

Planning Commission Hearing

Greenstone RV and Boat Storage PD23-0002



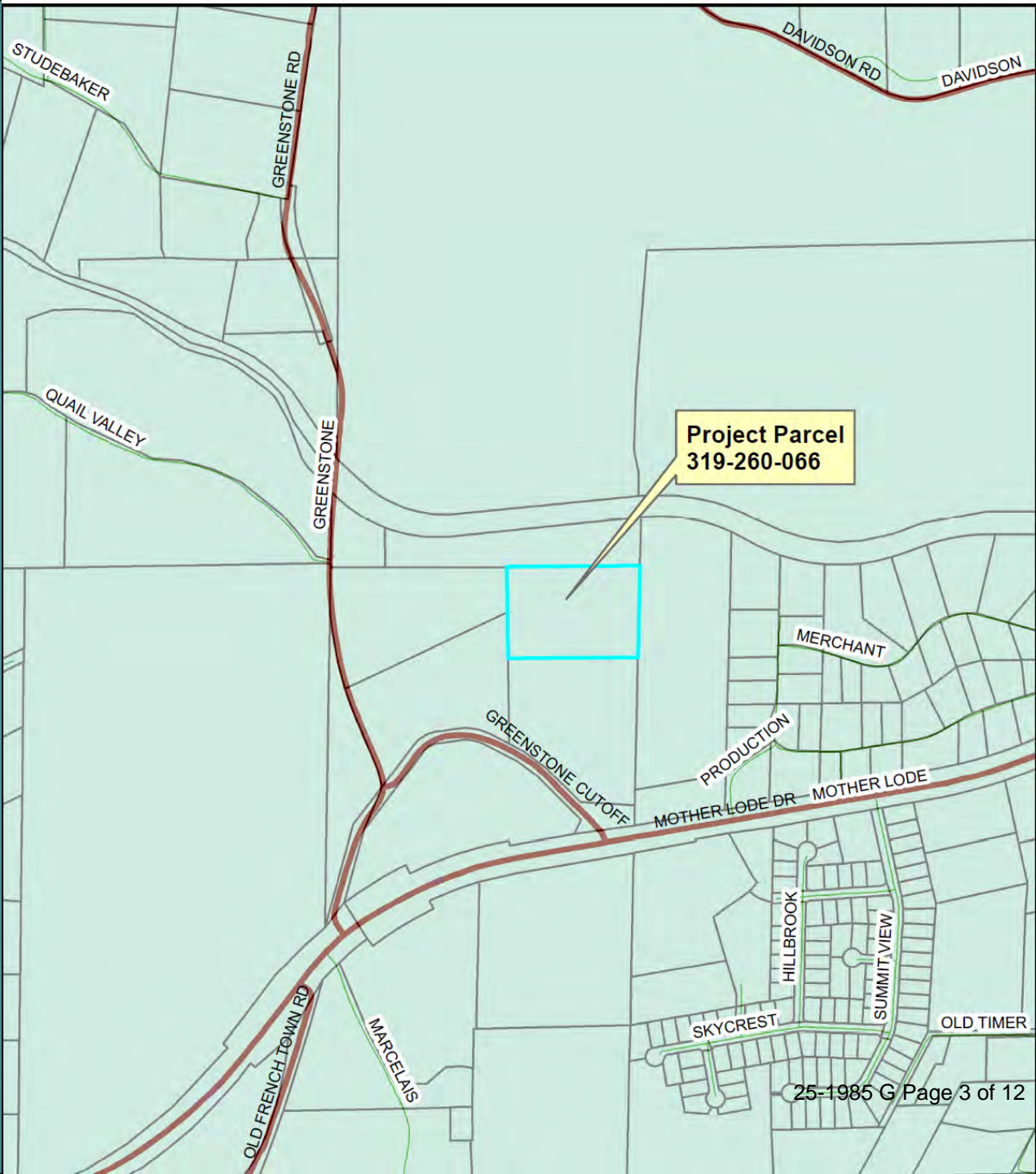
DECEMBER 11, 2025

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

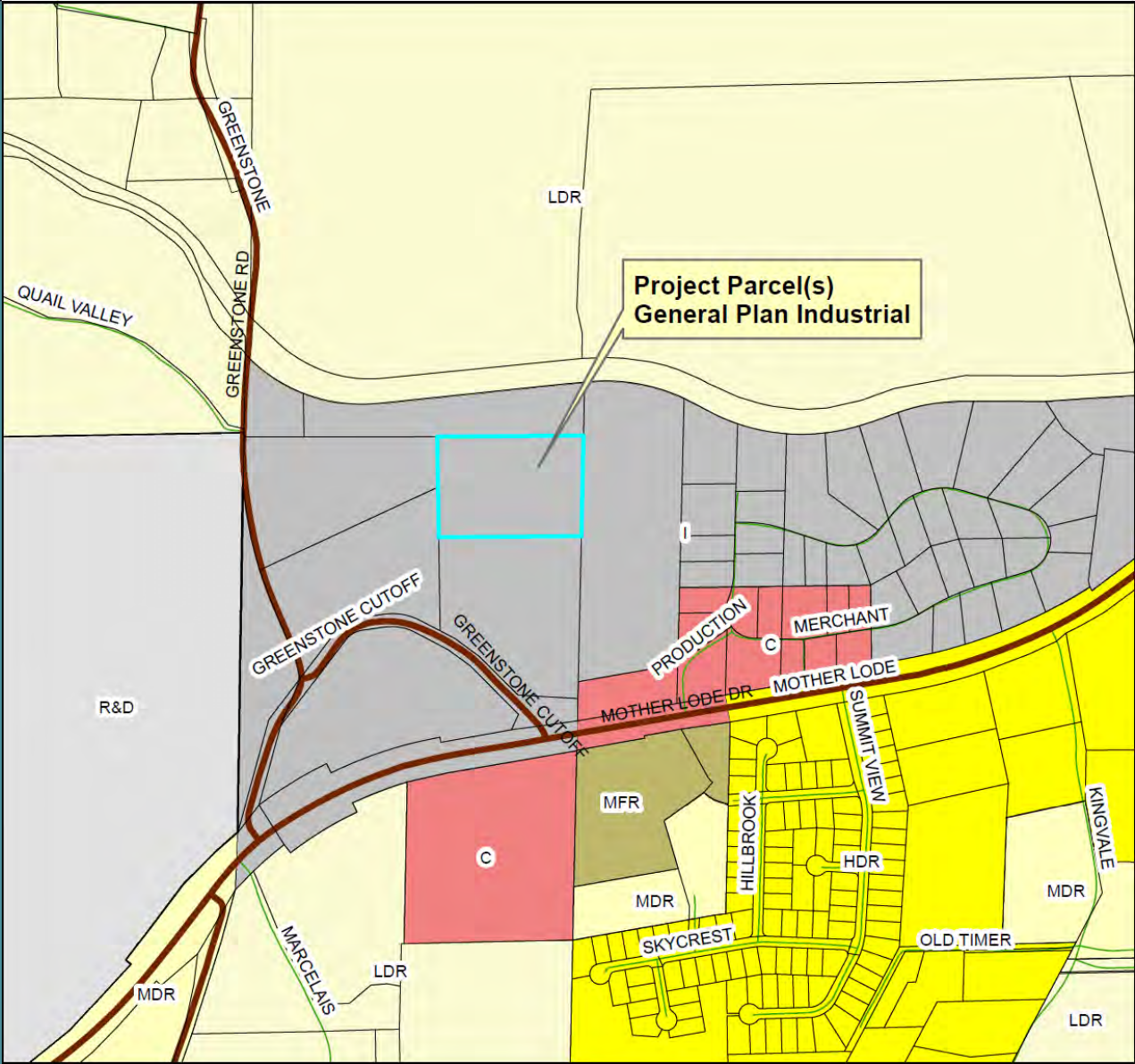
