

Planning Commission Hearing

DR-A26-0002 Appeal of DR24-0010
Business Drive Open Storage Lot



APRIL 23, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Project Description

Design Review Permit DR24-0010/Business Drive Open Storage Lot was approved on February 23, 2026, to allow:

- Temporary construction-material storage such as leftover beams, concrete blocks, etc. No structural improvements, lighting, or signage are proposed.
- The outdoor open storage lot would be surrounded by a six-foot perimeter chain link fence with earth tone vinyl slats and two (2) locked and manually operated gates conforming to County standards.
- The gate entry areas include proposed irrigated landscaping along the frontage of Business Drive.

Appeal Received

On March 5, 2026, an appeal was received from Bill Wilde, a resident within Cameron Estates.

The appellant conveys concern about a lack of landscaping along the western side of the proposed project.

The applicant contends that the project is not consistent with:

- Section 1.6.A.2.d (Community Design Standards-Landscaping and Irrigation Standards), and
- General Plan Policy 2.2.5.21

Appeal Statement

Following is the statement made on the appeal form:

“We are appealing this decision to make sure that County regulations and requirements are applied to protect our adjacent residential neighborhood, while still being reasonable and fair to the Applicant. We need your help to accomplish this. Please see the attached sheet for details.”

Project Vicinity Map

DR-A26-0002/Appeal of DR24-0010/Business Drive Open Storage Lot
Exhibit A - Vicinity Map

