

ZA 11-4-20
4.a.



Debra Ercolini <debra.ercolini@edcgov.us>

2 Pages

Fwd: Public Hearing RE: DR-R19-0004/Air Park Self Storage

Planning Department <planning@edcgov.us>
To: Debra Ercolini <debra.ercolini@edcgov.us>
Cc: Patricia Soto <patricia.soto@edcgov.us>, Julie Saylor <julie.saylor@edcgov.us>

Mon, Nov 2, 2020 at 7:25 AM

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

From: **Knud J Kirkegaard** <k.kirkegaard@comcast.net>
Date: Sat, Oct 31, 2020 at 8:23 PM
Subject: Public Hearing RE: DR-R19-0004/Air Park Self Storage
To: <planning@edcgov.us>
Cc: Knud J Kirkegaard <k.kirkegaard@comcast.net>

Dear County of El Dorado Planning and Building Department;

Please consider the attached letter as written comments to the for the public hearing November 4, 2020 on Design Review Revision DR-R19-0004/Air Park Self Storage.

Sincerely,

Knud J Kirkegaard

 **Letter to EDC Planning Re Air Park Self Storage.pdf**
4951K

October 31, 2020

Knud J Kirkegaard
3160 Bonanza Dr
Cameron Park, CA 95682

County of El Dorado Planning and Building Department
2850 Fairlane Court
Placerville, CA. 95667

RE: DR-R19-0004/Air Park Self Storage

Dear County of El Dorado Zoning Administrator,

As a resident of Cameron Park and the Cameron Park Airport District I would like to strongly express my objection to developing a Self-Storage facility by the Cameron Park Airport. As one of the very few airports in the county, the Cameron Park Airport serves a large part of the county's population around Cameron Park, El Dorado Hills, and into neighboring Sacramento county. The airport supports recreational flying, commuting, extensive flight training, and is a destination airport for the foothills and Gold Country. The airport also serves local law enforcement through the Sheriff's Air Squadron as well as emergency services. The airport unfortunately is land locked and in desperate need of land to develop hangars, tie-downs, and aviation related businesses. Self-storage facilities can be developed in many other locations, and it seems Cameron Park already has its fair share of self-storage facilities. The only option for improving and developing the airport with aviation related businesses is the undeveloped land adjacent to the airport.

The official tagline for Cameron Park Community Services District is "*A special place to live*" and that is not due to storage facilities, but the history of Cameron Park, the location in the foothills and Gold Country, great neighborhoods and good school districts, the very unique residential Cameron Park Airpark, the Cameron Park Country Club, and the parks.

I am asking that we ensure improvement and development of the airport, that is part of making Cameron Park "*A Special place to live*", by reserving the land planned for a self-storage facility to aviation related businesses.

Thank you for your time.

Respectfully submitted,



Knud J Kirkegaard

Cc: CPAD Board Members
Kevin Cooksey, CPAD Manager.



ZA11420
#4a.
3 pages

Debra Ercolini <debra.ercolini@edcgov.us>

Fwd: DR-R19-0004/Air Park Self Storage

Planning Department <planning@edcgov.us>
To: Debra Ercolini <debra.ercolini@edcgov.us>
Cc: Patricia Soto <patricia.soto@edcgov.us>, Julie Saylor <julie.saylor@edcgov.us>

Mon, Nov 2, 2020 at 7:25 AM

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

From: **Dennis Nickson** <dennis@nickson.biz>
Date: Sun, Nov 1, 2020 at 4:57 PM
Subject: DR-R19-0004/Air Park Self Storage
To: <planning@edcgov.us>, <bostwo@edcgov.us>
Cc: Burl <baskaggs@gmail.com>, Kevin Cooksy <cooksy@comcast.net>

Attn: Bianca Dinkler, County Planner:
Tiffany Schmid, Planning and Building Department Director
Shiva Frentzen, District Two Board of Supervisor

Dear Planner, Director and Board of Supervisor:

I offer my opinions and objections regarding the above mentioned request for the approval of the CEQA Design Review and Mitigated Negative Declaration and Hearing for the Air Park Self Storage Facility project scheduled for November 4th. 2020, as referenced above.

This Project will cause severe and significant social, economic and long term environmental damage. It will destroy the future public health, safety and welfare of the residents over a wide range of El Dorado County and beyond. The land must be preserved for Aviation Related Use.

Siting a Self-Storage Facility at the Cameron Park Airport is an incompatible use, notion and a severe mistake.

I ask that my attached letter be read into the record during the November 4th hearing and at all future meetings and hearings regarding this Project submission.

Respectfully,

Dennis A. Nickson
2931 Boeing Road
Cameron Park, CA. 95682

dennis@nickson.biz
530-677-9760

LTR to Planning re Self Storage at Airpark 10 29 2020.PDF
639K

October 29, 2020

Dennis A. Nickson
2931 Boeing Road
Cameron Park, CA. 95682
530-677-9760

Attn: Tiffany Schmid, Zoning Administrator
El Dorado County Planning and Building Department
2850 Fairlane Court
Placerville, CA. 95667

RE: DR-R19-0004/Air Park Self Storage

Dear Tiffany Schmid:

I have become aware of a request for a Design Review and Permit for the development of a new Self-Storage Facility located on the Cameron Airport at Cameron Park Drive. Currently there is an RV Storage Facility on that site under a Special Use Permit. That can be considered a temporary use and does not permanently change the future use of the land. A Self Storage Facility will permanently change the use of the land.

