



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

Agenda of:

April 24, 2025

Staff:

Bianca Dinkler

PLANNED DEVELOPMENT PERMIT REVISION

FILE NUMBER: PD-R23-0003/Superior Self Storage, Phase 3

APPLICANT Superior Storage Group/Dave Kindelt

PROPERTY OWNER: Alleghany Storage Group, ELK 1 Ventures LLC, Valley Star Partners, LLC

REQUEST: A Planned Development Permit Revision, PD-R23-0003, to an approved Development Plan (PD95-0002, PD95-0002-R, PD95-0007-R, PD-R19-0001, PD-R20-007) to allow development of Phase 3 to an existing self-storage facility, Superior Self Storage, for an additional four (4) buildings totaling 67,956 square feet to provide 557 storage units ranging in size from 25 square feet to 480 square feet. The project includes associated improvements for parking, signage, lighting, and landscaping.

LOCATION: On the southwest corner of the intersection between Town Center Boulevard and Latrobe Road, Village U in the El Dorado Hills Specific Plan (EDHSP) area, and Planning Area A in the Town Center Development Plan (Exhibits A, B, J, K).

**SUPERVISOR
DISTRICT:**

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APN: 117-160-064 (Exhibit C)

ACREAGE: 14.8 acres

GENERAL PLAN: Adopted Plan-El Dorado Hills Specific Plan (AP-EDHSP)
(Exhibit D)

ZONING: Commercial General within Planned Development Combining Zone
(CG-PD) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Subsequent Negative Declaration prepared based on an
Initial Study in accordance with the California
Environmental Quality Act (CEQA) Guidelines Section
15162 (b) (Exhibit I).

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

1. Adopt the Subsequent Negative Declaration based on the Initial Study prepared by staff;
and
2. Approve Planned Development Permit Revision, PD-R23-0003, based on the Findings and
subject to the Conditions of Approval (COA) as edited and presented herein.

EXECUTIVE SUMMARY

Approval of the Planned Development Permit Revision, PD-R23-0003, would allow anticipated expansion to an existing self-storage facility, Superior Self Storage, for the development of Phase 3 for an additional four (4) buildings totaling 67,956 square feet to provide 557 storage units ranging in size from 25 to 480 square feet. The proposed 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 for a total of 67,956 square feet (Exhibit F). If approved, the cumulative square footage for all three (3) Phases would be 180,321 square feet which is within the square footage allowance for Town Center West, Planning Area A, which allows for up to 593,000 square feet.

The project site is zoned Commercial General within a Planned Development Combining Zone (CG-PD), and a General Plan land use designation of Adopted Plan in the El Dorado Hills Specific Plan (AP-EDHSP). Staff has determined that the proposed project is consistent with the AP-EDHSP, as well as applicable El Dorado County General Plan policies, Zoning Ordinance requirements, and the original Town Center West Development Plan (TCWDP) (PD95-0002) for Planning Area A as discussed in the Findings.

PROJECT BACKGROUND

The proposed project is located within the TCWDP (PD95-0002) approved by the Board of Supervisors (BOS) on May 9, 1995. TCWDP allows 1,465,000 square feet of development with approved uses ranging from commercial to light manufacturing. The Planned Development Permit in 1995 was used more like a Specific Plan would be today, and therefore described uses as well as development standards.

The approved uses for the TCWDP are divided into specific planning areas, each allotted with a particular building area and type of allowable land use. The subject project site is located in Planning Area A (Exhibit K). As described in the Environmental Evaluation for PD95-0002, Planning Area A encompasses approximately 36.3 acres and was originally approved for a combination of uses including research and development, light manufacturing, business and professional, and commercial with an allowable 477,000 square feet of floor area. The uses onsite have changed, and the total floor area allowed has increased over time. Uses currently onsite include a self-storage facility. Our planning practice no longer associates use determinations with Planned Development project reviews.

Following is a list of Planned Development projects approved for this site since 1995, with further description in subsequent paragraphs:

- PD95-0002 (BOS April 1995): General TCWDP
- PD95-0007 (BOS May 1995): California Precision Molding project (two-phase building)
- PD95-0002-R with SP13-0001 (BOS July 2014): Added community care facility to the use categories for EDHSP and for the TCWDP, added one (1) story to allowed building height, and expanded the total square footage allowed within Planning Area A to 593,000
- PD-R19-0001 (Planning Commission [PC] September 2019): Added self-storage to the use categories for TCWDP
- PD-R20-0007 (Planning Director December 2020): Allowed additional building signage on the north facing elevation

On May 9, 1995, the BOS approved a project-specific development plan, Planned Development Permit PD95-0007. Consistent with the TCWDP referenced above, this development plan was for a molding facility operated by California Precision Molding consisting of up to 120,000 square feet of light manufacturing and approximately 150,000 square feet of future similar light manufacturing use. A 65,000-square-foot office and manufacturing facility was constructed on the 20-acre site in 1996. Phase 2 of the building consisted of a 22,865-square-foot addition later that year. California Precision Molding closed this facility in 2004.