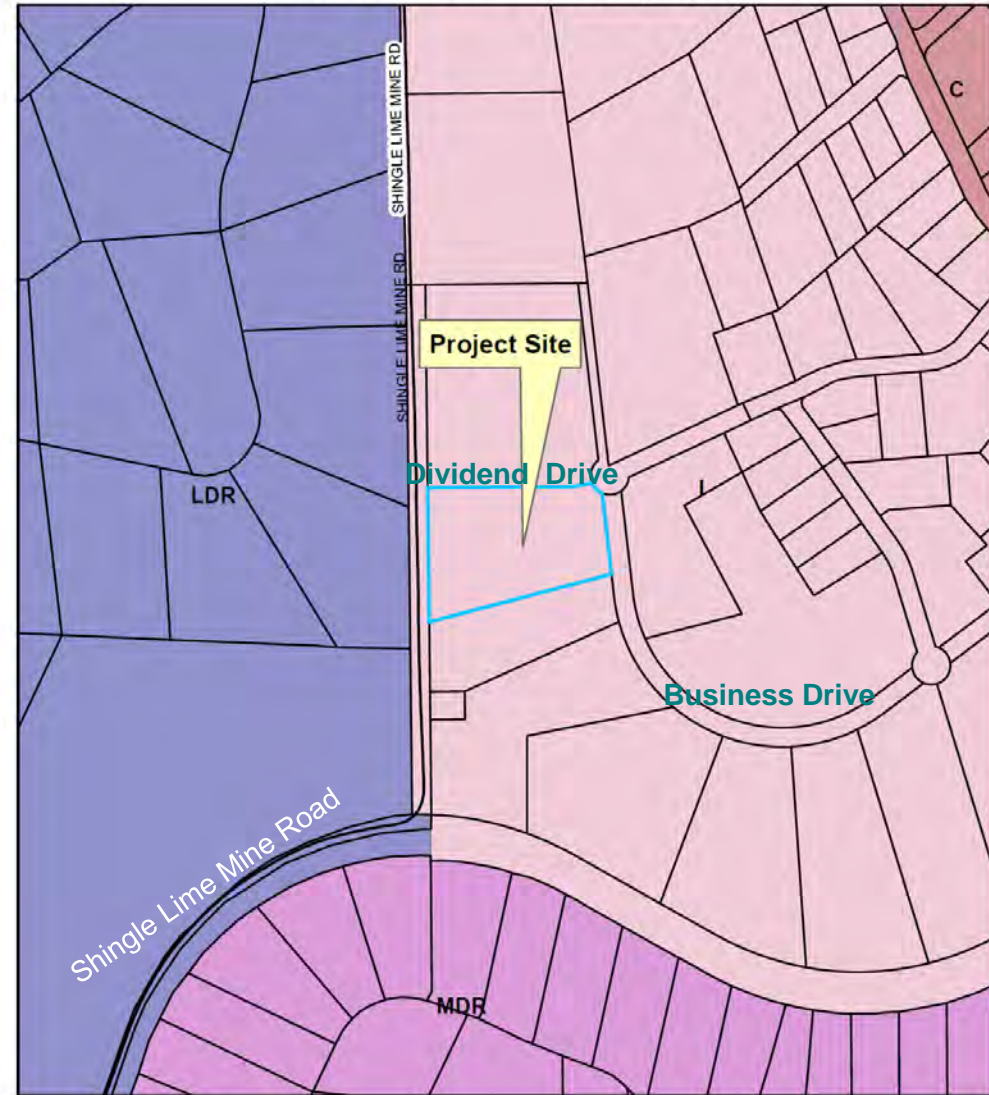


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 26-0626 C 570 1,140 Feet

Map prepared August 2025

General Plan Land Use Map

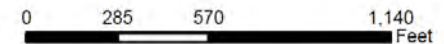


General Plan 2015 Land Use All

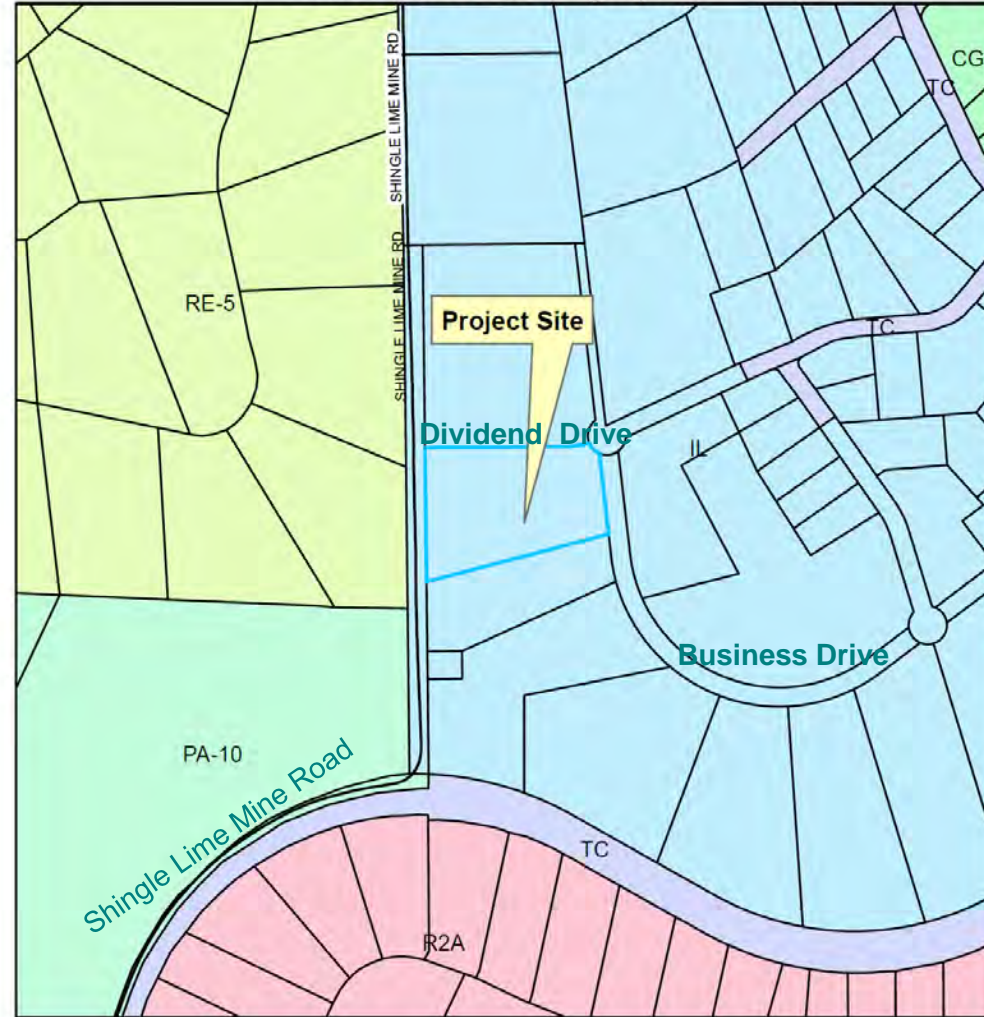
Map prepared
August 2025

LUDES

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-  I
-  26-0626 C
-  MDR



Zoning Map



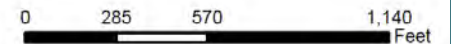
Zoning Designations

ZONEDES

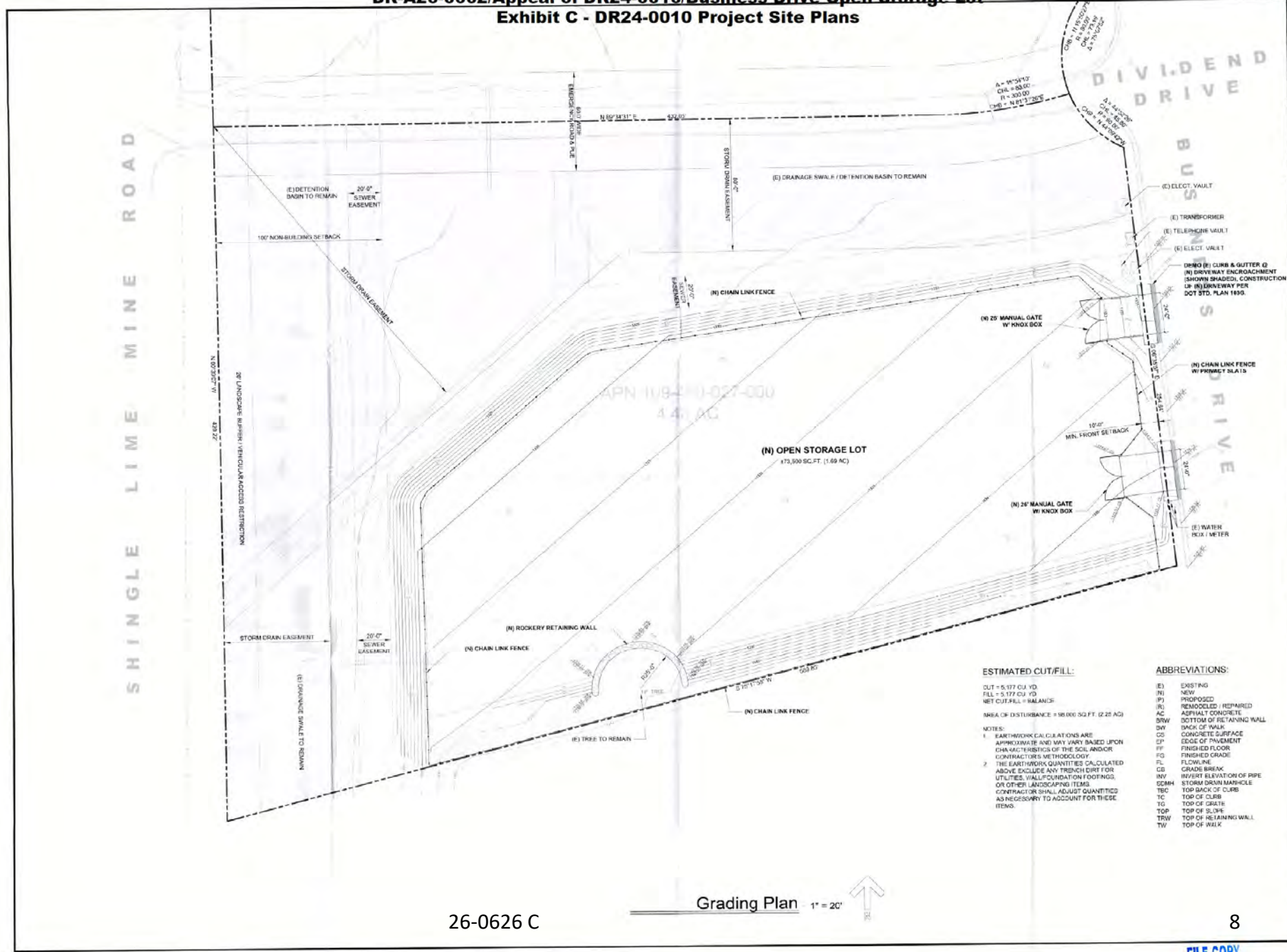
-  CG
-  IL
-  PA-10
-  R2A
-  RE-5
-  TC

