

**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 1 ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)**

APPLICANT / DEVELOPER

DAVE KINDELT
SUPERIOR SELF STORAGE
4120 DOUGLAS BLVD. - #306-524
GRANITE BAY, CA 95746
PHONE: 916-786-0500
E-MAIL: dave@superiorstoragegroup.com

ARCHITECT

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
27405 PUERTA REAL - SUITE 235
MISSION VIEJO, CA 92691
PHONE: 949-813-4191
E-MAIL: ariel@vallarch.com

CIVIL ENGINEER

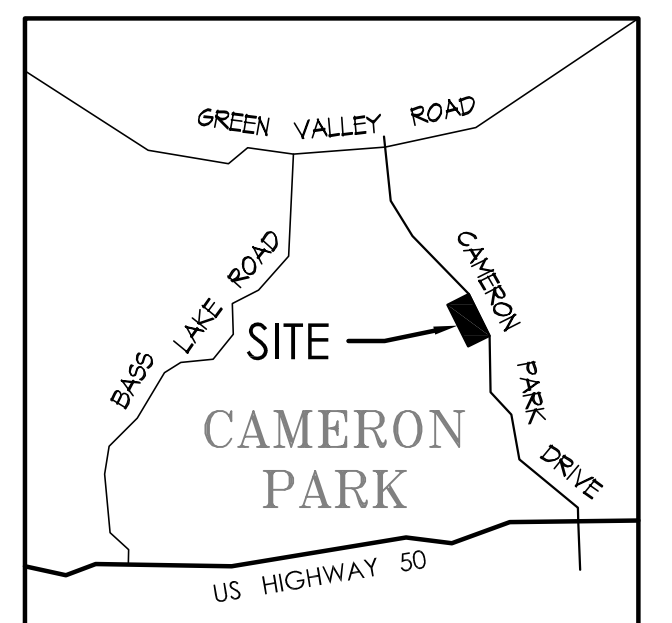
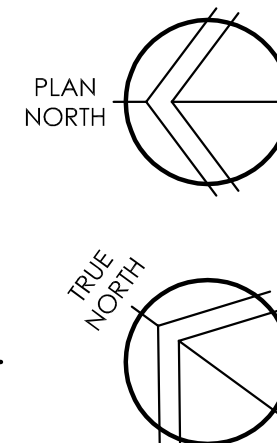
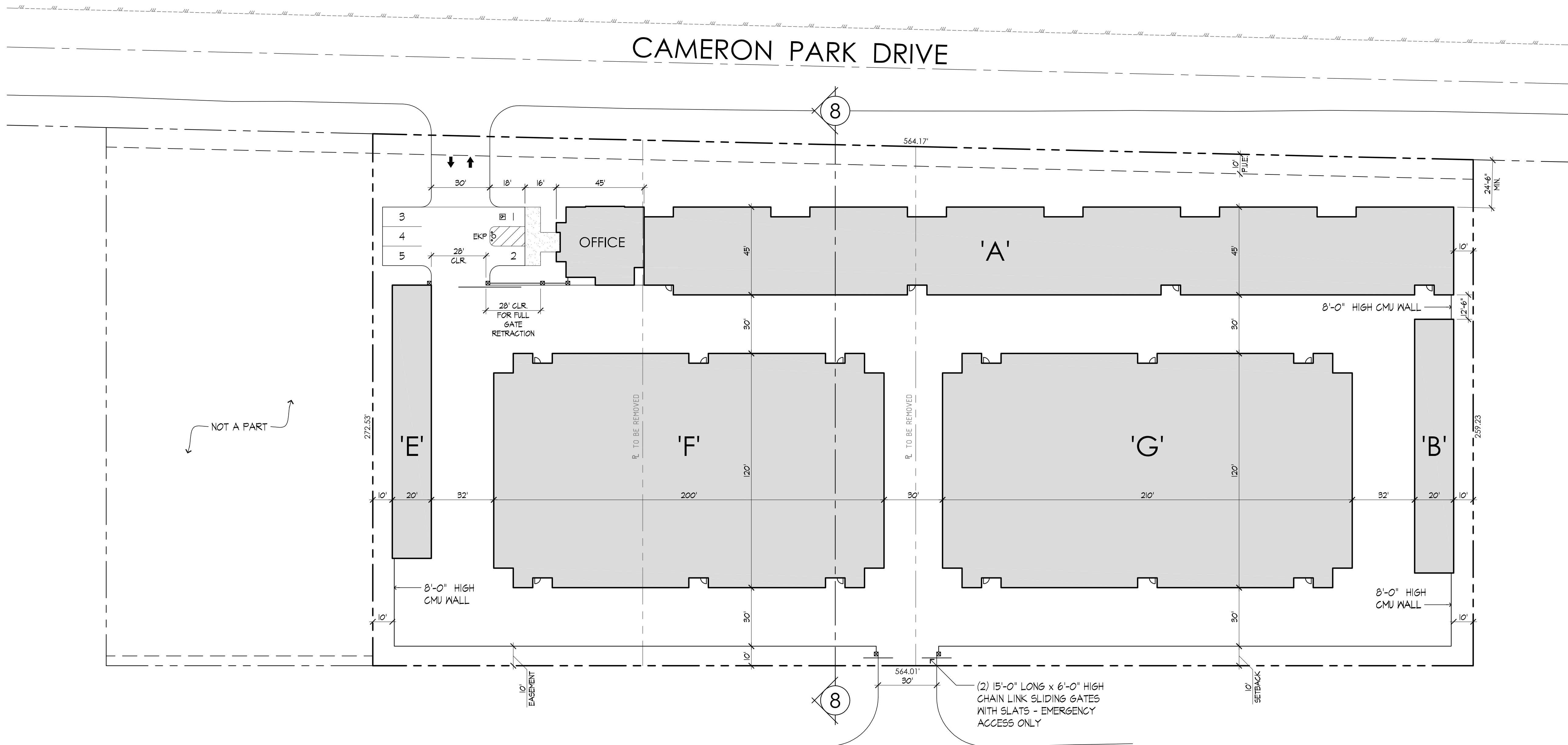
BOBBIE LEBECK
LEBECK YOUNG ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
PHONE: 530-677-4080
E-MAIL: bobbie@lebeckyoung.com

LANDSCAPE ARCHITECT

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

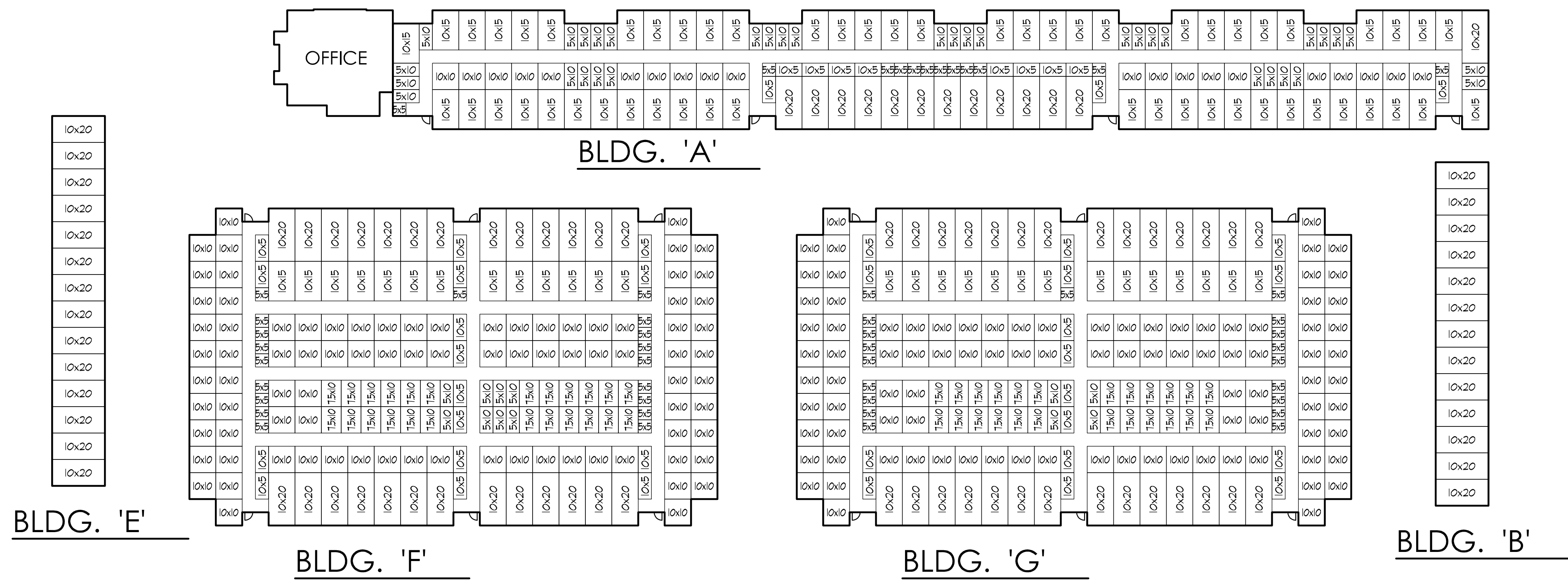
PROJECT DATA

GROSS SITE AREA	149,960 SQ. FT. (3.44 ACRES)
BLDG. 'A' (1 STORY)	17,875 SQ. FT.
BLDG. 'B' (1 STORY)	2,600 SQ. FT.
BLDG. 'E' (1 STORY)	2,800 SQ. FT.
BLDG. 'F' (1 STORY)	23,300 SQ. FT.
BLDG. 'G' (1 STORY)	24,500 SQ. FT.
STORAGE TOTAL	71,075 SQ. FT.
OFFICE	1,582 SQ. FT.
PROJECT TOTAL	72,657 SQ. FT.



VICINITY MAP

**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 1 ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)**



TOTAL UNIT MIX TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	50	1,250
5 x 10	50	46	2,300
10 x 5	50	43	2,150
7.5 x 10	75	48	3,600
10 x 10	100	201	20,100
10 x 15	150	82	12,300
10 x 20	200	94	18,800
TOTALS		564	60,500
AVERAGE UNIT SIZE			107.24
GROSS BUILDING AREA			71,075
EFFICIENCY			85.12

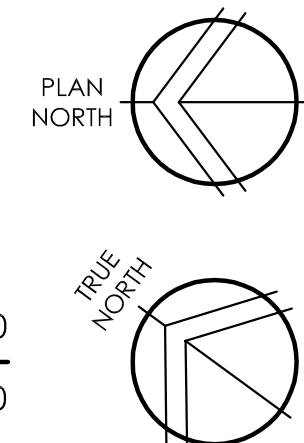
BLDG. 'A' TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	12	300
5 x 10	50	34	1,700
10 x 5	50	11	550
10 x 10	100	20	2,000
10 x 15	150	55	8,250
10 x 20	200	13	2,600
TOTALS		145	15,400
AVERAGE UNIT SIZE			106.20
GROSS BUILDING AREA			17,875
EFFICIENCY			86.15

BLDG. 'B' TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
10 x 20	200	13	2,600
TOTALS		13	2,600
AVERAGE UNIT SIZE			200
GROSS BUILDING AREA			2,600
EFFICIENCY			100.00

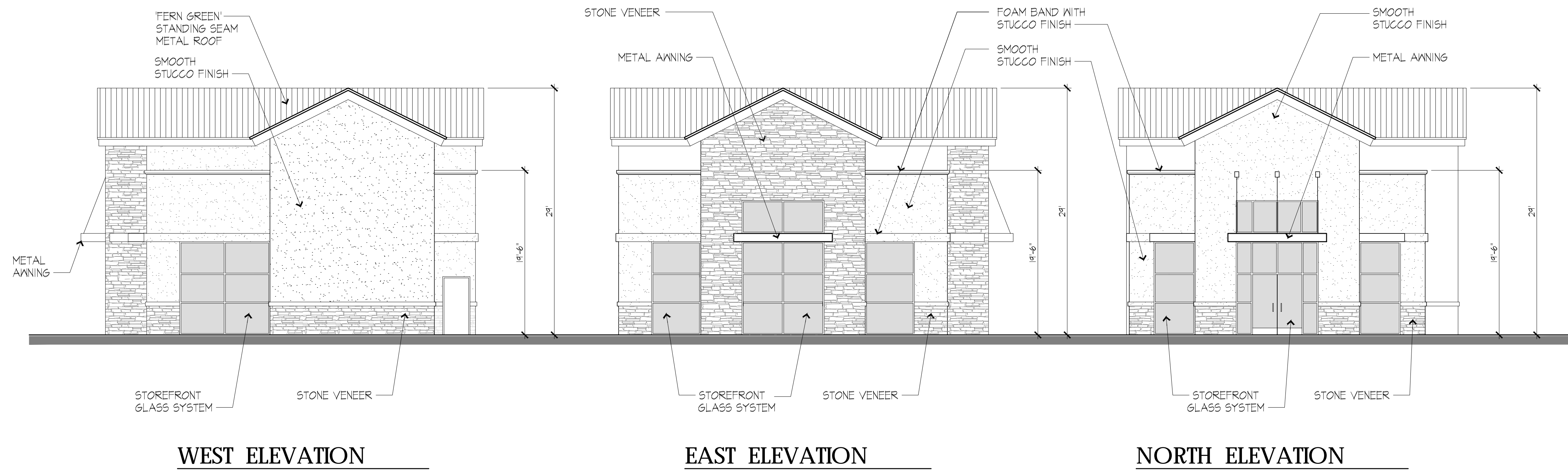
BLDG. 'E' TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
10 x 20	200	14	2,800
TOTALS		14	2,800
AVERAGE UNIT SIZE			200
GROSS BUILDING AREA			2,800
EFFICIENCY			100.00

BLDG. 'F' TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	19	475
5 x 10	50	8	400
10 x 5	50	16	800
7.5 x 10	75	24	1,800
10 x 10	100	87	8,700
10 x 15	150	13	1,950
10 x 20	200	26	5,200
TOTALS		193	19,325
AVERAGE UNIT SIZE			100.12
GROSS BUILDING AREA			23,300
EFFICIENCY			82.93

BLDG. 'G' TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	19	475
5 x 10	50	4	200
10 x 5	50	16	800
7.5 x 10	75	24	1,800
10 x 10	100	94	9,400
10 x 15	150	14	2,100
10 x 20	200	28	5,600
TOTALS		199	20,375
AVERAGE UNIT SIZE			102.38
GROSS BUILDING AREA			24,500
EFFICIENCY			83.16



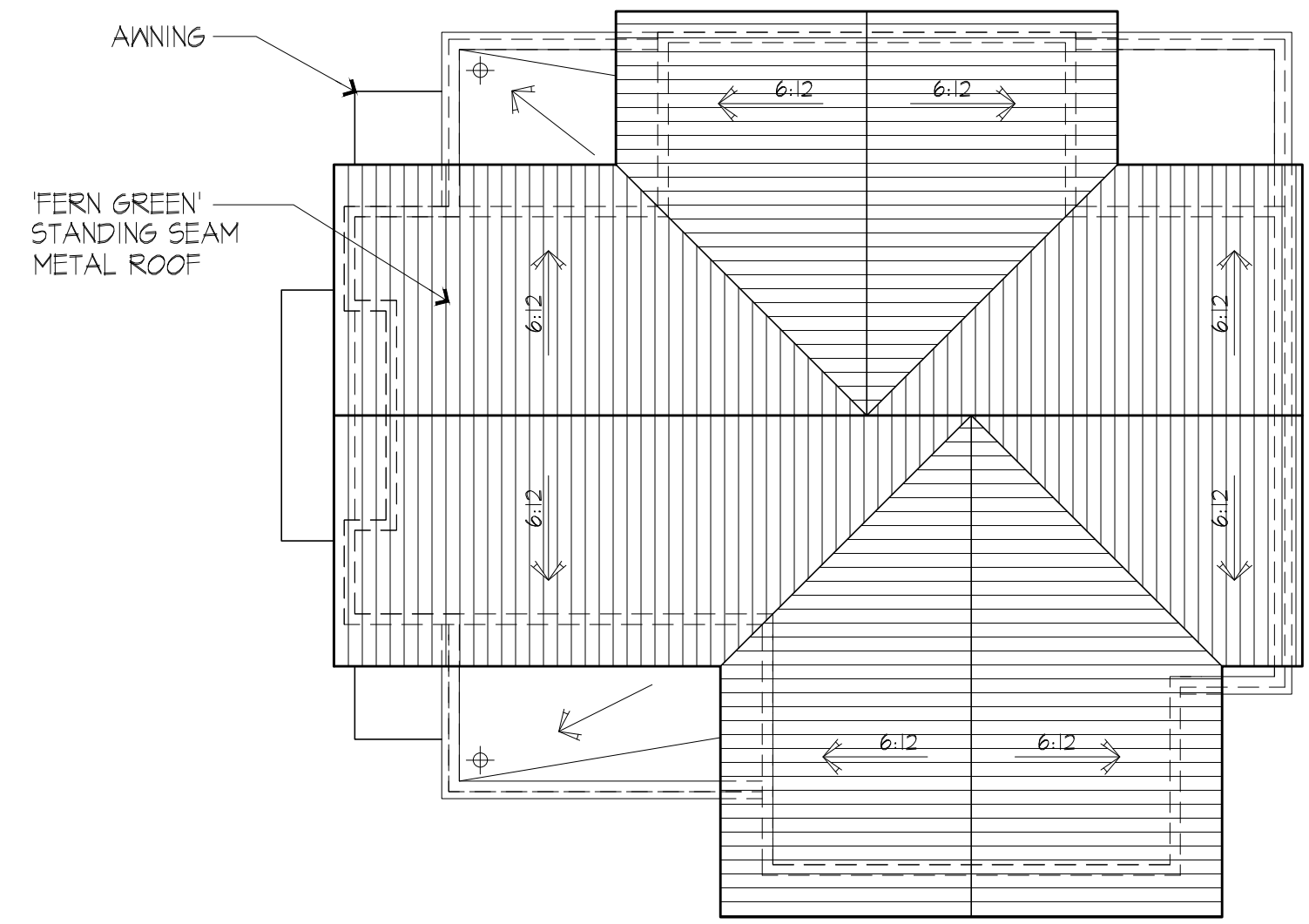
DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 1 ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)



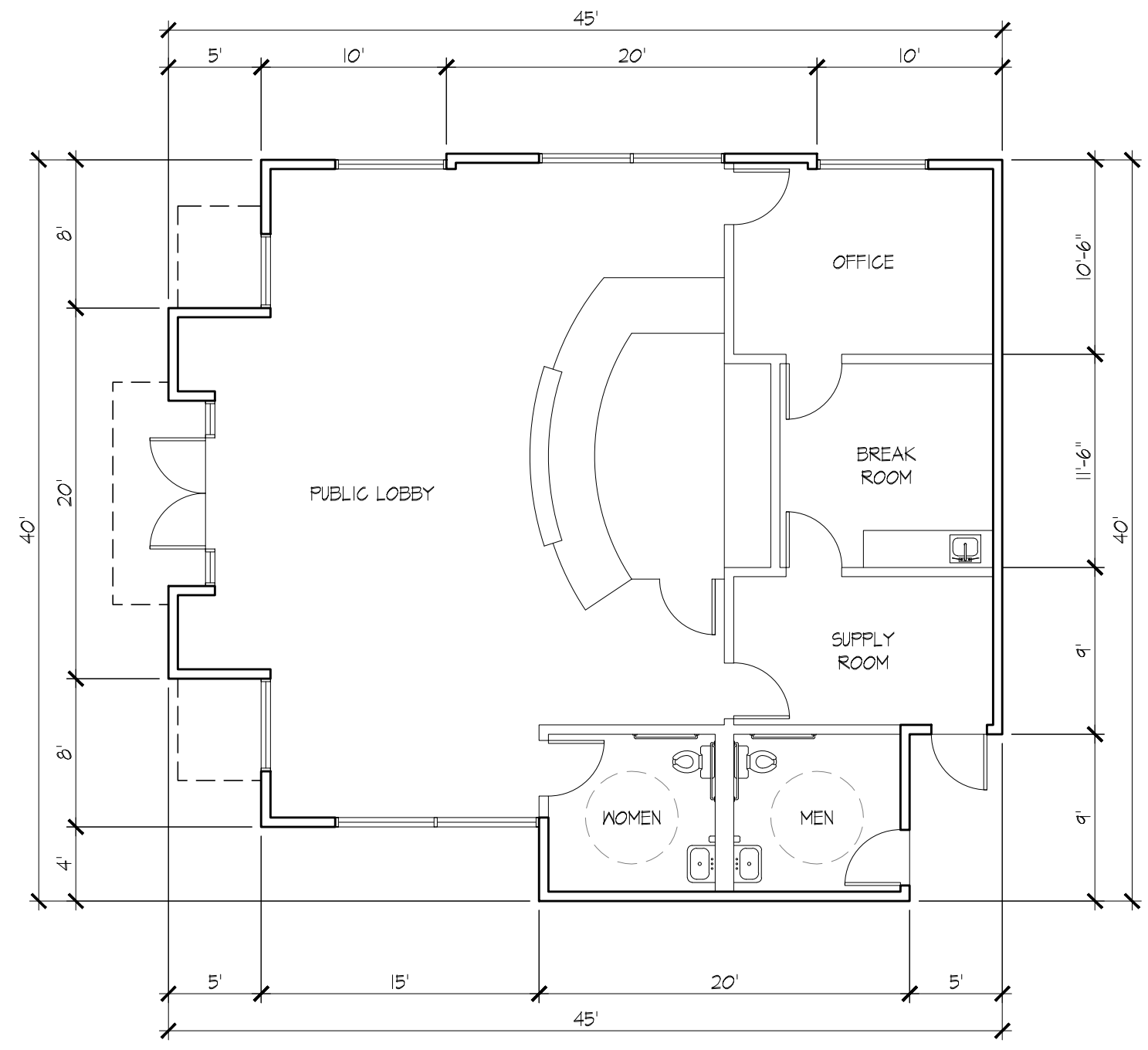
WEST ELEVATION

EAST ELEVATION

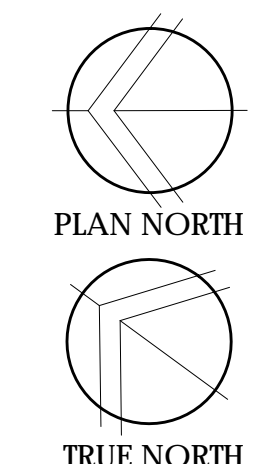
NORTH ELEVATION



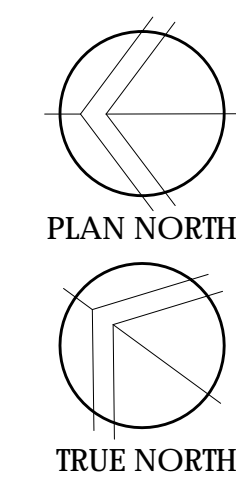
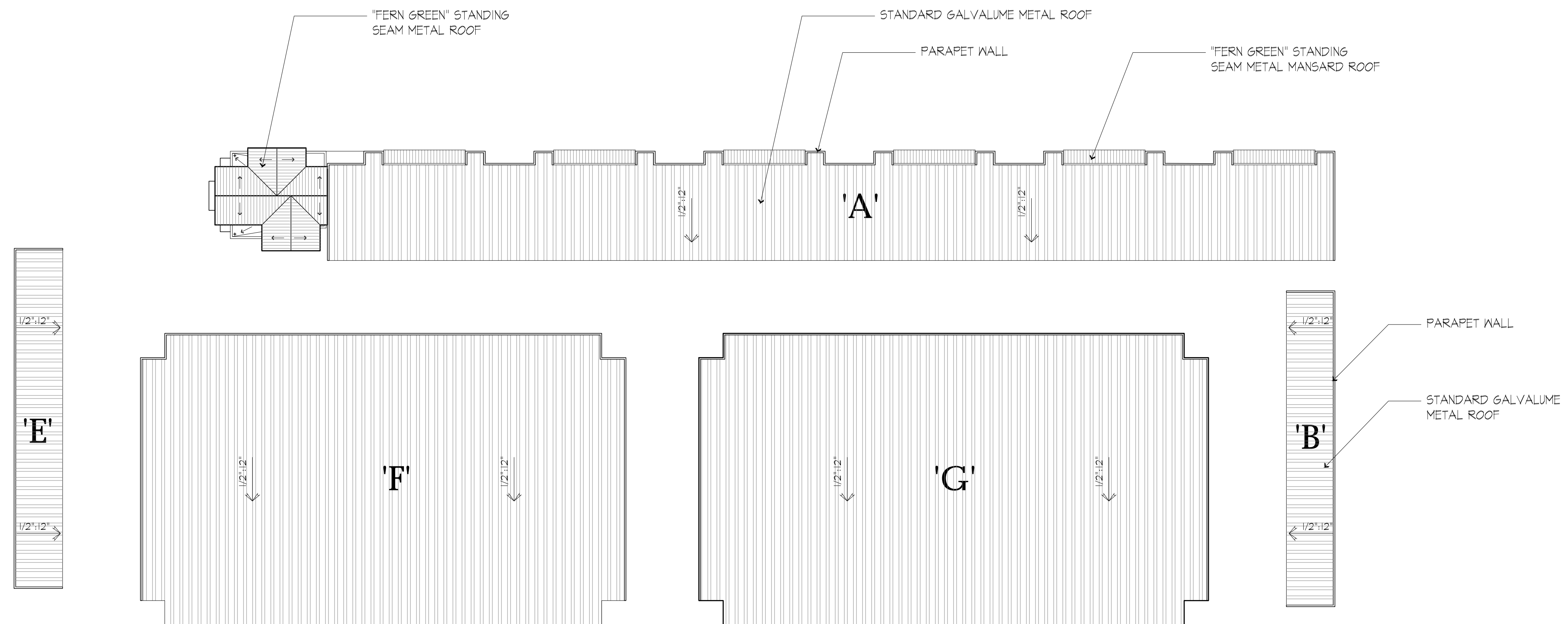
OFFICE ROOF PLAN



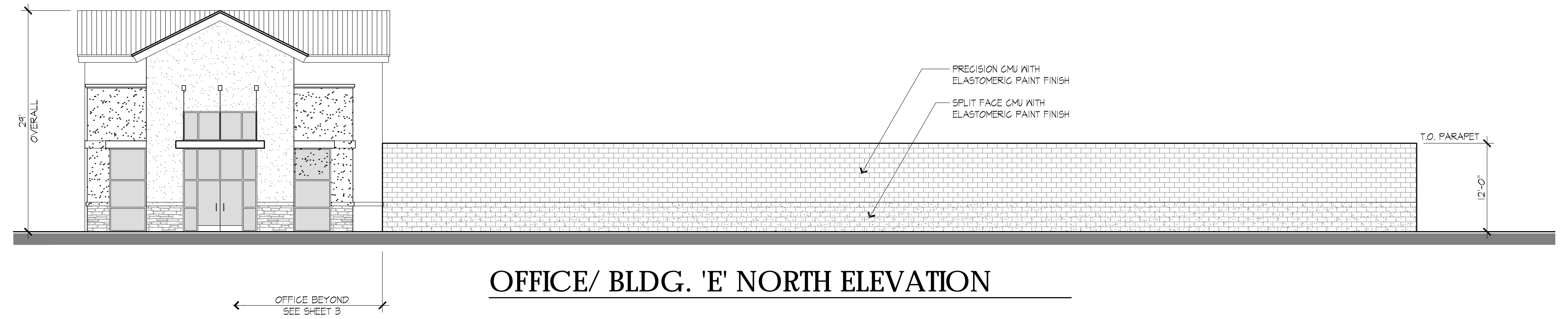
OFFICE FLOOR PLAN



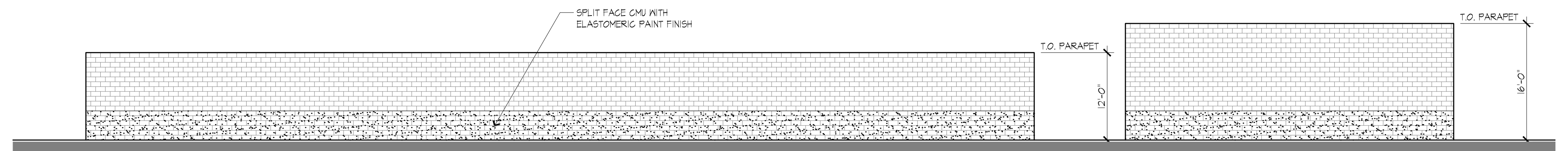
DR-R19-0004 - AIR PARK SELF STORAGE
 ATTACHMENT 1 ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)