This request for a Self-Storage Facility must be DENIED as it is located on the Cameron Park Airport. The plan for a Self-Storage Facility is totally unacceptable as it destroys the land for future Aviation Related and Public Safety needs. The following reasons for the Denial are as follows:

- Cameron Park Airport is part of the FAA National Plan of Integrated Airport Systems (NPIAS) and is part of the wide ranging issues and benefits included in the national airport system, the roles they currently serve, and the amounts and types of airport development encouraged and discouraged. One of the many important issues is the ability of achieving Grants for improvements at Airports. Siting Self-Storage Facilities is not an encouraged development.
- The land on the East side of the runway is limited and years ago when the Airport was created back in the 1960's, a mistake was made in NOT designating that property for future Aviation Related Use. It should have been so designated solely for future Airport utilization.
- The Cameron Park Airport is a valuable public facility that provides many unique advantages that only a local Airport can provide. It is part of the Federal Airway System.
- There are many alternative locations for the creation of a Self-Storage Facility located nearby, such as in the Barnett Business Park, or land located on the East end of Coach Lane or on numerous other properties that can accommodate the requested Self-Storage Facility.
- The Airport property within CPAD (Cameron Park Airport District) needs to be reserved for Aviation Related Use such as a future Heliport for Medivac, Law Enforcement and Fire Fighting Helicopters. We often have Helicopter traffic landing here and they have NO DEDICATED LANDING SITE.
- There is a need for additional Hangar and Tiedown space and no other location to site that set of Aviation Related needs is available.
- Locating anything on this 3.44 acre Site that is NOT AVIATION RELATED creates an un-necessary safety hazard. There is no control of what the future customers may store in Self-Storage enclosed buildings and there will no doubt be oil, paint and other combustible property stored

with no control or monitoring. Self-Storage customers come and go at any time 24 hours a day. Usually there is no on-site management at these Facilities.

- Close consideration of the details as outlined in the El Dorado County CLUP (Comprehensive Land Use Plan) need to be referenced. The 2012 Revised CLUP outline in detail the risks associated with development on and surrounding the Cameron Park Airport.
- There are specific Airport Safety Zones that are designated in FAR 77.25 (Federal Aviation Regulations) which are specific as to height and areas needing to be preserved located on and around Cameron Airport. Enhancing Safety on and near all airports is extremely critical.
- There will never be another Airport developed on the Western side of the County and Cameron Park Airport can not be expanded. Airports in general provide an important social, economic and public safety benefit to the communities nearby. Siting anything that degrades the advantages of a Public Use Airport is foolish. There will no doubt be an ever-increasing population from Folsom to El Dorado Hills and to Placerville and beyond. **Cameron Airport is the only Airport serving these close in areas.** We must preserve what Land exists on site that can be Utilized for a future Aviation Related Use benefiting the entire surrounding area.
- The Staff Report seems to rely on an FAA Study which was completed some 13 years ago on a prior project that never went forward. The designation of * No Hazard to Air Navigation * is of no authority or relevance regarding the current Self-Storage Facility. Even is revised with lower height of the buildings, the planned Self-Storage Facility is the wrong development on this Airport.
- There will be an extremely dangerous set of encroachments upon Cameron Park Drive. The driveways to the project site will be burdened by moving vans, and trucks coming and going on a very busy road which is Cameron Park Drive. In addition, it is in the EDC Master Plan to widen Cameron Park Drive and this project will make that widening impossible.
- There is considerable downward slope from Cameron Park Drive to the existing site elevation. This will not be a safe entry or exit point if this project is approved.
- Further, the slope and topography of the site relative to the access of sewer may necessitate a sewer lift station which is not considered in the current design.

I write you all to encourage you to Vote NO to this request and any future request for the utilization of this property for non aviation related use. The siting for a Self-Storage Facility at the Cameron Park Airport is the major issue facing the approvals necessary. Aviation Safety as discussed in the CLUP is not much considered. And the future need for this land to be reserved for Aviation Related Use is not even discussed. Vote NO to this proposal.

Thank you for your attention to consider the issues discussed above.

Respectfully submitted,



Dennis A. Nickson

Cc: Burl Skaggs, Chairman CPAD
All residents of the Cameron Park Airport District
Kevin Cooksey, CPAD Manager.

(Duplicate)

ZA 11-4-20
#4.a.

