

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Planned Development Permit Revision PD-R23-0003 - Superior Self Storage, Phase 3

Lead Agency: El Dorado County Planning Division

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Project Location: El Dorado Hills, El Dorado County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

A Planned Development Permit Revision to allow an expansion to an existing self storage facility to develop four (4) new buildings to provide 557 storage units ranging in size from 25 square feet to 480 square feet. The project includes associated improvements for parking, lighting, signage, and landscaping. See attached page for complete project description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

A Negative Declaration - Initial Study was prepared for the project (ISND).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

El Dorado County Air Quality Management District, El Dorado County Department of Transportation, El Dorado County Building Services, El Dorado County Stormwater, El Dorado Local Agency Formation Commission (LAFCO), El Dorado Hills Fire Protection District, El Dorado Irrigation District (EID), PG&E.

### **Planned Development Permit Revision, PD-R23-0003 (Superior Self Storage, Phase 3)**

A Planned Development Permit Revision for an expansion (Phase 3) of an existing self-storage facility. The property is partially developed with the existing Phase 1 and Phase 2 self-storage facilities, while the undeveloped portion is comprised of vacant land and a former Pacific Gas & Electric (PG&E) substation enclosure (project site or expansion area). The proposed project consists of the development of four (4) new storage buildings to the south and west of the existing storage facility within the undeveloped portion of the project site for approximately 557 storage units ranging in size from 25 square feet to 480 square feet. The project proposes to add 91,965 square feet of storage space to the existing storage facility. Each building would have a height of 20 feet and would maintain the exterior finish used for the existing facility. These 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. 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. 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 some of the fencing associated with the current 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 to the new buildings 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. Seventeen (17) existing trees on-site would be removed with implementation of the project. None of these trees are oak trees.