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Map prepared
August 2025



Site Plan



Business Drive Open Storage Lot
Lot 7, Business Dr.
Shingle Springs, CA 95682

RECEIVED
NOV 27 2024

Owner	Ron & Jim Henry
Designed	JD
Drawn	AS
Date	11/24
Grading Plan	
Sheet	C2.2

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Grading Plan 1" = 20'

Landscape Plan

DR A26 0002/ Appeal of DR24-0010 Business Drive Open Storage Lot INVENTORY OF EXISTING ON-SITE TREES Exhibit C - DR24-0010 Project Site Plans

1. CHANGE THE AMOUNT OF IRIGATION PROVIDED TO ANY GARDEN TO THAT WHICH IS PROVIDED PRIOR TO THE COMMENCEMENT OF LANDSCAPE ACTIVITY.
2. FRENCH CURB: (SEE CIVIL DWG) THE DRAIN LINE AREA OF ANY CURB MUST BE MAINTAINED OR OPERATED ANY MOTOR VEHICLES WITHIN THE DRAIN LINE AREA OF ANY CURB TREE.
3. PLACE OR STORE ANY EQUIPMENT OR CONSTRUCTION MATERIALS WITHIN THE DRAIN LINE OF ANY CURB TREE.
4. ANY HIGH VOLTAGE POWER CABLES OR ANY OTHER UTILITIES TO ANY ON-SITE TREES.
5. SHALL BE ALLOWED TO PLANT INTO OR OVER THE DRAIN LINE AREA OF ANY GARDEN TREE OR FUEL CONDUIT LINE, UNLESS OTHERWISE SUBMITTED.
6. WHERE CONSTRUCTION ACTIVITY IS PROPOSED WITHIN THE DRAIN LINE OF AN ON-SITE TREE:
- A FOOTING TEMPORARY FENCE SHALL BE PLACED AROUND THE PROTECTED AREA PRIOR TO THE WORK BEGINNING.
 - NO UNNECESSARY DAMAGE SHALL OCCUR WITHIN THE PROTECTED AREA UNLESS SPECIFICALLY INDICATED IN THE PLAN.
 - NO TREES SHALL BE ALLOWED WITHIN THE PROTECTED AREA. IF IT IS NECESSARY TO REMOVE UNDERGROUND UTILITIES WITHIN THE PROTECTED AREA, THE UTILITY TRENCH SHALL BE HAND DUG SO AS NOT TO DISTURB ANY ROOTS DEEPER THAN 18 INCHES. ONLY ONE LINE MAY BE DUG TO 18 INCHES DEEP. ONLY ONE WEAPONS DISBURSE. THE REMOVED BRANCHES SHALL BE REMOVED AND ONLY BY A LICENSED ARBORIST. ANY ROOTS OF INDIAN TUPAC OR LINDERS THAT MUST BE CUT SHALL BE CLEANLY CUT WITH PRUNING AND SEPARATION EQUIPMENT.
 - HOSE OFF ALL DIRT FROM TRUCKS OF LOADS FROM EVERYWHERE DURING THE CONSTRUCTION OF THE PROJECT.

TREES LISTED IN THIS SCHEDULE ARE PROTECTED TREES AS DEFINED BY SEC. 193.303.03. SEE TREE PROTECTION NOTES, THIS SHEET.

