

June 23, 2026
Board of Supervisors Meeting
Planning Department Grading Permit Appeal
El Dorado County, CA

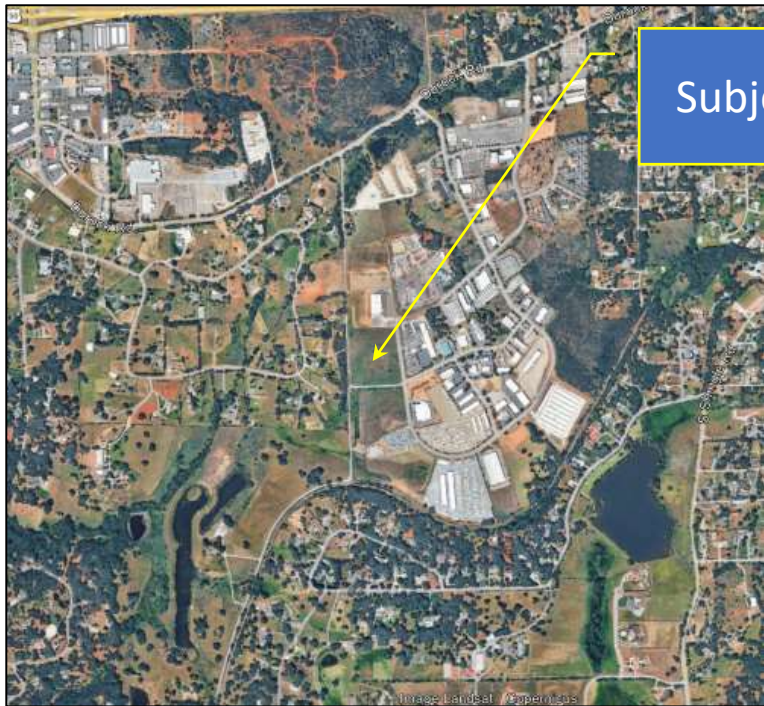
Lot #: 27

Cameron Park, CA

Justification for Property Improvement:

- Economic enhancement for community
- Creation of Opportunities
- Closeout of Business Park Development
 - Last Developed Lot
- Business Park is over 25 years old in total development

Google Earth Map of Lot and Local Area



Subject Lot

Complainants' Lot



Subject Lot

Chief Stated Objections to Development for Approving Submitted Grading Permit:

- Landscape/Irrigation/Drainage Requirements: prior to Grading Lot
- Light Intrusion: into adjoining residential neighborhood from the Business Park
- Noise/Traffic: complaints about existing operational & developed uses

There are two Distinctly Separate Developed Community Areas:

One is Completely Residential; Other is Only Business Park use:

- There is **NO** direct drive-by access to Lime Kiln Road from the adjacent residential area!
- Residential access is: **ONLY** available using the drive-through complete access loop from Cameron Park Drive/Coach Lane!
- Residents in this residential area would have absolutely **NO** reason to drive by the subject property located in the Business Park



Landscaping:

- Complaint:
 - Landscape is to be *put in place at time of grading, prior to any architectural development plan submittals ??*
 - This does NOT make sense!
 - We will be required to: “Decorate Dirt”; the timing for this is just not correct.
 - Example: A person buys \$10.00 socks that look interesting; then, in order to match the socks, then purchases a new \$800.00 suit, +shirt, +belt, +tie to match those beautiful . . . \$10.00 socks??
 - Another exactly similar: Require any real estate developer to install roads. *Then . . . Require they FULLY LANDSCAPE with irrigation and drainage every empty and vacant lot with grown trees, mature plants and full irrigation and drainage system.* Once fully completed and complied, only then, will you **allow** the developer to begin to grade and develop the lot, pour cement foundations, all framing, plumbing and roofing, ***EVEN BEFORE they submit their architectural plans to build the house Huh???***
 - ***How could this process even possibly make sense?***

Landscaping:

- Landscaping should, and must “fit” the adjacent and connecting lots:
 - Why are we being required to: “Decorate with trees, the Dirt”?
 - Deployment of this lot may or may not, occur AT ANY TIME in the future.
 - Why should the owners be required to irrigate and landscape a vacant lot, for a development that could “*possibly*” occur, *at any time*, into the future?

