



## EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

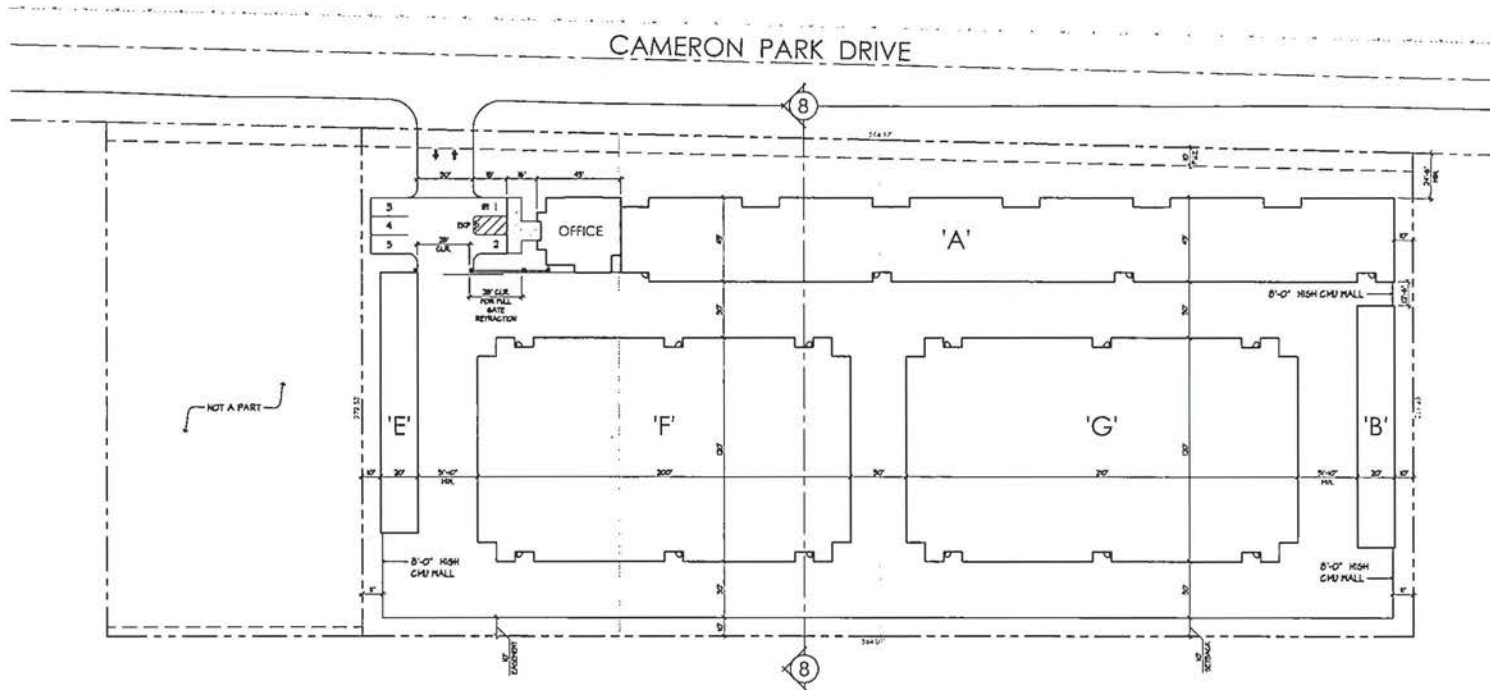
2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-5355, Fax (530) 642-0508

Date: December 16, 2020  
To: Zoning Administrator  
From: Bianca Dinkler, Associate Planner  
Subject: **Air Park Self Storage DR-R19-0004 - Updated Information  
Zoning Administrator Hearing on December 16, 2020 Item 4.a.  
(Continuance from Zoning Administrator November 4, 2020);**

The Design Review Revision, DR-R19-0004, for Air Park Self Storage in Cameron Park was originally considered at the Zoning Administrator hearing on November 4, 2020, item 4.a., with a continuance requested in order to resolve concerns from the Cameron Park Airport regarding a possible secondary emergency vehicle access (EVA) gate shown on the original site plans, which the Airport objected to as this would have been located adjacent to the runway at the west property line. Planning Staff is recommending the following updates:

