

FINDINGS

Planned Development Permit PD23-0002/Greenstone RV and Boat Storage Planning Commission/December 11, 2025

1.0 CEQA FINDINGS

- 1.1 The County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with the California Environmental Quality Act (CEQA) and is adequate for this project.
- 1.2 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and Conditions of Approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

The Industrial (I) land use category provides for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage.

Rationale: The project proposes to allow the construction and operation of a recreational vehicle (RV) and boat storage facility. The land use designation of the subject parcel allows for the development of storage facilities. The project is consistent with this policy.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The proposed Planned Development Permit is consistent with applicable General Plan policies as discussed in the Staff Report and is, therefore, consistent with this policy.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The subject parcel is partially developed at this time with an existing shop structure and other accessory structures located in the southwest area of the property. The majority of the site has been cleared and graded, and construction materials and heavy equipment are parked/stored on site. The site plan (Exhibit F) shows proposed buildings complying with setbacks. The land surrounding the project site is comprised of light industrial, commercial development, and rural residential. Slate Creek is approximately 200 feet north of the project site. Lands to the east, south, and west are comprised primarily of commercial and light industrial development, and legal non-conforming rural residential uses. The American Legion El Dorado Post 119 is on the parcel immediately to the west. The parcel to the north is vacant land. As conditioned, the project would be compatible with the adjoining land uses.

2.4 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: This project would be served by a private water well and an on-site wastewater treatment system. Electric service already exists on the parcel and is provided by Pacific Gas & Electric (PG&E).

2.5 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: This project was distributed to the Diamond Springs-El Dorado Fire Protection District, CAL FIRE, El Dorado County Environmental Management Department, and El Dorado Irrigation District (EID) for review. No issues or concerns were raised regarding adequate water supply on site. Recommendations from the Diamond Springs-El Dorado Fire Protection District have been incorporated as Conditions of Approval. No changes are anticipated with regards to the demand for potable or emergency water by this project. This project would be served by a private water well and an on-site wastewater treatment system. As conditioned, the proposed project is consistent with this policy.

2.6 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The project was reviewed by the Diamond Springs-El Dorado Fire Protection District, CAL FIRE, and El Dorado County Department of Transportation for adequate circulation and access for emergencies. Recommendations from these agencies have been incorporated into the Conditions of Approval for this project, ensuring compliance with the requirements of the Diamond Springs-El Dorado Fire Protection District, State Fire Safe Regulations, and California Fire Code. A fire safe plan dated August 14, 2024 was submitted, which was reviewed and approved by the Diamond Springs-El Dorado Fire Protection District, as well as CAL FIRE Amador-Eldorado Unit. Therefore, as conditioned, this project is consistent with this policy.

2.7 The project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 requires all new non-exempt development projects that would result in impacts to oak resources must adhere to the standards of the Oak Resources Management Plan (ORMP).

Rationale: An arborist report was provided evaluating oak impacts for this project, and mitigation fees for non-exempt oak impacts would be paid as part of building permit submittal. The project is consistent with this policy.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.23.020 Matrix of Allowed Uses

The Industrial, Light (IL) zone is applied to lands for manufacturing and associated retail or service activities, wholesaling, and other industrial uses, where the primary activity is conducted within a building or buildings, or in outdoor storage or activity areas. Conditional Use Permits shall be required for those uses which, by their nature, have the potential to produce or emit noise, odor, fumes, dust, smoke, vibrations, glare, heat, electrical interference or waste material beyond the confines of the property boundaries.

Rationale: The parcel is zoned IL. The Industrial/R&D Zones Use Matrix of Allowed Uses establishes those uses that are permitted by right and those that require further approval in the IL zone district. The use matrix includes Automotive and Equipment: Vehicle Storage which is permitted by right.

The project has been analyzed in accordance with Zoning Ordinance Section 130.23.030 (Development Standards) for minimum lot size, dimensions, and height and building setbacks. Setbacks for commercial structures must be a minimum of 10 feet from front lot line, 5 feet from side lot lines, and 10 feet from rear lot lines, with a maximum height of 50 feet. According to the proposed site plan, all proposed structures would meet these requirements. The project, as proposed, is consistent with the Zoning Ordinance because the project would comply with building setbacks and other applicable design standards. Parking and loading were analyzed according to the use type, and the proposed parking would be sufficient for the proposed uses (see Finding 3.4).

3.2 The project is consistent with Chapter 130.33 Landscaping Standards.

Landscaping standards are provided in Chapter 130.33 and in the Community Design Standards-Landscaping and Irrigation Manual. 1.5(D) of the Community Design Standards-Landscaping and Irrigation Manual allows an alternative landscape plan to be considered when unique circumstances apply to the site that makes compliance with the standards of this Chapter infeasible. Consideration shall be given to adjacent land uses,

the nature of the change, existing site conditions, and the suitability of the proposed alternative. The review authority must find that the alternative provides comparable buffering and shading and otherwise meets the intent of the Community Design Guidelines and Standards, Landscaping and Irrigation Standards.

Rationale: The request for alternative landscaping includes planting at entry and sales office areas, but due to topography and no visibility from a public road or right of way, the five-foot (5') perimeter buffers are requested to be waived.

