



*"Placerville, a Unique Historical Past Forging into a Golden Future"*

## Planning Commission Staff Report

**Meeting Date:** October 19, 2021

**Prepared By:** Andrew Painter, City Planner

**APPLICATION:** 2890 Mosquito Road: Site Plan Review (SPR) 00-10-R – EID

**REQUEST:** Consider items associated with the El Dorado Irrigation District (EID) headquarters site located at 2890 Mosquito Road (APNs: 002-061-022, 002-061-023, and 002-061-024). Jon Money, P.E., EID, applicant. El Dorado Irrigation District, property owner.

- a. Consider approval of staff's request for a California Environmental Quality Act Categorical Exemption environmental finding for SPR00-10-R.
- b. Consider findings and approval of Site Plan Review (SPR) 00-10-R, a request for a Major Change to approved Site Plan to allow the addition of a battery storage system of electro-mechanical equipment and construction of a new equipment enclosure on the existing EID campus, adjacent to the existing EID administration building.

**ATTACHMENTS:**

1. Recommended SPR00-10-R Conditions of Approval
2. Applicant Submittal Package
3. Site Plan Review (SPR) 00-10 Conditions of Approval and Compliance Status - Phase II (May 2, 2006)

**RECOMMENDATION:** Staff recommends that the Planning Commission approve the following, subject to conditions of approval as applicable and included in Attachment 1:

- I. Find that SPR00-10-R is Categorical Exemption from environmental review under the California Environmental Quality Act; and
- II. Make findings supported by information within the public record in support of Site Plan Review (SPR) 00-10-R, and then conditionally approve SPR 00-10-R.

**REQUEST SUMMARY:** EID proposes an amendment (major change) to SPR00-10 for the installation within an area of the EID campus adjacent and east of the administration building at 2890 Mosquito Road, of an energy storage system consisting of five battery storage power-packs, one inverter cabinet, along with associated switchboard, utility meter, transformer and control equipment, mounted on a new concrete pad. The energy storage system would be placed within a new equipment enclosure with dimensions of 56' 10" (width) by 22' 10" (depth) by 10' (height), consisting of split-faced concrete masonry unit (CMU). Split faced CMU is used elsewhere on the EID campus for retaining walls and other enclosures. A solid metal double swing gate will provide access to the enclosure. The enclosure is sized to accommodate a backup generator in the future where indicated on site and improvement plans, and to completely screen the battery storage and backup generator from view. Proposed enclosure and equipment placement location is a previously developed portion of the EID site, and is

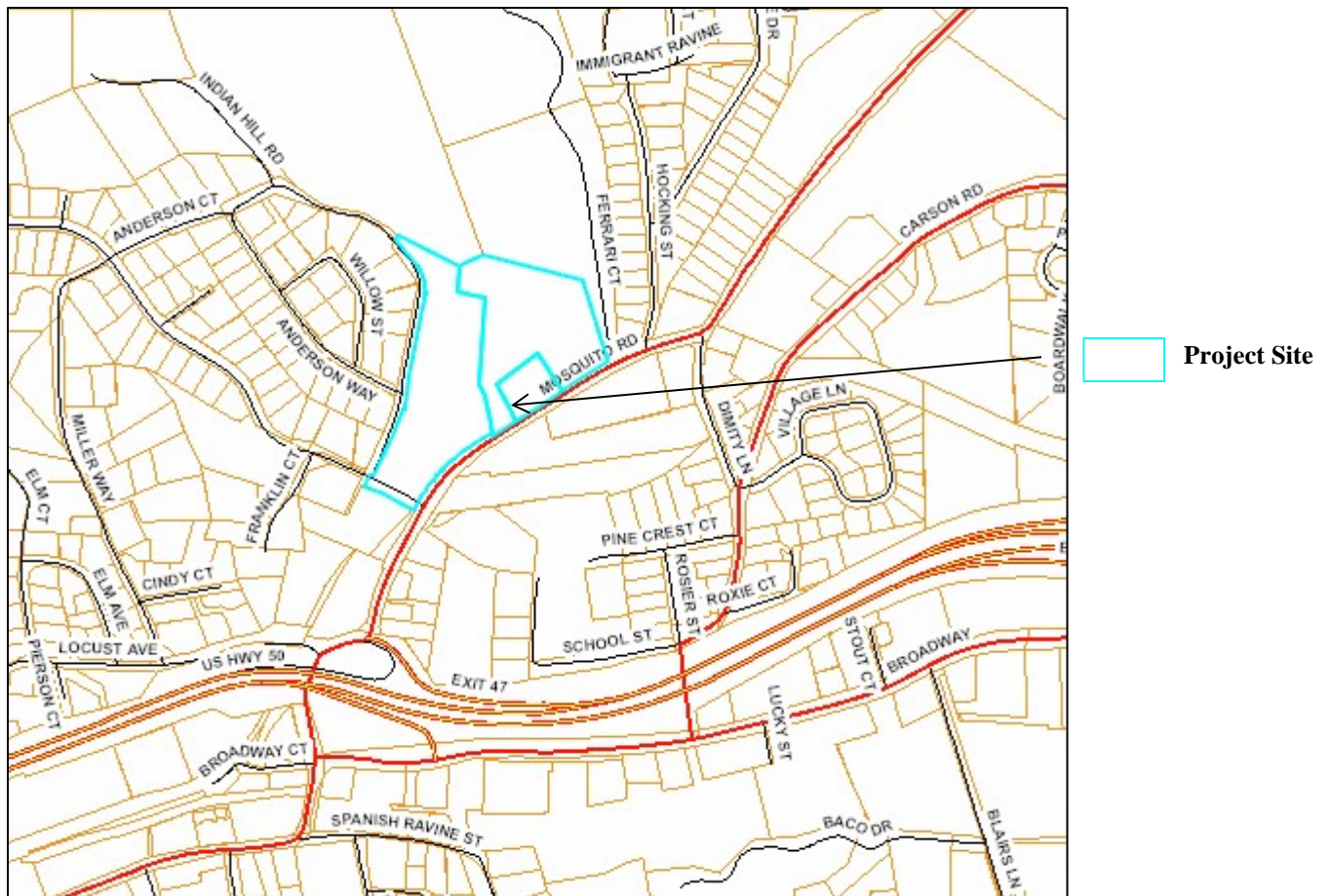
within a portion of a planned exhibition area where historic artifacts and equipment would be displayed. It is level, contains decomposed granite, and is free of vegetation.

