

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



Agenda of: January 26, 2023
Staff: Timothy Pitt

DESIGN REVIEW

FILE NUMBER: DR22-0004/Crystal Basin Cellars Storage

APPLICANT/AGENT: Mike Owen

OWNER: Crystal Basin Cellars, Inc.

REQUEST: A Design Review Permit request for the proposed construction of two (2) metal storage buildings for case storage for an existing winery. The proposed structures would be 2,250-square feet (Building A) and 1,750-square feet (Building B), respectively, in size for a total of 4,000 square feet of new storage space for the existing business.

LOCATION: The south side of Carson Road, approximately 800-feet west of the intersection with Barkley Road, in the Camino area, Supervisorial District 3 (Exhibit A).

APN: 043-020-019 (Exhibit C)

ACREAGE: 3.62-acres

GENERAL PLAN

LAND USE DESIGNATION: Commercial (C) (Exhibit D)

ZONING DESIGNATION: Community Commercial-Design Review – Scenic Corridor (CC-DS) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Negative Declaration and Initial Study

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

1. Adopt the Negative Declaration based on the Initial Study prepared by staff; and

2. Approve Design Review Permit DR22-0004, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

The project applicant proposes to construct two (2) metal storage buildings for the purpose of storing cases of wine for an existing winery on the southwest portion of a developed 3.62-acre parcel in the Camino area. The proposed structures would be 2,250-square feet (Building A) and 1,750-square feet (Building B) in size, respectively, for a total of 4,000-square feet of new storage space for the existing business. The parcel has existing electrical service from Pacific Gas & Electric (PG&E), no new landscaping is being proposed for the project and the project will not have a need to connect to the existing water service.

The project is proposed on a Community Commercial – Design Review Scenic Corridor (CC-DS) zoned parcel (Exhibit E) consistent with the Commercial (C) General Plan Land Use Designation (Exhibit D). Staff has determined that the proposed project is consistent with the applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings section of this Staff Report.

EXISTING CONDITIONS/SITE CHARACTERISTICS

The subject parcel is a 3.62-acre parcel located at an elevation of 3,000-feet above mean sea level. Topography of the project site is primarily flat with vegetation consisting of annual grasses and black oak trees. Grading would occur in the proposed project area and would avoid on-site water retention and drainage onto adjacent parcels. Six (6) black oak trees were identified on the site near the project area. One (1) black oak identified would be removed due to the proximity of the project to the trunk and root system of the tree. An Oak Resources Technical Report (Exhibit I) was prepared on July 8, 2021, by Mark Frizzell of Tree Solutions, Inc., a Certified Arborist. The report recommends the removal of the tree nearest the proposed project site due to defects including multiple large broken branches in the canopy and evidence of disease in open wounds and significant deadwood throughout the canopy. The other five (5) black oak trees identified in the report would be retained and protected during and after construction of the proposed structures. Protection measures are identified in the Oak Resources Technical Report (Exhibit I). Per staff's review of the County Geographic Information System (GIS) maps and due to the built and disturbed nature of the site, there does not appear to be habitat to support the presence of special-status plants or wildlife on the subject parcel.

Adjacent Land Uses:

	Zoning	General Plan	Improvements
Site	Community Commercial-Design Review Scenic Corridor (CC-DS)	Commercial (C)	Winery, Brewery
North	Planned Agricultural – 20-acre Minimum (PA-20)	Agricultural Lands (AL)	Agricultural Operation (north of Carson Road)
East	Community Commercial-Design Review Scenic Corridor (CC-DS)	Commercial (C)	Gas Station/Convenience Store/Other Retail
South	Planned Agricultural – 20-acre Minimum (PA-20)	Medium-Density Residential (MDR)	Rural Residential (south of US Highway 50)
West	Community Commercial-Design Review Scenic Corridor (CC-DS)	Commercial (C)	Seventh Day Adventist Church

PROJECT DESCRIPTION

Project Description: The project applicant is proposing to construct two (2) single-story metal storage buildings for the storage of wine in support of an existing winery on the 3.62-acre subject parcel. Building A would be 75x30 with a maximum height of 20 feet, 2 inches at the peak of the roof. Building B would be 50x35 with a height of 22 feet, 1½ inches at its peak. The new buildings would result in a total of 4,000-square feet in additional storage space for the existing commercial business. The buildings would be located on the southwest corner of the subject parcel, nearest U.S. Highway 50. The buildings would be standard metal buildings with neutral colors (Exhibit G). As there are no specific adopted design standards for the scenic corridor along U.S. Highway 50, the project uses the adopted El Dorado County Community Design Guidelines for direction of design review consistency. The project does not propose to add additional parking spaces and is not required to do so for this proposed project because the additional storage space is not considered an active use area. The project does not propose the addition of any new landscaping due to the site already being largely developed and that the existing landscaping is consistent with the nature of the site, uses, and surrounding area. The project will utilize existing electrical service from PG&E and although there is existing EID service to the parcel, the project is not proposing any new connections. The project would take access from the established encroachment for the on-site commercial businesses from Carson Road. The project does not propose to add any new employees as a result of the addition of the two new cold storage buildings.

