

# Planning Commission Hearing

**Greenstone RV and Boat Storage  
PD23-0002**

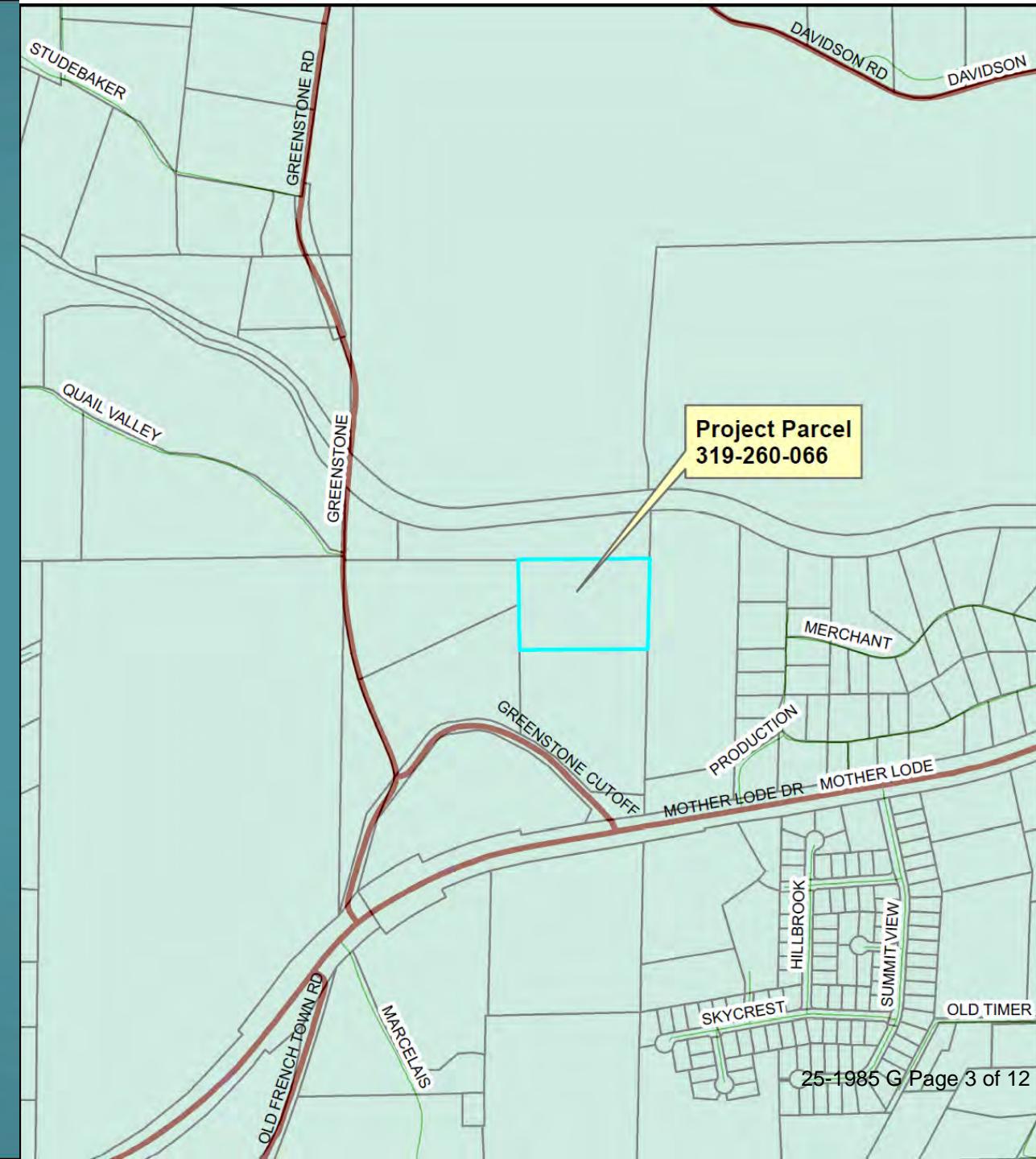


**DECEMBER 11, 2025  
PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION**

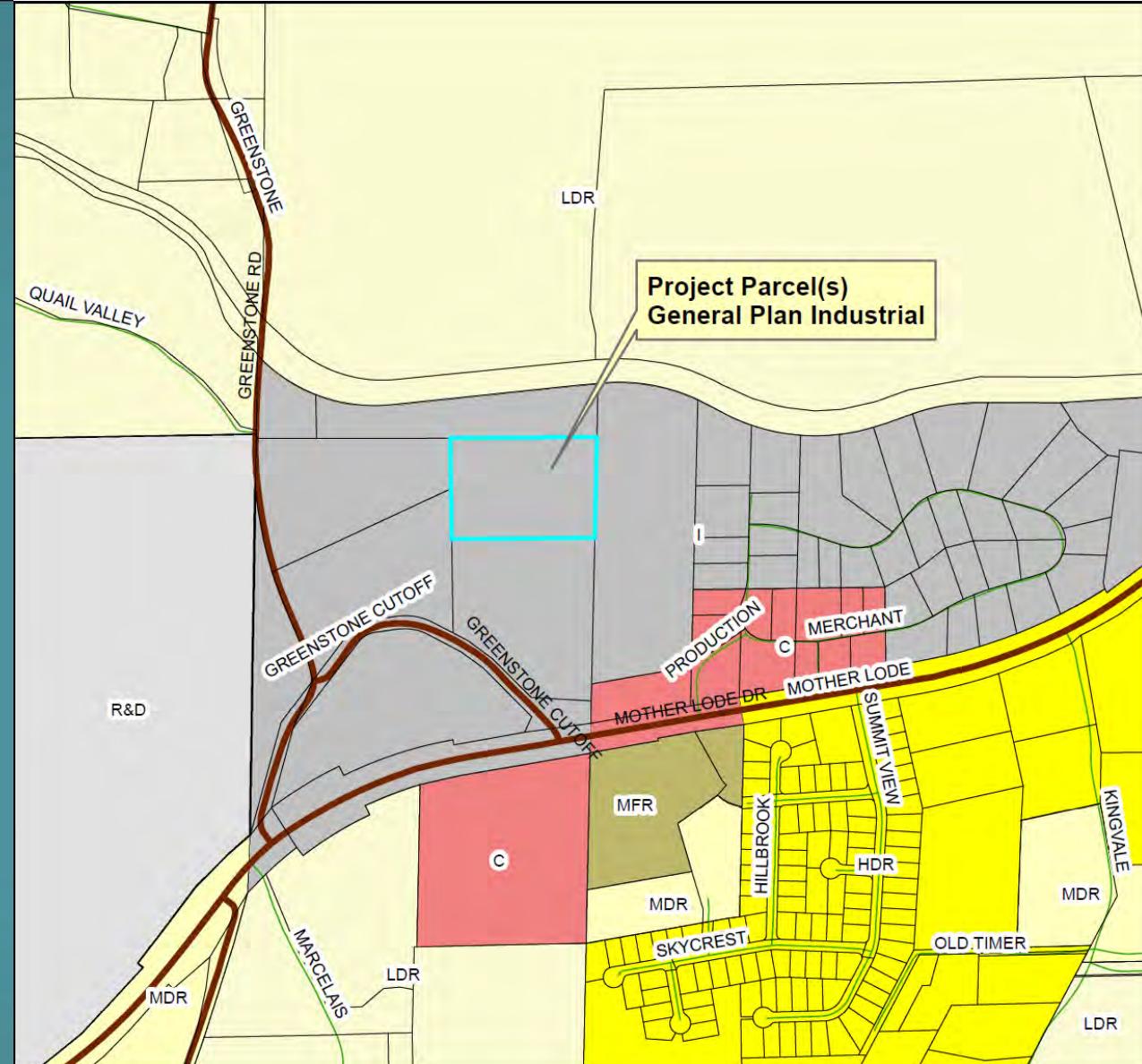
# Project Description

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.

