

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



Agenda of: October 24, 2019

Staff: Emma Carrico

CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT

FILE NUMBER: S18-0012/PD18-0002/EDH-Folsom Self Storage

APPLICANT: EDH Green Valley Holdings, LLC

AGENT: Matt Yzuel

REQUEST:

1. Conditional Use Permit to allow for the phased construction and operation of a self-storage facility consisting of 13 storage buildings totaling 149,000 square feet, 230 temporary outdoor RV and boat parking spaces between construction of phase two and final phase, and a two-story manager office and apartment. The final site configuration would not include any outdoor storage.
2. Planned Development Permit to establish a development plan for the project.

LOCATION: South side of Green Valley Road, approximately 250 feet south of the intersection with Sophia Parkway, in the El Dorado Hills Community Region, Supervisorial District 1. (Exhibit A)

ASSESSOR'S NUMBER (AN): 124-301-003 (APN 124-301-03) (Exhibit B)

ACREAGE: 9.55 acres

GENERAL PLAN: Commercial (C) (Exhibit C)

ZONING: Community Commercial- Planned Development Combining Zone (CC-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration (Exhibit K)

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15074(d), incorporated as Conditions of Approval;
3. Approve Conditional Use Permit S18-0012 based on the Findings and subject to the Conditions of Approval as presented; and
4. Approve Planned Development PD18-0002 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

The proposed project is a Conditional Use permit & Planned Development permit to allow for the phased construction (Exhibit S) and operation of a self-storage facility consisting of 13 storage buildings totaling 149,000 square feet and a two story manager office and apartment (Exhibit F). Some outdoor boat and recreational vehicle storage is proposed. Starting with construction phase two, approximately 230 outdoor RV and boat parking spaces would be introduced. These spaces would be gradually replaced with indoor storage over phase three and four (Exhibit S). The final project configuration does not include any outdoor storage. Site access would be directly from Green Valley Road and from Sophia Pkwy via a reciprocal access agreement with the future commercial project. The project would also include an on-site water line extension looping the eight inch water line in Green Valley Road to the six inch water line in Shadowfax Lane (Exhibit I & L2), the installation of a gravity sewer line and lift station (Exhibit I), and frontage improvements to include a 11-foot wide dedicated right turn lane on Green Valley Road, a Caltrans A2-6 curb and gutter, an eight foot wide sidewalk, a five foot wide bike lane, and a two foot wide bike buffer zone.

PROJECT INFORMATION

Other project considerations: The applicant for this project is preparing another proposal for a commercial development on the parcel to the immediate north east of the project site (AN 124-301-045). The pending submittal would include a mix of commercial uses such as general offices and restaurants, which are allowed by right in the Community Commercial zoning designation; however a separate entitlement application for a Planned Development permit will be required. The Traffic Impact Study referenced in this report included analysis of the subject project and pending submittal as well as several alternatives.

Additionally, a separate entitlement has been submitted by a different applicant for a Planned Development permit application (PD19-0001) for a 155 bed assisted living facility on the parcel to the immediate east of the subject project site. There would be no site connectivity or relation

between the self-storage facility and that project. The application is currently incomplete for processing.

Project background and site history: A pre-application analysis (PA17-0001) of the project was completed in September 2017. The pre-application analyzed the subject self-storage project and the adjacent pending commercial project. The project configuration was changed prior to submittal of this application.

In 2011 a code enforcement case was opened in response to the establishment of a commercial nursery without a Conditional Use or Planned Development permit. Later that year the operators of the nursery applied for the required permits (S11-0009/PD11-0005) which were approved by the Planning Commission on March 27, 2014. An appeal was denied by the Board of Supervisors on May 13, 2014. The applicant never completed the improvements necessary to exercise the permits and ultimately abandoned the site. The illegal construction of the nursery involved significant grading, including within the prohibited wetland area, without a grading permit or required erosion control measures.

Site Description: The proposed project site is located on the south side of Green Valley Road 250 feet west of the intersection with Sophia Parkway in the El Dorado Hills Community Region. It is adjacent to Folsom Lake, the Mormon Island Wetlands State Park, and the border with Sacramento County and the City of Folsom. Surrounding land uses include the Mormon Island Wetlands State Park, Mormon Island Cemetery, vacant commercial land, and single family residences. Site access would be from Green Valley Road.

The primary biological community is undeveloped non-native annual grassland. The elevation ranges from approximately 390 to 420 feet. Defining features of the site include a 65 inch diameter at breast height (dbh) Valley Oak (*Quercus lobate*) and a wetland swale, a tributary of the Mormon Island Wetlands, which fully bisects the project site from eastern boundary to western boundary.

Project Description: The proposed project is a Conditional Use permit & Planned Development permit to allow for the phased construction (Exhibit S) and operation of a self-storage facility.

Layout:

The proposal includes a fortress style storage facility consisting of 13 storage buildings with a total of 500 storage units and a two story manager office and apartment (Exhibit F). Site access would be directly from Green Valley Road and from Sophia Pkwy via a reciprocal access agreement with the future commercial project. The site would be open during standard daytime operating hours, and will have a facility manager always on site. The project is fortress style with an exterior wall surrounding the site, thus the entire exterior of the project would be either fencing or the surrounding wall designed with concrete masonry and some wrought iron detailing (Exhibit K). The northern Green Valley Road elevation would also include other frontage improvements such as a monument sign, entrance, and the manager residence and office (Exhibit K). All fencing and gates would be seven foot tall wrought iron, including three electronic gates for entrances and exits. Several three foot tall retaining walls are also proposed in the preliminary grading plan (Exhibit G). These would be a part of the structural needs for

building six at the south east corner of the site. Some outdoor boat and recreational vehicle storage is proposed. Starting with construction phase two, approximately 230 outdoor RV and boat parking spaces would be introduced. These spaces would be gradually replaced with indoor storage over phase three and four (Exhibit S). The final project configuration does not include any outdoor storage.

