

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Planned Development Permit Revision, PD-R23-0003 Superior Self Storage, Phase 3
Lead Agency: El Dorado County Planning Division **Contact Person:** Bianca Dinkler, Senior Planner
Mailing Address: 2850 Fairlane Court **Phone:** (530) 621-5355
City: Placerville **Zip:** 95667 **County:** El Dorado

Project Location: County: El Dorado City/Nearest Community: El Dorado Hills
 Cross Streets: Town Center Boulevard and Latrobe Road Zip Code: 95762
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 38 ' 47.61 " N / 121 ° 04 ' 12.49 " W Total Acres: 14.8 Acres
 Assessor's Parcel No.: 117-160-064 Section: 11 Twp.: 09N Range: 08E Base: _____
 Within 2 Miles: State Hwy #: US Hwy 50 Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:
 CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: PD Permit Revision

Development Type:
 Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 91,965 SF Acres _____ Employees 2
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Wildland Fire Safety</u>

Present Land Use/Zoning/General Plan Designation:
 Adopted Plan - El Dorado Hills Specific Plan (AP-EDHSP) / Commercial General - Planned Development (CG-PD)

Project Description: *(please use a separate page if necessary)*
 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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 13, 2025 Ending Date February 11, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Bianca Dimpler Date: 1/7/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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.