From 2004 to 2014, the building was used as a warehouse by VPD, a wholesale distributor of DVD, Blu-ray, video games, and accessories. The site remained vacant between 2014 to 2019 when the site was converted to the current self-storage use.

On July 22, 2014, the BOS approved the discretionary entitlements for the El Dorado Estates Senior Living Facility, consisting of a 114,000-square-foot, three-story structure of 130 units, located immediately west of the proposed project site. Planned Development PD95-0002-R revised the original Planned Development PD95-0002 by adding community care facility to the table of allowed uses and revising the maximum planned floor area square footage to accommodate the project. The project approval included a tentative parcel map dividing the 20-acre project parcel into a 14.8-acre lot previously consisting of a manufacturing/warehouse facility, and a 5.5-acre lot which has since been developed with a senior living facility. No modifications to the prior existing manufacturing/warehouse facility occurred or were required as a result of the parcel map approval. Specific Plan Amendment SP13-0001 was approved concurrently with PD95-0002-R, which increased allowable height to three (3) stories and enabled 130 dwelling units within Village U (Exhibit M).

On September 12, 2019, the PC approved PD-R19-0001 Superior Self Storage, for the phased remodeling and conversion of the existing building and its future expansion. Approval of PD-R19-0001 expanded the allowed amount of light manufacturing within Planning Area A. The project approved two (2) Phases for a total of 793 storage units with 34 onsite parking stalls: Phase 1 (Building A - 89,470 square feet) and Phase 2 (Building B - 22,800 square feet). Phase 3 was mentioned within the September 2019 report; however, Phase 3 was not analyzed at that time.

On July 21, 2023, the applicant submitted the current application, PD-R23-0003, for the development of Phase 3 for an additional four (4) buildings (Buildings C, D, E, and F represented with Exhibit F) and associated site improvements as analyzed in this Staff Report.

EXISTING CONDITIONS & SITE CHARACTERISTICS

The project site is an approximately 14.8-acre parcel contained within the larger property owned by Superior Self Storage, which is located at an elevation of approximately 600 feet above mean sea level. The topography of the subject property is relatively flat with a declining slope within the southwestern portion of the project site. The project parcel is between the Latrobe Road/Town Center Boulevard intersection and the Latrobe Road/White Rock Road intersection, on the west side of Latrobe Road, within the El Dorado Hills Community Region.

While the larger property is currently developed per the approved Phase 1 and Phase 2 of the Superior Self Storage facilities, the southern portion of the project site is primarily undeveloped land with a former Pacific Gas and Electric (PG&E) substation enclosure. The western portion of the project site is currently vacant land, this portion of the project site has been previously disturbed during the mass grading activities associated with development of the prior Phases on the larger property. According to the California Geologic Survey mapping systems, the predominant onsite soils are classified as Argonaut gravelly loam 2-15 percent slope and Auburn silt loam 2-30 percent slopes. The vegetation community on the project site is comprised of non-native grasses and disturbed areas which include gravel surfacing.

The adjacent-neighboring parcels to the north, east, and west are similarly zoned CG; to the south across White Rock Road the parcels are zoned CG and Research & Development (R&D). The General Plan land use designations to the north, east, and west are AP-EDHSP; to the south are AP-EDHSP and R&D. The surrounding uses to the north and east have been developed in accordance with the Town Center West Specific Plan allowances; to the south are a CVS pharmacy and undeveloped parcels; and to the west are a senior retirement community, El Dorado Estates, and a senior assisted living and memory care community, Oakmont of El Dorado Hills.

Table of Adjacent Uses:

	Zoning:	General Plan:	Improvements:
Project Site:	CG	AP-EDHSP	Superior Self Storage Facility, Vacant Land, and Former PG&E Substation Enclosure
North:	CG	AP-EDHSP	Existing Buildings (Formerly Blue Shield)
East:	CG	AP-EDHSP	Town Center Development (Multi-Tenant)
South:	CG	AP-EDHSP	CVS Pharmacy
West:	CG	AP-EDHSP	Senior Communities, El Dorado Estates, Oakmont of EDH

PROJECT DESCRIPTION

A Planned Development Permit Revision, PD-R23-0003, to expand an existing self-storage facility, Superior Self Storage, to allow development of Phase 3 for an additional four (4) buildings

totaling 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, for a total of 67,956 square feet. The cumulative square footage for all three (3) Phases would be 180,321 square feet, which would be within the square footage allowances for Town Center West Planning Area A which allows 593,000 square feet. The building heights are 20 feet for Building C and Building D, 14 feet for Building E, and 25 feet for Building F. The buildings would maintain the exterior finish used for the existing facility. The exterior finish elements would include brown tone stucco and Concrete Masonry Unit walls, a silver metal roof, and green tone roll-up metal doors.