The project layout has been designed to avoid sensitive biological features. Water runoff retention would be controlled via recharge basins running parallel to both sides of the natural wetland swale, and the heritage Valley Oak tree would be preserved.

Improvements:

Associated improvements would include an on-site water line extension looping the eight inch water line in Green Valley Road to the six inch water line in Shadowfax Lane (Exhibit I & L2), the installation of a gravity sewer line and lift station (Exhibit I), and frontage improvements to include a 11-foot wide dedicated right turn lane, a Caltrans A2-6 curb and gutter, an eight foot wide sidewalk, a five foot wide bike lane, and a two foot wide bike buffer zone on Green Valley Road from Shadowfax Lane to Sophia Parkway.

Aesthetics:

The design, material selection, and landscaping for the project was chosen to preserve the existing rural residential character of the surrounding large lot residences, Mormon Island Cemetery, and Mormon Island Wetlands State Park. The only two story structure proposed is the manager residence and office, all storage buildings would be one story. Building materials include natural stone, metal corrugated style siding, and composite roofing. The chosen color palette is earth tone, incorporating browns, tans, grays, and muted greens (Exhibit K). One monument sign is proposed in the form of a faux water tower at the north east corner entrance (Exhibit K). The tower height would be approximately 21 feet, and the visible sign face from any one direction would be approximately 49 square feet. The height of the tower would exceed the 12 foot height allowed by the sign ordinance. The use of a wooden faux water tower would help preserve the rural visual characteristics of the site and surrounding environment.

Project landscaping would include buffers in front of all exterior stone walls and fencing (Exhibit J & K). The landscaping would place significant emphasis on vertical coverage to reduce the visibility of the facility from adjacent residences on Shadow Fax lane and surrounding residences at higher elevations within the Promontory specific plan, following recommendations from residents and EDH APAC. Vertical coverage would be achieved through use of quick growing tall trees such as London Plane Tree, Chinese Pistache, and Crimson Sentry Maple (Exhibit J).

The applicant has provided a lighting plan, Lighting Standards Appendix A (Exhibit M1-M4), and a photometric study. The lighting plan demonstrates that the project would include LED lamps throughout the site. All of the proposed lamp fixtures have an up-light factor of zero (Exhibit M1-M4), and will be placed and directed such that there will be no light pollution and so that no direct light falls outside of the property lines.

Consistency: As discussed in General Plan findings, the project is consistent with 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 zoning designation, Chapter 130.35: Off-Street Parking and Loading, Chapter 130.36: Signs, and Chapter 130.37: Noise Standards. The project is also consistent with all Conditional Use Permit standards and Planned Development Permit standards.

The project was reviewed by all applicable El Dorado County Agencies including the Air Quality Management District (AQMD), El Dorado Hills Fire Department (EDH FD), El Dorado Irrigation District (EID), Environmental Management Department (EMD), the Surveyor's Office, and the Department of Transportation (DOT). Several external agencies were also included in distribution including the California Department of Fish and Wildlife (CDFW), City of Folsom Planning and Public Works, El Dorado Hills Area Planning Advisory Committee (EDH APAC), Sacramento County Planning, and the US Army Corps of Engineers. Comments were received from AQMD, EDH FD, EMD, Surveyor, and DOT. The applicant obtained a facility improvement letter from EID and a preliminary jurisdictional determination from the US Army Corps of Engineers. Comments received from external agencies included review of mitigation measures by CDFW and recommendations based on residents' concerns from EDH APAC.

The above mentioned comments, conditions, and recommendations have been incorporated into the project analysis through the initial study and, where appropriate, utilized as mitigation measures and conditions of approval in this staff report. The conditions of approval include requirements from AQMD, EMD, DOT and Planning Services.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit R). Mitigation measures for protection of special status species, the wetland swale habitat, and the heritage Valley Oak were included in the Biological Resources analysis. Additionally one measure to construct a new dedicated right turn lane in order to mitigate traffic impacts was included in the Transportation analysis. With the implementation of these mitigation measures staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Mitigated Negative Declaration (Exhibit R) has been prepared.

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.....Preliminary Site Plan
Exhibit G.....Preliminary Grading Plan
Exhibit H.....Preliminary Drainage Plan and Report; December 18, 2018
Exhibit I.....Preliminary Utility Plan
Exhibit J.....Preliminary Landscape Plan and Plant List
Exhibit K.....Elevations and Materials Board
Exhibit L1-L2.....El Dorado Irrigation District Facility Improvement Letter
(FIL) and System Map; November 13, 2017
Exhibit M1-M4.....Appendix A Lighting Inventory, Design Certification, Cut
Sheets
Exhibit N.....Traffic Impact Analysis; November 30, 2018
Exhibit O.....Parking Calculation
Exhibit P.....Biological Resources Evaluation; October 2018
Exhibit Q.....Mass Emissions Model Results
Exhibit R.....Proposed Mitigated Negative Declaration and Initial Study
Exhibit S.....Phasing Plan