Electric conduit between the energy storage system and the EID administration building would be placed underground. This work would cross interior parcel boundaries of all three site Assessor's Parcel Numbers. As a result, staff has conditioned the request that should the request be approved EID must either merge the three subject parcels into one parcel, or adjust the boundaries of the three parcels with a lot line adjustment prior to construction permit final so that the undergrounding is located entirely on one parcel. Discussions with EID regarding this issue revealed EID's intention is to merge the parcels.

EID is seeking this energy storage and future generator backup site improvement to aid EID administrative operations during power outages.

**PROJECT SITE, SIZE, LOCATION AND PARCEL NUMBERS:** The EID site consists of three Assessor's Parcels totaling 7.40 acres. The Assessor's Parcel Numbers are 002-061-022, 002-061-023, 002-061-024. See Figures 1 and 2, and the Applicant's plan exhibits within Attachment 2.

**Figure 1. Project Location: 2890 Mosquito Road**





**Figure 2. Street Views of 2890 Mosquito Road - Proposed Battery Storage and Enclosure Site**



**Zoning:** Heavy Commercial (HC)

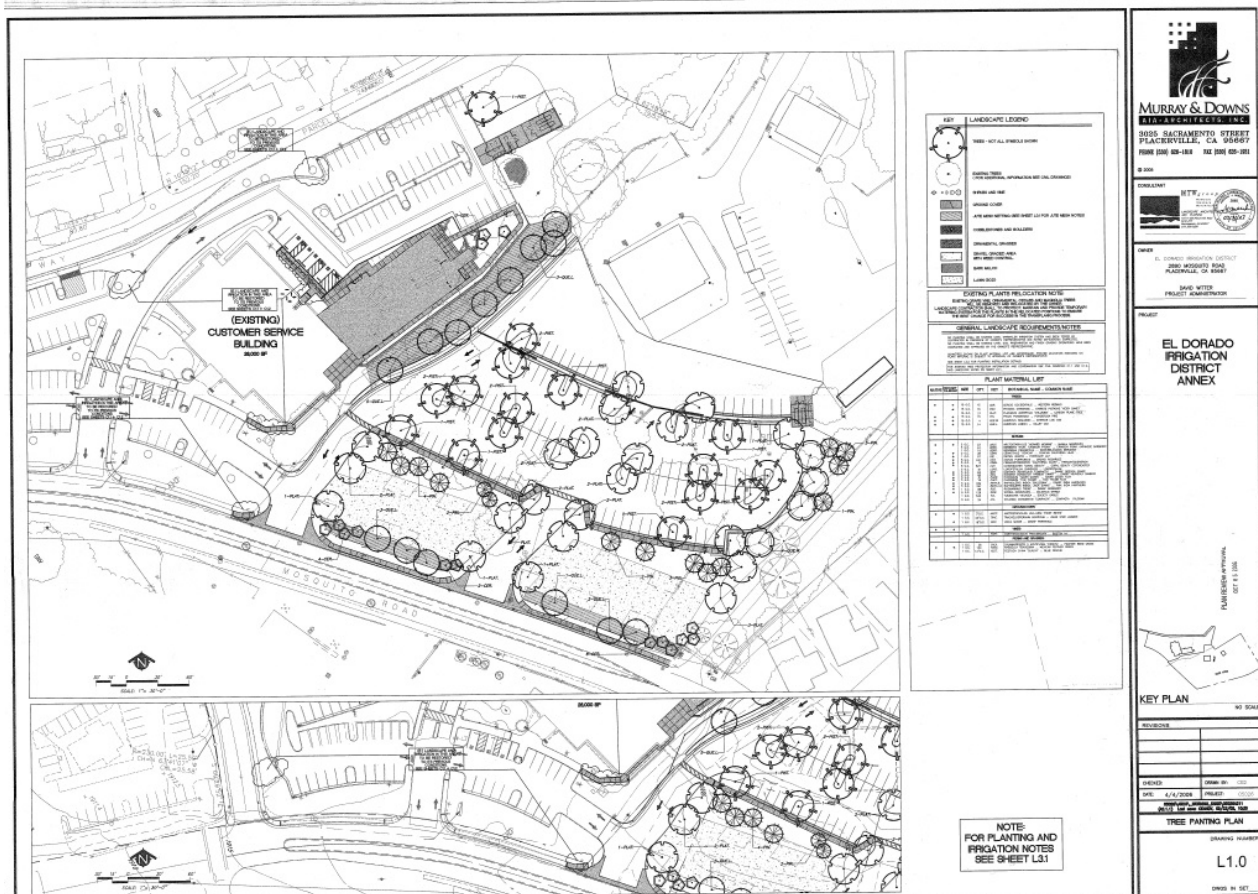
**Surrounding Land Uses:** West: Single-family residential; North: Residential and vacant residential land; East: Single-family residential; South: Fuel station and the City's Placerville Station multi-modal station.