Project Description

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

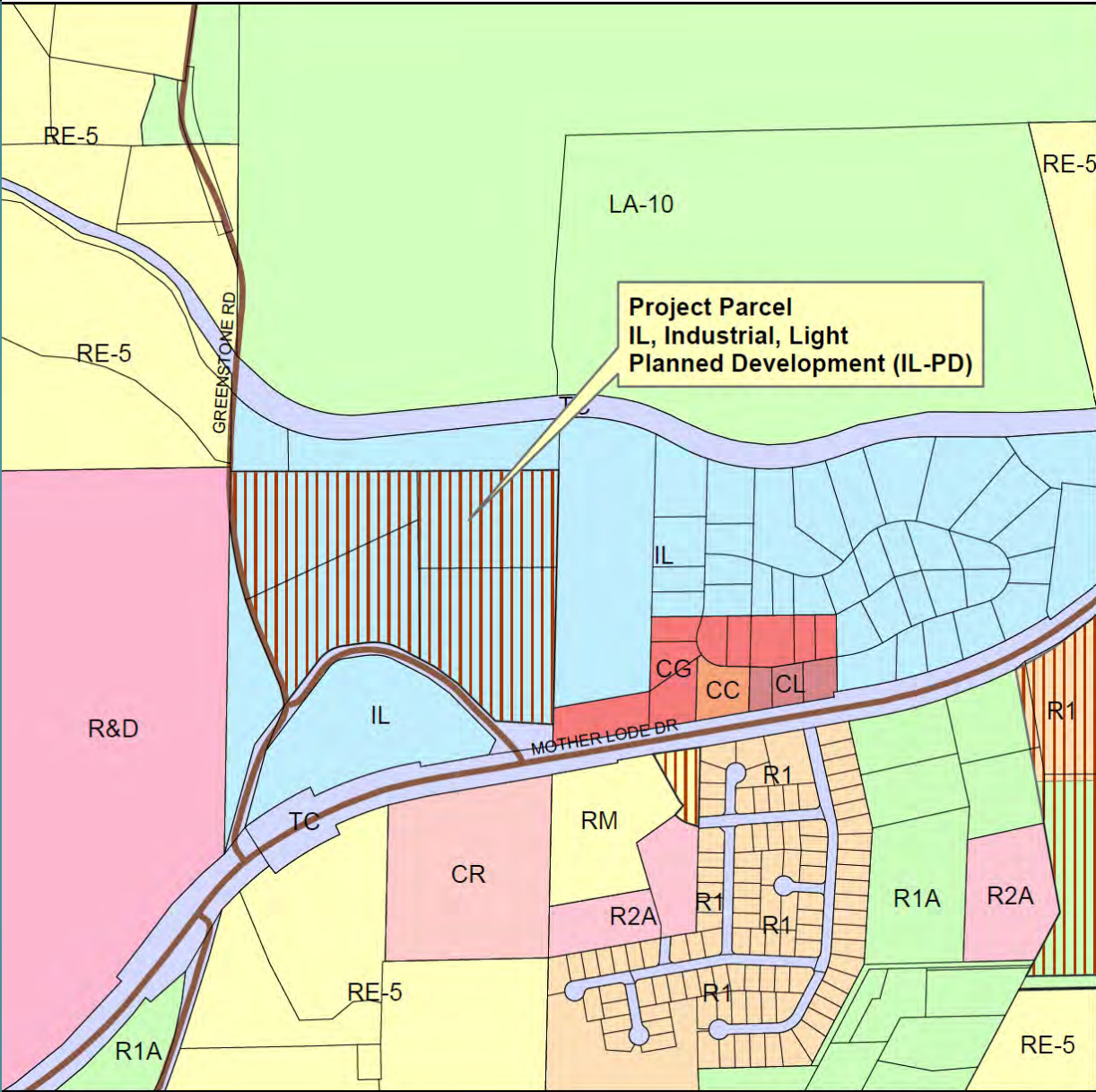


Legend

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

Map Created July 15, 2025

