



**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**

Date: June 12, 2025

Staff: Craig Osborn

DESIGN REVIEW PERMIT REVISION

FILE NUMBER: DR-R24-0001/Carson Road ARCO Canopy Extension

APPLICANT: Nick Sandhu on behalf of Apple Hill Stations

OWNER: Crystal View Enterprises Inc.

REQUEST: A Design Review Permit Revision to increase the existing overhead canopy and a ground-level concrete slab by 720 square feet, add one (1) additional fuel dispenser, remove 14 square feet of existing landscaping and replace with 18 square feet of landscaping, and remove and relocate one (1) air and water dispenser.

LOCATION: South side of Carson Road, approximately 50 feet west of the intersection with the U.S. Highway 50 access ramp, in the Camino area, Supervisorial District 3 (Exhibit A).

SUPERVISOR DISTRICT: 3

APN: 043-550-062 (Exhibit B)

ACREAGE: 2.38 Acres

GENERAL PLAN: Commercial (C) (Exhibit C)

ZONING: Community Commercial – Design Review – Scenic Corridor (CC-DS) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15301 (Class 1 Existing Facilities) and Section 15311 (Class 11 Accessory Structures), California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find the project to be Categorically Exempt pursuant to Section 15301 (e), Existing Facilities, of the CEQA) Guidelines and Section 15311 (Class 11 Accessory Structures), California Environmental Quality Act (CEQA) Guidelines.
2. Approve Design Review Permit Revision DR-R24-0001 based on the Findings and subject to the Conditions of Approval from the original Design Review Permit DR87-0006.

EXECUTIVE SUMMARY

The project applicant is requesting a Design Review Permit Revision to increase the existing overhead fuel-canopy and a ground-level concrete slab by 720 square feet, add one (1) additional fuel dispenser, remove 14 square feet of existing landscaping and replace with 18 square feet of landscaping, and remove and relocate one (1) air and water dispenser. The site is adjacent to and visible from designated State Scenic Highway 50 corridor. Pursuant to Zoning Ordinance Section 130.52.030.B, projects within the State Scenic Highway corridor shall be subject to Planning Commission approval.

BACKGROUND/HISTORY

The original Design Review Permit, DR87-0006, was first approved by the Planning Commission on April 23, 1987, allowing a convenience market, canopy service island, and retail shops. The site has been developed as a service station/minimart with gas pump canopy and one (1) other retail building on the site situated in the eastern portion.

EXISTING CONDITIONS / SITE CHARACTERISTICS

The 2.38-acre site is located on the south side of Carson Road, approximately 50 feet west of the intersection with the U.S. Highway 50 access ramp, in the Camino area, Supervisorial District 3.

The irregularly shaped parcel is flat and developed with an existing convenience market, fuel dispensers, overhead canopy, and retail shops.

The parcel has existing electrical service from Pacific Gas and Electric (PG&E) and existing water services from the El Dorado Irrigation District (EID). The proposed project will not require an increase in those services or any new connections.

Adjacent Land Uses:

	Zoning:	General Plan:	Improvements:
Site:	Community Commercial with Design Review Community Combining Zone (CC-DC)	Commercial (C)	Automotive Fuel Sales & Retail
North:	Commercial Professional Office (CPO) & Community Commercial with Design Review Community Combining Zone (CC-DC) Zone	Commercial (C)	Commercial & Residential
East:	Transportation Corridor (TC)/Planned Agricultural (PA-10)	Medium Density Residential (MDR)	Single Family Residence & Cell Tower
South:	Transportation Corridor (TC)/Planned Agricultural (PA-20)	Medium Density Residential (MDR) then Agricultural Lands (AL)	US St. Hwy 50 then Agricultural
West:	Community Commercial with Design Review Community Combining Zone (CC-DC)	Commercial (C)	Retail/Winery

PROJECT DESCRIPTION

The applicant is requesting a revision to the original Design Review Permit DR87-0006 for the proposed exterior improvements of an existing convenience store. The proposed improvements would increase the existing 2,175-square-foot overhead canopy and a ground-level concrete slab by 720 square feet, add one (1) additional fuel dispenser, remove 14 square feet of existing landscaping and replace with 18 square feet of landscaping, and remove and relocate one (1) air and water dispenser. As there are no specific adopted design standards for the scenic corridor along U.S. Highway 50, the project uses the adopted El Dorado County Community Design Guidelines for direction of design review consistency. The project does not propose additional parking spaces and would not be required to do so based on the proposal. The project proposes a very small increase of four (4) square feet of new landscaping that would be consistent with the existing landscaping which is consistent with the nature of the site, uses, and surrounding area. The project would take access from the existing and established encroachment for the on-site commercial business via Carson Road. Other site improvements not requiring Design Review Permit Revision approval include re-striping the parking area north of the existing fuel tanks and correct internal alignment of a landscape planter.

