



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

## Planning Commission Staff Report

**Meeting Date:** June 21, 2022

**Prepared By:** Kristen Hunter, Associate Planner

### PROJECT INFORMATION SUMMARY

**Case File:** Site Plan Review (SPR) 22-02

**Request:** To consider request by applicant to install a permanent 40' x 8' x 9.5' sea-land shipping container for facility use.

**Summary Recommendation:** Staff recommends conditional approval of this request.

#### Project Site, Size, Location and Parcel Number:

<u>Property Owner:</u>	Mother Lode Rehabilitation Enterprise, LLC (M.O.R.E)
<u>Agent:</u>	Susie Davies, Executive Director
<u>Address:</u>	399 Placerville Drive, Placerville, CA
<u>APN:</u>	323-400-002
<u>Lot Area:</u>	2.68 acres (116,741 sf)
<u>General Plan:</u>	C, Commercial
<u>Zoning:</u>	C, Commercial
<u>Existing Use:</u>	Adult rehabilitation and Recycling Facility
<u>Environmental Document:</u>	Categorical Exemption (Cat. Ex.) pursuant to CEQA Guidelines §15311

**Decision Making Authority:** Placerville Zoning Ordinance 10-4-9 (Site Plan Review).

### BACKGROUND AND PREVIOUS ACTIONS

Construction of the 19,968 sf building located at 399 Placerville Drive was completed in 1961 on a 2.68-acre parcel. From 1961 to 1986, the building was used as a bowling alley, initially Hangtown Lanes then Sierra Hills Lanes. In the late 1980s, the structure was purchased by the Mother Lode Rehabilitation Enterprises, LLC (MORE).

Following the purchase of the property by MORE, the City of Placerville granted Conditional Use Permit (CUP) 87-10 permitting the conversion of the bowling alley to an adult rehabilitation center with classrooms, and paper recycling facilities. The CUP granted the change in use from recreation to a processing and manufacturing usage. SPR 88-03, a requirement of the Conditions of Approval for CUP 87-10, provided the site plans for the warehouse to office conversion.

In 1992, a 20 ft x 40 ft room was added to the existing warehouse to create an internal office. Most recently, in 2019 and 2020, the existing building was remodeled to include accessible restrooms and showers, landscaping and lighting, addition of canopy at the main entrance, and repaving of the parking lot with minor drainage work, addition of retaining wall, garden and play area.

The project site is bounded by commercial development to the west, east, and south sides and to the north by the residential development Hidden Springs Mobil Home Park. Running along the northern edge of the project parcel is Hangtown Creek.

Due to the proximity of Hangtown Creek to the structure, a survey of the creek conducted in the early 2000s found that the base flood elevation (BFE) in the case of a 100-year flood is 1,648 ft. The ground elevation on which the structure is built and where the storage container is proposed is approximately 1,644 ft.

### **PROJECT DESCRIPTION**

Attachment A contains the Applicant Submittal Package consisting of the request application and exhibits of the proposed metal container. Figure 1 provides a map of the project site and vicinity.

As proposed, the project includes the installation of a permanent 40 ft x 8 ft x 9.5 ft sea-land container, approximately 320 sf, for storage on the premises of an existing institutional development. The proposed location for the storage container is along the western side of the existing building just beyond the fire lane and just south of the drain inlet. As part of the installation, approximately 10 yards of soil would be removed and replaced with aggregate base. The project site, including the proposed location for the container, is shown in Figure 2 and can also be found in more detail in Attachment A (Applicant Submittal Package) of this Staff Report.

