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**RE: Site Plan Review (SPR) 23-09 - Apple Farm Place (previously Carriage Trade Center)**

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**Christopher Brown (Mission)** <christopher.brown@wasteconnections.com>  
To: Kristen Hunter <khunter@cityofplacerville.org>

Wed, Jun 28, 2023 at 8:58 AM

Hi Kristen –

Thank you for reaching out ahead of time, we greatly appreciate it. I do not see any issues with access or space which is the most important. It appears that more space will be created behind the building which is nice.

As far as recommendations, I do I have a couple that I would encourage be considered.

- Enclosure Size: Due to California's SB1383 which is the mandate to divert organic material out of the trash I would highly recommend building the enclosures large enough to accommodate three dumpsters rather than two. I have attached a general sizing guide that you could view for reference.
- Enclosure Structure: I would also recommend that the enclosure can lock as well as be covered over the top if possible. This helps tremendously with illegal dumping and keeping homeless out.

If you have any more questions, I'd be happy to help where I can. Again, thanks for looping us in.

**Christopher Brown|Operations Manager**

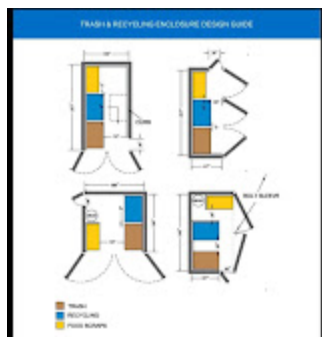
El Dorado Disposal/Waste Connections

Phone: 530-295-2852

*Safety in all we do, service second to none*

“Your Relationship with yourself sets the tone for every other relationship you have”

[Quoted text hidden]



**Three Bin Enclosure - Measurement.jpg**  
50K



# City of Placerville

Development Services Department  
3101 Center Street, Placerville, CA 95667  
Planning (530) 642-5252 · Building · Code Compliance · (530) 642-5240  
Counter hours: 8:00-10:00 am Appointments only: 10:00 – 11:30 am

Thursday, July 13, 2023

**Job Location:** 1426-1448 Broadway / APN: 004-201-030

**Application #** SPR 23-09

## **Plan Review Comments:**

The City of Placerville building division has completed the Site Plan Review. The following plan review comments are based on the City of Placerville Construction Regulations and adopted building standards. The following comments would reference the 2022 California Building Standards Code as amended by the authority having jurisdiction unless otherwise noted. This review is making reference only to the construction documents submitted for the Site Plan Review.

Gregory Horsfall C.B.O  
Building Official  
Development Services Department

## **The Building Division has completed a Site Plan Review of the following documents.**

1. Drawings:
  - a. SPR Construction Documents for Apple Farm Place

**The following are the specific comments from the Building Division.**

### **GENERAL:**

- G1. The information on proposed plan does not comply with the accessibility provisions of the building code. If you wish to obtain a permit for the alteration of the proposed site, please ensure that your construction documents meet all accessibility regulations and adhere to current building standards.

*\*\* NOTE: Plan review comments are generated from the information and construction documents provided for Site Plan Review.*

**[END]**



## ENGINEERING DEPARTMENT MEMORANDUM

TO: Pierre Rivas, Development Services Director

FROM: Melissa McConnell, Senior Engineer

DATE: July 13, 2023

SUBJECT: Apple Farm Place, SPR 22-03

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The Engineering Department has reviewed the submittal packet received and generated a preliminary list of comments based on the information provided within the submitted items. As future submittals are received, this may impact the list of preliminary comments provided herein and could either reduce the commented items or necessitate additional comments as needed based on project information.

The Engineering Department has the following comments:

### Specific Review Comments on the Site Plan:

1. The project improvement plans shall show the existing drainage system on-site and any connections to the City's drainage system or Hangtown Creek. The existing on-site drainage facilities appear to be insufficient and should be addressed in the improvement plans. The improvement plans shall include any modifications to the existing drainage system (on- and off-site) and include any supporting drainage calculations demonstrating no increase in runoff over existing conditions.
2. The existing driveways are substandard and the proposed project driveways shall be constructed according to the County of El Dorado Design and Improvement Standards Manual for commercial driveways. The driveways shall adequately convey drainage and prevent further deterioration of the City street and on-site pavement. The westernmost driveway shall be constructed in Portland Cement Concrete.
3. The on-site pedestrian path of travel currently crosses the parking lot and ties into Broadway at the middle of the site, where a retaining wall currently exists between Broadway and the parking lot, and there is no sidewalk on Broadway. A pedestrian pathway would be more beneficial on the west side of the site where most pedestrians enter from, and where the pathway could be closer to the existing transit stop. All pedestrian pathways must be ADA compliant.
4. The proposed landscape along the Broadway frontage may conflict with any future street frontage improvements (i.e., curb, gutter, and sidewalk) that would be required due to future development of the site (such as "Future Building F2" identified on the site plan), per City Code Sections 8-9-3 and 8-9-5.
5. The right-of-way lines along Broadway do not appear to show the most current information. The City obtained Right-of-Way from the prior property owner in

2019 for a City project on Broadway. The project improvement plans shall show all current boundary lines on Broadway to ensure none of the proposed parking spaces or parking lot drive aisles are located within the City R/W.

6. At the proposed abandoned driveway, curbs shall be constructed to ensure no access will be permitted.

General Plan Review Comments:

1. The project shall comply with all pertinent City Ordinances and City standard street cross-section details of construction available at the office of the City Engineer. All remaining items, except for sewer, will be designed to County of El Dorado Design and Improvement Standards Manual, El Dorado County Drainage Manual, and State of California Department of Transportation Standard Plans and Specifications. Sewer and water will be designed and constructed to EID Standards except when otherwise directed by the City.
2. The Owner shall reimburse the City for associated project costs incurred by the City for any outside consultants, City staff time, and expenses for any special design needs above and beyond normal items listed in the City's fee schedule.
3. The Developer shall be responsible for maintenance and upkeep of all slopes, existing and proposed landscaped areas and irrigation systems within the project site.
4. Appropriate land rights shall be obtained from the affected property owners allowing any proposed work outside the project boundaries. A copy of the written authorization shall be submitted to the Engineering Department for review and approval prior to permit issuance. Any off-site improvements on adjacent parcels will require written permission from the affected property owner(s) allowing the proposed work outside the project boundaries.
5. Improvements must comply with Fire District requirements, including fire hydrant placement, building sprinklers, fire flow, traffic, and emergency circulation. The El Dorado Fire Protection District must sign off on the improvement plans.
6. If utility relocations or revisions to public improvements are necessary for any of the required on-site improvements, the Developer shall be responsible for all work and costs associated with that work.
7. All existing utilities (including, but not limited to, electric and telecommunications) shall be shown on the improvement plans.
8. In accordance with the City's MS4 permit requirements (Water Quality Order No. 2013-0001-DWQ, General Permit No. CAS000004) with the Central Valley Regional Water Quality Control Board, the Engineering Department hereby requires the applicant to comply with City Code Section 7-15-14, 10-8-35, and 10-8-36. Low Impact Development measures will also be required.
9. All drainage inlets shall be marked "Do not Dump – Flows to Creek".

10. Where irrigated landscaped areas abut public roadways, construct a concrete cut-off curb of minimum six (6") inches below aggregate base level at all sag locations. Provide subsurface curtain drain to collect irrigation runoff.
11. An encroachment permit shall be obtained for any work within City right-of-way or with City facilities and utilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.
12. All Capital and Impact Fees are to be calculated and paid at time of Construction Permit issuance.