

2019089029

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: DR16-0001/Leave It To Us Self Storage

Lead Agency: El Dorado County Contact Person: Efen Sanchez
Mailing Address: 2850 Fairlane Court, Building C Phone: 530-621-6591
City: Placerville Zip: 95667 County: El Dorado

Project Location: County: El Dorado City/Nearest Community: Shingle Springs Community Region
Cross Streets: Business Drive/Durock Road Zip Code:
Longitude/Latitude (degrees, minutes and seconds): 38 38 50.9 N / 120 56 56.2 W Total Acres: 7.2 acres
Assessor's Parcel No.: 109-480-007 Section: 11 Twp.: 9N Range: 9E Base: MDM
Within 2 Miles: State Hwy #: HWY 50 Waterways: Shingle Creek
Airports: N/A Railways: Southern Pacific R/R 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:
[ X ] Mit Neg Dec Other: FONSI

Governor's Office of Planning & Research

AUG 09 2019

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.) [ X ] Other: Design Review

STATE CLEARINGHOUSE

Development Type:

[ X ] Residential: Units 2 Acres
[ X ] Office: Sq.ft. 2,700 Acres Employees
[ X ] Commercial: Sq.ft. 2,700 Acres Employees
[ X ] Industrial: Sq.ft. 77,400 Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ X ] Other: Self Storage Facility

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant/Industrial Low-Design Review, Community (IL-DC)

Project Description: (please use a separate page if necessary)
See Attached Project Description

State Clearinghouse Contact: (916) 445-0613

State Review Began: 8 - 9 - 2019

SCH COMPLIANCE 9 - 9 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 2
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 5s
X Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019089029

Please forward late comments directly to the Lead Agency

AQMD/APCD 6

(Resources: 8 / 10)

Attachment 1  
Notice of Completion (NOC) Project Description

DR16-0001—Leave It To Us Self Storage  
Project Description:

Design Review permit for the construction and operation of a new self-storage facility (Leave It To Us Self-Storage) consisting of nine (9) new storage buildings, two employee-housing units, along with parking lot and associated site improvements such landscaping, perimeter fencing, and on-site signs. Building one (1) would be approximately 13,200 square foot building with retail office space (2,700 SF) and storage (7,800 SF) on the ground level, and manager apartments on the second floor (2,700 SF). Buildings 2-9 would be approximately 8,700 square feet each and the total proposed building development for all nine buildings is approximately 82,800 square feet. The project site would also include 10,368 square feet of uncovered Recreational Vehicle (RV) storage space for a total of 30 RV concrete parking spaces. Customer and employee parking would include seven (7) concrete parking spaces of which one will be a handicapped space, located near building 1 at the entrance of the self-storage facility (Exhibit F). The applicant will construct all on-site and off-site facility stub connections necessary to supply adequate water and sewer capacity required along Business Drive.

**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 #3                        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB #5                         |
| <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 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 type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region #                                   | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                        | <input checked="" type="checkbox"/> Other: California Native Plant Society   |
| <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 August 13, 2019 Ending Date September 11, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>Marlene A. Carter</u>
Address: _____	Address: <u>2260 Talon Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Shingle Springs, CA 95682</u>
Contact: _____	Phone: <u>(530) 651-3037</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 8/7/19

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