

“Placerville, a Unique Historical Past Forging into a Golden Future”



PLANNING COMMISSION STAFF REPORT

FEBRUARY 3, 2015 AGENDA

**PROJECT TITLE: 225 Placerville Drive - Site Plan Review (SPR) 2014-06
Sierra Central Credit Union**

PREPARED BY: Andrew Painter, City Planner

DATE PREPARED: January 28, 2015

RECOMMENDATION: Approval with the Findings and Conditions of Approval contained herein.

PROJECT DATA:

Property Owner: Sierra Central Credit Union
Project Location: 225 Placerville Drive
Parcel Number: 325-120-47
Lot Size: 0.54 acres
General Plan Land Use: Commercial
Zoning: C (Commercial)
Current Use: Abandoned two story 7,000 sf commercial building (formerly 49er Federal Credit Union)
Adjacent Zoning and Land Use:

	Zoning	Land Use
North:	C (Commerical)	Vacant lot
East:	C (Commerical)	General commercial
South:	C (Commerical)	General commercial
West:	C (Commerical)	General commercial

Environmental Review: Categorical exception pursuant to section 15302-Replacement and Reconstruction.

BACKGROUND: Subject site contains a 7,000 square foot two-story building that formally housed the 49er Federal Credit Union for over 30 years. This site is approximately 0.54 acres in area and it has been vacant for approximately one year. The site is located within the Placerville Drive Development and Implementation Plan Area that sets forth streetscape and building design features as a general guideline for Placerville Drive between Highway 50 West and Highway 50 East. The site is zoned C (Commercial), the intent of which is to promote light retail sales and services, entertainment and other similar activities to serve the residents of the community.

DESCRIPTION OF REQUEST: This request involves the demolition of the existing two-story, 7,000 square foot office building located centrally on the subject site. More specifically this

request is made to construct a new 4,000 square foot commercial building to house the Sierra Central Credit Union on the site as well as parking, landscaping and related features. **Exhibit A** contains the project application and supporting site improvement plans.

BUILDING AND SITE DESIGN: Once demolition of the existing structure on the site is accomplished the site will be flat and graded topographically. The existing retaining walls to the north abutting vacant land will remain and support parking to the rear of the site while the proposed commercial building will be located at the southerly corner. The site will maintain the existing driveway on Placerville Drive; however, the driveway on Easy Street will be located northwesterly to access parking to the rear of the site. This driveway location will result in a better vehicular transition between Easy Street and the site than what presently exists. Several small split-faced block retaining walls are proposed along the southerly corner of the property, fronting both Easy Street and Placerville Drive, purpose of which is to support the building pad for the proposed commercial building.

The design of the proposed commercial building may best be described as contemporary in nature but one which utilizes design features and materials that makes it contextually appropriate to the Placerville Drive area. Features such as metal roofing, metal siding, lap veneer and variable elevations yield the building as appealing to the site and surrounding area (refer to Sheet SA-1.30). The use of river washed stone tends to be more indigenous to Coloma and Folsom than a type of material that would be more commonly seen in the Placerville area. Staff recommends use of a “stacked stone” alternative.

The layout of the parking and building for the site results in an interior orientation, in that customers will be accessing the use from a non-street orientation. While this was a concern raised by staff during initial development review, it is clear that the interior use needs of the floor plan prevent a pedestrian orientation toward Placerville Drive. This tradeoff has its benefits in that instead of a parking lot being a dominant feature between the building and the street it is one of an appropriate architectural design orientation toward the street. This orientation is compatible with the visioning character for new development adjacent to Placerville Drive set forth under the “Placerville Drive Development and Implementation Plan” adopted by City Council in 2009.

Presently the site has no pedestrian access; however, in response to this issue which was raised at the Preliminary Development Plan Review stage, pedestrian access will be provided from the intersection of Green Valley Road and Placerville Drive adjacent to Easy Street to the front entrance. With respect to pedestrian facilities on Placerville Drive, staff concluded that it would be inappropriate to require such improvements at this time in that the ultimate design of the roadway section in this area has not been determined and therefore will be subject to a deferred agreement secured upon the property.

SIGNAGE: Proposed site signage involves a Master Sign Plan request, authorized under Zoning Ordinance Section 10-4-17(H), consisting of four signs. A ground sign is proposed within the surplus area (City right-of-way) between the site and Placerville Drive. This sign is dual sided. Sign area for one side is ten (10) square feet. Building elevations show three internally illuminated wall signs with sixty-nine (69) square feet each, two of which are on the

south elevation and one on the north. Total sign area for wall signage is 207 square feet. Total aggregate area of site signage is 217 square feet.

A Master Sign Plan is requested to deviate from the City's Sign Regulations regarding the maximum quantity of signs for the site, and the maximum sign area for wall signage. The following statement by the applicant was submitted for the requested modification to the Sign Regulations:

Given our property's unique relationship to the adjacent roads we are requesting additional sign square footage to adequately identify the building. The property in question is a corner lot at the junction of Placerville Dr. and Green Valley Road. There are a total of 3 signs facing the public streets – the elevations submitted to the city show 2 signs on the south elevation, but after discussion with staff and the owner it has been decided that one sign on the south elevation and one sign on the west elevation will help identify the building for motorists driving along the adjacent streets (approx. 138 sf). The property is set back from Placerville drive by anywhere from 50' to 90' – we have proposed a monument sign (10 sf) along Placerville Drive to help identify the entrance to the site. The total signage facing the public way is 148 sf just under the 162 sf allowed per the zoning code. There is an additional sign proposed which does not face the public way (69 sf) – this is on the north side of the building adjacent to the main entrance facing the parking area. This sign is proposed to help highlight the main entrance of the building.

- January 28, 2015 by Karenda J. Macdonald Leed AP, Project Architect

Section 10-4-17: Sign Regulations of the Zoning Ordinance provide the minimum standards for signs; they set sign quantity and aggregate sign area for projects within the City, including ground and wall signs. Per the Sign Regulations the site would be permitted to have three total signs. Two wall signs would be permitted, with one sign per each street frontage (Easy Street and Placerville Drive), along with one ground sign.

Business Frontage for the site totals 147 lineal feet; ninety-three (93) lineal feet of this total is along Placerville Drive, with fifty-four (54) lineal feet along Easy Street. Per Section 10-4-17(B) of the Zoning Ordinance, *Business Frontage* is defined as follows:

The lineal front footage of a building or portion thereof devoted to a specific business, and having an entrance/exit open to the general public.

A project site's business frontage is used to determine the aggregate sign area for all on-premise signage authorized under the Zoning Ordinance General Regulations (10-4-17(G)1). Furthermore, business frontage is used to determine the maximum wall signage for a commercial site per Section 10-4-17(G)5b. These regulations limit the ratio of wall sign area to business frontage as follows:

Section 10-4-17(G)5

- b. The area of a wall sign or combination of wall signs shall not exceed two (2) square feet of sign area for each one (1) lineal foot of business frontage for businesses that have up to fifty (50) feet of business frontage and an additional sixty-seven (0.67) hundredths of a square foot for businesses with street frontage greater than fifty (50) feet, not to exceed a total aggregate area of two hundred (200) square feet.*

Each wall sign contains sixty-nine (69) square feet of sign area. Proposed aggregate sign area is 217 square feet, with 207 of total as consisting of wall signs. The wall signs appear architecturally and contextually appropriate in terms of size and scale. Staff did discuss with the applicant the need for two wall signs facing Placerville Drive. The applicant's intent presently, post-application submittal, is to place only one sign facing Placerville Drive (southerly) and one wall sign along the westerly elevation oriented toward Easy Street and Green Valley Road traffic.

The third wall sign facing northerly into the parking lot is located at rear of the new building. It is requested to help identify the entrance to the building. It is staff's opinion that a wall sign with sixty-nine (69) square feet of sign area is at a minimum scaled inappropriately for its intent to identify the entrance to the building for a small, single-aisle parking lot. It is further staff's opinion this sign is not needed. Alternatively, window signage could accomplish entrance assistance for site visitors. Signs painted or placed upon windows are exempt from the Sign Regulations provided no more the twenty-five (25) percent of the window area is covered.

With the applicant's 147 feet of business frontage the maximum wall sign area authorized under the Sign Regulations would be 165 square feet. The 207 square feet of proposed wall sign area is forty-two (42) square feet greater than authorized under the regulations. Removal of the northerly wall sign would adjust the project's aggregate wall sign area to ±138 square feet, well within the 165 square feet maximum.

Ground sign structure dimensions are approximately six (6) feet in height and eight (8) feet in length. Sign copy contains ten (10) square feet of sign area. The ground sign in the right-of-way has many of the same architectural features as those proposed for the commercial building and because it is proposed in the City right-of-way where future roadway improvements may occur, it will be subject to an Encroachment Permit with provisions which include removal and relocation at owner expense. Its combined features in terms of size and scale may create more of a streetscape impression than maybe intended, carrying too much size and scale, particularly for the type of vehicular pattern in the immediate area.

Staff suggests the Planning Commission consider requiring that the ground sign be slightly downsized (+/- 25%) subject to future approval by the Development Services Director. In addition, staff suggests the Planning Commission make a finding that the proposed northerly wall sign with sixty-nine (69) square feet of sign area is scaled inappropriately for its intent to identify the entrance to the building for a small, single-aisle parking lot; authorize two wall signs only for the project, subject to meeting the regulations within Section 10-4-17 of the Zoning Ordinance.

LANDSCAPING: Staff's review of proposed landscaping plan concludes that the type and percentage of the varieties consistent with the City's native and drought tolerant species palette have been met. One issue that remains somewhat vague relating to landscaping is in regard to the area in the City's right-of-way bound by Placerville Drive, Green Valley Road and the easterly driveway to the site. The landscaping plan describes landscape design intent but appears to lack sufficient detail to make a recommendation regarding final appearance of this area. Staff suggests that the final design of this area be left to review and approval by the City

Planner pending more sufficient detail with respect to design of this area. The remainder of the landscaping plan on the site proper should be approved as submitted.

LIGHTING: Exterior lighting for the site proposes both parking lot and wall mount fixtures. Three contemporary fully shielded parking lot pole light fixtures are proposed and shown on the site and photometric plans. The photometric analysis provided by applicant’s consultant clearly demonstrates conformity with the City’s standards and demonstrate little or no offsite light escape. The proposed wall-mounted lights are also fully cutoff fixtures with a contemporary design as shown on Sheet SA-1.30.

ENVIRONMENTAL REVIEW: This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines per Sections 15302, Replacement and Reconstruction, in that Section 15302 exempts the replacement or reconstruction of an existing structure, where the new structure will have substantially the same purpose and capacity as the structure being replaced. In this instance, the proposed Sierra Central Credit Union financial building of 4,000 square feet will replace the existing former 49er Credit Union financial building with a floor area of 7,000 square feet.

CONCLUSION AND RECOMMENDATION: There is no question that this request projects a significant improvement to the site and surrounding area in light of its current state. The proposed architectural elements, while contemporary in nature, certainly use elements and design features appropriate for Placerville and in particular the Placerville Drive community. The landscape element also projects a significant contribution to the site and the streetscape as well. It is therefore the Staff’s recommendation that the Planning Commission approve this request as submitted with the findings and conditions of approval set for below.

Staff recommends that the Planning Commission make the following findings and adopt the following conditions of approval:

- I. Adopt the Staff report as part of the public record
- II. Make the following General Plan consistency findings for the project
 - A) That this request is consistent with the purpose of the Commercial General Plan Use Designation providing for retail sales and serves and other commercial activities serving the residents of the community and providing for the development of commercial facilities concentrated in well defined and well designated areas.
 - B) This request is consistent with the General Plan Land Use Element Goal ‘C’ that states “to protect and provide for the expansion of Placerville’s Commercial services sector to meet the needs of both Placerville area residence and visitors” and Policy 9 that states “the City’s planning for Commercial areas shall be guided by the following principals:
 - a. Contribute to the City’s objective to become a balanced community,
 - b. Have a positive economic impact on the community,
 - c. Provide for adequate parking and vehicular access and

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d. Be designed and landscaped in a manner sensitive to “Placerville’s character” in that the project has been designed with elements found in the foothill area and particularly in the Placerville community and has adequate parking and vehicular access, and will have a positive impact on the community through exceptional design and design elements.

C) This request is consistent with the design goals set forth in the Placerville Drive Development and Implementation Plan because the project proposes a ‘street orientation’ with enhanced landscape and architectural design elements.

III. Make the following finding for Site Plan Review 2014-06:

A) In that the proposed northerly wall sign with sixty-nine (69) square feet of sign area is scaled inappropriately for its intent to identify the entrance to the building for a small, single-aisle parking lot, the need for a third wall sign for the project is not warranted.

B) The project design is consistent with the objective of the Site Plan Review Ordinance that encourages the orderly and harmonious development through site design and is consistent with the design criteria set forth in the ordinance.

C) This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines per Sections 15302, Replacement and Reconstruction, in that Section 15302 exempts the replacement or reconstruction of an existing structure, where the new structure will have substantially the same purpose and capacity as the structure being replaced. In this instance, the proposed Sierra Central Credit Union financial building of 4,000 square feet will replace the existing former 49er Credit Union financial building with a floor area of 7,000 square feet.

IV. Approve Site Plan Review 2014-06 with the following conditions of approval these conditions shall apply to Site Plan Review 2014-06 and request by Sierra Central Credit Union of a 4,000 square foot financial building located at 225 Placerville Drive.

SPR 2014-06
225 Placerville Drive - Sierra Central Credit Union
Conditions of Approval

Engineering Division

1. This Site Development project shall comply with all pertinent City Ordinances and City standard street cross-section details available at the office of the City Engineer. All remaining Development Services/Engineering items, except for sewer and water, will be designed in accordance with the County of El Dorado Design and Improvement Standards Manual, as revised May 18, 1990; the County of El Dorado Drainage Manual, dated March 14, 1995; and the 2010 State of California Department of Transportation (Caltrans) Standard Plans and Standard Specifications. Sewer service will be provided by the City and shall be designed and constructed in accordance with current El Dorado Irrigation District (EID) Design and Construction Standards except when otherwise directed by the City Engineer. Water distribution is within the EID service area and shall comply with their current standards and conditions of approval.
2. Appropriate land rights shall be obtained from the affected property owners as necessary to allow any required grading and/or facilities to be installed outside the site plan boundaries. A copy of the written authorization(s) and land rights shall be included with the final improvement plan submittal.
3. An encroachment permit shall be obtained from the City Engineering Division prior to beginning any work on this development within a public right-of-way or easement.
4. All Capital and Impact Fees are to be calculated and paid at time of Building Permit issuance. As this project proposes to demolish the existing building and construct a smaller building, payment of traffic mitigation fee (TIM) and no City Sewer CIC fee is not applicable.
5. Improvements shall comply with Fire District requirements, including locations and spacing of fire hydrants, building sprinkler requirements, fire flows, and traffic and emergency circulation.
6. The required water system, including all fire hydrants, shall be installed and accepted by EID and the El Dorado County Fire Protection District prior to any combustible building material being placed on site.
7. A meter award letter or similar document from EID shall be provided by the Applicant prior to receiving a building permit.
8. The existing 6" Sanitary Sewer main along Placerville Drive in the old Green Valley Rd alignment shall be located in the field. The new service lateral may be tied into this existing main utilizing the existing lateral if it can be located and shown by TV survey

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to be in good condition. Otherwise a new service lateral shall be designed and constructed to this existing main. The existing service lateral shall be abandoned to the satisfaction of the City Engineer if not reused.

9. Sewer and water laterals shall have a 10' minimum separation from connections at the respective mains to the point of connection with the structure.
10. Drainage facilities shall be designed and included in the final improvement plan submittal. Drainage and detention facilities shall be designed and constructed to keep post-development flows leaving the site at or below pre-development levels. Changes to historical and existing drainage patterns will not be allowed without specific City approval. All areas of concentrated drainage flow shall be contained in a pipeline or improved channel to a City-approved discharge point.
11. Interceptor ditches are required at the top of all slopes and retaining walls or as directed by the City Engineer. Water collected by this ditch shall be taken to a drainage system.
12. All parking lot and street drainage inlets shall be marked "Do not Dump - Flows to Creek."
13. Surface drainage, drainage swales or concentrated lot drainage is not allowed to sheet flow across sidewalks.
14. Storm drain pipes shall be RCP, HDPE, or other materials as approved by the City Engineer.
15. Electric, telephone, and cable TV service connections to the existing overhead lines along Placerville Drive and/or Easy Street shall be placed underground. Existing utility services appear to be underground.
16. Minimum parking lot aisle and driveway width shall be 24 feet wide. Parking and accessible stall widths and turnaround shall comply with City of Placerville Standard Plans and must have fire department approval.
17. Easy Street shall be widened as necessary along the property frontage to provide a minimum pavement width of 24 feet from the AC berm on the south side to the new lip of gutter, and curb, gutter, and 4.5' sidewalk shall be constructed along this same frontage. The structural section of any widened area shall be designed based upon a traffic index of 7.0.
18. A 4 foot wide concrete walkway shall be constructed from the new frontage sidewalk along Easy Street down to the existing concrete sidewalk and handicap ramp at the signalized intersection, thus providing for pedestrian access to the new building.
19. The city will take the necessary action to rescind the Street Frontage Improvement Agreement (SFIA) #102 along Easy Street once these new Easy Street frontage

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improvements are completed. The remainder of the SFIA requirements along the Placerville Drive Frontage will remain in effect. The applicant may choose to pay off this remaining portion of SFIA requirements by making a payment to the City of the estimated cost of this remaining obligation, based on current bid prices and the quantities shown in the agreement, in which case the entire SFIA will be rescinded.