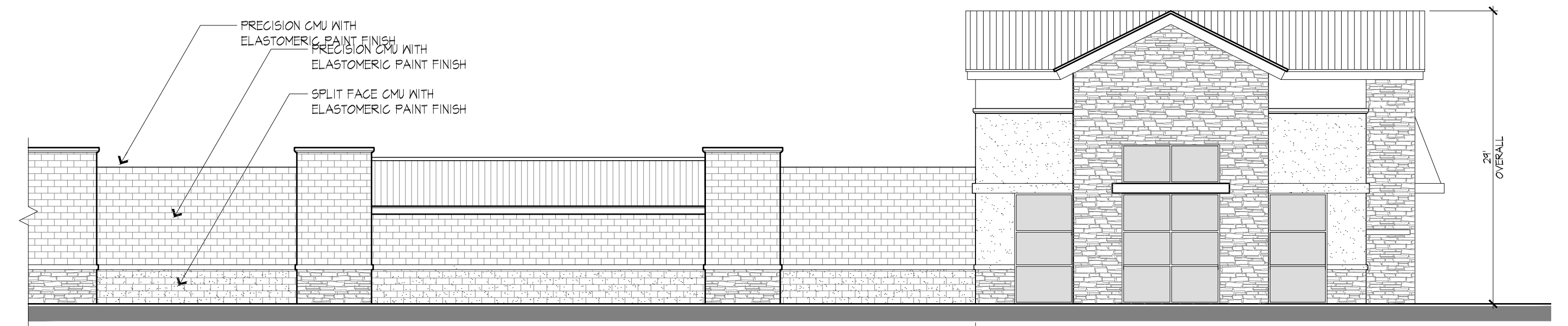
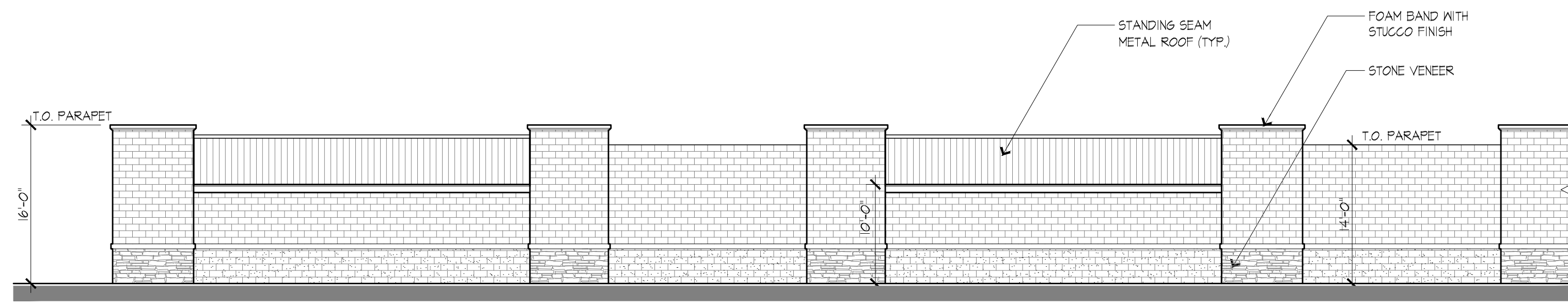
DR-R19-0004 - AIR PARK SELF STORAGE
 ATTACHMENT 1 ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)



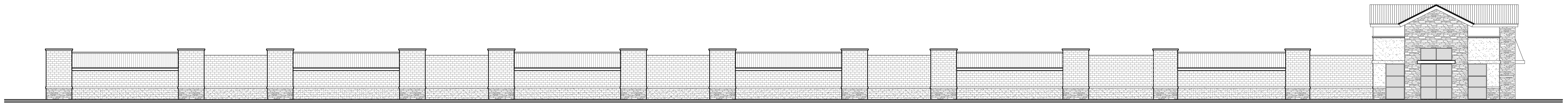
OFFICE/ BLDG. 'E' NORTH ELEVATION



BLDG. 'B' / BLDG. 'A' SOUTH ELEVATION



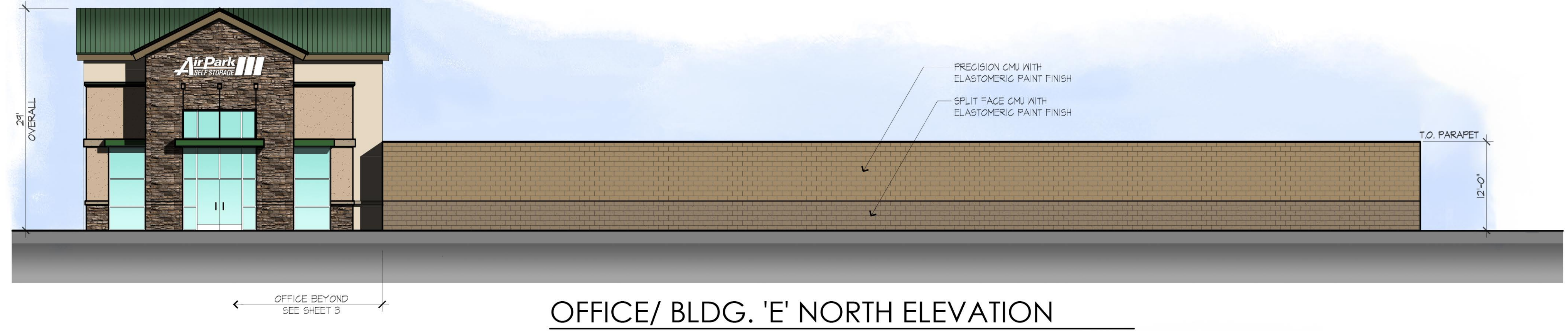
BLDG. 'A' / OFFICE EAST ELEVATION



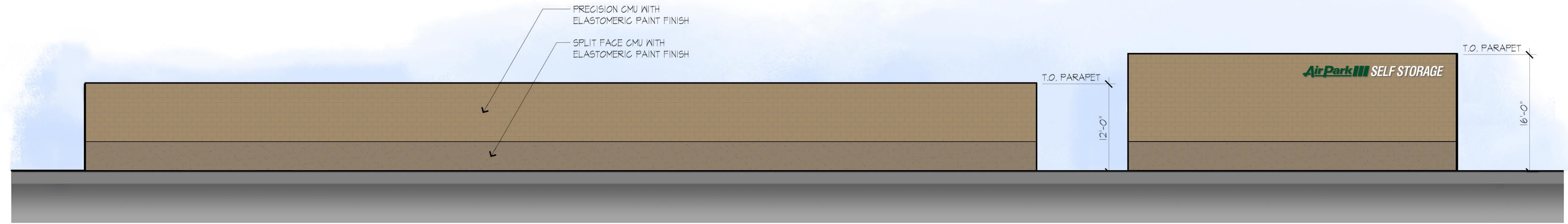
OVERALL EAST ELEVATION (CAMERON PARK DRIVE)

- MATERIALS & COLORS**
- ROOF CORNICES (STUCCO FINISH): PAINTED SW#2847 "ROYCROFT BOTTLE GREEN"
 - METAL AWNING: PAINTED SW#2847 "ROYCROFT BOTTLE GREEN"
 - PRECISION UPPER CMU WALLS: PAINT SW #6101 "SANDS OF TIME"
 - STUCCO PRIMARY COLOR: PAINT SW #6093 "FAMILIAR BEIGE"
 - STUCCO CORNICE: PAINT SW #6095 "TOASTY"
 - SPLIT FACE LOWER CMU WALLS: PAINT SW #6095 "TOASTY"
 - PRECISION UPPER CMU WALLS: PAINT SW #6101 "SANDS OF TIME"
 - STONE VENEER: CORONADO STONE OLD WORD STONE "CHARLIS"
 - METAL ROOFS: MAKO STEEL "FERN GREEN"
 - ROLL-UP METAL DOORS / DOOR TRANSOMS: JANUS INTERNATIONAL "FERN GREEN"
 - GLAZING AND SPANDREL GLASS: PGG "SOLAR BRONZE"

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 1 ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)



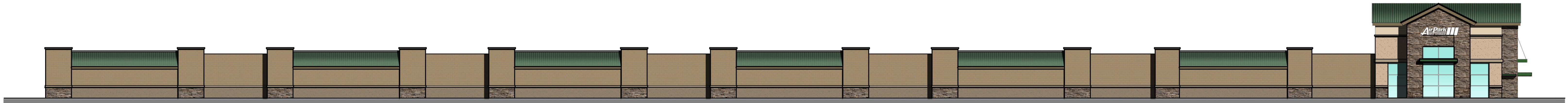
OFFICE/ BLDG. 'E' NORTH ELEVATION



BLDG. 'B'/ BLDG. 'A' SOUTH ELEVATION



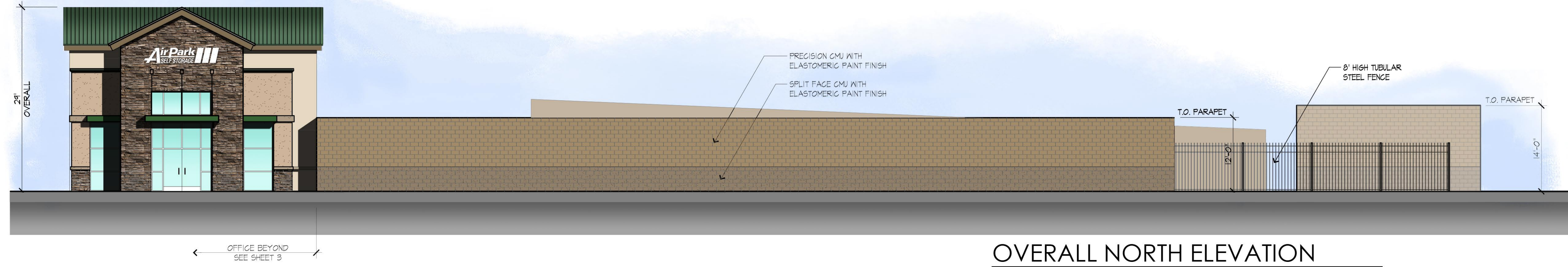
BLDG. 'A'/ OFFICE EAST ELEVATION



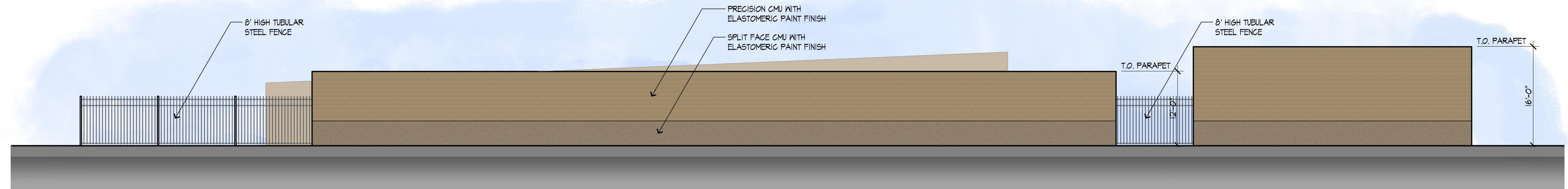
OVERALL EAST ELEVATION (CAMERON PARK DRIVE)

- MATERIALS & COLORS**
- ROOF CORNICES (STUCCO FINISH):
PAINTED SW#2847 "ROYCROFT BOTTLE GREEN"
 - METAL AWNINGS:
PAINTED SW#2847 "ROYCROFT BOTTLE GREEN"
 - PRECISION UPPER CMU WALLS:
PAINT SW #6101 "SANDS OF TIME"
 - STUCCO PRIMARY COLOR:
PAINT SW #6093 "FAMILIAR BEIGE"
 - STUCCO CORNICE:
PAINT SW #6095 "TOASTY"
 - SPLIT FACE LOWER CMU WALLS:
PAINT SW #6095 "TOASTY"
 - PRECISION UPPER CMU WALLS:
PAINT SW #6101 "SANDS OF TIME"
 - STONE VENEER:
CORONADO STONE OLD WORD STONE
"CHABLIS"
 - METAL ROOFS:
MAKO STEEL "FERN GREEN"
 - ROLL-UP METAL DOORS / DOOR TRANSOMS:
JANUS INTERNATIONAL "FERN GREEN"
 - GLAZING AND SPANDREL GLASS:
FGG "SOLAR BRONZE"

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 1 ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)



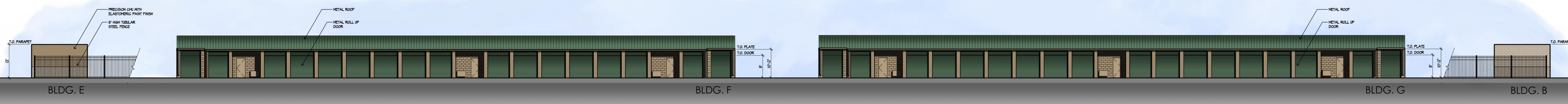
OVERALL NORTH ELEVATION



OVERALL SOUTH ELEVATION

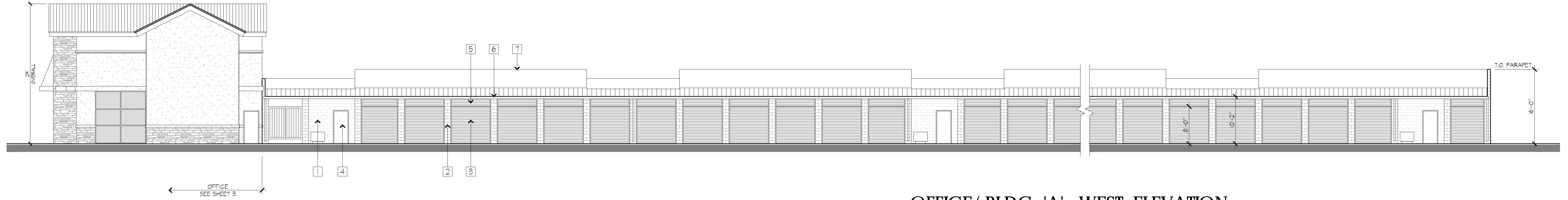


BLDG F & G WEST ELEVATIONS



OVERALL WEST ELEVATION

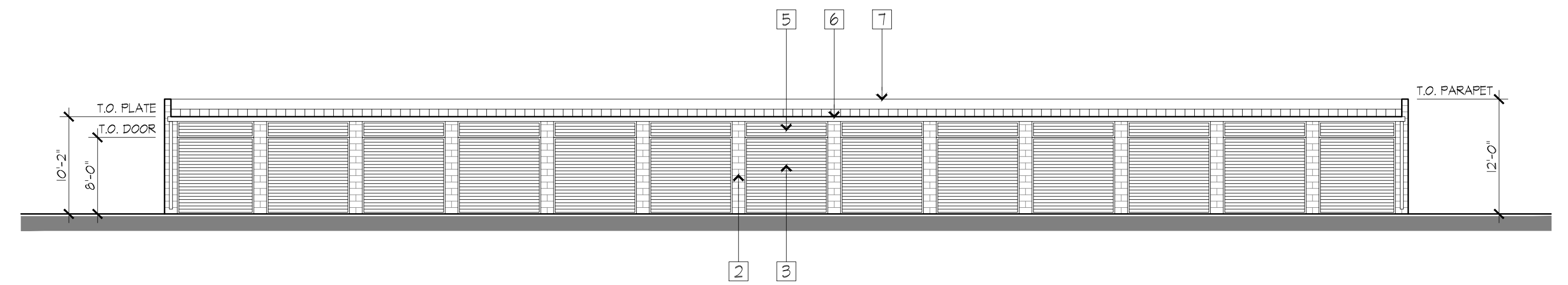
**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 1 ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)**



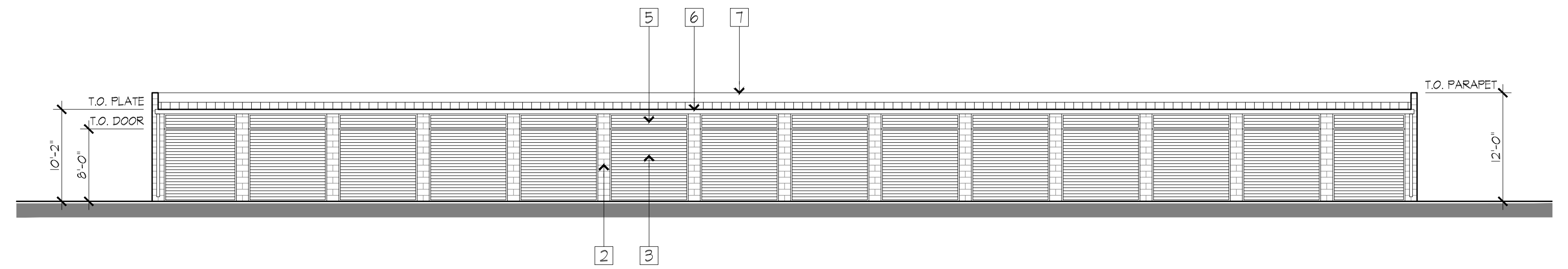
OFFICE/ BLDG. 'A' WEST ELEVATION

ELEVATION KEYNOTES

1. CMU WALL WITH ELASTOMERIC PAINT FINISH
2. CMU DOOR PILASTER WITH ELASTOMERIC PAINT FINISH
3. METAL ROLL-UP DOOR
4. METAL HALLWAY SWING DOOR
5. METAL TRANSOM OVER DOOR
6. METAL GUTTER
7. TOP OF PARAPET BEYOND

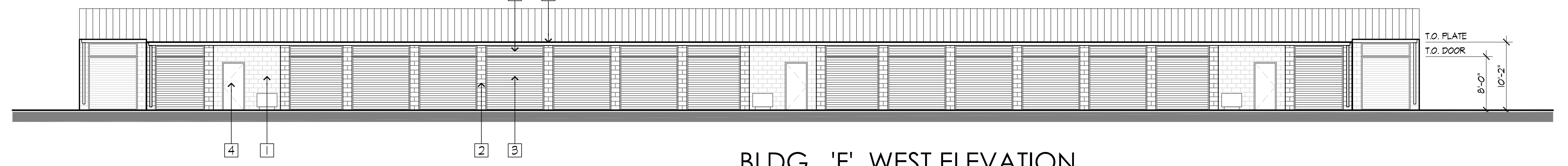


BLDG. 'B' NORTH ELEVATION

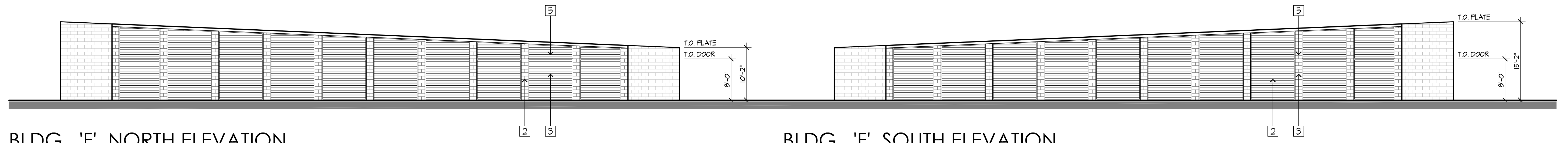


BLDG. 'E' SOUTH ELEVATION

DR-R19-0004 - AIR PARK SELF STORAGE
 ATTACHMENT 1 ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)



BLDG. 'F' WEST ELEVATION

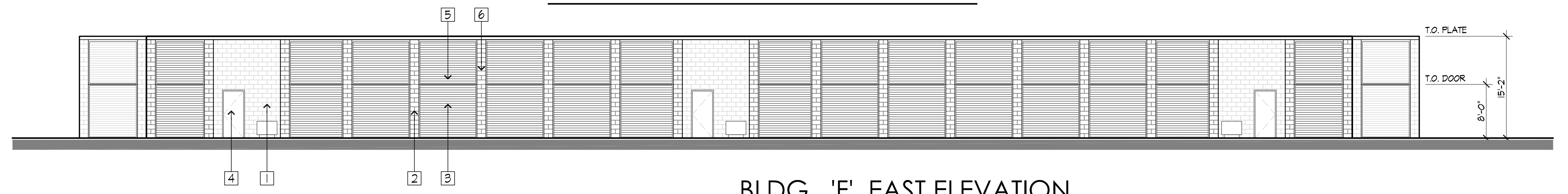


BLDG. 'F' NORTH ELEVATION

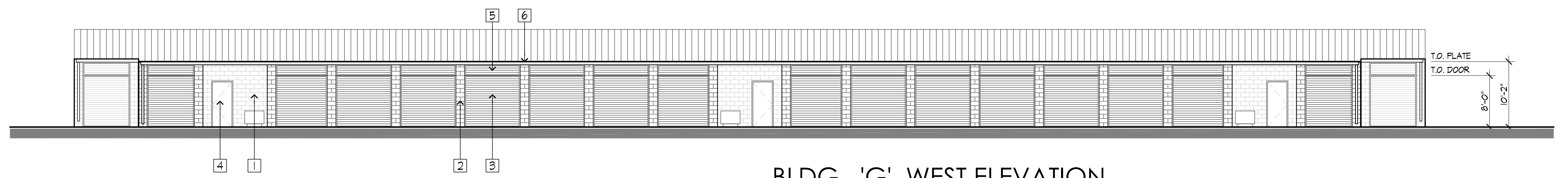
BLDG. 'F' SOUTH ELEVATION

ELEVATION KEYNOTES

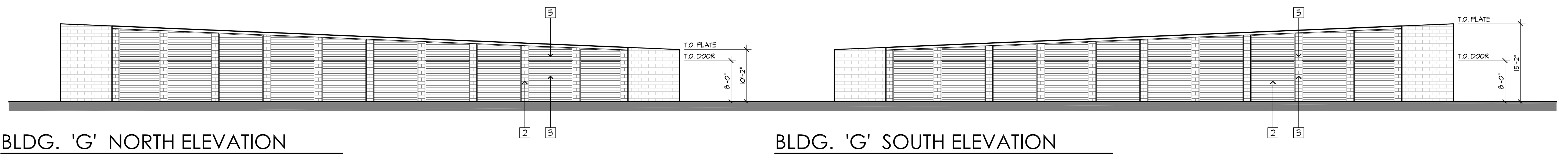
1. CMU WALL WITH ELASTOMERIC PAINT FINISH
2. CMU DOOR PILASTER WITH ELASTOMERIC PAINT FINISH
3. METAL ROLL-UP DOOR
4. METAL HALLWAY SWING DOOR
5. METAL TRANSOM OVER DOOR
6. METAL GUTTER
7. TOP OF PARAPET BEYOND



BLDG. 'F' EAST ELEVATION

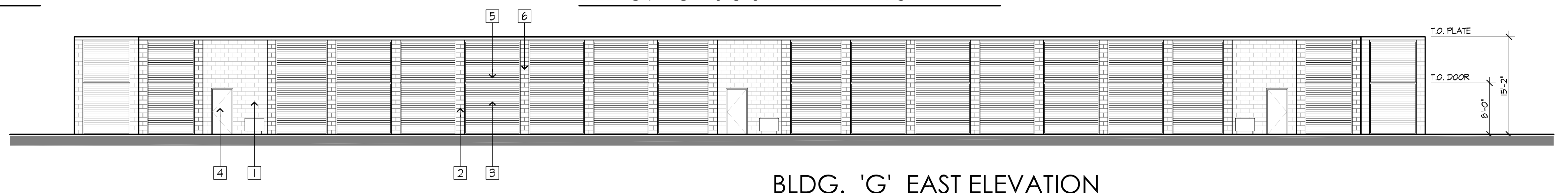


BLDG. 'G' WEST ELEVATION



BLDG. 'G' NORTH ELEVATION

BLDG. 'G' SOUTH ELEVATION



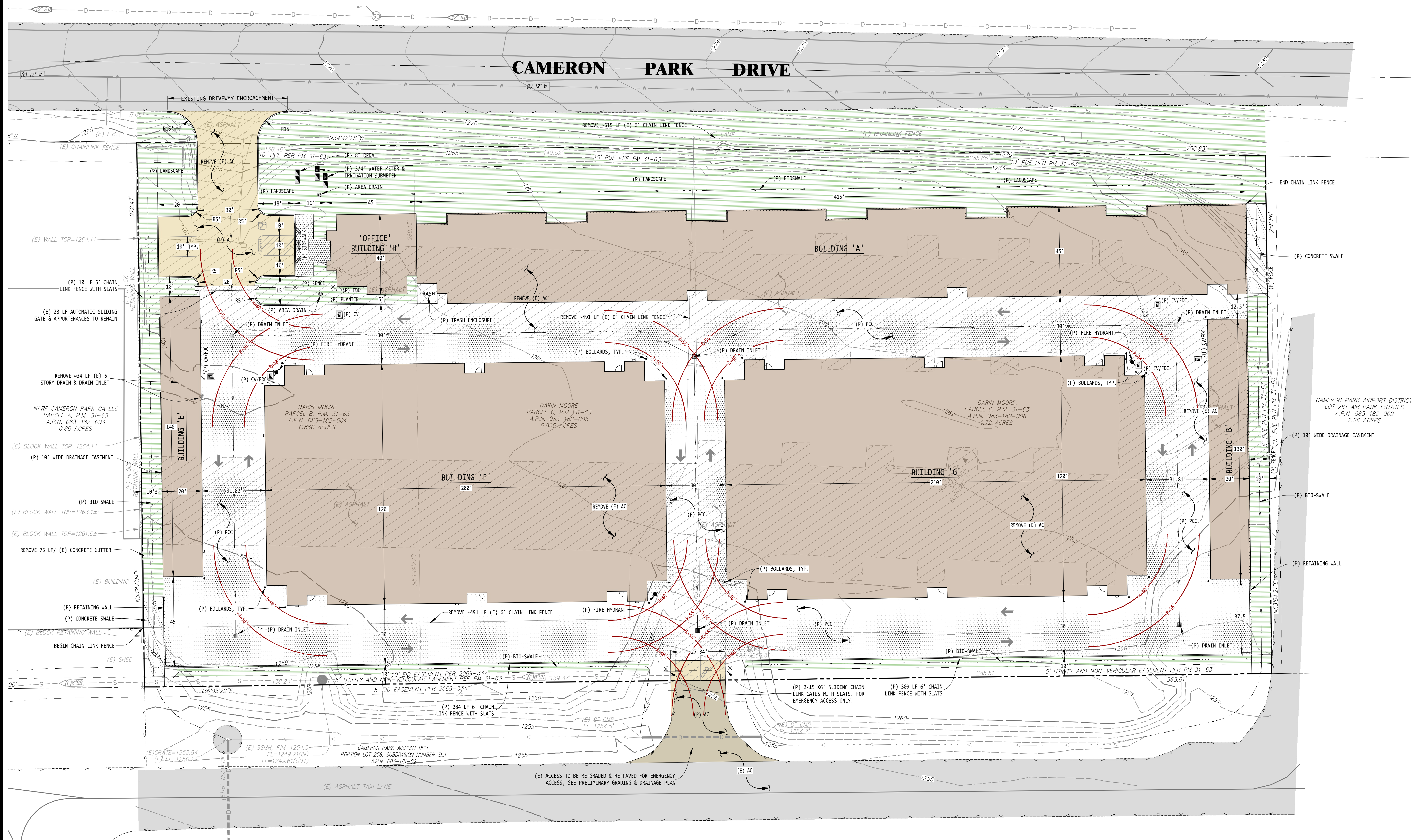
BLDG. 'G' EAST ELEVATION

Revised Preliminary Site Plan For Air Park Self Storage

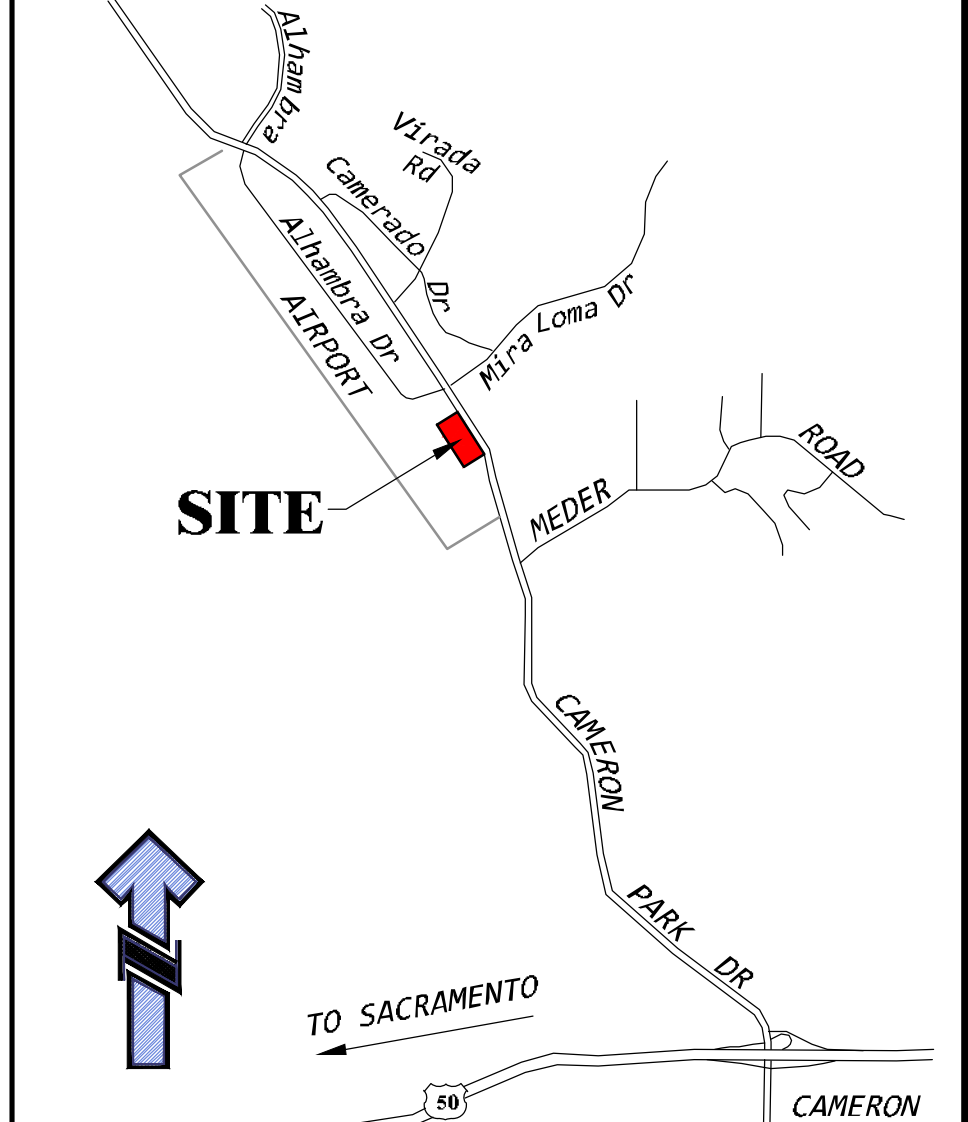
DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 2 CIVIL PLANS (SHEETS S1, G1, U1, M1)

