



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

Agenda of: December 11, 2025

Staff: Lela Shelley

PLANNED DEVELOPMENT PERMIT

FILE NUMBER: PD23-0002/Greenstone RV and Boat Storage

APPLICANT/

PROPERTY OWNER: Paul and Karen Funk

REQUEST: Planned Development Permit to allow for the construction and operation of an RV and boat storage facility, consisting of 151 rentable parking spaces, and a 540-square-foot rental office with an alternative landscape plan.

LOCATION: North side of Greenstone Cutoff, approximately 550 feet north of the intersection with Mother Lode Drive, in the Kingsville area, within the El Dorado Diamond Springs Community Region (Exhibit A).

SUPERVISOR

DISTRICT: 4

APN: 319-260-066 (Exhibit B)

ACREAGE: 5 Acres

GENERAL PLAN: Industrial (Exhibit C)

ZONING: Industrial, Light, Planned Development (IL-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration (Exhibit J)

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15074(d), incorporated as Conditions of Approval; and
3. Approve Planned Development Permit PD23-0002 based on the Findings and subject to the Conditions of Approval as presented.

PROJECT DESCRIPTION

A request for a Planned Development Permit for the construction and ongoing operation of an recreational vehicle (RV) and boat storage facility, consisting of 151 rentable parking spaces and a 540-square-foot rental office. In addition to these parking spaces, three (3) more spaces, one (1) of which is handicap accessible, would be provided for employee and customer parking adjacent to the proposed office. A 12,000-square-foot metal carport is shown on the plans but is not part of this proposal and would require a future permit review process. Water for domestic use and fire protection would be provided by a private on-site well. Sewage disposal for the office shall be achieved by an on-site septic tank and leach field. Site lighting would be provided by ten solar powered LED luminaries mounted on 20-foot-tall poles. Access to the site would be via Turtle Path, an existing private road, from Greenstone Cutoff. Turtle Path is approximately 360 feet in length and terminates at the project site with a 50-foot radius cul-de-sac right-of-way. Turtle Path shall be improved per El Dorado County Standard Plan 101C. The project proposes to abandon the cul-de-sac portion of the existing Road & Public Utility Easement and provide a Fire Truck Turnaround in its place. Also proposed is a re-designed drainage swale, which would enable abandonment of the existing 50-foot-wide non-building setback. The existing oak woodlands on site, approximately 0.526 acres, would be subject to complete removal, and mitigation required for 0.444 acres.

Background: The subject parcel has a General Plan designation of Industrial (I) and is zoned Industrial Light, Planned Development (IL-PD). The subject site is located within the El Dorado Diamond Springs Community Region. In September of 2004, the subject parcel was rezoned from Residential Estate, 5-Acres (RE-5) to IL-PD through Board of Supervisors adopted Ordinance No. 4656. No subsequent permits or other discretionary applications have been processed on the subject parcel.

PROJECT INFORMATION

Site Description: The project site is located in the community of Kingsville, within the El Dorado Diamond Springs Community Region, which is located in western El Dorado County. The project site is located within the low elevation foothills of the Sierra Nevada, between the communities of Shingle Springs and El Dorado, with an elevation of roughly 1,500 feet in the center of the site. The project site is hilly with an elevation of approximately 1,485 to 1,560 feet above mean sea level, generally sloping from east to west. Slate Creek is approximately 200 feet north of the project site. The subject parcel had unpermitted structure(s) located in the southwest area of the property which have been demolished since application submittal.

Adjacent Land Uses:

	Zoning:	General Plan:	Improvements:
Subject Site:	Industrial Light with Planned Development (IL-PD)	Industrial (I)	Currently undeveloped
North:	Industrial Light	Industrial (I)	Currently undeveloped
East:	Industrial Light	Industrial (I)	Legal non-conforming use single family residential one-unit Not visible from site
South:	Industrial Light with Planned Development (IL-PD)	Industrial (I)	Abandoned structure no legal non-conforming status
West:	Industrial Light with Planned Development (IL-PD)	Industrial (I)	The American Legion El Dorado Post 119 and Construction Yard

Much of the site has been previously cleared and graded, including tree removal. Construction materials and heavy equipment are currently being stored on site. Based on aerial imagery, the

current site conditions are the result of clearing that has occurred incrementally over the last three (3) to four (4) years. An arborist report has been provided which reviewed oak resource impact, and applicable mitigation would be paid prior to approval of building permits for oak impacts within the past two (2) years. Two (2) small patches of woodland remain in the southeast and southwest corners of the site and some chaparral habitat along the northern boundary. All oak woodlands and pine trees on the subject parcel are identified for removal as part of the proposed project, and the applicant would pay required mitigation fees.