# Project Vicinity Map



# General Plan Land Use Map



## Legend

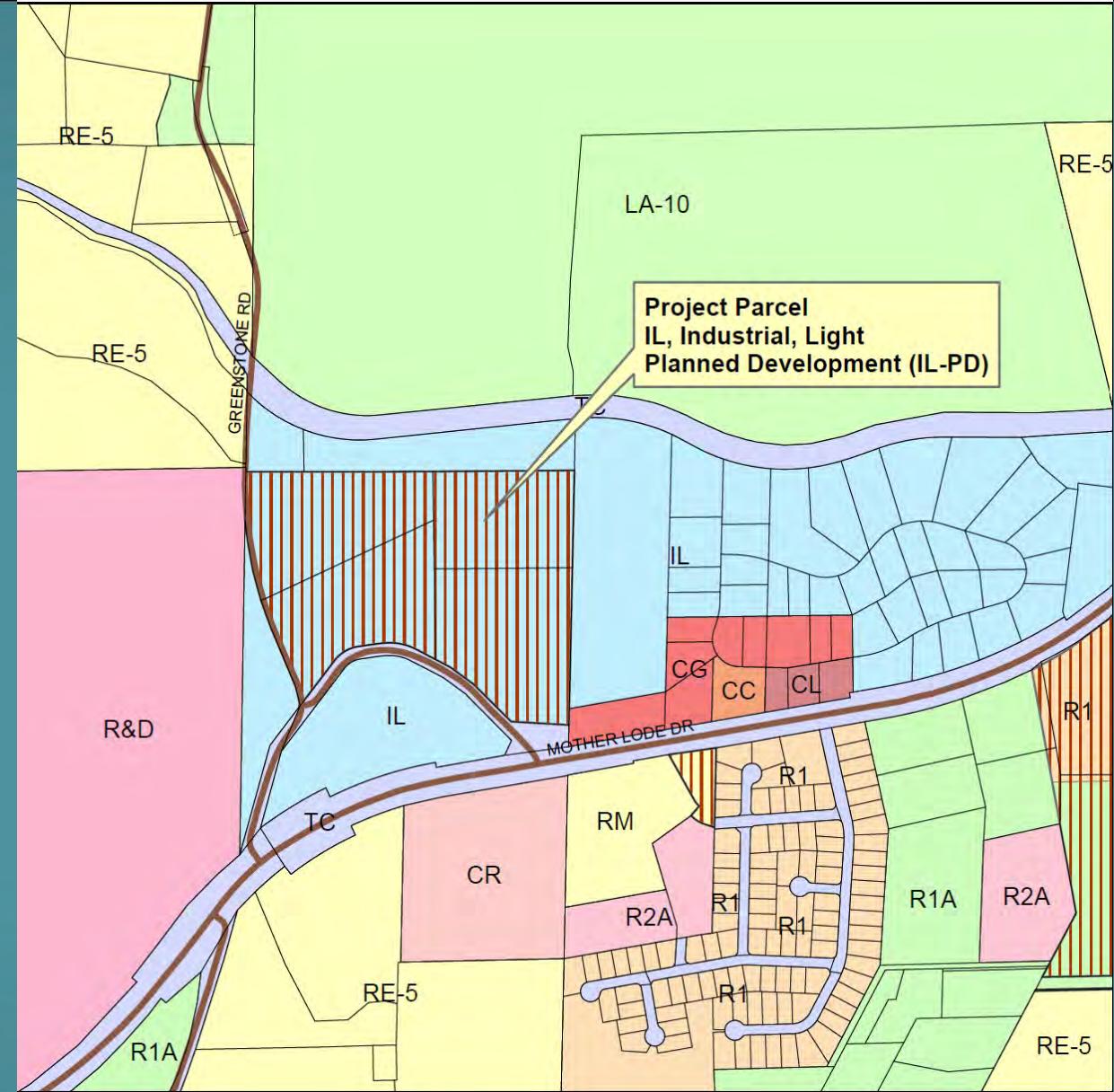
Commercial (C)	Medium Density Residential (MDR)
High Density Residential	Multi-Family Residential
Industrial	Research & Development (R&D)
Low Density Residential	Major Roads
	Roads