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

DR14-0004



Vicinity Map



Not To Scale

Project Data

OWNER:	DARIN MOORE P.O. BOX 1567 RANCHO CORDOVA, CA 95741 (916) 635-1718
APPLICANT:	SUPERIOR STORAGE GROUP C/O DAVE KINDELT 4100 BOULGAS BOULEVARD, SUITE 306-524 GRANITE BAY, CA 95746 (916) 789-0500 dave@superiorstoragegroup.com
ENGINEER:	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 PH. 530-677-4080
CONTOUR INTERVAL:	1 FOOT
SOURCE OF TOPOGRAPHY:	1.) 2014 (NORTH 25' OF PARCEL E) BY A. R. DIVERS PLS 2.) 2009 (PARCELS B & C) BY THOME & ASSOCIATES. 3.) 2015 (PARCEL D) BY A. R. DIVERS PLS
SECTION, TOWNSHIP AND RANGE:	ATR PARK ESTATES & RESUB L-459 CAMERON PARK NORTH UNIT NO. 1 POR SEC. 28, 33 & 34, T.18N, R.9E, M.D.M.
ASSESSOR'S PARCEL NO.:	083-182-004, 005 & 006
ZONING:	CG-TC
TOTAL AREA:	3.44 ACRES
NO. OF PARCELS:	3 EXISTING, 1 PROPOSED
WATER SUPPLY:	E.T.D.
SEWAGE DISPOSAL:	E.T.D.
FIRE PROTECTION:	CAMERON PARK FIRE DEPARTMENT
CONSTRUCTION TYPE:	OFFICE BLDG: TYPE V-B, STORAGE BLDGS: TYPE II-B

Abbreviations

AC	ASPHALTIC CONCRETE	GB	GRADE BREAK
AB	AGGREGATE BASE	HP	HIGH POINT
BSP	BACKFLOW PREVENTER	LT	LEFT
BW	BOTTOM OF WALL AT FG	(M)	MEASURED BEARING OR DISTANCE
CMF	CORRUGATED METAL PIPE	(P)	PROPOSED
CN	CONCRETE	PCC	PORTLAND CEMENT CONCRETE
CV	CHECK VALVE	PUE	PUBLIC UTILITIES EASEMENT
DCV	DOUBLE CHECK VALVE	R	RIDGE
DWY	DRIVEWAY	(R)	RECORD BEARING OR DISTANCE
(E)	EXISTING	RPOA	REDUCED PRESSURE DETECTOR ASSY.
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
FDC	FIRE DEPT. CONNECTION	TC	TOP OF CURB ELEVATION
FF	FINISHED FLOOR	TW	TOP OF WALL
FG	FINISHED GRADE	UP	UTILITY POLE
FH	FIRE HYDRANT	W	WATER
FL	FLONLINE	WM	WATER METER

Legend

	(E) ASPHALT PAVING
	(P) ASPHALT PAVING
	(P) PCC PAVING
	(P) LANDSCAPE AREA
	ASPHALT PAVING TO BE REMOVED

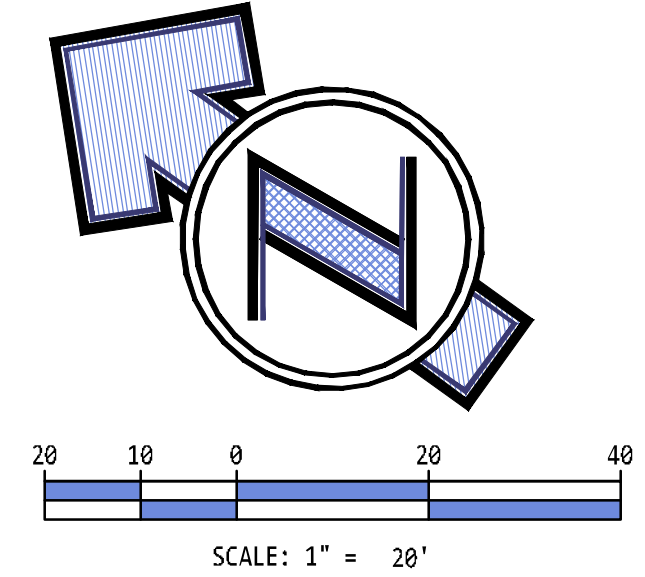
Approvals

PLANNING COMMISSION:	
APPROVAL/DENIAL DATE:	
BOARD OF SUPERVISORS:	
APPROVAL/DENIAL DATE:	
Project #19-101	SHEET NO.
Date: September 2020	S1
Scale: 1" = 20'	Plot Date: Sep 11, 2020
Designed by: R. Personius	
Reviewed by: B. Lebeck	

Project Data

GROSS SITE AREA = 149,960 SF (3.44 ACRES)

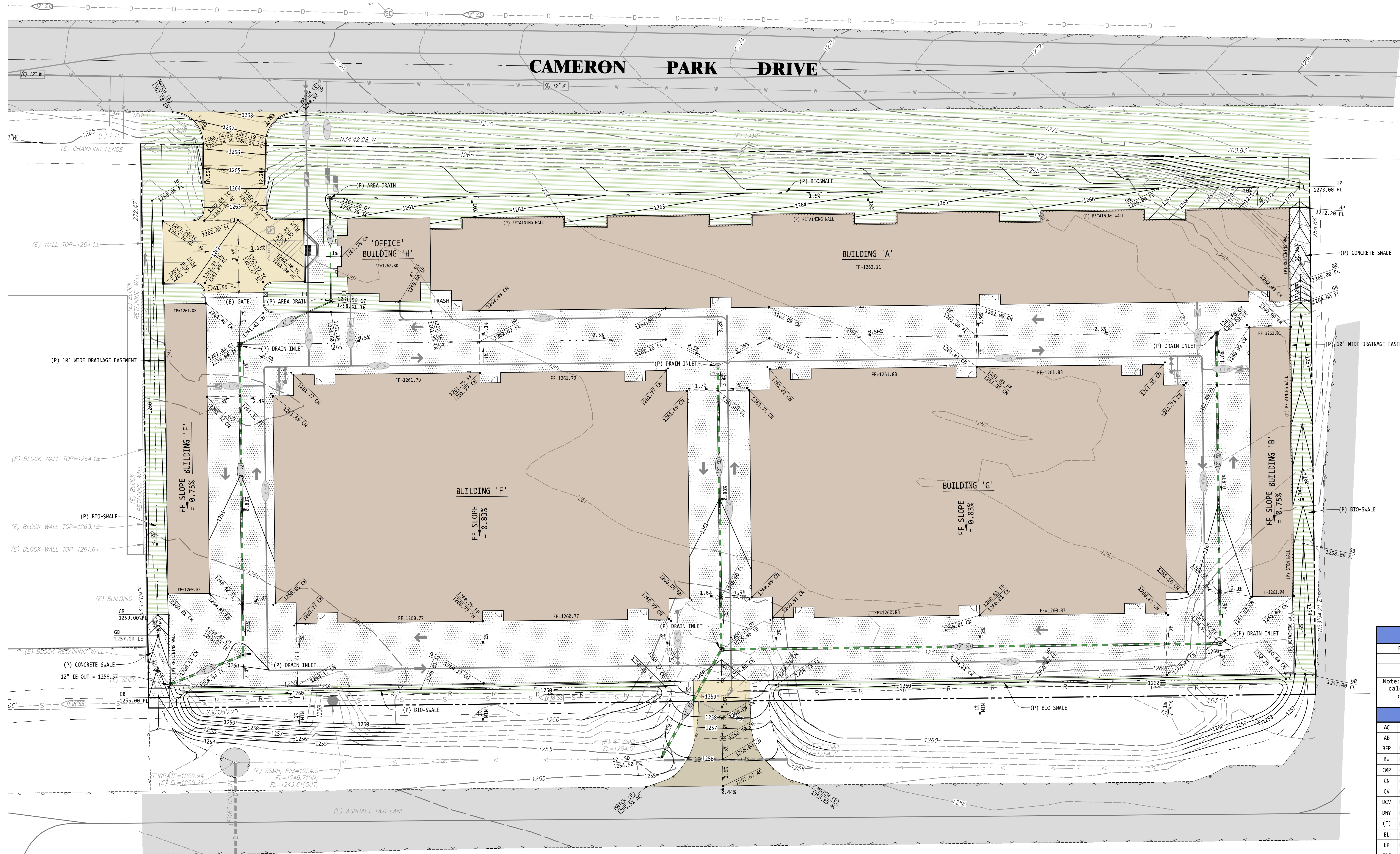
'STORAGE'	
BUILDING 'A'	17,875 SF
BUILDING 'B'	2,600 SF
BUILDING 'E'	2,800 SF
BUILDING 'F'	23,300 SF
BUILDING 'G'	24,500 SF
STORAGE TOTAL	71,075 SF
'OFFICE'	
BUILDING 'H'	1,582 SF
PROJECT TOTAL	72,657 SF



SCALE: 1" = 20'

Air Park Self Storage

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



Earthwork Calculations

EMBANKMENT (FILL)		1,090 C.Y.
EXCAVATION (CUT)	4,736 C.Y.	
SITE TOTAL		3,646 C.Y. EXPORT

Note: calculation are approximate and may vary based upon characteristics of the soil and/or contractors methodology.

Abbreviations

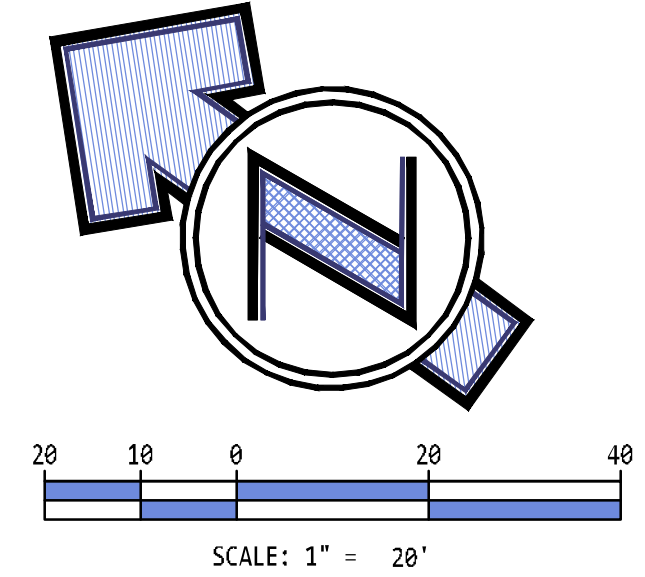
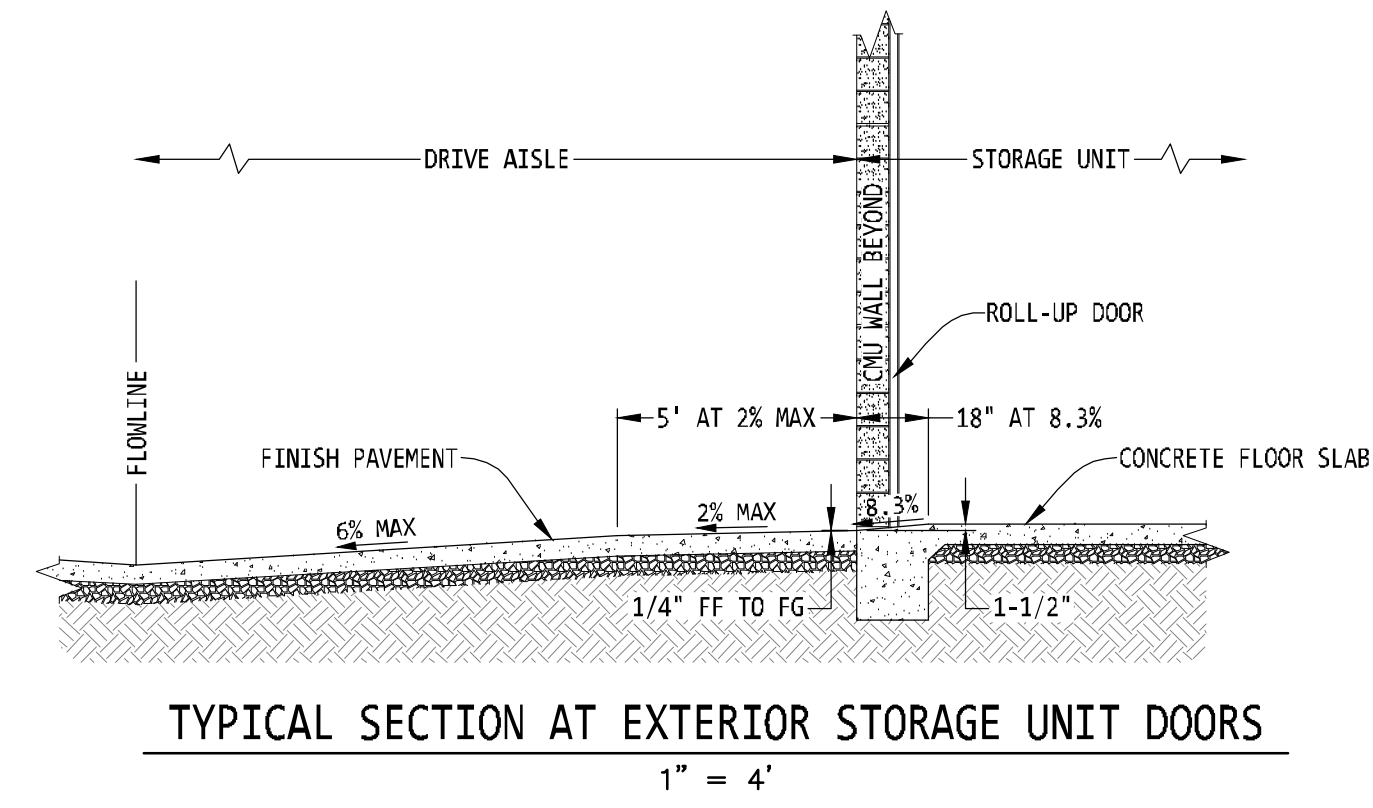
AC	ASPHALTIC CONCRETE	GB	GRADE BREAK
AB	AGGREGATE BASE	HP	HIGH POINT
BFP	BACKFLOW PREVENTER	LT	LEFT
BN	BOTTOM OF WALL AT FG	(M)	MEASURED BEARING OR DISTANCE
CMP	CORRUGATED METAL PIPE	(P)	PROPOSED
CN	CONCRETE	PCC	PORTLAND CEMENT CONCRETE
CV	CHECK VALVE	PUE	PUBLIC UTILITIES EASEMENT
DCV	DOUBLE CHECK VALVE	R	RIDGE
DWY	DRIVEWAY	(R)	RECORD BEARING OR DISTANCE
(E)	EXISTING	RPDA	REDUCED PRESSURE DETECTOR ASSY.
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
FDC	FIRE DEPT. CONNECTION	TC	TOP OF CURB ELEVATION
FF	FINISHED FLOOR	TW	TOP OF WALL
FG	FINISHED GRADE	UP	UTILITY POLE
FH	FIRE HYDRANT	W	WATER
FL	FLOORLINE	WM	WATER METER

Legend

	(E) ASPHALT PAVING
	(P) ASPHALT PAVING
	(P) PCC PAVING
	(P) LANDSCAPE AREA

Project #19-101
Date: September 2020
Scale: 1" = 20'
Designed by: R. Personius
Reviewed by: B. Lebeck

SHEET NO.
G1
Plot Date: Sep 11, 2020

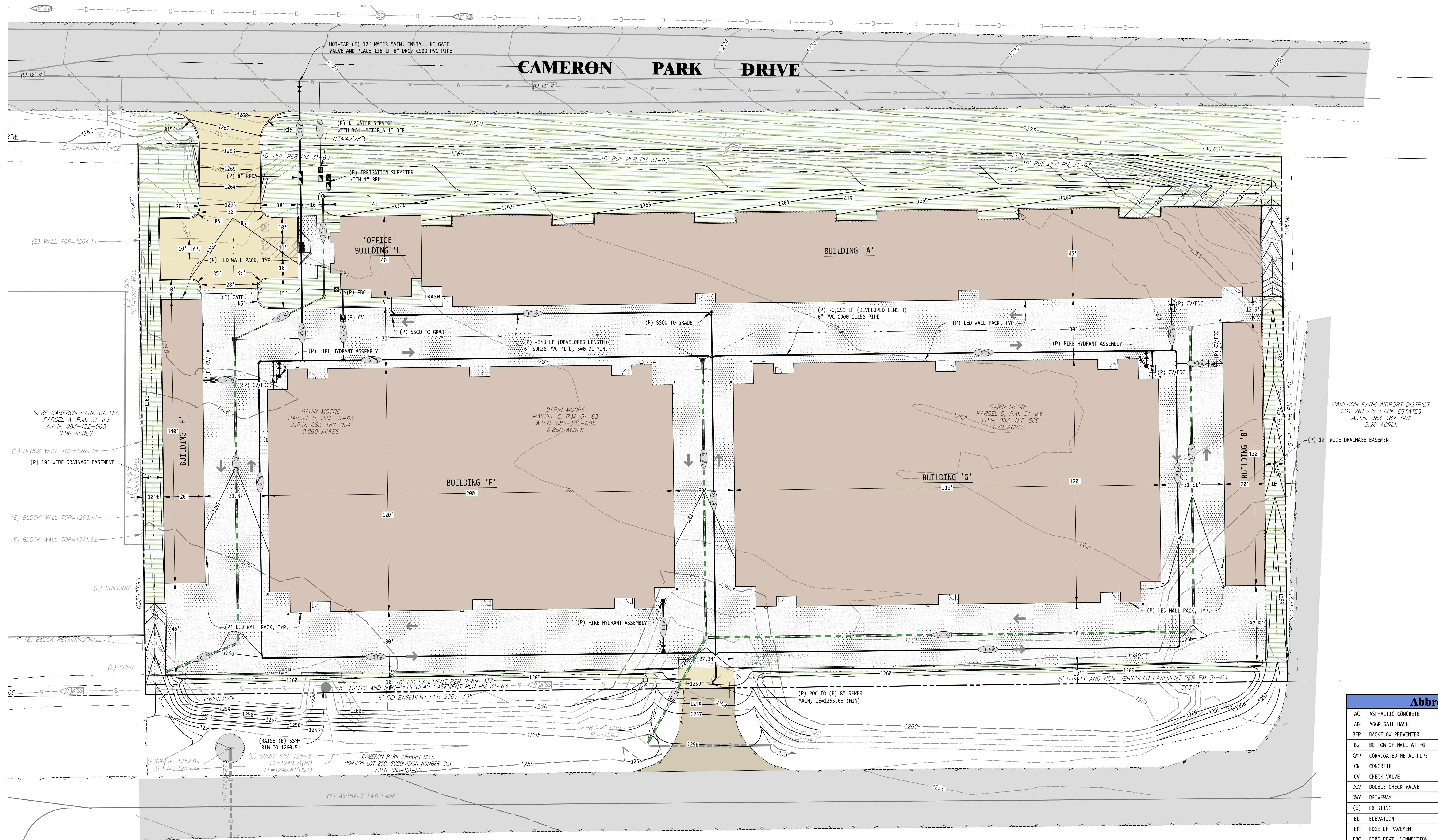


Revised Preliminary Utility Plan For Air Park Self Storage

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 2 CIVIL PLANS (SHEETS S1, G1, U1, M1)

DR14-0004

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

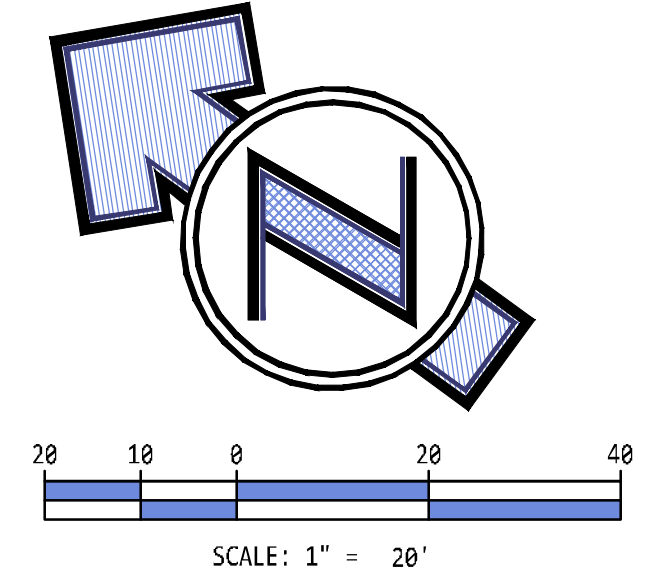


Abbreviations	
AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
BFP	BACKFLOW PREVENTER
BN	BOTTOM OF WALL AT FG
CMP	CORRUGATED METAL PIPE
CN	CONCRETE
CV	CHECK VALVE
DCV	DOUBLE CHECK VALVE
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EP	EDGE OF PAVEMENT
FDC	FIRE DEPT. CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOLINE
GB	GRADE BREAK
HP	HIGH POINT
LT	LEFT
(M)	MEASURED BEARING OR DISTANCE
(P)	PROPOSED
PCC	PORTLAND CEMENT CONCRETE
PUE	PUBLIC UTILITIES EASEMENT
R	RIDGE
(R)	RECORD BEARING OR DISTANCE
RPDA	REDUCED PRESSURE DETECTOR ASSY.
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TW	TOP OF WALL
UP	UTILITY POLE
W	WATER
WM	WATER METER

Legend	
	(E) ASPHALT PAVING
	(P) ASPHALT PAVING
	(P) PCC PAVING
	(P) LANDSCAPE AREA

Project #19-101
Date: September 2020
Scale: 1" = 20'
Designed by: R. Personius
Reviewed by: B. Lebeck

SHEET NO.
U1
Plot Date: Sep 11, 2020

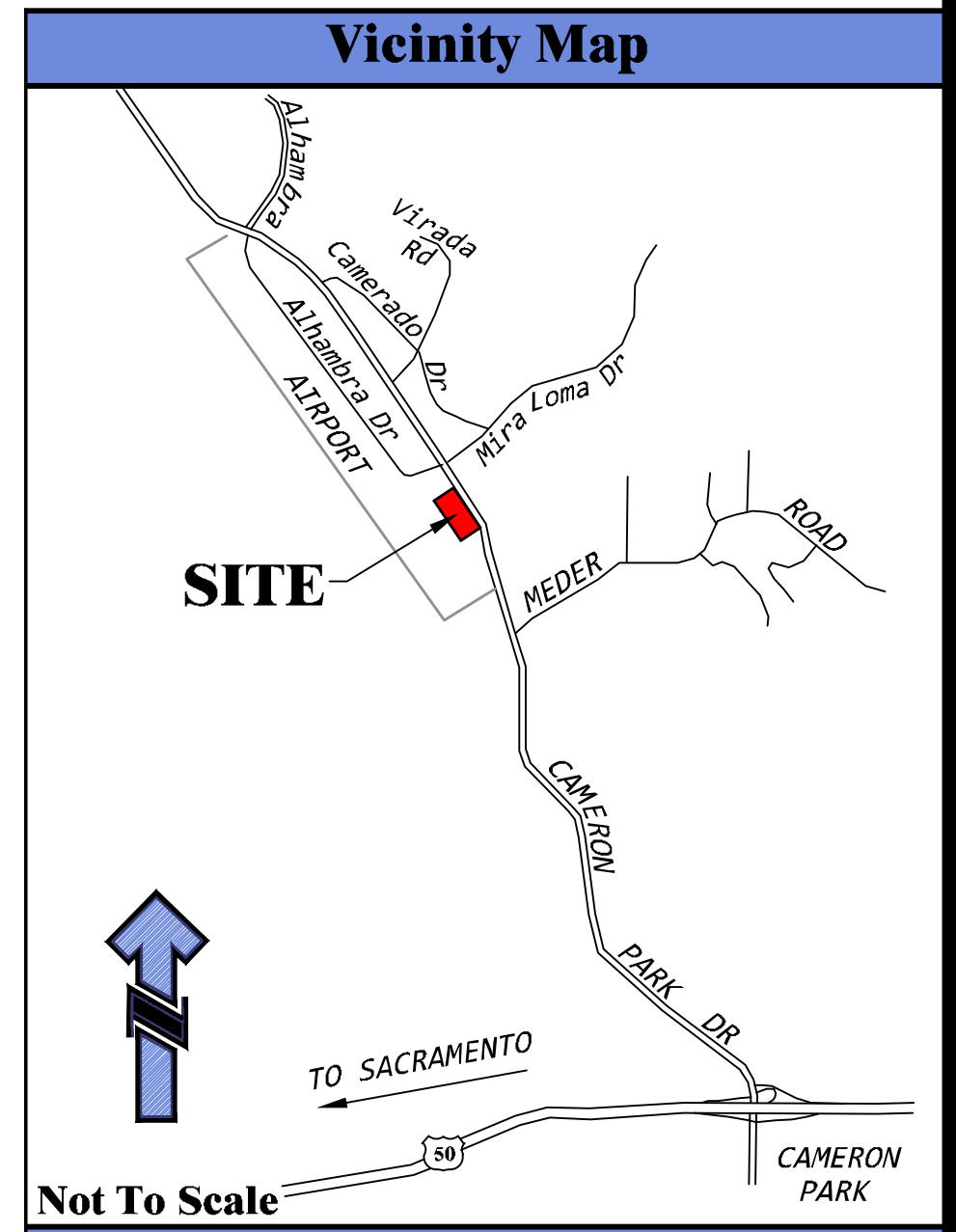
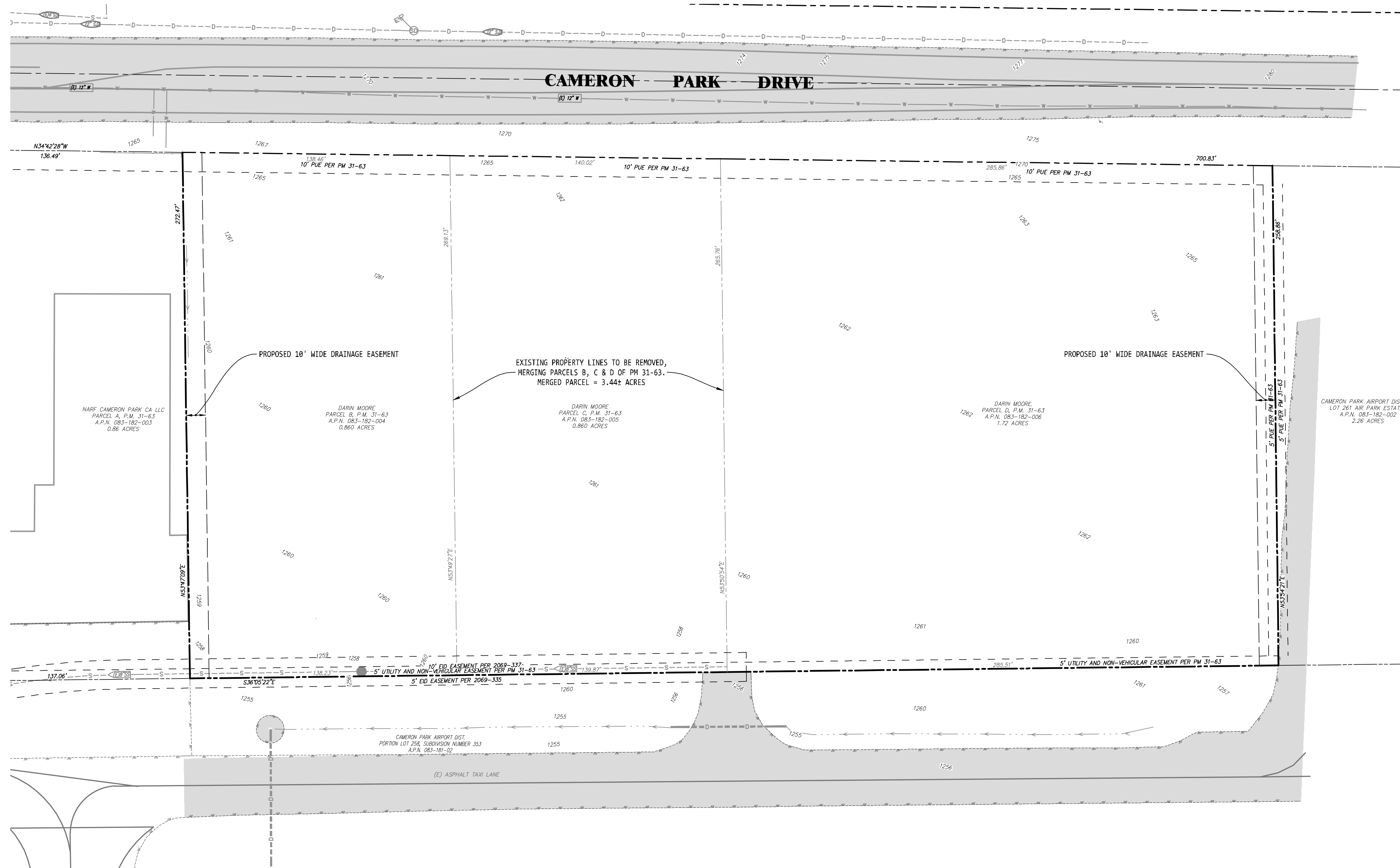