20. All street lighting shall be fully shielded to prevent excess glare and light, and shall comply with PG&E and City standards.
21. Provide an offer of dedication to the City for street right of way along Easy Street back to one foot behind the new sidewalk. In so far as it is determined that Easy Street is owned in whole or in part by this applicant, provide an irrevocable offer of dedication to the City for the property owners interest in street right of way along Easy Street.
22. All grading shall conform to the City Grading Ordinance and to all other relevant laws, rules, and regulations governing grading in the City of Placerville. Prior to commencing any grading, which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Engineering Division.
23. All retaining walls shall be reviewed and approved by the City prior to construction, including material types, colors, and surface finishes.
24. Submit final geotechnical report for this development with recommendations for the construction of building pads, retaining walls, sub-drains and roadways.
25. The improvement plans shall include an erosion and sediment control plan, which incorporates standard erosion control practices and best management practices, subject to the approval of the City Engineer and Resource Conservation District. The plan shall be prepared by a Registered Civil Engineer or Certified Professional Hydrologist in accordance with the High Sierra Resource Conservation and Development Council Guidelines for Erosion and Sediment Control, and shall be included in an agreement with the construction contractor prior to the issuance of a grading permit. The following measures shall be included:
 - a) Any mass grading shall be restricted to dry weather periods between April 1 and October 31.
 - b) If other grading activity is to be undertaken in wet-weather months, permanent erosion and sediment controls shall be in place by October 15, and construction shall be limited to areas as approved by the City Engineer. A winterization plan must be submitted by September 15 and implemented by October 15.
 - c) In the event construction activity including clearing, grading, disturbances to the ground, such as stockpiling, or excavation result in soil disturbances of at least one acre of total land area, the applicant shall obtain and provide a Notice of Intent (NOI) from the Regional Water Quality Control Board.
 - d) Should a NOI be required, Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to issuing a construction permit.

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- e) Projects less than one acre are exempt from obtaining a NOI unless construction activity is expected to create soil disturbances that could cause significant water quality impairment.
 - f) The internet site for information and application on the NOI can be found at <http://www.waterboards.ca.gov/stormwtr/docs/finalconstpermit.pdf>
 - g) Sedimentation basins, traps, or similar BMP controls shall be installed prior to the start of grading.
 - h) Mulching, hydro seeding, or other suitable revegetation measures shall be implemented. Planting shall also occur on areas of cut and fill to reduce erosion and stabilize exposed areas of later construction phases. All disturbed areas with a slope greater than 5% shall receive erosion control.
 - i) Excavated materials shall not be deposited or stored where the materials could be washed away by storm water runoff.
26. The improvement plans shall include a dust control plan, which takes all necessary measures to control dust. This plan shall be implemented by the Developer during grading as required by the City and the El Dorado County Air Quality Management District (AQMD). A permit from AQMD shall be submitted to the Engineering Division prior to approval of the improvement plans.
27. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the geotechnical engineer.
28. Obtain proper permits prior to demolition or grading of any hazardous materials, underground storage tanks, mines, tunnels, shafts, septic systems, water wells, graves, or other existing underground utilities or unforeseen features. Requirement to obtain additional permits shall be clearly stated on the grading plans.
29. The proposed grading plan shows a minor amount of cut material to be exported. Prior to obtaining a grading permit the applicant shall have obtained and provided proof of approval for the export location from the property owner receiving the export materials.
30. City restrictions related to noise and work hours shall be clearly stated on the Cover Sheet for the final improvement and/or grading plans.
31. Existing trees to be protected and the protection measures to be installed or observed during site grading and trenching operations shall be clearly delineated on the final improvement plans.

Planning Division Conditions

32. Any proposed future changes to the site or modification of the application beyond what is authorized under this approval shall be submitted to the Development Services Department for a determination of appropriate procedures.

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33. The ground sign shall be subject to a 25% reduction in its mass and scale in order to be contextually appropriate in size, scale, location and viewing public and shall be subject to an encroachment permit for its placement within the City's right-of-way and any conditions and requirements contained therein.
34. A maximum of two wall signs may be used, with sign area meeting the regulations within Section 10-4-17 of the Zoning Ordinance.
35. Final landscaping design within the Placerville Drive right-of-way southwest of the subject site shall be subject to resubmittal of a more specific site, size and species specific landscaping and irrigation plan subject to review and approval by the City Planner.
36. The parking of vehicles shall only occur within those areas designated for parking as shown on the approved site plan.

Building Division Conditions

37. Submit three sets of construction plans and associated documents for plan review. Submit automatic sprinkler plans to the Fire District at the same time for concurrent review.

El Dorado Irrigation District Conditions

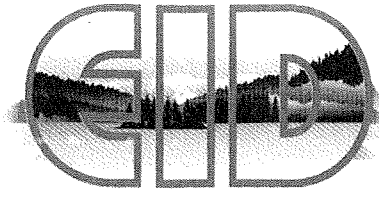
38. Comply with the comments outlined in the letter dated June 6, 2015, attached hereto.

El Dorado County Fire District Conditions

No comments or conditions were received.

Attachments

1. [Exhibit A: Project application and supporting site improvement plans.](#)



El Dorado Irrigation District

Letter No.: EEO 2015-0043

January 6, 2015

VIA FIRST-CLASS MAIL

City of Placerville Planning Division
3101 Center Street, 2nd Floor
Placerville, CA 95667

Subject: Request for Recommended Conditions of Approval
Proposed Sierra Central Credit Union
APN 325-120-47-100

The El Dorado Irrigation District (District) is in receipt of your package dated December 24, 2014 for the subject project. Based on our preliminary review, the District has the following comments:

- Based on Drawing C-1, it appears the project is proposing new fire, domestic and irrigation service. Per our records, the applicant has not contacted the District regarding these proposed improvements. A Facility Impact Letter will be required per District Administrative Regulation 9028.6. A letter from the Fire Marshall will be required to establish the fire flow requirements. Improvement Plans will be required.
- Sewer service to this parcel is provided by the City of Placerville.
- A minimum of 20-foot wide easements will be required for any District water lines within the private property. The easements shall not extend under structures, including retaining walls.
- Any required onsite or offsite improvements for water service required for this project must be assessed for environmental impacts by the lead agency. The extent of impacts are unknown at this time since the applicant has not submitted anything to the District.

Please contact me at mbrink@eid.org or (530) 642-4054 if you have any questions.

Sincerely,

Michael J. Brink, PE
Senior Engineer

cc: Borges Architectural Group
Attn: Karenda MacDonald
1478 Stone Point Drive, Suite 350
Folsom, CA 95661

RECEIVED

JAN 08 2015

CITY OF PLACERVILLE
COMMUNITY DEV. DEPT.

“Placerville, a Unique Historical Past Forging into a Golden Future”



**Attachment A:
225 Placerville Drive - SPR 2014-06**

[Project Application](#)

Supporting Site Improvement Plans

- 1) [14006_PL-1.0 Preliminary Plant Plan](#)
- 2) [Topo Survey](#)
- 3) [SA-0.11 Site Context](#)
- 4) [SA-1.10 Floor Plan](#)
- 5) [SA-1.30 Exterior Elevations \(Revised\)](#)
- 6) [14010-20141209-SSCU-DD Grading](#)
- 7) [SA-0.10 Site Plan](#)
- 8) [SA-0.12 Site Photometric](#)

CITY OF PLACERVILLE
PLANNING APPLICATION

Date: 12-16-14
Zoning: C GP: Comm
File No: SPR 2014-06
Filing Fee (PZ) \$ 5975.00
Filing Fee (EN) 3220.00
Receipt No: 10951.

REQUEST FOR:

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> CC&R Review |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Environmental Assessment | <input type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Final Subdivision Map | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> General Plan Consistency |
| <input type="checkbox"/> Historic District Review | <input type="checkbox"/> Landscape Plan Review | <input type="checkbox"/> Minor Deviation |
| <input type="checkbox"/> Planned Development Overlay | <input type="checkbox"/> Preliminary Plan Review | <input checked="" type="checkbox"/> Sign Package Review / Amendment |
| <input checked="" type="checkbox"/> Site Plan Review ✓ | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change |

DESCRIPTION: Proposed new 4,000 sf building and associated site changes

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

PROJECT APPLICANT

NAME Karenda MacDonald - Borges Architectural
MAILING ADDRESS 1478 Stone Point Dr. #350
Roseville, CA 95661
PHONE 916-782-7200
EMAIL karenda@borgesarch.com

APPLICANT'S REPRESENTATIVE (if different)

NAME same.
MAILING ADDRESS _____
PHONE _____
EMAIL _____

PROPERTY OWNER(S)

NAME Sierra Central Credit Union - Bob White PHONE (530) 671-3009 ext.81430
MAILING ADDRESS 820 Plaza Way, Yuba City, CA 95991 , Grass Valley, CA 95945
EMAIL ADDRESS bwhite@sccu4u.com

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME Borges Architectural Group-Karenda MacDonald PHONE 916-782-7200
MAILING ADDRESS 1478 Stone Point Dr. Suite 350, Roseville, CA 95661
EMAIL ADDRESS karenda@borgesarch.com

I have notified the mortgage holder, which is: _____

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 225 Placerville Dr., Placerville, CA95667
ASSESSOR'S PARCEL NO.(S) 325-120-47
Above described property was acquired by owner on _____
Month Day Year


List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by **subdivision** tract developers. Give date said restrictions expire.

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

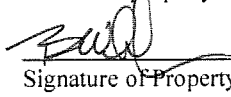
I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

 Applicant's Signature	<u>Karenda MacDonald</u> Printed Name of Applicant(s)	<u>12/12/14</u> Date
---	--	-------------------------

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

 Signature of Property Owner	<u>Bob White / Const Mgr</u> Printed Name of Property Owner	<u>10/6/14</u> Date
--	--	------------------------

_____ Signature of Property Owner	_____ Printed Name of Property Owner	_____ Date
--------------------------------------	---	---------------

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

Sierra Central Credit Union – Placerville

Project Description

The proposed project will remove an existing 7,000 sq. ft. 2 story building from the property at 225 Placerville drive and replace it with a 4,000 sq. ft. 1 story building. The proposed building will be type V-B non-rated wood construction and house a bank – occupancy group B. The exterior of the building will reflect the mining history of the area by including stone veneer, metal siding, and metal roofing materials. The proposed building features a prominent tower on the south side of the building along Placerville drive. The proposed project will sit adjacent to the property line along Placerville Dr. maintaining the existing entrance off of Placerville Dr. and relocating the entry on Easy St. to reduce the slope of the drive way. Overall the site is required to provide 20 parking spaces; the project proposes to provide 25 spaces. We would anticipate fewer driving trips associated with the new smaller building than are currently generated by the larger building to be demolished.

SITE PLAN REVIEW APPLICATION

<p>SITE PLAN REVIEW</p> <p>Site Plan Review is a process under City Code Section 10-4-9 that promotes quality design, site relationships and other aesthetic considerations of development for residential, commercial and retail business structures. Special attention is given to building design, the arrangement of buildings, signs, parking and landscaped areas on the site.</p> <p>Although not required, it is recommended that the plans for major projects be submitted for preliminary review and a development conference set up during the early stages of plan preparation.</p>	<p style="text-align: center;">PROCESS</p> <div style="text-align: center;"> <p>(Development Conference)</p> <p>↓</p> <p>Application Submitted</p> <p>↓</p> <p>Planning Division</p> <p>↓</p> <p>City Departmental Review</p> <p>↓</p> <p>Environmental Assessment</p> <p>↓</p> <p>Public Hearing – Planning Commission</p> </div> <div style="text-align: right; margin-top: 20px;"> <p>← Incomplete Application</p> <p>↑</p> </div> <p>NOTE: This process takes approximately 4-8 weeks. Appeals of the Planning Commission's decision must be made to the City Council within 10 days of said decision.</p> <p>A building permit must be issued within 18 months of the date of approval or the Site Plan becomes null and void.</p>
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INTRODUCTION:

Site Plan Review Required: The Planning Commission shall review each application for a building permit in the following categories:

1. All new construction or multifamily structures, including duplexes;
2. Any exterior additions which would add one thousand (1,000) square feet or more to existing commercial or multifamily buildings;
3. Any additions or conversions to commercial, multifamily, or single family structures which would cause a change in occupancy as defined by the California Building Code;
4. Relocation of buildings and structures;
5. Parking structures and lots;
6. Any destruction or alteration of buildings in a historical district or historical building as identified in City Code Section 10-4-9 (H) 1.
7. All new construction of structures in the PF Zone.
8. All new construction of single-family attached dwellings.
9. Any structure which increases the coverage of Hangtown Creek as defined in Section 8-3-28 of this Code.
10. New Formula Businesses and major exterior modifications to existing Formula Businesses within the Central Business District (CBD) zone. Major modifications are those defined in Section 10-4-9(P) herein.

EXCEPTIONS: The following shall not be subject to Site Plan Review:

1. Relocation of, or construction of, new single-family dwellings.
2. Any change in occupancy from a more intensive occupancy to a less intensive occupancy as defined in the California Building Code and where no additional parking is required.
3. The change in occupancy in any building or use that has received Site Plan approval within ten (10) years of the approval date of the original Site Plan; provided that no additional parking is required.

SITE PLAN REVIEW APPLICATION REQUIREMENTS

The applicant shall provide the following information for Site Plan Review and fill out the checklist below by placing a check mark in the boxes listed under Column A (for Applicant) and signing below. Column S is for staff to verify that your submittal requirements have been met.

1. GENERAL:

All application submittals must contain the following:

A	S	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Signed, completed Planning Application Form and application fees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) 2 Copies of a preliminary title report (dated within 90 days)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Signed, completed Initial Study Environmental Assessment Form Packet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) 15 copies of plan sets submitted on 24" x 36" sheets or smaller, drawn to scale and of sufficient size to clearly show all details; one plan set at 8 1/2" x 11" reduction; an electronic copy of plan set in PDF shall also be submitted. Note: All plans MUST be folded to 8 1/2" x 11", No rolled drawings will be accepted. (Check with staff before preparing plan sets)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Project description: <u>On a separate sheet(s) describe the project</u> including but not limited to: site size, square footage/acreage, number of floors of construction, duration of construction, off-street parking provided, proposed scheduling (desired construction date), anticipated incremental development (project phasing). If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. If commercial or industrial, indicate the type and major function, estimated number of employees, employee shifts, and delivery loading facilities, number of traffic trips generated daily by employees, truck deliveries, and patrons, estimated occupancy, and community benefits to be derived from the project.

2. SITE PLANS:

All plans must be drawn to standard architect's or engineer's scale at not less than 1"=50', with each sheet folded to 8.5" x 11" and contain the following information:

A	S	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Sheet numbers, Project name, Architect/Engineer name, address, and phone number
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Applicant/Representative and Owner name, address and phone number, if different from owner
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) North arrow and scale of illustration; date of preparation and/or revisions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Vicinity map, General Plan Designation, Zoning District, Assessor's Parcel Number
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Land use and Zoning
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) The total area (acreage or square feet) of the project site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) The total number of proposed and existing structures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) The area of the site to be covered by buildings and by paved surfaces (%)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i) Dimensioned property lines and all building setbacks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) Location, name and width of adjacent streets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	k) Street dedications and improvements;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	l) Location and dimensions (width) of drainage swales, watercourses, ponds, lakes, marshes, or wetlands
<input checked="" type="checkbox"/>	<input type="checkbox"/>	m) Existing and proposed public and private easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	n) Dimensioned existing and proposed on and offsite improvements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	o) Dimensioned existing and proposed buildings and square footage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	p) Total number of parking spaces required and provided
<input checked="" type="checkbox"/>	<input type="checkbox"/>	q) Dimensioned parking spaces and aisles, traffic flow with directional arrows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	r) Location and dimensions of proposed walls, fences, trash enclosures and exterior lights.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	s) Location, dimensions color and lettering of all existing and proposed signs

CITY OF PLACERVILLE

- t) Drainage system (for parking lot, roof, etc.);
- u) Sewer and water lines (existing and proposed) including easements, including locations of all existing and proposed fire hydrants, backflow preventers, pressure relief valves, etc.;
- v) Existing and proposed contours;
- w) Location of trash enclosure areas
- x) Location, type, and height of any existing and proposed exterior lighting, complete with photometric analysis prepared by a lighting professional;
- y) Exterior pedestrian circulation pattern, including handicapped-accessible path of travel.

3. Landscape Plans:

A S

- a. Location, type and size of existing and proposed plants to be used;
- b. Irrigation system plan for landscaping;

4. Elevation Plans:

A S

- a. Exterior elevations of all sides of proposed new buildings and additions to existing buildings;
- b. Exterior treatment and color scheme;
- c. Elevations of trash enclosures, including materials used, colors and finishes;
- d. Size, color and lettering of all proposed signs;
- e. Where existing slopes are greater than 10% show typical building sections through the critical slopes;
- f. Photographs of existing buildings and buildings on adjacent properties, if any.
- i. All roof equipment, existing and proposed; - *to be Fully Screened.*

5. Preliminary Grading Plans:

For projects involving grading or excavation of 50 cubic yards of material or more shall show the following:

A S

- a. Compliance with Chapter 18 & approved Appendix Chapter 33 of the Uniform Building Code;
- b. Method of erosion control;
- c. Tree Survey/Arborist Report identifying all trees over 6" diameter at breast height (dbh) that are to be removed or destroyed by grading at the site;
- d. Identification and method for preservation of all trees over 6" dbh.

