



**EL DORADO COUNTY**  
**PLANNING & BUILDING DEPARTMENT**

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-5355, Fax (530) 642-0508

To: Planning Commission Agenda of: December 14, 2023  
From: Rob Peters, Deputy Director of Planning  
Date: December 4, 2023  
**Subject:** DR-A23-0001/Appeal Filed of Staff Level Planning Director Approval of Design Review Permit, DR-R23-0002 (Food Bank Expansion)

---

**Recommendation**

Based on the analysis of the proposed Design Review Permit revision, DR-R23-0002, and the appeal of the Director's Determination, DR-A23-0001, staff recommends that the Planning Commission deny the appeal and uphold the approval of Design Review Permit revision DR-R23-0002 with modifications to Condition of Approval #2 requiring the removal or relocation of the 30-foot driveway easement in question prior to obtaining a grading or building permit for the proposed structure, based on the Findings and subject to the Conditions of Approval as approved by the Planning Director.

**Alternative Action**

Grant the appeal by Kirt Rawlings, Camerado RV, Boat, and Equipment Storage, Inc. (DR-A23-0001), deny Design Review Permit, DR-R23-0002, and instruct staff to return with Findings for Denial.

**Background**

The Design Review Permit revision, DR-R23-0002, was submitted on April 17, 2023, for a request to allow the construction of a second warehouse building, 14,300 square feet in size, and associated improvements adjacent to the existing Food Bank of El Dorado County building on the site. The proposed building would be utilized for storage of emergency food supplies, offices and classrooms, and a serving kitchen.

The project site, identified by Assessor's Parcel Number 109-480-019, is located at the intersection of Dividend Drive and Business Drive, within the Barnett Business Park, in the Shingle springs Community Region, Supervisorial District 4. The project site is designated Industrial on the General Plan land use designation map and is located with the Industrial Light (IL) Zone District with a Design Community (-DC) combining zone. The -DC combining zone necessitates the Design Review permit requirement and the revision to the existing Design Review permit has been processing in accordance the Zoning Ordinance requirements, including notification to the surrounding property owners.

The Planning and Building Department Director's Staff Report (see Attachment D) outlines a brief history of the site and the previous approvals. The existing 20,125 square-foot commercial structure was approved through a Design Review Permit, DR13-0003S in 2013 and is comprised of office and warehousing space.

The Design Review Permit revision was approved by the Planning and Building Department Director on October 16, 2023, based on the analysis presented in the staff report, and the conditions of approval and findings within.

### **Appeal Filed**

On October 26, 2023, Appeal DR-A23-0001 (see Attachment B) was submitted in a timely manner by Kirt Rawlings of Camerado RV, Boat and Equipment Storage, Inc., appealing the Planning Director's approval of Design Review Permit revision, DR-R23-0002, Food Bank Expansion. As identified on the appeal application, the appellant is specifically concerned about the location of an existing driveway easement underlying the proposed building location.

### **Staff Response**

Below is a summary of staff's response to the concerns stated in the submitted appeal.

#### 30-Foot Driveway Easement Location

The appellant contends that Camerado RV Storage has a property right in the 30-foot-wide driveway easement where the Food Bank's proposed new building is to be located, and that the appellant means to utilize this easement for its own purposes as depicted on the site plan for Design Review Permit DR22-0008 (see Attachment C). The easement is also depicted on the site plan for DR-R23-0002 (see Attachment E).

Staff agrees with the appellant that to move forward with the project, the existing driveway easement would need to be addressed to resolve the conflict between the driveway easement location and the proposed building location. There is also an existing 20-foot septic easement that is located with the existing driveway easement that must be relocated. The applicant has been conditioned to work with EID on the relocation of the sewer easement.

Condition of Approval #2 for DR-R23-0002 includes the following language:

*2. Relocation of easements shall be completed to the satisfaction of El Dorado Irrigation District (EID).*

Staff is proposing the following modifications to Condition of Approval #2:

*2. Prior to issuance of a grading or building permit, the applicant shall relocate ~~Relocation of the 20-foot sewer easements shall be completed to the satisfaction of El Dorado Irrigation District (EID) and relocate or remove the 30-foot driveway easement to accommodate the proposed building.~~*

**Staff Conclusion**

Based on the above staff analysis of the appeal request, staff recommends the Planning Commission deny the appeal and uphold the approval of Design Review Permit revision DR-R23-0002 with modifications to Condition of Approval #2 as identified above, based on the Findings and subject to the Conditions of Approval as approved by the Planning Director. However, if your Commission receives testimony and reaches a different conclusion, staff is prepared to provide guidance on alternative actions.

Attachments (Identified by Legistar Attachment No.):

- Attachment B. DR-A23-0001 Appeal Form
- Attachment C. DR22-0008 Site Plan
- Attachment D. DR-R23-0002 Staff Report w/Findings and Conditions
- Attachment E. DR-R23-0002 Staff Report Exhibits