## BACKGROUND AND PREVIOUS ACTIONS

During the mid-1990s, the EID Board voted to prepare a Master Plan for the Headquarters site and moved diligently forward for a permanent facility to meet EID's needs. In 2001, the Master Plan was submitted to the Planning Commission under Site Plan Review 00-10. The Master Plan disclosed that facility upgrades would be done in phases. Phase I, the Customer Service Building and parking facilities was approved by the Planning Commission in 2001 and was completed.

Phase II involved an addition for an annex to the Customer Service Building, parking, landscaping and an outdoor historical exhibit area plan along the Mosquito Road frontage that was approved by the Planning Commission 2006. The annex work and site work were completed with the exception of the outdoor historical exhibition area. The Applicant Submittal Package addresses the indefinite hold status of the exhibition area.

**Figure 3. Phase II – EID Annex Site and Planting Plan Area (2006)**



Phase III, approved by the Commission in January 2007, involved a proposed addition to an existing warehouse structure and conversion of a fleet maintenance building into a storage facility. Phase III approval expired in July 2008 with no improvements constructed.

**DECISION MAKING AUTHORITY:** Per Placerville City Code (City Code) 10-3-1(C) and 10-4-9(P), the Planning Commission is the decision-maker for site plans and major changes to site plans.

## **PUBLIC NOTICE**

Written notice for this public hearing was mailed to property owners within three hundred feet (300') of the project site, posted at Placerville City Hall, as well as the City's website (cityofplacerville.org), and published in the Mountain Democrat. No public comments were received as of the date of this report.

## **STAFF ANALYSIS**

### **Environmental Review**

This project qualifies as a Class 3 categorical exemption pursuant to Guideline 15303(e) of the California Environmental Quality Act (New Construction), in that the request involves the installation of accessory equipment and the construction of a small enclosure structure appurtenant to the existing onsite El Dorado Irrigation administrative buildings.

### **General Plan Consistency**

The General Plan land use designation for the site is Heavy Commercial (HC). This land use designation is intended to provide for the following:

1. *Provide for wholesale uses, including bulk storage, warehouses, and other heavy commercial activities to serve the community, and provide employment and income to its residents.*
2. *Provide for the development of heavy commercial and service facilities, concentrated in well-defined and well-planned areas properly located in relation to utilities, access, topography, and residential uses.*
3. *Create conditions conducive to a convenient and desirable working environment.*
4. *Control the objectionable effects of certain uses necessary in the community, but detrimental to other areas.*
5. *Protect areas in this designation from encroachment by uses which could be better located in areas not as well-suited for heavy commercial activities.*

Allowable uses within the HC designation include offices, wholesale outlets, light manufacturing and assembly, and public and quasi-public facilities.

As the request is to add battery storage system equipment and equipment screening to the site that are appurtenant to the EID's administrative offices, the request therefore would mitigate for working environment disruptions at EID during power outages thus creating conditions conducive to desirable working conditions that is consistent with a purpose of the Heavy Commercial land use designation.

Proposed enclosure is dimensioned and designed to completely screen the energy storage system components and future backup generator. The applicant proposes split faced CMU block for the enclosure exterior. This material and color is found on the project site, used for retaining wall purposes and other enclosures. The request is therefore consistent with the following General Plan goal and policy:

Community Design Element – Goal H: *To promote the development of institutional uses that meet high design standards.*

Policy H1. *The City shall promote good design in institutional uses that emphasizes appropriate and aesthetic, architectural, landscape, and streetscape treatment.*

## **Zoning Classification and Regulations Consistency**

### **Zone Classification**

The project site is located within the Heavy Commercial (HC) zoning district (City Code 10-5-18). This zoning district's purpose is to provide the land necessary for heavy commercial activities to serve the community, to provide employment and income for its residents, and create conditions conducive to a convenient and desirable working environment. Permitted uses within the HC zone include bulk storage, office uses and public and quasi-public facility structures.

As the request is to add new equipment and equipment screening to the site that are appurtenant to the EID administrative office use, the request is therefore consistent with the HC zone classification.