6. Additional Information:


Staff may determine that some or all of the following may also be necessary for your project:

A S

- a) Preliminary Drainage Plan
- b) Color and Materials Board
- c) Roof Plan (show slope, materials, location and size of HVAC equipment)
- d) Sectional Drawings

7. See Construction Development Data form attached.

I certify that I have completed and have included all material checked above in the attached application submittal.

Applicant Signature(s): 
Karenda MacDonald

Date: 12/15/14

CITY OF PLACERVILLE

**SITE PLAN
ITEM #7**

CONSTRUCTION DEVELOPMENT DATA

The following data is requested so that the City can provide you with necessary information as your project progresses. City Departments and other agencies will review this preliminary data and indicate requirements that must be met to implement the project. **Should you not be able to provide this data or make significant changes in the proposed project, you should be aware that the City and/or other agencies may impose requirements later that could have significant financial implications.**

A. Building/Classification – California Building Code

Example

Type V-B
 Group(s) B - Business
 No. Stories 1
 Basement Floor Area 0
 1st Floor Area 4,000 sq. ft.
 2nd Floor Area —
 3rd Floor Area —
 Total Floor Area —

Type V-1 Hr.
 Group(s) B-2
 No. Stories 2
 1st Floor Area 5,000 sq. ft.
 2nd Floor Area 2,500 sq. ft.
 Total Floor Area 7,500 sq. ft.

B. Exterior Walls

Structure

Wood Framed
 Steel Framed
 Masonry
 Concrete
 Brick
 Concrete
 Poured
 Tilt-up
 Other _____

Covering

_____ Wood
 _____ Plywood Siding
 _____ Wood Siding
 _____ Shingles
 Stucco
 Veneer
 _____ Brick (Thin)
 _____ Tile
 Metal
 _____ Other _____

C. Roof

Structure

Wood Framed
 Steel Framed
 Concrete

Covering

_____ Asphalt Shingles
 _____ Built-Up
 Metal
 _____ Tile
 _____ Wood
 _____ Shingles
 _____ Shakes
 _____ Class B
 Other single ply @ equipment well

D. Floor

Structure

_____ Wood Framed
_____ Steel Framed
 Concrete
_____ Other _____

Covering

_____ Wood
 Carpet
_____ Other _____

E. Ceilings

Structure

Wood Framed
_____ Steel Framed
_____ Concrete

Covering

Gypsum Board
_____ Non Rated
_____ Fire Resistive
_____ Plaster
 Suspended
_____ Non Rated
_____ Fire Resistive
_____ Wood
_____ Other _____

F. Fire Protection

Water Supply

_____ City
 EID
_____ Other _____

Fire Hydrant(s)

10'-15' Feet from nearest fire hydrant to proposed structure(s).

***NOTE: If structure(s) is of combustible construction, fire hydrant(s) may have to be installed prior to starting construction.**

Automatic Fire Extinguishing System(s)

Automatic Sprinkler System
_____ Other _____

Standpipes

_____ Class I
_____ Class II
_____ Class III

G. Liquefied Petroleum Gas *NA*

Show size and location of tank on Site Plan with dimensions from property lines and structures.

File Number: _____

Date Filed: _____

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or Name: Sierra Central Credit Union - Placerville

City: Placerville, CA

Name of Owner: Sierra Central Credit Union-Bob White Telephone: (530) 671-3009 ext. 81430

Address: 559 Sutton Way, Grass Valley, CA 95945

Name of Architect, Engineer or Designer: Borges Architectural Group - Karenda MacDonald

Address: 1478 Stone Point Dr #350, Roseville, CA 95661 Telephone: 916-782-7200

Project Location: 225 Placerville Dr, Placerville, CA

Assessor's Parcel Number(s): 325-120-47

General Plan Designation: _____

Zoning: C - Commercial

Property size

Gross (sq. ft./acre): 23,630sf / .54 acres

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications): 23,630sf / .54 acres

*

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: Demo of existing 6,000sf building - new 4,000sf bldg.

2. What is the number of units/parcels proposed? 1

3. What is the gross number of units per acre? NA

4. Site Size: 23,630sf / .54 acres

5. Square footage of each use: 4,000sf credit union

6. Number of floors of construction: 1 floor

7. Amount of off-street parking provided: 27 spaces

8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.

9. Proposed scheduling: Construction to begin spring 2015

10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: NA

11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: Commercial - Credit union - City - 4,000sf

12. If industrial, indicate type, estimated employment per shift, and loading facilities: NA

13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: NA

14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: NA No additional

15. Provide an analysis of traffic generated by the project and how it will impact existing traffic: traffic, current

16. If the project is in a location of known mining activity, a complete geological analysis 6,000sf bldg. being replaced with a smaller bldg. submitted.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in existing features of any hills or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patters.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). <u>current 6,000sf bldg. being replaced with a smaller bldg.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. existing developed site with 6,000sf bldg and parking

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development

(height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. existing developed site with 6,000sf commercial bldg and parking.

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)

 0 to 10% 11 to 15% 16 to 20% 21 to 29% 30 to 35% Over 35

32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? no

If yes, please explain: _____

33. Describe the amount of cut and fill necessary for the project: _____

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map.

no

35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: More than 5 miles away

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? no

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way?

no

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? no

If so, delineate this area on Site Plan.

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: existing developed site with 6,000sf bldg and parking

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? no

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.):
Hydrant at edge of property line

42. What is the distance to the nearest fire station? El Dorado County Fire Station 25 - 2 miles

43. Will the project create any dead-end roads greater than 300 feet in length? No

44. Will the project involve the burning of any material, including brush, trees and construction materials?
no

NOISE

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? Along Placerville Rd. - primarily commercial area

46. What types of noise would be created by the establishment of this land use, both during and after construction? Construction noise while being built - no unusual noise after construction is complete.

AIR QUALITY

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? no

WATER QUALITY

48. What is the proposed water source: __EID City of Placerville __Well __Other

49. What is the water use? (residential, agricultural, industrial or commercial): commercial

HAZARDS

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? no

If yes, what is the regulatory identification number: _____

Date of list: _____

AESTHETICS

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? no

ARCHAEOLOGY/HISTORY

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): no

SEWAGE

53. What is the proposed method of sewage disposal? N/A

__Septic System City Sewer __Other: _____

54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? no

TRANSPORTATION

55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? No additional traffic, current 6,000sf bldg. being replaced with a smaller bldg.

56. Will the project reduce or restrict access to public lands, parks or any public facilities? no

57. Will the project change the L.O.S. on any existing roads? no

GROWTH INDUCING IMPACTS

58. Will the project result in the introduction of activities not currently found within the community? no

59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? no

60. Will the project require the extension of existing public utility lines? no If So, identify and give distances: _____

GENERAL

61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? no
62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? no
63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? no
64. Will the project displace any community residents? no

Discuss any yes answers to the previous questions, use additional sheets if necessary.


MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: _____

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

12/12/2014
Date


Signature

CD-021-P
02/08

Borges Architectural Group - Karenda MacDonald

SIERRA CENTRAL CREDIT UNION

225 PLACERVILLE DR.
PLACERVILLE, CA 95667

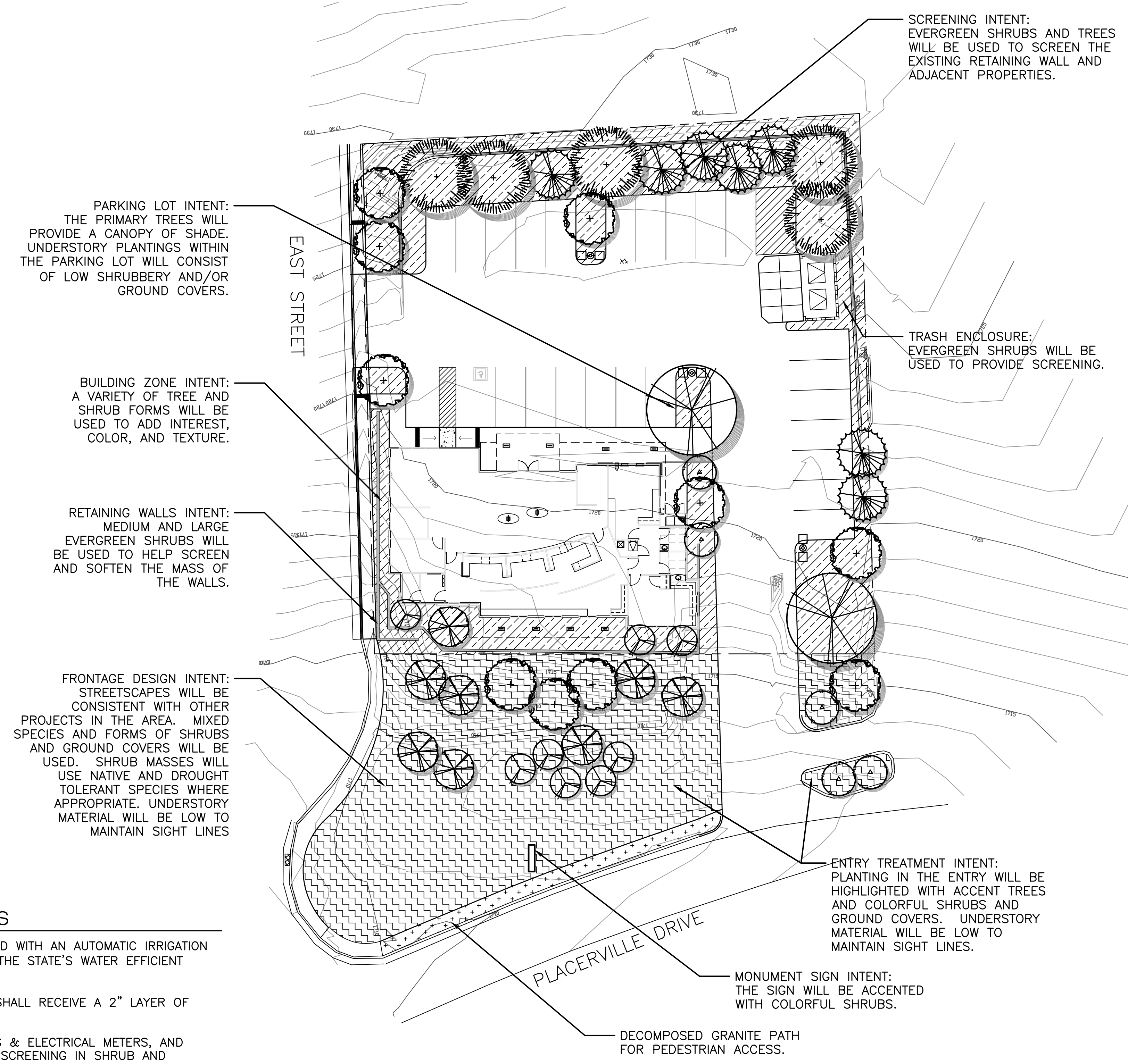
1478 STONE POINT DRIVE
SUITE 350
ROSEVILLE CA 95661

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F | 916 773 3037

BORGESARCH.COM

ARCHITECTURE
PLANNING
INTERIORS

ARCHITECTURAL GROUP
Borges



PARKING LOT INTENT:
THE PRIMARY TREES WILL PROVIDE A CANOPY OF SHADE. UNDERSTORY PLANTINGS WITHIN THE PARKING LOT WILL CONSIST OF LOW SHRUBBERY AND/OR GROUND COVERS.

BUILDING ZONE INTENT:
A VARIETY OF TREE AND SHRUB FORMS WILL BE USED TO ADD INTEREST, COLOR, AND TEXTURE.

RETAINING WALLS INTENT:
MEDIUM AND LARGE EVERGREEN SHRUBS WILL BE USED TO HELP SCREEN AND SOFTEN THE MASS OF THE WALLS.

FRONTAGE DESIGN INTENT:
STREETSCAPES WILL BE CONSISTENT WITH OTHER PROJECTS IN THE AREA. MIXED SPECIES AND FORMS OF SHRUBS AND GROUND COVERS WILL BE USED. SHRUB MASSES WILL USE NATIVE AND DROUGHT TOLERANT SPECIES WHERE APPROPRIATE. UNDERSTORY MATERIAL WILL BE LOW TO MAINTAIN SIGHT LINES

SCREENING INTENT:
EVERGREEN SHRUBS AND TREES WILL BE USED TO SCREEN THE EXISTING RETAINING WALL AND ADJACENT PROPERTIES.

TRASH ENCLOSURE:
EVERGREEN SHRUBS WILL BE USED TO PROVIDE SCREENING.

ENTRY TREATMENT INTENT:
PLANTING IN THE ENTRY WILL BE HIGHLIGHTED WITH ACCENT TREES AND COLORFUL SHRUBS AND GROUND COVERS. UNDERSTORY MATERIAL WILL BE LOW TO MAINTAIN SIGHT LINES.

MONUMENT SIGN INTENT:
THE SIGN WILL BE ACCENTED WITH COLORFUL SHRUBS.

DECOMPOSED GRANITE PATH FOR PEDESTRIAN ACCESS.

PRELIMINARY PLANT LIST AND LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	MIN. SIZE	WATER USE	DESIGN USE
	ACER PLATANOIDES 'CRIMSON KING' RED NORWAY MAPLE	15 GAL	MED	30'H x 20'W ACCENT/SHADE
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL	V. LOW	15'H x 12'W ACCENT
	LAGERSTROEMIA INDICA 'CHEROKEE' RED CRAPE MYRTLE	15 GAL	LOW	20'H x 15'W ACCENT
	MALUS 'MAZAM' MADONNA CRABAPPLE	15 GAL	MED	15'H x 8'W ACCENT
	PINUS PONDEROSA * PONDEROSA PINE	15 GAL	LOW	60'H x 25'W SCREENING
	PLATANUS RACEMOSA * WESTERN SYCAMORE	15 GAL	MED	40'H x 30'W SHADE
	PSEUDOTSUGA MENZIESII * DOUGLAS FIR	15 GAL	LOW	60'H x 15'W SCREENING

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
	SHRUBS AND GROUND COVER MATERIAL FOR AROUND THE BUILDING AND IN THE PARKING LOT.			
	SHRUBS AND GROUND COVER MATERIAL FOR OFF SITE IMPROVEMENTS. NATIVE AND/OR DROUGHT TOLERANT MATERIAL.			
	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA	1 GAL	LOW	36" O.C.
	Buddleia DAVIDII BUTTERFLY BUSH	5 GAL	MED	--
	CEANOTHUS SPP. * WILD LILAC	5 GAL	LOW	--
	CHAENOMELES SPP. FLOWERING QUINCE	5 GAL	LOW	--
	CORNUS SPP. * DOGWOOD	5 GAL	MED	--
	FREMONTODENDRON CALIFORNICUM * FLANNEL BUSH	5 GAL	LOW	--
	HETEROMELES ARBUTIFOLIA * TOYON	5 GAL	LOW	--
	JUNIPERUS SPP. JUNIPER	5 GAL	LOW	--
	MAHONIA AQUIFOLIUM * OREGON GRAPE	5 GAL	LOW	--
	MUHLENBERGIA RIGENS * DEER GRASS	1 GAL	LOW	36" O.C.
	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL	LOW	--
	PHORMIUM HYBRIDS NEW ZEALAND FLAX	5 GAL	MED	--
	PINUS MUGO 'SLOWMOUND' SLOWMOUND DWARF MUGHO PINE	5 GAL	LOW	--
	RHAMNUS RUBRA * SIERRA COFFEBERRY	5 GAL	LOW	--
	RHAPHIOLEPIS INDICA 'SPP. INDIAN HAWTHORN	5 GAL	MED	--
	TAXUS MARGARITA MARGARITA YEW	5 GAL	MED	--
	ARCTOSTAPHYLOS 'EMERALD CARPET' EMERALD CARPET MANZANITA	1 GAL	LOW	36" O.C.
	BACCHARIS PILULARIS 'PIGEON POINT' * DWARF COYOTE BUSH	1 GAL	LOW	72" O.C.
	EPILOBIUM CALIFORNICA * CALIFORNIA FUSCHIA	1 GAL	LOW	24" O.C.
	ESCHSCHOLZIA CALIFORNICA * CALIFORNIA POPPY	1 GAL	V. LOW	36" O.C.
	FESTUCA GLAUCA * BLUE FESCUE	1 GAL	LOW	24" O.C.
	JUNIPERUS SPP. JUNIPERS	1 GAL	LOW	36" O.C.
	MIMULUS AURANTIACUS * STICKY MONKEY FLOWER	1 GAL	LOW	36" O.C.
	MUHLENBERGIA RIGENS * DEER GRASS	1 GAL	LOW	30" O.C.

GENERAL PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL SHRUB AND GROUND COVER AREAS SHALL RECEIVE A 2" LAYER OF BARK CHIP MULCH TOP DRESSING.
3. ALL GROUND MOUNTED HVAC UNITS, GAS & ELECTRICAL METERS, AND EQUIPMENT ETC. SHALL RECEIVE SHRUB SCREENING IN SHRUB AND GROUND COVER AREAS AROUND BUILDINGS.
4. TRASH ENCLOSURES SHALL BE SCREENED WITH EVERGREEN TREES AND SHRUB PLANTING.