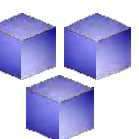

Lot Merge Exhibit For Air Park Self Storage

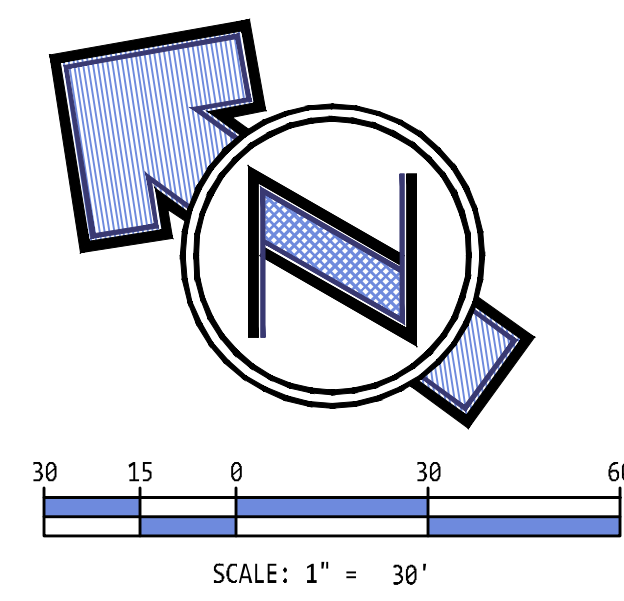
DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 2 CIVIL PLANS (SHEETS S1, G1, U1, M1)

DR14-0004

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



Project Data	
OWNER:	DARIN MOORE P.O. BOX 1567 RANCHO CORDOVA, CA 95741 (916) 635-1718
APPLICANT:	SUPERIOR STORAGE GROUP c/o DAVE KINDELT 4120 DOUGLAS BOULEVARD, SUITE 306-524 GRANITE BAY, CA 95746 (916) 789-0500 dave@superiorstoragegroup.com
ENGINEER:	 LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95662 Ph. 530-677-4080
CONTOUR INTERVAL:	1 FOOT
SOURCE OF TOPOGRAPHY:	1.) 2814 (NORTH 25' OF PARCEL B) BY A. R. DIVERS PLS 2.) 2899 (PARCELS B & C) BY THORNE & ASSOCIATES. 3.) 2819 (PARCEL D) BY A. R. DIVERS PLS
SECTION, TOWNSHIP AND RANGE	AIR PARK ESTATES & RESUB L.459 CAMERON PARK NORTH UNIT NO.1 PDR SEC. 28, 33 & 34, T.18N, R.9E, M.D.M.
ASSESSOR'S PARCEL NO.	083-182-004, 005 & 006
ZONING	CG-TC
TOTAL AREA	3.44 ACRES
NO. OF PARCELS	3 EXISTING, 1 PROPOSED
WATER SUPPLY	E.T.D.
SEWAGE DISPOSAL	E.I.D.
FIRE PROTECTION	CAMERON PARK FIRE DEPARTMENT
CONSTRUCTION TYPE	OFFICE BLDG: TYPE V-B, STORAGE BLDGS: TYPE II-B
Project #19-101	SHEET NO.
Date: March 2020	
Scale: 1" = 30'	
Designed by: R. Personius	
Drawn by: R. Personius	Plot Date: Mar 16, 2020



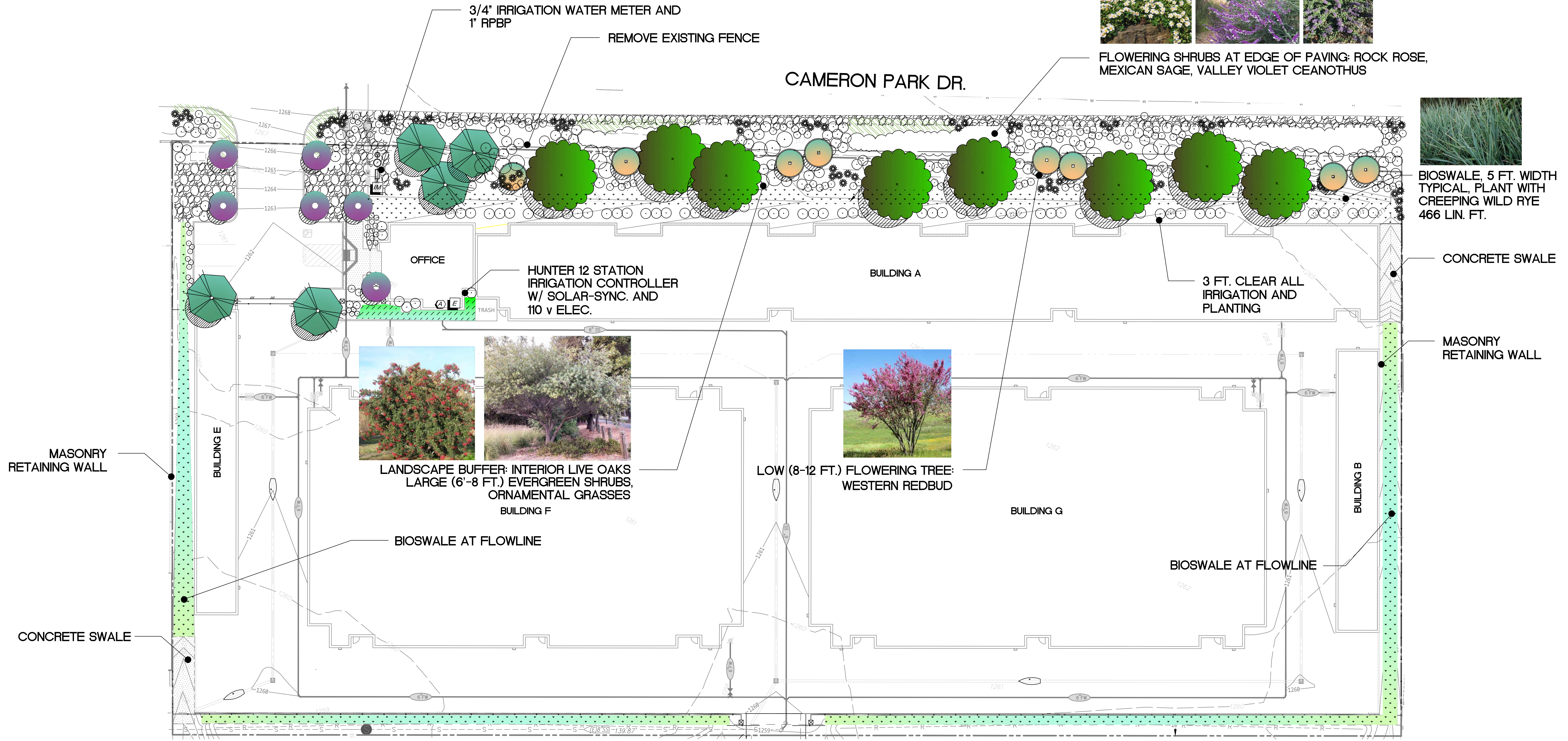
DR-R19-0004 - AIR PARK SELF STORAGE ATTACHMENT 3 LANDSCAPING AND IRRIGATION PLANS



FLOWERING SHRUBS AT EDGE OF PAVING: ROCK ROSE, MEXICAN SAGE, VALLEY VIOLET CEANOTHUS



BIOSWALE, 5 FT. WIDTH TYPICAL, PLANT WITH CREEPING WILD RYE 466 LIN. FT.



MASONRY RETAINING WALL

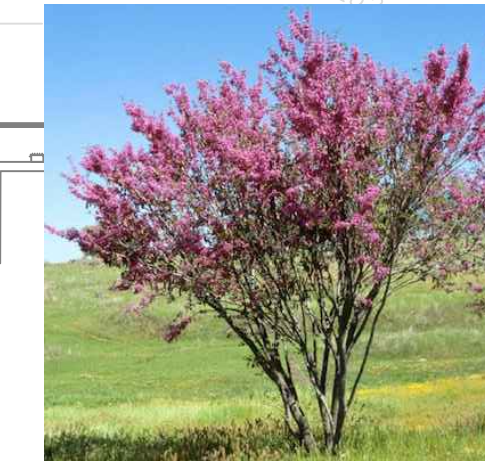
CONCRETE SWALE

CONCRETE SWALE

MASONRY RETAINING WALL



LANDSCAPE BUFFER: INTERIOR LIVE OAKS LARGE (6'-8 FT.) EVERGREEN SHRUBS, ORNAMENTAL GRASSES



LOW (8-12 FT.) FLOWERING TREE: WESTERN REDBUD

PROPOSED PLANT LIST			
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
TREE			
	ARBUTUS MARINA	MADRONE	15 GAL. LOW
	QUERCUS WILZENI	FOOTHILL LIVE OAK	40 FT DIAMETER AT 15 YRS. 1,256 SQ. FT. LOW
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL. LOW
	LAGERSTROMIA NUSKESGEE	LAVENDER CHAPE MYRTLE	15 GAL. LOW
EVERGREEN SHRUBS			
	RHAMNUS VIRE CANE	COFFEE BERRY	5 GAL. LOW
	ARCTOSTAPHYLOS HOWARD MCMINN	REDBARK MANZANITA	5 GAL. LOW
	LEUCOPHYLLUM FRUCTESCENS	TEXAS RANGER	5 GAL. LOW
	ROSEMARINUS CHEIRYCHOICE	WICKERING ROSEMARY	1 GAL. MODERATE
	ROSA APICIFLOR DRIFT	DRIFT ROSE	2 GAL. MODERATE
	WESTRINGIA SMOKEY	SILVER COAST ROSEMARY	1 GAL. LOW
	LEONOTUS LEONORIS	LION'S TAIL	1 GAL. LOW
	SALICIA ELAEAGNIA	MEXICAN SAGE	1 GAL. MODERATE
	CISTUS ALBA	WHITE ROCK ROSE	1 GAL. MODERATE
	CEANOTHUS VALLEY VIOLET	COMPACT CEANOTHUS	5 GAL. LOW
PERENNIALS AND GROUNDCOVERS			
	LAVENDULA MADRID PURPLE	SPANISH LAVENDER	1 GAL. LOW
	TEUCRIUM CHAMPYDORIS	GERMANDER	1 GAL. LOW
	ANDROSANTHUS LEMNIFOLY	KANGAROO PAW	1 GAL. MODERATE
	ERIGERON KARVINSKIANUS	SANTA BARBARA DASSY	1 GAL. LOW
	REPETA CATS PALMIAE	CAT TAIL	1 GAL. LOW
GRASSES			
	PENNISETUM LITTLE BUNNY	LITTLE BUNNY GRASS	1 GAL. LOW
	MULLENBERGIA RIGENS	DEER GRASS	1 GAL. LOW
GROUNDCOVER / SWALES			
	JUNIPERUS BLUE CHIP	CREEPING JUNIPER	1 GAL 48" ON CENTER LOW
	HYPERICUM CALYCONUM	CREEPING ST. JOHN'S WORT	FLATS 12" ON CENTER MED
	BIOSWALE LEYANUS TRITICOIDES	CREEPING WILD RYE	HYDROSEED LOW
	HORDEUM BRACHYANTHERUM	MEADOW BARLEY	HYDROSEED LOW
	RIVER WASHED COBBLE, CAL GOLD OR SIMILAR		3'-0" SIZE, CONTINUOUS COVER TO 4" DEPTH OVER WEED CLOTH.

IRRIGATION DESIGN STATEMENT

WEATHER SENSING TECHNOLOGY, FLOW SENSING AND RAIN SHUTOFF TECHNOLOGY WILL BE INCORPORATED INTO THE FINAL DESIGN OF LANDSCAPE. MOST PLANTING SUCH AS SHRUBS AND GROUND-COVERS WILL BE IRRIGATED WITH POINT-SPECIFIC, LOW FLOW DRIP IRRIGATION. ALL DRIP LINES TO BE STAKED AND COVERED BY HARDWOOD CHIP MULCH.

THERE WILL BE NO TURF ON THIS PROJECT.

NEWLY PLANTED TREES WILL BE IRRIGATED USING NETAFIM MULTI-EMITTER COLLARS TO PREVENT RUNOFF. TREES WILL BE IRRIGATED SEPARATELY FROM SHRUBS AND GROUNDCOVERS.

ALL PLANTING AREAS WILL BE TOP-DRESSED WITH 3" MIN. HARDWOOD CHIP MULCH TO RETAIN MOISTURE. UN-PLANTED AREAS SHALL BE COVERED WITH AN INERT (GRAVEL, COBBLE) GROUNDCOVER.

ALL HYDRO-ZONES (BASED ON SUN EXPOSURE AND PLANT TYPE) WILL BE IRRIGATED SEPARATELY. WATER QUALITY SWALES SHALL BE PLANTED WITH CLIMATE ADAPTED, WATERED FOR ESTABLISHMENT ONLY. MAX. DESIGN FLOW: 40 G.P.M. MAX IN 1-1/4" PRESSURE MAIN. DESIGN PRESSURE: 40 PSI

OWNER SHALL PROVIDE AUDIT OF FINISHED IRRIGATION SYSTEM BY A CERTIFIED THIRD PARTY, TO INCLUDE RECOMMENDED MAX. SEASONAL RUN TIMES (JULY) AND QUARTERLY ADJUSTMENTS TO SCHEDULE.

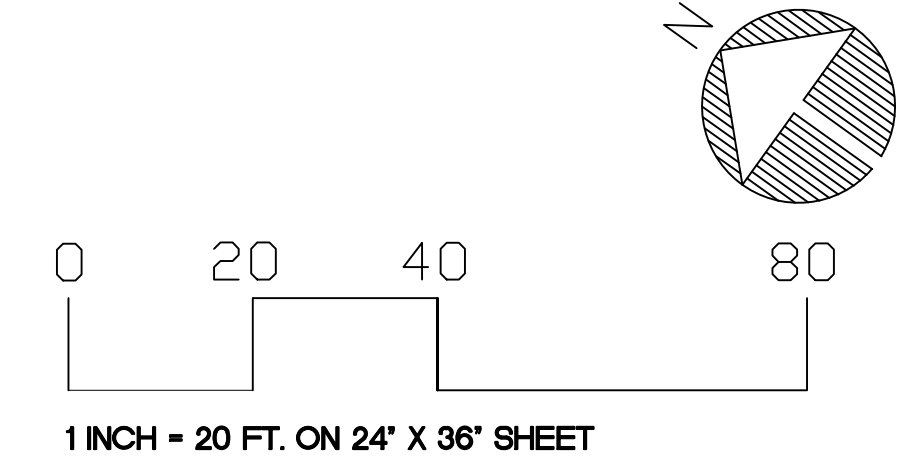
LANDSCAPE WATER USE CALCULATIONS

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR FOR LANDSCAPE AREAS SHOWN IS BASED ON THE FOLLOWING FORMULA:

$$MAWA = (Eto) (GC) (ETAF \times LA) + SLA$$

MAWA = 54.30' x 0.62 x 0.45 x 20,475 + 0 = 310,190 gallons/year

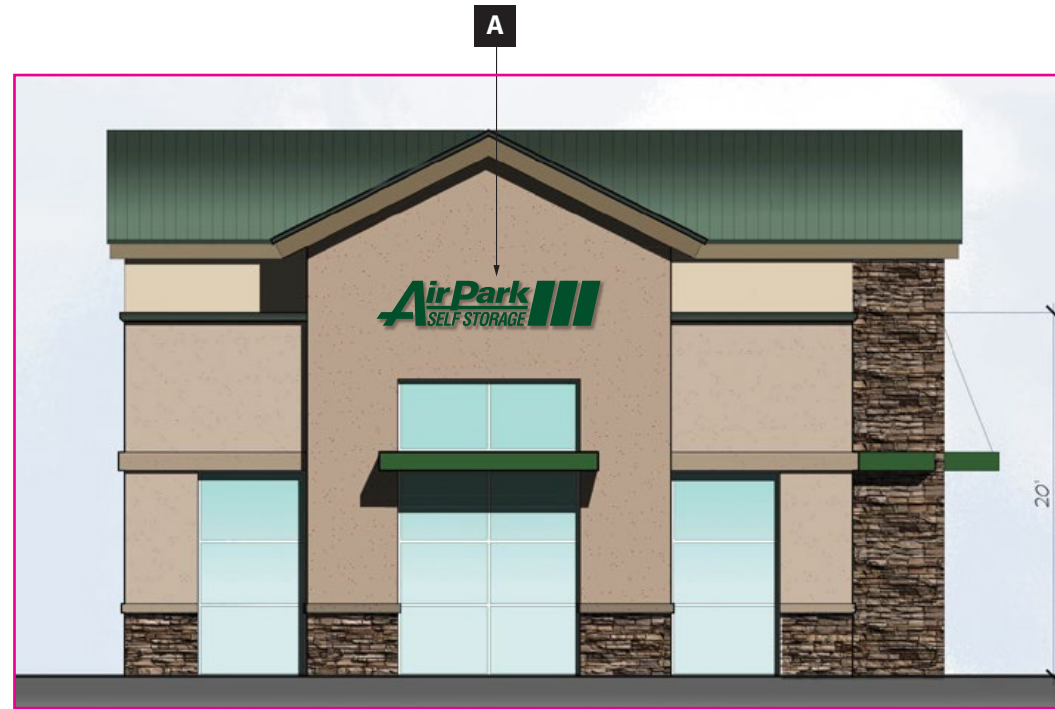
Eto = MAX. ANNUAL EVAPOTRANSPIRATION (LISTED BY CIMIS FOR PLACERVILLE, CA)
 ETAF = EVAPOTRANSPIRATION FACTOR. ADJUSTS WATER NEED BASED ON PLANT FACTOR AND IRRIGATION EFFICIENCY
 LA = TOTAL LANDSCAPE AREA PER PLAN
 SLA = SPECIAL LANDSCAPE AREA (NONE ON THIS SITE)
 GC = CONVERSION FACTOR (TO GALLONS)



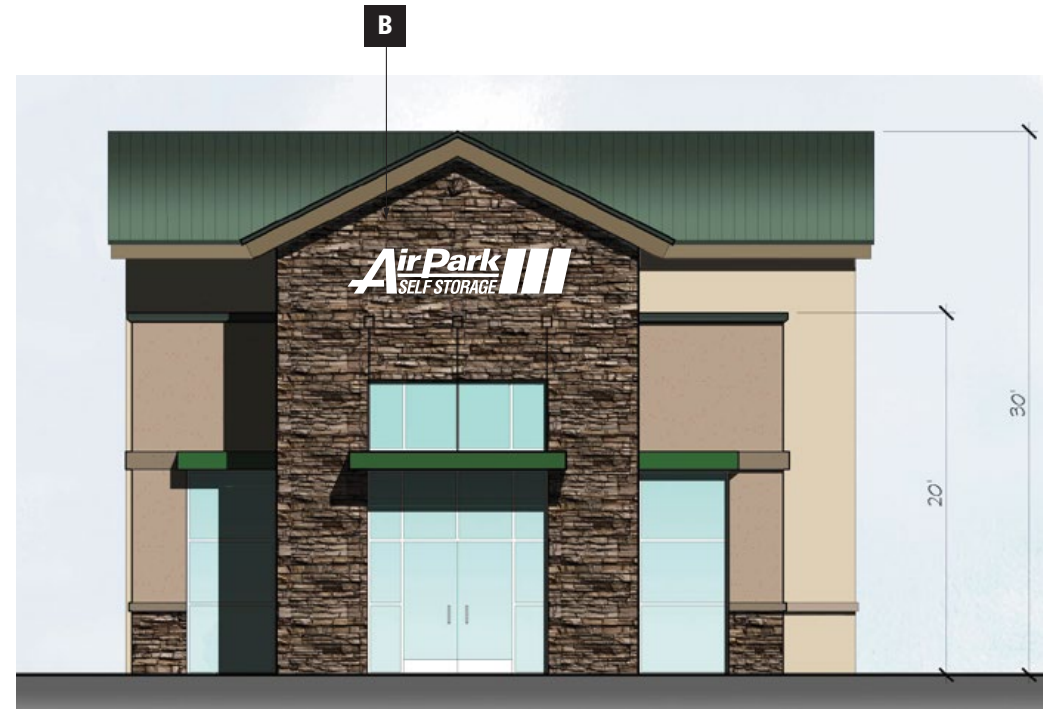
SCHEMATIC LANDSCAPE PLAN: CP SELF STORAGE GROUP, LLC

CAMERON PARK, EL DORADO COUNTY CA
SEPTEMBER 16, 2020

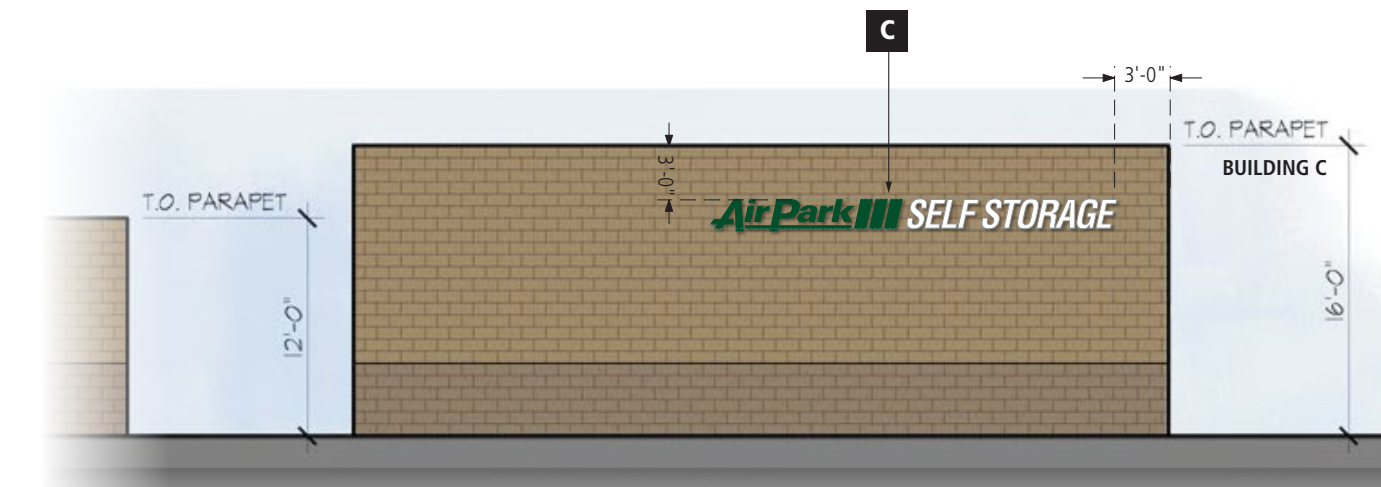
DR-R19-0004 - AIR PARK SELF STORAGE ATTACHMENT 4 SIGNAGE PLANS



North Office Elevation - Scale: 3/32" = 1'-0"



East Office Elevation - Scale: 3/32" = 1'-0"



Partial South Building A Elevation - Scale: 3/32" = 1'-0"



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **20-0152-02**

Account Executive: **John Richardson**

Project:
Air Park Super Storage

Address:
3200 Cameron Park Dr.
Cameron Park, CA 95682

Drawn By: **William Dickson**
Date: **2.10.20**
Revision: **2.18.20**

Customer Approval:

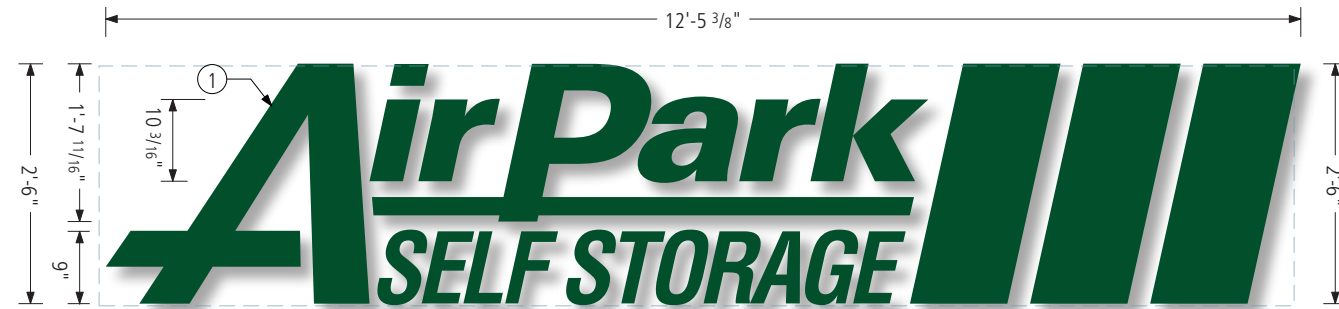
U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2020
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

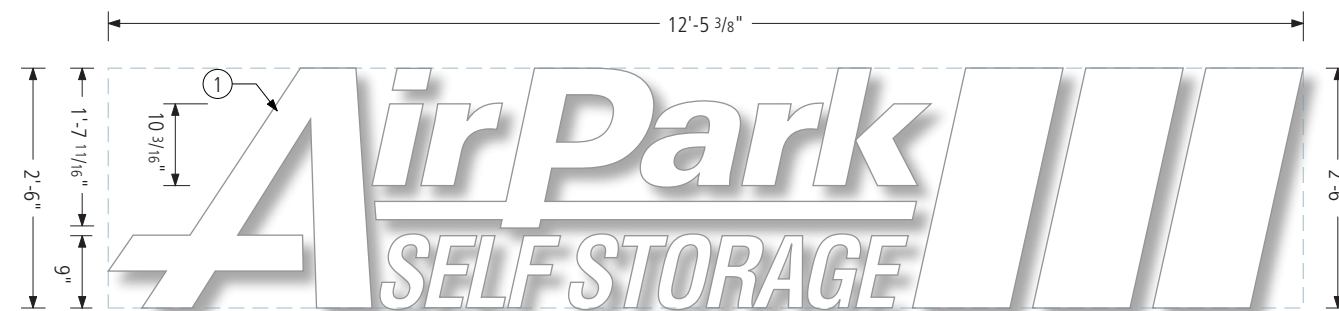
DR-R19-0004 - AIR PARK SELF STORAGE ATTACHMENT 4 SIGNAGE PLANS



A Illuminated Pan Channel Letters & Logo
Scale 1/2" = 1'-0"
Sign Area: 31.0 sq.ft.

