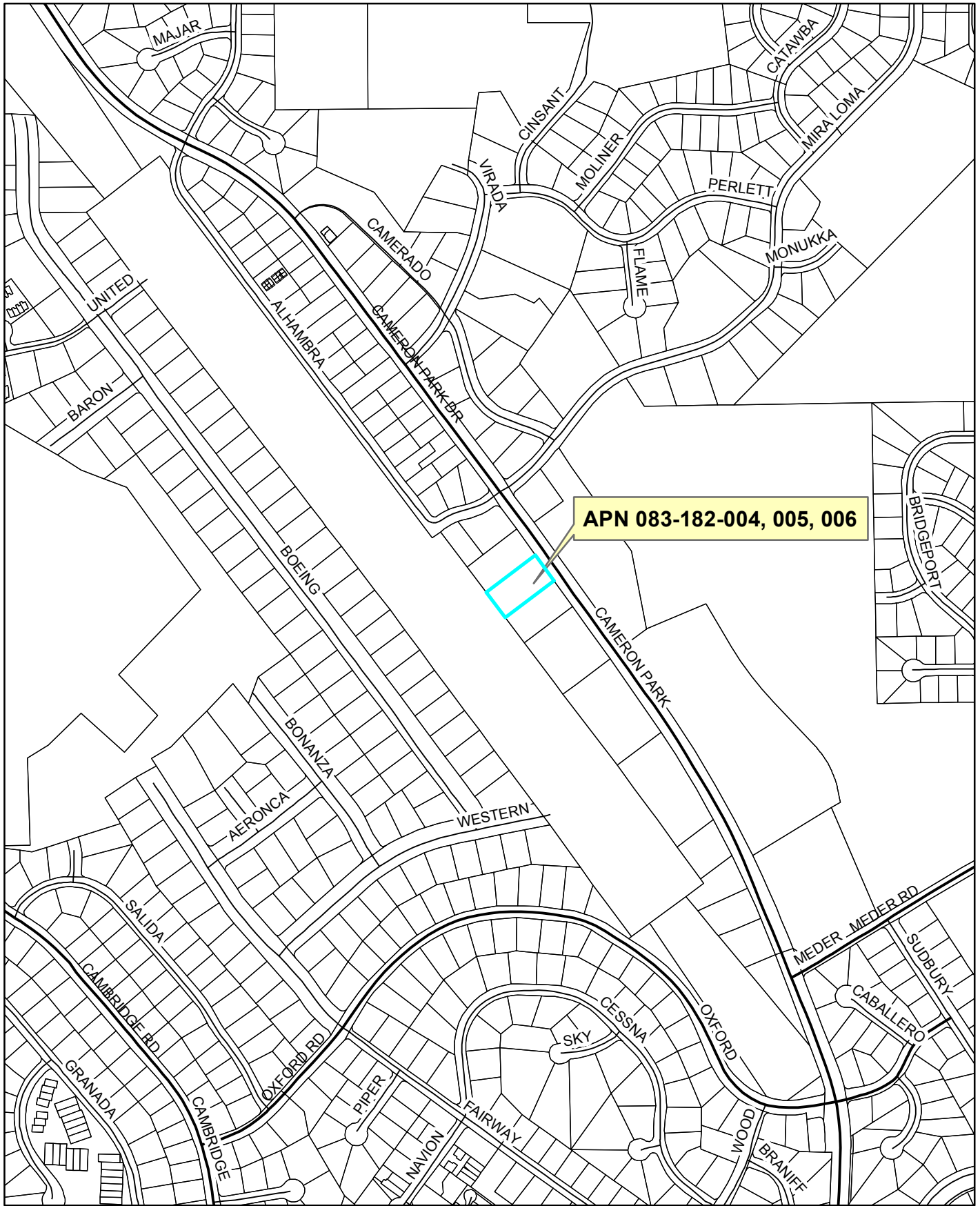
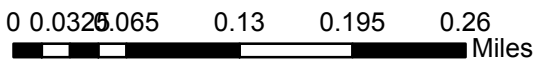


# DR-R19-0004 - AIR PARK SELF STORAGE EXHIBIT A LOCATION MAP



APN 083-182-004, 005, 006



Scale



DR-R19-0004 - AIR PARK SELF STORAGE  
EXHIBIT B ASSESSORS PARCEL MAP

Parcel Map  
of  
Lot 262 Air Park Estates and ReSubdivision  
of Lot 459 of Cameron Park North Unit No. 1  
R Portion Section 28, T.10N., R. 9E., M.D.M.  
County of El Dorado, State of California  
June 1981  
Scale 1" = 50'



**Basis of Bearings**

The meridian of this survey is identical to that of Cameron Park North Unit No. 1, (Map Book "C" Page 85), and is True North.

**Surveyor's Certificate:**

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and Local Ordinance at the request of THE ARDM CORPORATION on September 1st 1980. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

*James E. Trogdon*  
James Edward Trogdon  
L.S. 4846



**Legend**

- ⊙.... Found as shown.
- ⊕.... Set 5/8" Rebar with aluminum cap stamped LS4846, 1981.
- o.... Computed point, nothing found or set.

**REFERENCE**  
SD C-85  
SD P-78  
SD 6-27

**County Surveyor's Certificate:**

This map conforms with the requirements of the Subdivision Map Act and Local Ordinance.

Dated: Sept 13, 1982

*Fred G. DeBerry*  
Fred G. DeBerry L.S. 2403  
County Surveyor  
County of El Dorado

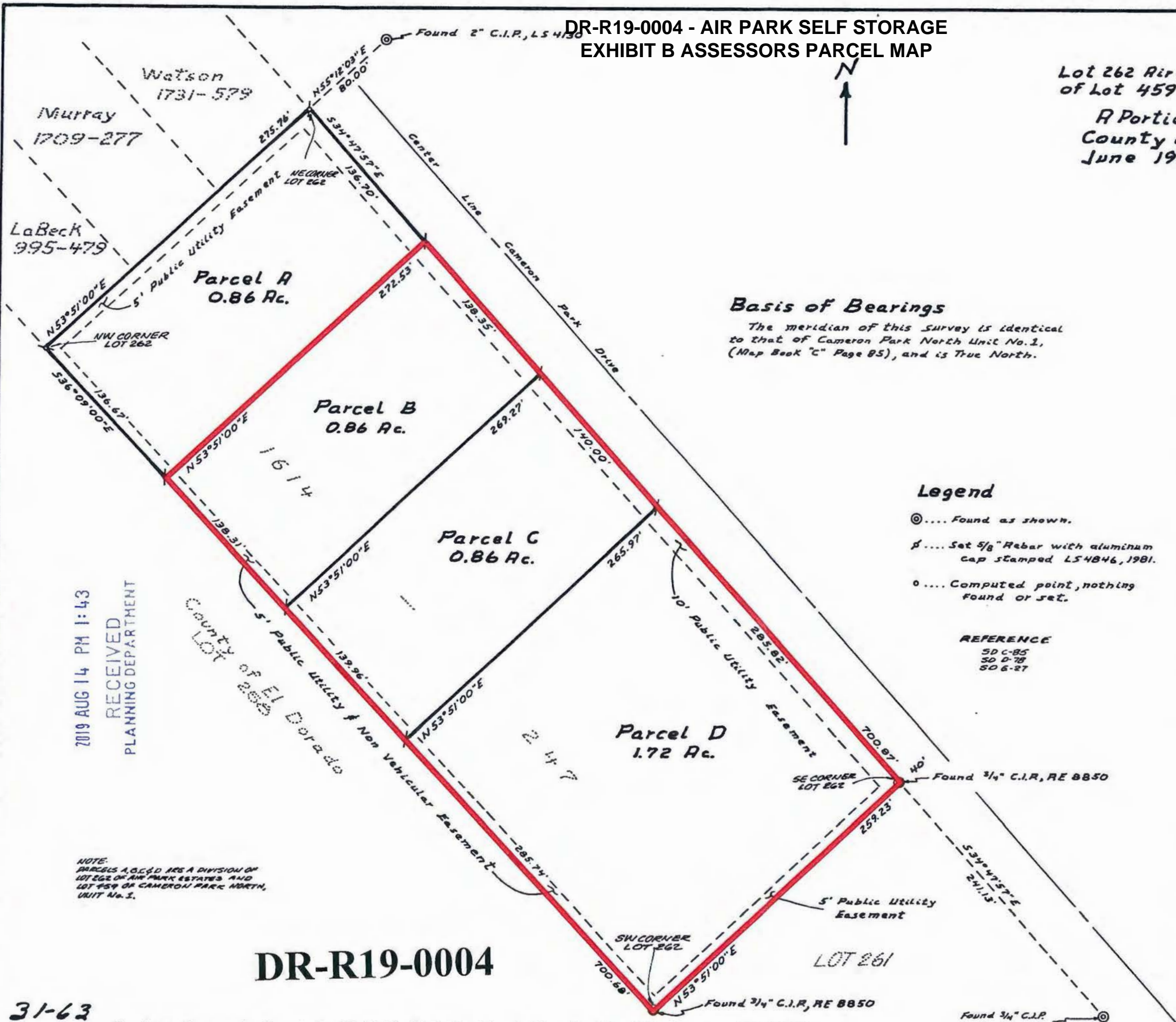


**Recorder's Certificate:**

Filed this 14 day of September 1982 at 11:11 A.M. in Book 31 of Parcel Maps at Page 63 at the request of James Edward Trogdon.

Document No. 31014

*Dorothy Carr*  
Dorothy Carr  
County Recorder  
County of El Dorado  
By: *Linda J. Bell*  
Deputy



**DR-R19-0004**

31-63

31-63

31-63

31-63

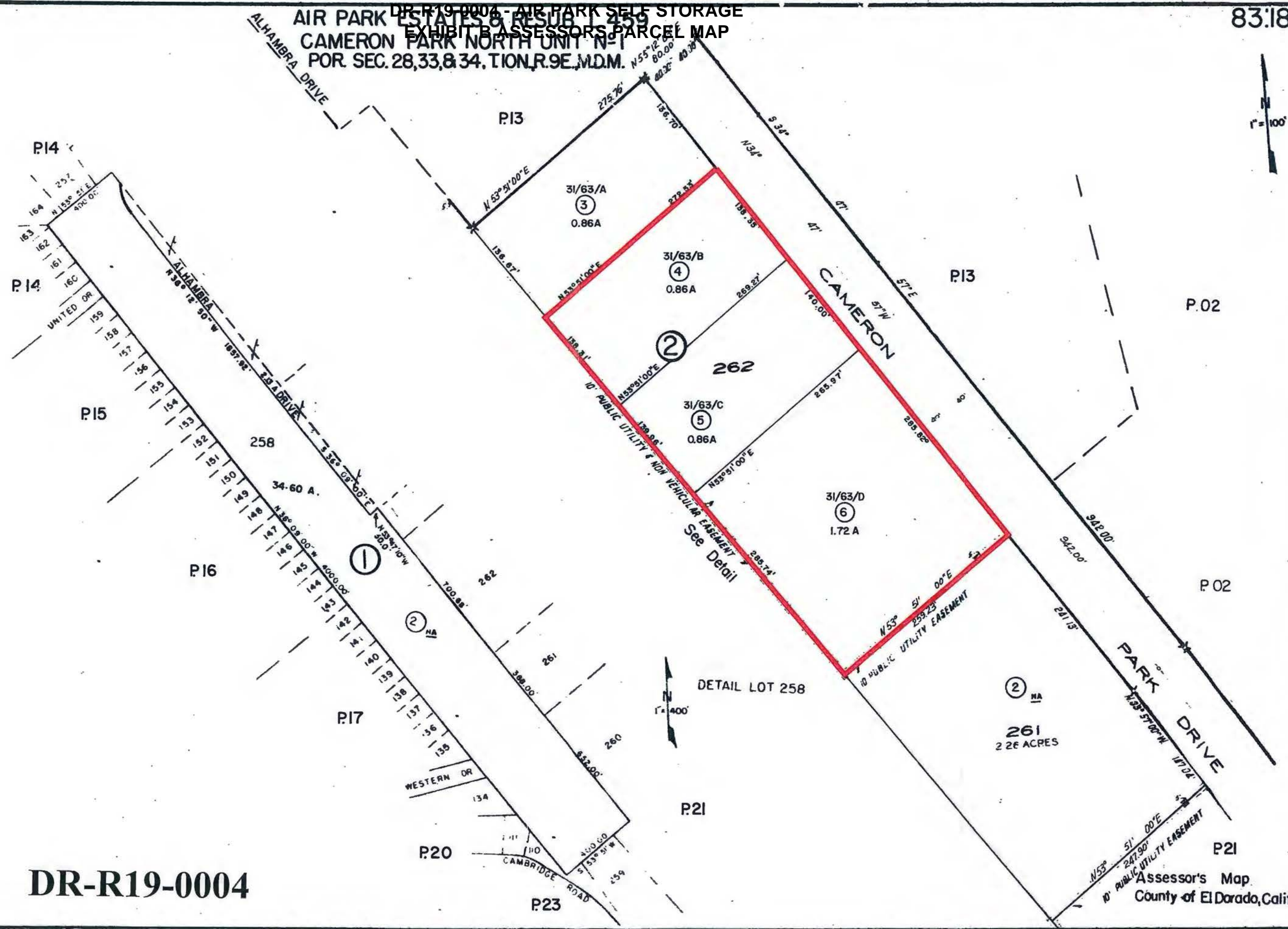
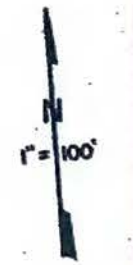
2019 AUG 14 PM 1:43  
RECEIVED  
PLANNING DEPARTMENT

NOTE:  
PARCELS A, C, & D ARE A DIVISION OF  
LOT 459 OF CAMERON PARK NORTH,  
UNIT No. 1.

31-63

31-63

DR-R19-0004 - AIR PARK SELF STORAGE  
ESTATES & RESUB I 259  
EXHIBIT B ASSESSORS PARCEL MAP  
CAMERON PARK NORTH UNIT N-1  
POR. SEC. 28, 33, & 34, T. 10N, R. 9E, M.D.M.