Map Created July 15, 2025

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# Zoning Map



Map Created July 15, 2025

## Legend

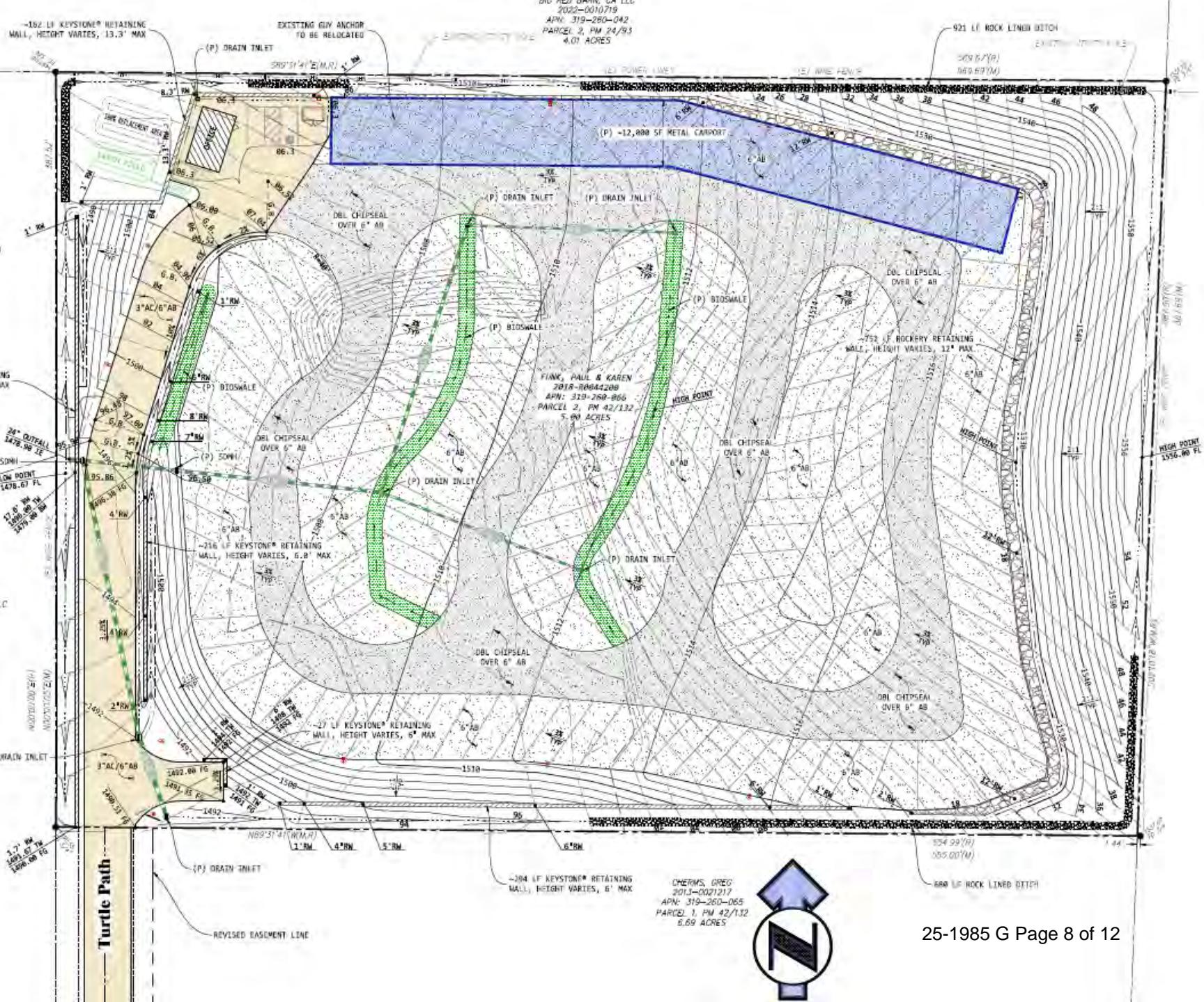
Major Roads	CR - Commercial Regional	R1 - Residential single unit	RM - Residential Multi-Family
CC - Commercial Community	IL - Industrial, Light	R1A - Residential One-Acre minimum	TC - Transportation Corridor
CG - Commercial General	LA-10 - Limited Agriculture 10 acre	R2A - Residential Two-Acre minimum	PD - Planned Development
CL - Commercial Limited	R&D - Research and Development	RE-5 -Residential Estate 5 acre	