### **Site Plan Review Change**

Per the Site Plan Review regulations under City Code 10-4-9(G), the Planning Commission may approve, approve with conditions, or deny an application after considering whether Site Plan Review criteria are met. Under this City Code, "These criteria are not intended to supersede any requirements in the City's construction regulations, restrict imagination, innovation, or variety, but rather assist in focusing on design principles which can result in creative solutions to assist in promoting the purpose of this title."

Given that the proposal consists of site treatment of mechanical equipment and equipment enclosure screening, the following are criteria excerpts from City Code 10-4-9(G)3 (Landscape and Site Treatment and Tree Preservation), and 10-4-9(G)4 (Building Design) of the Site Plan Review regulations that staff believes are most applicable:

*(G)3(j) Screening: Service yards, and other places which tend to be unsightly, shall be screened by use of walls, fencing, planting, or combinations of these.*

*(G)4(f): Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways.*

As discussed, the proposed enclosure walls consist of split faced CMU block. The split faced CMU block is harmonious with existing retaining walls and enclosures applications of this material in use on the site. The enclosure is dimensioned to completely obscure visibility of the proposed energy storage system components and the future generator from Mosquito Road. Site Plan Review design criteria under City Code 10-4-9(G)3(j) and (G)4(f) of City Code are met.

**Compliance Status of 2000 Approved SPR00-10 for Phase II Conditions of Approval**  
See Attachment 3 of the Staff Report.

## **RECOMMENDED PLANNING COMMISSION ACTION**

- I. Enter Staff's report into the public record.
- II. CEQA Categorical Exemption Determination  
Find that the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guideline 15303(e), in that the request involves the installation of new accessory equipment and the construction of a enclosure structure appurtenant to the existing onsite El Dorado Irrigation administrative buildings.
- III. Make the following findings in support of Major Change to SPR00-10-R
  - A. The project location has a General Plan Land Use designation of Heavy Commercial (HC);
  - B. The project location has a Zone classification of Heavy Commercial (HC);
  - C. The project would not adversely affect the General Plan document, in that the parcel is designated by the General Plan for public and quasi-public facilities and offices of which the El Dorado Irrigation District (EID) is categorized as. The energy storage system equipment and equipment screening to the site are appurtenant to EID's administrative offices, the request therefore would mitigate for working environment disruptions at EID during power outages thus creating conditions conducive to desirable working conditions that is consistent with a purpose of the Heavy Commercial land use designation.
  - D. The project is consistent with the purpose of the Heavy Commercial zone classification, in that the existing EID administrative offices and facility serve the community, provide employment and income for its residents, and with the addition of new equipment and equipment screening to the site create conditions conducive to a convenient and desirable working environment during electrical power disruptions.
  - E. The project is consistent with the Site Plan Review Criteria of City Code 10-4-9(G), in that the request provides for a screening enclosure that is dimensioned to completely obscure visibility of the proposed energy storage system components of energy storage equipment cabinets and future backup emergency generator from the public view along Mosquito Road, and that the enclosure would have an split faced CMU material finish harmonious with the existing used for retaining walls and other enclosures within the EID site development building at 2890 Mosquito Road.

- III. Approve SPR00-10-R located at 2890 Mosquito Road, APNs 002-061-022, 002-061-023, and 002-061-024, as provided in staff's October 19, 2021 report to the Commission and as described and presented in Attachment 2: Applicant Submittal Package, subject to the conditions of approval contained in Attachment 1, as amended by the Commission.

**The decision of the Planning Commission is final unless the project or project conditions are appealed to the City Council within ten calendar days.**



## Attachment 1

### Recommended Conditions of Approval – SPR00-10-R

1. Approval of SPR00-10-R authorizes the request by the El Dorado Irrigation District on their administrative campus at 2890 Mosquito Road, A.P.N.s 002-061-022, 002-061-023, and 002-061-024, for the installation of an energy storage system consisting of five battery storage powerpacks, one inverter cabinet, along with associated switchboard, utility meter, transformer and control equipment, mounted on a new concrete pad. The energy storage system would be placed within a new equipment enclosure with dimensions of 56' 10" (width) by 22' 10" (depth) by 10' (height), consisting of split-faced concrete masonry unit (CMU). A solid metal double swing gate will provide access to the enclosure. Electric conduit between the energy storage system and the EID administration building would be placed underground.

Approval is based upon the analysis provided in staff's October 19, 2021 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package set forth below, and the following Exhibits, except were deviated under a separate Condition of Approval, as modified by the Planning Commission under 1a), and all other conditions of approval set forth herein:

**Applicant Submittal Package:**

- Planning Application and Supplemental Information, received September 17, 2021; and
- Tesla – El Dorado Irrigation District - HQ Energy Storage System Plan Set (Sheets: G-001, G-002, E-101, E-201, E-211, E-241, E-501, E-601, E-701, S-101, S-111 and S-501). Date: July 14, 2021; Sheets: S-111 and S-112. Date September 20, 2021.

**1a. Planning Commission conditions (as applicable)**

2. Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the Site Plan Review Criteria (City Code Section 10-4-9(G)).
3. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission. Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit. Deviations without the above described approval will constitute a violation of permit approval.