EXISTING TREES TO BE MAINTAINED

TREES	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	CANOPY DIA. (FT)
1	QUERCUS GRONOVIAE	WHITE OAK	12	45

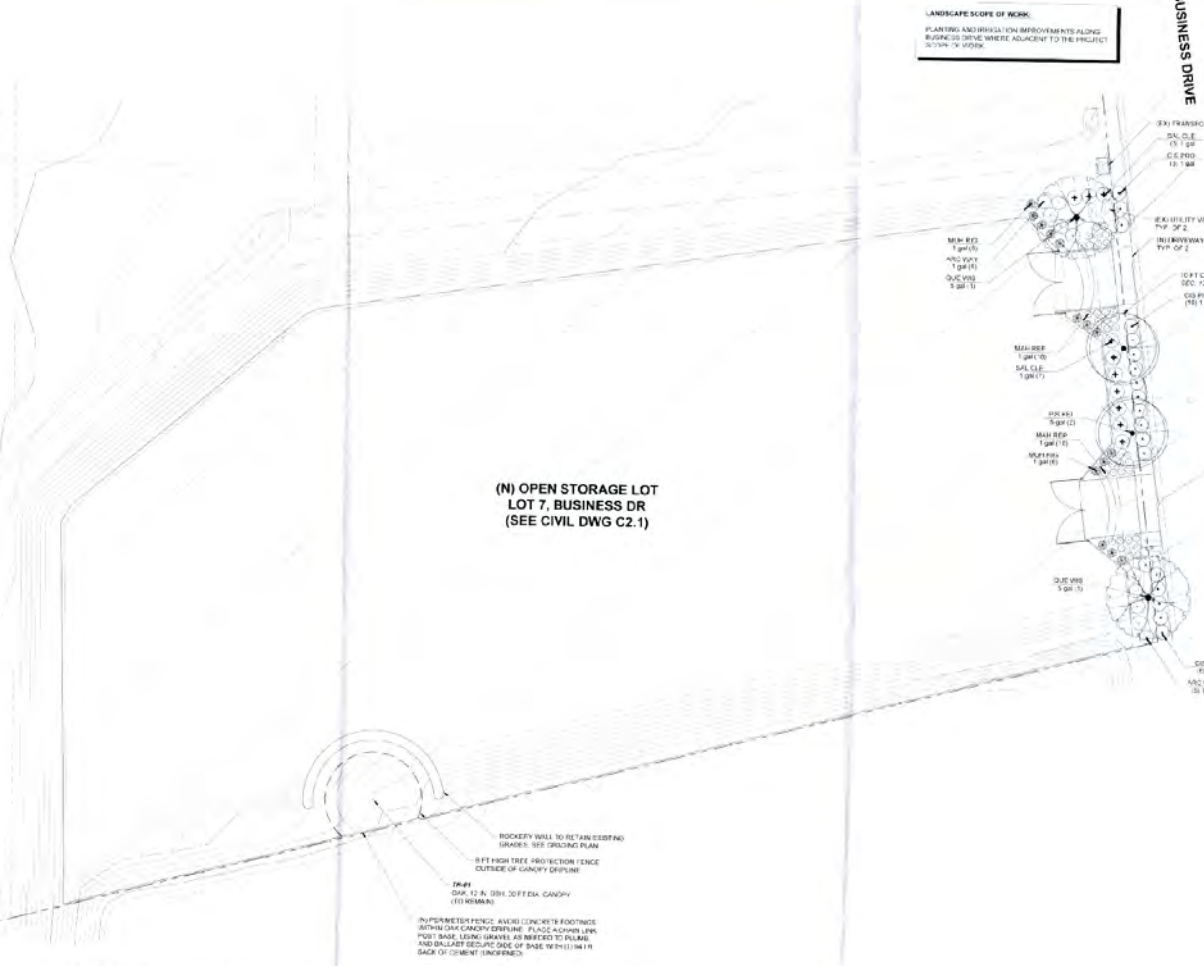
NOTE: NO BRANCHES SHALL BE REMOVED OR PRUNED OR DISPOSED IN ANY MANNER UNLESS THIS IS NECESSARY TO THE WORK OF THE CURRENT PROJECT.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	QTY	REMARKS	
(Symbol)	POB	POSTALIA LAMBERTII 'HONEY' (KOSTERHAYNE CHOCOLATE POTAGE)	3 GAL	2	(1) (SUGG)	
(Symbol)	QUR	QUERCUS WILSONII 'HITCHCOCK'S LIVE OAK'	5 GAL	2	(1) (SUGG)	
(Symbol)	OCES	BOTANICAL / COMMON NAME		SIZE	QTY	REMARKS
(Symbol)	ARS	ARTOCARPUS STREPTOPHYLLUS 'HAWAIIAN' (HAWAIIAN MONARCH)	1 GAL	10	(1) (SUGG)	
(Symbol)	DR	DRYMONIA SERRATA 'PROSPERITY' (SACRED MONARCH)	1 GAL	10	(1) (SUGG)	
(Symbol)	BAK	BANKSIA LANCEATA 'CREEPING MANHATTAN'	1 GAL	20	(1) (SUGG)	
(Symbol)	BR	BURSERIA GAMBELII 'DESERT GRASS'	1 GAL	14	(1) (SUGG)	
(Symbol)	SA	SALVIA LEUCOLANDIA 'CLEVELAND OAK'	1 GAL	10	(1) (SUGG)	