# Aerial Map (prior to grading)





# Project Plan Details



# Landscape Plan Details

## Alternative Landscaping Request

### Greenstone RV & Boat Storage (PD23-0002)

Due to topographical terrain and drainage constraints, we hereby request alternative screening and landscaping requirements which does not meet title 130.33 and the Community Design Standards-Landscaping and Irrigation Manual. Specifically, the landscape buffers at the perimeter of all property lines.

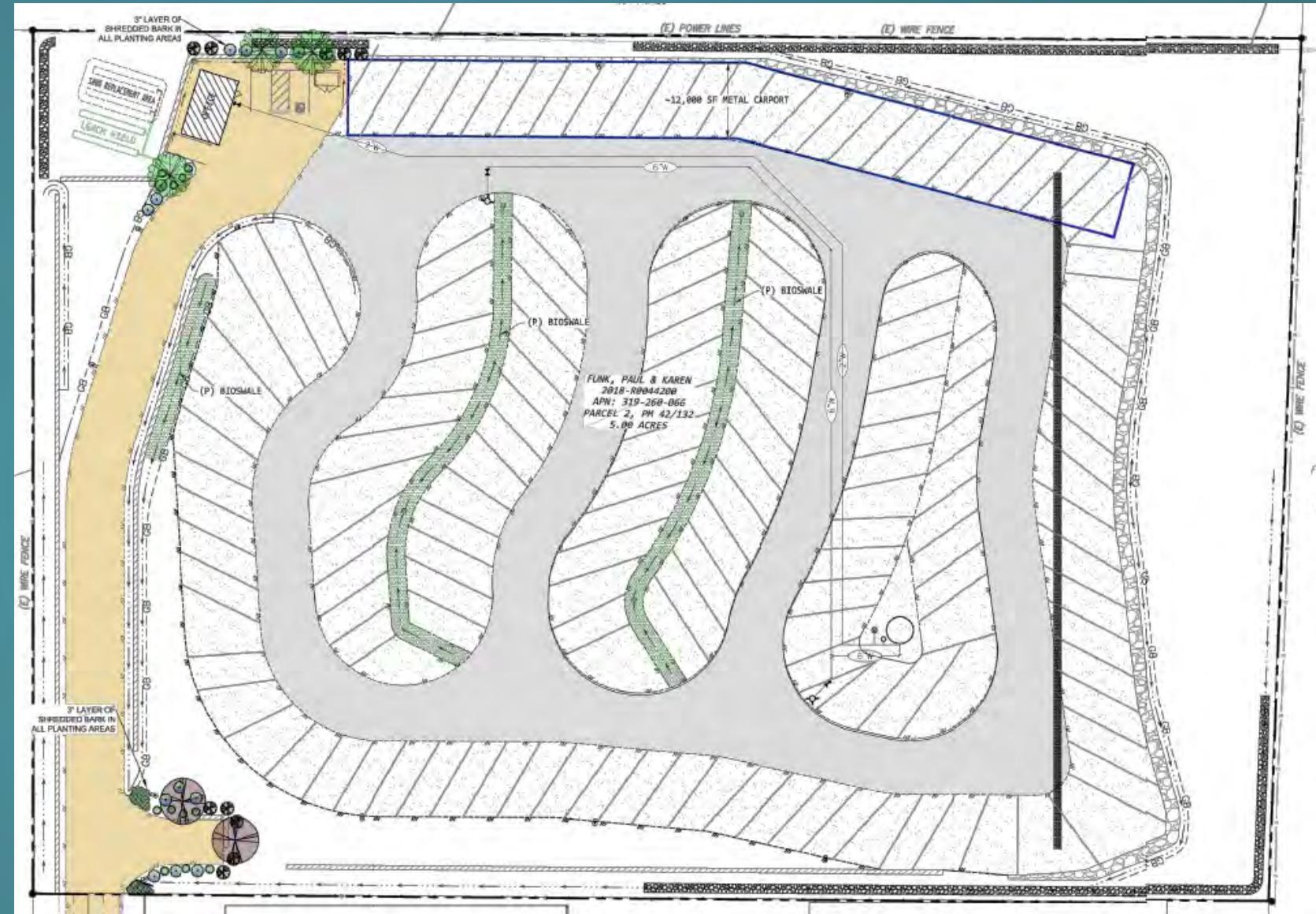
The entire perimeter of parcel is proposed to be fenced with a 6' chain link fence. Slats or a solid fence would not screen the view of the RV's stored inside, due to the topography of the site, nor would any landscaping at fence. The fence needs to be located on property line for security of the project.