- 1) Revised Civil Plans (Sheets S1, G1, U1) dated November 2020 were submitted to Planning Services on November 30, 2020, which show the EVA gate removed, and this would supersede Exhibit H referenced in the Conditions of Approval in the staff report. Where applicable, changes in the Revised Civil Plans (i.e. the EVA) would also be reflected with any updated information needed on Exhibit G (Revised Civil Plans - Attachment A);
- 2) Since the Revised Civil Plans show the EVA gate removed, Planning Staff requests to withdraw the new Condition 2 presented at the November 4, 2020 Zoning Administrator hearing which stated: *"Final Project Plans, including but not limited to Architectural Plans (Sheet 1/Site Plan), and Civil Plans (Sheets S1/Site Plan, G1/Grading & Drainage Plan, U1/Utility Plan, and M1/Lot Merge), shall be updated excluding the emergency access gate along the Airport perimeter of the project, unless required by the Cameron Park Fire Department. Conformance with this condition of approval shall be verified during and prior to issuance of Building Permit"*, as this is no longer necessary since the Civil Plans have been revised to show the EVA gate removed; and
- 3) With regards to the Revised Civil Plans, the Cameron Park Fire Department has indicated their preference to formally review the project would occur at the plan check stage of the building permit for the project. As such, it is possible that revisions may occur based on review by the fire department which could affect the design of the project, and therefore could lead to a revision of the Design Review permit.

**DR-R19-0004 AIR PARK SELF STORAGE  
ATTACHMENT A - REVISED SITE PLANS  
DATED NOVEMBER 2020**



**APPLICANT / DEVELOPER**  
DAVE KINDEL  
SUPERIOR SELF STORAGE  
4120 DOUGLAS BLVD. #306-524  
GRANITE BAY, CA 95745  
PHONE: 916-784-0500  
E-MAIL: dave@superiorstoragegroup.com

**ARCHITECT**  
APEL L. VALLI  
VALLI ARCHITECTURAL GROUP  
27405 PUERTA REAL - SUITE 235  
MISSION VIEJO, CA 92691  
PHONE: 949-813-4191  
E-MAIL: avel@valliarch.com

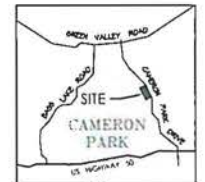
**CIVIL ENGINEER**  
BOBBIE LEBECK  
LEBECK ENGINEERING, INC.  
3430 ROBIN LANE, BLDG. #2  
CAMERON PARK, CA 95682  
PHONE: 530-677-4060  
E-MAIL: bobbie@lebeckeng.com

**LANDSCAPE ARCHITECT**  
SCOTT VOLMER  
GREAT VALLEY DESIGN, INC.  
1219 SPRUCE LANE  
DAVIS, CA 95616  
PHONE: 530-231-5890  
E-MAIL: svolmer@gvdesign.com

**PROJECT DATA**

GROSS SITE AREA	149,960 SQ. FT. (3.44 ACRES)
BLDG. 'A'	17,875 SQ. FT.
BLDG. 'B'	2,600 SQ. FT.
BLDG. 'E'	2,800 SQ. FT.
BLDG. 'F'	23,300 SQ. FT.
BLDG. 'G'	24,500 SQ. FT.
<b>STORAGE TOTAL</b>	<b>71,075 SQ. FT.</b>

OFFICE	1,592 SQ. FT.
<b>PROJECT TOTAL</b>	<b>72,657 SQ. FT.</b>



VICINITY MAP

**AIR PARK SELF STORAGE**  
CAMERON PARK, CA

**SITE PLAN**

11.6.2020  
2018-110

SCALE: 1" = 30'-0"

