



**CITY OF PLACERVILLE**  
 A UNIQUE HISTORICAL PAST  
 FORGING INTO A GOLDEN FUTURE

**MEMORANDUM**

**Date:** February 16, 2021

**To:** Planning Commission

**From:** Andrew Painter, City Planner  
 Development Services Department

**Item 3: 150 Placerville Drive - Site Plan Review (SPR) 90-11-R2: Kwik Serv:** Consideration of landscape plan changes for the existing Kwik Serv branded gas station and convenience market; and, to consider/affirm a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, "Existing Facilities."

Proposed landscape plan for this request are provided in Exhibit A of this Memorandum

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**Background:**

Property Owner: Balkar Singh, Elements Petroleum, Inc.

Location: 150 Placerville Drive, Placerville APN: 323-120-054

General Plan: Commercial (C)

Zoning: Commercial (C)



Previous Action: On December 1, 2020, the Commission conditionally approved SPR90-11-R2, a Major Change to the approved SPR90-11 involving amendments to the sign plan, and changes to the building and canopy color scheme. Condition No. 7 requires the applicant to prepare and submit a landscape plan for the Planning Commission for consideration and possible approval. Condition No. 8 requires the property owner to record a Landscaping Maintenance Agreement on a form prepared by Development Services staff no later than ten (10) days following approval by the Planning Commission of the landscape plan, or by approval of staff if directed by the Planning Commission.

Construction permit issued and work completed regarding business signs and paint scheme. Final approval of this work is held in abeyance until completion of the installation of Planning Commission approved landscaping and the recording of the LMA by the property owner.



Staff February 10, 2021 Photo

**Request:** Proposed landscape plan for the site is provided as Attachment A by the applicant. Plan modifies the original 1990 landscape plan. Applicant has annotated the plan with a plant schedule and annotations using dark text. The annotations indicate:

- plant species from the original plant schedule and their locations that are not present as of winter 2021 that are intended to be planted as part of the SPR90-11-R2 approval;
- proposed replacement of existing street trees that have been aggressively trimmed along the Placerville Drive frontage with three Chinese Pistache that were listed on the 1990 plan, and
- proposed replacement throughout the site of the 1990 authorized sod/lawn that has over the years been replaced with bark with low growing Manzanita shrub species.

### Decision Making

**Authority:** Per Placerville Zoning Code (PZC) 10-4-9(P): Site Plan Review Changes, the Planning Commission is the decision-maker for site plans and major changes.

**Recommendation:**

- I. Affirm the finding that the request, as a component of the changes to SPR90-11 (SPR90-11-R2) approved by the Planning Commission on December 1, 2020, is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, “Existing Facilities.”
- II. Make the finding that the landscape treatment request, when fully installed and maintained, enhances the commercial site through the use of a mixture of ground covers, shrubs and trees, providing visual interest and an inviting transition from the Placerville Drive commercial corridor streetscape. The request therefore is consistent with the intent and purpose of the landscaping and site treatment Site Plan Review criteria contained within PZC 10-4-9(G).
- III. Approve the landscape plan as part of SPR90-11-R2, subject to the following conditions:
  1. Landscape planting shall be installed as approved by the Planning Commission as shown on plan approved in Exhibit A, or as amended by the Commission under 1(a) (if applicable).
    - 1(a). Planning Commission amendments (If applicable):
      2. Property owner shall sign and cause the recording of a Landscape Maintenance Agreement (LMA) to be prepared by the City that binds the property to agree to plant and maintain approved landscaping. Property owner shall provide current property deed, with legal description, for APN 323-120-054. Property owner shall pay all City and El Dorado County fees associated with the preparation and recording of the LMA, and charges and services associated with property owner and staff agreement signature notarization.

Attachment: [Exhibit A. Proposed Landscape Plan – 150 Placerville Drive](#)