ALL PLANT SPECIES DESIGNATED WITH AN * ARE CLASSIFIED AS AN EDC & PLACERVILLE NATIVE PER THE CITY OF PLACERVILLE PLANT LIST. A MINIMUM OF 35% OF THE TOTAL PLANTS PROPOSED WILL BE A PART OF THIS CATEGORY.

PRELIMINARY PLANTING PLAN



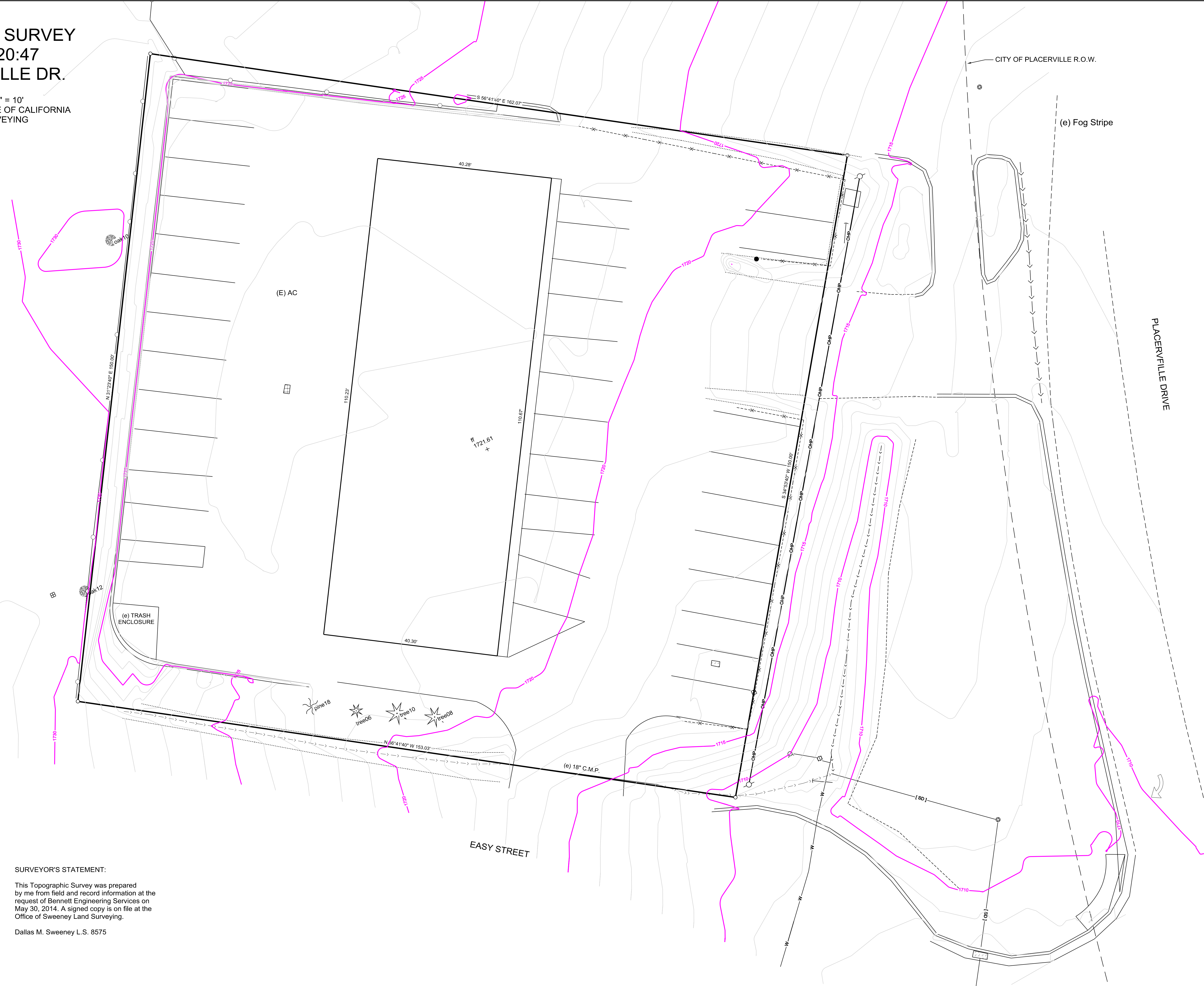
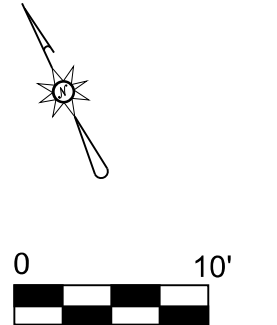
DATE: 12/09/14
JOB NO.: 14010
DRAWN BY: KL/JM



PL-1.0

TOPOGRAPHIC SURVEY
APN: 325:120:47
225 PLACERVILLE DR.

MAY 2014 ~ SCALE 1" = 10'
 CITY OF PLACERVILLE ~ STATE OF CALIFORNIA
 SWEENEY LAND SURVEYING



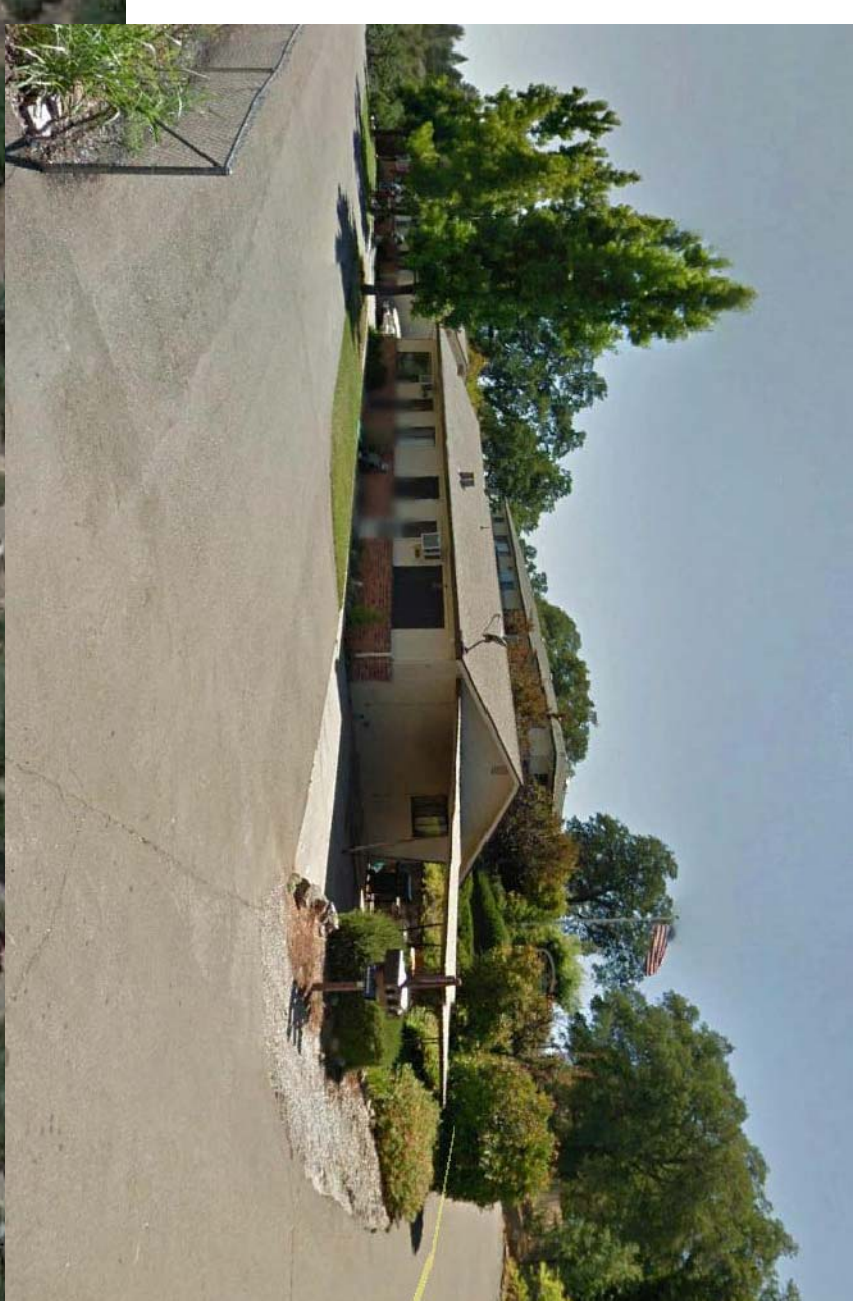
- LEGEND**
- + (e) Finished floor
 - o Property corner
 - ⊕ Water Valve
 - ⊙ Conifer
 - ⊖ Power Pole
 - ⊗ Storm Manhole
 - ⊙ Pole Anchor
 - ⊕ Water Meter
 - ⊖ 2Port Hydrant
 - (e) Bullard
 - ⊙ Pine
 - ⊙ live oak

SURVEYOR'S STATEMENT:
 This Topographic Survey was prepared by me from field and record information at the request of Bennett Engineering Services on May 30, 2014. A signed copy is on file at the Office of Sweeney Land Surveying.
 Dallas M. Sweeney L.S. 8575

SIERRA CENTRAL CREDIT UNION

225 PLACERVILLE DR.
PLACERVILLE, CA 95667

4 - ADJACENT PROPERTY



5 - ADJACENT PROPERTY

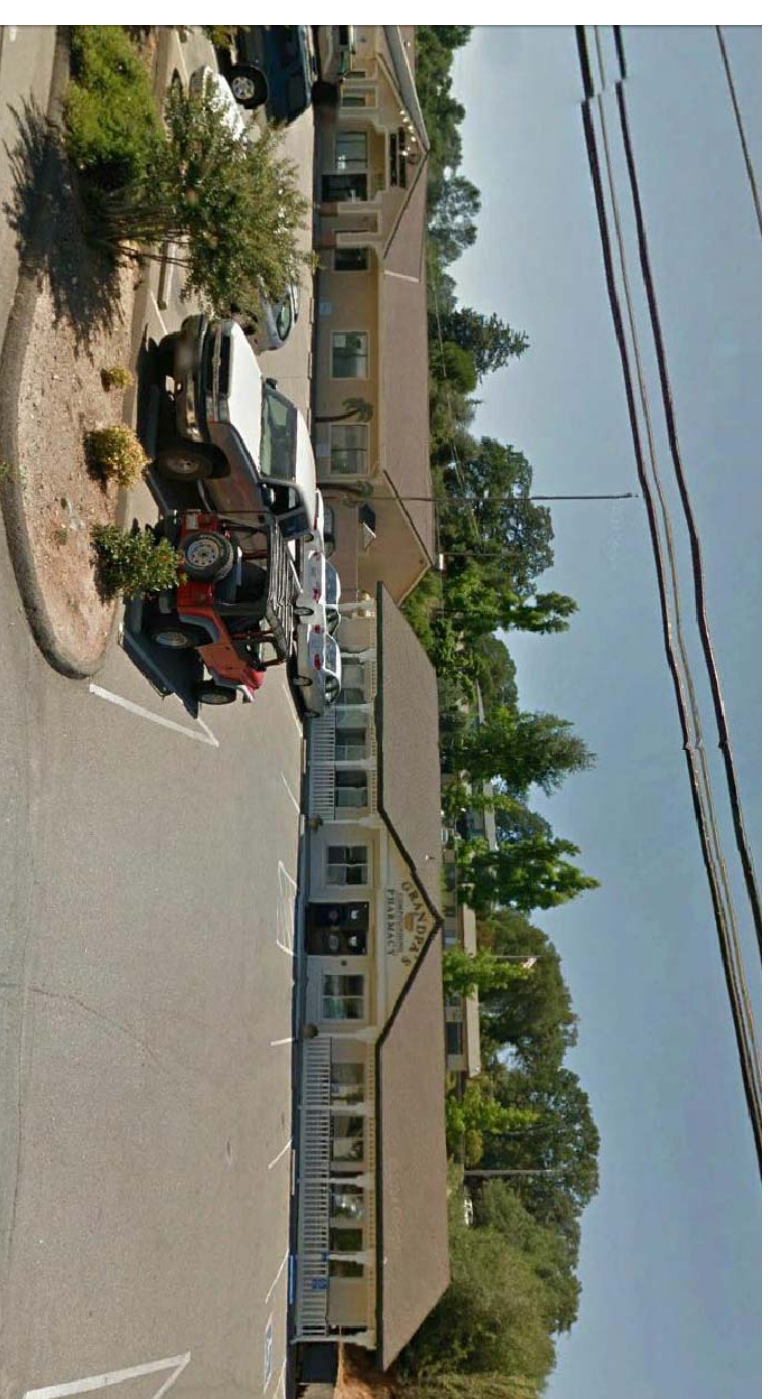


1478 STONE POINT DRIVE
SUITE 350
ROSEVILLE CA 95661
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F | 916.773.3037
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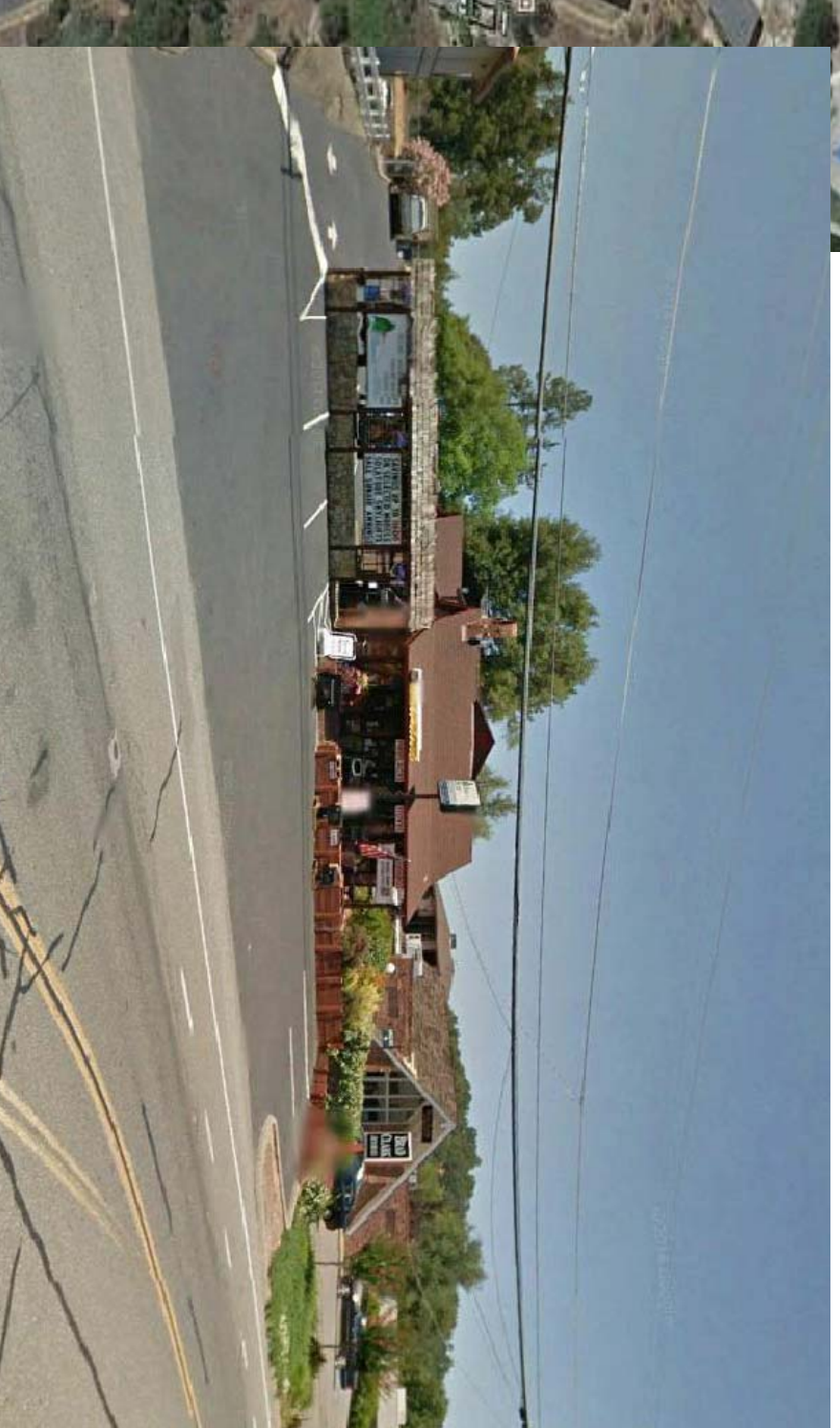
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3 - ADJACENT PROPERTY