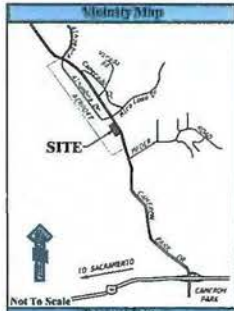
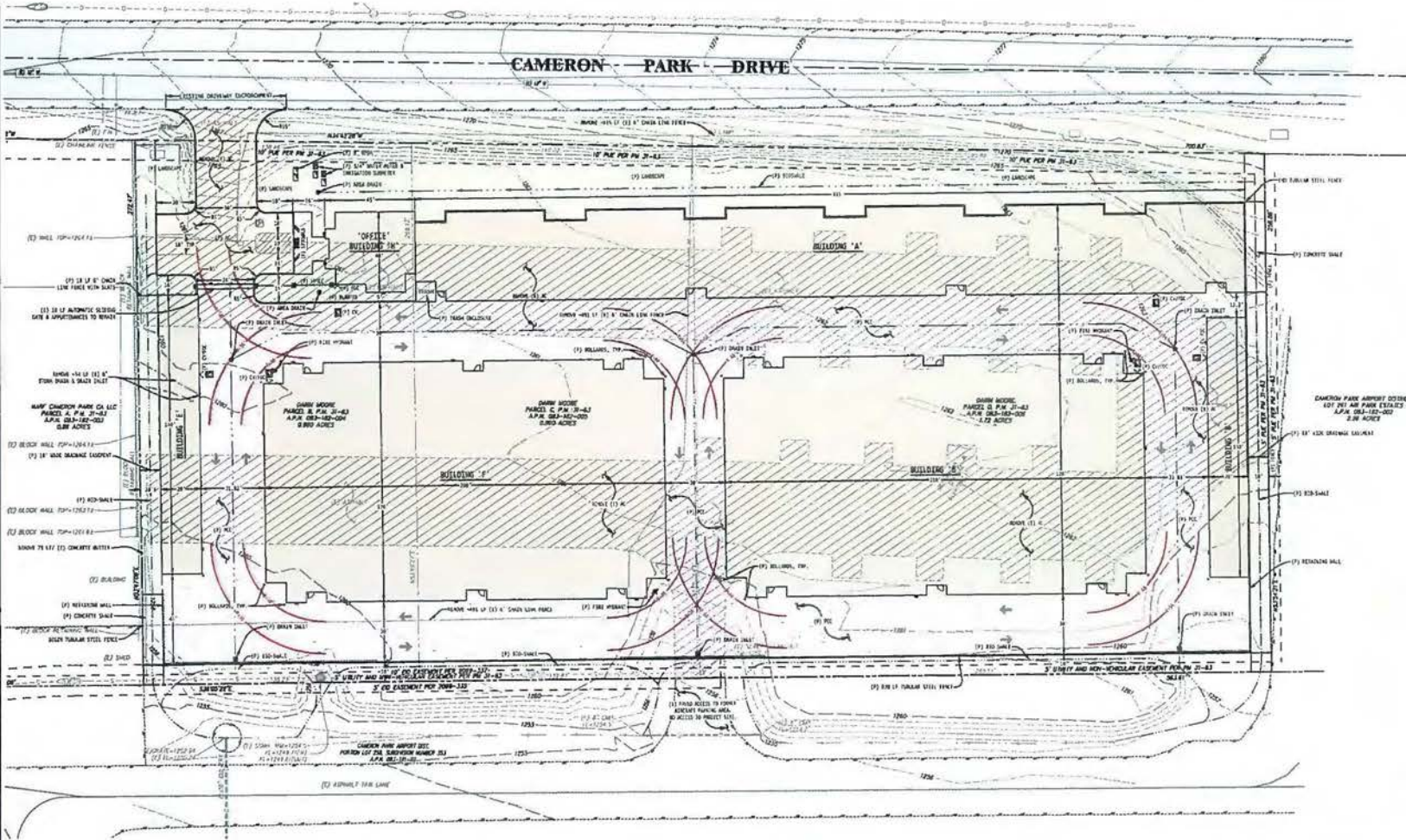


**VALLI ARCHITECTURAL GROUP**  
27405 Puerta Real, Suite 235, P.O. Box 4191  
Mission Viejo, CA 92691 949.813.4191



Revised Preliminary Site Plan For  
**Air Park Self Storage**

Lots B, C & D, PM 31/63 Air Park Estates - 3200 Cameron Park Drive, Cameron Park, CA  
 November 2020



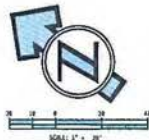
**Project Data**

DATE	11.20.20
PROJECT	DR-R19-0004
CLIENT	LEBECK ENGINEERING, INC.
SCALE	1" = 20'
DESIGNED BY	R. PERSANUS
APPROVED BY	R. PERSANUS