Material Schedule

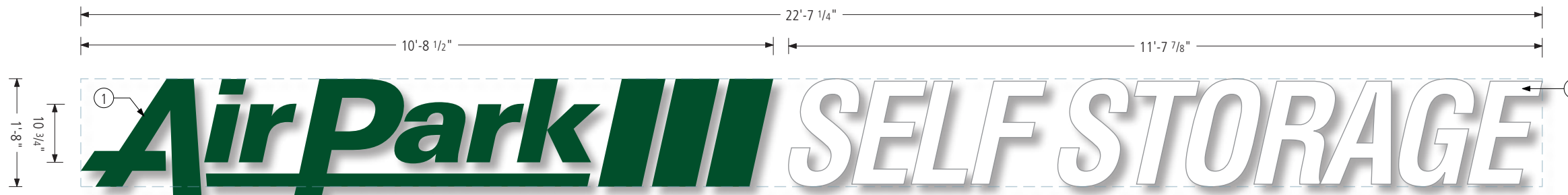
- ① Pan Channel Letters/Logo
Fabricated aluminum pan channel construction. Faces to be White acrylic with Avery PR 800-782-T 6682T Bottle Green overlays. 3" returns and trimcap to be painted to match Avery PR 800-782-T 6682T Bottle Green. Individual letter cabinets to be internally illuminated with White LEDs self-contained low voltage power supplies. Letters to be flush mounted to building fascia.



B Illuminated Pan Channel Letters & Logo
Scale 1/2" = 1'-0"
Sign Area: 31.0 sq.ft.

Material Schedule

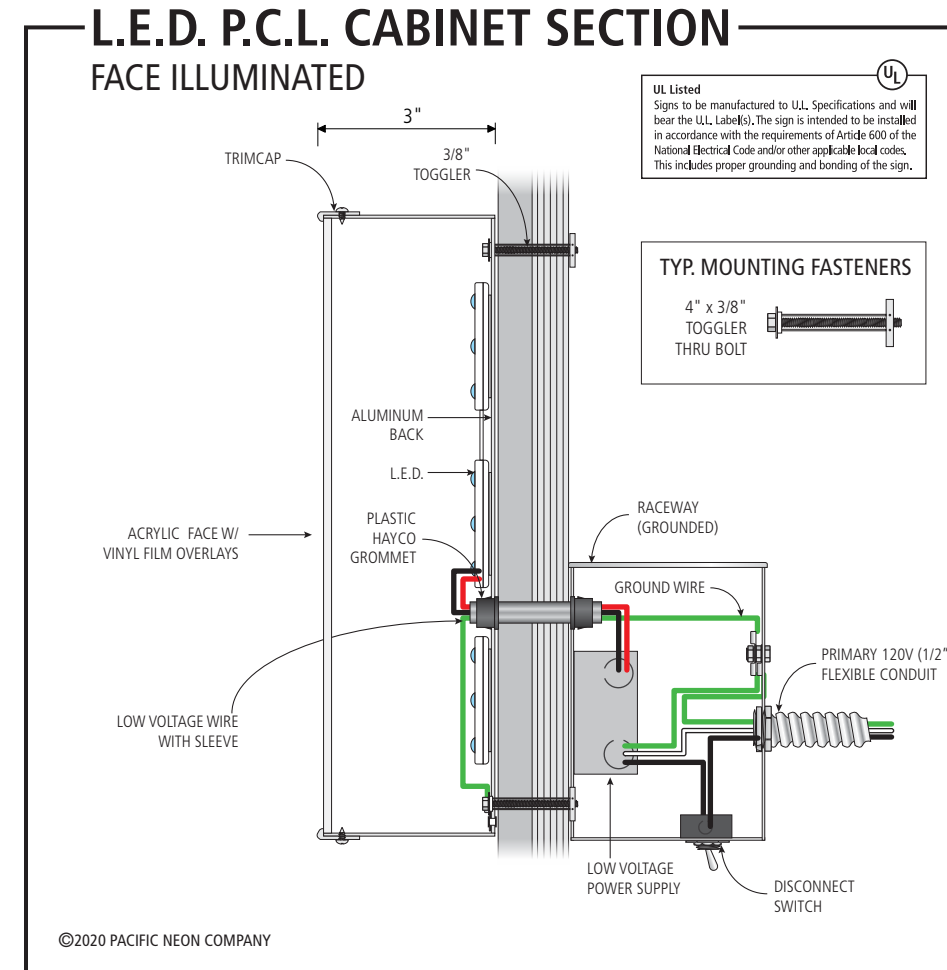
- ① Pan Channel Letters/Logo
Fabricated aluminum pan channel construction. Faces to be White acrylic with 3" returns and trimcap to be prepainted White. Individual letter cabinets to be internally illuminated with White LEDs self-contained low voltage power supplies. Letters to be flush mounted to building fascia.



C Illuminated Pan Channel Letters & Logo
Scale 1/2" = 1'-0"
Sign Area: 37.6 sq.ft.

Material Schedule

- ① Pan Channel Letters/Logo
Fabricated aluminum pan channel construction. Faces to be White acrylic with Avery PR 800-782-T 6682T Bottle Green overlays. 3" returns and trimcap to be painted to match Avery PR 800-782-T 6682T Bottle Green. Individual letter cabinets to be internally illuminated with White LEDs self-contained low voltage power supplies. Letters to be flush mounted to building fascia.
- ② SELF STORAGE Copy
Fabricated aluminum pan channel construction. Faces to be White acrylic with 3" returns and trimcap to be prepainted White. Individual letter cabinets to be internally illuminated with White LEDs self-contained low voltage power supplies. Letters to be flush mounted to building fascia.



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **20-0152-02**

Account Executive: **John Richardson**

Project:
Air Park Super Storage

Address:
3200 Cameron Park Dr.
Cameron Park, CA 95682

Drawn By: **William Dickson**
Date: **2.10.20**
Revision:

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2020
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

DR-R19-0004 - AIR PARK SELF STORAGE ATTACHMENT 4 SIGNAGE PLANS



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **20-0152-02**

Account Executive: **John Richardson**

Project:
Air Park Super Storage

Address:
3200 Cameron Park Dr.
Cameron Park, CA 95682

Drawn By: **William Dickson**

Date: **2.10.20**

Revision: **2.18.20**

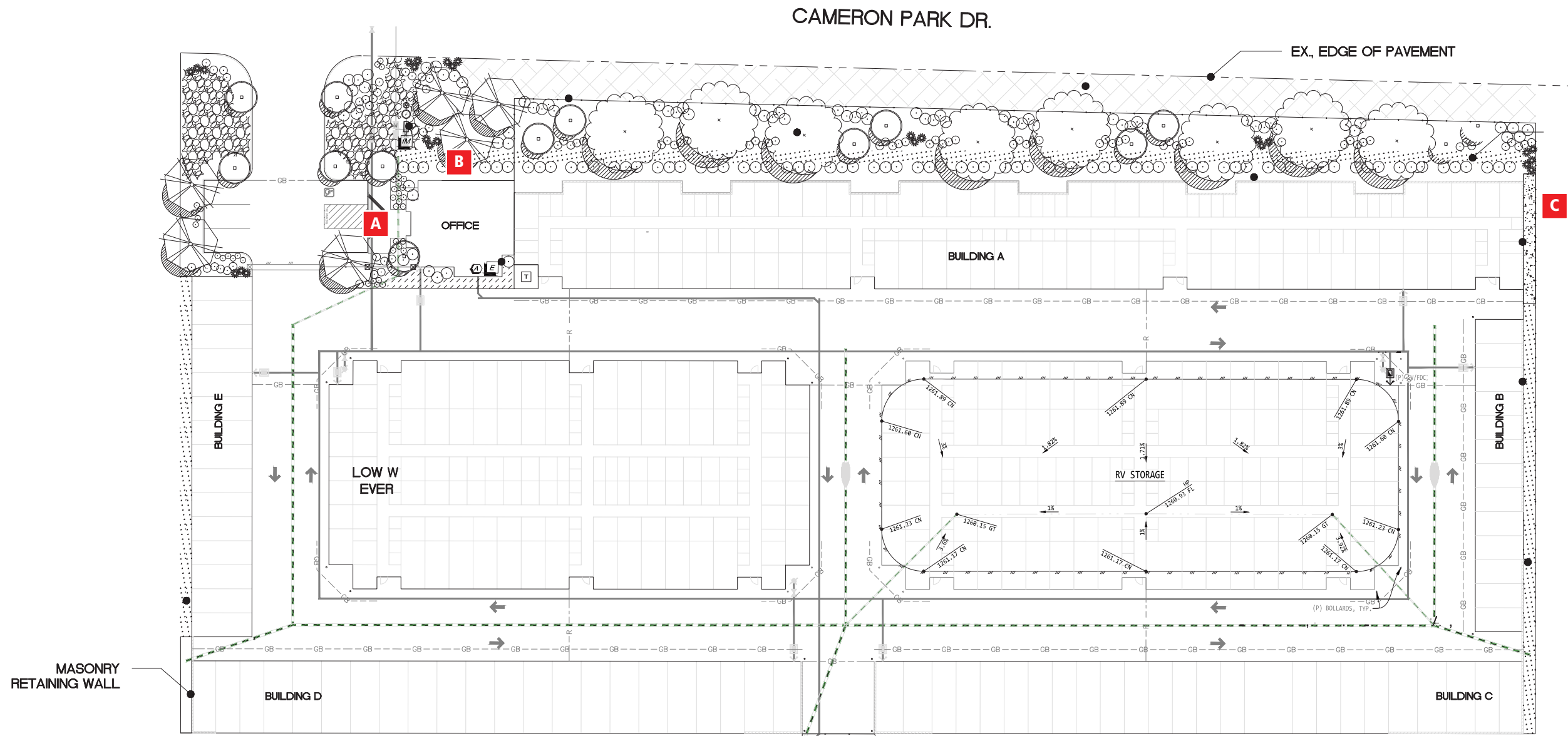
Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2020
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant



Site Plan - Scale: 1" = 50'-0"

Transportation Engineers

March 2, 2020

Ms. Bobbi Lebeck
LEBECK ENGINEERING, INC.
3430 Robin Lane Building #2
Cameron Park, CA 95682

**RE: ON-SITE TRANSPORTATION REVIEW FOR AIR PARK SELF-STORAGE
EXPANSION, CAMERON PARK, EL DORADO COUNTY**

Dear Ms. Lebeck:

KD Anderson & Associates, Inc. has prepared this analysis for the proposed Air Park Self-Storage site in Cameron Park. The site is located along the west side of Cameron Park Drive between Meder Road and Mira Loma Drive. Primary access is via an existing driveway off Cameron Park Drive with secondary access from the existing taxiway at Cameron Park Airpark. Figure 1 presents the location of the site in Cameron Park.

Project Description

The project is located on Cameron Park Drive at the Cameron Park Airpark. The project is located at 3200 Cameron Park Drive, with the existing access driveway about 300 feet south of Mira Loma Drive. The site is currently used to store recreational vehicles, 5th wheel trailers and boats, and is also used as a tie-down area for private planes. The proposed project would construct seven self-storage buildings, totaling 74,125 square feet in two phases. One additional building, a 1,582 square foot office would be constructed at the entrance to the facility adjoining Building 'A' and adjacent to the driveway entrance along Cameron Park Drive. A second access is proposed along the west side of the site, accessing the existing taxiway of the airpark. This access is expected to be used for emergency vehicle access only as it is an active taxiway. Figure 2 illustrates the site plan.

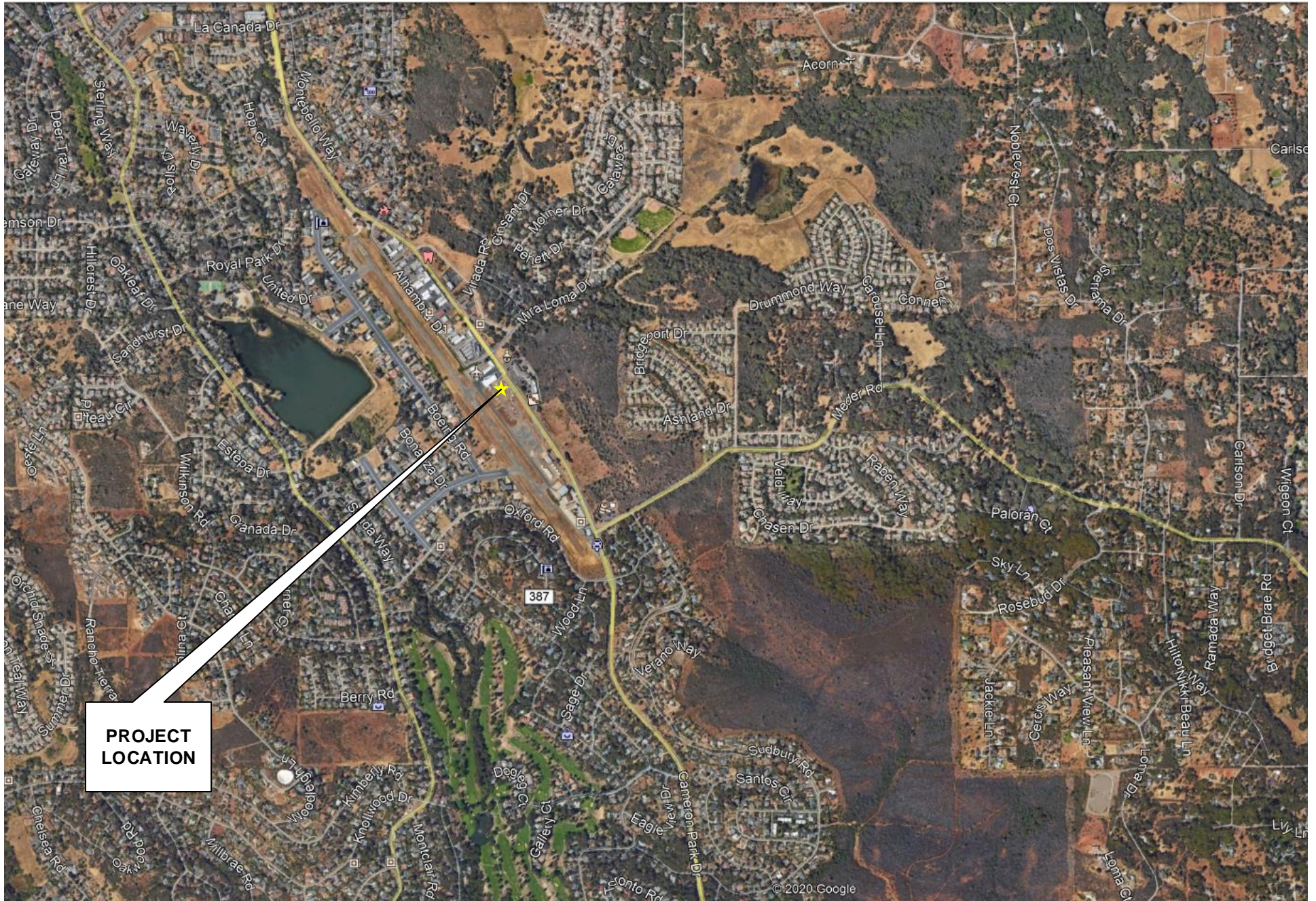
Technical Approach

El Dorado County requires an On-Site Transportation Review (OSTR) on all projects. The eight tasks that are part of the OSTR are identified and listed below; however, not all tasks are required depending on the site usage.

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal.
2. Proximity of proposed site driveway(s) to other driveways or intersections.
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements.
4. Adequacy of the project site design to fully satisfy truck loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day.
5. Adequacy of the project site design to provide at least a 25' minimum required throat depth (MRTD) at project driveways. Include calculation of the MRTD.
6. Adequacy of the project site design to convey all vehicle types.
7. Adequacy of sight distance on-site.
8. Queuing analysis of "drive-through" facilities.

In their Initial Determination, El Dorado County identified Items 1-7 for review.

DR-R19-004 - AIR PARK SELF STORAGE
ATTACHMENT 5 ON-SITE TRANSPORTATION REVIEW



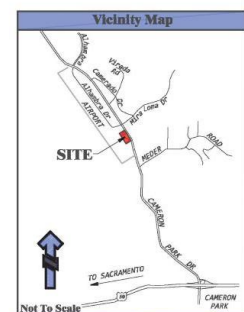
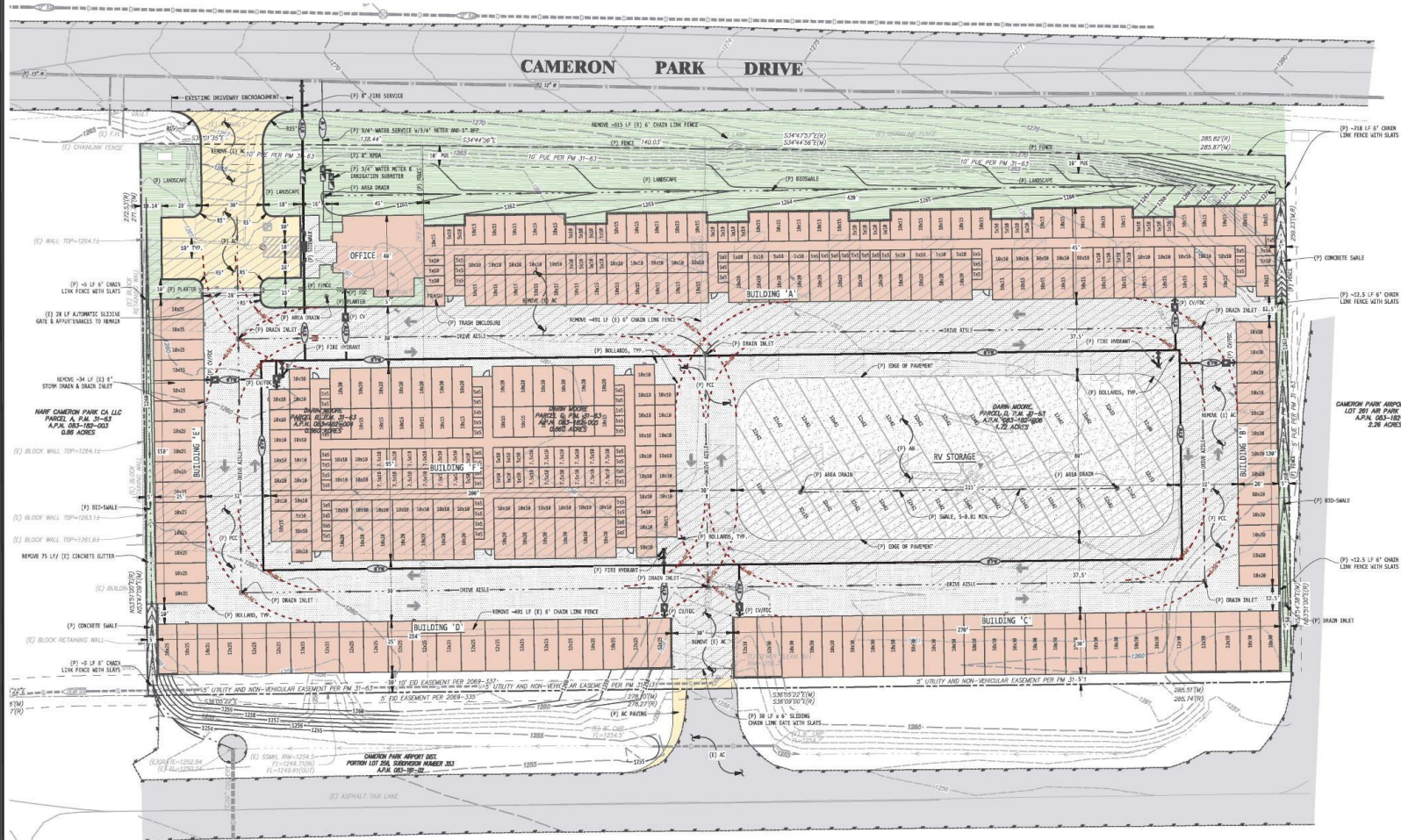
**PROJECT
LOCATION**

VICINITY MAP

DR-17-004 - AIR PARK SELF STORAGE ATTACHMENT 5 ON-SITE TRANSPORTATION REVIEW

Revised Preliminary Site Plan For **Air Park Self Storage - Phase 1**

Lots B, C & D, PM 31/63 Air Park Estates - 3200 Cameron Park Drive, Cameron Park, CA
August 2019



Project Data	
SHEET:	3200-001
PROJECT:	DR-17-004
APPLICANT:	LEBECK & YOUNG ENGINEERING, INC.
ENGINEER:	LEBECK & YOUNG ENGINEERING, INC.
DATE:	August 2019

Phase 1 Project Data	
GROSS SITE AREA:	149,908 SF (3.44 ACRES)
STORAGE:	
BUILDING "A":	18,100 SF
BUILDING "B":	2,600 SF
BUILDING "C":	8,100 SF
BUILDING "D":	6,350 SF
BUILDING "E":	3,750 SF
BUILDING "F":	19,400 SF
STORAGE TOTAL:	57,200 SF
OFFICE:	1,582 SF
PROJECT TOTAL:	58,782 SF
RV SPACES:	
12' x 42':	24 SPACES
12' x 48':	2 SPACES
12' x 53':	4 SPACES
TOTAL SPACES:	30 SPACES

Abbreviations	
AC	ASPHALT CONCRETE
AD	ADJUSTABLE DOME
APP	APPROXIMATE
BM	BOTTOM OF WALL AT FG
CM	COMBUSTIBLE METAL PIPE
CR	CONCRETE
CV	CHECK VALVE
DAP	DRY PIPING
EL	ELEVATION
EP	EDGE OF PAVEMENT
FPC	FIRE DEPT. CONNECTION
FF	FENCED FLOOR
FG	FENCED GRADE
FI	FIRE HYDRANT
FL	FLUMING
GB	GRADE BREAK
HP	HEAD POINT
LT	LEFT
MS	MEASURED BEARING OR DISTANCE
PP	PROPOSED
PR	POST-TENSIONED CONCRETE
PU	PUBLIC UTILITIES LOCATION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SHANK
TC	TOP OF CURB ELEVATION
TR	TOP OF WALL
UP	UTILITY POLE
W	WATER
WM	WATER METER

Legend	
(E) ASPHALT FINISH	
(F) ASPHALT PAVING	
(P) PCC PAVING	
(L) LANDSCAPE AREA	
(R) ASPHALT PAVING TO BE REMOVED	

Approvals	
PLANNING COMMISSION:	
APPROVAL/PERIOD:	
BOARD OF SUPERVISORS:	
APPROVAL/PERIOD:	
Project #:	DR-17-004
Date:	August 2019
Scale:	1" = 20'
Designed by:	R. Personius
Drawn by:	R. Personius
Plot Date:	Aug 01, 2019



**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 5 ON-SITE TRANSPORTATION REVIEW**

*Ms. Bobbi Lebeck
AIR PARK SELF-STORAGE OSTR
March 2, 2020
Page 4*

EXISTING ROADWAYS

Primary access to the site is provided by one roadway, Cameron Park Drive. Although an access will be provided to the active taxiway adjacent to runway 13/31 the west access is not expected to allow access through any of the airpark to anything other than emergency vehicles.

Cameron Park Drive is a north-south roadway in Cameron Park providing access between US 50 and Green Valley Road. The road is generally two lanes except in the US 50 interchange area where additional lanes are present. In the project vicinity Cameron Park Drive consists of one 12'± lane in each direction with a two-way left turn lane (TWLTL) available for traffic turning into the existing storage site. A left turn lane proceeds the TWLTL at the Mira Loma Drive intersection. The site is at a lower grade than Cameron Park Drive and the access driveway therefore, requires vehicles departing the self-storage site to stop on an approximate 8% uphill grade.

On-Site Transportation Review.

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal.

SWITRS crash data through the California Highway Patrol (CHP) database was reviewed for the previous three-year period, 2016 – 2018 to determine whether there is any history of crashes near the project site. Four crashes were reported in this time period within the vicinity of the access driveway. Three were DUI related while the fourth was a broadside crash near the intersection. It is unknown whether this crash occurred at the project driveway, the adjacent driveway about 70' north, or the adjacent driveway about 70' south. The crash appears to have been related to a southbound vehicle making a u-turn and being hit by the trailing vehicle. The crash occurred at 9:20 in the morning during early July with clear skies. The type and number of crashes in the project driveway vicinity would indicate that the location is not a high accident location.

2. Proximity of proposed site driveway(s) to other driveways or intersections.

This area of Cameron Park Drive is within the Cameron Park Airpark vicinity, where various businesses exist. To the north and adjacent to the project is an airpark related business with a secured parking area limiting access. Two driveways are present, about 70' north and 130' north of the project driveway. On the east side of Cameron Park Drive is a neighborhood shopping center with a driveway about 80' south of the project driveway. Access to these driveways is via the existing TWLTL; the northern driveway to the airpark use uses the left turn lane for Mira Loma Drive. No changes are expected given that there are no new driveways being proposed.

3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements.

Chapter 130.35 of the County's zoning code identifies parking requirements for storage facilities. For self-storage facilities with outdoor access to units by vehicle drive aisles the County requires two spaces. The project is proposing five spaces which exceeds the County requirement.

4. Adequacy of the project site design to fully satisfy truck loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day.

KDA

**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 5 ON-SITE TRANSPORTATION REVIEW**

Ms. Bobbi Lebeck
AIR PARK SELF-STORAGE OSTR
March 2, 2020
Page 5

The site is a self-storage facility. No truck deliveries related to semi-trailer or delivery-type vehicles are anticipated for the site; therefore, it is not expected that there would be 10 trucks or more per day accessing the self-storage facility.

5. Adequacy of the project site design to provide at least a 25' minimum required throat depth (MRTD) at project driveways.

An existing driveway is present that provides access to and from the site. The site plan provides about 56' between the edge of travel way and the first parking stall adjacent to the office building. Accounting for the paved shoulder, outbound vehicles have about 51½' available to queue. The driveway has an MRTD greater than 25', meeting the County's requirement.

6. Adequacy of the project site design to convey all vehicle types.

The project is a self-storage facility that will be constructed in two phases. Phase 1 will construct most of the facility except Building G which will remain as RV storage until Phase 2 is completed, the construction of Building G. Phase 1 was considered a worst-case scenario with three design vehicles considered: an aerial fire truck, a 5th wheel truck-trailer and a motor home with boat trailer. *AutoTURN* software by Transoft was used to determine whether each design vehicle can complete turns into and through the site. In addition, fire trucks were also confirmed to be able to approach via the Airpark taxiway.