The parcel is surrounded on East, West, North & South by Industrial zoned parcels & is not visible from the public right of way or public street.

Proposed drainage swales are placed 5 feet in from the PLs/fence due to topographical terrain and grading constraints.

Landscaping is being proposed at the entry, and at the leasing office.

Cost to install and maintain a fully landscaped parcel is cost prohibitive and considered a waste of water as the landscaping will not accomplish the buffer intentions of the ordinance.



**Greenstone RV & Boat Storage, a Planned Development**  
**Preliminary Site Plan**

**1255 Greenstone Cutoff, Placerville, CA 95667  
Parcel 2, PM 42/132  
APN: 319-260-066 - El Dorado County, CA  
November 2023 Revised May 2025**

### Proposed Monument Sign

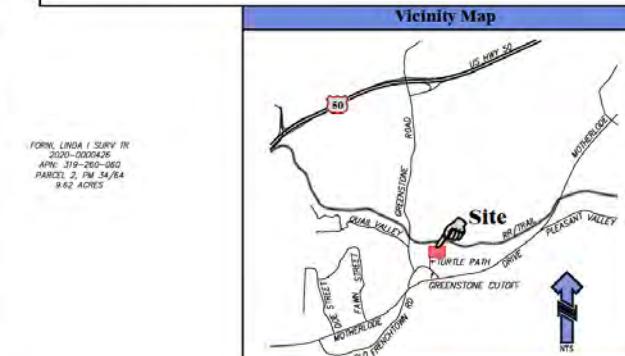
GREENSTONE RV & BOAT STORAGE SIGNAGE

**MATERIALS:**

- ALUMINUM PANEL (4'x8')
- 3" SQUARE TUBE STEEL FRAME
- 3M VINYL PRINT
- 8" CRI TO MATCH RETAINING WALL
- FOOTINGS PER STRUCTURAL ENGINEER



### Vicinity Map



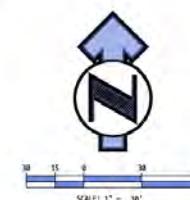
## Project Data

OWNER/APPLICANT: Paul & Karen Paul  
44888 Business Drive, Suite 288  
Shingle Springs, CA 95662  
916-751-9415  
paul@profencelcompany.com



SCALE: 1" = 30'  
 INTERVAL: 2 FEET  
 SURVEY: FIELD TOPOGRAPHY BY A.R. DIVERS PLS., ISB-32-202  
 RANGE: A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SEC.  
 T.10N., R.10E., M.D.M.  
 NUMBER: 319-368-086  
 NATION: I  
 ZONING: IL-1D  
 ZONING: IL-1D  
 ARIA: 5.9 ACRES  
 SUPPLY: PRIVATE ON-SITE WELL  
 SPSAL: PRIVATE ON-SITE SEPTIC  
 ECTION: DIAMOND SPRINGS/EL DORADO FPO  
 STREET: MOTHER LODE UNION  
 RATION: NOVEMBER 2003

**128 Uncovered Storage Spaces  
23 Covered Storage Spaces  
1 HC Parking Space  
2 Standard Parking Space  
154 Total Parking Spaces**



# Environmental Review

## **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).

# Staff Recommendation

**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.