**Project Data**

GROSS SITE AREA = 149,909 SF (3.44 ACRES)

STORAGE	
BUILDING 'A'	27,875 SF
BUILDING 'B'	2,600 SF
BUILDING 'C'	2,600 SF
BUILDING 'D'	23,300 SF
BUILDING 'E'	24,500 SF
BUILDING 'F'	24,500 SF
BUILDING 'G'	24,500 SF
BUILDING 'H'	24,500 SF
BUILDING 'I'	24,500 SF
BUILDING 'J'	24,500 SF
BUILDING 'K'	24,500 SF
BUILDING 'L'	24,500 SF
BUILDING 'M'	24,500 SF
BUILDING 'N'	24,500 SF
BUILDING 'O'	24,500 SF
BUILDING 'P'	24,500 SF
BUILDING 'Q'	24,500 SF
BUILDING 'R'	24,500 SF
BUILDING 'S'	24,500 SF
BUILDING 'T'	24,500 SF
BUILDING 'U'	24,500 SF
BUILDING 'V'	24,500 SF
BUILDING 'W'	24,500 SF
BUILDING 'X'	24,500 SF
BUILDING 'Y'	24,500 SF
BUILDING 'Z'	24,500 SF
OFFICE	
BUILDING 'O'	1,582 SF
PROJECT TOTAL	72,657 SF



**Materials**

AC	ASPHALT CONCRETE	18	GRADE BRUSH
AD	ASPHALT	18	CONCRETE
AE	ASPHALT	18	CONCRETE
AF	ASPHALT	18	CONCRETE
AG	ASPHALT	18	CONCRETE
AH	ASPHALT	18	CONCRETE
AI	ASPHALT	18	CONCRETE
AJ	ASPHALT	18	CONCRETE
AK	ASPHALT	18	CONCRETE
AL	ASPHALT	18	CONCRETE
AM	ASPHALT	18	CONCRETE
AN	ASPHALT	18	CONCRETE
AO	ASPHALT	18	CONCRETE
AP	ASPHALT	18	CONCRETE
AQ	ASPHALT	18	CONCRETE
AR	ASPHALT	18	CONCRETE
AS	ASPHALT	18	CONCRETE
AT	ASPHALT	18	CONCRETE
AU	ASPHALT	18	CONCRETE
AV	ASPHALT	18	CONCRETE
AW	ASPHALT	18	CONCRETE
AX	ASPHALT	18	CONCRETE
AY	ASPHALT	18	CONCRETE
AZ	ASPHALT	18	CONCRETE