PLANTING NOTES

- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING AND PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH APPLICABLE TRADES FOR THE EFFICIENT INSTALLATION OF THE LANDSCAPE SCOPE OF WORK.
- ROUGH GRADES SHALL BE ESTABLISHED TO WITHIN 1/4" OF FINISH GRADES PRIOR TO AMENDING OF SOIL OR INSTALLATION OF IRRIGATION.
- CONTRACTOR SHALL OBTAIN A SOIL FERTILITY ANALYSIS FOLLOWING COMPLETION OF ANY SOIL GRADING AND SHALL SUBMIT ALL RESULTS TO THE ARCHITECT. THE SOIL ANALYSIS SHALL INCLUDE (AT A MINIMUM) SOIL pH, NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR, CHLORINE, BORON, ZINC, MANGANESE, IRON, AND CUPRUM. THE SOIL FERTILITY ANALYSIS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND RECOMMENDATION. REFER TO REQUIREMENTS AND STANDARD CONDITIONS PROVIDED BY THE ARCHITECT FOR THE ANALYSIS TEST. (AT THE SOIL AND ANALYSIS LABORATORY) SOIL ANALYSIS SHALL MEET THE REQUIREMENTS OF AND 2001 (2000) AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTING MATERIALS TO THE SITE SHALL BE LABELED WITH THE GENUS SPECIES AND CULTIVAR IF APPLICABLE. ONE PLANT OF EACH TREE SHALL BE LABELED WHERE EACH PLANT IS TO BE PLANTED WITHIN A SINGLE GENUS SPECIES TO BE PLANTED. EACH OF THESE PLANTS SHALL BE CLEARLY MARKED.
- PLANTING OPERATIONS: ALL PLANTING MATERIALS SHALL BE SELECTED AND ALLOWED TO FULLY DEVELOP WITHIN 24 HOURS OF PLANTING. ALL CONTAINER STOCK SHALL BE WATERED AND ALLOWED TO LEVEL FOR PLANT HEALTH. THE TIME PLANTS ARE INSTALLED SHALL NOT EXCEED ALL PLANTS ARE INSTALLED AS PER PLANTING TO SET CONDITIONS. THE CONTRACTOR SHALL MAINTAIN AND THE SURROUNDING BACKSPLASH. CONTRIBUTE TO SOIL IN PLANTS TO BE PLANTED TO MAINTAIN AND THE SURROUNDING BACKSPLASH. APPLYING SUPPLEMENTAL (IRRIGATION WATERING) AS NEEDED TO PROMOTE HEALTHY PLANT GROWTH.
- DURING THE CONSTRUCTION MAINTENANCE PERIOD, THE CONTRACTOR SHALL REPLACE ANY PLANTS FOUND TO BE DIED OR DAMAGED. IN THE EVENT OF AN UNEXPECTED LOSS OF PLANTS, THE CONTRACTOR SHALL MAKE THE FINAL DETERMINATION ON WHETHER THE PLANTS NEED TO BE REPLACED.
- ALL SHOULDER GROUND COVER PLANTING AREAS SHALL BE PLANTED WITH A MINIMUM LAYER OF MULCH OR PROTECTIVE COVERING ABOVE GRADE. (SEE NOTES FOR MULCH REQUIREMENTS FOR PLANTING AREAS.) THE USE OF LANDSCAPE FABRIC IS PROHIBITED.
- IF PLANTS WITHIN ANY PLANTING AREA ARE DAMAGED OR DIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND NOTIFY THE APPLICABLE AGENCIES. PLANTS DAMAGED OR DIED SHALL BE REPLACED WITHIN 30 DAYS. PLANTS DAMAGED OR DIED SHALL BE REPLACED WITHIN 30 DAYS. PLANTS DAMAGED OR DIED SHALL BE REPLACED WITHIN 30 DAYS. PLANTS DAMAGED OR DIED SHALL BE REPLACED WITHIN 30 DAYS. PLANTS DAMAGED OR DIED SHALL BE REPLACED WITHIN 30 DAYS.
- PLANTING MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER AND NOT BE DAMAGED OR DESTROYED. PLANTS DAMAGED OR DESTROYED SHALL BE REPLACED WITHIN 30 DAYS. PLANTS DAMAGED OR DESTROYED SHALL BE REPLACED WITHIN 30 DAYS. PLANTS DAMAGED OR DESTROYED SHALL BE REPLACED WITHIN 30 DAYS. PLANTS DAMAGED OR DESTROYED SHALL BE REPLACED WITHIN 30 DAYS.
- PLANTING MATERIALS SHALL NOT BE ALLOWED TO BECOME OVERWATERED OR DROWNED. TO COMPENSATE FOR OVERWATERING, PLANTS SHALL BE PLANTED IN AREAS OF PROTECTED SOIL. PLANTS DAMAGED OR DESTROYED SHALL BE REPLACED WITHIN 30 DAYS. PLANTS DAMAGED OR DESTROYED SHALL BE REPLACED WITHIN 30 DAYS. PLANTS DAMAGED OR DESTROYED SHALL BE REPLACED WITHIN 30 DAYS.
- ALL PLANTING MATERIAL TO BE OBTAINED ON SITE SHALL BE SUBJECT TO THE PROTECTION AND CONSTRUCTION ACTIVITY.



1 LANDSCAPE DESIGN PLAN
1" = 20'-0"

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Hand-drawn signature and scale bar (0 to 40 feet).

ADDITIONAL INFORMATION: GRADING PLAN - SEE CIVIL DRAWINGS; WELL INFORMATION - SEE SHEET L2.0

10 FILE COPY

BUSINESS DRIVE OPEN STORAGE LOT
LANDSCAPE IMPROVEMENT PLANS
LOT 7, BUSINESS DRIVE, CHINGOLE SPRINGS, CALIFORNIA 92622

RECEIVED
REV 27 2024
PROJECT NO: DR24-0010
SCALE: 1" = 20'
DATE: 06/13/24

PROJECT NO: DR24-0010
SCALE: 1" = 20'
DATE: 06/13/24
SHEET TITLE: LANDSCAPE SITE & PLANTING PLAN
SHEET NUMBER: L1.1
DATE: 06/13/24



Regulatory Excerpts 1

General Plan Policy 2.2.5.21

Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Regulatory Excerpts 2

Section 1.6.A.2.d *Landscape Standards, Landscape Buffers, Property Lines* (Community Design Standards- Landscaping and Irrigation Standards) states:

Where industrial, research and development, commercial, civic, or utility uses adjoin residentially zoned lots, either of the following shall be required:

- (1) A 30-foot-wide landscape buffer with a minimum of 18 trees and 72 shrubs per 100 feet of length; or
- (2) A 10-foot landscape buffer with an ornamental masonry wall not less than six (6) feet in height at the property line and extending to within 15 feet of any road right-of-way or easement. Within the buffer, a row of evergreen conifer trees shall be planted to provide continuous screening.