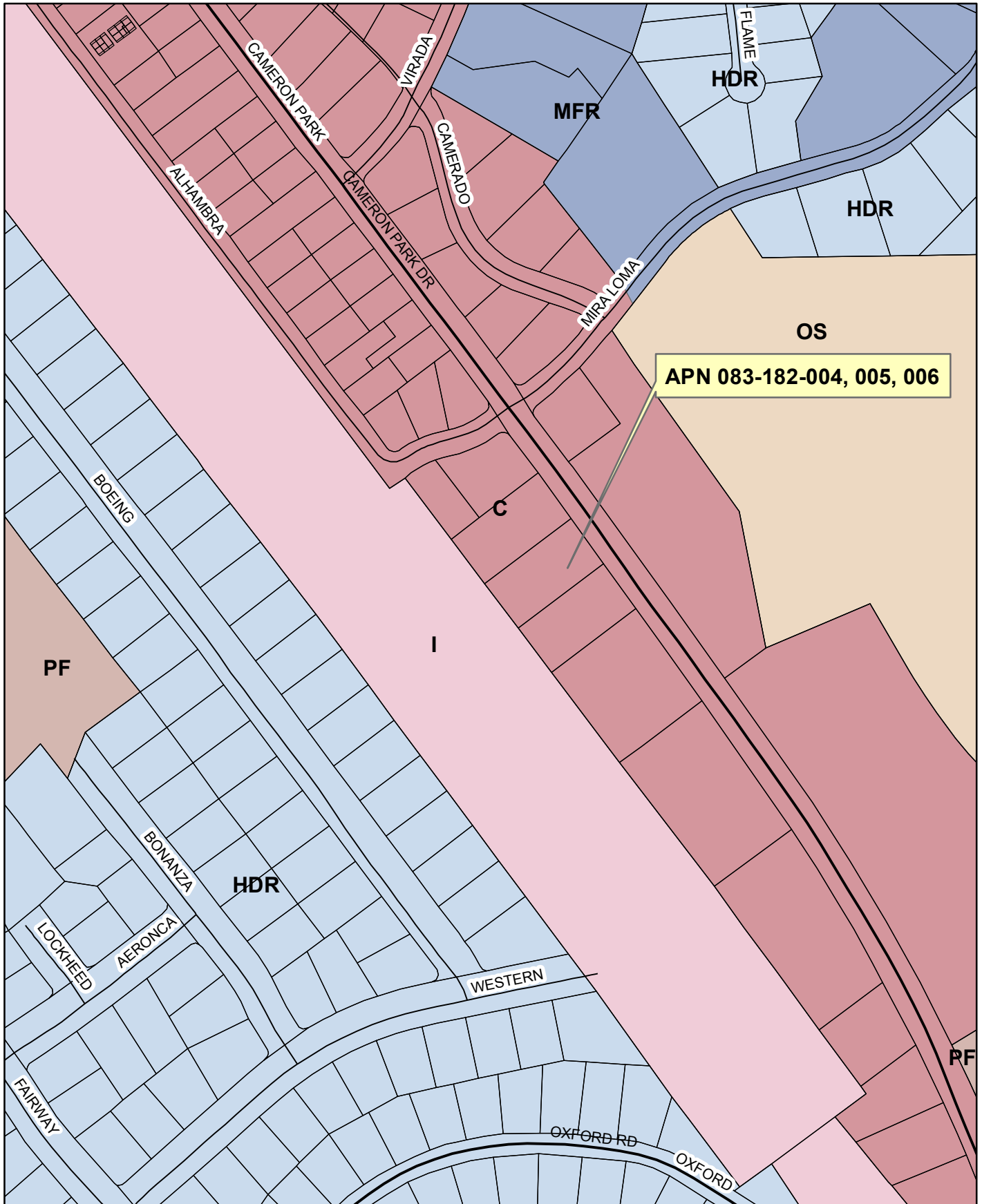


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PLANNING DEPARTMENT

DR-R19-0004

Assessor's Map  
County of El Dorado, Calif.

**DR-R19-0004 - AIR PARK SELF STORAGE  
EXHIBIT C GENERAL PLAN LAND USE MAP**



0.0175 0.035 0.07 0.105 0.14  
Miles

Scale

N



**DR-R19-0004 - AIR PARK SELF STORAGE  
EXHIBIT D ZONING MAP**



0.0175 0.035 0.07 0.105 0.14  
Miles

Scale

N



**DR-R19-0004 - AIR PARK SELF STORAGE  
EXHIBIT E AERIAL MAP**



**APN 083-182-004, 005, 006**

0.0175 0.035 0.07 0.105 0.14  
Miles

Scale



**DR-R19-0004 - AIR PARK SELF STORAGE**  
**EXHIBIT F FINDINGS CONDITIONS OF APPROVAL DR14-0004-S**

**DR14-0004-S/Landing Storage Phase 1** as Approved by the Development Services Division Director on July 8, 2015

**Findings**

**1.0 CEQA FINDINGS**

- 1.1 This project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) in compliance with Sections 15303(d), 15303(e), 15304(a), and 15304(b) of the CEQA Guidelines that apply to new construction of water main, sewage, electrical, gas and other utility extensions; new construction of accessory structures including fences; grading on land with a slope of less than 10 percent, except outside of waterways, wetlands, officially designated scenic areas, or officially mapped areas of severe geologic hazards; and new gardening or landscaping respectively. The project consists of water service connection, sewer facility stub-out for future use, replacement and relocation of existing fencing, grading and paving on a portion of the site with less than ten percent slope, and site landscaping enhancements.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

**2.0 GENERAL PLAN FINDINGS**

- 2.1 The project is consistent with the Commercial (C) land use designation of the subject site as defined by General Plan Policy 2.2.1.2. The project modifies an existing outdoor Recreational Vehicle (RV) and boat storage facility with improvements that include site grading, paving, landscaping, fencing, signage, irrigation service, fire protection service, and sewer service for future use, which is consistent with the allowed uses for the CG-DC Zone with an approved Design Review.
- 2.2 As conditioned, and with adherence to County Code, the project is consistent with all applicable Policies of the General Plan, including:
- 2.2.1 Policy 2.2.5.21 (compatibility with surroundings) because the project modifies an existing commercial activity adjacent to other commercial and industrial lots, and enhances the aesthetics of the subject parcel consistent with the surrounding area;
- 2.2.2 Policies 5.1.2.1 (adequate utilities and public services), 5.2.1.2 (water for emergency), 5.2.1.4 (available domestic water), and 5.7.1.1 (adequate emergency water and related facilities), because the project provides for necessary utilities to the site and includes improvements for future use, will provide irrigation and fire protection service through connection to existing, adjacent EID facilities, and includes installation of an on-site fire hydrant;

**DR-R19-0004 - AIR PARK SELF STORAGE**  
**EXHIBIT F FINDINGS CONDITIONS OF APPROVAL DR14-0004-S**

DR14-0004-S/Landing Storage Phase 1  
Development Services Division Director/July 8, 2015  
Final Findings/Conditions of Approval  
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- 2.2.3 Policy 6.2.3.2 (adequate emergency vehicle ingress/egress) because the Cameron Park Fire Department found the current project configuration has adequate emergency vehicle ingress/egress.

**3.0 ZONING FINDINGS**

- 3.1 With an approved Design Review, the project is consistent with the El Dorado County Zoning Ordinance designation of General Commercial-Design Community (CG-DC) because section 130.32.170 identifies that the CG Zone is intended to provide for the conduct of sales, storage, distribution, and light manufacturing businesses of the type that do not ordinarily cause more than a minimal amount of noise, odor, smoke, dust or other factors tending to disturb the peaceful enjoyment of adjacent residential or agricultural land use zones. The proposed use is allowed by right within the CG Zone because it is equivalent to listed uses in Section 130.32.180 (A); specifically, uses such as automotive sales lots and parking lots. The project has been reviewed in accordance with Section 130.74 of the zoning ordinance.
- 3.2 The project is consistent with the General Commercial Zone development standards as the proposed site modifications are in compliance with Section 130.32.200 of the County Zoning Ordinance.

**4.0 DESIGN REVIEW FINDINGS**

- 4.1 The site layout and improvements for this project are consistent with the Community Design Guidelines. Further, the recommendations of the Cameron Park Design Review Committee were incorporated into the project design and conditions of approval.

**Conditions of Approval**

**Planning Services**

1. This Design Review approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing Exhibits:

Exhibit F.....	Site Plan, Sheet S1; Revised March 2015
Exhibit G.....	Grading and Drainage Plan, Sheet G1; Revised March 2015
Exhibit H.....	Utility Plan, Sheet U1; Revised March 2015
Exhibit I-1, I-2 .....	Landscaping and Irrigation Plans, Sheets L1 and L2; Revised March 2015
Exhibit J .....	Airport Overhead Clearance Exhibit; March 2015
Exhibit K.....	Sign Elevation



**DR-R19-0004 - AIR PARK SELF STORAGE**  
**EXHIBIT F FINDINGS CONDITIONS OF APPROVAL DR14-0004-S**

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Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Design Review to modify an existing outdoor Recreational Vehicle (RV) and boat storage facility to include grading and paving necessary to expand the parking area spaces from 49 to 67, with 48 spaces at 40 feet x 13 feet, 15 low profile spaces at 32 feet x 13 feet, and 4 reduced-size low profile spaces; perimeter and parking area landscaping improvements and irrigation service; perimeter and parking area drainage improvements; relocation and replacement of perimeter chain link fencing with installation of slats within fencing along the southeast and southwest property lines; installation of a monument sign at the project entrance from Cameron Park Drive; fire protection service including installation of a fire hydrant; and sewer service stub-out for future use.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. **Landscaping:** The final landscape and irrigation plans shall be substantially consistent with Exhibit I-1 and I-2 and comply with Zoning Ordinance Section 130.18.090, General Plan Policy 7.3.5.1, and the County Water Efficiency Landscape Ordinance, if applicable. The applicant shall install and maintain the landscaping in accordance with the approved final landscaping plan in perpetuity.
3. **Lighting:** Exterior lighting shall be limited to low-profile lighted bollards as identified on Exhibits F and H. No pole lighting is approved with this permit. All outdoor lighting shall conform to Section 130.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the full cutoff standards, shall require a fixture substitution that meets that requirement.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Development Services.

**DR-R19-0004 - AIR PARK SELF STORAGE**  
**EXHIBIT F FINDINGS CONDITIONS OF APPROVAL DR14-0004-S**

DR14-0004-S/Landing Storage Phase 1  
Development Services Division Director/July 8, 2015  
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4. **Parking:** Parking shall be improved consistent with Chapter 130.18 of the County Code. Parking shall conform to the approved Site Plan (Exhibit F) and have 67 total parking spaces including 48 at 40 feet x 13 feet; 15 low profiles at 32 feet x 13 feet; and 4 reduced-size low profile spaces. Only low profile vehicle parking is allowed along the southwestern property line to ensure that height restrictions on parcels adjoining the airport are satisfied.
5. **Signage:** All signage installed as part of the project shall be consistent with Exhibits F and K for location, materials, sizes, and colors. One monument sign is approved and shall not exceed eight feet in height measured from ground level and six feet in height measured from the Cameron Park Drive elevation immediately adjacent to the sign location. The overall size of the monument sign including the base is 72 square feet, with a sign area of 28.2 square feet.
6. **Airspace Review:** Prior to the issuance of any building permit or commencement of any use authorized by this permit the applicant shall submit project plans to the Federal Aviation Administration (FAA) to verify that the proposed project would not exceed obstruction standards and would not be a hazard to air navigation. The applicant shall provide Planning Services with the appropriate documentation of the FAA determination.
7. **Condition Compliance:** Prior to issuance of any building permit or commencement of any use authorized by this permit the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
8. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

9. **Permit Implementation:** In compliance with Section 130.22.250 of the Zoning Ordinance, implementation of the project must occur within 24 months of approval of this Design Review Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.

**DR-R19-0004 - AIR PARK SELF STORAGE**  
**EXHIBIT F FINDINGS CONDITIONS OF APPROVAL DR14-0004-S**

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10. **Archeological Resources:** The following shall be incorporated as a note on the grading plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archeological resource”, contingency funding and a time allotment sufficient to allow recovering an archeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archeological resource”.

Development Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit

11. **Human Remains:** The following shall be incorporated as a note on the grading plans:

In the event of the discovery of human remains, all work shall cease and the County Coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The Coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in

**DR-R19-0004 - AIR PARK SELF STORAGE**  
**EXHIBIT F FINDINGS CONDITIONS OF APPROVAL DR14-0004-S**

DR14-0004-S/Landing Storage Phase 1  
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accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Development Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

**Transportation Division (EDCTD)**

12. **Drainage Study / NPDES Compliance:** The project proposes to render more than 5000 square feet of area impervious to surface runoff. This qualifies the project as a “Regulated Project” under section E.12.c of the California State Water Resources Control Board (SWRCB) Water Quality Order No. 2013-0001-DWQ (Order).

The project shall incorporate Site Design Measures, Source Control Measures, Low Impact Development (LID) Design Standards, and Hydromodification Management practices consistent with the Order into the project design, and construct such measures with the project. If the Order is amended or replaced by action of the SWRCB, the applicant shall comply with the Order in place at the time of issuance of construction permits.

The applicant shall provide a drainage report with the project grading plans and project improvement plans, consistent with the Drainage Manual and the Order. The Drainage Report shall address storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Transportation Division.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. A Scoping meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Transportation Division prior to occupancy.

**Cameron Park Fire Department**

13. All proposed security gates shall be installed in accordance with California Fire Code Section 503.6 and the El Dorado County Fire Prevention Standard on emergency access gates.
14. The project shall install one additional fire hydrant installed in accordance with El Dorado Irrigation District specifications and NFPA 24 for the purpose of providing water for fire protection per California Fire Code Section 507. The exact location of the hydrant shall be determined on resubmittal or civil plan review.
15. Per California Fire Code Section 507.3 the hydrant system shall provide a minimum of 1500 gpm at a 20 psi residual for a two hour duration.

**DR-R19-0004 - AIR PARK SELF STORAGE**  
**EXHIBIT F FINDINGS CONDITIONS OF APPROVAL DR14-0004-S**

DR14-0004-S/Landing Storage Phase 1  
Development Services Division Director/July 8, 2015  
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Page 7

**County of El Dorado Air Quality Management District**

16. Fugitive Dust: The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM<sub>10</sub>) in the form of 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 (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if the project requires a Grading Permit from the Building Department (Rules 223 and 223.1).
17. Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
18. Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
19. Construction Emissions: During construction, 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](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.
20. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from ARB. A copy of the current portable equipment permit 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 operations of each piece of equipment.

**DR-R19-0004 - AIR PARK SELF STORAGE**  
**EXHIBIT G 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**

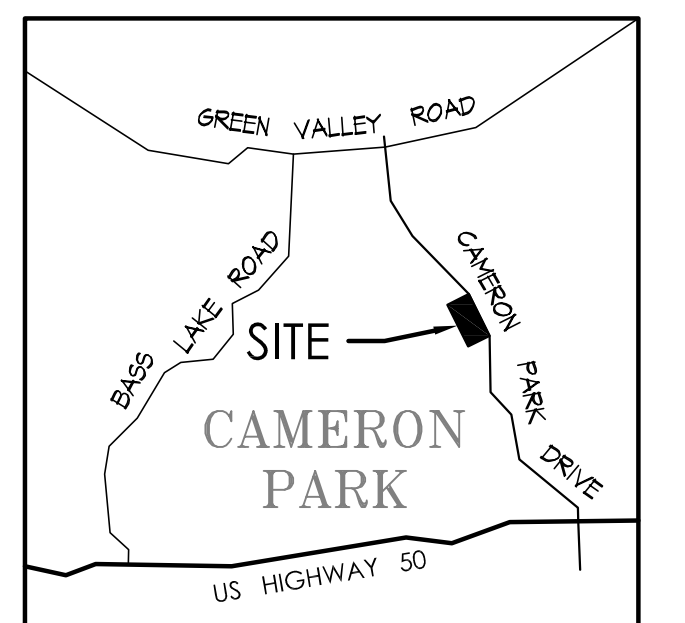
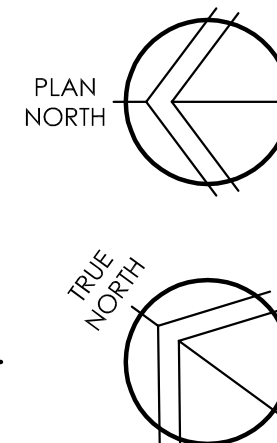
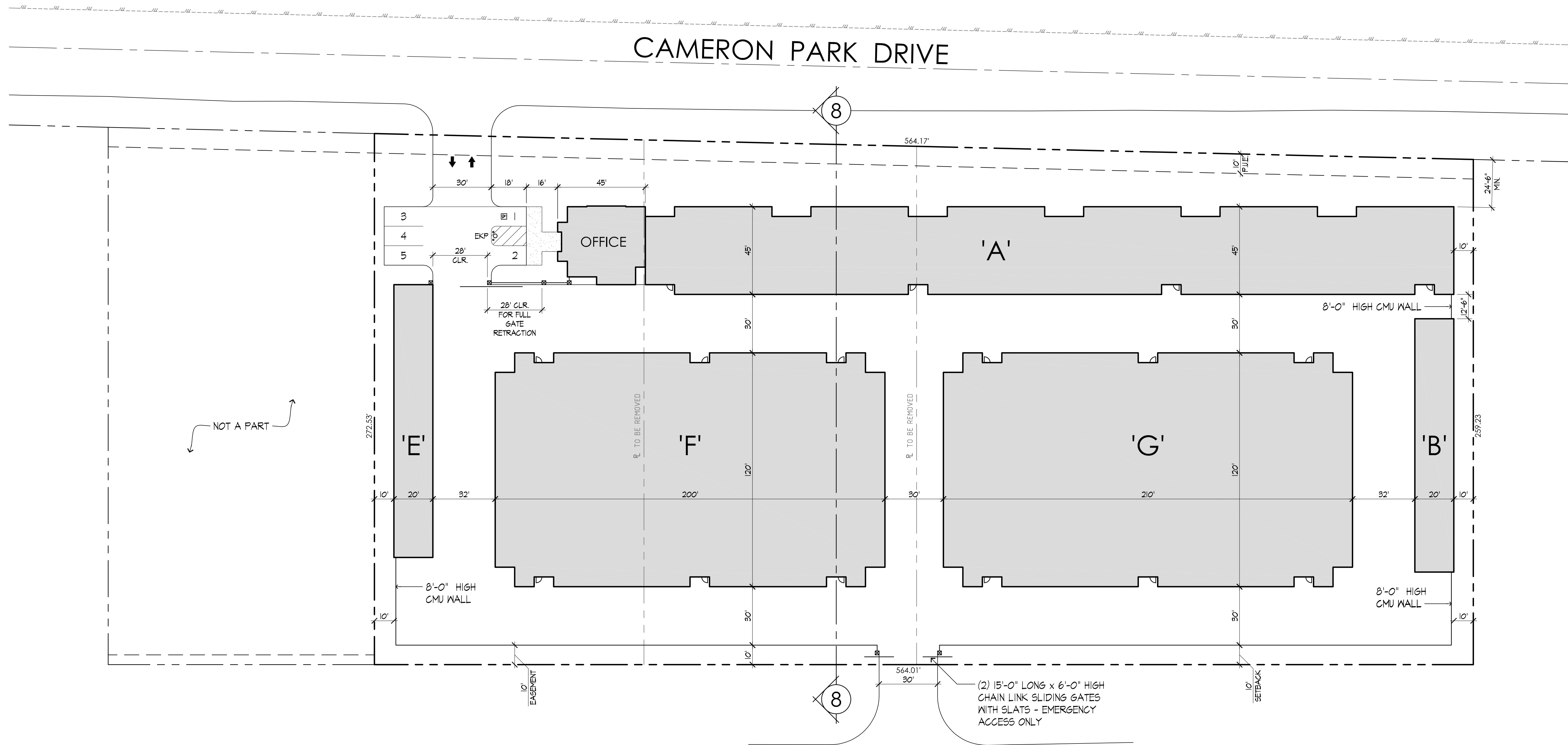
BOBBIE LEBECK  
 LEBECK YOUNG ENGINEERING, INC.  
 3430 ROBIN LANE, BLDG. #2  
 CAMERON PARK, CA 95682  
 PHONE: 530-677-4080  
 E-MAIL: bobbie@lebeckyoung.com