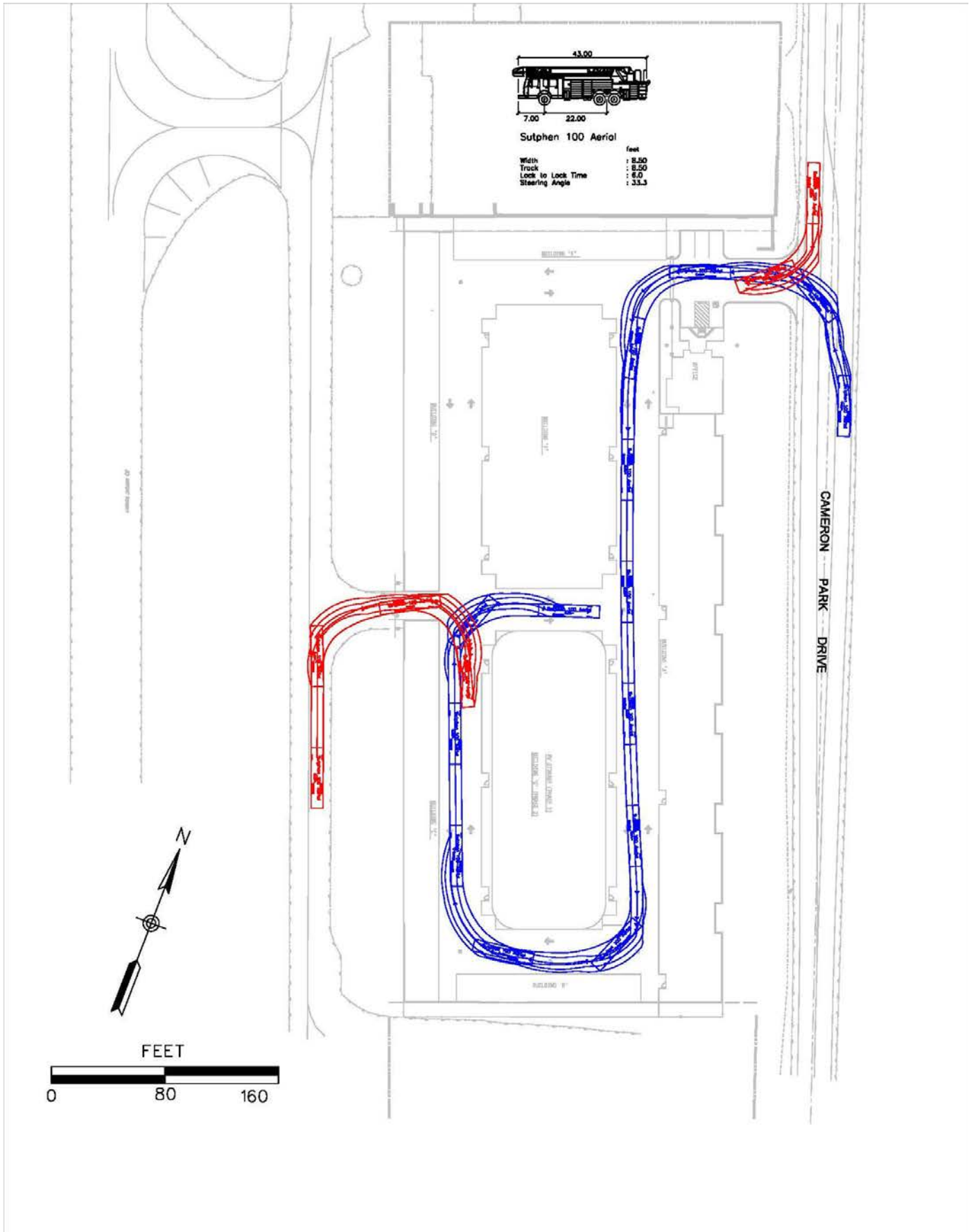
Figure 3 presents the *AutoTurn* assessment for an aerial ladder fire truck. Fire trucks were assumed to come from both directions on Cameron Park Drive. As illustrated, the fire truck can enter the site from both directions and is able to maneuver through the site between buildings. The taxiway access is narrower than the main entrance, but a ladder truck can enter and make the turns necessary for the site.

Figure 4 presents the template for a Newmar-Cypress fifth wheel truck-trailer combination. The vehicle includes a 43' foot trailer attached to a pick-up truck. The template shown is for a right turn movement as this movement requires a tighter turning radius than a left turn. The vehicle will be able to enter the site and can maneuver between buildings.

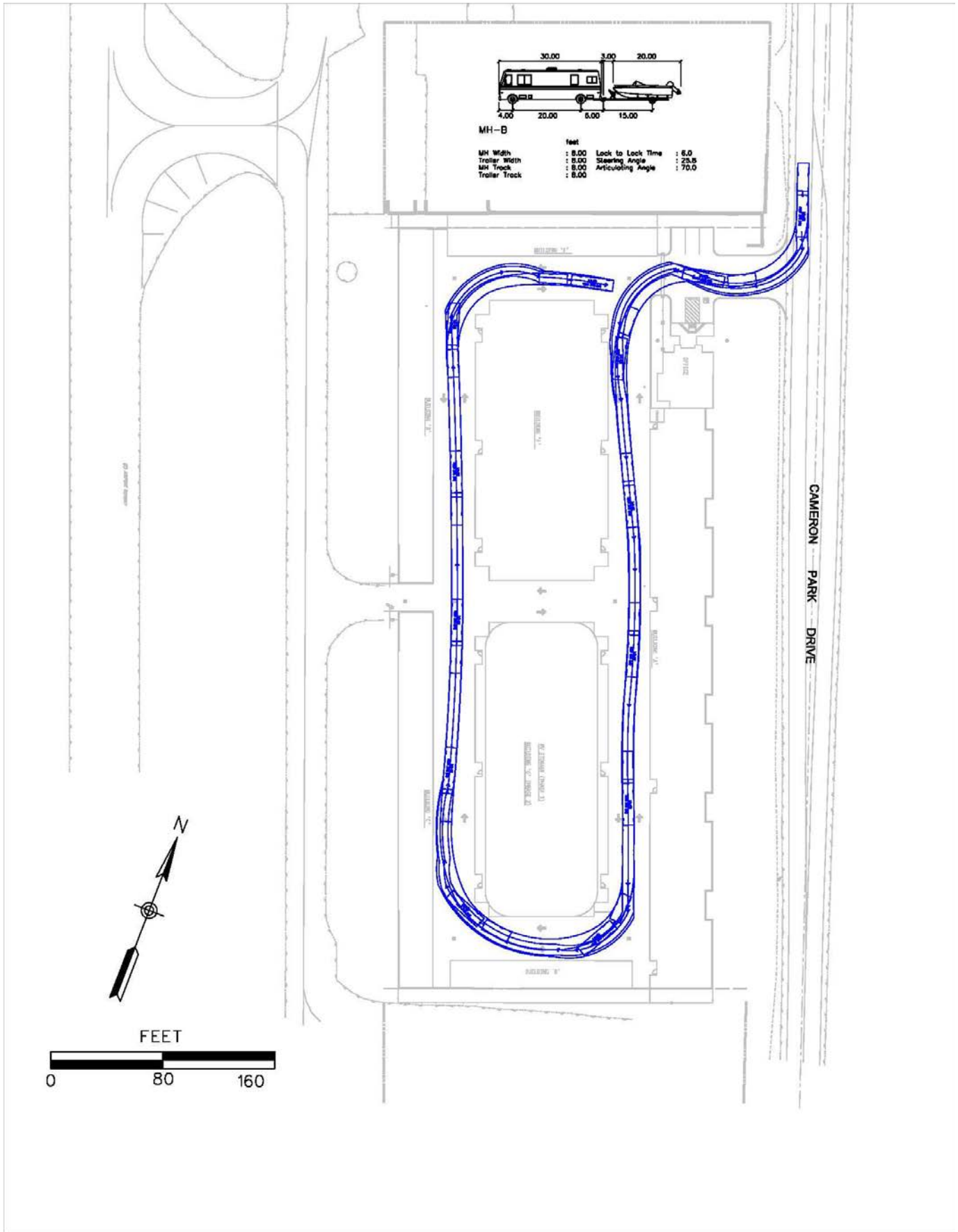
The third design vehicle includes a motorhome and boat trailer. The motorhome is 30 feet long with a 20-foot boat trailer attached. Figure 5 indicates that this vehicle can complete turns throughout the site.

KDA

DR-R19-0004 - AIR PARK SELF STORAGE
 ATTACHMENT 5 ON-SITE TRANSPORTATION REVIEW



DR-R19-0004 - AIR PARK SELF STORAGE
 ATTACHMENT 5 ON-SITE TRANSPORTATION REVIEW



**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 5 ON-SITE TRANSPORTATION REVIEW**

Ms. Bobbi Lebeck
AIR PARK SELF-STORAGE OSTR
March 2, 2020
Page 9

7. Adequacy of sight distance on-site.

This site will utilize the existing driveway accessing Cameron Park Drive. All roadways will be paved and buildings will be constructed so that customers can pull up to units to drop off or pick up stored items. The width of the internal roadways varies, with the aisles 30' to 32' wide. Each internal building, 'F' and 'G' will not have corner units, extending the sight distance around the buildings. The available sight distance at the internal intersections is about 60' which equates to about a 10-mph speed. It is recommended that 10-mph speed signs be posted at the entry to the facility to reinforce the speed inside the facility.

8. Queuing analysis of "drive-through" facilities.

This project does not include drive-through facilities; therefore, a queuing analysis was not completed.

CONCLUSIONS

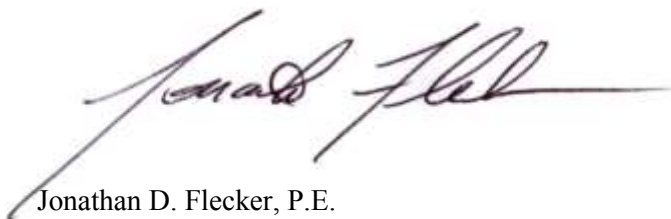
The proposed project will develop a self-storage facility at 3200 Cameron Park Drive. A portion of the site is currently used to store RV's, boats and trailers with the remainder of the site serving as a tie-down area for private aircraft. Existing access is via a full access driveway about 330' south of the Mira Loma Drive intersection. The project will construct seven self-storage buildings and an office totaling 74,125 square feet. One building will be constructed in Phase 2; until this is constructed, the fallow site will continue to provide storage for RV's, boats and trailers. The project is providing five parking stalls which exceeds County parking code requirements.

No on-site traffic issues are noted with completion of the project. The drive aisles on-site are 30' to 32' wide. Sight distance is limited with corner sight distance about 60' past the corners of the internal buildings, Buildings F and G. The drive aisle widths allow customers to park adjacent to the storage facilities while allowing other vehicles to pass. It is recommended that 10-mph speed limit signs should be installed to reinforce slow speeds throughout the facility.

Should you have any questions, please free to contact me directly at (916) 660-1555. You may also reach me via e-mail at jflecker@kdanderson.com.

Sincerely,

KD Anderson & Associates, Inc.



Jonathan D. Flecker, P.E.
Transportation Engineer



Transportation Engineers

April 8, 2020

Ms. Bobbie Lebeck
LEBECK ENGINEERING, INC.
3430 Robin Lane Building #2
Cameron Park, CA 95682

**RE: TRIP GENERATION ANALYSIS – AIR PARK SELF-STORAGE EXPANSION,
CAMERON PARK, CALIFORNIA**

Dear Ms. Lebeck:

The El Dorado County Long Range Planning Division has requested a trip generation assessment for the proposed Air Park Self-Storage site in Cameron Park be conducted to determine whether a full traffic impact analysis is required based on their TIS Guidelines. A full traffic impact analysis is required if the site will generate 10 or more a.m. or p.m. peak hour trips or 100 or more daily trips. The site is located along the west side of Cameron Park Drive between Meder Road and Mira Loma Drive. Primary access is via an existing driveway off Cameron Park Drive with secondary access from the existing taxiway at Cameron Park Airpark. About half of the site currently is used to store recreational vehicles, 5th wheel trailers and boats. The remaining portion of the site is used as a tie-down area for private planes.

Trip Generation. For many types of land use development projects, estimates of the number of vehicle trips generated by a project are developed using trip generation rates from the Institute of Transportation Engineers (ITE) document *Trip Generation*. The publication is an industry-standard reference document. However, it does not contain information for all types of land uses, and for many types of land uses, the rates are based on limited survey data and may not be statistically valid. *Trip Generation, 10th Edition*, contains trip generation rates for Mini-Warehouses, Land Use 151. ITE describes mini-warehouses as “a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point”.

As noted above, about half the site is currently used to store RV's, 5th wheels and boats. The trips associated with this use should be subtracted from the mini-warehouse trips to develop the net new trips.

Trip Generation does not have a land use for this type of use. An internet search was conducted to identify similar use projects and the trip generation rates that were used to develop trip generation. Table 1 presents a synopsis of projects completed nationwide and the methodologies used to determine trip generation.

**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 6 TRIP GENERATION ANALYSIS**

Ms. Bobbie Lebeck
 Trip Generation Analysis –Cameron Air Park Self-Storage
 April 8, 2020
 Page 2

TABLE 1 TRIP GENERATION COMPARISON RV STORAGE FACILITIES			
Project	Location	Project	ITE Trip Generation Rate Used
1. Initial Study for the Milestone RV/Boat Storage/Solar Project	Wildomar, CA	RV/Boat Storage/Solar Project	LU 151 (Mini-Warehouse)
2. Mini Storage/RV Storage Memorandum TIS for 3805 East Vine Drive	Fort Collins CO	Mini Storage/RV Storage	LU 151 (Mini-Warehouse)
3. Traffic Letter Vivid Storage Lot 7	Dacono, CO	RV / Car / Boat Storage garage	LU 151 (Mini-Warehouse)
4. Revised Traffic Study Methodology for Golden Ocala PUD	Marion County, FL	PUD includes: - single-family residential dwelling units - residential condominiums/townhouses - hotel - RV storage parking lot - equestrian facility - commercial retail uses	LU 820 (used hourly variation of shopping center use which was part of overall project)
5. Great Western Market Place	Reno, NV	- indoor self-storage - indoor boat /RV storage - outdoor boat / RV storage.	LU 151 (Mini-Warehouse) - used for the entire indoor storage and indoor RV storage - Trip Generation for the Outdoor Storage not included
6. Green Island RV Storage	American Canyon, CA	Boat and RV storage	LU 151 (Mini-Warehouse)
7. Cascades Self-Storage Facility	Loudon County, VA	mini-storage warehouse and outdoor storage for boats, recreational vehicles	LU 151 (Mini-Warehouse)
8. Traffic Impact Assessment for 5828 El Dorado Street	El Cerrito, CA	New project included removal of existing 28 RV spaces	LU 416 (Campground Recreational Park)

KDA

**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 6 TRIP GENERATION ANALYSIS**

Ms. Bobbie Lebeck
 Trip Generation Analysis –Cameron Air Park Self-Storage
 April 8, 2020
 Page 3

Based on the projects completed, Land Use 151 is typically being used for RV storage for both inside and outside facilities. For this assessment, this land use was used for both existing and new trip generation rates.

The existing storage facility includes approximately 54,600 square feet of gross area with a net storage area of about 37,600 square feet. The proposed project will provide 78,507 square feet of self-storage facilities over a gross 149,960 square foot area.

The trip generation for this project was calculated using trip generation rates published in the 10th Edition of *Trip Generation, 2017*. The trip generation for the existing site was calculated and deducted from the new site to reflect the net new traffic.

Table 2 displays the daily, a.m. peak hour and p.m. peak hour trip generation for the proposed project. Under full development the site is projected to create 119 daily trips, 8 a.m. peak hour trips and 13 p.m. peak hour trips. When considering the existing site traffic conditions the net new traffic projected as a result of the project is expected to be 62 additional daily trips, 4 new a.m. peak hour trips and 7 additional p.m. peak hour trips.

TABLE 2 PROJECT TRIP GENERATION													
Land Use	Amount	Trip Rate*				Trips							
		Daily	AM Peak Hour		PM Peak Hour		Daily	AM Peak Hour		PM Peak Hour			
Proposed Air Park Self-Storage													
Mini-Warehouse (LU 151)	78.51 ksf	1.51	0.10		0.17		119	8		13			
			AM Peak Hour		PM Peak Hour					AM Peak Hour		PM Peak Hour	
			In	Out	In	Out				In	Out	In	Out
Mini-Warehouse (LU 151)			0.60	0.40	0.47	0.53				5	3	6	7
Existing RV Storage													
Mini-Warehouse (LU 151)	37.64 ksf	1.51	0.10		0.17		(57)	(4)		(6)			
			AM Peak Hour		PM Peak Hour					AM Peak Hour		PM Peak Hour	
			In	Out	In	Out				In	Out	In	Out
Mini-Warehouse (LU 151)			0.60	0.40	0.47	0.53				(2)	(2)	(3)	(3)
Net Difference										3	1	3	4
Total							62			4		7	

ksf – thousand square feet
 * - trips rate based on average rates (fitted curve equations are not available for land use)

KDA

**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 6 TRIP GENERATION ANALYSIS**

*Ms. Bobbie Lebeck
Trip Generation Analysis –Cameron Air Park Self-Storage
April 8, 2020
Page 4*

Evaluation / Findings

Development projects in El Dorado County need to complete a trip generation assessment to determine if the County's trip threshold is exceeded, thus requiring a full traffic impact study. The thresholds are 100 or more daily trips and 10 or more a.m. or p.m. peak hour trips.

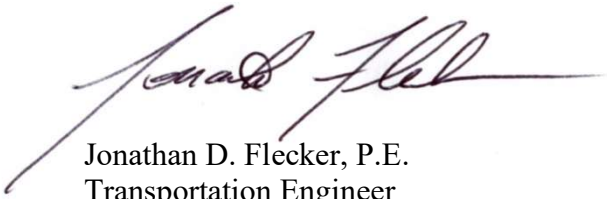
The proposed Air Park Expansion will utilize the existing RV storage site and the adjacent parcel which is currently a tie-down area for small aircraft. The project will construct self-storage units and eliminate outside RV storage. Trip generation rates from ITE *Trip Generation* were reviewed. Because there is not a land use for RV storage an on-line review of similar projects was undertaken to determine what other agencies have accepted; most agencies accepted Land Use 151, mini-warehouse.

The project is expected to generate a net additional 62 daily trips, 4 additional a.m. peak hour trips and 7 p.m. peak hour trips. This will not exceed the County's trip generation threshold.

Should you have any questions please free to contact me at (916) 660-1555 or you may reach me via e-mail at jflecker@kdanderson.com.

Sincerely,

KD Anderson & Associates, Inc.



Jonathan D. Flecker, P.E.
Transportation Engineer

**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)
DIEPENBROCK HARRISON
A PROFESSIONAL CORPORATION**

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
Telephone No.: (916) 492-5000 Facsimile No.: (916) 446-4535

FACSIMILE TRANSMITTAL COVER SHEET

THE INFORMATION CONTAINED IN THIS FACSIMILE IS CONFIDENTIAL AND MAY ALSO CONTAIN PRIVILEGED ATTORNEY-CLIENT INFORMATION OR WORK PRODUCT. THE INFORMATION IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHOM IT IS ADDRESSED. IF YOU ARE NOT THE INTENDED RECIPIENT, ANY USE, DISSEMINATION OR DISTRIBUTION OF THIS COMMUNICATION IS PROHIBITED. IF YOU HAVE RECEIVED THE FACSIMILE IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO DIEPENBROCK HARRISON.

Date: September 5, 2007

Our File: 3633.001

Please Deliver the Following Page(s) Immediately To:

Name:	Michael H. Turner
Company:	
Facsimile No.:	(916) 244-0748
Telephone No.:	

FROM: Dan M. Silverboard

PAGES (including cover): 53

MESSAGE: Please find attached the FAA Determinations regarding the Highlands project. If you have any questions, please contact either me or Jeff Dorso at (916) 492-5000. Thanks.

RECEIVED

NOV 03 2008

**EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT**

DR-R19-0004 - AIR PARK SELF STORAGE



ATTACHMENT 7 - FAA DETERMINATION (NEW DETERMINATION PENDING)

Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

2007-AWP-3348-OE

Issued Date: 08/24/2007

Michael H. Turner, President & CEO
TransLand Development Group, LLC
400 Capitol Mall, Suite 1800
Sacramento, CA 95834

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Highland Professional Center I
Location:	Cameron Park, CA
Latitude:	38-40-59.53 N NAD 83
Longitude:	120-59-6.92 W
Heights:	15 feet above ground level (AGL) 1275 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/24/2009 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

The proposal is for the construction of three (3) buildings on a parcel that borders the Cameron Airpark Airport in Cameron Park. The buildings are approximately 15 feet in height and are consistent with other neighboring structures.

DR-R19-0004 - AIR PARK SELF STORAGE
Verified Map for ASN 2007-A-WF-3348-01
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)





DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT A - FAA DETERMINATION (NEW DETERMINATION PENDING)
 Air Traffic Airspace Branch, ASW-520
 2601 Meacham Blvd.
 Fort Worth, TX 76137-0520

2007-AWP-3349-OE

Issued Date: 08/24/2007

Jeffrey Dorso
 TransLand Development Group, LLC
 400 Capitol Mall, Suite 1800
 Sacramento, CA 95834

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Highland Professional Center I
Location:	Cameron Park, CA
Latitude:	38-40-59.11 N NAD 83
Longitude:	120-59-6.54 W
Heights:	15 feet above ground level (AGL) 1275 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/24/2009 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will

DR-R19-0004 - AIR PARK SELF STORAGE
void this determination. Any future construction or alteration, including increase to heights, power, or the
addition of other transmitters, requires separate notice to the FAA.
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-3349-OE.

Signature Control No: 523090-100611510
Karen McDonald
Specialist

(DNE)

Attachment(s)
Case Description
Map(s)

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

The proposal is for the construction of three (3) buildings on a parcel that borders the Cameron Airpark Airport in Cameron Park. The buildings are approximately 15 feet in height and are consistent with other neighboring structures.

DR-R19-0004 - AIR PARK SELF STORAGE
Verified Map for ASN 2007-AWP-3349-01
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)



DR-R19-0004 - AIR PARK SELF STORAGE

ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

2007-AWP-3350-OE



Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Issued Date: 08/24/2007

Jeffrey Dorso
TransLand Development Group, LLC
400 Capitol Mall, Suite 1800
Sacramento, CA 95834

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Highland Professional Center 1
Location:	Cameron Park, CA
Latitude:	38-41-0.05 N NAD 83
Longitude:	120-59-6.00 W
Heights:	15 feet above ground level (AGL)
	1275 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/24/2009 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will

DR-R19-0004 - AIR PARK SELF STORAGE

ATTACHMENT 7 - FAA DETERMINATION (NEW DETERMINATION PENDING)
void this determination. Any future construction including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-3350-OE.

Signature Control No: 523091-100611511
Karen McDonald
Specialist

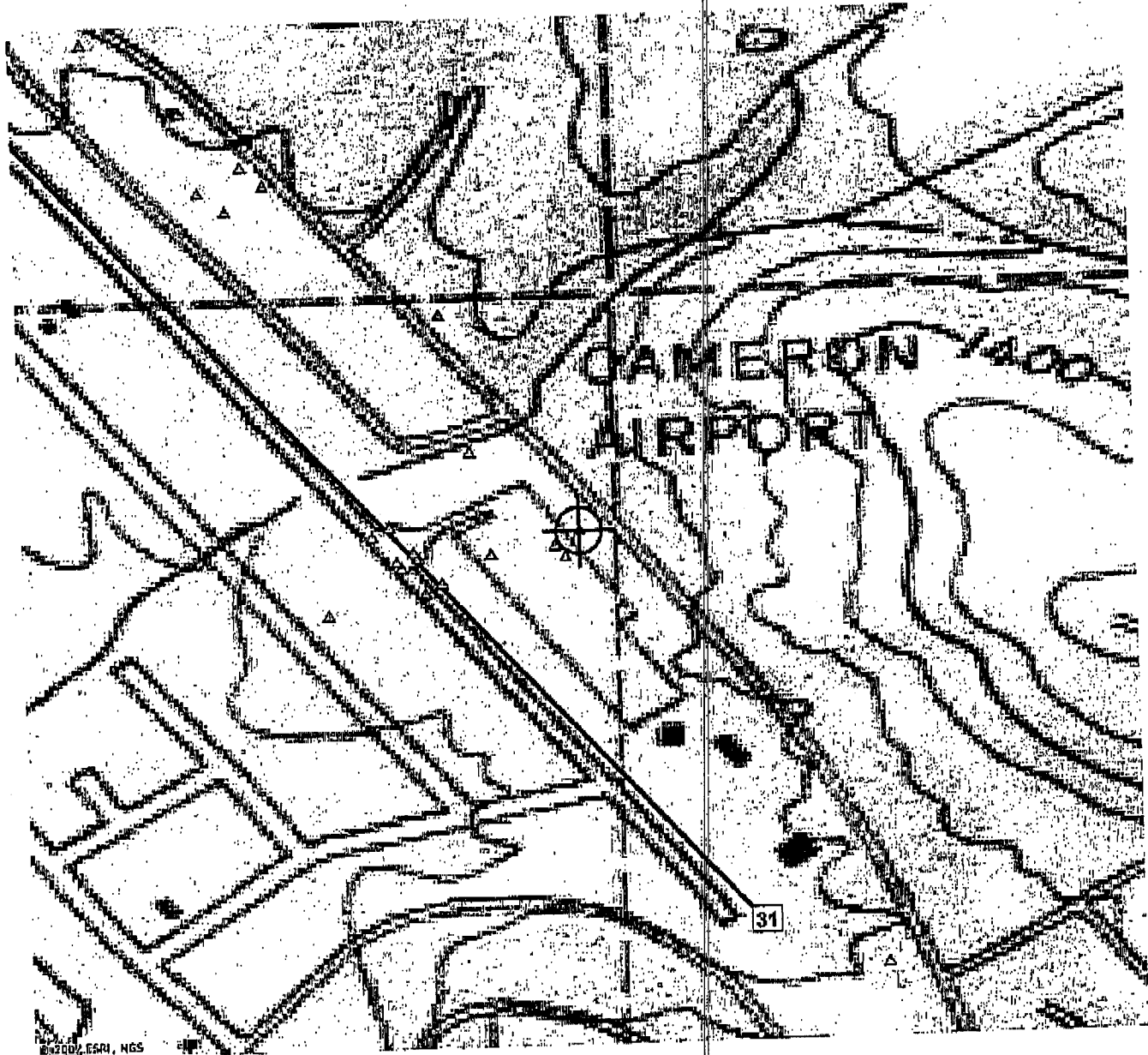
(DNE)

Attachment(s)
Case Description
Map(s)

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 - FAO DETERMINATION (NEW DETERMINATION PENDING)

The proposal is for the construction of three (3) buildings on a parcel that borders the Cameron Airpark Airport in Cameron Park. The buildings are approximately 15 feet in height and are consistent with other neighboring structures.

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 YEAR DETERMINATION (NEW DETERMINATION PENDING)





DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)
 Federal Aviation Administration
 Air Traffic Airspace Branch, ASW-520
 2601 Meacham Blvd.
 Fort Worth, TX 76137-0520

Study No.
2007-AWP-3351-OE

Issued Date: 08/24/2007

Jeffrey Dorso
 TransLand Development Group, LLC
 400 Capitol Mall, Suite 1800
 Sacramento, CA 95834

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Highland Professional Center I
Location:	Cameron Park, CA
Latitude:	38-40-59.63 N NAD 83
Longitude:	120-59-5.62 W
Heights:	15 feet above ground level (AGL) 1275 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/24/2009 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will

DR-R19-0004 - AIR PARK SELF STORAGE

void this determination if construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

ATTACHMENT - FAA DETERMINATION (NEW DETERMINATION PENDING)

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-3351-OE.

Signature Control No: 523092-100611512
Karen McDonald
Specialist

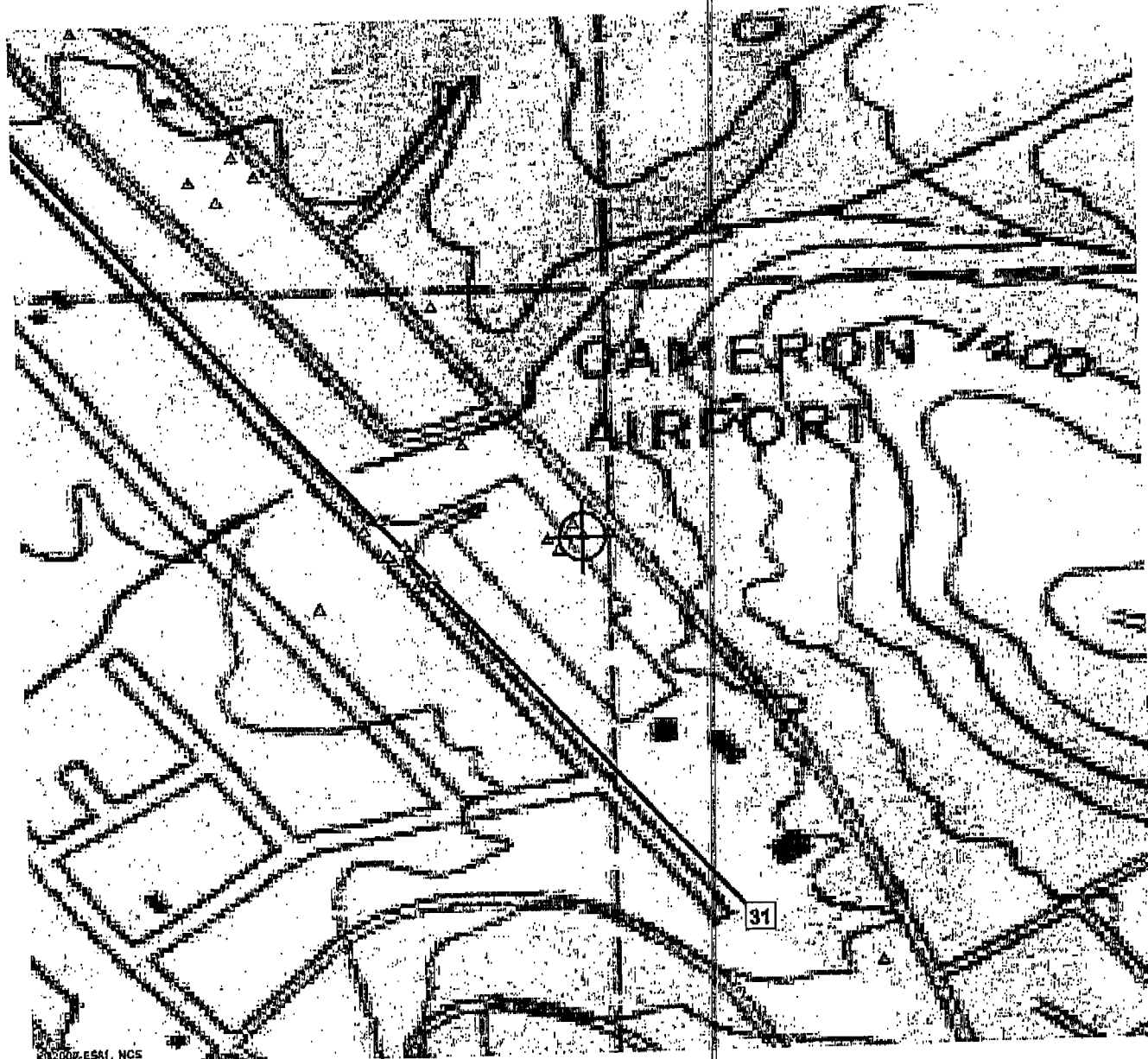
(DNE)

Attachment(s)
Case Description
Map(s)

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT C - AA DETERMINATION (NEW DETERMINATION PENDING)

The proposal is for the construction of three (3) buildings on a parcel that borders the Cameron Airpark Airport in Cameron Park. The buildings are approximately 15 feet in height and are consistent with other neighboring structures.