6 - ADJACENT PROPERTY



2 - ADJACENT PROPERTY



7 - EXISTING BUILDING



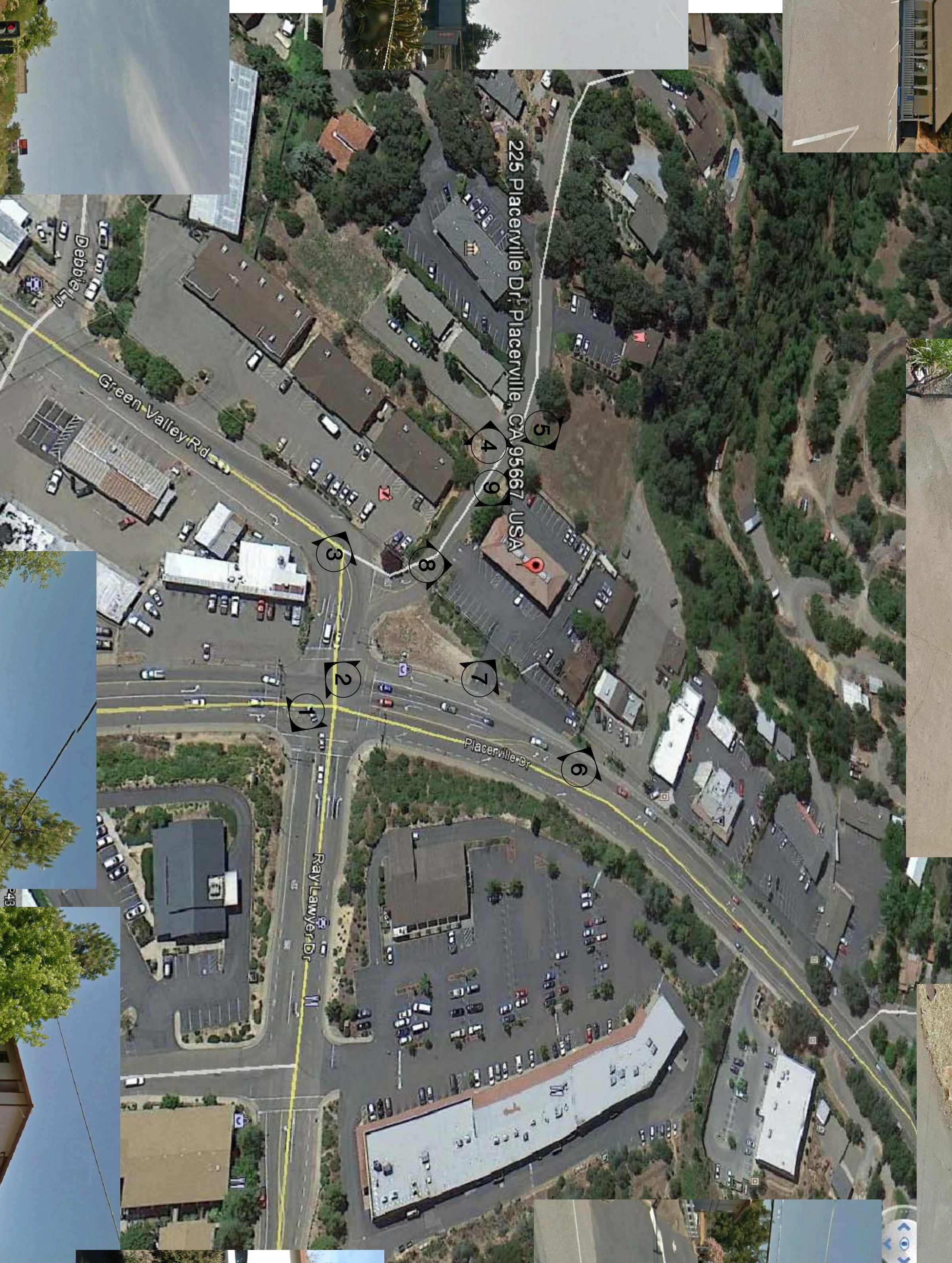
9 - EXISTING BUILDING



8 - EXISTING BUILDING



1 - ADJACENT PROPERTY



SITE CONTEXT



DATE: 12/09/2014
JOB NO.: 14010
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SA-O.11

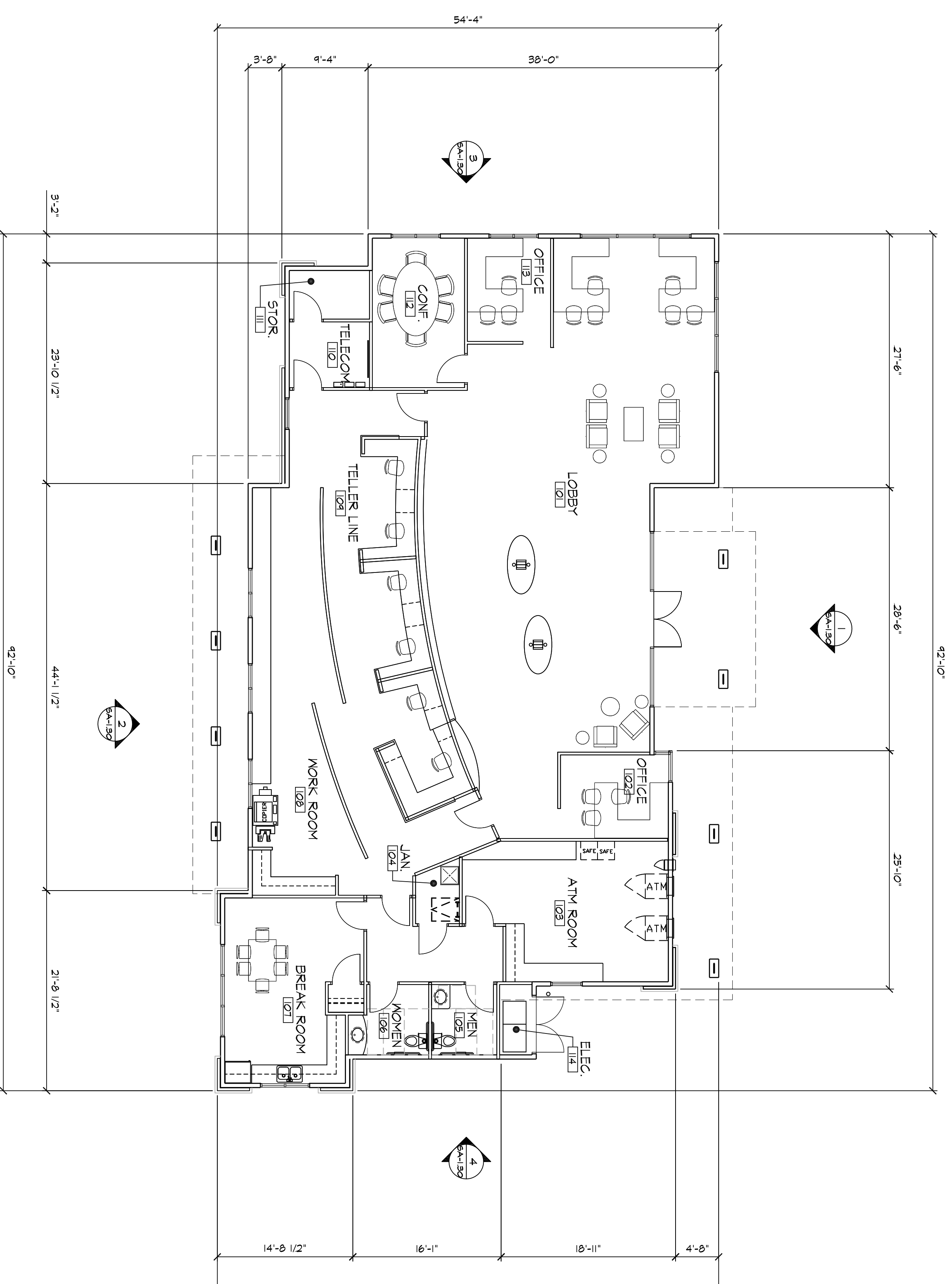
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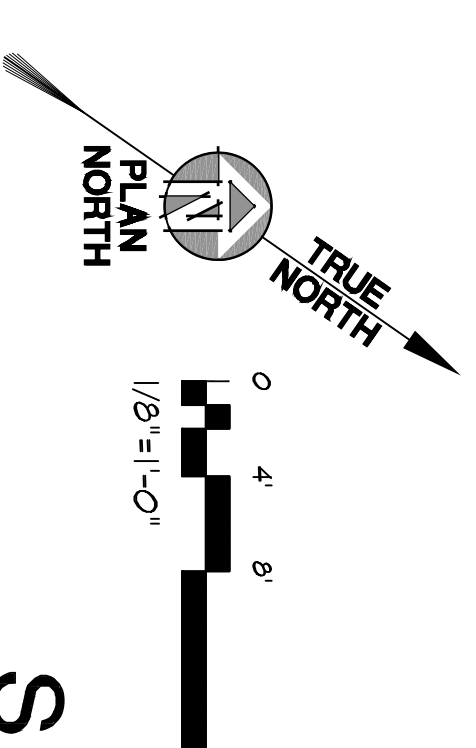
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FLOOR PLAN



DATE: 12/09/2014
JOB NO.: 14010
DRAWN BY: JYM



SA-1.10

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1 NORTH ELEVATION
1/8" = 1'-0"












4 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

	P1		P2
	P3		P4
	M1		S1
	M2		S2
	M3		

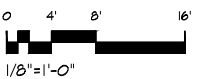


**INVUE
EMM - EPIC
DARK BRONZE**

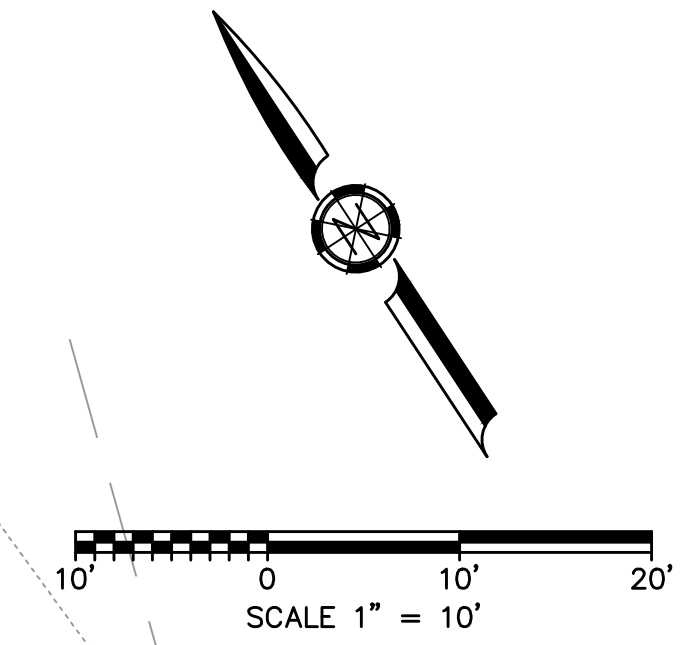
EXTERIOR ELEVATIONS



DATE: 08-26-2014
JOB NO.: 14010
DRAWN BY: MLL



SA-1.30

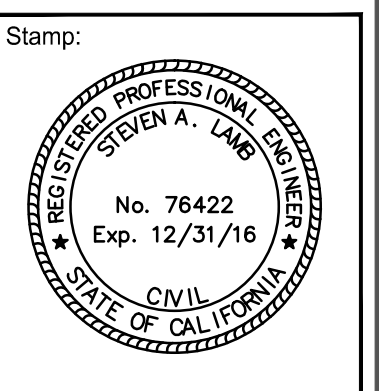


EARTHWORK CALCULATIONS

CUT (CY)	FILL (CY)	NET (CY)
±544	±384	±160 CUT/EXPORT

MAXIMUM CUT HEIGHT = 2'; FILL HEIGHT = 6.5'

- LEGEND:**
- XXXXP PAVEMENT ELEVATION
 - XXXXR RIM ELEVATION
 - XXXXBW BOTTOM OF WALL ELEVATION
 - XXXXTW TOP OF WALL ELEVATION
 - XXXXFL FLOW LINE ELEVATION
 - (XXXX) EXISTING GRADE
 - PROPOSED STORM DRAIN INLET
 - PROPOSED STORM DRAIN LINE
 - PROPOSED SANITARY SEWER CLEANOUT
 - PROPOSED SANITARY SEWER LINE



PROJECT FOR:
**SIERRA CENTRAL
 CREDIT UNION**
 PLACERVILLE, CA

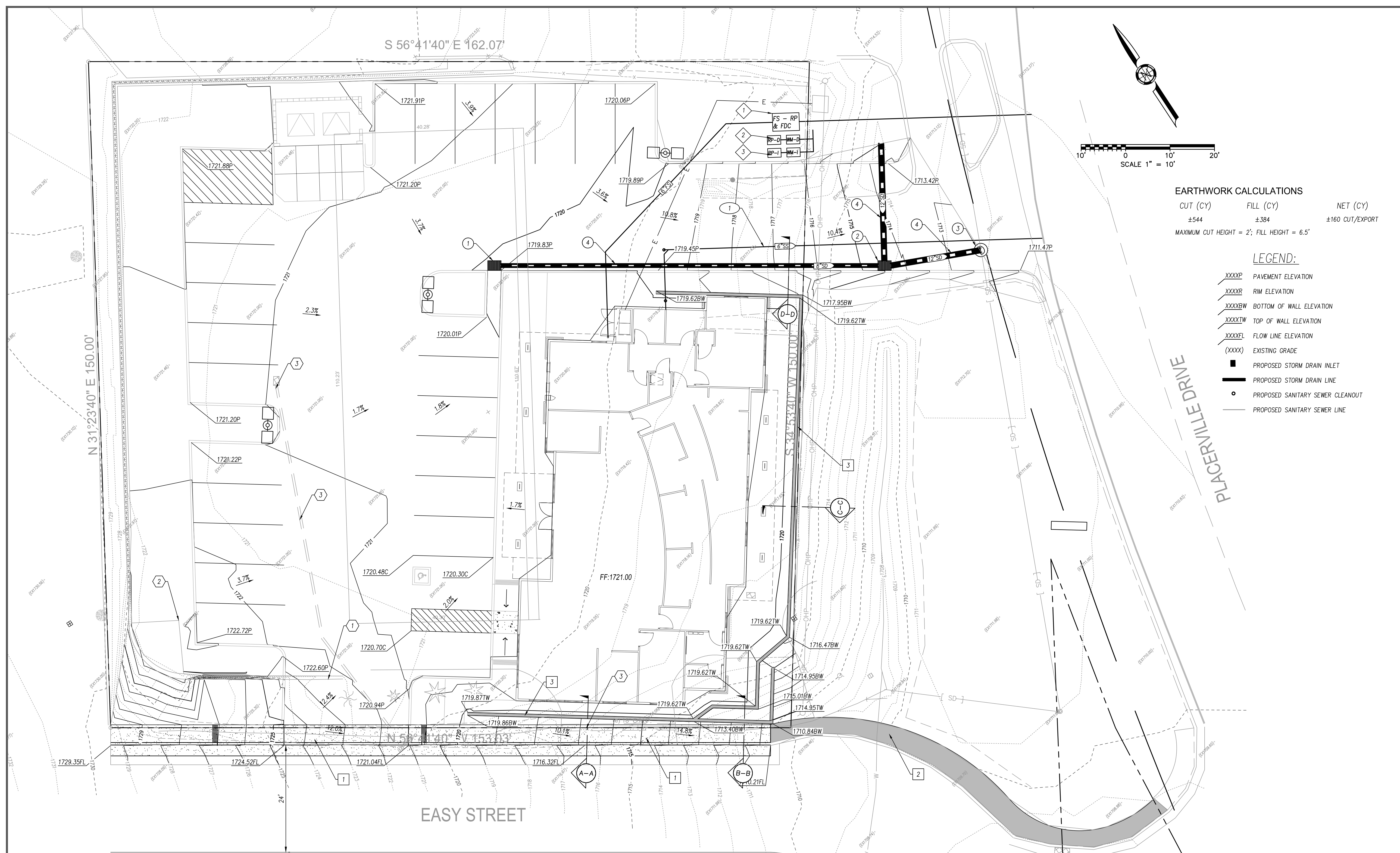
PROJECT FOR:

Mark	Date (mm)	Description

Project Number:
214047
 Plan Series:
XXX-XXX-XXX
 Property Number:
XXX-XXX

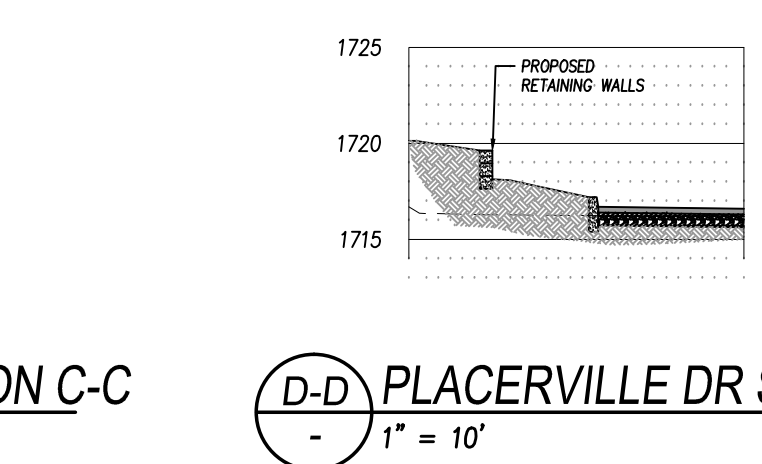
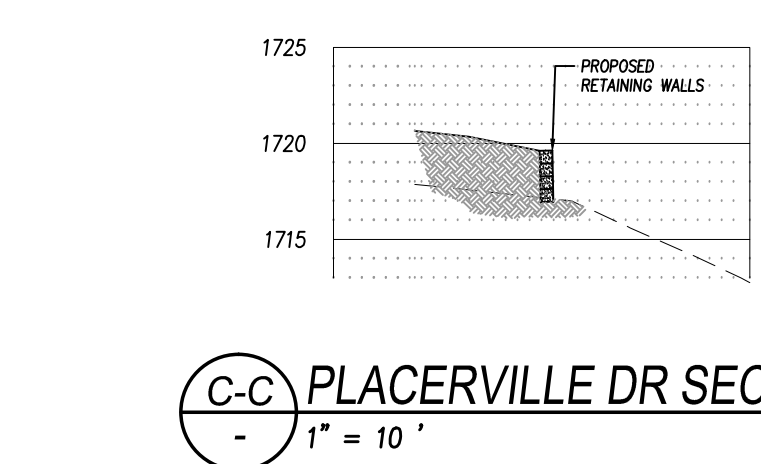
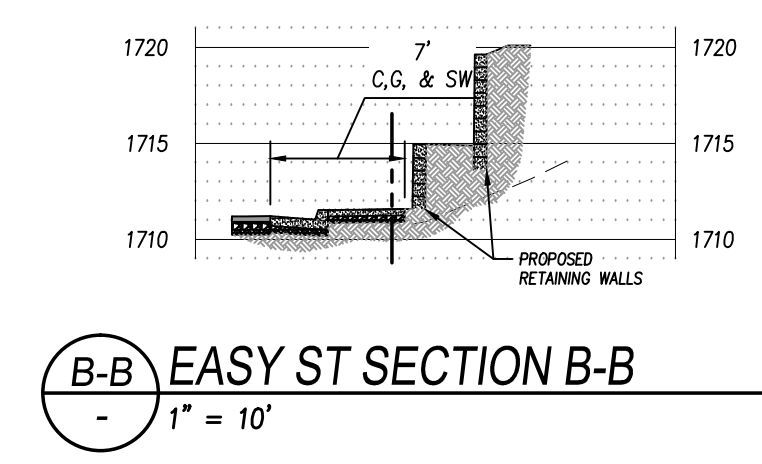
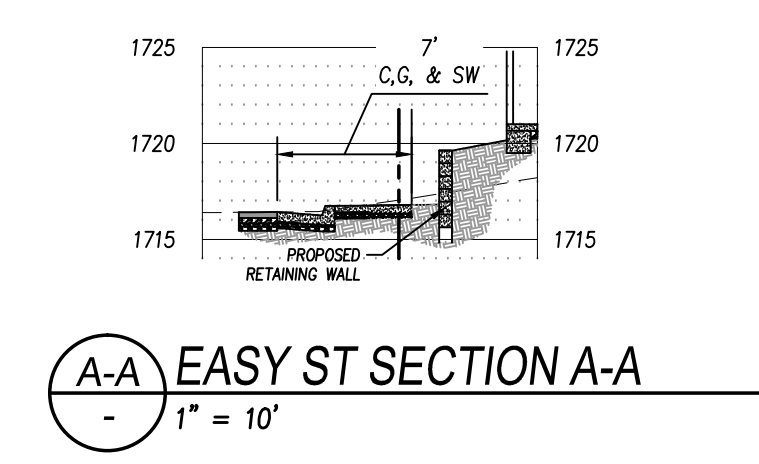
Sheet Title:

Sheet:
C-1



- SITE NOTES:**
- 1 PROPOSED CITY STANDARD CURB, GUTTER & SIDEWALK
 - 2 PROPOSED ASPHALT PATH
 - 3 PROPOSED RETAINING WALL
- WATER NOTES:**
- 1 PROPOSED 6" FIRE SERVICE RP DEVICE WITH FDC
 - 2 PROPOSED DOMESTIC WATER RP AND METER
 - 3 PROPOSED IRRIGATION WATER RP AND METER
- SEWER NOTES:**
- 1 PROPOSED 6" SEWER SERVICE CONNECT TO EXISTING IN PLACERVILLE DRIVE

- STORM DRAINAGE NOTES:**
- 1 PROPOSED 24" X 36" STORM DRAIN INLET
 - 2 PROPOSED 24" X 36" STORM DRAIN CURB INLET
 - 3 PROPOSED 48" STORM DRAIN MANHOLE
 - 4 PROPOSED STORM DRAIN PIPE
- DEMOLITION NOTES:**
- 1 REMOVE PORTION OF EXISTING RETAINING WALL FOR NEW DRIVEWAY
 - 2 REMOVE TRASH ENCLOSURE
 - 3 REMOVE EXISTING STORM DRAIN INFRASTRUCTURE



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1478 STONE POINT DRIVE

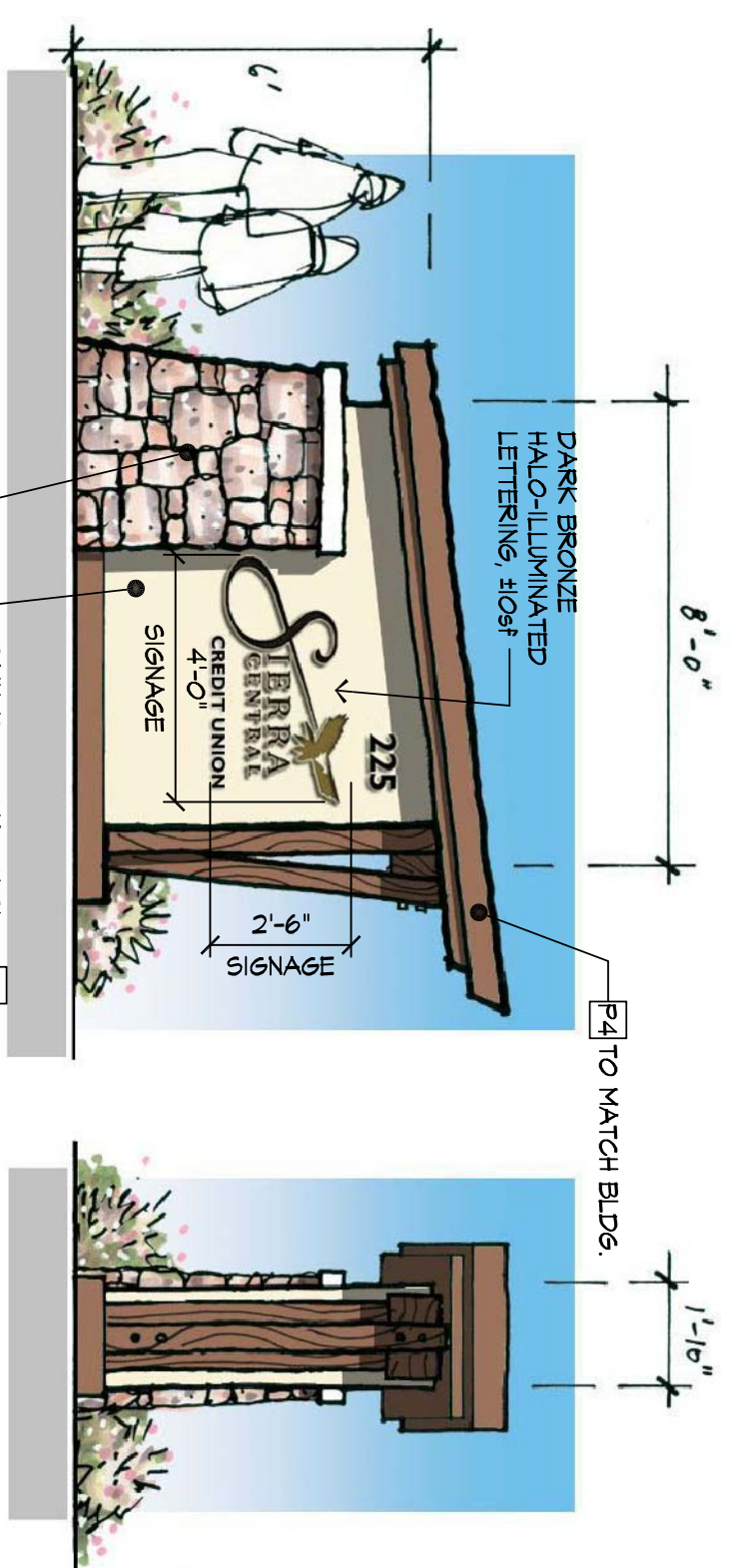
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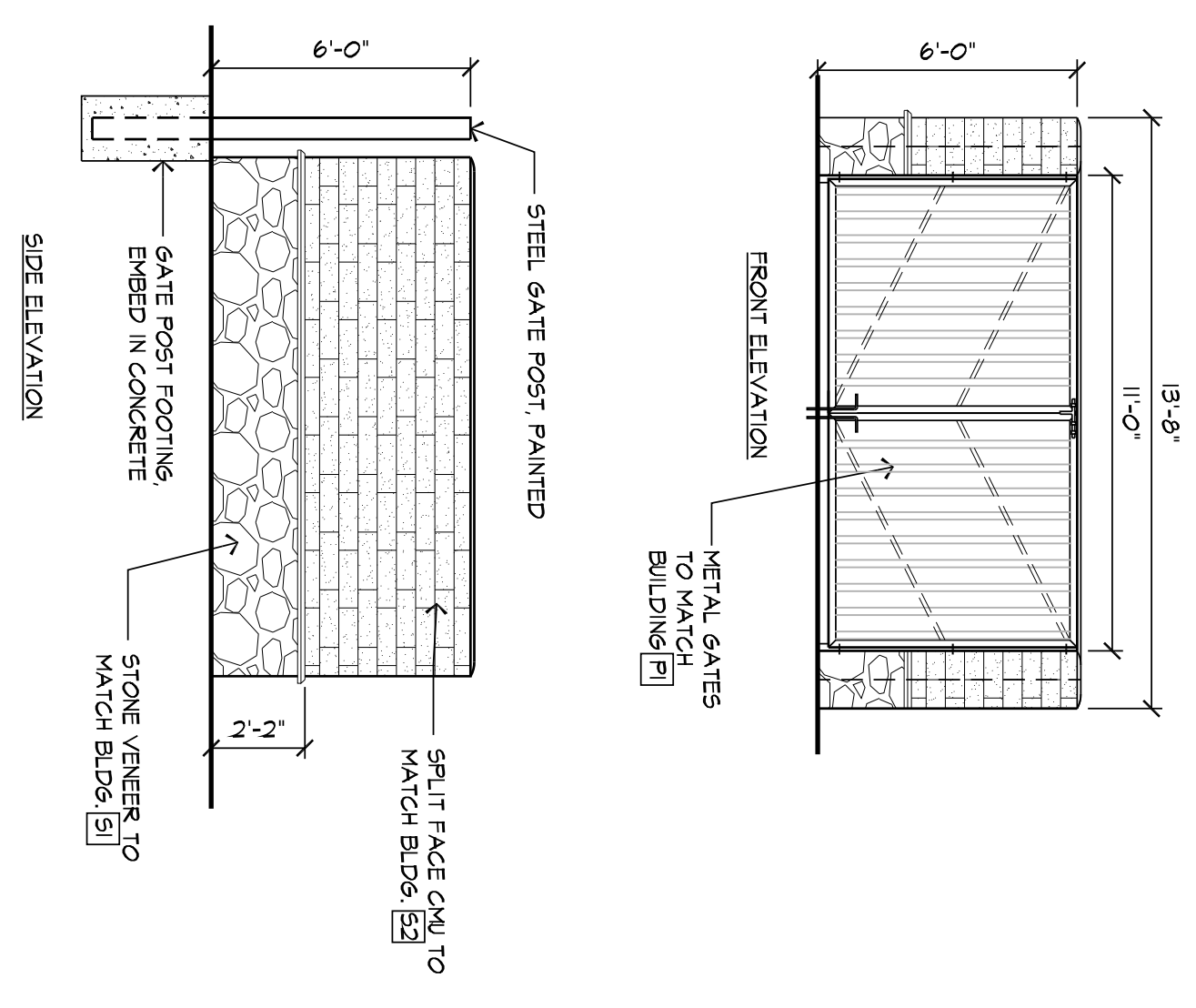
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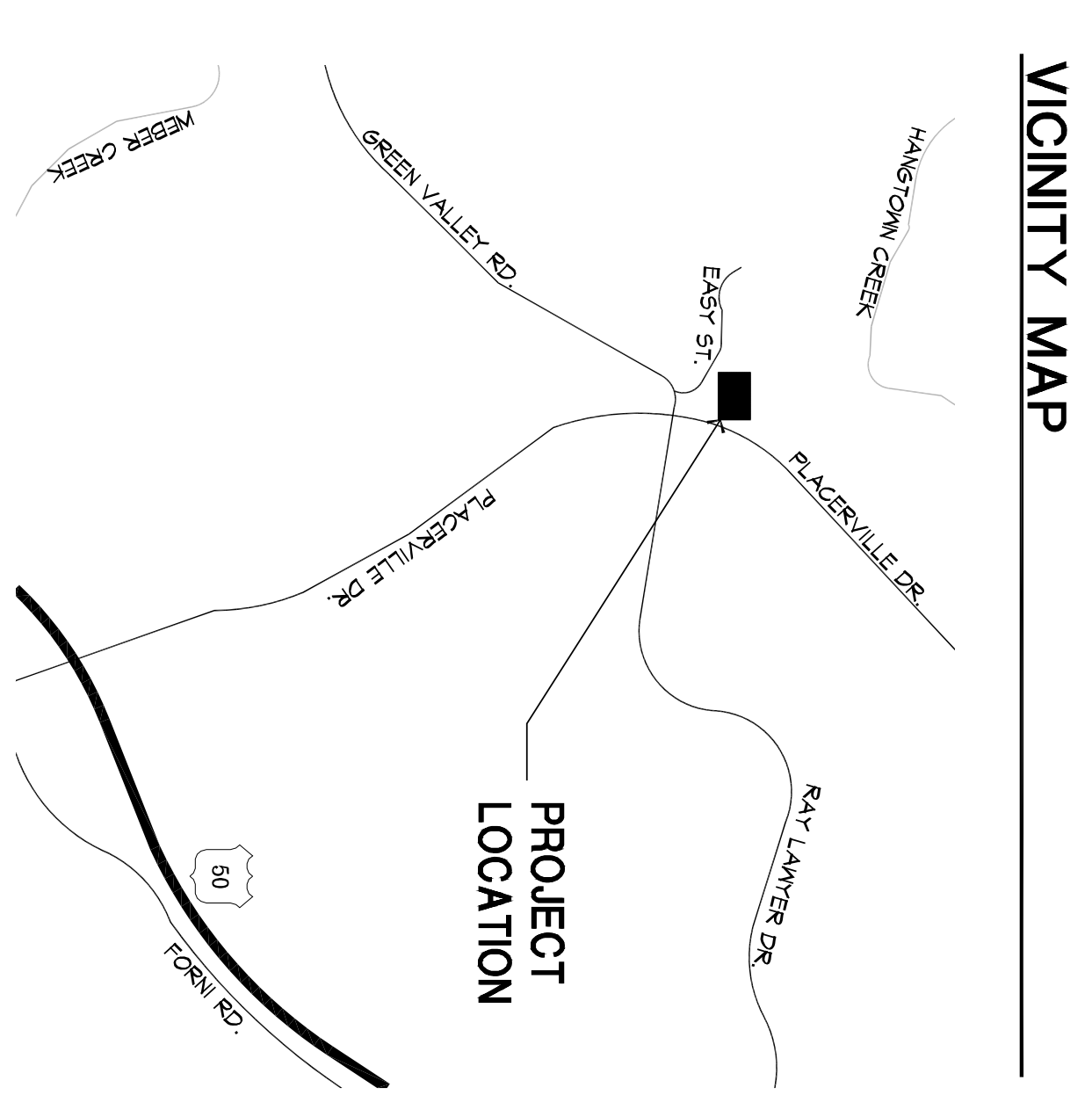
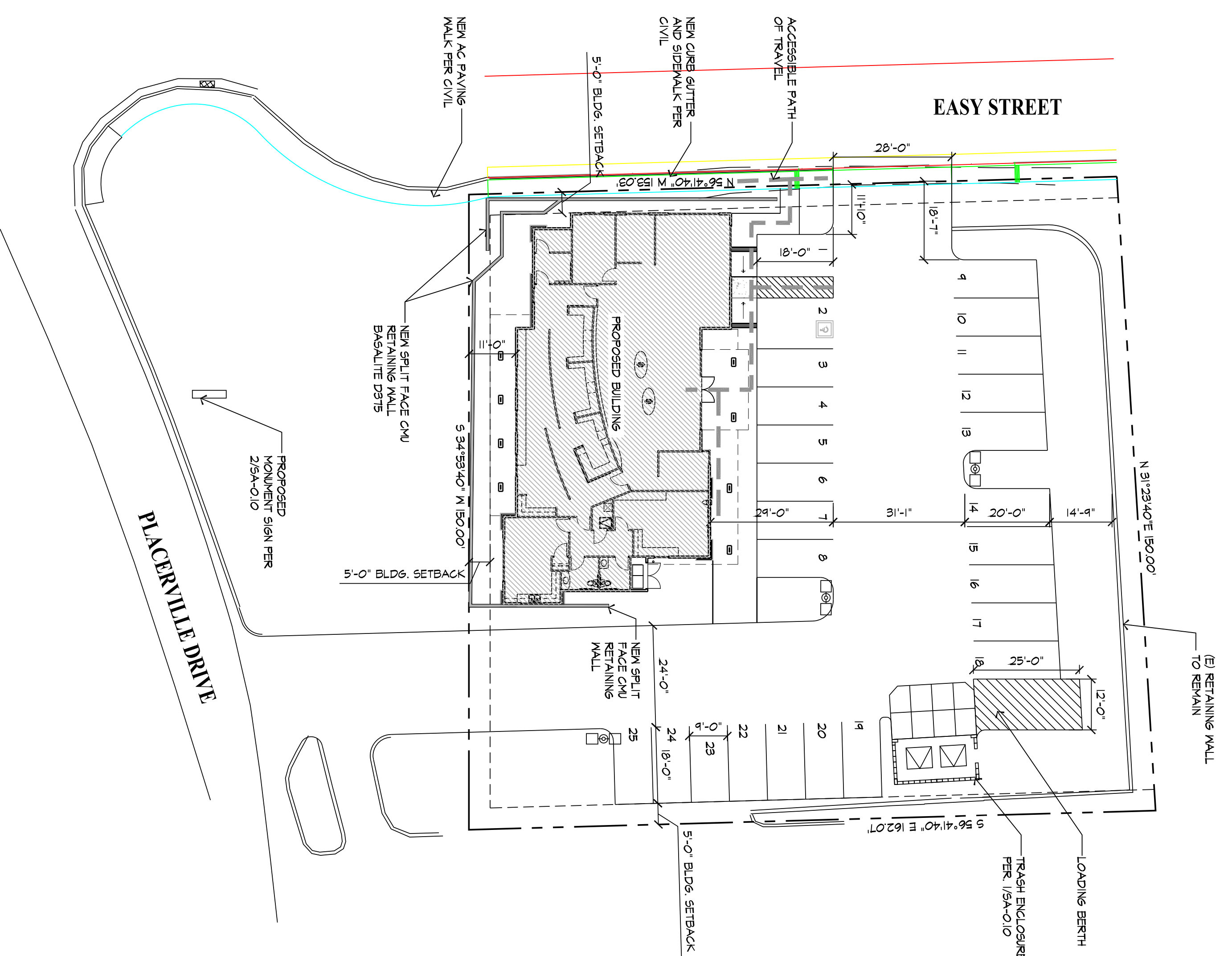
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2 MONUMENT SIGN ELEVATION
NOT TO SCALE