2 pages

October 29, 2020

Dennis A. Nickson
2931 Boeing Road
Cameron Park, CA. 95682
530-677-9760

2020 NOV -2 AM 11:19
RECEIVED
PLANNING DEPARTMENT

Attn: Tiffany Schmid, Zoning Administrator
El Dorado County Planning and Building Department
2850 Fairlane Court
Placerville, CA. 95667

RE: DR-R19-0004/Air Park Self Storage

Dear Tiffany Schmid:

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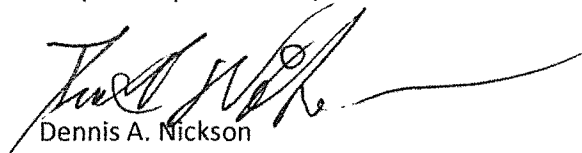
with no control or monitoring. Self-Storage customers come and go at any time 24 hours a day. Usually there is no on-site management at these Facilities.

- Close consideration of the details as outlined in the El Dorado County CLUP (Comprehensive Land Use Plan) need to be referenced. The 2012 Revised CLUP outline in detail the risks associated with development on and surrounding the Cameron Park Airport.
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I write you all to encourage you to Vote NO to this request and any future request for the utilization of this property for non aviation related use. The siting for a Self-Storage Facility at the Cameron Park Airport is the major issue facing the approvals necessary. Aviation Safety as discussed in the CLUP is not much considered. And the future need for this land to be reserved for Aviation Related Use is not even discussed. Vote NO to this proposal.

Thank you for your attention to consider the issues discussed above.

Respectfully submitted,



Dennis A. Nickson

Cc: Burl Skaggs, Chairman CPAD
All residents of the Cameron Park Airport District
Kevin Cooksey, CPAD Manager.

ZA 11-4-20
#4.a.



Debra Ercolini <debra.ercolini@edcgov.us>

2 pages

Fwd: Letter Regarding Air Park Self Storage Project

1 message

Planning Department <planning@edcgov.us>

Mon, Nov 2, 2020 at 9:46 AM

To: Debra Ercolini <debra.ercolini@edcgov.us>

Cc: Patricia Soto <patricia.soto@edcgov.us>, Julie Saylor <julie.saylor@edcgov.us>

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

From: **Terry Bohlen** <tabohlen@gmail.com>

Date: Mon, Nov 2, 2020 at 9:39 AM


Subject: Letter Regarding Air Park Self Storage Project

To: <planning@edcgov.us>

El Dorado County Planning Services,

Please find attached a letter from Terry Bohlen, resident Cameron Park, regarding the proposed Air Park Self Storage project (Original Permit DR-R19-0004-S/Landing) for consideration at the Public Hearing on November 4, 2020.

Regards,
Terry Bohlen

 Letter to EDC Planning, Bohlen, Nov02,2020.pdf
482K

November 2, 2020

Terry A Bohlen
3204 Aeronca Way
Cameron Park, CA 95682

County of El Dorado Planning and Building Department
2850 Fairlane Court
Placerville, CA. 95667
RE: DR-R19-0004/Air Park Self Storage

Dear County of El Dorado Zoning Administrator,

I am a resident of Cameron Park and live in the Airpark and I would like to express my strong objections to the proposed development of a Self-Storage facility adjacent to the Cameron Park Airport.

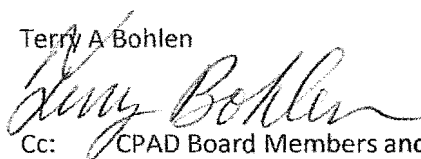
I moved here two and a half years ago after long search for place to live with my airplane near a large city. Cameron Park was perfect; great community inside and outside the airpark, close to stores, restaurants and the Serra mountains. It is special place to live!

Cameron Park Airport is used by Cameron Park residences and surrounding communities for recreational, business and commuting flights. The aircraft tie-downs and hangars are all leased with waiting lists. The airport is also a destination for pilots, family, friends and business associates. The airport's location near the Sierras, rafting, and wineries, makes it attractive for visitors from Southern California, the Bay Area and in between. Those flights bring revenue to local businesses and taxes to the county. Cameron Park Airport serves law enforcement, medical emergency flights and emergency services. The airport also hosts the only flight schools in the area, training tomorrow's recreational and commercial pilots.

I object to the proposed Air Park Self Storage for four reasons: 1st, The land should be used for aviation related business for the reasons above as there is no space at the airport and there is demand for additional aircraft tie-downs, hangars and transit parking. Self-Storage can be developed in many areas where as aviation businesses with airplanes can only be developed next to the Airport. 2nd, the current plans still have access from the Self Storage to the airport taxiway. This cannot be allowed! Even it is intended to be for emergency, it is very unlikely it would stay that way and the airport cannot be obligated to maintain access. Mixing cars, truck and people not familiar with airport safety is not good for the people and aircraft that operate at the airport in addition to security issues. 3rd, having a self-storage facility, with storage building, walls, etc, detracts from the character of the airport and local community. Granted it may look better than the current use, but is it permanent. 4th Does Cameron Park really need another self storage, especially along a main road? I don't think so.

Cameron Park is "A special place to live". Cameron Park Airport is one of many elements that make it special. I don't believe another self-storage at the airport, especially next to it, adds to making it special in a positive way.

Terry A Bohlen



Cc: CPAD Board Members and CPAD Manager