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)



DR-R19-0004 - AIR PARK SELF STORAGE

ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

2007-AWP-3352-OE



Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 McEacham Blvd.
Fort Worth, TX 76137-0520

Issued Date: 08/24/2007

Jeffrey Dorso
TransLand Development Group, LLC
400 Capitol Mall, Suite 1800
Sacramento, CA 95834

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Highland Professional Center II
Location:	Cameron Park, CA
Latitude:	38-40-59.21 N NAD 83
Longitude:	120-59-8.91 W
Heights:	15 feet above ground level (AGL) 1275 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is marked and/or lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, red lights - Chapters 4,5(Red),&12.

It is required that the enclosed FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/24/2009 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

DR-R19-0004 - AIR PARK SELF STORAGE

NOTE: REQUIREMENTS FOR THE EFFECTIVE PERIOD OF THIS DETERMINATION
ATTACHMENT(S) FOR FAA DETERMINATION (NEW DETERMINATION PENDING)
MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE
EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-3352-OE.

Signature Control No: 523093-100611595

Karen McDonald
Specialist

Attachment(s)
Additional Information
Case Description
Map(s)

7460-2 Attached

(EBO)

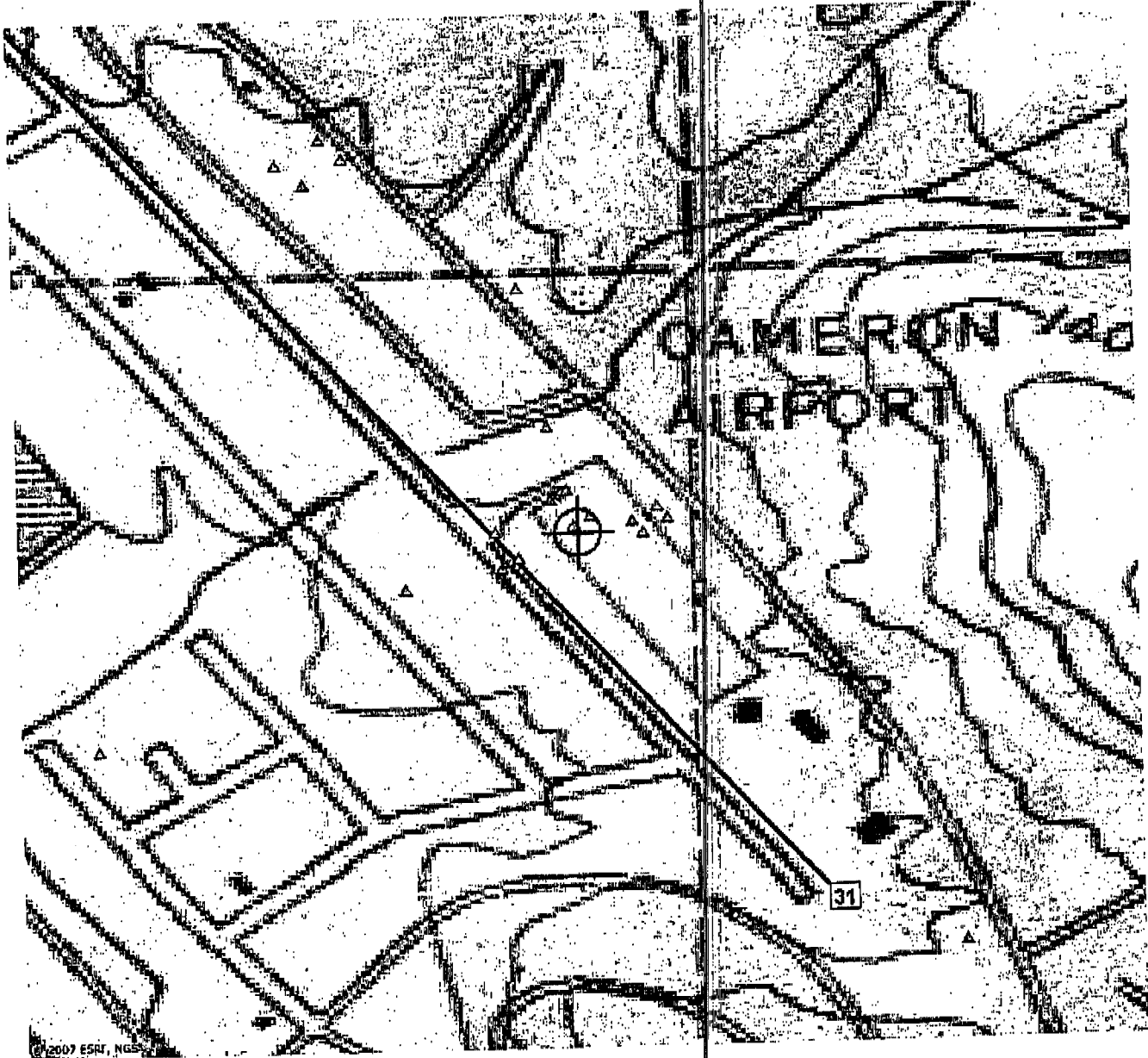
DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 - FAA DETERMINATION (NEW DETERMINATION PENDING)

FAR 77.25(e) O61[CURRENT] - 31: transition surface ---> Exceeds by 2.0 ft.

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT A - AA DETERMINATION (NEW DETERMINATION PENDING)

The proposal is for the construction of three (3) buildings on a parcel that borders the Cameron Airpark Airport in Cameron Park. The buildings are approximately 15 feet in height and are consistent with other neighboring structures.

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)





DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)
Federal Aviation Administration
 Air Traffic Airspace Branch, ASW-520
 2601 Meacham Blvd.
 Fort Worth, TX 76137-0520

Aeronautical Study No.
2007-AWP-3353-OE

Issued Date: 08/24/2007

Jeffrey Dorso
 TransLand Development Group, LLC
 400 Capitol Mall, Suite 1800
 Sacramento, CA 95834

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Highland Professional Center II
Location:	Cameron Park, CA
Latitude:	38-40-59.56 N NAD 83
Longitude:	120-59-8.29 W
Heights:	15 feet above ground level (AGL) 1275 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, s(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/24/2009 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will

DR-R19-0004 - AIR PARK SELF STORAGE

void this determination for FAA determination, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. **ATTACHMENT 1 - FAA DETERMINATION (NEW DETERMINATION PENDING)**

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-3353-OE.

Signature Control No: 523094-100611576
Karen McDonald
Specialist

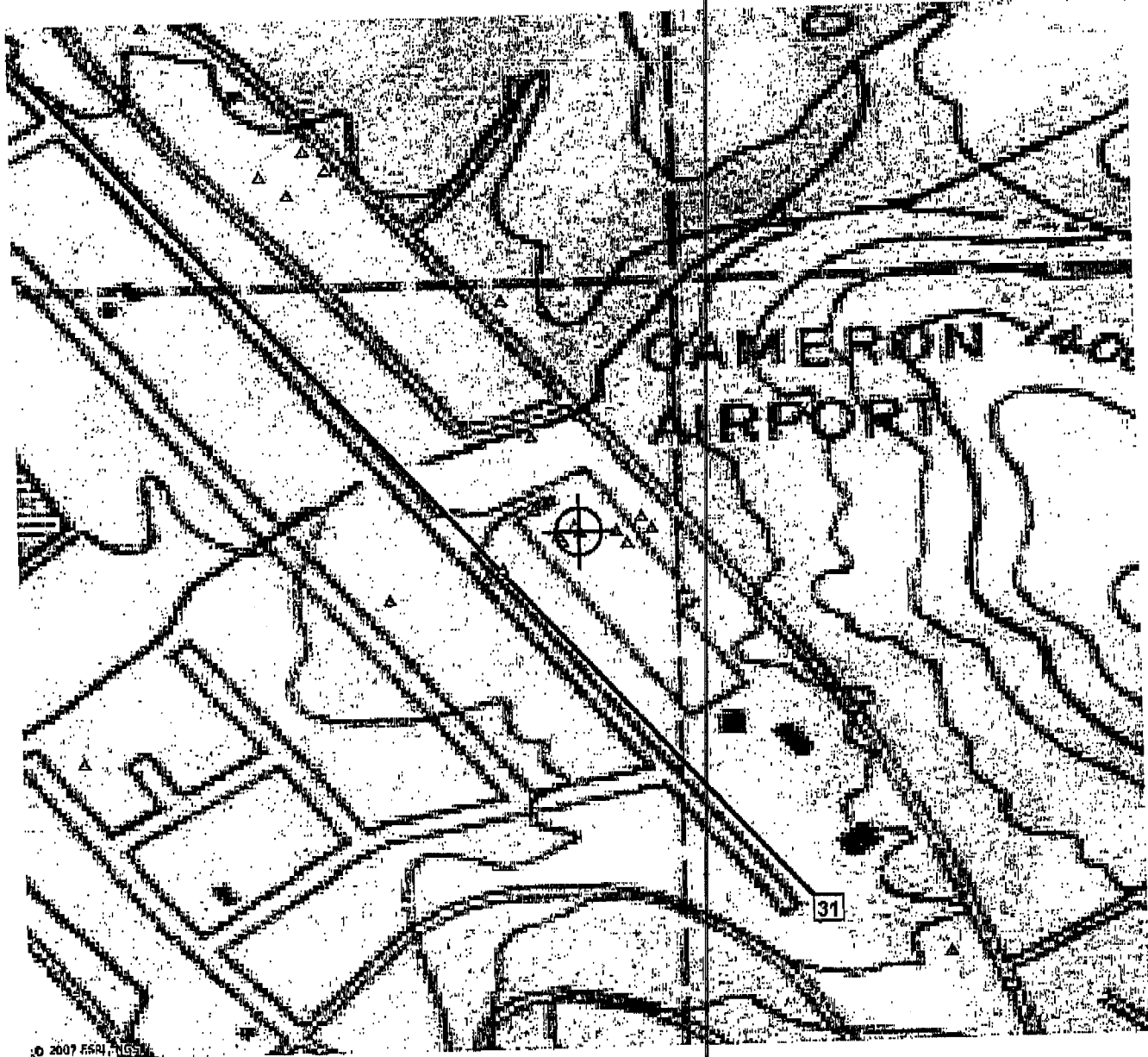
(DNE)

Attachment(s)
Case Description
Map(s)

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT A - AA DETERMINATION (NEW DETERMINATION PENDING)

The proposal is for the construction of three (3) buildings on a parcel that borders the Cameron Airpark Airport in Cameron Park. The buildings are approximately 15 feet in height and are consistent with other neighboring structures.

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)





DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)
 Federal Aviation Administration
 Air Traffic Airspace Branch, ASW-520
 2601 Meacham Blvd.
 Fort Worth, TX 76137-0520

Aeronautical Study No.
2007-AWP-3354-OE

Issued Date: 08/24/2007

Jeffrey Dorso
 TransLand Development Group, LLC
 400 Capitol Mall, Suite 1800
 Sacramento, CA 95834

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Highland Professional Center II
Location:	Cameron Park, CA
Latitude:	38-40-58.61 N NAD 83
Longitude:	120-59-7.43 W
Heights:	15 feet above ground level (AGL) 1275 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/24/2009 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will

DR-R19-0004 - AIR PARK SELF STORAGE

void this determination. Any future FAA determination, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

ATTACHMENT 7 - FAA DETERMINATION (NEW DETERMINATION PENDING)

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-3354-OE.

Signature Control No: 523095-100611577

Karen McDonald
Specialist

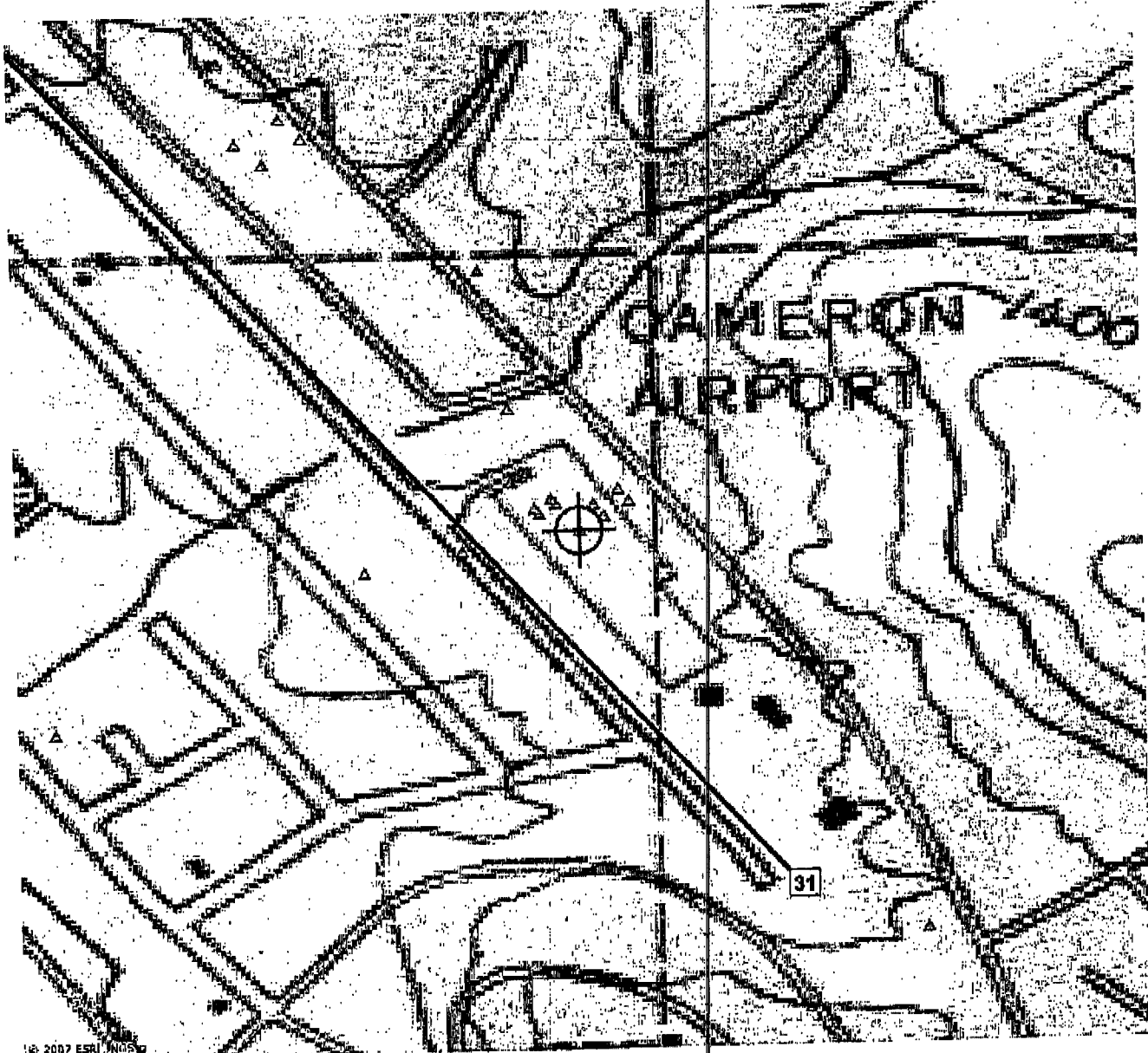
(DNE)

Attachment(s)
Case Description
Map(s)

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT C - FAIR DETERMINATION (NEW DETERMINATION PENDING)

The proposal is for the construction of three (3) buildings on a parcel that borders the Cameron Airpark Airport in Cameron Park. The buildings are approximately 15 feet in height and are consistent with other neighboring structures.

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 YAA DETERMINATION (NEW DETERMINATION PENDING)





DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)
 Federal Aviation Administration
 Air Traffic Airspace Branch, ASW-520
 2601 Meacham Blvd.
 Fort Worth, TX 76137-0520

2007-AWP-3355-OE

Issued Date: 08/24/2007

Jeffrey Dorso
 TransLand Development Group, LLC
 400 Capitol Mall, Suite 1800
 Sacramento, CA 95834

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Highland Professional Center II
 Location: Cameron Park, CA
 Latitude: 38-40-58.27 N NAD 83
 Longitude: 120-59-8.05 W
 Heights: 15 feet above ground level (AGL)
 1275 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is marked and/or lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, red lights - Chapters 4,5(Red),&12.

It is required that the enclosed FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/24/2009 unless:

- (a) extended, revised or terminated by the issuing office
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE ATTACHED TO A DETERMINATION (NEW DETERMINATION PENDING) EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-3355-OE.

Signature Control No: 523096-100611596
Karen McDonald
Specialist

(EBO)

Attachment(s)
Additional Information
Case Description
Map(s)

7460-2 Attached

DR-R19-0004 - AIR PARK SELF STORAGE

Additional information for ASN 2007-AWP-3355-01

ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

FAR 77.25(e) O61[CURRENT] - 31: transition surface ---> Exceeds by 2.0 ft.

DR-R19-0004 - AIR PARK SELF STORAGE

Case Description for ASN 2007-AWP-3335-0E

ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

The proposal is for the construction of three (3) buildings on a parcel that borders the Cameron Airpark Airport in Cameron Park. The buildings are approximately 15 feet in height and are consistent with other neighboring structures.

DR-B19-0004 AIR PARK SELF STORAGE
Verified Map for ASN 2007-AWP-3335-01
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)





DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 - FAA DETERMINATION (NEW DETERMINATION PENDING)
 Air Traffic Airspace Branch, ASW-520
 2601 Meacham Blvd.
 Fort Worth, TX 76137-0520
 2007-AWP-3356-OE

Issued Date: 08/24/2007

Jeffrey Dorso
 TransLand Development Group, LLC
 400 Capitol Mall, Suite 1800
 Sacramento, CA 95834

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Highland Professional Center III
Location:	Cameron Park, CA
Latitude:	38-41-0.69 N NAD 83
Longitude:	120-59-9.33 W
Heights:	15 feet above ground level (AGL) 1275 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/24/2009 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will

DR-R19-0004 - AIR PARK SELF STORAGE
void this determination. Any future construction or alteration, including increase to heights, power, or the
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)
addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-3356-OE.

Signature Control No: 523097-100611585
Karen McDonald
Specialist

(DNE)

Attachment(s)
Case Description
Map(s)

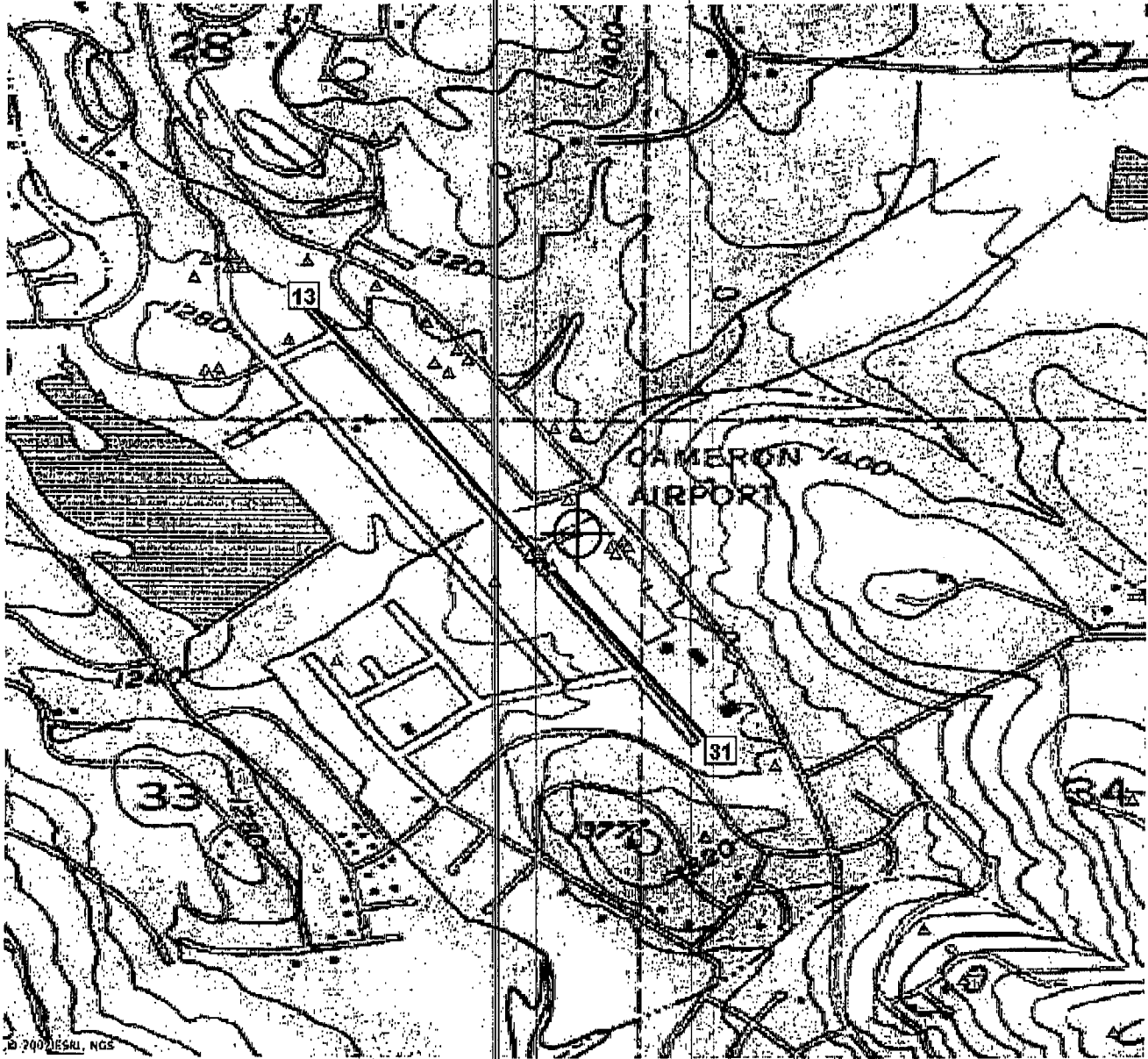
DR-R19-0004 - AIR PARK SELF STORAGE

Case Description for ASN 2007-AWP-3356-OE

ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

The proposal is for the construction of three (3) buildings on a parcel that borders the Cameron Airpark Airport in Cameron Park. The buildings are approximately 15 feet in height and are consistent with other neighboring structures.

DR-R19-0004 AIR PARK SELF STORAGE
Verified Map for ASN 2007-A-WP-3356-01
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)



DR-R19-0004 - AIR PARK SELF STORAGE**ATTACHMENT A - FAA DETERMINATION (NEW DETERMINATION PENDING)**

Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

2007-AWP-3357-OE

Issued Date: 08/24/2007

Jeffrey Dorso
TransLand Development Group, LLC
400 Capitol Mall, Suite 1800
Sacramento, CA 95834

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Highland Professional Center III
Location: Cameron Park, CA
Latitude: 38-40-59.75 N NAD 83
Longitude: 120-59-8.47 W
Heights: 15 feet above ground level (AGL)
1275 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/24/2009 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will

DR-R19-0004 - AIR PARK SELF STORAGE
void this determination. Any future construction or alteration, including increase to heights, power, or the
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)
addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-3357-OE.

Signature Control No: 523098-100611586
Karen McDonald
Specialist

(DNE)

Attachment(s)
Case Description
Map(s)

DR-R19-0004 - AIR PARK SELF STORAGE

Case Description for ASN 2007-AWP-3357-0E

ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

The proposal is for the construction of three (3) buildings on a parcel that borders the Cameron Airpark Airport in Cameron Park. The buildings are approximately 15 feet in height and are consistent with other neighboring structures.

DR-R19-0004 - AIR PARK SELF STORAGE
Verified Map for ASN 2007-AWP-3357-01
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)





DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 - FAA DETERMINATION (NEW DETERMINATION PENDING)
 Air Traffic Airspace Branch, ASW-520
 2601 Meacham Blvd.
 Fort Worth, TX 76137-0520
 2007-AWP-3358-OE

Issued Date: 08/24/2007

Jeffrey Dorso
 TransLand Development Group, LLC
 400 Capitol Mall, Suite 1800
 Sacramento, CA 95834

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Highland Professional Center III
 Location: Cameron Park, CA
 Latitude: 38-40-59.41 N NAD 83
 Longitude: 120-59-9.09 W
 Heights: 15 feet above ground level (AGL)
 1275 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is marked and/or lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, red lights - Chapters 4,5(Red),&12.

It is required that the enclosed FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/24/2009 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)
NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION
MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE
EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-3358-OE.

Signature Control No: 523099-100611597
Karen McDonald
Specialist

(EBO)

Attachment(s)
Additional Information
Case Description
Map(s)

7460-2 Attached

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

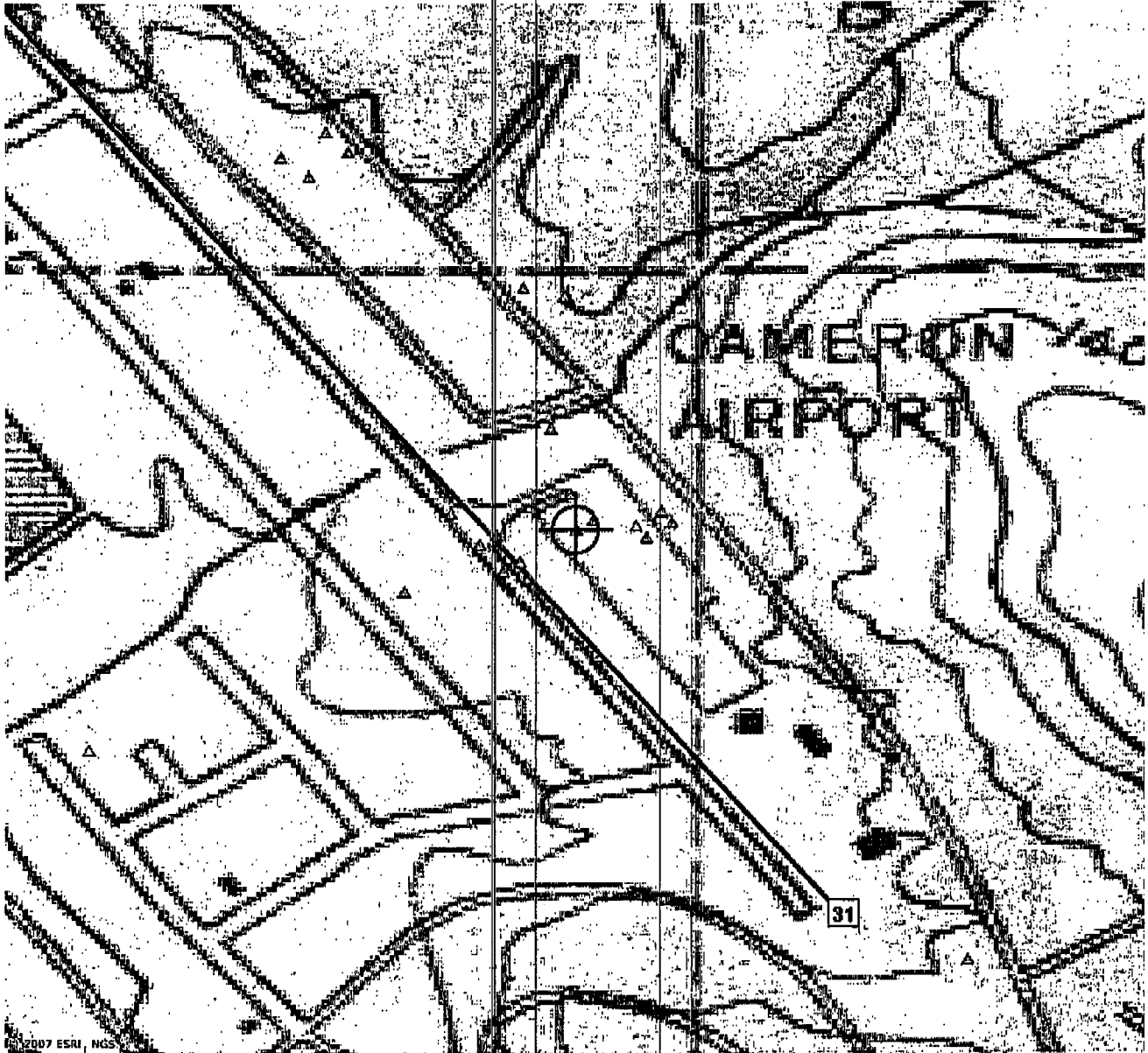
Additional information for ASN 2007-AWP-3358-OE

FAR 77.25(e) O61[CURRENT] - 31: transition surface ---> Exceeds by 2.0 ft.