1 TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0"



VICINITY MAP

SITE DATA

APN:	325-120-47
ZONING:	C COMMERCIAL
SITE AREA:	54 ACRES (236303 SF)
BUILDING AREA:	4000 SF
SITE COVERAGE:	65.5% (BLDG. 4000 SF + HARDSCAPE 12200 SF)

PARKING ANALYSIS

PARKING REQUIRED: 1 PER 200 SF
4000/200 = 20 SPACES REQD
PARKING PROVIDED = 25 SPACES

OWNER

SIERRA CENTRAL CREDIT UNION
599 SUTTON WAY CA 95445
530-333-3333
CONTACT: BOB WHITE
PH: (530) 571-3009 ext. 81430
EMAIL: bwhite@scu4u.com

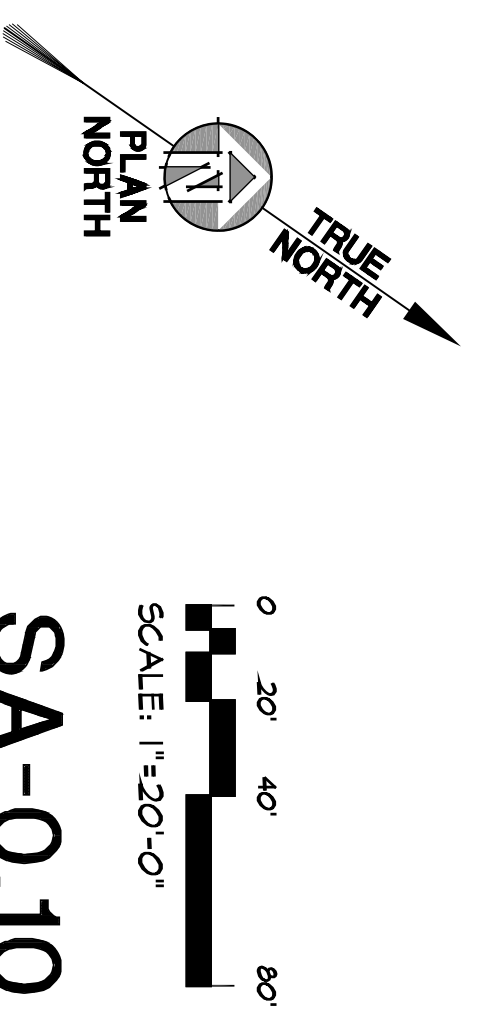
APPLICANT

BORGES ARCHITECTURAL GROUP
1478 STONE POINT DR. SUITE 350
ROSEVILLE, CA 95661
CONTACT: KARENDA MACDONALD
PH: (916) 782-7200
EMAIL: kmacdonald@borgesarch.com

ARCHITECTURAL SITE PLAN



DATE: 12/04/2014
JOB NO.: 14010
DRAWN BY: JWM



SA-0.10

SIERRA CENTRAL CREDIT UNION

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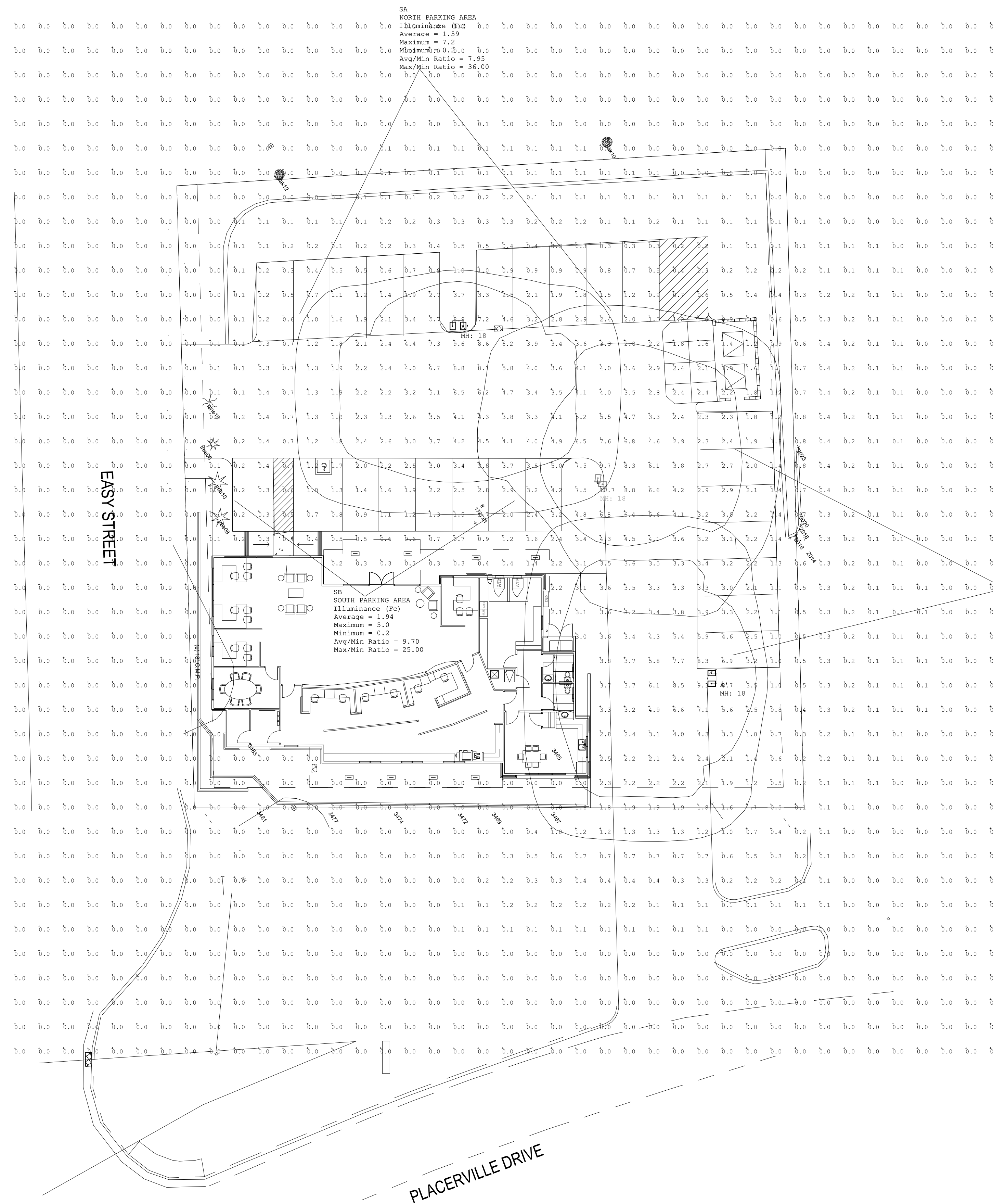
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**MCGRAW-EDISON
TLM - TALON MEDIUM
DARK BRONZE**

Symbol	Qty	Label	Arrangement	Sum. Lumens	LLF	LLD	LDD	BF	Description	Filename
	2	A'	TWIN	8192	0.850	0.944	0.900	1.000	TMUB04LEDEUSL4	TMUB04LEDEUSL4.les
	1	C'	2 @ 90 DEGREES	8192	0.850	0.944	0.900	1.000	TMUB04LEDEUSL4	TMUB04LEDEUSL4.les

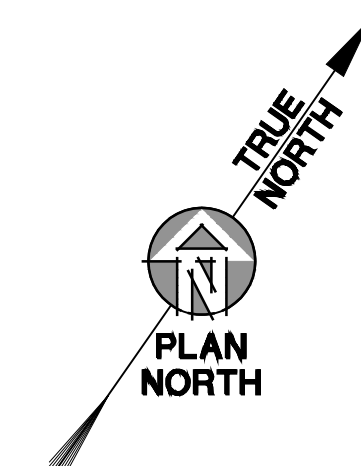
- ALL ILLUMINANCE TEMPLATES ARE BASED ON 2 F.C. & 1 F.C.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
SA	illumiance	Fc	1.59	7.2	0.2	7.95	36.00	NORTH PARKING AREA
SB	illumiance	Fc	1.94	5.0	0.2	9.70	25.00	SOUTH PARKING AREA
SC	illumiance	Fc	2.65	8.3	1.0	2.65	8.30	EAST PARKING AREA

SITE PHOTOMETRIC



DATE: 12/09/2014
JOB NO.: 14010
DRAWN BY: JYM



SA-0.12

DESCRIPTION

The Talon luminaire is the most versatile, functionally designed, universally adaptable outdoor luminaire available. Incorporating modular LED LightBAR™ technology, the Talon luminaire brings outstanding uniformity and energy-conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/cUL listed for wet locations.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

One-piece heavy-wall, die-cast aluminum construction with integral reveal channels along top surface of housing. Optimized for reliable operation from 40°C down to -40°C, internal cast-in wall separates optical and electrical chambers allowing components to operate cooler. Stainless steel latches and hinges allow for tool-less opening and removal of door frame.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Optics feature quick disconnect wiring plugs and are field-rotatable in 90° increments allowing manipulation of distribution independent of fixture position. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

Electrical

Offered standard with LED drivers and related electrical componentry hard mounted to die-cast housing details for optimal heat transfer and operating efficiency. The Talon luminaire operates from 120-277V 50/60Hz, 347V 60Hz, 480V 60Hz. Optional galvanized steel swing-down power tray with integral handle allow tray to be removed from housing providing ample hand and tool room for attachment of fixture during installation. Offered standard with proprietary circuit module designed to withstand 10kV transient line surge. 90% lumen maintenance expected at 60,000 hours. Per IESNA TM.21. LightBARs™ feature an IP66 enclosure rating.

Mounting

Extruded 8" aluminum arm includes internal bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor-friendly arrival of product on site. Optional

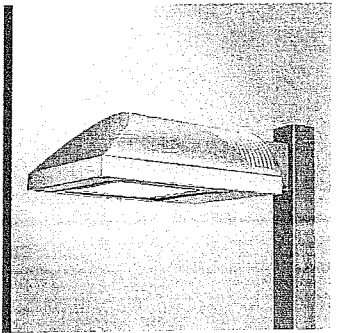
mounting methods include a wall mount plate, an external mast arm that accepts 2-3/8" O.D. horizontal tenons and direct mounting to pole or wall surfaces. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish

Housing and arm finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

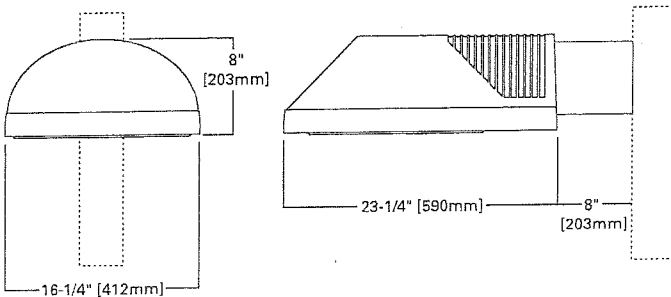


TLM TALON MEDIUM LED

2 - 6 LightBARs
Solid State LED

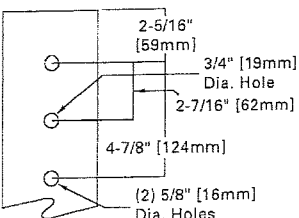
ARCHITECTURAL AREA
LUMINAIRE

DIMENSIONS

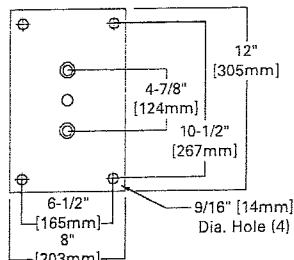


ARM DRILLING

TYPE "M"



WALL MOUNT



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
3G Vibration Rated
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
1.89 with 8" Arm

SHIPPING DATA

Approximate Net Weight:
42 lbs. (25.91 kgs.)

POWER AND LUMENS BY BAR COUNT

Number of LightBARs	Distribution													
	Power (Watts)	Current @ 120V (A)	Current @ 277V (A)	T2	T3	T4	SL2	SL3	SL4	5MQ	5WQ	5XQ	RW	SLR/SL
7 LED LIGHTBAR														
C01	27	0.23	0.13	1,819	1,798	1,811	1,805	1,746	1,734	1,923	1,930	1,868	1,834	1,660
C02	54	0.46	0.21	3,509	3,469	3,495	3,484	3,368	3,347	3,711	3,724	3,605	3,540	3,203
C03	77	0.65	0.29	5,291	5,230	5,269	5,252	5,078	5,046	5,594	5,614	5,436	5,337	4,829
C04	101	0.86	0.37	6,983	6,902	6,954	6,932	6,703	6,660	7,383	7,410	7,174	7,043	6,373
C05	131	1.11	0.50	8,362	8,265	8,327	8,300	8,026	7,975	8,841	8,872	8,590	8,434	7,631
C06	154	1.30	0.58	10,119	10,002	10,077	10,045	9,712	9,651	10,699	10,737	10,396	10,206	9,235
21 LED LIGHTBAR														
B01	27	0.23	0.13	2,237	2,211	2,228	2,220	2,147	2,133	2,365	2,374	2,298	2,256	2,041
B02	51	0.43	0.20	4,317	4,267	4,299	4,285	4,143	4,117	4,564	4,580	4,435	4,354	3,940
B03	73	0.62	0.28	6,508	6,433	6,481	6,460	6,246	6,207	6,881	6,906	6,686	6,564	5,939
B04	95	0.81	0.35	8,589	8,490	8,554	8,526	8,244	8,192	9,081	9,114	8,824	8,663	7,839
B05	124	1.05	0.48	10,285	10,166	10,242	10,209	9,871	9,809	10,874	10,913	10,566	10,373	9,386
B06	146	1.24	0.56	12,446	12,302	12,395	12,355	11,946	11,871	13,159	13,207	12,786	12,554	11,359

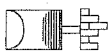
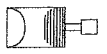
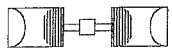
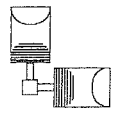
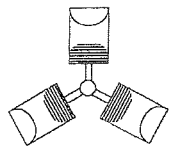
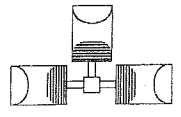
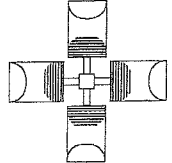
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.04
15°C	1.03
25°C	1.00
40°C	0.96

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C	> 90%	> 170,000

MOUNTING CONFIGURATIONS

<p>Wall Mount</p> 	<p>Arm Mount Single EPA 1.89</p> 	<p>Arm Mount 2 @ 180° EPA 3.55</p> 	<p>Arm Mount 2 @ 90° EPA 3.43</p> 	<p>Arm Mount 3 @ 120° (Round Pole Only) EPA 3.69</p> 	<p>Arm Mount 3 @ 90° EPA 3.92</p> 	<p>Arm Mount 4 @ 90° EPA 4.17</p> 
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ORDERING INFORMATION

Sample Number: TLM-B03-LED-E1-T3-BK

Product Family ^{1,2}	Number of LightBARs ^{3,4}	Lamp Typ	Voltage	Distribution	Color ⁵
TLM=Talon Medium	B01=(1) 21 LED LightBAR B02=(2) 21 LED LightBARs B03=(3) 21 LED LightBARs B04=(4) 21 LED LightBARs B05=(5) 21 LED LightBARs B06=(6) 21 LED LightBARs C01=(1) 7 LED LightBAR C02=(2) 7 LED LightBARs C03=(3) 7 LED LightBARs C04=(4) 7 LED LightBARs C05=(5) 7 LED LightBARs C06=(6) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V 480=480V ⁵	T2=Type II T3=Type III T4=Type IV SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)				Accessories (Order Separately) ¹¹	
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PT=Electrical Power Tray 2L=Two Circuits ⁷ 7060=70 CRI / 6000K CCT ⁸ 8030=80 CRI / 3000K CCT ⁸ LCF=LightBAR Cover Plate Matches Housing Finish WM=Wall Mount with Arm DM=Direct Mount for Round or Square Pole DW=Direct Wall Mount MS=External Mast Arm Adapter ICP=Integral Cold Weather Battery Pack (Specify 120V or 277V) ^{6,9} DIM=0-10V Dimming Drivers ¹⁰				MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1201=NEMA Twistlock Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap MA1253=10KV Circuit Module Replacement	

Notes:

- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- 8" arm and round pole adapter included with fixture.
- Standard 4000K CCT and nominal 70CRI.
- 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
- Not to be used with un-grounded systems.
- Custom and RAL color matching available upon request. Consult Eaton's Cooper Lighting business representative for more information.
- Low-Level output varies by bar count specified. Consult Factory.
- Consult Factory for lead times and lumen multiplier.
- Available with B01 - B04 or C01 - C04 configurations only. Rated for 25°C ambient.
- Rated for 25°C ambient.
- Replace XX with color suffix.