4. **Site Plan Review Expiration.** The approval of the site plan review amendment shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for authorized work under SPR00-10-R prior to the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.
5. **Permits.** The applicant shall obtain all permits and payment of all required fees for the project prior to initiating SPR00-10-R authorized work.

Applicant shall submit three copies of construction plans to apply for Building Division plan review and obtain a construction permit. Enclosure plans shall show compliant work for accessibility, egress, and electrical.

6. **Parcel Merge or Lot Line Adjustment.** The applicant must either merge the three subject parcels into one parcel, or adjust the boundaries of the three parcels with a lot line adjustment prior to construction permit final so that the undergrounding of electric conduit between the energy storage system and its connection adjacent to the administration headquarters building is located entirely on one parcel.
7. **Other Applicable Requirements.** The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
8. **Runs with the Land.** The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.
9. **Revisions.** Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of either a major or minor change to approved the site plan, per Section 10-4-9(P) of City Code.
10. **SPR00-10 Conditions of Approval.** Conditions 1 through 6 and 8 through 37 approved on May 2, 2006 under SPR00-10 for Phase II have been met and are eliminated as analyzed in Attachment 3 of Staff's October 19, 2021 report to the Planning Commission. Conditions 7 and 38 from the May 2, 2006 approval are re- worded and re-lettered as 10a and 10b:

10a. Site Plan Review 00-10 approval and conditions of approval apply to improvements shown on the plans submitted by Murray and Downs Architects, dated 4-4-06, EID Phase II drawings A 1.1.1 Site Plan and A 1.1.2 Enlarged Site Plan, which include and are limited to demolition of structures and construction of improvements shown thereon.

10b. A Landscape Maintenance Agreement (LMA) is required by Code for the Phase I and Phase II improvements, and shall apply to the landscape and irrigation plans improvements approved by the City and shown on the plans described as follows:

- Phase I. Drawings L-1: Planting Plan, L-2: Planting Plan and L-3: Planting Plan, prepared by Land Design Associates, dated 12/20/00, approved by the City on July 2, 2001.
- Phase II. Drawing L1.0: Tree Plan, L1.1: Shrub Plan, L2.1: Irrigation Plan, L3.1: Planting / Irrigation Notes and Soil Analysis, L3.2: Planting Details and L3.3: Irrigation Details, prepared by Murray & Downs AIA Architects, Inc, dated 4/2006, approved by the City on May 2, 2006.

Prior to LMA recordation and construction permit final inspection, property owner shall as provided under the City's Water Efficient Landscape Regulations, City Code 10-6-8, submit to the Development Services Department (DSD) using a form provided by the Department, a signed landscape certificate of completion by either the signer of the landscape design plans, or a licensed landscape contractor, that the landscaping has been installed per the approved plans. Property owner shall submit property legal description as a result of Condition 6 requirement of parcel merger or lot line adjustment for use in the LMA recordation process.

**Attachment 2**

**Applicant Submittal Package**



**CITY OF PLACERVILLE  
PLANNING APPLICATION**

Date: 9-17-2021  
Zoning: HC GP: HC  
File No: SPR00-10-R  
Filing Fee (PZ) Waived per CC10-2-2  
Filing Fee (EN) \_\_\_\_\_  
Receipt No: Waived per CC10-2-2

**REQUEST FOR:**

- ☐ Annexation ☐ Boundary Line Adjustment ☐ Certificate of Compliance ☐ Conditional Use Permit  
☐ Environmental Assessment ☐ Environmental Impact Report ☐ Final Subdivision Map ☐ General Plan Amendment  
☐ General Plan Consistency ☐ Historic District Review ☐ Landscape Plan Review ☐ Map Amendment ☐ Merger  
☐ Minor Deviation ☐ Planned Development ☐ Preliminary Plan Review ☐ Sign Package Review / Amendment  
☒ Site Plan Review ☐ Temporary Commercial Coach ☐ Temporary Use Permit ☐ Tentative Parcel Map  
☐ Tentative Subdivision Map ☐ Variance ☐ Zone Change

**DESCRIPTION:**

Installation of energy storage equipment, concrete pad, and a block wall enclosure is proposed within the El Dorado Irrigation campus near the administration building at 2890 Mosquito Rd. The batteries and their cabinets are electro-mechanical equipment. Their placement would change SPR 00-10. Under Placerville City Code (PCC) (P), proposed changes to an approved site plan shall be classified as either major or minor by the Development Services Director. Minor changes shall not in any way change the appearance, character or intent of the approved site plan. Major changes are generally those that would alter the appearance, character, or intent of the approved site plan. The energy storage systems and enclosure therefore would be a major change to SPR 00-10.