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

The proposal is for the construction of three (3) buildings on a parcel that borders the Cameron Airpark Airport in Cameron Park. The buildings are approximately 15 feet in height and are consistent with other neighboring structures.

DR-R19-0004 AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)





DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 - FAA DETERMINATION (NEW DETERMINATION PENDING)
 Air Traffic Airspace Branch, ASW-520
 2601 Meacham Blvd.
 Fort Worth, TX 76137-0520
 2007-AWP-3359-OE

Issued Date: 08/24/2007

Jeffrey Dorso
 TransLand Development Group, LLC
 400 Capitol Mall, Suite 1800
 Sacramento, CA 95834

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Highland Professional Center III
Location:	Cameron Park, CA
Latitude:	38-41-0.35 N NAD 83
Longitude:	120-59-9.94 W
Heights:	15 feet above ground level (AGL) 1275 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is marked and/or lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, red lights - Chapters 4,5(Red),&12.

It is required that the enclosed FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 02/24/2009 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

DR-R19-0004 - AIR PARK SELF STORAGE

ATTACHMENT 7 - FAA DETERMINATION (NEW DETERMINATION PENDING)
NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-3359-OE.

Signature Control No: 523100-100611598
Karen McDonald
Specialist

(EBO)

Attachment(s)
Additional Information
Case Description
Map(s)

7460-2 Attached

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

FAR 77.25(e) O61[CURRENT] - 31: transition surface --> Exceeds by 2.0 ft.

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)

The proposal is for the construction of three (3) buildings on a parcel that borders the Cameron Airpark Airport in Cameron Park. The buildings are approximately 15 feet in height and are consistent with other neighboring structures.

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 7 FAA DETERMINATION (NEW DETERMINATION PENDING)



**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 8 COMMENTS DEPARTMENT OF TRANSPORTATION**



**COMMUNITY DEVELOPMENT
DEPARTMENT OF TRANSPORTATION**

<http://www.edcgov.us/EDCDT/>

PLACERVILLE OFFICES:

MAIN OFFICE:
2850 Fairlane Court, Placerville, CA 95667
(530) 621-5900 / (530) 626-0387 Fax

CONSTRUCTION & MAINTENANCE:
2441 Headington Road, Placerville, CA 95667
(530) 642-4909 / (530) 642-0508 Fax

LAKE TAHOE OFFICES:

ENGINEERING:
924 B Emerald Bay Road, South Lake Tahoe, CA
96150 (530) 573-7900 / (530) 541-7049 Fax

MAINTENANCE:
1121 Shakori Drive, South Lake Tahoe, CA 96150
(530) 573-3180 / (530) 577-8402 Fax

Date: 22 September 2020

To: Bianca Dinkler, Project Planner

From: Dave Spiegelberg, Department of Transportation 

Subject: **DR14-0004 (REVISED – DR-R19-0004)**

Project Name: **Air Park Self Storage**

Project Location: West side of Cameron Park Drive approximately 300 feet south of the Cameron Park Drive / Mira Loma Drive intersection in the Cameron Park area.

APN: 083-182-004, 005 & 006

Project Description: Design Review Revision request for the following: Phase 1- Construction of 57,200 square feet of self-storage units, a 1582 SF office, and 30 outdoor RV spaces; and Phase 2-Remove 30 outdoor RV spaces and construct 20,025 square feet of self storage units.

It should be noted that the Project Narrative and site plan indicate removal of the existing chain link fence from the Cameron Park Drive right of way. A new fence is proposed to be constructed on the actual property line.

Site Plans: The following conditions are based on County Department of Transportation (DOT) review of the Preliminary Site Plan and Supporting documentation dated 08/14/19.

Traffic: A Traffic Impact Technical Memorandum (Memo) was prepared by KD Anderson & Associates dated April 8, 2020. The Memo calculated project trip generation and found that the project would create fewer than 100 trips per day and fewer than 10 trips in the peak hour. Thus, a full Traffic Impact Study was not Required.

KD Anderson & Associates also prepared and On-Site Transportation Review (OSTR) that addressed known traffic safety issues, driveway location, sight distance, parking, truck access and turning, and Minimum require throat depth. The OSTR makes no recommendations for changes to the site plan.

Access: The existing access driveway from Cameron Park Drive is proposed to serve as primary access to the project. An existing driveway connecting to the Cameron Park Air Port is proposed for secondary access.

Care should be taken with the landscaping plans, as tall trees or large shrubbery may restrict sight distance for safe exiting the property onto Cameron Park Drive. DOT and/or Building Department will review the final construction drawings and landscaping plans to ensure adequate sight distance is provided.

Grading: The site has been previously mass graded. Minor Grading work associated with buildings, access and parking lot construction is anticipated.

Stormwater: The project is subject to the provisions of CA Phase II MS4 Permit and the County Drainage Manual, and the West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan regarding drainage and water quality.

The County Stormwater Ordinance (Ord. No. 5022) requires the project to construct on-site detention to reduce post-development peak runoff to pre-development levels.

The project preliminary grading and drainage plan shows a proposed bioswale between Building A and the Cameron Park Drive right of way, and along the north and south boundaries of the project. I believe there is insufficient room to maintain the bioswales the north and south boundaries. The available space behind Buildings B and E should be increased to a minimum of 10 (ten) feet to allow for this maintenance.

PROJECT-SPECIFIC TD CONDITIONS:

1. **Encroachment Permit(s):** Obtain an encroachment permit from DOT and construct the roadway encroachment onto Cameron Park Drive in accordance with the approved preliminary Site Plan, and to the satisfaction of DOT.

Design the site improvements and landscaping to ensure adequate sight distance is provided from the project driveway on Cameron Park Drive in each direction.

TD STANDARD CONDITIONS

2. **Consistency with County Codes and Standards:** Comply with all County Codes and Standards, including, but not limited to, the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).*

3. **Stormwater Management:** Construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's [West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan](#).

Include detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. The property owner is responsible for maintenance and operations of such facilities unto perpetuity.

4. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on all new or reconstructed drainage inlets. Use the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

5. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Improvement Plans prior to the start of construction of improvements.

Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect them.

Incorporate the Project conditions of approval into the Project Improvement Plans when submitted for review.

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 9 COMMENTS, AIR QUALITY MANAGEMENT DISTRICT



County of El Dorado
Air Quality Management District

330 Fair Lane, Placerville Ca 95667
Tel. 530.621.7501 Fax 530.295.2774
www.edcgov.us/airqualitymanagement

Dave Johnston
Air Pollution Control Officer

July 1, 2020

Bianca Dinkler, Project Planner
El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

**Subject: AQMD Comments for DR14-0004 – Air Park Self Storage Expansion, 3200
Cameron Park Drive, approximately 300 feet south of Mira Loma Drive – APN 183-
182-004, 005 & 006**

Dear Ms. Dinkler :

The El Dorado County Air Quality Management District (AQMD) has reviewed the proposed Cameron Park Air Park Self Storage located at 3200 Cameron Park Drive adjacent to the existing airport runway, with the existing access driveway about 300 feet south of Mira Loma Drive. The property being developed consists of the above three adjoining existing parcels. These three parcels will be merged to create a single parcel of approximately 3.44 acres. Phase I of the construction will include a 1,582 Square Feet (SF) office structure and six separate storage structures of varying size ranging from 2,600 SF to 18,300 SF and totaling 54,875 SF, as well as an area for 30 outdoor RV storage spaces. Phase II will eliminate the RV storage and construct an additional 19,250 SF storage structure. The development will include grading and paving the site, relocating fencing to property lines, landscaping and irrigation, installation of a water meter and irrigation meters, a fire protection service, fire hydrants and a sewer service.

Based on AQMD's review of the proposed Air Park Self Storage, the AQMD concluded the project is well below the size of projects identified in Table 5.2 "Projects with Potentially Significant ROG and NOx Operation Emission" (EDC AQMD *Guide to Air Quality Assessment*), and the project is not expected to cause a significant air quality impact. Therefore, an Air Quality Analysis is not required at the time of submittal of the project. However, the project construction will involve grading and excavation operations and shall comply with the following standard conditions:

- Fugitive Dust: The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if a Grading Permit is required from the Building Dept. (Rules 223 and 223.1).
- Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
- Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).

**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 9 COMMENTS, AIR QUALITY MANAGEMENT DISTRICT**

- Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operation of each piece of equipment
- All self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm> An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
- New Point Source: Prior to construction/installation of any new point source emissions units (e.g., emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)

AQMD Rules and Regulations are available at the following internet address:
www.edcgov.us/airqualitymanagement.

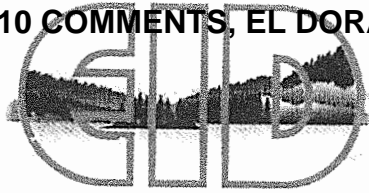
AQMD thanks you for the opportunity to comment on this proposed project. If you have any questions regarding this letter, please contact our office at (530) 621-7501.

Respectfully,



Rania Serieh
Air Quality Engineer
Air Quality Management District

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 10 COMMENTS, EL DORADO IRRIGATION



El Dorado Irrigation District

2019 AUG 14 PM 1:42
RECEIVED
PLANNING DEPARTMENT

Letter No.: DS0719-151

July 25, 2019

VIA E-MAIL

Dave Kindelt
Superior Storage Group
4120 Douglas Boulevard, Suite 306-504
Granite Bay, CA 95746
Email: dave@superiorstoragegroup.com

Subject: Facility Improvement Letter (FIL) 3102FIL, Superior Self Storage-Cameron Park Drive
Assessor's Parcel No. 083-182-004, -005 & -006 (Cameron Park)
EDC Project No: DR14-0004

Dear Mr. Kindelt:

This letter is in response to your request dated June 11, 2019 and is valid for a period of three years. If facility improvement plans for your project are not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This proposed project is a storage facility with commercial buildings and outdoor RV parking on 3.44 acres. Water service, sewer service, private fire service and fire hydrants are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

As of January 1, 2017, there were 12,630 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 1 EDU of water supply.

Water Facilities

A 12-inch water line exists in Cameron Park Drive (see enclosed System Map). The Cameron Park Fire Department has determined that the minimum fire flow for this project is 1,500 GPM

DR-R19-0004

**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 10 COMMENTS, EL DORADO IRRIGATION**

Letter No.: DS0719-151
To: Superior Storage Group



July 25, 2019
Page 2 of 4

for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, you must construct a water line extension connecting to the 12-inch water line previously identified. The hydraulic grade line for the existing water distribution facilities is 1,600 feet above mean sea level at static conditions and 1,530 feet above mean sea level during fire flow and maximum day demands. The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There is an 8-inch sewer line abutting the southwest property line of the parcels to be developed. This sewer line has adequate capacity at this time. Service stubs have been provided for all of the project parcels (see enclosed system map). The preliminary site plans submitted with the FIL application propose structures to be located in extremely close proximity to the District's facilities which will require access for maintenance and repairs. Any structures proposed adjacent to EID facilities should allow adequate space for future excavations in the event of repairs or pipeline replacement. The District will also require access to the existing sewer manhole and any sewer cleanouts (services) that are to remain in place as part of the project. Your project as proposed on this date would require 1 EDU of sewer service.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either insufficient or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they

DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 10 COMMENTS, EL DORADO IRRIGATION

Letter No.: DS0719-151
To: Superior Storage Group



July 25, 2019
Page 3 of 4

are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Executed grant documents for all required easements;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all onsite and offsite proposed water and sewer facilities
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Brink', with the initials 'MJB' written below it.

Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:gp

Enclosures: System Map

cc w/ System Map:

Tiffany Schmid, Director
El Dorado County Development Services Department
Via email – tiffany.schmid@edcgov.us

**DR-R19-0004 - AIR PARK SELF STORAGE
ATTACHMENT 10 COMMENTS, EL DORADO IRRIGATION**

Letter No.: DS0719-151
To: Superior Storage Group



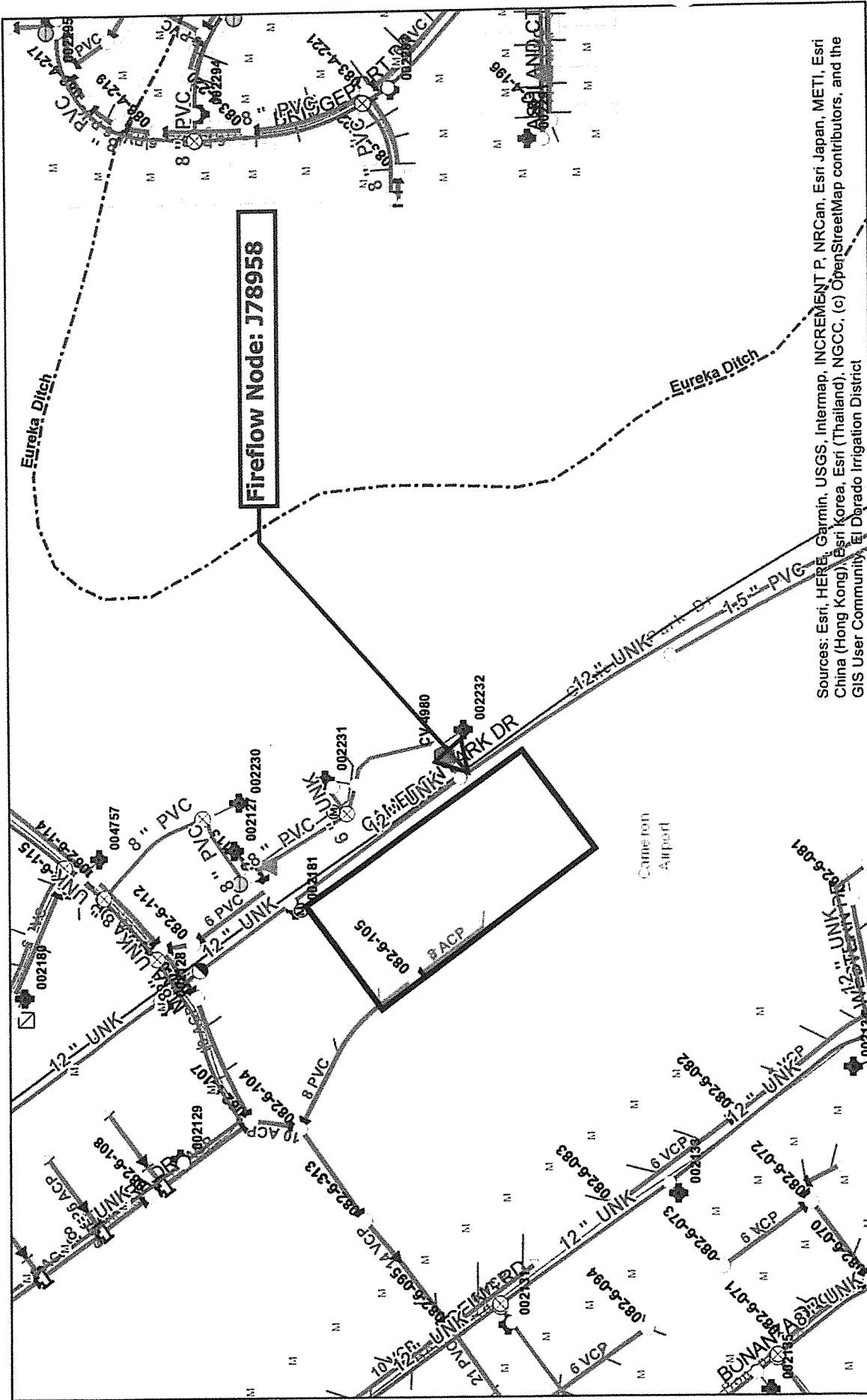
July 25, 2019
Page 4 of 4

Bobbie Lebeck, P.E.
Lebeck Young Engineering Inc.
Via email – bobbie@lebeckyoung.com

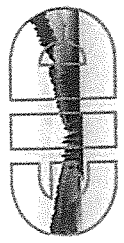
Michael Smith, Battalion Chief/ Fire Marshal
Cameron Park Fire Department
Via email – mike.smith@fire.ca.gov

DR-R19-0004 - AIR PARK SELF STORAGE
 ATTACHMENT 10 COMMENTS, EL DORADO IRRIGATION

ArcGIS Web Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, El Dorado Irrigation District



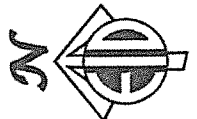
Author: EID
 7/23/2019 9:24:13 AM

WARNING: No accuracy of map implied until field checked by EID. Exact pipe locations must be field verified.

Date: July 24, 2019

Project: Superior Self Storage-Cameron Park Drive

APN: 083-182-004,005 & 006



Scale: NTS

Cameron Park Fire Department
In cooperation with the
California Department of Forestry and Fire Protection
CAL FIRE

Fire Station 89
3200 Country Club Drive
Cameron Park, CA 95682

(530) 677-6190
(530) 672-2248 FAX



Fire Station 88
2961 Alhambra Drive
Cameron Park, CA 95682

(530) 672-7350
(530) 672-7352 FAX

Date: 7/21/19

Contact person: Ron Personius
Company Name: Lebeck -Young Engineering, Inc.
Phone: 530.677.4080
APN #: 083-182-04, 083-182-05, 083-182-06
Project Name: Superior Self-Storage

**Re: Superior Self-Storage Group (Dave Kindelt), located at Cameron Park Airport
3200 Cameron Park Drive, Cameron Park, Ca. 95682**

2019 AUG 14 PM 1:42
RECEIVED
PLANNING DEPARTMENT

Dear Mr. Personius,

As you have requested I have made a determination of required fire flow from your emails on May 3, May 10, and May 15, 2019, proposed for seven, one-story, buildings, total of 80,377 square feet. The required fire flow for this complex is based on the largest building. All building(s) shall be fire sprinklered in accordance with NFPA Standard 13 and Fire Department requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this project. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Cameron Park Fire Department for review and approval.

1. The water system with the purpose of fire protection for this commercial development is a required Fire Flow of 3,000 gpm for the project listed above. With all building(s) being required to be equipped with fire sprinklers and installed in accordance with NFPA Standard 13 and Chapter 9 of the 2016 California Fire Code. Considering a 50% reduction for fire sprinklers, the required flow is 1,500 gallons per minute with a minimum residual pressure of 20 psi for a three-hour duration. The fire flow is based on a/n Type II-B construction.
2. Provide documentation from EID to the fire department to show that the system will meet required fire flow for this project.
3. Fire hydrant(s) will be required for this project. The hydrant manufacturer and type shall be approved by EID and the Fire Department. The location of the hydrant(s) shall be approved by the Fire Department during Civil Plan Review. A hydrant shall be within fifty (50) feet of the fire department connection. Fire hydrant spacing shall be in accordance with Section 507 and Appendix C of California Fire Code. The spacing between hydrants in this project shall not exceed 300 feet. Exception: For Group R-3 and Group U Occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.1, the distance requirement shall be not more than 500 feet.
4. In order to enhance nighttime visibility, each hydrant shall be painted safety red enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.
5. Fire department road access shall extend around all portions of the building or within 150 feet of any portion, be a minimum of 26 feet wide per California Fire Code, Appendix D, Fire Apparatus Access Roads and meet El Dorado County DOT Standards. All fire lanes and appurtenances shall be marked with red curbs and staking

DR-R19-0004

Cameron Park Fire Department

In cooperation with the

California Department of Forestry and Fire Protection

CAL FIRE

Fire Station 89
3200 Country Club Drive
Cameron Park, CA 95682

(530) 677-6190
(530) 672-2248 FAX



Fire Station 88
2961 Alhambra Drive
Cameron Park, CA 95682

(530) 672-7350
(530) 672-7352 FAX

- “NO PARKING FIRE LANE” and signs stating “NO PARKING FIRE LANE. These will be identified during the plan review process.
6. Any Fire Department Connection (FDC) to the sprinkler/standpipe system shall be positioned so as not to be obstructed by a parked vehicle.
 7. California Fire Code, Chapter 5, Fire Service Features, 2016 edition, shall be adhered to.
 8. All fire apparatus access roads shall be made of asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus.
 9. Any access gate(s) shall comply with El Dorado County Regional Fire Protection Standard.
 10. In order to provide this project with adequate fire and emergency medical response during construction, all Fire Access Roads and fire hydrant systems shall be constructed and approved prior to combustibles being brought on site. “NO PARKING FIRE LANE” signs shall be posted during construction as needed.
 11. This project shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
 12. Project Manager or designee shall comply with all FCC requirements before the installation process. You will need to go to <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> to fill out and submit all required paperwork. If you have any questions regarding this request contact Cameron Park Airpark Manager Kevin Cooksy at 530.676.8316.
 13. If any antenna(s) or a tower will be installed on any building the Project Manager or designee shall comply with all FCC requirements before the installation process. You will need to go to <https://www.fcc.gov/general/tower-and-antenna-siting> to fill out and submit all required paperwork. If you have any questions regarding this request contact Cameron Park Airpark Manager Kevin Cooksy at 530.676.8316.
 14. Payment for Fire Prevention Fees for Services in Full.

Nothing in this review is intended to authorize any aspects of the work, which is not in accordance with applicable codes, local fire department requirements, manufacturer’s requirements, and/or the contract documents. The Fire Department reserves the right to make amendments to the aforementioned requirements, as deemed necessary and as conditions warrant.

Thank you for your cooperation and keeping Cameron Park “Fire Safe”.

Sincerely,

Michael Smith
Battalion Chief / Fire Marshal
Office: (530) 672-7336
Cell: (530) 708-2716
mike.smith@fire.ca.gov

MEETING DATE: March 02, 2020 – UPDATES noted below ATTACHMENT 12 COMMENTS, CP DRC
FILE NO.: DR-R19-0004
PROJECT: AIR PARK SELF STORAGE REVISION TO DR14-0004
APPLICANT: Superior Storage Group, Dave Kindelt/Darin Moore/Lebeck Young Engineering, Inc.

DESIGN REVIEW COMMITTEE COMMENTS

Cameron Park Pollock Pines Staff Review

Setbacks: SEE CAMERON PARK AIRPORT DISTRICT letter dated January 15, 2020 to the El Dorado County Planning Commission. The Cameron Park Design Review Committee supports the comments and mitigation measures noted therein. Also, as responsible agencies, include Cal Trans Airport Department and an FAA evaluation (i.e., obtaining the "Designation of Non-hazardous Structures" (obstruction hazard evaluation 7460) in the environmental document before any formal action is taken.

Landscaping and Existing Growth: **UPDATE:** Landscape plan was presented with a good combination of plants and design. Recommendation that the oak species be within airport tolerances and ideally some evergreen species chosen. The flowering redbud and crepe myrtle combination will provide nice seasonal balance.

Fencing: Ornamental iron if necessary. It would be preferable to eliminate any fence and feature the landscaping and building. It is not necessary for security purposes. Removal of chain link fence is imperative. Removal of chain link fence and extension of the landscape plan.

Mail Boxes:

Signs: **UPDATE:** The white lettering on the dark (rock) elevation to be softened. The dark green on beige background looks good.

Lighting: LED & downward facing exterior lighting. Lighting to be installed in accordance with FAA requirements.

Parking:

Trash Areas: CMU enclosure; no comment.

Vehicular Access: Existing

Siding Or Exterior: Have the architect look at the elevation (approx. 350 ft. along Cameron Park Dr.) on the long façade, to strive for greater articulation of the buildings by change of material (inclusion of natural material). Suggest 15' recesses instead of 5'. Trees or trellised green scaping on the notches on the east-facing façade. Articulation on the Cameron Park Drive facing façade will help. Use sloped roof on office building as well as natural building materials. Return revised elevations, landscaping and signage back to Design Review Committee for review.

UPDATE: Committee recommended that the stone façade face Cameron Park Dr.

Colors: DRC would like to review the color palette once the treatment of the roof is reimagined. Bring back to us before building permit.

Roofing Materials: Break up the roof line with color, towers, transom-style, particularly at SE corner Bear in mind the ranch style, pitched-roof character which fits in more in Cameron Park. Galvalume roofing noted, color TBD.

Air Conditioning:



Evan Mattes <evan.mattes@edcgov.us>

Fwd: DR-R19-0004/Air Park Self Storage Revision to DR14-0004

1 message

Planning Department <planning@edcgov.us>
 To: Evan Mattes <evan.mattes@edcgov.us>

Tue, Oct 8, 2019 at 9:14 AM

----- Forwarded message -----

From: **Cultural Resource Department Inbox** <crd@wiltonrancheria-nsn.gov>
 Date: Tue, Oct 8, 2019 at 8:58 AM
 Subject: DR-R19-0004/Air Park Self Storage Revision to DR14-0004
 To: planning@edcgov.us <planning@edcgov.us>
 Cc: Cultural Resource Department Inbox <crd@wiltonrancheria-nsn.gov>

Good morning,

Please below and attached Mitigation Measures

To minimize the potential for DR-R19-0004/Air Park Self Storage Revision to DR14-0004 and its construction contractor(s) will implement the following measures:

- Paid Native American monitors from culturally affiliated Native American Tribes will be invited to monitor the vegetation grubbing, stripping, grading or other ground-disturbing activities in the project area to determine the presence or absence of any cultural resources. Native American representatives from cultural affiliated Native American Tribes act as a representative of their Tribal government and shall be consulted before any cultural studies or ground-disturbing activities begin.
- Native American representatives and Native American monitors have the authority to identify sites or objects of significance to Native Americans and to request that work be stopped, diverted or slowed if such sites or objects are identified within the direct impact area. Only a Native American representative can recommend appropriate treatment of such sites or objects.
- If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or bone, are discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a archaeologist who meets the Secretary of the Interior's qualification standards can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the Caltrans, the SHPO, and other appropriate agencies. Appropriate treatment measures may include development of avoidance or protection methods, archaeological excavations to recover important information about the resource, research, or other actions determined during consultation.
- In accordance with the California Health and Safety Code, if human remains are uncovered during ground disturbing activities, the construction contractor or the County, or both, shall immediately halt potentially damaging excavation in the area of the burial and notify the County coroner and a qualified professional archaeologist to determine the nature of the remains. The coroner shall examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands, in accordance with Section 7050(b) of the Health and Safety Code. If the coroner determines that the remains are those of a Native American, he or she shall contact the NAHC by phone within 24 hours of making that determination (Health and Safety Code

10/10/2019

DR-R19-0004 - AIR PARK SELF STORAGE

Edcgov.us Mail - Fwd: DR-R19-0004/Air Park Self Storage Revision to DR14-0004

ATTACHMENT 13 COMMENTS, WILTON RANCHERIA

Section 7050(c)). After the coroner's findings are presented, the County, the archaeologist, and the NAHC-designated Most Likely Descendant (MLD) shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed.

2 attachments



1_Mitigation_Measures_CEQA_TCR_Avoidance 04-19-19.docx

20K



3_Mitigation_Measures_CEQA_Discoveries 04-19-19.docx

19K