**LANDSCAPE ARCHITECT**

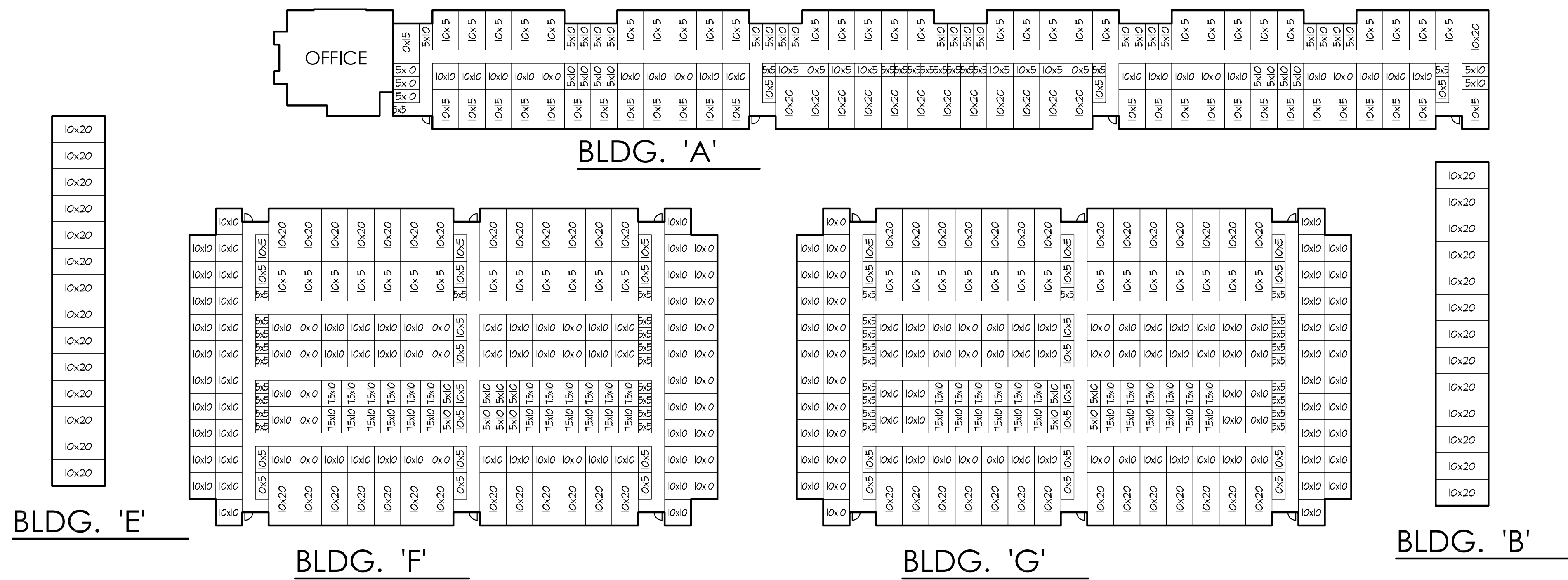
SCOTT VOLMER  
 GREAT VALLEY DESIGN, INC.  
 1219 SPRUCE LANE  
 DAVIS, CA 95616  
 PHONE: 530-231-5890  
 E-MAIL: svolmer@grtvalley.com

**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.
<b>STORAGE TOTAL</b>	<b>71,075 SQ. FT.</b>
OFFICE	1,582 SQ. FT.
<b>PROJECT TOTAL</b>	<b>72,657 SQ. FT.</b>



**DR-R19-0004 - AIR PARK SELF STORAGE**  
**EXHIBIT G 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
<b>TOTALS</b>		<b>564</b>	<b>60,500</b>
AVERAGE UNIT SIZE			107.24
GROSS BUILDING AREA			71,075
EFFICIENCY			85.12

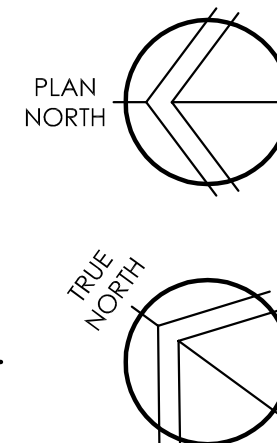
BLDG. 'A' TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5 x 5	25	12	300
5 x 10	50	34	1,700
10 x 5	50	11	550
10 x 10	100	20	2,000
10 x 15	150	55	8,250
10 x 20	200	13	2,600
<b>TOTALS</b>		<b>145</b>	<b>15,400</b>
AVERAGE UNIT SIZE			106.20
GROSS BUILDING AREA			17,875
EFFICIENCY		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

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

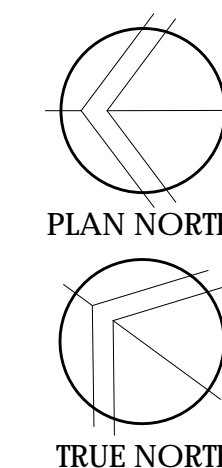
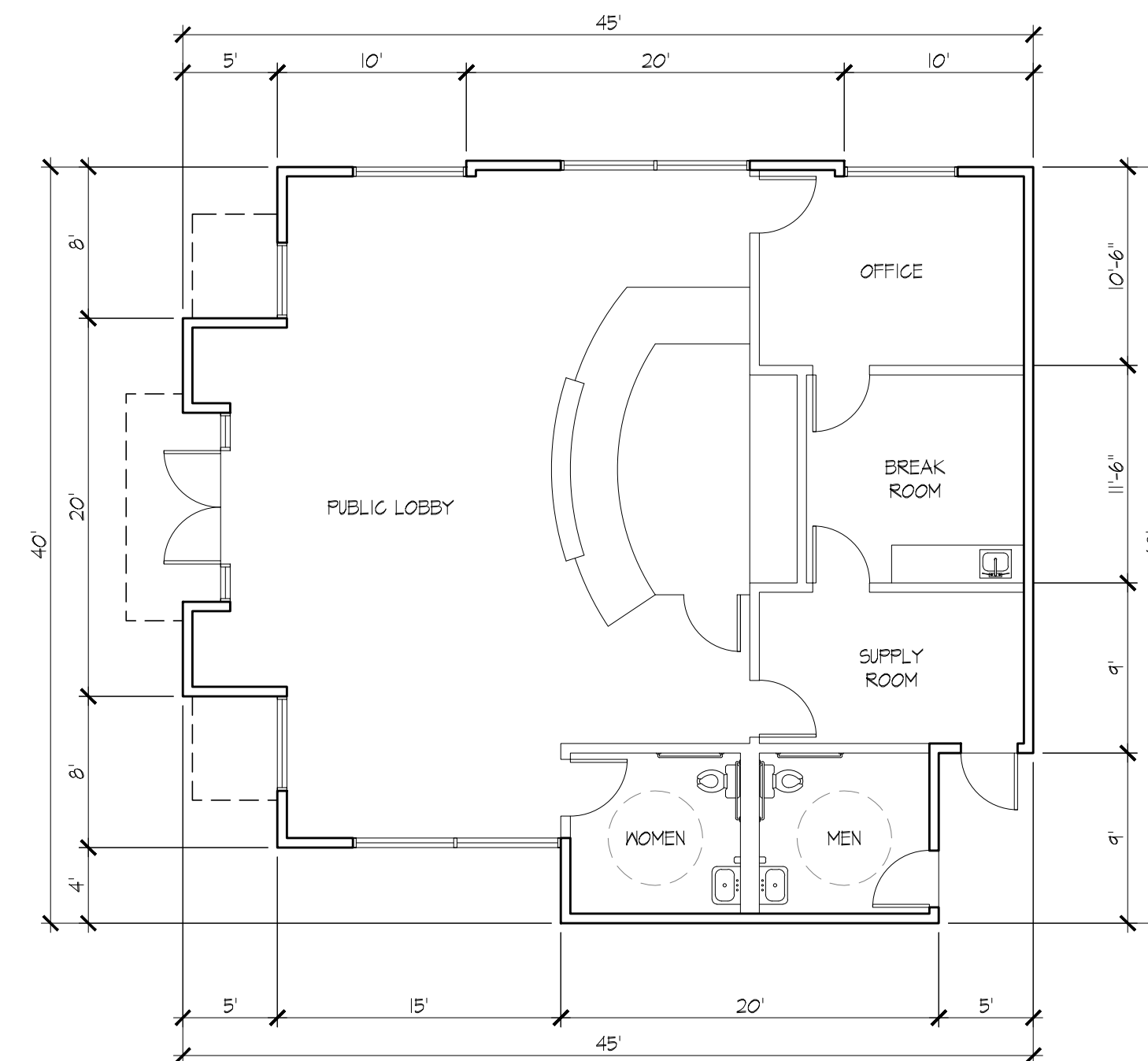
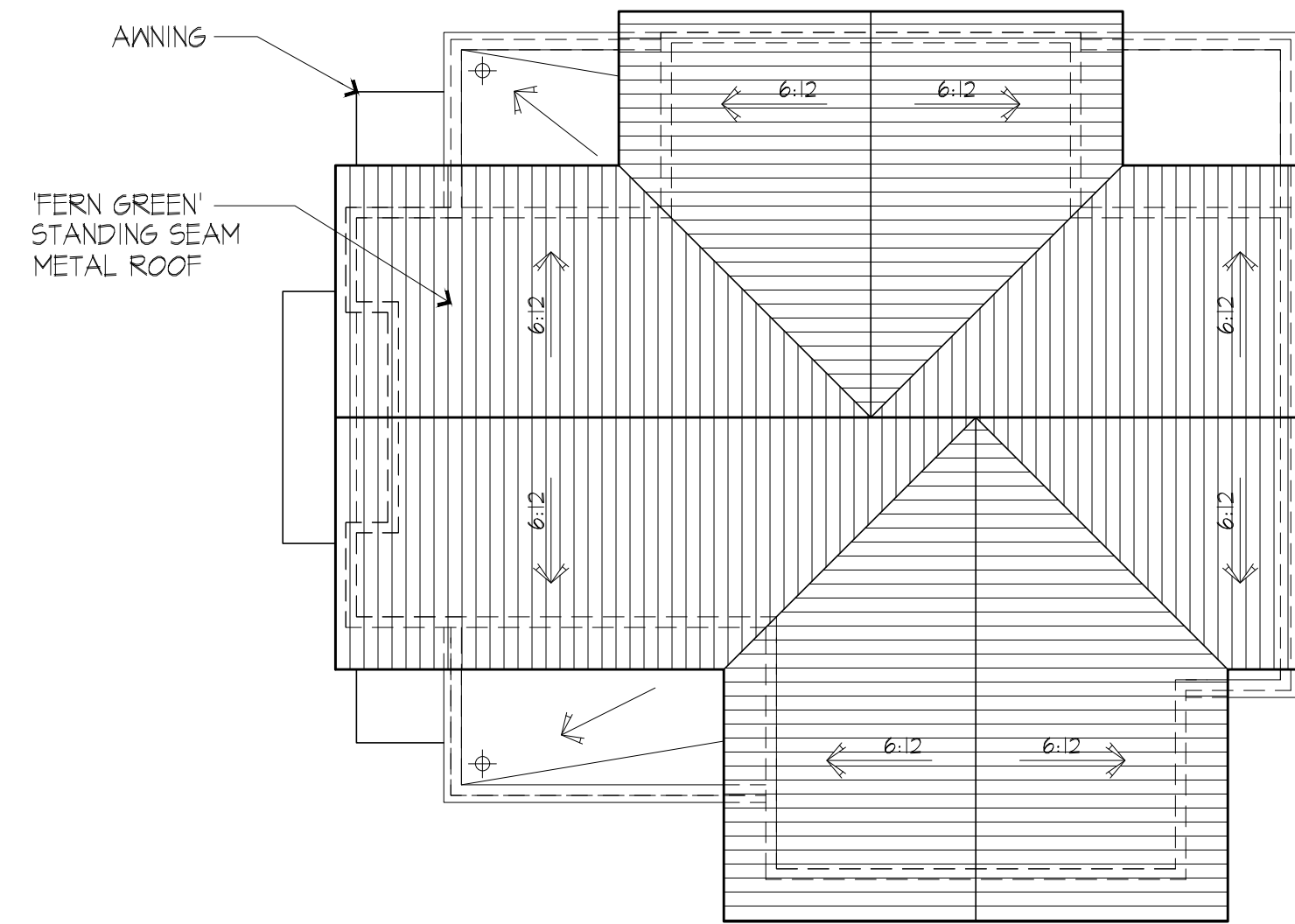
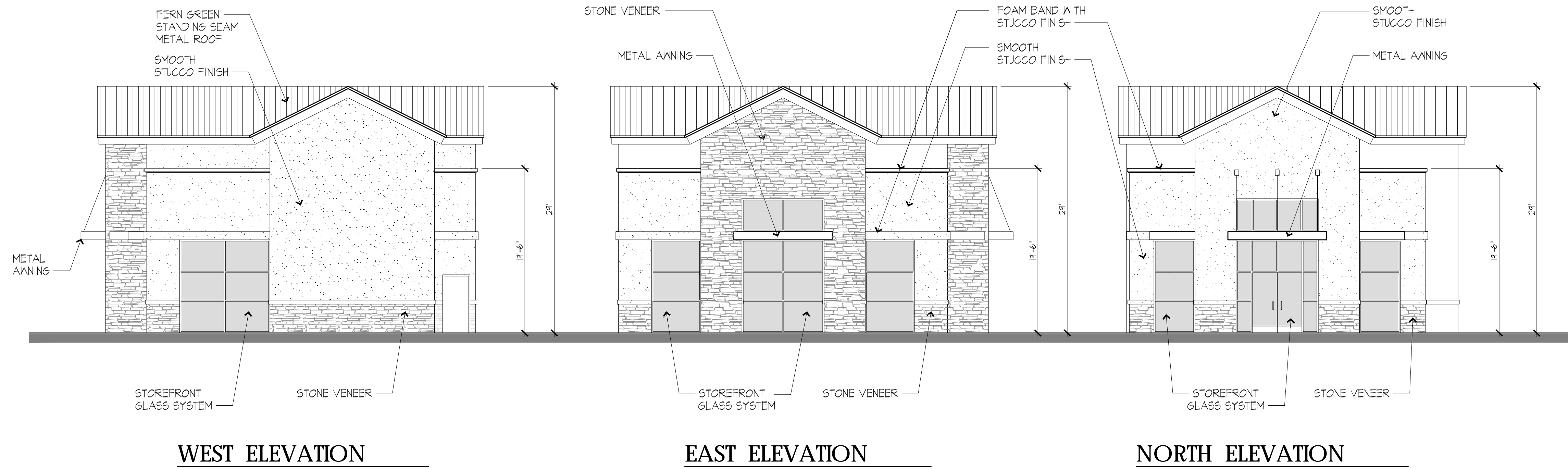
BLDG. 'E' TABULATION			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
10 x 20	200	14	2,800
<b>TOTALS</b>		<b>14</b>	<b>2,800</b>
AVERAGE UNIT SIZE			200
GROSS BUILDING AREA			2,800
EFFICIENCY			100.00