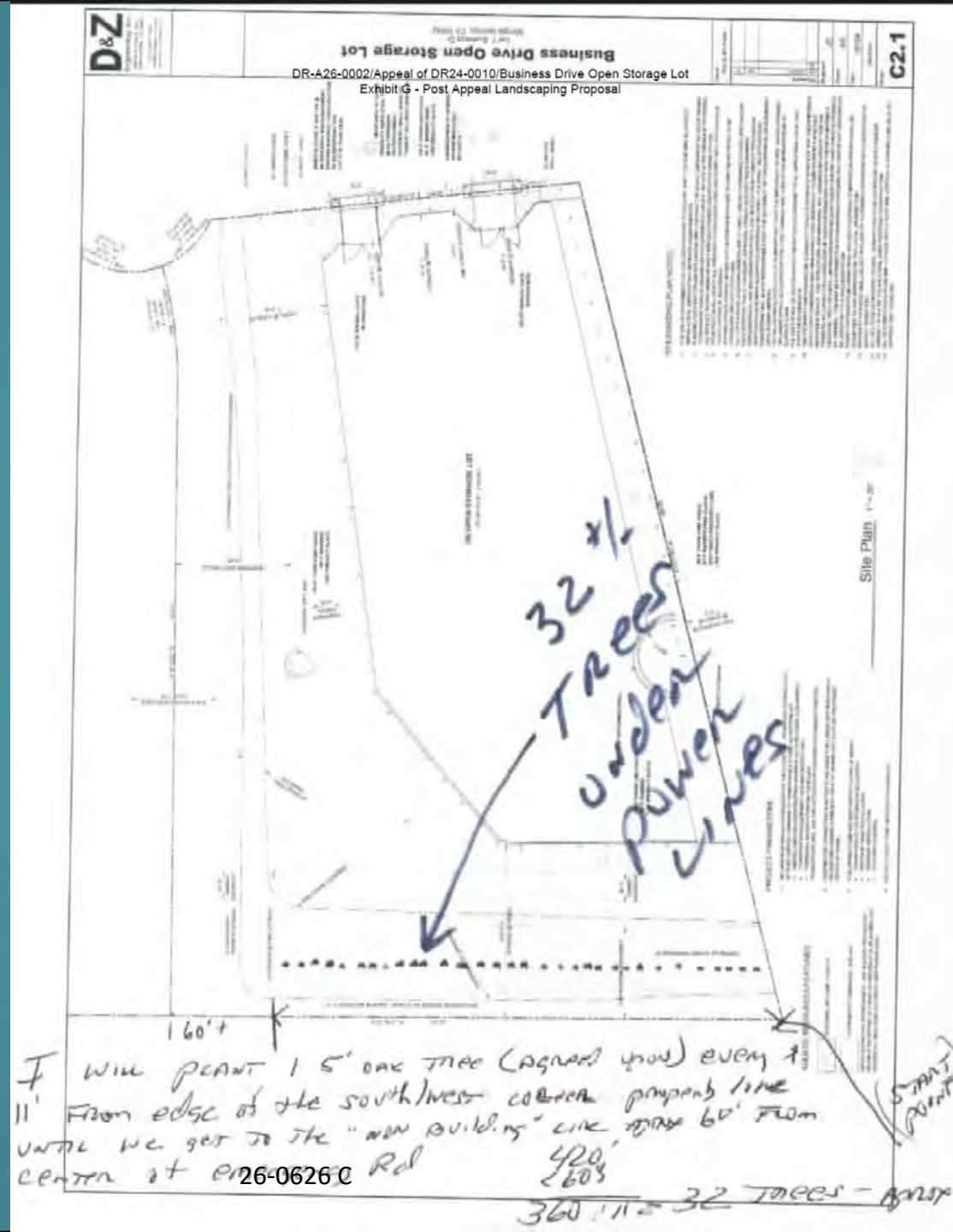
Regulatory Excerpts 3

Section 1.5.D *Landscape Plan (Community Design Standards- Landscaping and Irrigation Standards)* states:

The Director or applicable review authority may approve an alternative landscape plan 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 this Chapter.

Applicant-provided Post-Appeal Landscape Proposal



Existing Project Site Photos: Orientation Map

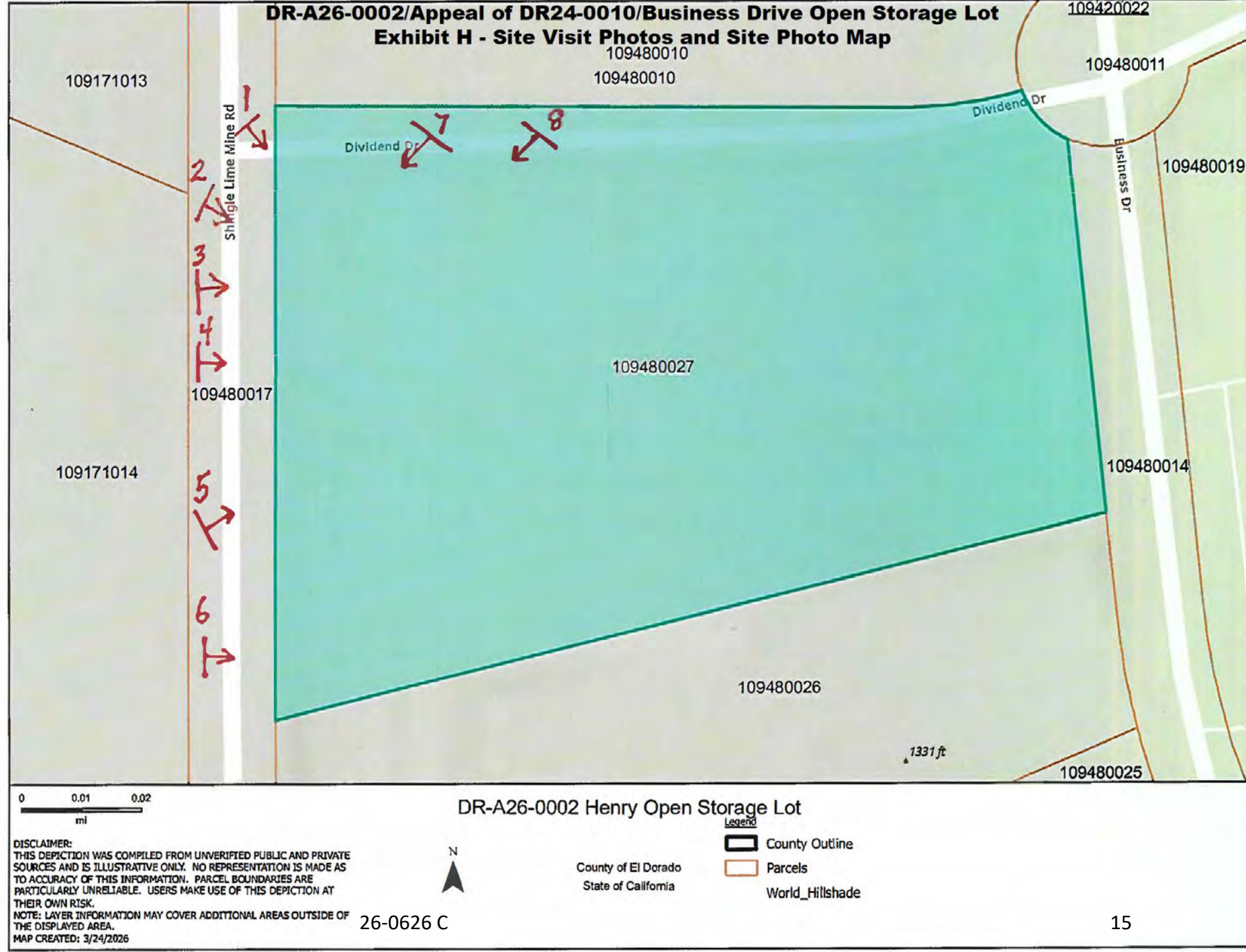
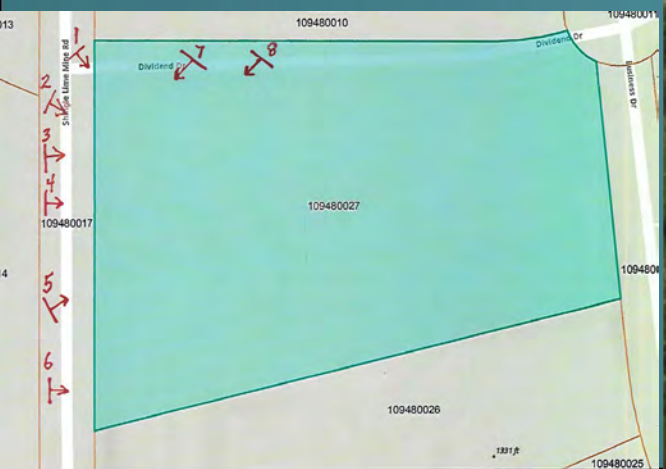


