



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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Date: March 23, 2026 Agenda of: April 23, 2026

To: Planning Commission

From: Craig Osborn, Associate Planner

Subject: DR-A26-0002/Appeal of Design Review Permit DR24-0010/Business Drive Open Storage Lot

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 DR24-0010.

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).

Location

The project is located at Assessor's Parcel Number (APN) 109-480-027, a 4.48-acre property zoned Industrial Light (IL), located adjacent to Shingle Lime Mine Road at the western edge of the Barnett Business Park, in the Shingle Springs Community Region, approximately 0.5 miles south of the intersection of Durock Road and Shingle Lime Mine Road, Supervisor District 4. Cameron Estates is a residential community located west of Shingle Lime Mine Road, within the Residential Estate 5-Acre Minimum (RE-5) zoning district (Attachment C, Exhibits A and B).

Project and Site Description

Design Review Permit DR24-0010/Business Drive Open Storage Lot was approved by Staff on behalf of the Director on February 23, 2026, to allow temporary construction-material storage such as leftover beams, concrete blocks, etc. (Attachment C, Exhibits C-F). No structural

improvements, lighting, or signage are proposed. The proposed 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 (Attachment C, Exhibit C, page 10). A pedestrian gate is proposed at the gated entrance near the southeast property corner. Earthwork for the project includes grading 1.69 acres as necessary for a relatively flat finished grade, which would then be spread with gravel.

Approximately 1.87 acres of the 4.48-acre project site is restricted with existing easements dedicated to utilities for sewer, storm drains, swales, and detention basin. This includes a 100-foot non-building setback along the western property border with Shingle Lime Mine Road, and an 80-foot drainage swale and detention basin along the northern property line, adjacent to Dividend Drive (Attachment C, Exhibit C, page 7). Within the 100-foot setback to Shingle Lime Mine Road, there is incorporated a 20-foot landscape buffer, established with Condition of Approval number four (4) to the 2006 approved Barnett Business Park Parcel Map (P05-0002). The site steps upward from the drainage easement areas by approximately 10 feet and generally opens to a plateau within the proposed extend of disturbance.

Regulatory Authority

The original decision for DR24-0010 was a director-level approval for a Design Review Permit. All decisions of the Director are appealable to the PC and then to the Board of Supervisors (Board), according to County Code Table Sec. 130.52.090 – Appeals (B)(1). The appeal process requires de novo hearings, which means that the PC may reverse or affirm, wholly or partly, or may modify the requirements, decision or determination appealed, and such action shall be final, subject to appeal to the BOS.

Appeal Filed

On March 5, 2026, an appeal was received from Bill Wilde, a resident within Cameron Estates, in response to notice received for Director's approval of DR24-0010/Business Drive Open Storage Lot. As stated in Appeal DR-A26-0002, the appellant conveys concern about a lack of landscaping along the western side of the proposed project. The applicant contends that due to a lack of landscaping and expanded conditions, the project is not consistent with Section 1.6.A.2.d (Community Design Standards- Landscaping and Irrigation Standards). Mr. Wilde also cites General Plan Policy 2.2.5.21 as reason for his request to appeal project approval (Attachment A).

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.”

Regulatory Excerpts and Parcel Map Conditions of Approval Reference

Following are regulatory excerpts which may be useful for analysis, determination of findings, and final decision for the project and/or appeal:

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.

General Plan Land Use Designation: Industrial (I): The purpose of this land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be discouraged. Industrial lands in Rural Regions may have uses which support agriculture, timber resource production, mineral extraction, or other resource utilization. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions

Zoning Ordinance 130.23.010 B.1 Industrial Light Zoning Description (IL): The 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.

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.

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.

Historic Reference - The Barnett Business Park Parcel Map P05-0002 was approved by the Zoning Administrator on June 7, 2006, and conditioned as follows:

4. A 100-foot-wide building setback shall be designated on the final parcel map along the western property line of the subject property from the eastern edge of the 60-foot right-of-way for Shingle Lime Mine Road adjacent to Cameron Estates. The non-building setback shall include a 20-foot-wide landscape buffer containing a minimum of one 5-gallon or equivalent vertical growing shrub and one 5-gallon or equivalent vertical growing tree alternating every 5 feet in a line along the western boundary of the landscape buffer. Parking and internal vehicle access may be located within the area of the non-building setback area outside of the 20-foot landscape buffer.

The above Condition was fulfilled prior to the recordation of the Final Map and is memorialized in PM 48-141 (parent parcel map). However, a lack of irrigation and maintenance has resulted in a less-than-optimal landscape buffer.

Staff Response to Appellant Requests

Below is a summary of itemized appellant statements along with staff's response:

1) Inadequate Landscaping

The appellant states that Section 1.6.A.2.d (Community Design Standards- Landscaping and Irrigation Standards) is not being applied and therefore no landscaping buffer is being created to separate conflicting uses.

Staff Response: The project parcel adjoins neighboring residential parcels of Cameron Estates, separated only by the non-County-maintained Road, Shingle Lime Mine Road. The first 100 feet of the full length of the project site western edge is deed-restricted non-buildable, dedicated to drainage with a sewer easement and supporting natural vegetation with some remnants of the original landscaping planted prior to the finalization of the Barnett Business Park Parcel Map Parcel Map.