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
<b>TOTALS</b>		<b>193</b>	<b>19,325</b>
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
<b>TOTALS</b>		<b>199</b>	<b>20,375</b>
AVERAGE UNIT SIZE			102.38
GROSS BUILDING AREA			24,500
EFFICIENCY			83.16

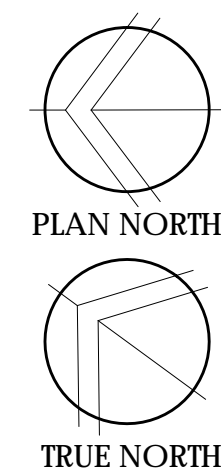
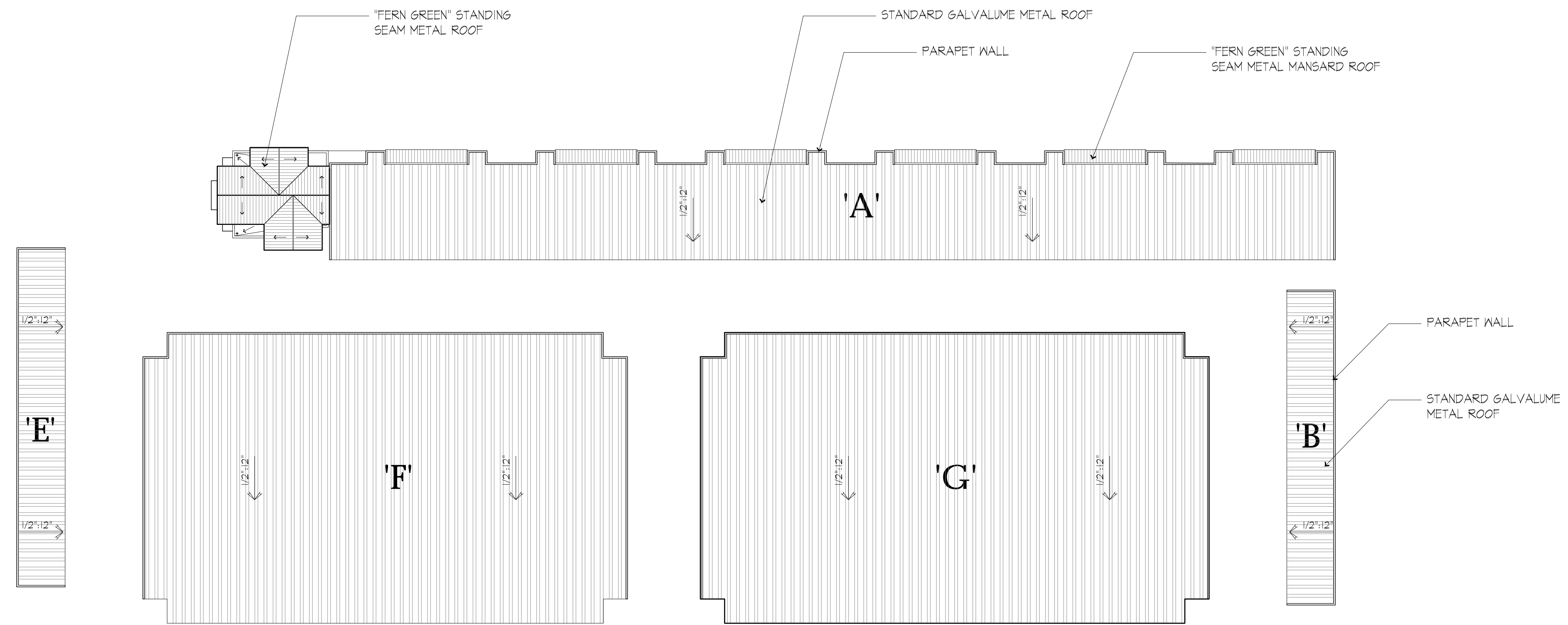


**DR-R19-0004 - AIR PARK SELF STORAGE**  
**EXHIBIT G ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)**

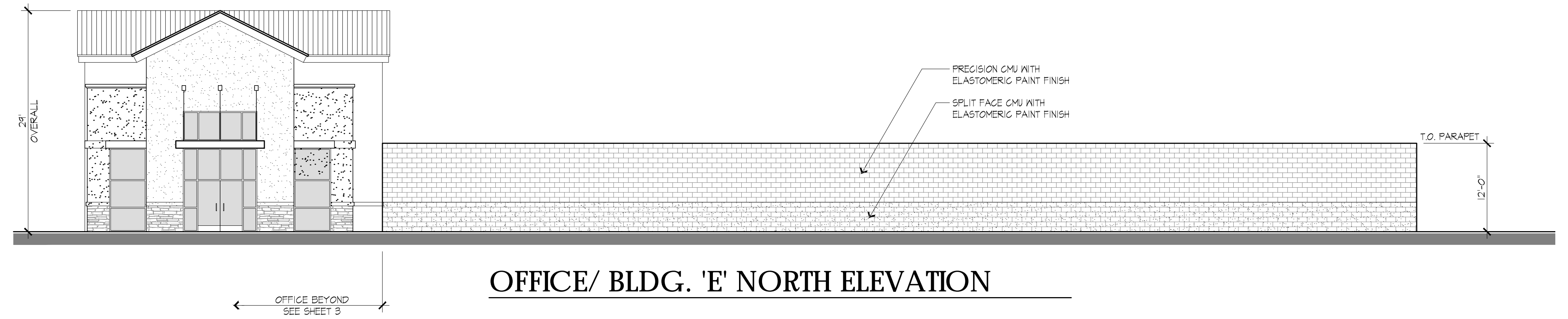




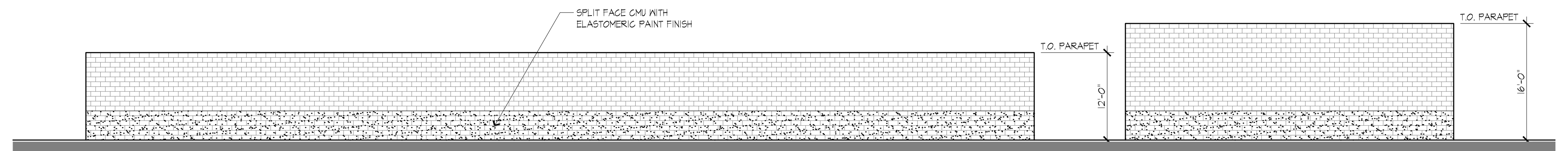
DR-R19-0004 - AIR PARK SELF STORAGE  
 EXHIBIT G ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)



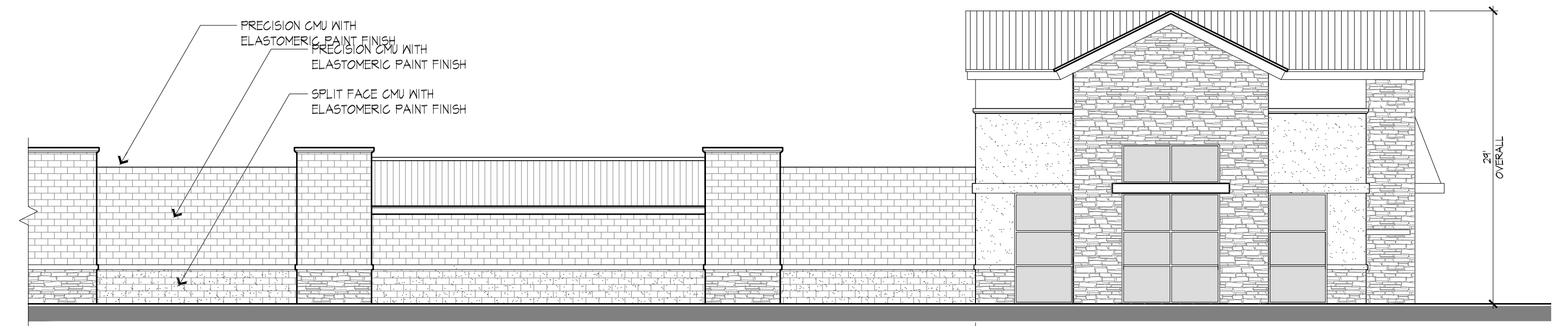
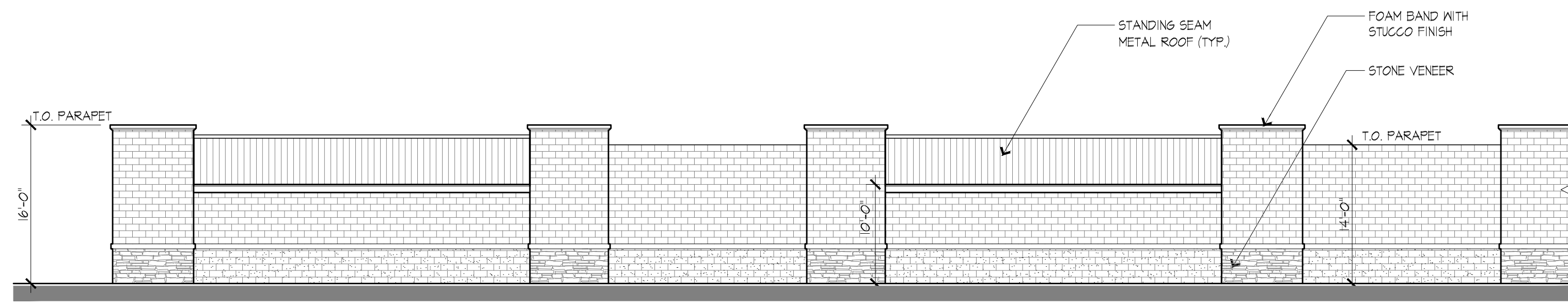
DR-R19-0004 - AIR PARK SELF STORAGE  
 EXHIBIT G ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)



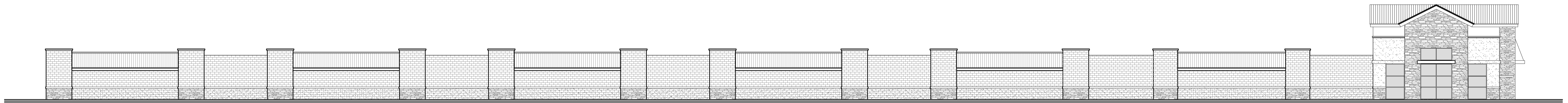
OFFICE/ BLDG. 'E' NORTH ELEVATION



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



BLDG. 'A' / OFFICE EAST ELEVATION

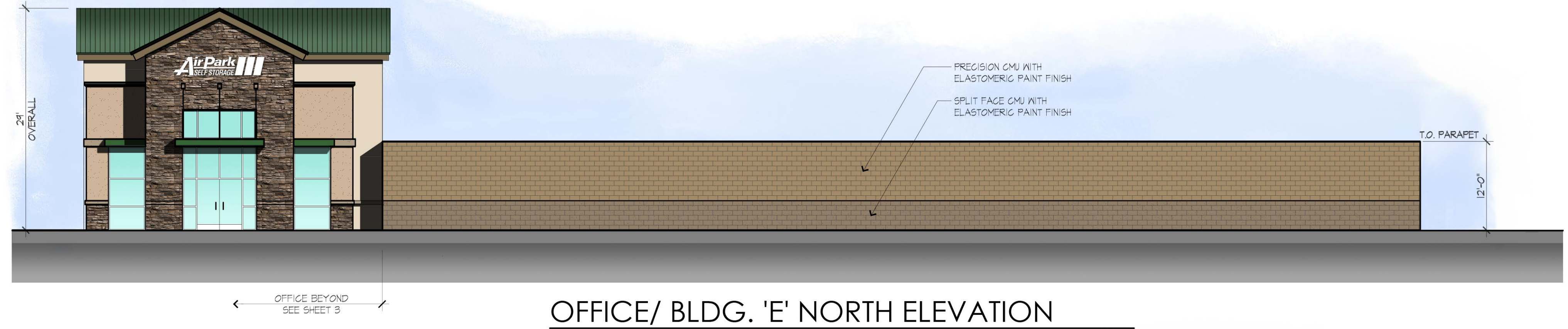


OVERALL EAST ELEVATION (CAMERON PARK DRIVE)

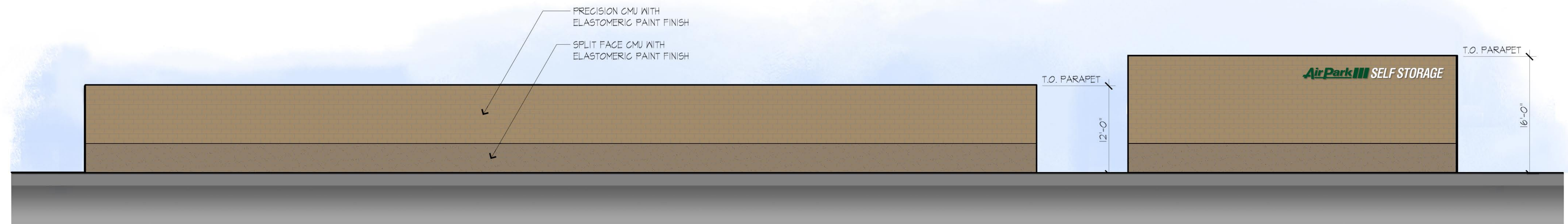
MATERIALS & COLORS

- 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  
EXHIBIT G ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)