Image 1

Site Photo 1

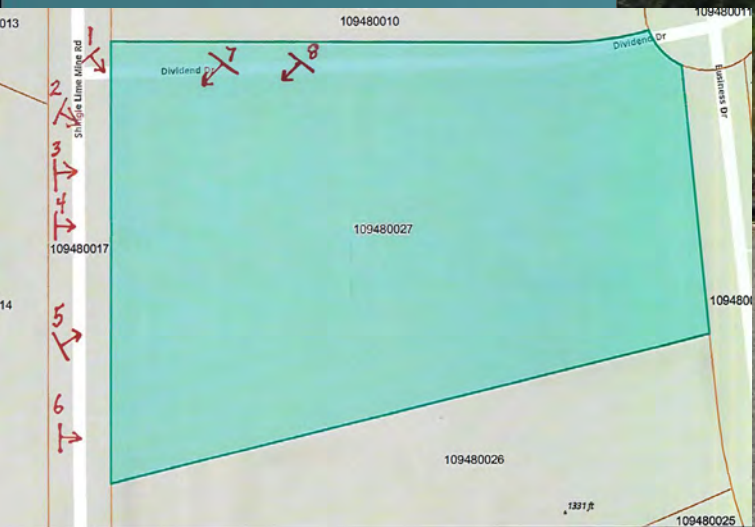


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Image 2

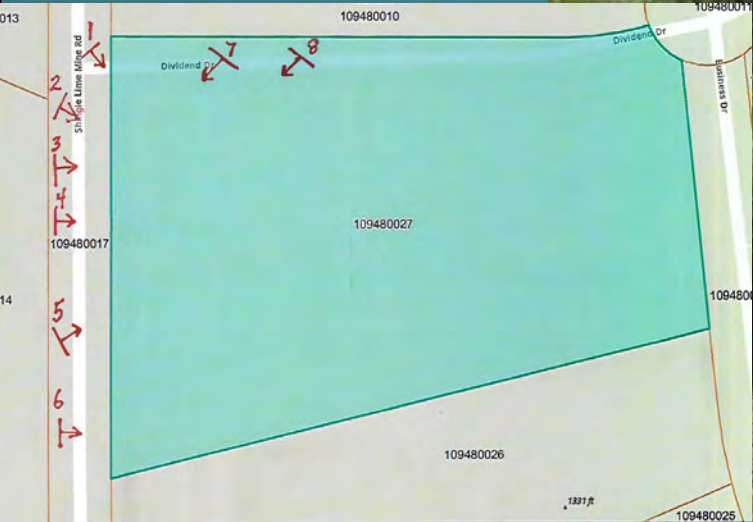
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Image 3

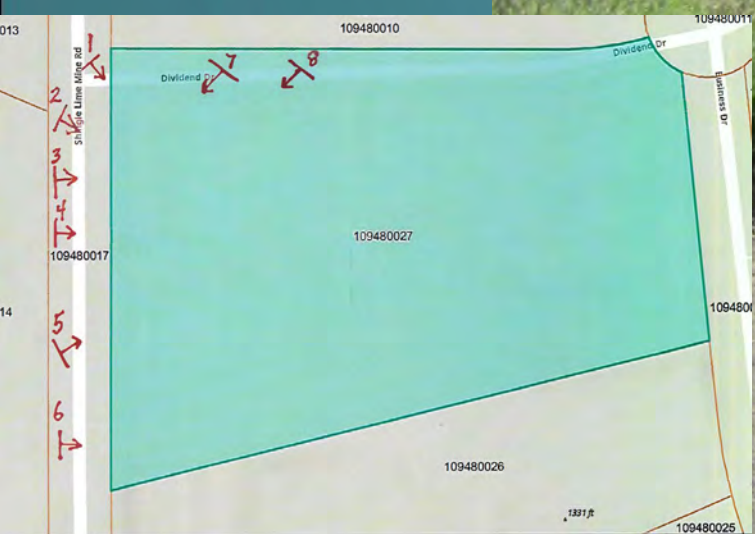
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Image 4