Landscape Consistency:

- It is completely reasonable the proposed landscape plan would/should match the adjacent connecting properties in the business park. Not be required to be excessive, or over-built.

Consistency with currently-existing developed lots within the Business Park

Required landscape plan does NOT match ANY of adjacent or similar lots within the Business Park



Landscaping:

- High Potential for Complete Waste:
 - The landscape plan is being required for a potential development in the future.
 - Once the development plans for the parcel are submitted, THEN the landscape plans should be reviewed.
 - IF the architectural plan does not fit the proposed use, the lot, the requirements, the location on the lot, the drainage requirements, parking or ANY review of submitted plans:
 - IT WILL NEED TO BE RIPPED OUT!!! And redone to match the submitted plans.
 - **WHY?????**

Landscaping:

- PG&E Planting “Under Power Pole “ Requirements:
 - Due to current CAL FIRE’s wildfire prevention/mitigation standards, PG&E will NOT allow planting of ANY trees to occur beneath power lines
- There was discussion in the previous planning commission meeting to “move the landscape back” from under the power poles way back into the lot.

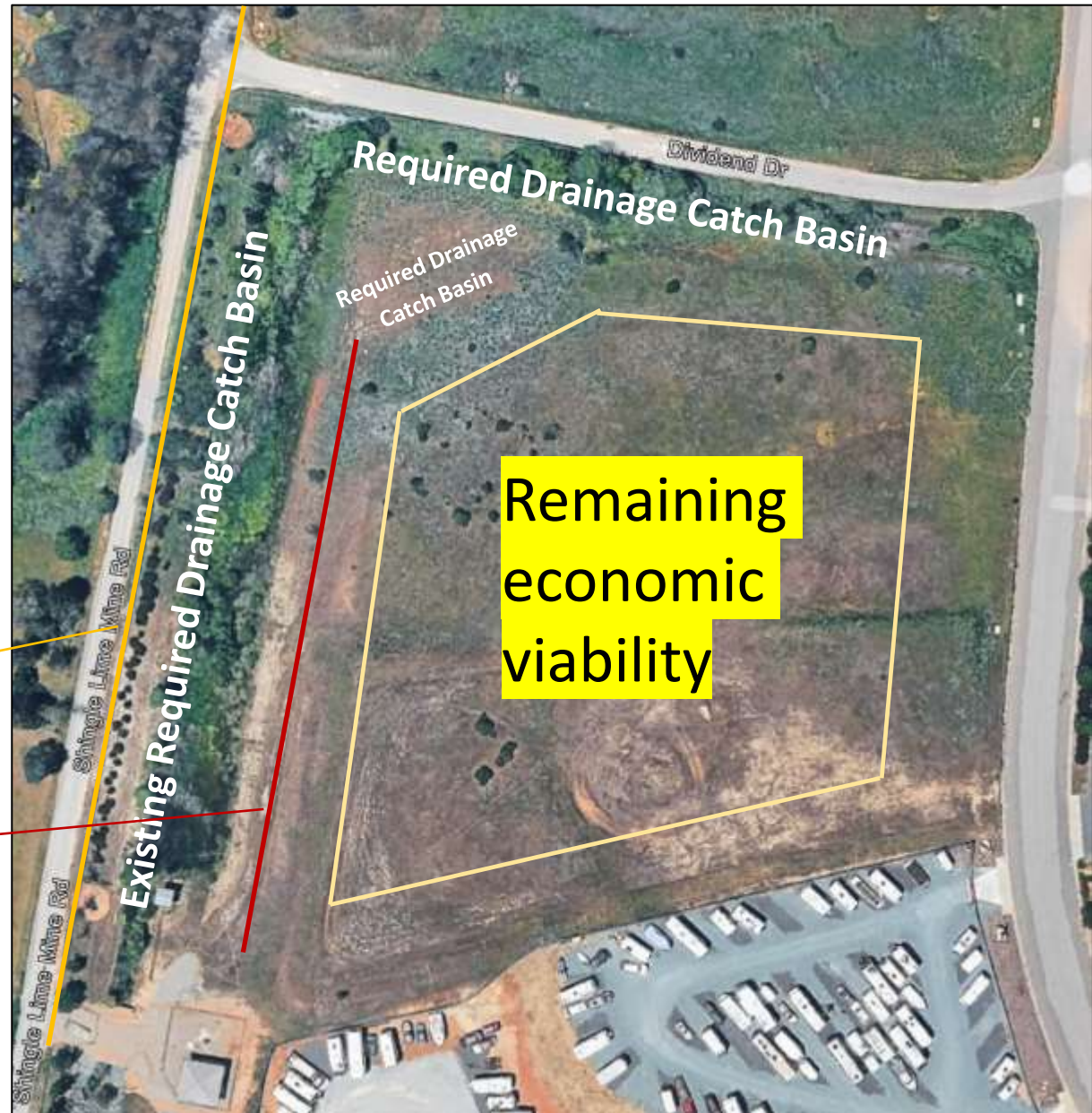
Picture rendering of what that would look like . . .