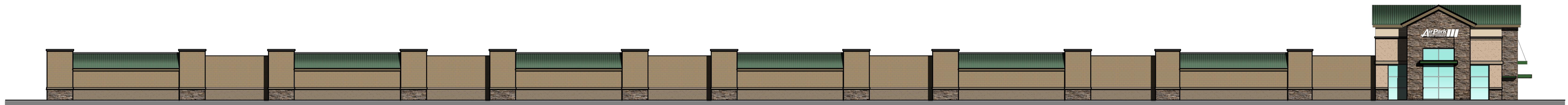
OFFICE/ BLDG. 'E' NORTH ELEVATION



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



BLDG. 'A' / OFFICE EAST ELEVATION

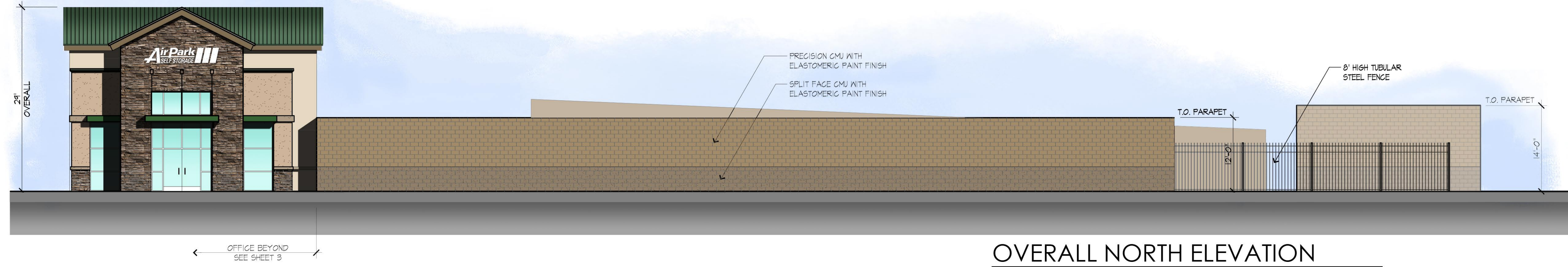


OVERALL EAST ELEVATION (CAMERON PARK DRIVE)

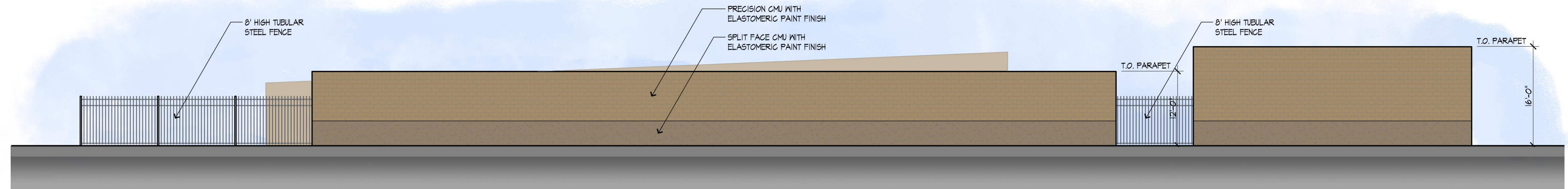
MATERIALS & COLORS

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- 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; PGG "SOLAR BRONZE"

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



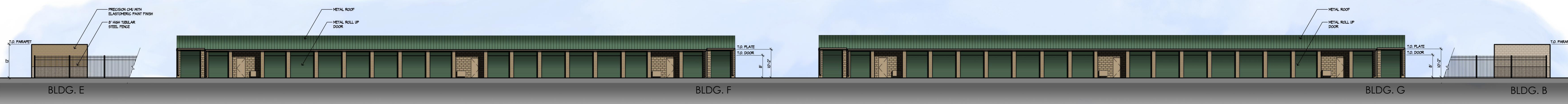
OVERALL NORTH ELEVATION



OVERALL SOUTH ELEVATION

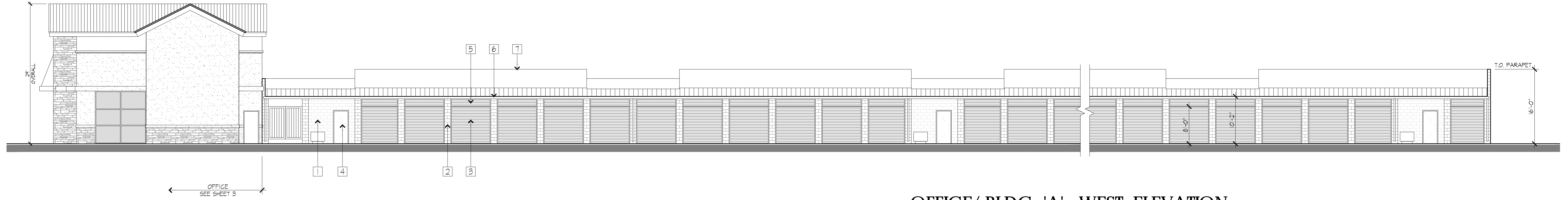


BLDG F & G WEST ELEVATIONS



OVERALL WEST ELEVATION

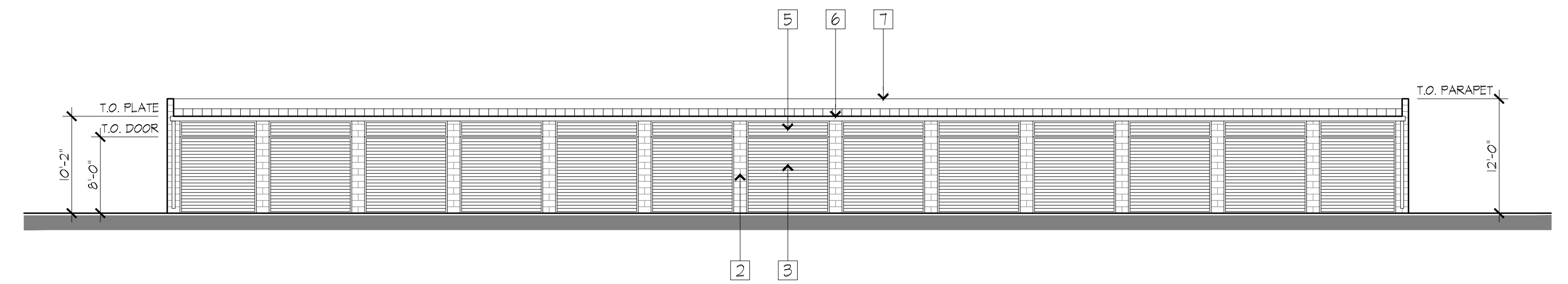
**DR-R19-0004 - AIR PARK SELF STORAGE  
EXHIBIT G ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)**



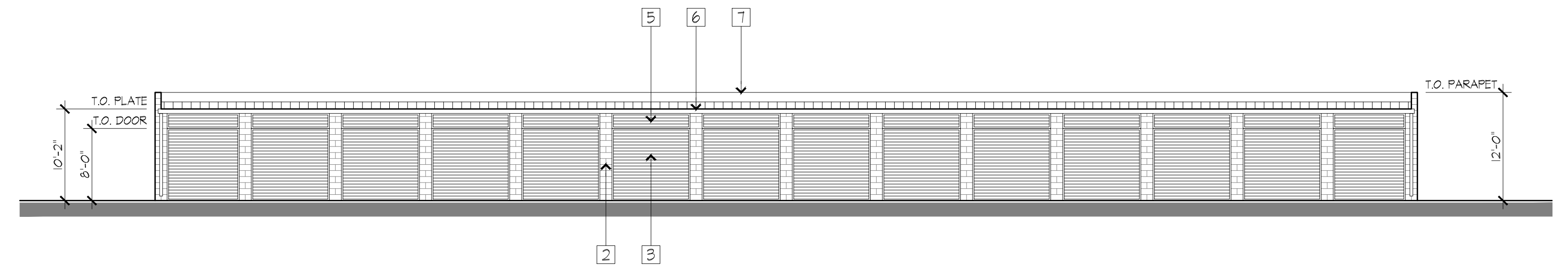
**OFFICE/ BLDG. 'A' WEST ELEVATION**

**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**

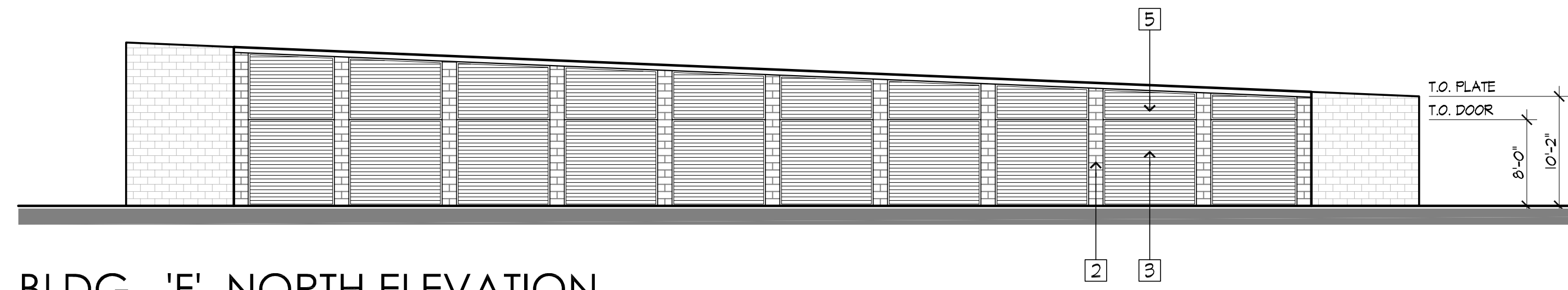


**BLDG. 'E' SOUTH ELEVATION**

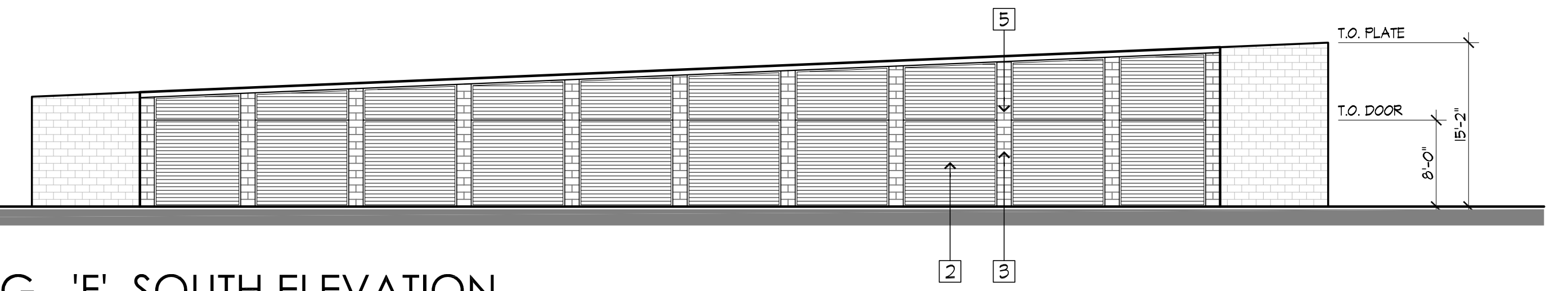
DR-R19-0004 - AIR PARK SELF STORAGE  
 EXHIBIT G ARCHITECTURAL PLANS (SHEETS 1, 2, 3, 4, 5, 5C, 5D, 6, 7)



BLDG. 'F' WEST ELEVATION



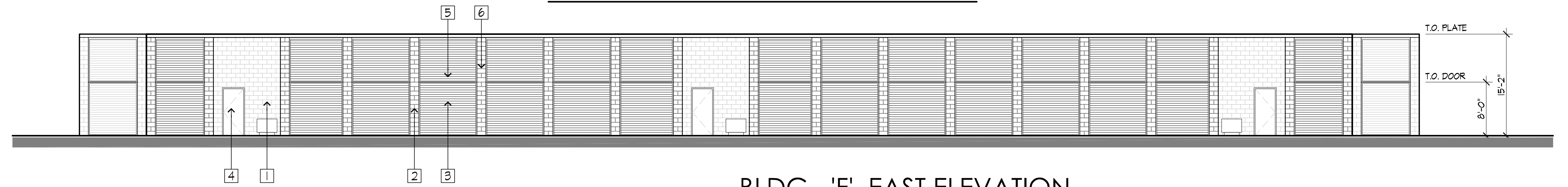
BLDG. 'F' NORTH ELEVATION



BLDG. 'F' SOUTH ELEVATION

ELEVATION KEYNOTES

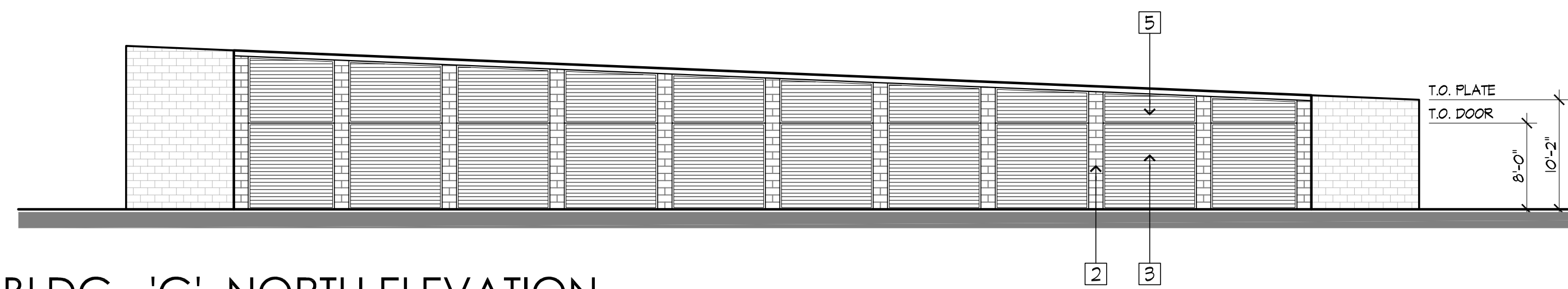
1. CMU WALL WITH ELASTOMERIC PAINT FINISH
2. CMU DOOR PILASTER WITH ELASTOMERIC PAINT FINISH
3. METAL ROLL-UP DOOR
4. METAL HALLWAY SWING DOOR
5. METAL TRANSOM OVER DOOR
6. METAL GUTTER
7. TOP OF PARAPET BEYOND



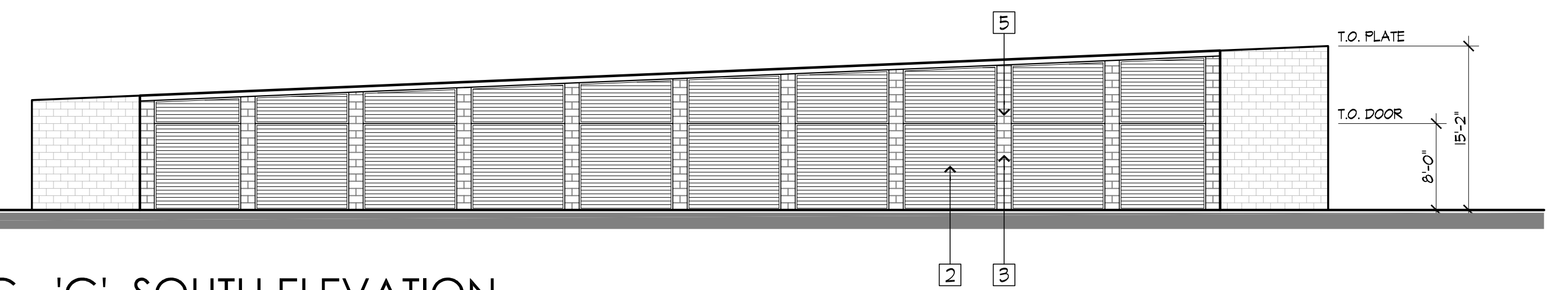
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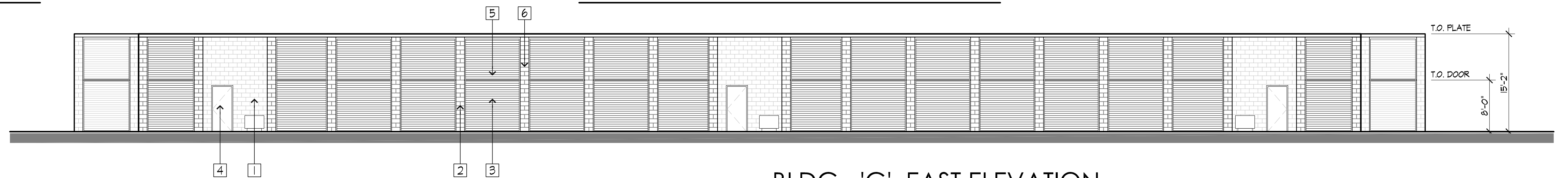
BLDG. 'G' WEST ELEVATION