The project would maintain the existing encroachment onto Latrobe Road, a County-maintained roadway, and would include circular access around each building. An additional four (4) parking stalls would be added for a total of 46 onsite parking stalls. The project site currently includes an associated waste disposal area, landscaping, and outdoor lighting. The project would incorporate a new waste disposal enclosure, additional landscaping, and outdoor lighting consistent with existing features.

Construction of the project would include the demolition of the existing PG&E substation as well as removal and replacement of some trash enclosures, one (1) light standard, two (2) gates, and a portion of the fencing associated with the current self-storage facility. Demolition activities would also result in the removal of existing landscaping and irrigation elements. Demolition of the PG&E substation would include removal of overhead power lines connecting the substation to overhead power lines running along the western portion of the project parcel. The PG&E substation would not be replaced as it had been previously decommissioned by PG&E. Electric utility service would be provided by PG&E. The project site has water and sanitation service availability from El Dorado Irrigation District (EID). Construction of the project is estimated to result in a total cut of 3,077 cubic yards of soil and a total fill of 1,794 cubic yards of soil, resulting a total cut of 1,293 cubic yards of soil which would remain on site to be used within new landscaping areas and as top dressing for existing landscaping areas. 17 existing onsite trees (non-oak) are proposed to be removed with implementation of the project (Exhibit F).

OTHER CONSIDERATIONS

The project will need to be formally approved by the Town Center Design Review Committee prior to issuance of building permits. Preliminary approvals have been granted to the project pending County approval of discretionary entitlements. The Town Center Design Review Committee is a separate private entity from County review and approval in accordance with the adopted TCWDP Standards and Design Guidelines.

STAFF ANALYSIS

General Plan Consistency: The project is located within the El Dorado Hills Community Region. The General Plan land use designation is AP-EDHSP. The project is subject to the requirements of the EDHSP, specifically Village U, which allows for commercial activities. As proposed and conditioned, the project is consistent with the development standards of the EDHSP.

The project is consistent with all applicable General Plan policies including Policy 2.2.1.2 (Commercial Land Use Designation), Policy 2.2.5.21 (Compatibility with Adjoining Land Uses), Policy TC-Xa through TC-Xi (Transportation and Circulation Element), Policy 5.1.2.1 (Adequacy of Public Services and Utilities), Policy 5.7.1.1 (Adequate Emergency Water Supply, Storage, Conveyance Facilities, Access for Fire Protection), Policy 7.4.2.8 (Biological Resources), and Policy 7.5.1.3 (Cultural Resources). Further analysis of each policy is discussed in the Findings.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Zoning Ordinance. The proposed project has been analyzed in accordance with all applicable development standards for this zone district. As conditioned, the proposed project is consistent with the zoning requirements, as more fully described in the Findings.

AGENCY REVIEW

The project was distributed to applicable agencies for review and comments including the El Dorado County Building Division, El Dorado County Air Quality Management District (AQMD), El Dorado County Stormwater Coordinator - West Slope, El Dorado County Surveyor's Office, El Dorado County Department of Transportation (DOT), EID, El Dorado Hills Fire Department (EDHFD), and PG&E. Comments received have been considered and included as Conditions of Approval, as applicable.

PUBLIC NOTICE

The project was duly noticed for a Planning Commission public hearing with a public notification range of 1,000 feet and a legal advertisement was published in applicable local newspapers, and posted on the County Legistar: <https://eldorado.legistar.com/Calendar.aspx>

ENVIRONMENTAL REVIEW

Pursuant to Section 15162 (b) of the CEQA Guidelines, staff has prepared a Subsequent Negative Declaration and Initial Study (Exhibit I) to analyze potential environmental impacts of the proposed project to expand the existing self-storage facility with Phase 3 that was mentioned but not analyzed as part of the environmental evaluations for the original project, PD95-0002/PD95-0007 (Exhibits G and H). In accordance with CEQA, the Subsequent Negative Declaration and Initial Study were published for a 30-day public review and comment period from January 13, 2025, through February 11, 2025.

The applicant shall submit to the Planning Division a \$50.00 recording fee and the current California Department of Fish and Wildlife (CDFW) fee prior to filing of the Notice of Determination (NOD) by the County. The applicant shall submit check for the total amount to the Planning Division and make the check payable to El Dorado County. No permits shall be issued until said fees are paid.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit B.....Aerial Map

Exhibit C.....Assessor's Parcel Page

Exhibit D.....General Plan Land Use Map

Exhibit E.....Zoning Map

Exhibit F.....Site Plans

Exhibit G.....Amended Environmental Evaluation PD95-0002

Exhibit H.....Environmental Evaluation PD95-0007

Exhibit I.....Proposed Subsequent Negative Declaration and
Initial Study, PD-R23-0003

Exhibit J.....EDHSP Map Village U

Exhibit K.....Town Center West Development Plan Map

Exhibit L.....Town Center West Design Guidelines

Exhibit M.....Amendments & Revisions SP13-0001/PD95-0002-R

Exhibit N.....Biological Resources Evaluation