Zoning Map



Map Created July 15, 2025

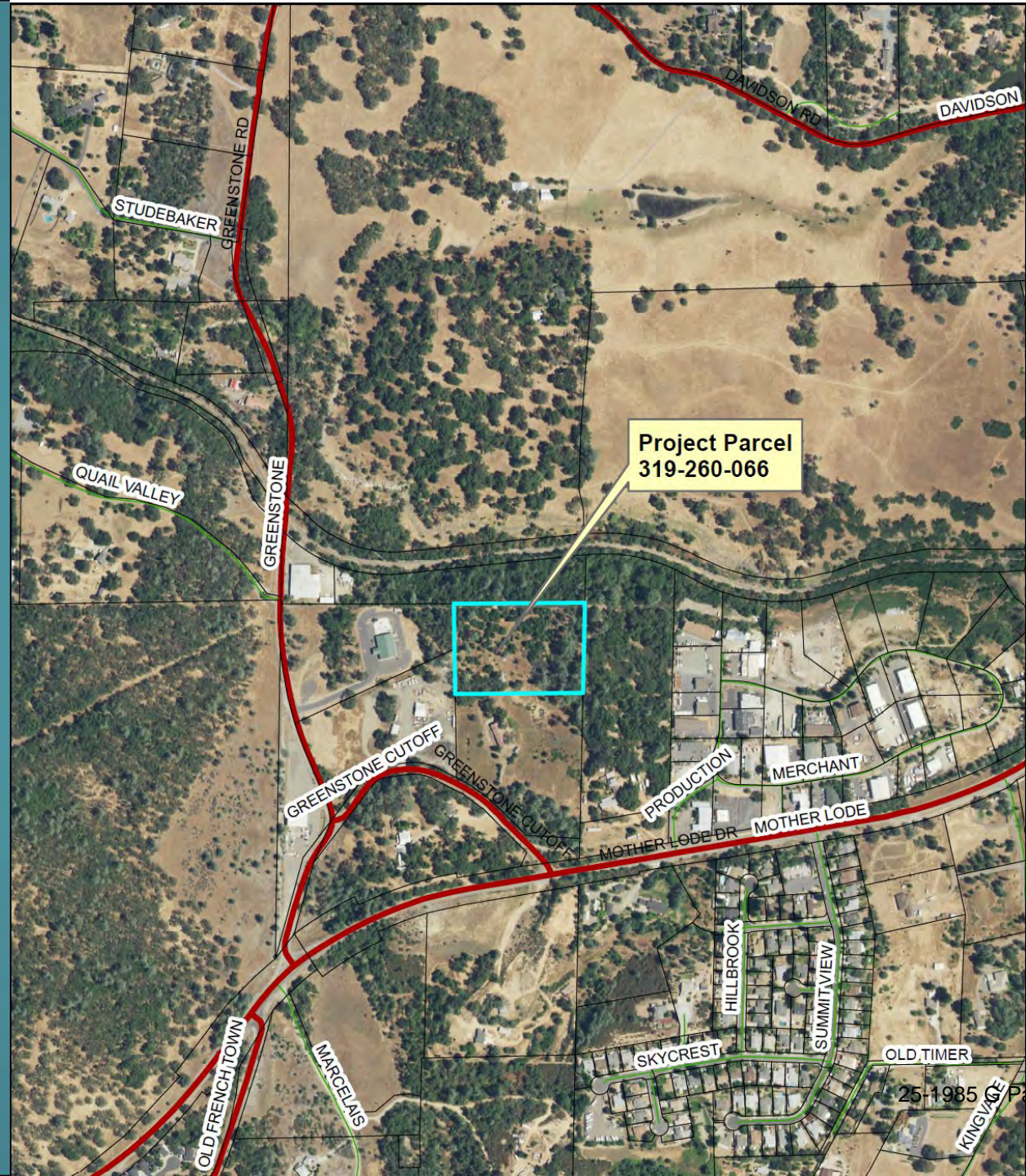
Legend

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	

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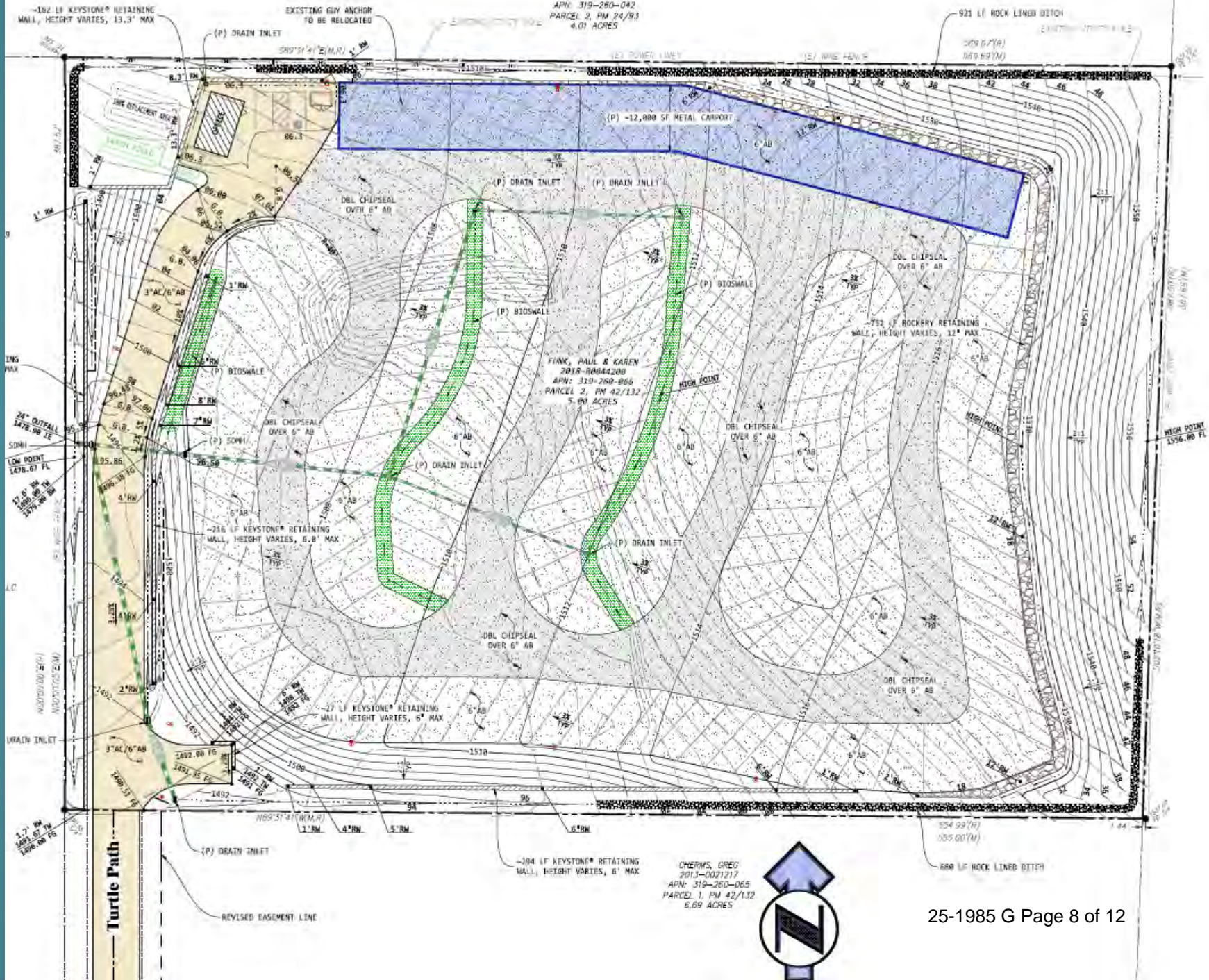