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

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*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 El Dorado Irrigation District  
MAILING ADDRESS 2890 Mosquito Rd  
Placerville, CA 95667  
PHONE (530) 622-4513  
EMAIL admin@eid.org

**APPLICANT'S REPRESENTATIVE (if different)**

NAME Jon Money  
MAILING ADDRESS 2890 Mosquito Rd  
Placerville, CA 95667  
PHONE (530) 642-4090  
EMAIL jmoney@eid.org

**PROPERTY OWNER(S)**

NAME El Dorado Irrigation District PHONE (530) 622-4513  
MAILING ADDRESS 2890 Mosquito Rd  
EMAIL ADDRESS admin@eid.org

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

NAME \_\_\_\_\_ PHONE \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
EMAIL ADDRESS \_\_\_\_\_  
I have notified the mortgage holder, which is: \_\_\_\_\_

**DESCRIPTION OF PROPERTY (Attach legal deed description)**

2890 Mosquito Rd, Placerville, CA 95667

STREET ADDRESS 002-061-022, 002-061-023, 002-061-024

ASSESSOR'S PARCEL NO.(S) November 3, 1936

Above described property was acquired by owner on

Month Day Year

**CITY OF PLACERVILLE  
DEVELOPMENT SERVICES DEPARTMENT—PLANNING DIVISION  
3101 CENTER STREET, PLACERVILLE, CA 95667, (530) 642-5252**



Planning Application 11,2018



September 15, 2021

City of Placerville  
Development Services Department  
3101 Center Street, Placerville, CA 95667

Subject: HQ Energy Storage System and Backup Generator

To Whom It May Concern:

The El Dorado Irrigation District (EID) is pursuing a new energy storage system and backup generator for its Headquarters Building (HQ) located at 2890 Mosquito Road, Placerville, California (APN: 002-061-022, 002-061-023, and 002-061-024). Currently only the second phase of the building constructed under the Phase II - EID Annex is properly backed up during power outages. The majority of HVAC units, elevators, some bathroom fans and the larger first phase of the building are not backed up during an outage. This shortfall has become increasingly problematic for EID operations given the increase in PG&E outages and the much longer duration public safety power shutoff (PSPS) events that are predicted to extend into the next several years.

The work included in this project will include the placement of new Tesla Power Packs, a new main electrical switchboard, and a new PG&E meter service that will be provided under the California Public Utilities Commission's Self-Generation Incentive Program at no cost to the District. The Tesla Power Packs are sized to provide up to twenty hours of full backup power for the HQ facility. Additionally, the District will be incorporating a new generator at this location that will provide full backup power to the building during extended outages including PSPS events and constructing a split-faced concrete masonry unit (CMU) enclosure that will screen the new equipment from traffic along Mosquito Road, and will match the color and texture of other CMU retaining walls and enclosures found on the EID campus.

The new equipment will be located in an area previously identified as an exhibition area for the display of large historical artifacts. However, shortly after the finalization of the plan the District together with the rest of the nation's economy began responding to the effects of the multi-year recession and any efforts to continue with this historical display were placed on hold indefinitely. Since that time there have not been efforts to reinstate a historical display due to multiple factors including, but not limited to, discretionary spending priorities that would detract from necessary reinvestment in aging infrastructure, site security due to continued theft of supplies, equipment, fuel and related items experienced at the Mosquito Road facility, and potential liabilities associated with public access to this area. As a result, there are no current plans to resume efforts for the historic display at this time. If/when the District elects to proceed with that project in some fashion, the footprint would be revised as necessary to accommodate this higher priority energy and cost savings project for our customers.

If you need further information or have any questions, please contact me at (530) 642-4090 or by email at [jmoney@eid.org](mailto:jmoney@eid.org).

Sincerely,



Jon Money, P.E.  
Senior Civil Engineer

File Number: SPR00-10-R

Date Filed: 09/17/2021

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: El Dorado Irrigation District - HQ Energy Storage System

City: Placerville

Name of Owner: El Dorado Irrigation District Telephone: 530 -642-4090

Address: 2890 Mosquito Road, Placerville, CA 95667

Name of Architect, Engineer or Designer: EID/Tesla

Address: 2890 Mosquito Road, Placerville, CA 95667 Telephone: 530 -642-4090

Project Location: 2890 Mosquito Road, Placerville, CA 95667

Assessor's Parcel Number(s): 002-061-022, 002-061-023, and 002-061-024

General Plan Designation: \_\_\_\_\_

Zoning: \_\_\_\_\_

Property size

Gross (sq. ft./acre): \_\_\_\_\_

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications) : \_\_\_\_\_

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

**B. PROJECT DESCRIPTION**

1. Type of project and description: Battery Energy Storage

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

3. What is the gross number of units per acre? N/A

4. Site Size: \_\_\_\_\_

5. Square footage of each use: 1,300

6. Number of floors of construction: N/A

7. Amount of off-street parking provided: 0

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 planned for Fall 2021

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

11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: 1,300 sf, CMU wall enclosure with gate

12. If industrial, indicate type, estimated employment per shift, and loading facilities  
N/A

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

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14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: \_\_\_\_\_

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

16. If the project is in a location of known mining activity, a complete geological analysis shall be 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 checked="" type="checkbox"/>	<input 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.).	<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. The Enclosure will be located on a previously developed, level, decomposed granite, pad located midway between Mosquito Road and the District upper paved parking lots. The proposed location is free of vegetation.