Extreme and Dramatic Destruction of *any* Financial viability for the property and economic use

Removes "X" sq feet of developable economic use

Existing PG & E Power lines

"Proposed" new "Tree Line"



Lighting Elevations:

- Current Complaints regarding lighting:
 - Emissions from Jurassic Park Storage
 - Due to elevation of subject property, planted trees will have zero effect on current lighting “intrusions”



Jurassic Park Storage

Complainants' (2)
Property

Pictures taken from Lime Kiln Road, thru subject property, to Adjacent properties at the higher-elevation

Subject property's base elevation is MUCH lower than those of Jurassic Park, and others on the congruent property's hill

- Pictures taken looking up hill, highlighting our property and hill's elevation features.



Lighting Emission and Noise Complaints:

- Current trees (Eucalyptus, Cypress and others) ABSOLUTELY BLOCK any and all light that could potentially emit from our lot
- **Any existing or future grievances are with the other existing developed property owners, NOT WITH OUR LOT**
 - **Analogy:** An applicant would like to apply for a kitchen home improvement. In order to get a permit for this process, because, potentially, a blender might just be used in the kitchen with an open window . . . the applicant will be ‘required’ to replace the neighbor’s creaking and failing "deck". They must also cure the neighbor’s existing multiple noise complaints voiced by the other neighbors and their early morning and late evening “Partying” by installing: a “protective sound wall” outside their kitchen, just in the case our blender being used in the morning might be heard as: “too loud”.
 - ***Any grievances, issues or solutions regarding any, and all current lighting “conditions” and “Current Noise Issues” (Racking Warehouse) will need to be addressed with the current offenders, not with the current applicant***

Aesthetics:

- All views to both complainants are COMPLETELY blocked and non-viewable from the property stationary, NOR by daily route access to their domiciles. These are two COMPLETELY separate and distant business entity and residential community



