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Conditional/Minor Use Permit
Page 13



EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT
COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

File Number PA22-0014

Date Filed _____

Project Title Superior Self Storage Phase 3 Lead Agency _____

Name of Owner Alleghany Storage Group Telephone (916) 789-0050

Address 4120 Douglas Blvd., Ste. 305-524

Name of Applicant David Kindelt Telephone (916) 768-6160

Address 4120 Douglas Blvd., Ste. 305-524

Project Location 4250 Town Center Blvd. El Dorado Hills, CA 95762

Assessor's Parcel Number(s) 117-160-064-000 Acreage 14.8 acres Zoning _____

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: Phase 3 of the subject project will consist of an additional approximately 91,965 gross square feet comprised of 4 separate buildings containing about 557 new units. The buildings will be of design and form consistent with the existing building.
2. What is the number of units/parcels proposed? 557

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

- 0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

PD-R23-0003

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
_____ Name of the water body? _____
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas? No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
12. How many trees of 6-inch diameter will be removed when this project is implemented?
None

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? EDH Fire
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrant
15. What is the distance to the nearest fire station? 1.7 miles
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? yes
If so, how far? the project is within an industrial zone and 0.4 mile from Hwy 50
19. What types of noise would be created by the establishment of this land use, both during and after construction? During construction, some related noise during business hours
And, after construction, during normal operation of the facility, noise will be minimal at all times as indicated by the operation of the existing facility on premises.

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? Commercial

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: El Dorado Irrigation District

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? No

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? Possibly

31. Will the project require the extension of existing public utility lines? No
If so, identify and give distances: _____


GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
possibly herbicides to a minimal degree for seasonal weed abatement
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No
36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: 

Date: July 20, 2023