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. Residential housing is located on both the east and west ends of the EID campus. The

campus is bordered by Mosquito Road, commercial businesses, and a park and ride facility on the south, and a large undeveloped parcel on the north.

## GEOLOGY AND SOILS

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

100 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: 12-in cut for battery foundation

## 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: Hangtown Creek is located approx 1,300 ft south of the campus

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: The existing pad has no vegetation

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? None

41. What is the nearest emergency source of water for fire protection purposes?  
(Hydrant, pond, etc.):  
Hydrants are located approximately 100' east and west of the existing pad adjacent to Mosquito Rd.

42. What is the distance to the nearest fire station? approx 1,600 feet

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

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? Hwy 50 is approx 1,000 south of the site (not visible)

46. What types of noise would be created by the establishment of this land use, both during and after construction? Noise associated with hand tools and crane during construction only.

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

48. What is the proposed water source:   EID     City of Placerville     Well     Other    
49. What is the water use? (residential, agricultural, industrial or commercial):   N/A  

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: \_\_\_\_\_

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

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

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, Negligible construction traffic
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: Vegetative screening from Mosquito Road

## 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.

\_\_\_\_\_  
Date

CD-021-P  
3/15

\_\_\_\_\_  
Signature

For \_\_\_\_\_

**Attachment 2**

**[Site Plan Review \(SPR\) 00-10-R - Plans](#)**

**Attachment 3**  
**Site Plan Review (SPR) 00-10 Conditions of Approval and Compliance Status**  
**- Phase II (May 2, 2006)**

Condition of Approval	Compliance Status
<b>SPR00-10 Phase II – Customer Service Building</b> <b>Approved by Planning Commission: May 2, 2006</b>	
<b>Public Works/Engineering Division</b>	
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 Drainage Manual, and State of California Department of Transportation Standard Plans and Specifications. Sewer will be designed and constructed to EID Standards except when otherwise directed by the City Engineer.	<i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i>
2. Improvement plans for both on-site and off-site improvements shall be submitted by a registered civil engineer along with specifications and a cost estimate.	<i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i>
3. All improvement plans shall conform to the requirements of these Conditions of Approval and shall be signed by the Chief of the El Dorado County Fire Protection District, Community Development Director and the City Engineer.	<i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i>
4. The Applicant shall submit to the Public Works Department a digital copy of “as-built” plans for public improvements when construction is complete.	<i>Condition met during approved site development in 2006-2007.</i>
5. The Applicant, at his sole expense, shall repair existing public and private facilities damaged during the course of construction to the satisfaction of the City Engineer. The on-site sewer condition shall be assessed by camera after construction. The applicant shall repair any effected or damaged portion of line.	<i>Condition met. Staff recommends condition elimination.</i>
6. The Applicant shall reimburse the City for all City costs associated with the review of, processing of, and inspection of the project, including any outside consultant costs.	<i>Condition met. Staff recommends condition elimination.</i>
7. This Site Plan approval and conditions of approval apply to improvements shown on the plans submitted by Murray and Downs Architects, dated 4-4-06, EID Phase II drawings A 1.1.1 Site Plan and A 1.1.2 Enlarged Site Plan, which include and are limited to demolition of structures and construction of improvements shown thereon. Subsequent Phases will require additional site plan review and action.	<i>Staff recommends condition retention as it references Phase II approvals and plans.</i>



8. No temporary Occupancy Permit will be issued until all required public improvements have been substantially completed, or it can be demonstrated that the required improvements are incorporated in a binding contract with identified schedule for completion of all off-site work items, subject to the approval of the City Engineer.	<i>Staff recommends condition elimination. No temporary occupancy permit necessary, as the Phase II Annex building received a Certificate of Compliance on January 11, 2011.</i>
9. Prior to issuance of the building permit, a temporary parking plan is to be submitted showing the anticipated staging of construction, and the proposed plan for providing on-site to meet employee and Public Parking needs. On street and the Placerville Station Park and Ride lot will not be permitted as part of the parking calculations.	<i>Staff recommends condition elimination as Annex construction completed.</i>
10. Irrevocable offers of dedication in fee to the City for those Rights of Way identified in the City Planning Commission Approval of April 17, 2001 shall be completed prior to issuance of a construction permit. The dedication of any additional easements determined to be necessary as a result of the final design of improvements will be evaluated at the time of improvement plan review.	<i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i>
11. Pay applicable City Water, Sewer Connection CIC Fees to be calculated at time of Building Permit issuance.	<i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i>
12. No grading or construction for the project shall begin until all site improvement plans are complete and approved by the City Engineer. Demolition, vegetation clearing, building relocation, site investigation, and site preparation which does not involve more than 50 cubic yards of soil disturbance may proceed under a separate construction permit.	<i>Condition met during approved site development in 2006-2007, Staff recommends condition elimination as Annex construction completed under BP 14393, 14394.</i>
13. Submit an updated Geotechnical Report, as required addressing the items in the Phase II project that were not addressed in the Phase I Geotechnical Report.	<i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i>
14. Verify that the project will be able to comply with the El Dorado County Fire Protection District fire flow requirements. Install hydrants as required, and provide access easements as required.	<i>Condition met as the Fire District signed off as finalized for BP 14393. Staff recommends condition elimination.</i>
15. For Mosquito Road: a. Construct a 20' widening section for a total cross section minimum width of 38' edge of pavement to edge of pavement. b. Provide minimum 2-foot width, 2% slope grading beyond edge of public sidewalks.	<i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i>