BLDG. 'G' NORTH ELEVATION



BLDG. 'G' SOUTH ELEVATION



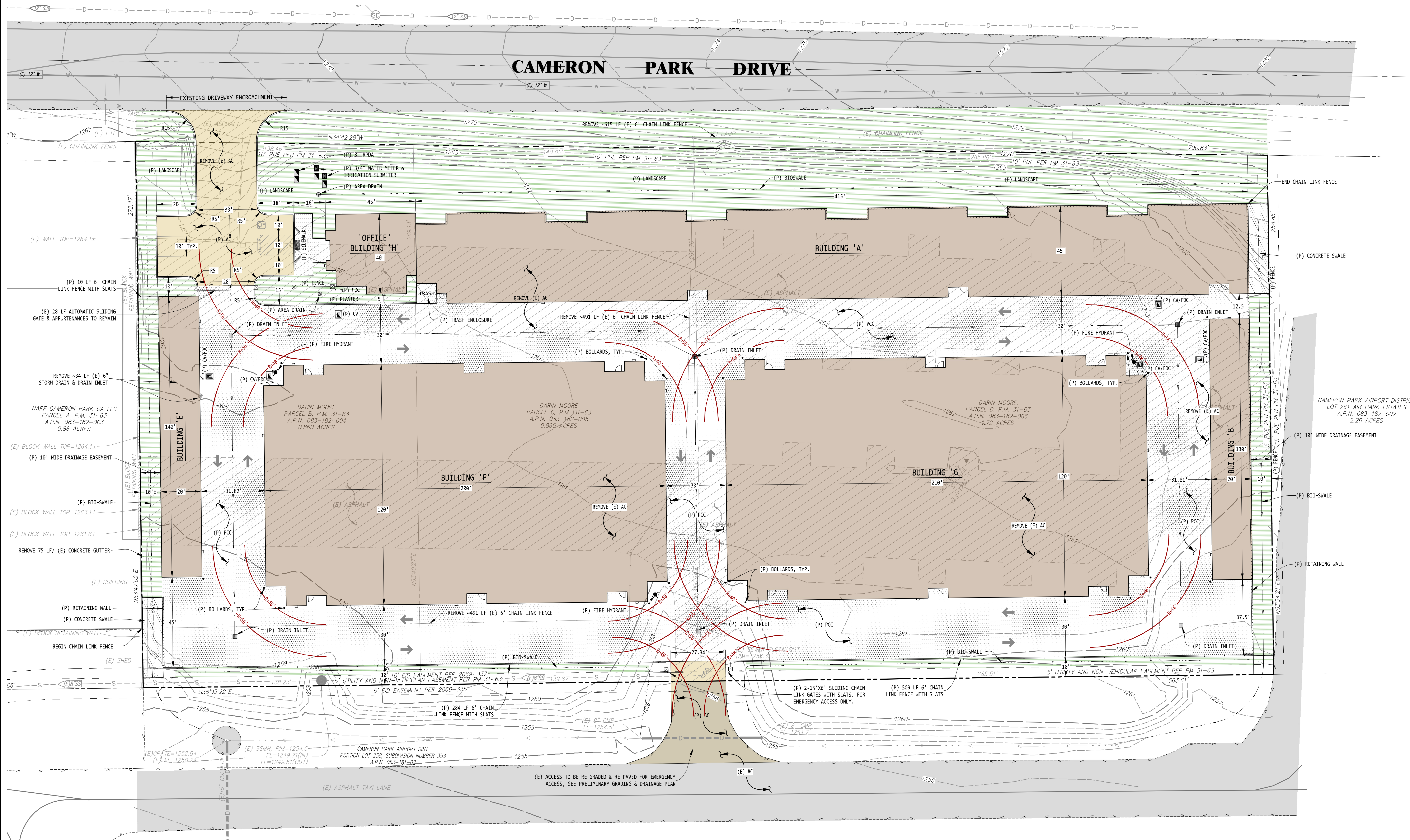
BLDG. 'G' EAST ELEVATION

# Revised Preliminary Site Plan For Air Park Self Storage

DR-R19-0004 - AIR PARK SELF STORAGE  
EXHIBIT H 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

**SITE**

TO SACRAMENTO

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:	<b>LEBECK ENGINEERING, INC.</b> 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 PH. 530-677-4080
CONTOUR INTERVAL:	1 FOOT
SOURCE OF TOPOGRAPHY:	1.) 2004 (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-9, 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

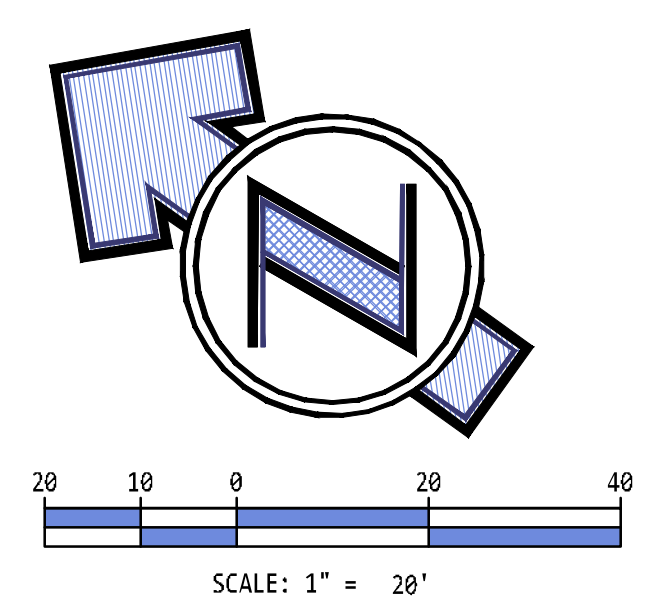
PLANNING COMMISSION:	
APPROVAL/DENIAL DATE:	
BOARD OF SUPERVISORS:	
APPROVAL/DENIAL DATE:	

Project #19-101	SHEET NO.
Date: September 2020	<b>S1</b>
Scale: 1" = 20'	
Designed by: R. Personius	
Reviewed by: B. Lebeck	Plot Date: Sep 11, 2020

### 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
<b>STORAGE TOTAL</b>	<b>71,075 SF</b>
'OFFICE'	
BUILDING 'H'	1,582 SF
<b>PROJECT TOTAL</b>	<b>72,657 SF</b>

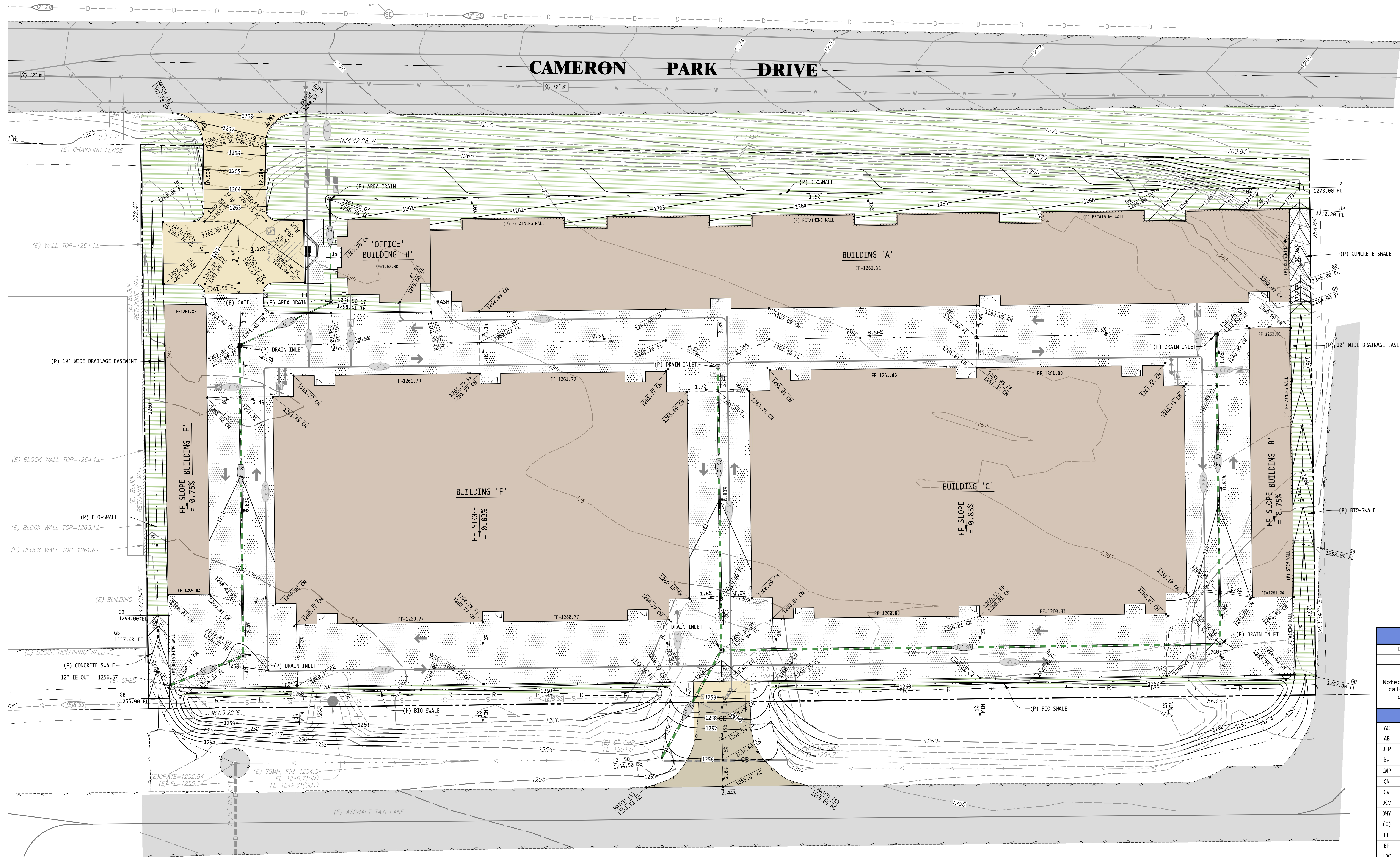


# Revised Preliminary Grading & Drainage Plan For Air Park Self Storage

DR-R19-0004 - AIR PARK SELF STORAGE  
EXHIBIT H 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



Earthwork Calculations		
EMBANKMENT (FILL)		1,090 C.Y.
EXCAVATION (CUT)	4,736 C.Y.	
<b>SITE TOTAL</b>		<b>3,646 C.Y. EXPORT</b>

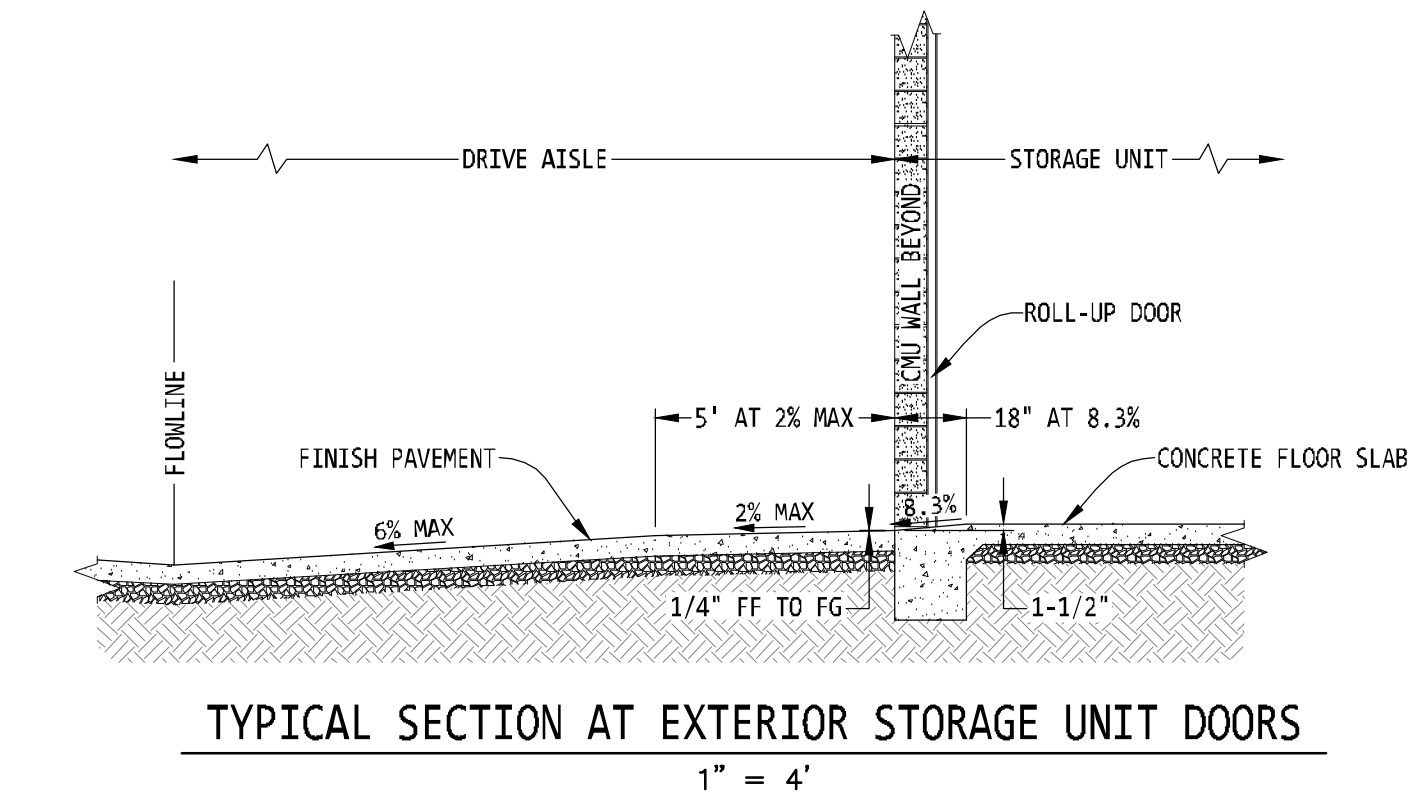
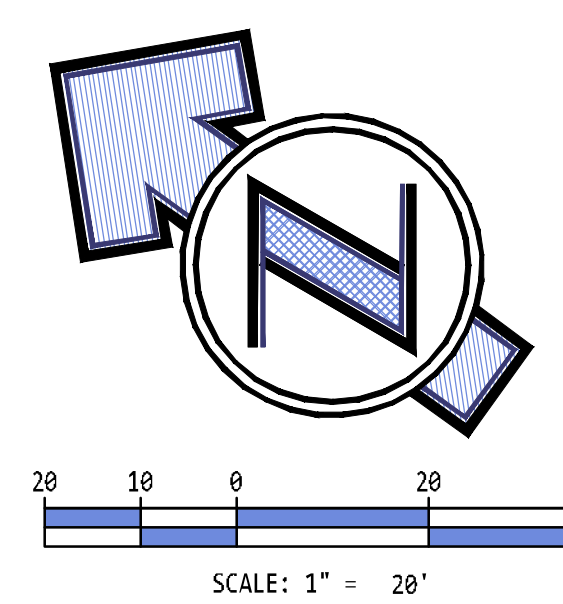
Note: calculation are approximate and may vary based upon characteristics of the soil and/or contractors methodology.