N

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.

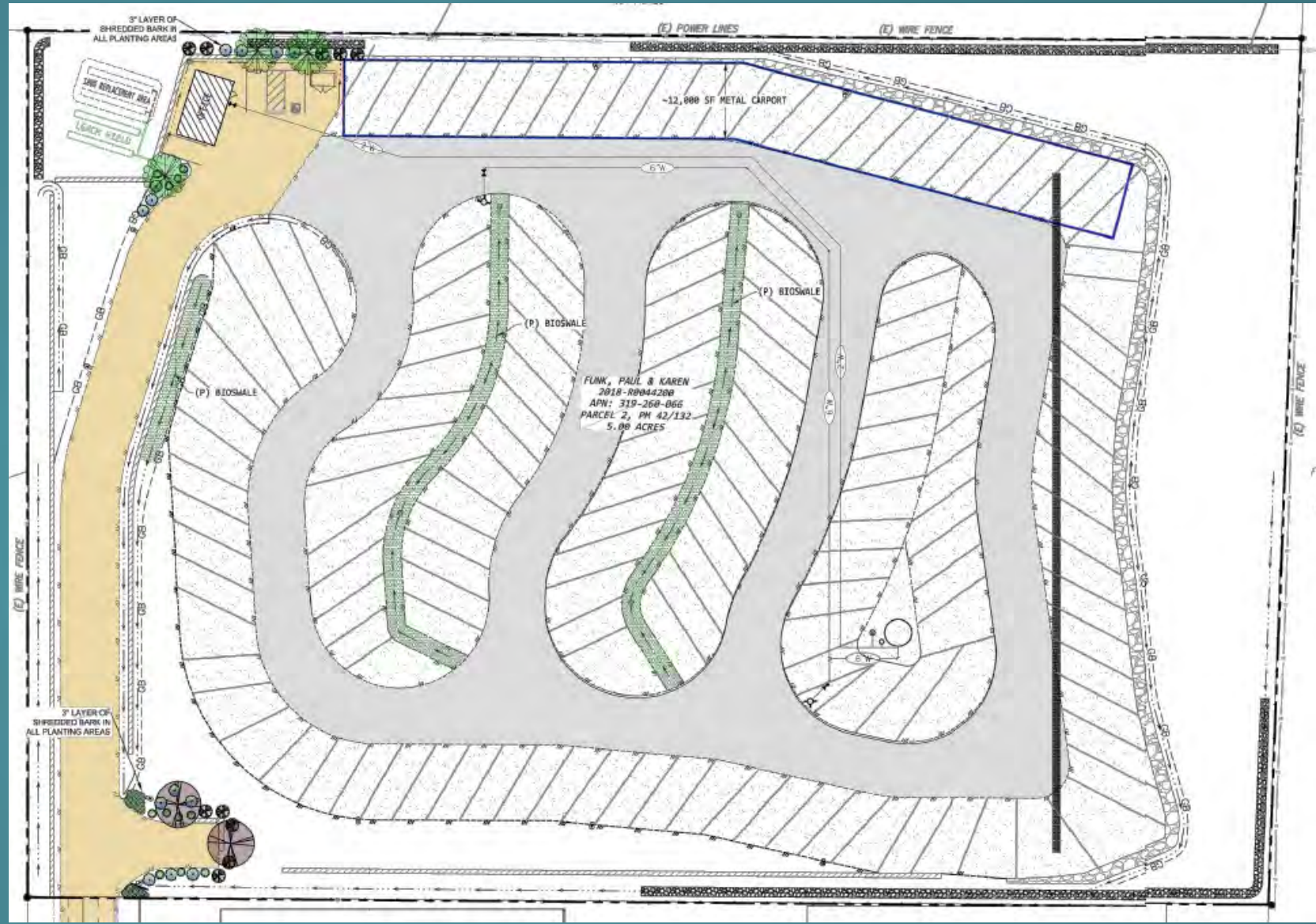
The entire perimeter of parcel is proposed to be fenced with a 6' chain link fence. Slats or a solid fence would not screen the view of the RV's stored inside, due to the topography of the site, nor would any landscaping at fence. The fence needs to be located on property line for security of the project.