<ul style="list-style-type: none"> <li>c. Reconstruct existing drainage facilities as necessary to accommodate project flows, and to match new gutter line.</li> <li>d. Install all thermoplastic pavements marking and signage, including median turn lane.</li> <li>e. Underground existing overhead utilities from the existing pole at the south corner of the Clay and Mosquito intersection to the existing pole at the easterly property line.</li> <li>f. Extend curb, gutter and sidewalk along Mosquito Road Parcel frontage to a point just prior to the driveway easement adjacent to the easterly property line as determined by the City Engineer.</li> <li>g. Sidewalks shall be five-foot width from face of curb to back of walk.</li> <li>h. Relocate or reconstruct as necessary existing improvements and utilities to conform to new street improvements.</li> <li>i. The roadway structural section for new pavement widening shall be based on a TI value of 8.5 for Mosquito Road.</li> </ul>	
<p>16. Provide a final Drainage Report which complies with the El Dorado County Drainage Manual, including hydrology and hydraulics. Include Phase 1 through the final phase improvements, complete watershed mapping, existing and proposed improvements, methods of calculations and calculation results for all improvements. Drainage design will comply with City requirements, and will include elimination of sheet drainage from entering the public roadway, containment of concentrated drainage within approved pipes or ditches, and improvements to off-site facilities necessary to eliminate the impact of increased site drainage on downstream public or private property.</p>	<p><i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i></p>
<p>17. Post-development peak flows shall not exceed pre-development flows, or other mitigation shall be provided to the satisfaction of the City.</p>	<p><i>Condition met. Staff recommends condition elimination.</i></p>
<p>18. In addition to other required testing methods, all new City sewer and storm drainage facilities shall be assessed by video after construction prior to acceptance of the project, a copy the inspection shall be provided to the City.</p>	<p><i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i></p>
<p>19. On-site paving shall consist of a minimum section of 3 inches of asphalt concrete over 6 inches of aggregate base material, or as recommended by the Geotechnical Engineer, whichever is greater. Traffic index shall be a minimum 6.0. Provide a minimum of 1.5% slope on all asphalt pavement, and 1% on concrete paved areas.</p>	<p><i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i></p>

20. At the top of all bluffs or cut/fill slopes exceeding 10 feet in height, and/or greater than 2:1 slope, construct a minimum 42-inch high permanent fence.	<i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i>
21. Drainage ditches or curbing will be required behind the top of all retaining wall and cut slopes. Protective railing shall be installed on all retaining walls in excess of 30 inches in height from abutting grade.	<i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i>
22. Mark all drainage inlets: "Do not dump—flows to creek".	<i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i>
23. Provide a form of vehicle protection along the west side of the new entry road to protect existing and proposed buildings as required.	<i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i>
<b>El Dorado County Fire Protection District</b>	
24. Site Plan Review fee of \$150.00.	<i>All conditions met as the Fire District signed off as finalized for BP 14393. Staff recommends condition elimination.</i>
25. The annex will require an engineered fire sprinkler system. Buildings with an approved sprinkler system receive a 50% decrease in the fire flow.	
26. Additional hydrants will be required for this project. Hydrants to be model Mueller Centurion 200 and to be within 150' of all points of the structure. The Fire District will approve all hydrant locations.	
27. Fire flow is based on building type, size and available water. Fire flow for a 43,788 square foot type V-N building with an approved sprinkler system is 3000 gpm for 3 hours @ 20 psi.	
28. Provide documentation from EID to show that the system will meet required fire flow for this project.	
29. Current building design does not meet CBC requirements for exiting	
30. Provide a minimum 20' wide all weather access road to within 150' of all exterior portions of the structures.	
31. Access roads will have 13'6" vertical clearance and capable of supporting a 40,000 pound load.	
32. Minimum inside turning radius of 40'	
33. Road grades shall not exceed 12%.	

34. Provide high-priority “Knox” access with keys for emergency access.	
35. Gates to comply with Fire Prevention Officers standard.	
36. Additional requirements may be necessary depending on building construction and use.	
<b>Building Division</b>	
37. Applicant shall submit three copies of plans to Building Division for structural plan review.	<i>Condition met during approved site development in 2006-2007, BP 14393, 14394. Staff recommends condition elimination.</i>
<b>Planning Division</b>	
38. A Landscape Maintenance Agreement (LMA) is required by Code for the new grounds, parking lot and historic display area landscaping.	<i>Condition not met. City records do not reflect an LMA recorded for Phase I or Phase II. Staff recommends condition retention. Staff will prepare agreement to reference approved Phase I and Phase II landscape plans. Prior to recordation, staff will insure that approved planting is installed.</i>
<b>Planning Commission</b>	
39. Submit to the Planning Commission a plan for the historic display area for review and approval within 60 days from the date of this approval.	<i>Planning Commission approved plan on September 5, 2006.</i>