STAFF ANALYSIS

General Plan Consistency: The project is located within the Camino Rural Center with a General Plan land use designation of Commercial. As proposed, the project is consistent with the

standards established by the Commercial land use designation. Staff has determined the proposal is consistent with the applicable policies and requirements of the El Dorado County General Plan as discussed in Section 2.0 of the Findings.

Zoning Ordinance Consistency: The project site is zoned CC-DS. Section 130.22.030 of the Zoning Ordinance establishes development standards for projects within the CC-DS zone, including minimum setbacks, maximum building height, parking, lighting, and signage. As proposed, the project would be consistent with the development standards of the CC-DS zone district. Pursuant to Zoning Ordinance Section 130.22.020, Automotive fuel sales is a permitted use allowed by right. Staff has determined the proposed project is consistent with the applicable policies and requirements of the Zoning Ordinance as discussed in Section 3.0 of the Findings.

Design Guideline Consistency: The project is within the State Highway 50 Scenic Corridor and is subject to approval of a Design Review Permit under Section 130.27.070 of the Zoning Ordinance. Under Section 130.52.030.B, issuance of a Design Review Permit is a ministerial approval only if Design Standards for the community have been adopted under Section 130.27.070. Design Standards for the project area have not been adopted, thus issuance of the Design Review Permit is a discretionary approval. Pursuant to Section 130.52.030.B, “The Design Review process shall be limited to consideration of compliance with established standards, provided that the use proposed for the project site is an allowed use within the zone”.

Pursuant to Zoning Ordinance Section 130.27.050.F.4 if community design guidelines have not yet been adopted, Design Review Permits are subject to the adopted County Community or Historic Design Guides, as applicable. As this project is not located in a Historic Combining Zone, the Historic Design Guide is not applicable and the relevant design standards are set forth in the Community Design Guide which was originally prepared in November 1981 and adopted as reformatted by the Board of Supervisors on April 24, 2018 (Resolution 071-2018). Though the Community Design Guide provides direction for Design Review Permit projects, consistency with the guide is not a required finding for approval as it is not a standard and the Design Review process shall be limited to consideration of compliance with established standards. The project application was deemed complete on August 14, 2024, before the implementation of the West Slope Interim Design Standards and Guidelines and is therefore consistent with Zoning Ordinance Section 130.27.050.F.4.

While the Community Design Guide includes pictures, it states: “The photographs in this guide illustrate good design in buildings, sites, and landscaping of existing projects in this County. This guide is not intended to exemplify a particular style of architecture to which developments must conform”. Therefore, design review for the proposed project was completed by comparing the project to the design of the commercial buildings nearest to the project as those buildings provide the best example of the design and architecture in the relevant community. The Community Design Guide further states: “This does not mean the County is dictating a particular style of architecture for design review districts. Variety is preferred, not uniformity. But it does mean the County is seeking higher standards of architecture”.

Staff Analysis and Conclusion: The proposed project is designed to be consistent with all applicable requirements for a Design Review Permit Revision as discussed in the analysis above, and as contained in the Findings and Conditions of Approval in the Staff Report.

REGULATORY AUTHORITY

The project is a Design Review Permit Revision on a parcel located adjacent to U.S. Highway 50, which is designated as a Scenic Corridor from the Government Center Interchange (Forni Road) in Placerville to the South Lake Tahoe city limit. Zoning Ordinance Section 130.52.030.B states that, because the project is adjacent to a designated scenic corridor, approval authority for the Design Review Permit Revision application is held by the Planning Commission.

PUBLIC OUTREACH

No formal public outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the Zoning Ordinance. The project was duly noticed with a public notification range of 1,000 feet and a legal advertisement was published in applicable local newspapers. No physical sign posting is required for a Design Review Permit Revision application.

PROJECT COMMENTS

The project was distributed to and reviewed by the El Dorado County Planning and Building Department, Environmental Management Department, Department of Transportation, El Dorado County Fire Protection District, Cal Fire, and California Department of Transportation (Caltrans).

ENVIRONMENTAL REVIEW

This project is found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301, Existing Facilities, stating that Class 1 consists of additions to existing structures as detailed in subsection (e) and Section 15311 (Class 11 Accessory Structures), California Environmental Quality Act (CEQA) Guidelines

Filing of a Notice of Exemption (NOE) is required in accordance with CEQA Guidelines Section 15062 to initiate a 35-day statute of limitations on legal challenges to the County's decision that the project is exempt from CEQA. If an NOE is not filed, a 180-day statute of limitations will apply.

SUPPORT INFORMATION

Attachments to Staff Report:

- Findings
- Conditions of Approval

- Exhibit AVicinity Map
- Exhibit BAssessor’s Parcel Map
- Exhibit CGeneral Plan Land Use Designation
- Exhibit DZoning Designation
- Exhibit EProposed Site Plan
- Exhibit F.....Photometric Plan

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