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.

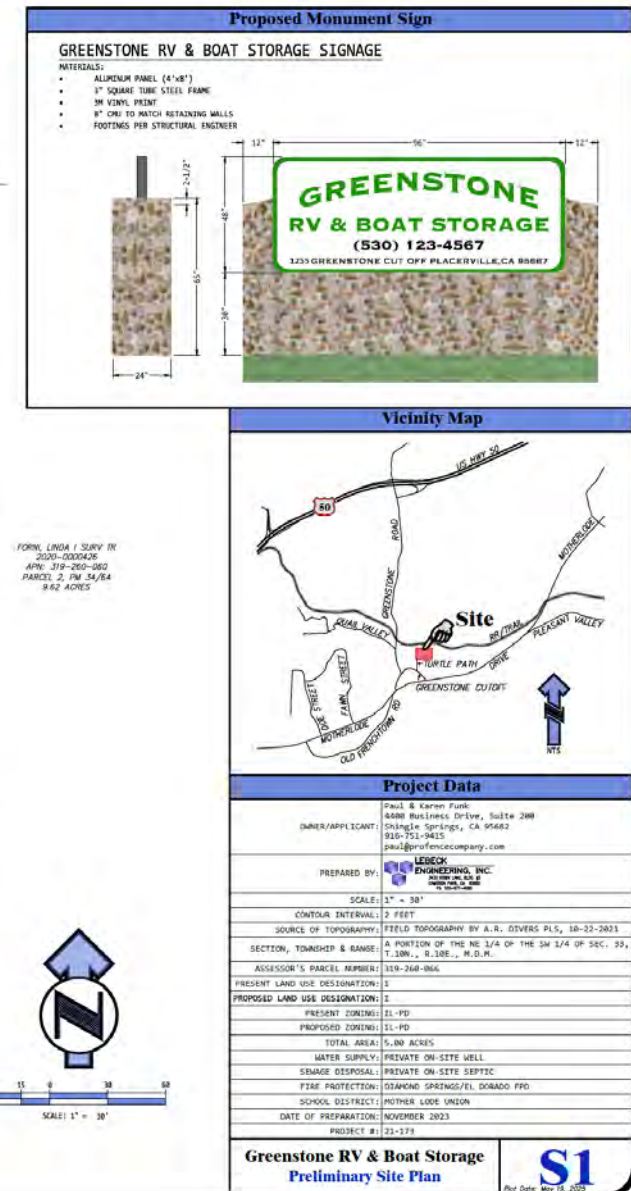
Proposed drainage swales are placed 5 feet in from the PLs/fence due to topographical terrain and grading constraints.

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.



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



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.