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	FLOORLINE
GB	GRADE BREAK
HP	HIGH POINT
LT	LEFT
(M)	MEASURED BEARING OR DISTANCE
(P)	PROPOSED
(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.  
**G1**  
Plot Date: Sep 11, 2020



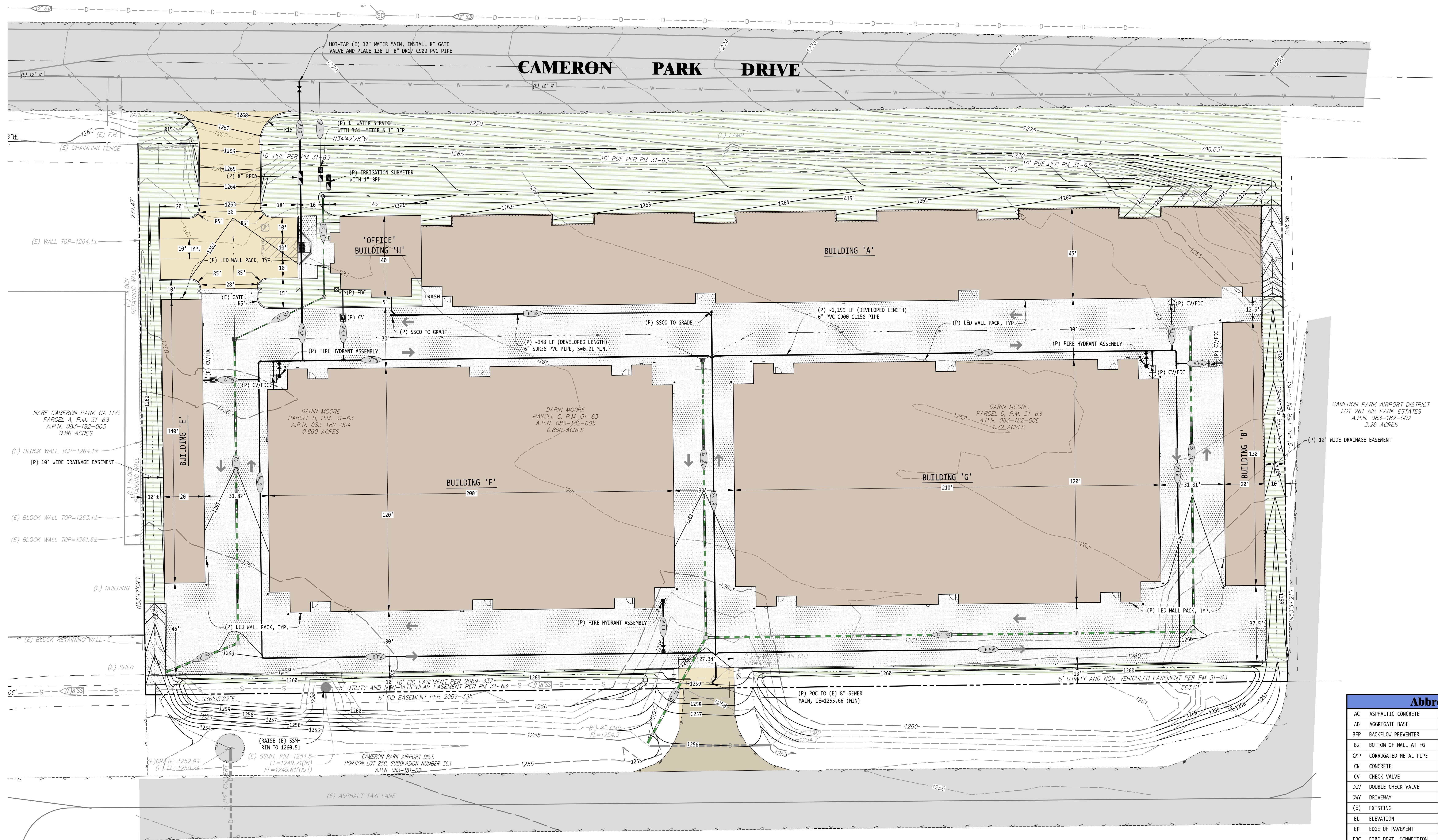


# Revised Preliminary Utility Plan For Air Park Self Storage

DR-R19-0004 - AIR PARK SELF STORAGE  
EXHIBIT H 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

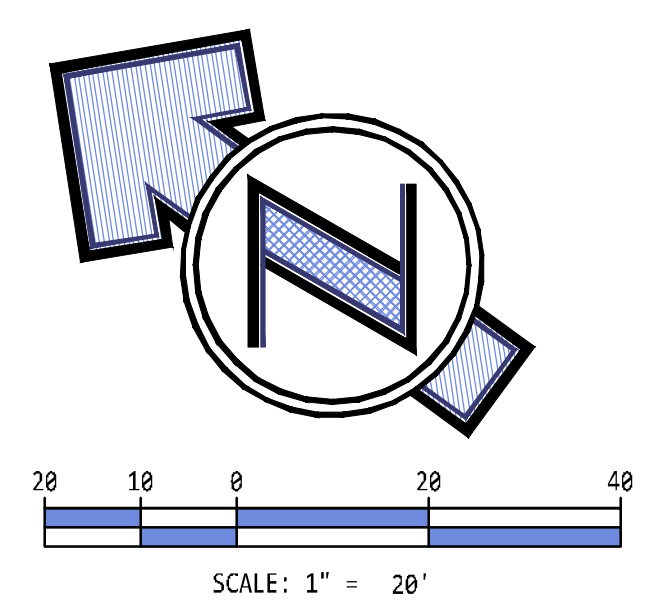


Abbreviations	
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BFP	BACKFLOW PREVENTER
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W	WATER
WM	WATER METER

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

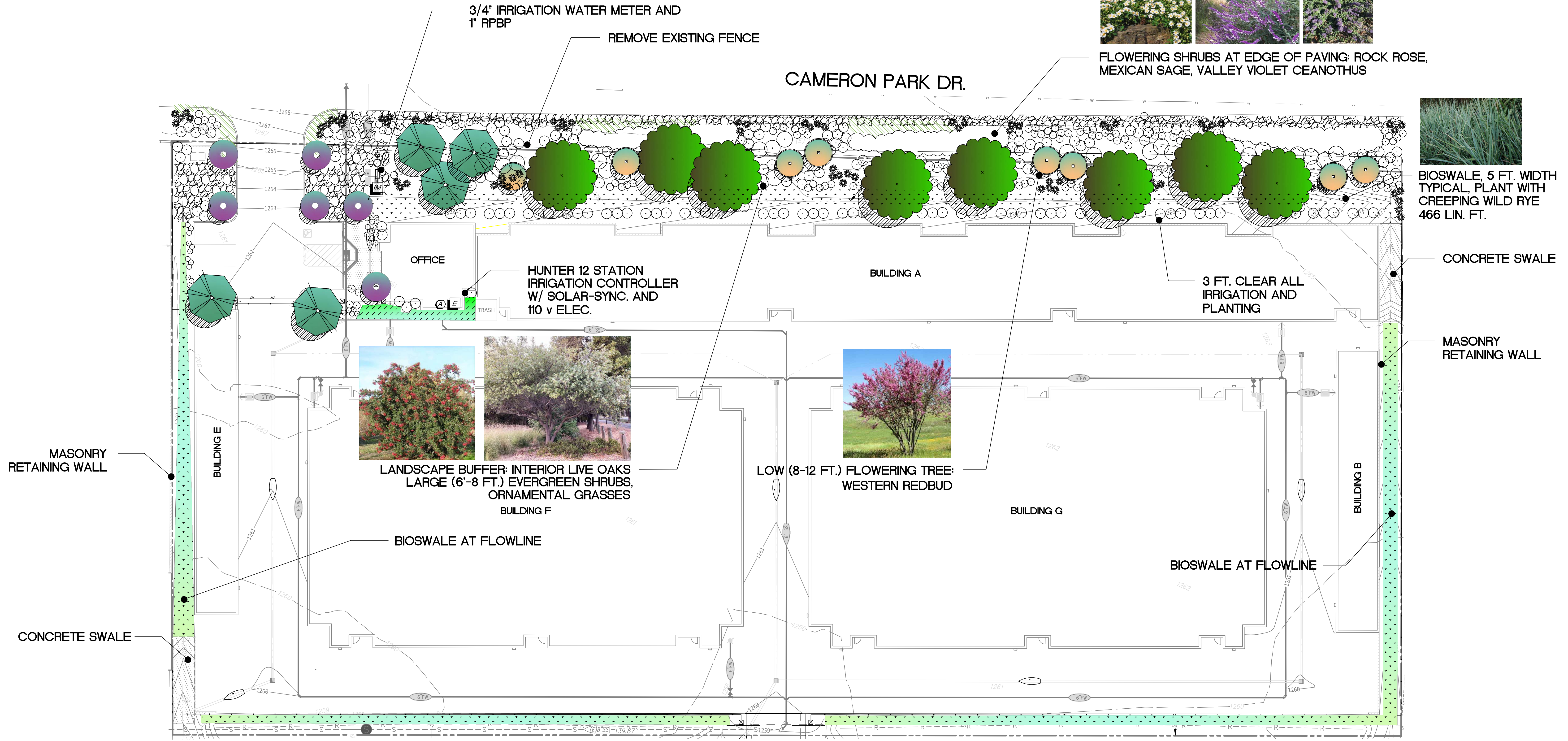
Project #19-101  
Date: September 2020  
Scale: 1" = 20'  
Designed by: R. Personius  
Reviewed by: B. Lebeck

SHEET NO.  
**U1**  
Plot Date: Sep 11, 2020





# DR-R19-0004 - AIR PARK SELF STORAGE EXHIBIT I 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.



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	15 GAL. LOW	
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL. LOW	
	LAGERSTROMIA NUSKESGEE	LAVENDER CHAPE MYRTLE	15 GAL. LOW	
EVERGREEN SHRUBS	RHAMNUS VIRE-CASE	COFFEE BERRY	5 GAL. LOW	
	ARCTOSTAPHYLOS HOWARD MCMINN	REDBARK MANZANITA	5 GAL. LOW	
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL. LOW	
	ROSEMARINUS CHEIR-CHOICE	NOODLING ROSEMARY	1 GAL. MODERATE	
	ROSA APRICOT DROFT	SILVER CHAPE ROSEMARY	2 GAL. MODERATE	
	WESTRINGIA SMOKEY	LION'S TAIL	1 GAL. LOW	
	LEONOTUS LEONARIS	MEXICAN SAGE	1 GAL. LOW	
	SALICAELEGNANTIA	WHITE ROCK ROSE	1 GAL. MODERATE	
	CISTUS ALBIA	COMPACT CEANOTHUS	5 GAL. LOW	
	CEANOTHUS VALLEY VIOLET			
PERENNIALS AND GROUNDCOVERS	LAVENDULA MADRID PURPLE	SPANISH LAVENDER	1 GAL. LOW	
	TEUCRIUM CHAMPYDORIS	GERMANDER	1 GAL. LOW	
	ANDROSANTHUS LIMB-YELLOW	KANGAROO PAW	1 GAL. MODERATE	
	ERIGERON KARVINSKIANUS	SANTA BARBARA DASSY	1 GAL. LOW	
	REPETA CATS-PALMANS	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
		HYPERICUM CALYCONUM	CREEPING ST. JOHN'S WORT	FLATS, 12" ON CENTER
		BIOSWALE LEYANUS TRITICOIDES	CREEPING WILD RYE	HYDROSEED
HORDEUM BRACHYANTHERUM		MEADOW BARLEY		
RIVER WASHED COBBLE, CAL GOLD OR SIMILAR			3"-6" SIZE, CONTINUOUS COVER 10" 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.

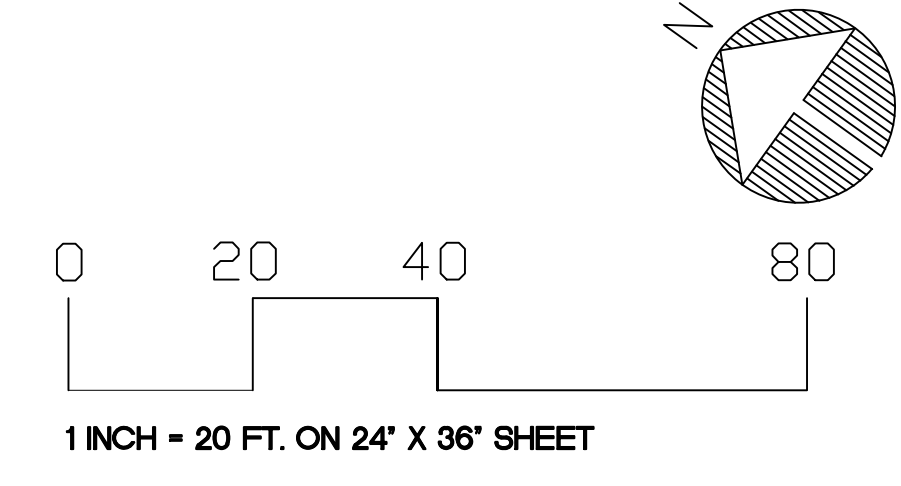
### LANDSCAPE WATER USE CALCULATIONS

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

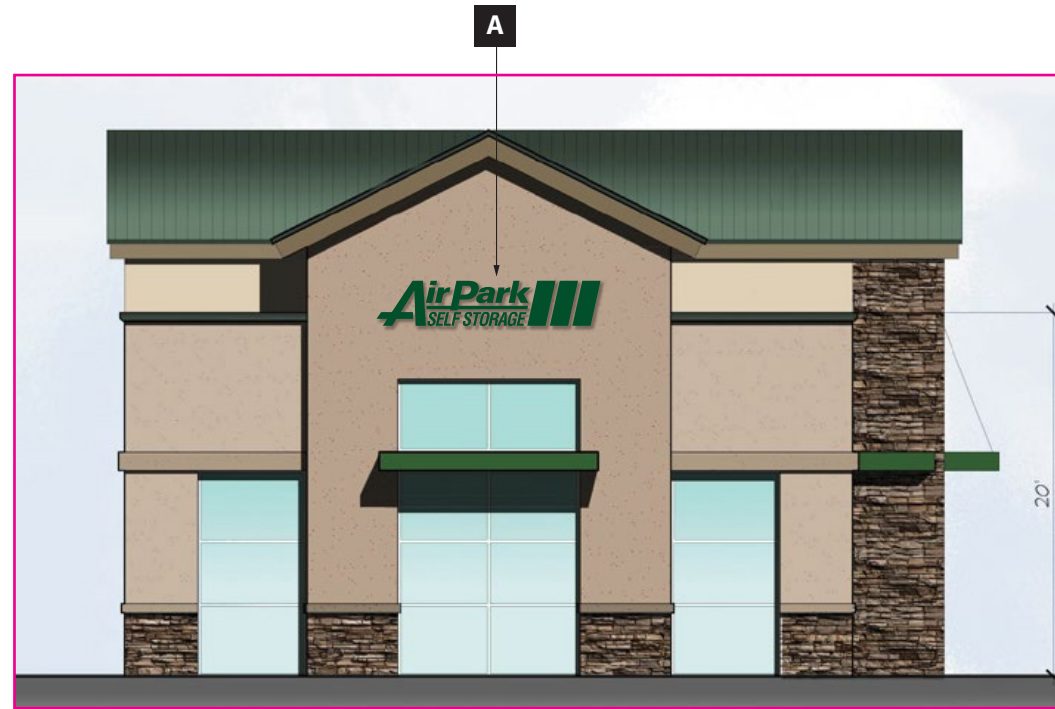
Eto = MAX. ANNUAL EVAPOTRANSPIRATION (LISTED BY CIMIS FOR PLACERVILLE, CA)  
 ETAF = EVAPOTRANSPIRATION FACTOR. ADJUSTS WATER NEED BASED ON PLANT FACTOR AND IRRIGATION EFFICIENCY  
 LA = TOTAL LANDSCAPE AREA PER PLAN  
 SLA = SPECIAL LANDSCAPE AREA (NONE ON THIS SITE)  
 GC = CONVERSION FACTOR (TO GALLONS)



