operating, and reporting, the Developer shall elect and provide for one (1) of three (3) financing

options. The Developer can (i) form a new Community Facilities District (“CFD”) subject to the review and approval of the Department, (ii) make a deposit and annex into any existing and approved Department CFD, or (iii) make a lump-sum payment for the present value of an annuity authorized by the Department. If the Developer chooses to create a new CFD or annex into an existing EDHFD CFD, the creation of the new CFD or the annexation into the existing EDHFD CFD shall be completed concurrently with final approval, as determined jointly by the District and the County, of all land use entitlements requested by the landowner/applicant/developer.

29. **Fire Protection Plan (Fire Safe Plan):** A final fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards. The wildfire protection plan shall be in accordance with Chapter 49 of the CFC and EDHFD standards.
30. **Plan submittal:** The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: EDHFD does not allow deferred submittals for Fire Sprinkler or Fire Alarm plans.
31. **New Buildings and Structures:** New buildings and structures placed on a parcel shall comply with all applicable fire safety regulations found in the CCR Titles 14, 19, 24, and EDHFD ordinances and regulations. (a) All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of a road in accordance with CCR Title 14 – Section 1276 (Setback for Structure Defensible Space).
32. **Address** (Prior to Granting Final Occupancy): All parcels shall be provided with an approved address number as issued by the County Surveyor’s Office. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than eight (8) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.
33. **Applicant** (Prior to Granting Final Occupancy): It is highly recommended that specific requirements for your project be addressed with the Fire District during the planning stage. Specific requirements for bridges, fire hydrants, entry gates, and access roadways shall be clearly understood and complied with. It is advisable to schedule a design review conference with the Fire District to provide clarification on specific requirements or to enquire about an Alternative Materials & Methods Request.

If this property is sold prior to development, the seller shall disclose the above requirements to the buyer.

EDHFD requirements are not to be construed as abrogating more restrictive requirements by other agencies having jurisdiction. Final acceptance is subject to field approval and completion of required tests.

EDHFD reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws with respect to the official documented time of project application and/or building application to the County.

Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations, and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

Air Quality Management District (AQMD)

34. **Fugitive Dust:** A Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if during the course of the project a grading permit is required from the Building Division, dust control measures shall comply with requirements of AQMD Rule 223, Fugitive Dust - General Requirements, and Rule 223.1 - Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.
35. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215, Architectural Coatings.
36. **Open Burning:** Burning of waste vegetation that results from Land Development Clearing must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
37. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operation of each piece of equipment.

38. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the CARB Regulation for In-Use Off-Road Diesel Fueled Fleets (§2449 et al, Title 13, Article 4.8, Chapter 9, CCR). The full text of the regulation can be found at CARB website: <https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment>

Questions on applicability should be directed to CARB at 1-866-634-3735. CARB is responsible for enforcement of this regulation.

39. **New Point Source:** Prior to construction/installation of any new point source emissions units (e.g., emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors (Rule 501 and 523).
40. **Paving:** Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
41. **Electric Vehicle (EV) Charging, Non-residential:** The project shall comply with the Non-Residential Mandatory Measures identified in the 2022 Cal Green Building Code to facilitate future installation and use of EV chargers. Please refer to: <https://www.dgs.ca.gov/BSC/CALGreen>

El Dorado County Stormwater Coordinator, West Slope

42. The County is subject to the State of California Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlines in that Permit in Section E.12. Projects typically qualify as "Small" or "Regulated" projects under the MS4 Permit/West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements create or replace 2,500 square feet or more of impervious surface. Qualifying projects are required to provide treatment of stormwater prior to the water leaving the site or entering a waterbody.

An Erosion and Sediment Control Plan will need to be included in plan submittal. If the project will disturb an acre or more of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB). The CGP requires the development and

implementation of a Stormwater Pollution Prevention Plan (SWPPP). CGP requirements:
https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

Pacific Gas & Electric (PG&E)

43. Project shall comply with applicable requirements of PG&E.

TOWN CENTER WEST PLANNED DEVELOPMENT PD95-0002

Uses Permitted with Development Plan PD95-0002, and amended with subsequent revisions

RESEARCH DEVELOPMENT USES:

Blueprint services
Computer technologies
Data processing
Digital information transfer processes
Information systems research
Laboratories – scientific, research and testing
Materials research
Photocopying and printing services
Ancillary and support uses such as restaurants and retail sales
Electronics component manufacture and assembly
Precision instruments assembly and manufacturing

LIGHT MANUFACTURING USES:

Data processing technologies
Digital information components manufacture and assembly
Electronics component manufacture and assembly
Plastics molding processes and assembly
Precision instruments assembly and manufacturing
Printing and publishing plants
Ancillary and support uses such as restaurants and retail sales
Self-Storage

BUSINESS AND PROFESSIONAL OFFICES:

Accountant
Architect
Attorney

Engineer
Financial brokerage
Financial institution
Graphic designer
Investment brokerage
Land planner
Medical/dental
Professional associations
Surveyor
Ancillary and support uses such as restaurants and retail sales

COMMERCIAL USES:

Community care facility
Conference centers
Copy printing service
Delicatessen
Dry cleaner
Fast food restaurant
Florist
Hair salon
Hotel
Newsstand
Office supplies
Restaurant
Service Station

COMMERCIAL USES (continued):

Shoe repair
Stationers