Determining the appropriate amount of landscaping, which may be approvable as an alternative landscape according to *Section 1.5.D Landscape Plan*, is anticipated to be the primary point of deliberation for the PC hearing for this appeal. See also the *Additional Considerations* section below for more information.

2) Insufficient Compatibility Design Measures

a) The appellant requests "Adequate landscaping to mitigate views and noise including requirements for the maintenance of the landscaping."

Staff Response:

The applicant has proposed an alternative landscape plan subsequent to the appeal for trees to be planted along the western edge of the project site that includes the following statement: “I will plant one (1) five-foot oak tree every 11 feet from edge of the south/west corner property line until we get to the “non-building” line, approximately 60 feet from the center of emergency Road [Dividend Drive]. This would equal 32 trees (Attachment C, Exhibit G).” See also the *Additional Considerations* section below for more information.

a) Requiring appropriate review with Notice to neighbors should any lighting be proposed to be added in the future.

Staff Response: Project approval has been conditioned for all future lighting to meet County standards. Future projects that would change the use and/or add structures would require appropriate noticing, like the original noticing provided with DR24-0010.

b) Including reasonable hours of operation and noise limitations.

Staff Response: A Design Review Permit is different than a Conditional Use Permit review. The Zoning Ordinance does not regulate operable hours for activity that is permitted by right. The project site does not include lighting. Any noise at the site may not exceed standards set with the County Ordinance Noise Standards found in Section 130.37.060.

c) Include the type of storage to be permitted

Staff Response: The applicant has stated an intention for the site to temporarily house material left over from construction sites such as partial beams, concrete masonry units (CMUs, or concrete blocks), and similar material.

There is not an end user specified to lease or purchase the property. A future property owner may wish to change the use at this location; and if so, a revised Design Review Permit and possibly a Conditional Use Permit review and approval process would be required. The Industrial land use designation purpose is to provide for a full range of light and heavy industrial uses. Further specified with the IL zoning district, the types of uses that would be permitted include manufacturing, processing, distribution, and storage. There is no further specificity of storage types for this zoning district.

Design Review Permits are not intended to expand or restrict uses that are otherwise permitted outright, conditionally allowed, or not permitted within a zone. Specific to this zone, the ordinance prescribes that incompatible, non-industrial uses, excluding support services, are discouraged.

Notification

The Notice of Decision letter provided notification for the approval of DR24-0010/Business Drive Open Storage Lot and was mailed to all property owners within a 1,000-foot radius on February 11, 2026. This opened a 10-calendar day comment period prior to the approval of the project on February 23, 2026, followed by another 10-working day appeal period.

Additional Considerations

1. The property owner and appellant met on site, led by the project planner, to discuss a potential solution soon after the appeal was received. The applicant's proposal for additional landscaping was submitted following the onsite meeting and shared with the appellant (Attachment C, Exhibit G). The two (2) parties remain at an impasse and are open to having final details for this project resolved by the PC.
2. If the PC determines that an alternative landscape, per *Section 1.5.D Landscape Plan* (Community Design Standards- Landscaping and Irrigation Standards) would meet *General Plan Policy 2.2.5.21*, then staff recommends that it be incorporated into the Findings for that determination. The original Findings document unintentionally omitted this reference.
3. Regarding the Additional Landscaping Proposal (Attachment C, Exhibit G):
 - a) The existing 20-foot-wide landscape buffer established with the Barnett Business Park Parcel Map P05-0002 appears to overlap the Pacific Gas and Electric (PG&E) distribution poles and power lines. PG&E policy for *The Right Tree in the Right Place* discourages tree planting directly under power lines (Attachment C, Exhibit I).
 - b) Existing natural landscape is established appears to be successful without irrigation.
 - c) The Army Corps of Engineers was a regulatory body for the established drainage basin because it includes a wetland area. Any future landscape plantings would likely require consultation and possible permits with that Federal Agency.
 - d) The project site is in a high fire hazard area.
 - e) The approved plans include landscaping and irrigation along the eastern entry property line.
 - f) The applicant has indicated that it would be onerous to extend the water line across the 432-foot length of the property to provide irrigation to any additional landscaping. Tree watering bags could be an alternative watering system, but the appropriateness for maintaining this option would need to be prepared and recommended by an arborist.
 - g) Trees may not be planted within the existing diagonal 20-foot sewer easement that intersects with the 20-foot landscape buffer area.

- h) County Storm Water staff advise against planting additional trees within an already established designated drainage easement. There is a potential that any new planted trees within the drainage basin could offset drainage capacity and result in drainage issues.
- 4. 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.
- 5. Site photos have been provided by the project planner to support PC deliberation (Attachment C, Exhibit H).

SUPPORT INFORMATION

Attachments to Staff Memo

Exhibit A.....Vicinity Map
Exhibit B.....General Plan and Zoning Map Maps
Exhibit C.....DR24-0010 Project Site Plans
Exhibit D.....DR24-0010 Approval Letter and Notice Map
Exhibit E.....DR24-0010 Staff Report, Findings, and COAs
Exhibit F.....CEQA 15183 Exemption
Exhibit G.....Post Appeal Landscaping Proposal
Exhibit H.....Site Visit Photos
Exhibit IPG&E Policy Page

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