Site
Photo 4



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Image 5

Site Photo 5

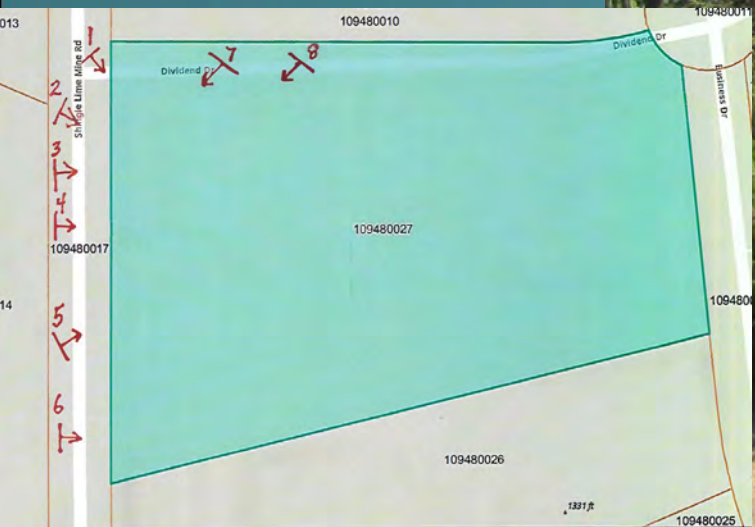


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Image 6

Site Photo 6



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Image 7

Site Photo 7



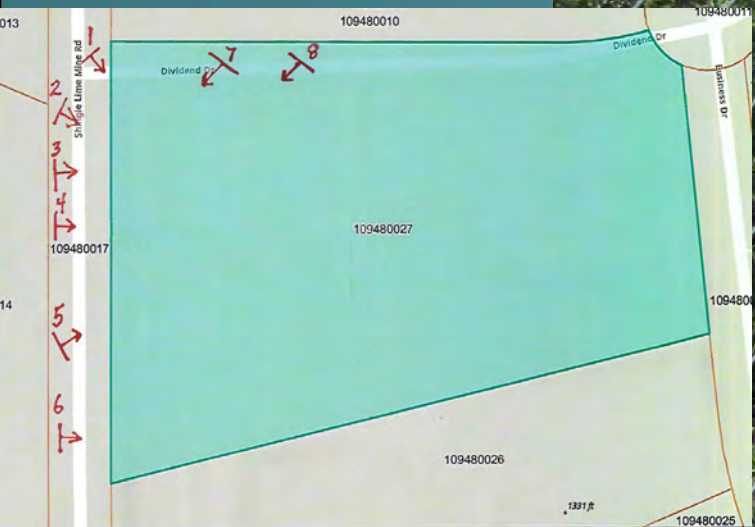
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Image 8

Site Photo 8



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Choose the right plant

Below are trees and plants that are safe near PG&E equipment and where to place them. Scan the QR code for more plant options and planting tips.

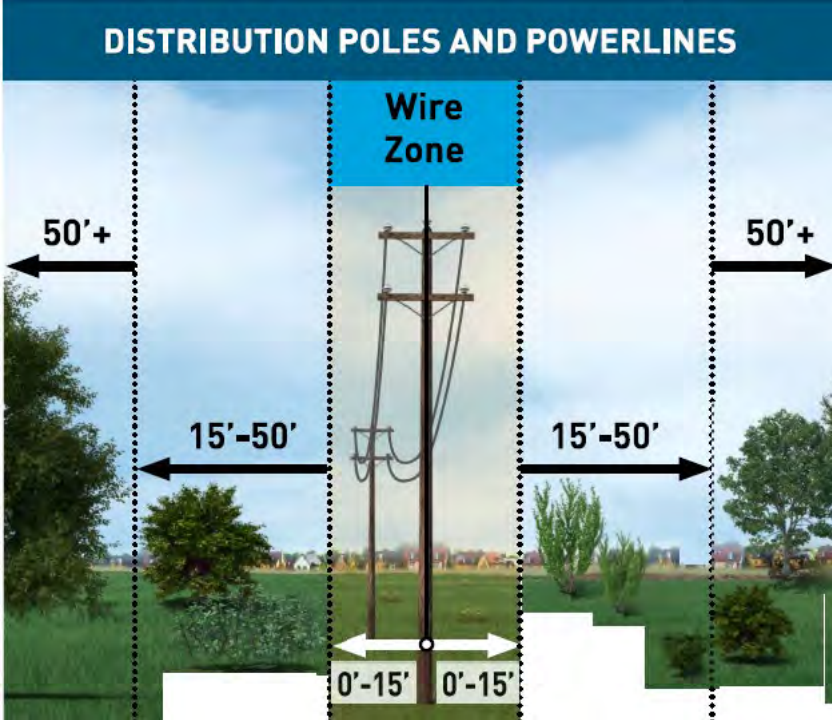
Pacific Electric & Gas (PG&E)

DISTRIBUTION POLES AND POWERLINES

	Plants and non-tree shrubs up to 1' tall	Plants and non-tree shrubs up to 10' tall
Wire Zone Within 15' of wires	 Mosquito Grass (Bouteloua gracilis)* Inside HFTD	 Camellia (Camellia j. 'Variety') Outside HFTD
Between 15'-50' of wires	Trees up to 15' tall	
	 Western Redbud (Cercis occidentalis)	 'Paul's Scarlett' Hawthorne (Crataegus l. 'Paul's Scarlett')

Trees taller than 15' must be placed at least 50' out from distribution wires. What you can plant in the Distribution Wire Zone depends on if you live inside an HFTD.

HFTD = High Fire Threat District



Environmental Review

- DR24-0010 was determined to be exempt, according to California Environmental Quality Act (CEQA) 15183 (Attachment C, Exhibit F).
- Any subsequent decision would need to acknowledge either this CEQA determination or one appropriate for the decision.

Staff Recommendation

Staff recommends the Planning Commission (PC) consider the attached exhibits and receive appellant and applicant comments to determine the appropriate amount of landscaping to require and then instruct staff to revise the original Findings and/or Conditions of Approval and approve DR24-0006.

Alternative Action

- 1) Grant the appeal (DR-A26-0002), thereby denying Design Review Permit DR24-0010, and instruct staff to scribe Findings for Denial; or
- 2) Deny the appeal and uphold the approval of DR24-0010, based on the Findings and subject to the Conditions of Approval as approved by the Planning and Building Department Director (Director).