

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



**Agenda of:** January 10, 2019

**Staff:** Emma Carrico

**PLANNED DEVELOPMENT**

**FILE NUMBER:** PD18-0001/FRS El Dorado Hills

**AGENT:** E. Bryant Ventures Inc.-Mark G. Bradbury

**PROPERTY OWNER:** Watch Tower Bible and Tract Society of Pennsylvania

**REQUEST:** Planned Development Permit to allow for the construction and operation of a self-storage facility consisting of one 3,324 square foot two-story office building with a manager apartment and one 120,000 square foot three-story storage building. Parking would include 35 spaces, including two ADA compliant accessible spaces, located in five clusters throughout the site.

**LOCATION:** East side of Rossmore Lane, approximately 300 feet northeast of the intersection with Vine Street, in the El Dorado Hills area. Supervisorial District 1. (Exhibit A)

**APN:** 121-280-21 (Exhibit B)

**ACREAGE:** 5.55 acres

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

**ZONING:** Commercial General-Planned Development (CG-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; and
3. Approve Planned Development PD18-0001 based on the Findings and subject to the Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

Approval of this Planned Development permit would allow for the construction and operation of a self-storage facility. Structures would include one 3,324 square foot residence with an office on the first floor and a manager apartment on the second floor, and one 120,000 square foot three story storage building. The storage building would have a variety of sizes of storage units with approximately external units on the first floor having drive-up access. Parking would include 35 spaces, including two ADA compliant accessible spaces, located in five clusters throughout the site. Self-storage facilities are a use permitted by right in CG zone designations.

**Background:** The subject site is located within Village T of the adopted El Dorado Hills Specific Plan where various commercial uses of greater variety and higher intensity than provided elsewhere in the Specific Plan were envisioned to serve the surrounding area and the broader community of El Dorado Hills. This village was designated for commercial uses consistent with General Commercial (CG) zoning and currently features the adopted El Dorado Hills Town Center East (“Town Center”) Development Plan that was approved in 1995 under Planned Development Permit PD94-0004. The adopted development plan was a further refinement of the contemplated commercial uses in the Specific Plan, and was divided into four planning areas. The existing Town Center development is encompassed within Planning Areas 1 through 3 and is subject to the established development designs and standards for those areas, while Planning Area 4 does not have specific plans or standards and was intended to be subject to a separate Planned Development Permit. The proposed project is within Planning Area 4, subject to specific standards proposed with this permit and consistent with the CG zoning.

## **PROJECT INFORMATION**

**Site Description:** The topography of the project site area is primarily flat. The elevation ranges from approximately 640 feet to 680 feet above mean sea level. The project area is located within the Upper Deer Creek watershed, within the larger Consumnes watershed. The primary vegetation communities on this site are ruderal/developed and chaparral grasses, which are regenerating from grading and other disturbances that occurred in 2006/2007 prior to a parcel split. Currently the site is vacant and is accessed from Rossmore Lane. Surrounding uses include a vacant Research & Development park, the Lakehills Covenant Church, and a Caliber Collision auto body shop. The subject property is within the Community Region of El Dorado Hills.

**Project Description:** The applicant is requesting a Planned Development permit to establish a Development Plan for the construction and operation of a self-storage facility (Exhibit F). The project includes one 3,324 square foot multi-purpose building with a 1,609 square foot office on the first floor and a 1,715 square foot employee housing apartment on the second floor, and one 120,000 square foot three story storage building with a maximum height of 40 feet (Exhibit H1-H2, Exhibit I). The storage building would have a variety of sizes of storage units with external units on the first floor having drive-up access. All buildings, hardscape, and other features of the site have been designed to match surrounding developments and El Dorado Hills businesses. The developer has provided a landscaping narrative and preliminary planting plan detailing that landscaping along Rossmore shall match neighboring parcels, entry way landscaping shall consist of shrubbery and some trees, and indigenous species shall be used consistent with guidelines unless non-indigenous species are necessary to match surrounding parcels (Exhibit J).

The project would have two ingress/egress points along Rossmore Lane. The existing encroachment would be abandoned and reconfigured to provide a continuous sidewalk along the project's frontage on Rossmore Lane. The primary public driveway entrance would be located at the south east corner of the site. A new two lane paved driveway extending from the south west corner around the complete exterior of the site would be constructed for emergency vehicle access. All entrances would be gated. On-site parking would encompass 35 spaces, including two ADA compliant accessible spaces, located in five clusters throughout the site.

The facility would be served by public water and sewer provided by the El Dorado Irrigation District (EID), where service stubs currently exist along Rossmore Lane. Fire services provided by the El Dorado Hills Fire Protection District would rely on this water infrastructure. EID has determined that in order to provide the required 3,625 GPM fire flow the applicant would have to construct a water line extension connection looping the existing the 10-inch water line in Rossmore Lane to the 18-inch water main located in White Rock Road. However, upon recommendation of El Dorado Hills FPD the applicant has designed fire separation walls and door closers into each story of the storage building to compensate for the existing lower water flow, and avoid the need for off-site improvements (Exhibit I).

**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 130.33 Landscaping Standards, Chapter 130.34 Outdoor Lighting, Chapter 130.35 Off-Street Parking and Loading, Chapter 130.36 Signs, and Chapter 130.37 Noise Standards.

The project was reviewed by County agencies including the Air Quality Management District, Department of Transportation, Environmental Management Department, El Dorado Irrigation District, El Dorado Hills Community Service District, and El Dorado Hills FPD. Outside agency

Pacific Gas and Electric (PG&E) was also consulted. Responses and comments by these agencies have been incorporated into the conditions of approval.

## **ENVIRONMENTAL REVIEW**

In accordance with the California Environmental Quality Act (CEQA) staff has prepared an Initial Study analyzing the potential environmental effects resulting from the implementation of the project (Exhibit K). Based on the Initial Study a Mitigated Negative Declaration has been prepared with two mitigation measures (TCR-1 & TCR-2), for potential impacts to Tribal Cultural Resources, which would lessen the potential impacts to less than significant. A Mitigation Monitoring Reporting Program (MMRP) shall incorporate these measures, which shall be applied as Conditions of Approval for the project.

The applicant shall submit to Planning Services a \$50.00 recording fee and the current Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County.

## **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.....Site Plan  
Exhibit G.....Preliminary Grading Plan  
Exhibits H1-H2.....Elevation Plan & Building Colors  
Exhibit I.....Floor Plan  
Exhibits J.....Preliminary Planting Plan  
Exhibit K.....Proposed Mitigated Negative Declaration and Initial Study