Agency Review: The project was distributed for agency review including, but not limited to, El Dorado County Fire Protection District (EDCFPD), Environmental Management Department (EMD), Department of Transportation (DOT), Sherriff's Department and Air Quality Management District (AQMD). Comments received were incorporated as conditions of approval.

STAFF ANALYSIS

General Plan Consistency: The project is located within the Camino Rural Center with the General Plan designating the project site as Commercial (C) (Exhibit D). As proposed, the project would be consistent with the standards established by the C land use designation. Staff has determined the proposed project is consistent with the applicable policies and requirements of the El Dorado County General Plan, such as discussed below in Section 2.0 of the Findings.

Zoning Ordinance Consistency: The project site is zoned Community Commercial-Design Review-Scenic Corridor (CC-DS) (Exhibit E). Section 130.22.030 of the Zoning Ordinance establishes development standards for project within the CC-DS zone, including minimum setbacks, maximum building height, parking, lighting, and signage. As proposed, the project would be consistent with the development standards of the CC zone district. Staff has determined the proposed project is consistent with the applicable policies and requirements of the El Dorado County Zoning Ordinance as discussed below in Section 3.0 of the findings.

Design Guideline Consistency: The project is within a Design Review – Scenic Corridor (-DS) Combining Zone and is subject to approval of a Design Review permit under Subsection 130.27.070. Under Subsection 130.52.030.B, issuance of a Design Review permit is a ministerial approval only if Design Standards for the particular community have been adopted under Subsection 130.27.070. Design Standards for the project area have not been adopted, thus issuance of the Design Review permit is a discretionary approval. Pursuant to Subsection 130.52.030.B, “The Design Review process shall be limited to consideration of compliance with established standards, provided that the use proposed for the project site is an allowed use within the zone.”

Pursuant to El Dorado County Code Subsection 130.27.050.F.5, if community design guidelines have not yet been adopted, design review permits are subject to the adopted County Community or Historic Design Guides, as applicable. As this project is not located in a Historic Combining Zone, the Historic Design Guide is not applicable and the relevant design standards are set forth in the Community Design Guide (Exhibit H), which was originally prepared in November 1981 and adopted as reformatted by the Board of Supervisors on April 24, 2018 (Resolution 071-2018). Though the Community Design Guide provides direction for Design Review projects, consistency with the guide is not a required finding for approval as it is not a standard and the Design Review process shall be limited to consideration of compliance with established standards.

While the Community Design Guide (Exhibit H) includes pictures, it states: “The photographs in this guide illustrate good design in buildings, sites, and landscaping of existing projects in this County. This guide is not intended to exemplify a particular style of architecture to which developments must conform.” Therefore, design review for the proposed project was completed

by comparing the project to the design of the commercial buildings nearest to the project because those buildings provide the best example of the design and architecture in the relevant community more than the pictures in the Community Design Guide of existing projects that exist throughout the County. The Community Design Guide further states: “This does not mean the County is dictating a particular style of architecture for design review districts. Variety is preferred, not uniformity. But it does mean the County is seeking higher standards of architecture.”

Staff Analysis and Conclusion: The proposed project is designed to be consistent with all applicable requirements for a Design Review Permit as discussed in the analysis above, and as contained in the Findings and Conditions of Approval in the staff report.

PUBLIC OUTREACH

The project is a Design Review on a parcel located adjacent to U.S. Highway 50, which is designated as a Scenic Corridor from the Government Center Interchange (Forni Road) in Placerville to the South Lake Tahoe city limit. County Zoning Code Section 130.52.030.B states that because the project is adjacent to a designated scenic corridor approval authority for the Design Review application is held by the Planning Commission. No formal public outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to County Zoning Ordinance. The project was duly noticed with a public notification range of 1,000 feet and a legal advertisement was published in applicable local newspapers. No physical sign posting is required for a Design Review Permit application.

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. Based on the Initial Study, a Negative Declaration has been prepared (Exhibit J).

Within 48 hours of approval of the requested Design Review Permit, applicant shall submit to Planning Services a recording fee of \$50.00 as required by the County Recorder to file the Notice of Determination by the County, as well as the current 2023 California Department of Fish and Wildlife CEQA review fee for a Negative Declaration, \$2,764.00. This fee is used to help defray the cost of managing and protecting the State’s fish and wildlife resources. <https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA/Fees>

SUPPORT INFORMATION

Attachments to Staff Report

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Aerial Map
Exhibit C.....Assessor’s Parcel Map
Exhibit D.....General Plan Land Use Map
Exhibit E.....Zoning Map
Exhibit F.....Site Plans
Exhibit G.....Elevations and Color Palette
Exhibit H.....El Dorado County Community Design Guide
Exhibit I.....Oak Resources Technical Report
Exhibit J.....Proposed Negative Declaration and Initial Study