DESCRIPTION

The EPIC Collection combines custom luminaire flexibility with high quality construction. Through a modular design, the EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, EPIC Collection delivers world-class LED optical and performance solutions to the decorative luminaire marketplace.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

TOP: Cast aluminum classical top housing maintains a nominal 1/8" sidewall thickness. Top attaches to cast aluminum mounting arm hub with four (4) stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. MIDSECTION: Continuous silicone gaskets seal lens to top casting and shade. The following mid-section options feature cast aluminum construction and stainless steel assembly hardware: SO Solid Rings. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and door frame seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics

DISTRIBUTION: Choice of twelve (12) patented, high efficiency AccuLED Optics™, that maximize

light collection and direction distribution onto the application region. Each optical lens is precision-manufactured via injection-molding, then precisely arranged and sealed on the board media. LEDs: High output LEDs, 50,000+ hours life at >70% lumen maintenance, offered standard in 4000°K (+/-275K) CCT and nominal 70 CRI.

Electrical

ELECTRICAL TRAY: Driver and related electrical componentry are mounted to one piece tray. Quick disconnect wiring plugs allows for tray removal during routine maintenance. DRIVER: LED drivers are potted and heat sunk for optimal performance and prolonged life. Standard drivers feature electronic universal voltage (120-277V/50-60hz), > 0.9 power factor, less than 20% harmonic distortion and feature ambient temperature range of +40°C (104°F) down to minimum starting temperature of -30°C (-22°F). Shipped standard with Cooper Lighting proprietary circuit

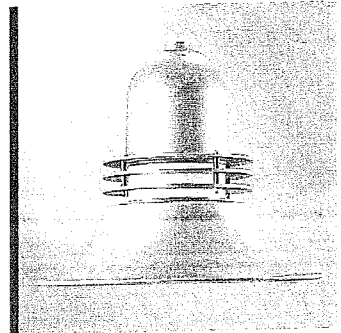
module designed to withstand 10kV of transient line surge. All LED LightBARs™ and drivers are mounted to dedicated mounting trays and are easily replaced by use of quick disconnects for ease of wiring. Options to control light levels, energy savings and egress capabilities (separate circuit) are available.

Finish

Housing is finished in 5-stage Super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

EMM LED features a five-year limited warranty.

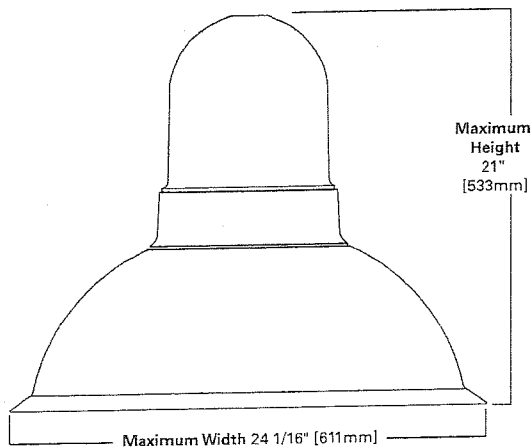


**EMM EPIC
MODERN MEDIUM
LED**

1 - 4 LightBARs
Solid State LED

DECORATIVE AREA

DESIGNLIGHTS
CONSORTIUM



NOTE: See configurations for more detailed information.

CERTIFICATION DATA

- UL/cUL Listed
- ISO 9001
- IP66 LightBARs
- ARRA Compliant
- LM79 / LM80 Compliant
- 3.5 G Vibration Tested

ENERGY DATA

- Electronic LED Driver
- >0.9 Power Factor
- <20% Total Harmonic Distortion
- 120-277V/50 & 60hz, 347V/60hz, 480V/60hz
- 30°C Minimum Temperature
- 40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
0.94

SHIPPING DATA

Approximate Net Weight:
45 lbs.

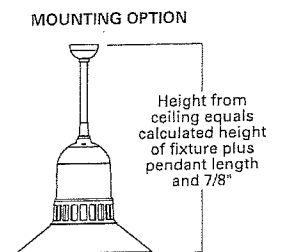
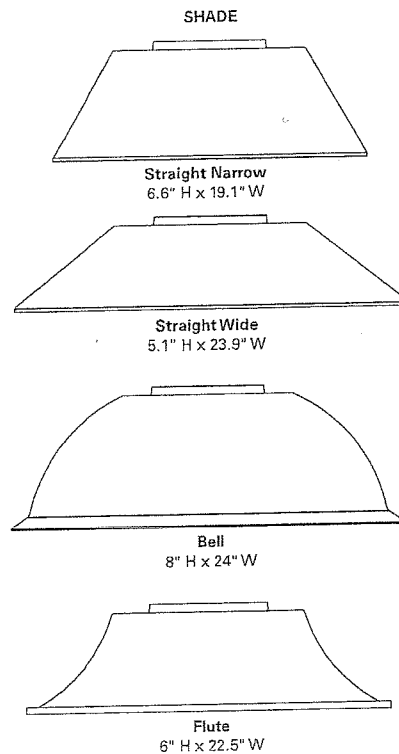
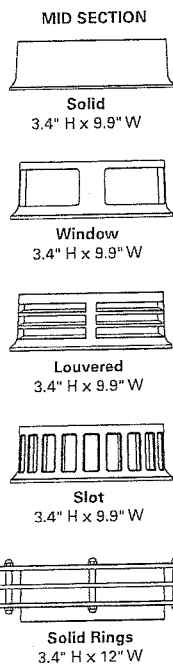
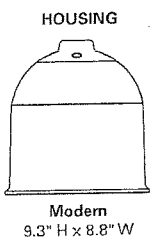
POWER AND LUMENS BY BAR COUNT

Number of LightBARs	DISTRIBUTION													
	Power [Watts]	Current @ 120V [A]	Current @ 277V [A]	T2	T3	T4	SL2	SL3	SL4	5MQ	5WQ	5XQ	RW	SLR/ SLL
7 LED LIGHTBAR														
C01	27	0.23	0.13	1,873	1,866	1,817	1,836	1,756	1,807	1,937	1,907	1,911	1,847	1,704
C02	54	0.46	0.21	3,716	3,701	3,605	3,642	3,485	3,585	3,843	3,783	3,792	3,665	3,380
C03	77	0.65	0.29	5,475	5,453	5,311	5,366	5,134	5,282	5,661	5,573	5,586	5,399	4,980
C04	101	0.86	0.37	7,282	7,253	7,064	7,137	6,829	7,026	7,530	7,413	7,430	7,181	6,624
21 LED LIGHTBAR														
B01	27	0.23	0.13	2,304	2,295	2,235	2,258	2,160	2,223	2,382	2,345	2,351	2,272	2,096
B02	51	0.43	0.20	4,571	4,553	4,434	4,480	4,286	4,410	4,726	4,653	4,664	4,508	4,158
B03	73	0.62	0.28	6,734	6,707	6,533	6,600	6,315	6,497	6,963	6,855	6,871	6,641	6,125
B04	95	0.81	0.35	8,957	8,921	8,689	8,779	8,399	8,642	9,262	9,118	9,139	8,833	8,148

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.04
15°C	1.03
25°C	1.00
40°C	0.96

PRODUCT CONFIGURATIONS



ORDERING INFORMATION

Sample Number: EMM-B04-LED-E1-T2-FL-BK-2L

Product Family ^{1 2}
EMM=Epic Modern Medium

Number of ^{3 4}
Lightbars

B01: [1] 21 LED LightBAR
B02: [2] 21 LED LightBARs
B03: [3] 21 LED LightBARs
B04: [4] 21 LED LightBARs
C01: [1] 7 LED LightBARs
C02: [2] 7 LED LightBARs
C03: [3] 7 LED LightBARs
C04: [4] 7 LED LightBARs

Lamp Type

LED: Solid State Light Emitting Diodes

Voltage

E1: Electronic (120-277V)
347: 347V
480: 480V

Distribution

T2: Type II
T3: Type III
T4: Type IV
5MQ: Type V Square Medium
5WQ: Type V Square Wide
5XQ: Type V Square Extra Wide
RW: Rectangular Wide
SL2: Type II w/Spill Control
SL3: Type III w/Spill Control
SL4: Type IV w/Spill Control
SLL: 90 Degree Spill Light Eliminator Left
SLR: 90 Degree Spill Light Eliminator Right

Mid Section Type ⁵

SO: Solid
WN: Window
LV: Louvered
ST: Slot
SR: Solid Rings

Shade Type

SN: Straight Narrow
SW: Straight Wide
BL: Bell
FL: Flute

Finish ⁶

BK: Black
AP: Grey
BZ: Bronze
WH: White
DP: Dark Platinum
GM: Graphite Metallic

Options

2L: Two Circuits⁷
LCF: LightBAR Cover Plate Matches Housing Finish
7060: 70 CRI/6000K CCT⁸
8030: 80 CRI/3000K CCT⁸
MS-LXX: Motion Sensor for on/off⁹ operation
MS/X-LXX: Motion Sensor for bi-level switching¹⁰
PM48: Pendant Mount 48" Length¹¹ or Specify Pendant Length Inches (XX)

Accessories ¹²

VA6101-XX: Bishop Wall Mount Arm
VA6102-XX: Bishop Wall Mount Arm w/ Cross Rod
VA6103-XX: Traditional Wall Mount Arm
VA6104-XX: Traditional Wall Mount Arm w/ 45° Strap
VA6105-XX: Bishop Single Pole Mount Arm
VA6106-XX: Bishop Single Pole Mount Arm w/ Cross Rod
VA6107-XX: Bishop Twin Pole Mount Arm
VA6108-XX: Bishop Twin Pole Mount Arm w/ Cross Rods
VA6109-XX: Traditional Single Pole Mount Arm
VA6110-XX: Traditional Single Pole Mount Arm w/ Rounded Upper Bar
VA6111-XX: Traditional Single Pole Mount Arm w/ Rounded Lower Bar
VA6112-XX: Traditional Single Pole Mount Arm w/ 45 Degree Upper Bar
VA6113-XX: Traditional Single Pole Mount Arm w/ 45 Degree Lower Bar
VA6114-XX: Traditional Single Pole Mount Arm w/ 45 Degree Upper Strap
VA6116-XX: Traditional Twin Pole Mount Arm
VA6117-XX: Traditional Twin Pole Mount Arm w/ Rounded Upper Bars
VA6118-XX: Traditional Twin Pole Mount¹⁶ Arm w/ Rounded Lower Bars
VA6119-XX: Traditional Twin Pole Mount Arm w/ 45 Degree Upper Bars
VA6120-XX: Traditional Twin Pole Mount¹⁶ Arm w/ 45 Degree Lower Bars
VA6121-XX: Traditional Twin Pole Mount Arm w/ 45 Degree Upper Straps
VA6122-XX: EMM Mast Arm Adapter
OA/RA1016: NEMA Photocontrol - Multi-Tap
OA/RA1027: NEMA Photocontrol - 480V
OA/RA1201: NEMA Photocontrol - 347V
Accessory Options ¹³
V: Victorian Finial¹⁴
M: Modern Finial¹⁴
A: Architectural Finial¹⁴
N: Nostalgic Finial¹⁴
R: NEMA Twistlock Photocell Receptacle¹⁵

Notes: 1 DesignLights™ Consortium Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.

2 Arm not included. Order separately. See accessories.

3 Standard 4000 K CCT and greater than 70 CRI.

4 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.

5 Midsection not illuminated during operation.

6 Custom and RAL color matching available upon request. Consult your customer service representative for further information.

7 Low-level output varies by bar count. Consult factory. Requires quantity two or more LightBARs.

8 Consult customer service for lead times and lumen multiplier.

9 Sensor mounted to the luminaire. Available in B01 - B06 and C01 - C06 configurations. Replace XX with mounting height in feet for proper lens selection, (i.e., MS-L25). Consult factory for additional information.

10 Sensor mounted to luminaire. Available in B02 - B06 and C02 - C06 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height in feet for proper lens selection, (i.e., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.

11 PM option must be used with INVUE Pendant Kit only. Includes 48" long pendant pipe, swivel hanger and canopy cover. Other pendant lengths can be specified in inches (XX). Minimum pendant length is 9.5". For lengths above 48", consult InVue Lighting Systems representative.

12 Order separately, replace XX with color suffix.

13 Add as suffix to accessory. Example: VA6109-BK-R.

14 Only available with Traditional arms.

15 Not available with finials, pendant mount (PM48) or bishop wall mounts.

16 Requires use of 4" O.D. round straight pole.

CITY OF PLACERVILLE

MASTER SIGN PLAN APPLICATION

LOCATION OF PROJECT (ADDRESS) 225 Placerville Dr		ASSESSOR PARCEL NUMBER(S) 325-120-47	
ZONING C - Commercial		GENERAL PLAN DESIGNATION	FILE NUMBER
NAME OF PROPOSED PROJECT Sierra Central Credit Union			
APPLICANT NAME Borges Architectural Group - Karenda MacDonald		MAILING AND/OR EMAIL ADDRESS 1478 Stone Point Dr. Suite 350 Roseville, CA 95661	
		TELEPHONE 916-782-7200	
PROPOSED SIGN INFORMATION			
<input checked="" type="checkbox"/> NEW MASTER SIGN PLAN		TOTAL SQ. FT. OF PROPOSED <u>227 sf</u>	
<input type="checkbox"/> MASTER SIGN PLAN AMENDMENT		TOTAL SQ. FT. OF EXISTING (If applicable) _____	
SIGN TYPE: (INDICATE POLE, GROUND, WALL, PROJECTING, OTHER)	DESCRIPTION		ILLUMINATED?
Monument Sign	SIZE: HEIGHT <u>2'-6"</u> LENGTH <u>4'-0"</u> DEPTH <u>6</u> SQFT <u>20 SF</u> HEIGHT ABOVE GRADE: <u>30"</u> COPY HEIGHT: _____ (10sf each side) MATERIAL: BACKGROUND _____ COPY <u>Halo Illuminated</u> COLOR: BACKGROUND _____ COPY <u>Dark Bronze and gold</u>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Building Sign North Elevation	SIZE: HEIGHT <u>6'-0"</u> LENGTH <u>11'-6"</u> DEPTH <u>6"</u> SQFT <u>69 SF</u> HEIGHT ABOVE GRADE: <u>11'-4"</u> COPY HEIGHT: _____ MATERIAL: BACKGROUND _____ COPY <u>Halo Illuminated</u> COLOR: BACKGROUND _____ COPY <u>Dark Bronze and gold</u>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Building Sign South Elevation	SIZE: HEIGHT <u>6'-0"</u> LENGTH <u>11'-6"</u> DEPTH <u>6"</u> SQFT <u>69 SF</u> HEIGHT ABOVE GRADE: <u>11'-9"</u> COPY HEIGHT: _____ MATERIAL: BACKGROUND _____ COPY <u>Halo Illuminated</u> COLOR: BACKGROUND _____ COPY <u>Dark Bronze and gold</u>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Building Sign South Elevation	SIZE: HEIGHT <u>6'-0"</u> LENGTH <u>11'-6"</u> DEPTH <u>6"</u> SQFT <u>69 SF</u> HEIGHT ABOVE GRADE: <u>20'-4"</u> COPY HEIGHT: _____ MATERIAL: BACKGROUND _____ COPY <u>Halo Illuminated</u> COLOR: BACKGROUND _____ COPY <u>Dark Bronze and gold</u>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
SUBMITTAL INFORMATION CHECKLIST - See staff to determine which requirements apply.			
<input checked="" type="checkbox"/> Applicable application(s) and application fee(s) (Conditional Use Permit, Variance, Sign Package Review, Sign Package Amendment)			
<input checked="" type="checkbox"/> Ten (10) copies of site plan showing all dimensions, elevations, including sign locations: One plan set must be reduced to 8 1/2" x 11".			
<input checked="" type="checkbox"/> PDF-Format files of the same plans/drawings, totaling less than 10MB file size, submitted on CD-ROM or emailed to the Planning Department.			
<input checked="" type="checkbox"/> Samples of colors proposed for all signage.			