The developer has provided a preliminary landscaping plan detailing the proposed landscaping on site (Exhibit I). The existing oak woodlands on site, approximately 0.526 acres, would be subject to complete removal. In addition to landscaped areas at the entrance to the facility along Turtle Path (private road) and around the proposed office area, the entire facility would be screened from adjacent uses through the installation of approximately 1,900 feet of 6'-0" chain link fence along all property lines (Exhibit F). The chain link fence is an alternative to the otherwise required perimeter landscape buffer. If the alternative landscape plan is approved, the proposed project is consistent with these policies.

3.3 The project is consistent with Chapter 130.34 Outdoor Lighting.

Outdoor lighting standards are provided in Chapter 130.34 and in the Community Design Standards-Outdoor Lighting manual.

Rationale: The developer has provided a preliminary utilities plan and outdoor lighting study, demonstrating that the size, location, and intensity of the proposed outdoor lighting shall be consistent with Chapter 130.34 and the Community Design Standards-Outdoor Lighting manual.

3.4 The project is consistent with Chapter 130.35 Off-Street Parking and Loading.

Section 130.35 of the Zoning Ordinance establishes off-street parking requirements for businesses.

Rationale: The project is proposing 151 rentable parking spaces and a 540-square-foot rental office, requiring three (3) parking spaces. The amount of proposed parking meets the parking requirements and is consistent with the parking standards established in the Zoning Ordinance.

3.5 The project is consistent with Chapter 130.36 Signs.

Section 130.36 of the Zoning Ordinance establishes sign regulations that are consistent with the goals, objectives and policies of the General Plan and the County's visual and aesthetic goals and provide adequate identification for establishments.

Rationale: Table 130.36.070.1c Community Region Area Signage Standards for Permanent On-Site Signs: For IL zone districts, design criteria for freestanding signs for an individual establishment allows no more than one (1) sign per public street frontage as follows: 50 square feet maximum area, 12 feet maximum height. One (1) 4-foot-high by 8-foot-wide monument sign (32 square feet total) would be located at the entrance to the proposed facility. The monument sign would be mounted atop a 30-inch-tall base for a total height of 6.5 feet. The project signage is consistent with the criteria of Table 130.36.070.1c.

3.6 The project is consistent with Chapter 130.37: Noise Standards.

Chapter 130.37, Noise Standards, requires that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 130.37.060.1 for noise-sensitive uses.

Rationale: Noise levels are not expected to exceed maximum levels as a result of the project, as there is no outdoor amplified noise proposed. Noises associated with the project would consist of typical loading and unloading sounds. There are no residential uses or other sensitive receptors near the project site. Noise generated during construction would be required to comply with the noise standards established in the Zoning Ordinance. As conditioned, the proposed project is consistent with this policy.

4.0 DEVELOPMENT PLAN PERMIT FINDINGS

4.1 The project is consistent with 130.52.040 E.1

130.52.040 E.1 states that the proposed development plan is consistent with the General Plan, any applicable specific plan, and Chapter 130.28 (Planned Development (-PD combining Zone) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title.

Rationale: The proposed Planned Development Permit is consistent with the applicable General Plan Policies and applicable standards of Chapter 130.28, as discussed in the Findings throughout the Staff Report. The project is consistent with this section.

4.2 The project is consistent with 130.52.040 E.2

130.52.040 E.2 states that the site is adequate in shape and size to accommodate proposed uses and other required features;

Rationale: The project site is five (5) acres with gentle slopes at an approximate elevation of 1,500 feet. Grading and site design creates flat areas appropriate for proposed vehicle storage use. The project is consistent with this section.

4.3 The project is consistent with 130.52.040 E.3

130.52.040 E.3 states that any exceptions to the development standards of the zone are justified by the design or existing topography.

Rationale: The project does not include exceptions to the development standards of the zone other than the alternative landscaping request described in Finding 3.2, which may be considered by the criteria described within the Community Design Standards. This project is consistent with this section.

4.4 The project is consistent with 130.52.040 E.4

130.52.040 E.4 states that adequate public services and facilities exist or would be provided to serve the proposed development including, but not limited to, water supply, sewage disposal, roads, and utilities.

Rationale: Adequate public services and facilities would be provided to serve the proposed development including, but not limited to, water supply, sewage disposal, roads and utilities. This project would be served by a private water well and an on-site wastewater treatment system. The septic system design included would be submitted in conjunction with the building permit for this project. The project is consistent with this section.

4.5 The project is consistent with 130.52.040 E.5

130.52.040 E.5 states if mixed-use development is being proposed, the development conforms to the standards in Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title.

Rationale: No mixed-use development is being proposed; therefore, this section is not applicable. The project is consistent with this section.

4.6 The project is consistent with 130.52.040 E.6

130.52.040 E.6 states that the proposed development complies with the provisions of the –PD Combining Zone Section 130.28.010 (Planned Development [-PD] Combining Zone Established) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title;

Rationale: The proposed development complies with the provisions of the -PD Combining Zone section as discussed in the Findings and throughout the Staff Report. The project is consistent with this section.

4.7 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Rationale: The use would not significantly conflict with surrounding uses. The proposed use would comply with the Development Standards of the IL zone district. The proposed use is consistent with the surrounding land uses which include commercial, residential, and vacant land. As conditioned, the project is not anticipated to result in significant environmental, visual, or noise impacts to the surrounding uses.