



## Legislation Details (With Text)

**File #:** 19-1515      **Version:** 1

**Type:** Agenda Item      **Status:** Approved

**File created:** 10/4/2019      **In control:** Planning Commission

**On agenda:** 10/24/2019      **Final action:** 10/24/2019

**Title:** Hearing to consider the EDH-Folsom Self Storage project (Conditional Use Permit S18-0012/Planned Development PD18-0002)\* to request the following: (1) Conditional Use Permit for the phased construction and operation of a self-storage facility with 230 temporary outdoor RV and boat parking spaces between construction of Phase Two and Final Phase, and a two-story manager office and apartment; and (2) Planned Development to establish a development plan for the project on property identified by Assessor's Parcel Number 124-301-003, consisting of 9.55 acres, in the El Dorado Hills Community Region, submitted by EDH Green Valley Holdings, LLC; and staff recommending 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 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.  
(Supervisory District 1)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-M, 5. E - Staff Report Exhibit N-Traffic Impact Analysis, 6. F - Staff Report Exhibits O-Q, 7. G - Staff Report Exhibit R-Proposed Mitigated Negative Declaration and Initial Study, 8. H - Staff Report Exhibit R-Attachments 1-14, 9. I - Staff Report Exhibit S-Phasing Plan, 10. J - Notification Map, 11. K - Proof of Publication-Mountain Democrat, 12. L - El Dorado Hills Fire Department Conditions of Approval Letter 01-31-19, 13. Public Comment Rcvd 10-16-19, 14. FINAL Findings, 15. FINAL Conditions of Approval, 16. APPROVED STAMPED Exhibits, 17. ADOPTED Mitigated Negative Declaration, 18. RECEIPT Notice of Determination, 19. FILED Notice of Determination

| Date       | Ver. | Action By           | Action   | Result |
|------------|------|---------------------|----------|--------|
| 10/24/2019 | 1    | Planning Commission | Approved | Pass   |

Hearing to consider the EDH-Folsom Self Storage project (Conditional Use Permit S18-0012/Planned Development PD18-0002)\* to request the following: (1) Conditional Use Permit for the phased construction and operation of a self-storage facility with 230 temporary outdoor RV and boat parking spaces between construction of Phase Two and Final Phase, and a two-story manager office and apartment; and (2) Planned Development to establish a development plan for the project on property identified by Assessor's Parcel Number 124-301-003, consisting of 9.55 acres, in the El Dorado Hills Community Region, submitted by EDH Green Valley Holdings, LLC; and staff recommending 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 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.

(Supervisory District 1)

### **DISCUSSION / BACKGROUND**

Request to consider Conditional Use Permit S18-0012/Planned Development PD18-0002/EDH-Folsom Self Storage submitted by EDH Green Valley Holdings, LLC to request the following: (1) Conditional Use Permit 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; and (2) Planned Development to establish a development plan for the project. The property, identified by Assessor's Parcel Number 124-301-003, consisting of 9.55 acres, is located on the south side of Green Valley Road, approximately 250 feet south of the intersection with Sophia Parkway, in the El Dorado Hills Community Region, Supervisory District 1. (County Planner: Emma Carrico) (Mitigated Negative Declaration prepared)\*

A Staff Report is attached.

### **CONTACT**

Emma Carrico

Planning and Building Department

Planning Services Division