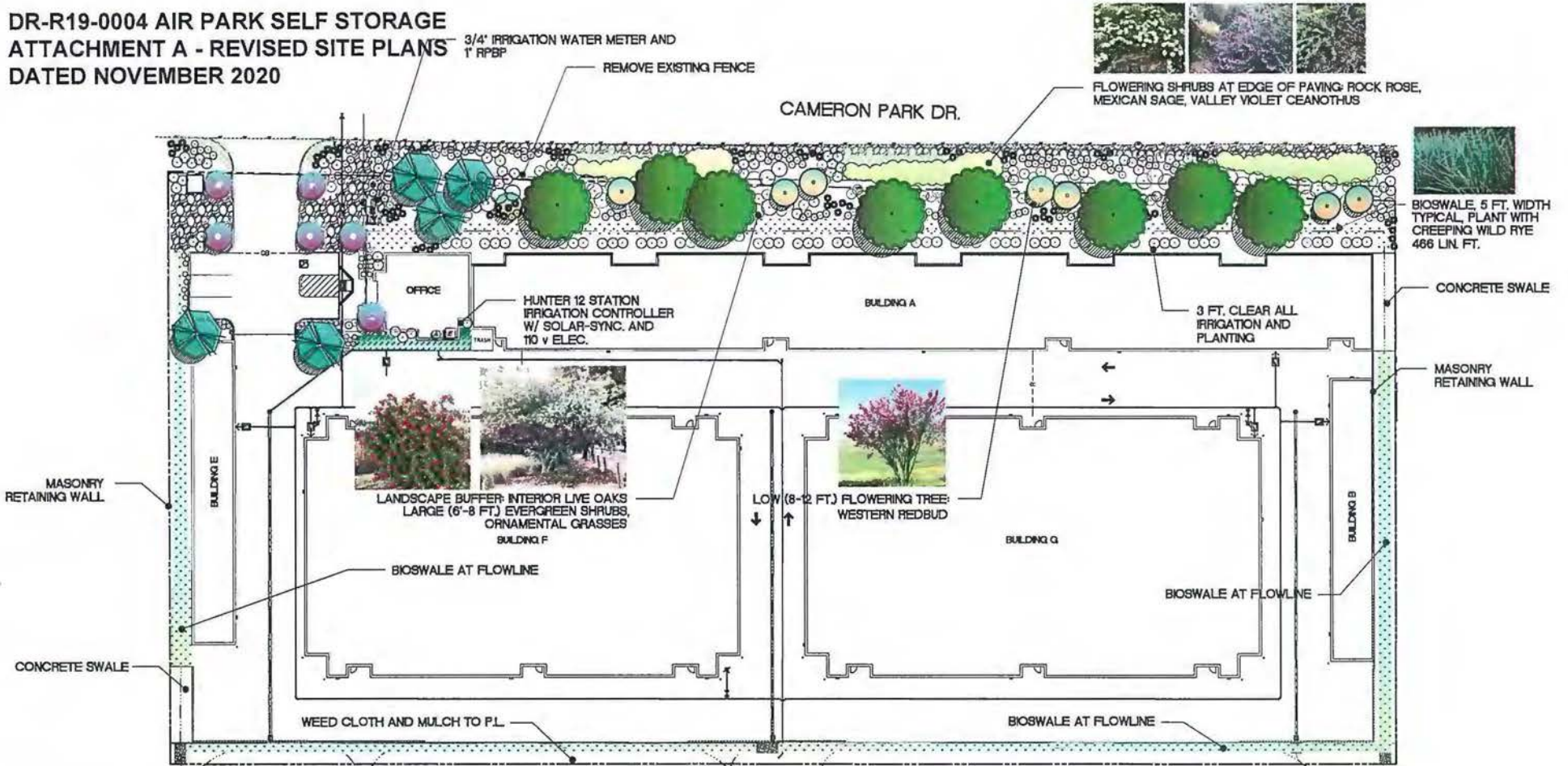








**DR-R19-0004 AIR PARK SELF STORAGE  
ATTACHMENT A - REVISED SITE PLANS  
DATED NOVEMBER 2020**



PROPOSED PLANT LIST	NO.	UNITS
<ul style="list-style-type: none"> <li>Rock Rose</li> <li>Mexican Sage</li> <li>Valley Violet</li> <li>Ceanothus</li> <li>Interior Live Oak</li> <li>Evergreen Shrubs</li> <li>Ornamental Grasses</li> <li>Western Redbud</li> </ul>	<ul style="list-style-type: none"> <li>10</li> <li>10</li> <li>10</li> <li>10</li> <li>10</li> <li>10</li> <li>10</li> <li>10</li> </ul>	<ul style="list-style-type: none"> <li>100</li> <li>100</li> <li>100</li> <li>100</li> <li>100</li> <li>100</li> <li>100</li> <li>100</li> </ul>

**IRRIGATION DESIGN STATEMENT**

The irrigation system is designed to provide adequate and uniform distribution of water to all plants and shrubs in the landscape. The system is designed to be efficient and to conserve water. The system is designed to be easy to maintain and to provide for future expansion. The system is designed to be compatible with the existing landscape and to provide for the needs of the plants and shrubs in the landscape.

**LANDSCAPE WATER USE CALCULATIONS**

The landscape water use calculations are based on the following assumptions:

- 1. The landscape is located in a semi-arid climate.
- 2. The landscape is located in a semi-arid climate.
- 3. The landscape is located in a semi-arid climate.
- 4. The landscape is located in a semi-arid climate.
- 5. The landscape is located in a semi-arid climate.

**SCHEMATIC LANDSCAPE PLAN: CP SELF STORAGE GROUP, LLC  
CAMERON PARK, EL DORADO COUNTY CA  
NOVEMBER 30, 2020**