Dense and Massive Exiting Tall Brush and Tree Line

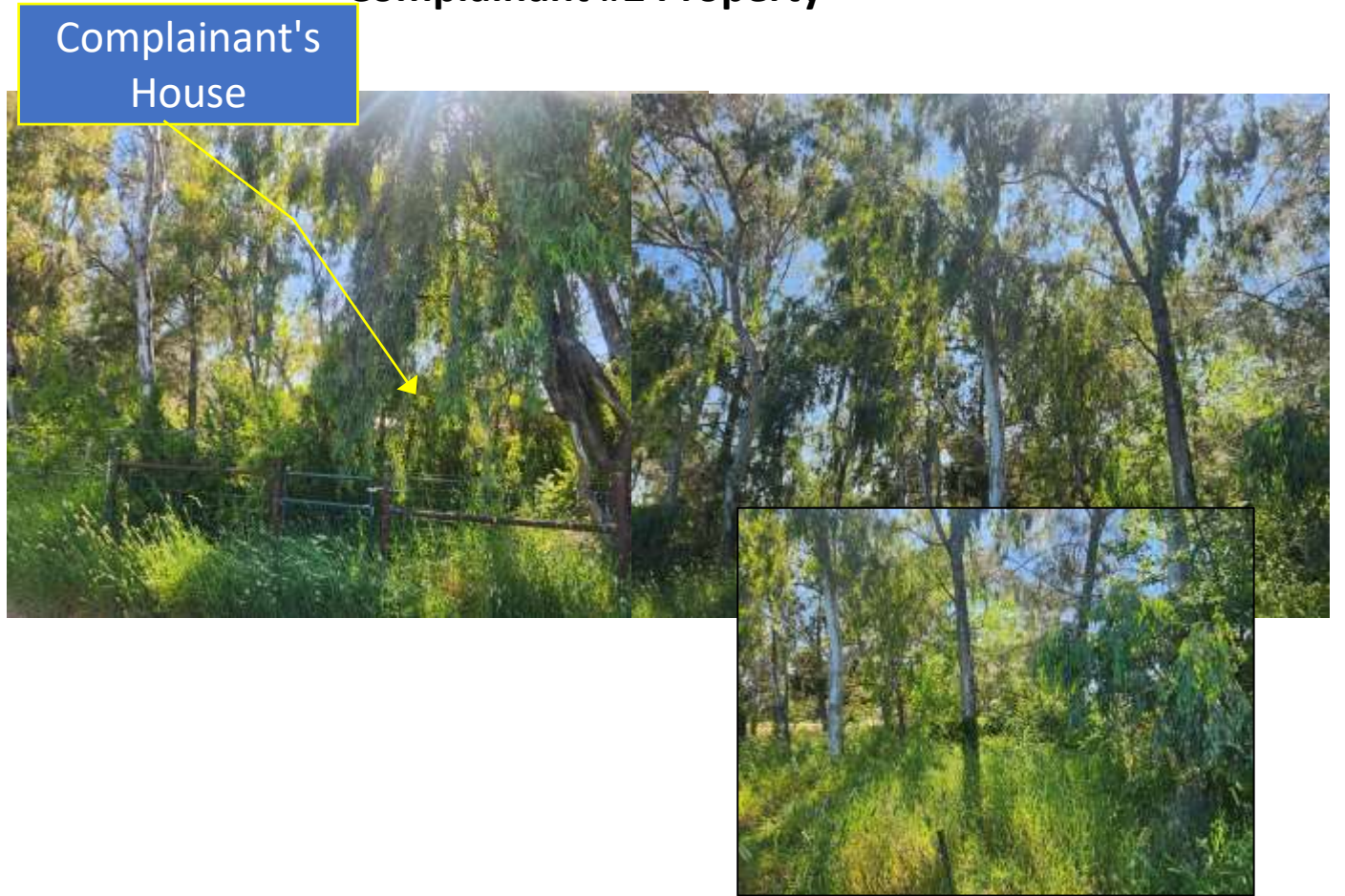


Pictures taken from the subject property, taken from Lime Kiln Road, looking back at both of the complainant's residential homes. *Can you even see their houses through these dense 100+' tall trees and dense bushes?*

Complainant #1 Property



Complainant #2 Property



Conclusions:

- Why would the applicants be required to pay over \$160,000 in irrigation and landscaping only to throw it away once development plans for the property are submitted??
- If the requisite “decorative landscape” is installed in the wrong permanent landing place, is the wrong type, wrong capacity, wrong drainage locations, wrong street locations or improvement etc. . . . **it will all be ripped out!**
- We are putting in \$160,000 in “socks”, and will be required to build a \$2.5-3.0M+ improvement to match . . . the current empty-lot’s landscape plan?
- **WHY???**

Recommendations:

- Remove requirements for landscape and irrigation PRIOR to the development proposal and allow the grading permit to move forward as submitted.
- Reject both Complainants' completely unreasonable weaponizing of governmental comment resolution process. Approve Grading Permit, with landscape and irrigation plan submittals to be required only at time of architectural plan submittals for the property.
- This will allow for: No thrown away waste of funds, time or greenery
- Remove the Planning Commissions unreasonable requirement to “**decorate the dirt**” – a completely undeveloped lot.
- Approve plan submittals for landscape and irrigation that are consistent and completely uniform to the previously developed parcels within the Business Park