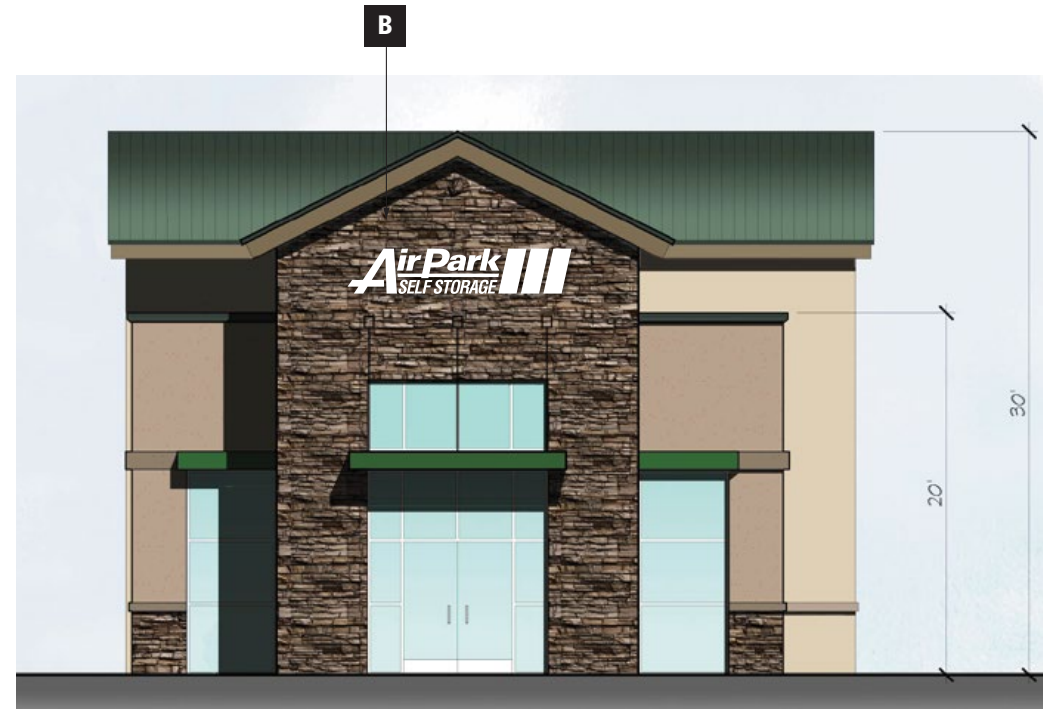
## SCHEMATIC LANDSCAPE PLAN: CP SELF STORAGE GROUP, LLC

CAMERON PARK, EL DORADO COUNTY CA  
SEPTEMBER 16, 2020

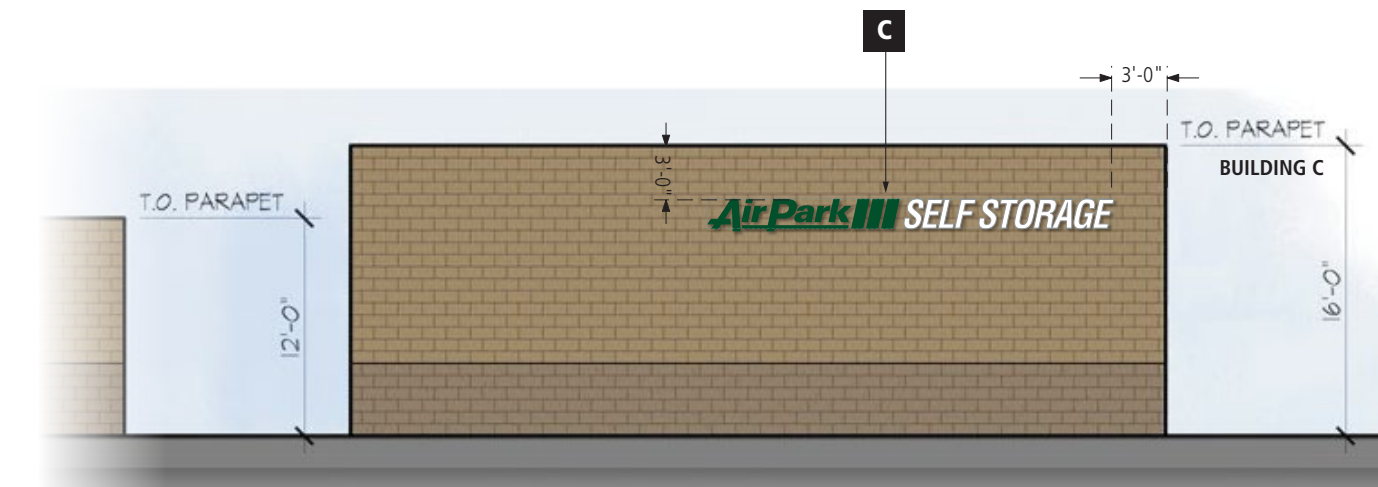
# DR-R19-0004 - AIR PARK SELF STORAGE EXHIBIT J SIGNAGE PLANS (SHEETS 1, 2, 3)



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](http://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:

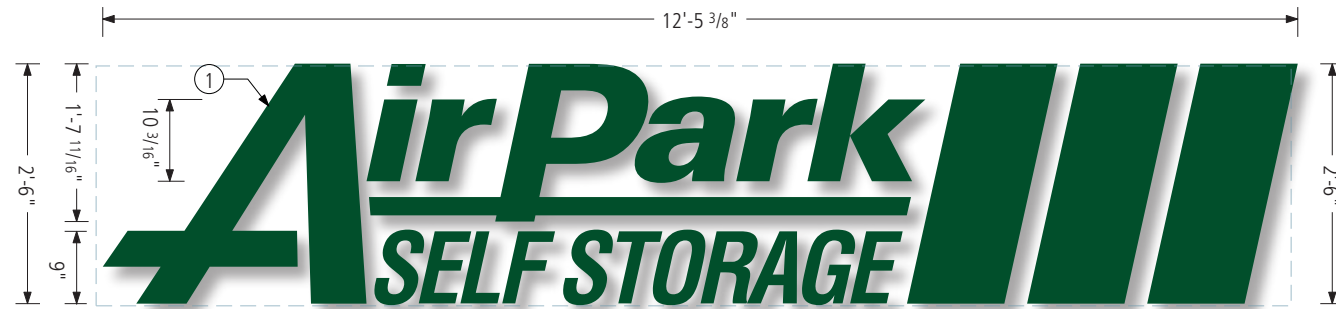
**U.L. Listed**  
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of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

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**California Title 24 Compliant**

# DR-R19-0004 - AIR PARK SELF STORAGE EXHIBIT J SIGNAGE PLANS (SHEETS 1, 2, 3)



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

**Material Schedule**

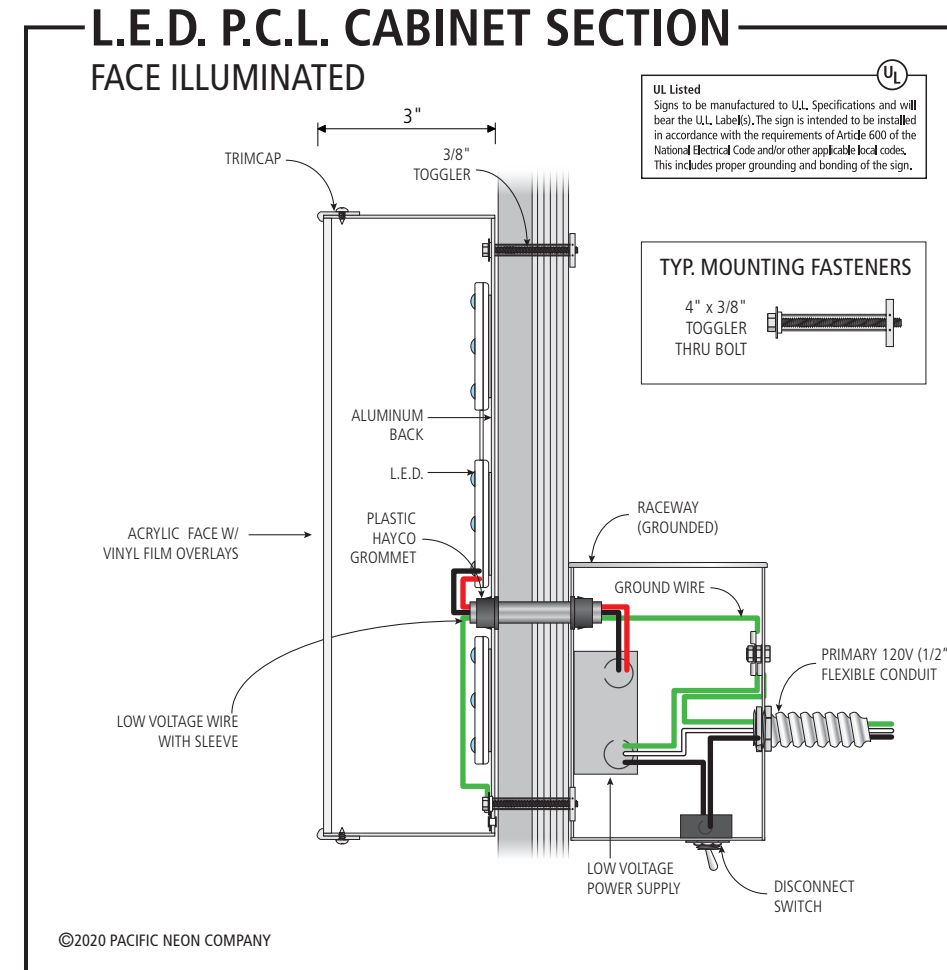
- ① Pan Channel Letters/Logo  
Fabricated aluminum pan channel construction. Faces to be White acrylic with Avery PR 800-782-T 6682T Bottle Green overlays. 3" returns and trimcap to be painted to match Avery PR 800-782-T 6682T Bottle Green. Individual letter cabinets to be internally illuminated with 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.



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**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](http://www.pacificneon.com)

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

Account Executive: **John Richardson**

Project:  
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Address:  
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Cameron Park, CA 95682

Drawn By: **William Dickson**

Date: **2.10.20**

Revision:

Customer Approval:

**U.L. Listed**  
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**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.

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**California Title 24 Compliant**

Sheet No.

**2**

# DR-R19-0004 - AIR PARK SELF STORAGE EXHIBIT J SIGNAGE PLANS (SHEETS 1, 2, 3)



2939 Academy Way  
Sacramento, California 95815  
Tel 916.927.0527  
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[www.pacificneon.com](http://www.pacificneon.com)

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

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Address:  
3200 Cameron Park Dr.  
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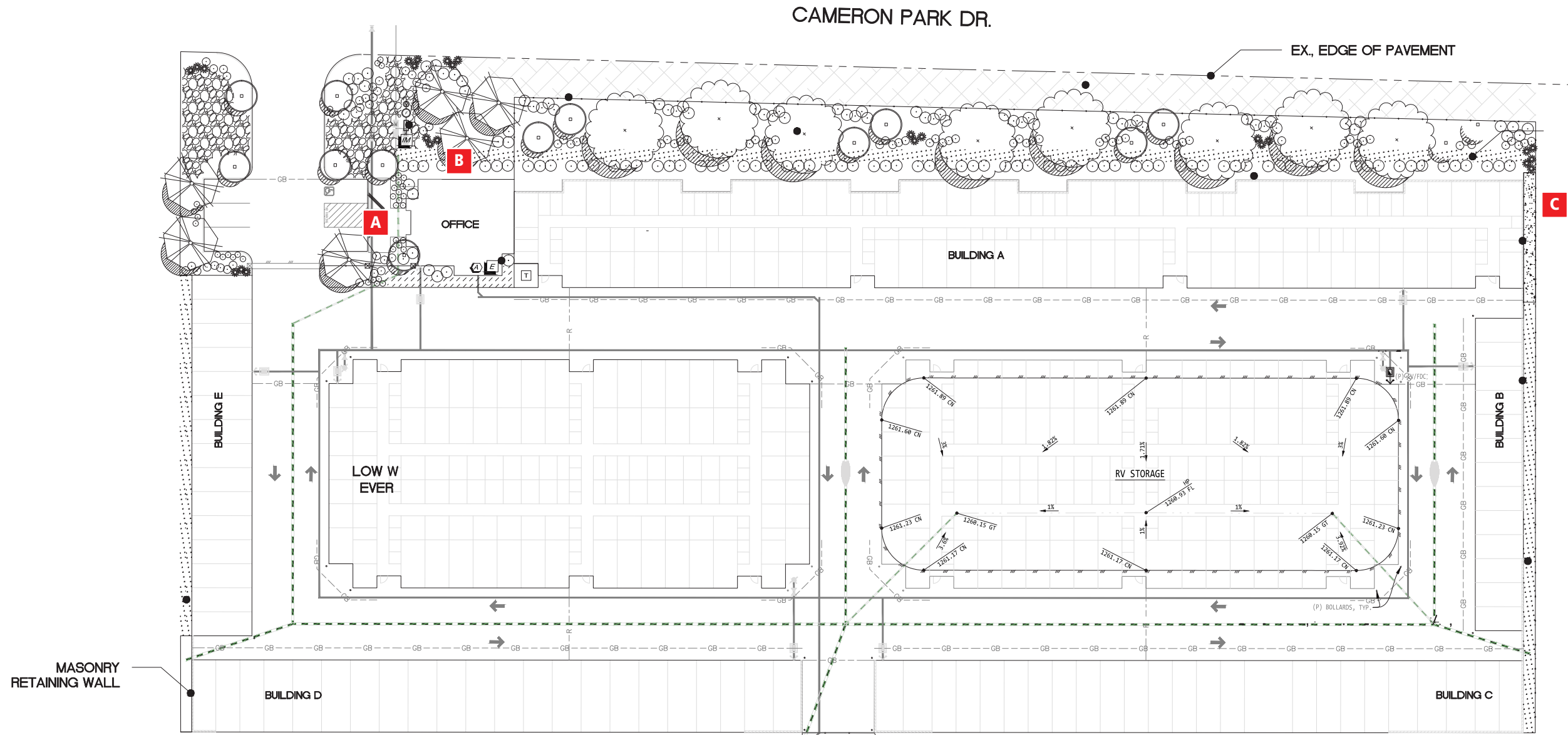
Customer Approval:

**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.

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**California Title 24 Compliant**



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

**DR-R19-0004 - AIR PARK SELF STORAGE  
EXHIBIT K 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 85<sup>th</sup> 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  
EXHIBIT L 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  
EXHIBIT L 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](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](http://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

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



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.

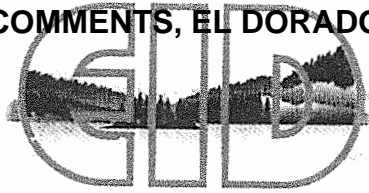
Nothing in this review is intended to authorize any aspects of the work, which is not in accordance with applicable codes, local fire department requirements, manufacturer’s requirements, and/or the contract documents. The Fire Department reserves the right to make amendments to the aforementioned requirements, 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](mailto:mike.smith@fire.ca.gov)

DR-R19-0004 - AIR PARK SELF STORAGE  
EXHIBIT N 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](mailto: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  
EXHIBIT N 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

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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](mailto:tiffany.schmid@edcgov.us)



**DR-R19-0004 - AIR PARK SELF STORAGE  
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Bobbie Lebeck, P.E.  
Lebeck Young Engineering Inc.  
Via email – [bobbie@lebeckyoung.com](mailto:bobbie@lebeckyoung.com)

Michael Smith, Battalion Chief/ Fire Marshal  
Cameron Park Fire Department  
Via email – [mike.smith@fire.ca.gov](mailto:mike.smith@fire.ca.gov)



MEETING DATE: March 02, 2020 – UPDATES noted below

EXHIBIT O 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.

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**DESIGN REVIEW COMMITTEE COMMENTS**

Cameron Park       Pollock Pines       Staff Review

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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.

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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.

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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.

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Mail Boxes:

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

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

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Parking:

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Trash Areas: CMU enclosure; no comment.

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Vehicular Access: Existing

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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.

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

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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.

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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](mailto:planning@edcgov.us) <[planning@edcgov.us](mailto:planning@edcgov.us)>  
 Cc: Cultural Resource Department Inbox <[crd@wiltonrancheria-nsn.gov](mailto: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

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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.

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**2 attachments**

-  **1\_Mitigation\_Measures\_CEQA\_TCR\_Avoidance 04-19-19.docx**  
20K
-  **3\_Mitigation\_Measures\_CEQA\_Discoveries 04-19-19.docx**  
19K