No special-status plant species or animal species were observed on the project site during the biological reconnaissance survey conducted on October 11, 2023; however, the project site does provide suitable habitat for one (1) special-status plant species and one (1) special-status animal species. There are no sensitive riparian habitats or other sensitive natural communities on site.

Landscape Waiver

The developer has provided a preliminary landscaping plan illustrating the planting along Turtle Path and around the proposed office location. Landscaping shall consist of shrubbery and required trees (Exhibit I). The entire facility would be separated from adjacent uses through the installation of approximately 1,900 feet of 6'-0" chain link fence along all property lines. Alternative landscaping has been approved by the Planning and Building Department Director in compliance with chapter 130.33 and the Community Design Standards-Landscaping and Irrigation Manual.

The Planned Development Permit allows for design flexibility. The requested Planned Development includes a request to allow a landscape waiver pursuant to Community Design Standards, Landscaping and Irrigation Standards, section 1.5 (D). Written applicant/engineer (agent) testimony for this request includes six (6) specific justifications for the request for an alternate landscaping proposal that would only include landscaping at the entry and sales office without perimeter landscape (Exhibits I and L). The request is due to topography, fencing and drainage design, surrounding industrial zones, and no project visibility from public right of way or public street.

Consistency: As discussed in the General Plan findings, the project is consistent with General Plan policies 2.2.1.2 Land Use Designation; 2.2.5.2 requiring all applications for discretionary projects or permits to be reviewed for consistency with the policies of the General Plan; 2.2.5.21 requiring that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses; 5.1.2.1 requiring a determination of the adequacy of the public services and utilities to be impacted by that development; 5.2.1.2 requiring that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed

development; 6.2.3.2 requiring that the applicant demonstrate that adequate access exists; and 7.4.4.4 requiring all new development projects that result in impacts to oak resources shall require mitigation as outlined in the Oak Resources Management Plan (ORMP). As discussed in the Zoning findings, the project is consistent with the zoning designation, Chapter 130.33 Landscaping Standards, Chapter 130.34 Outdoor Lighting, Chapter 130.35 Off-Street Parking and Loading, Chapter 130.36 Signs, and Chapter 130.37 Noise Standards.

AGENCY COMMENTS AND PUBLIC COMMENTS

The project was reviewed by County agencies including the Air Quality Management District, Department of Transportation, Environmental Management Department, El Dorado Irrigation District, Diamond Springs-El Dorado Fire Protection District. Outside agency Pacific Gas and Electric (PG&E) was also consulted. Responses and comments by these agencies have been incorporated into the conditions of approval. This project was reviewed by the Diamond Springs and El Dorado Community Advisory Committee on February 15, 2024, and the Committee voted in support of the project as presented.

PUBLIC NOTICE

No formal public outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the County Zoning Ordinance. However, the project was duly noticed per Zoning Ordinance Section 130.51.050 with a public notification range of 1,000 feet, and a legal advertisement was published in applicable local newspapers. A physical sign was also posted on-site 30 days prior to the Planning Commission hearing.

PHYSICAL SIGN POSTING

Pursuant to Zoning Ordinance Section 130.51.050, physical sign posting of proposed development is required for Planned Development Permit applications, at least 30 days prior to hearing. On May 7, 2025, the applicant confirmed installation of required physical sign posting.

REVIEW AUTHORITY AND PERMIT DECISIONS

Pursuant to Zoning Ordinance Section 130.50.030, Review Authority for Allowed Uses and Permit Decisions, the review authority for a Planned Development Permit is the Planning Commission.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA), staff has prepared an Initial Study analyzing the potential environmental effects resulting from the implementation of the project (Exhibit J). No comments were received during the public comment period. Based on the Initial Study, a Mitigated Negative Declaration has been prepared with seven (7) mitigation measures (MM 3.2-1, MM 3.4-1, MM 3.4-2, MM 3.4-3, MM 3.5-1, MM 3.11-1, and MM 3.18-1) for potential impacts to Biological Resources, which would lessen the potential impacts to less than significant. The MMRP incorporates these measures, which shall be applied as Conditions of Approval for the project (Exhibit K).

The applicant shall submit to the Planning Division a \$50.00 recording fee and the current Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings	
Conditions of Approval	
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Designation Map
Exhibit E	Aerial Map
Exhibit F.....	Preliminary Site Plan
Exhibit G	Preliminary Grading & Drainage Plan
Exhibit H.....	Photometric Site Plan
Exhibit I	Preliminary Landscape Plan
Exhibit J	Initial Study/Proposed Mitigated Negative Declaration
Exhibit K	Mitigation Monitoring and Reporting Program
Exhibit L	Alternative Landscaping Request

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