### Figure 1. Vicinity Map

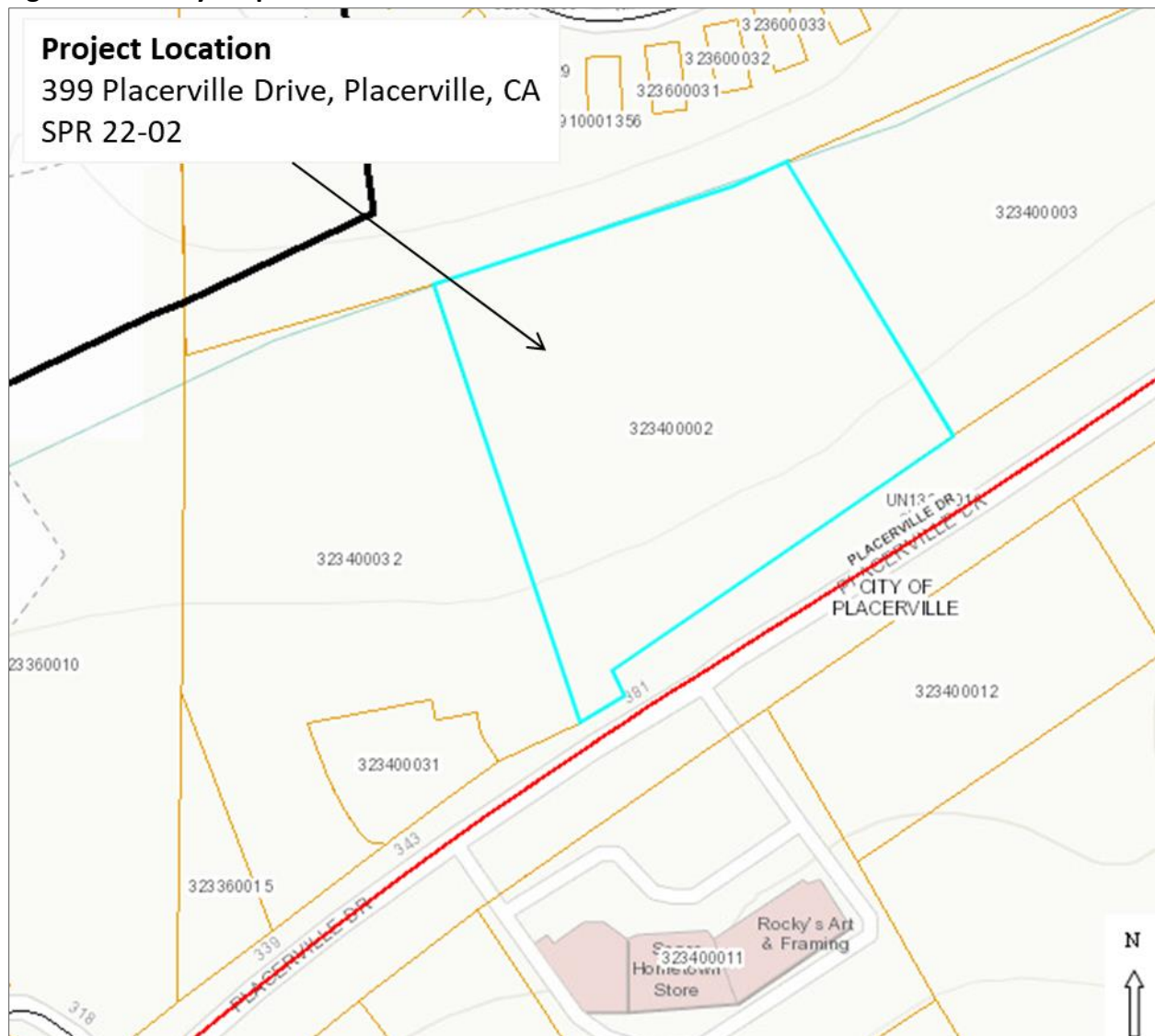
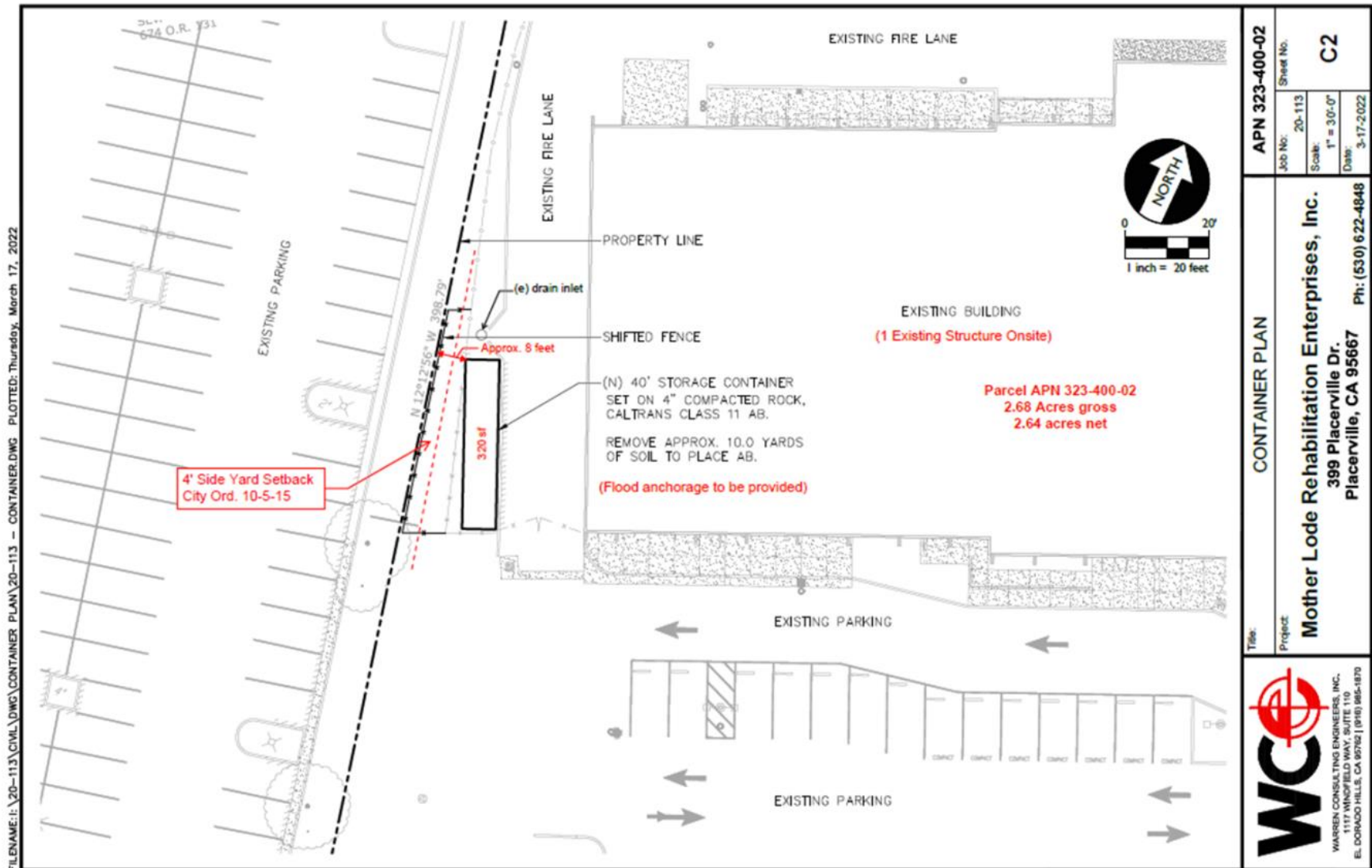


Figure 2. Project Site Map



Source: Attachment A, Applicant Submittal Package



## GENERAL PLAN CONSISTENCY

### General Plan, Part II – Goals, Policies, and Implementation Programs

Section VII, Community Design, Goal F: To promote the visual enhancement of Placerville Drive.

*F1. The City shall encourage the development of Placerville Drive in conformance with high design standards as a commercial district and discourage strip- commercial development.*

Section VII – Community Design, Goal I: To promote architectural quality throughout Placerville.

*I1. The City shall ensure that new development will be a positive addition to the city's environment and not detract from the nature and character of appropriate nearby established development because of architectural style, scale, or location.*

## APPLICABLE ZONING ORDINANCE AND DEVELOPMENT GUIDE SECTION(S)

### Placerville Zoning Ordinance

Section 10-4-9 (C) 1: *The Planning Commission shall review each application for a building permit [for]...All new construction of commercial structures; or multi-family structures, including duplexes, located within the R-2, R-3, and R-4 zones.*

**City of Placerville Development Guide:** The City's Development Guide was adopted by City Council in 1993, and is periodically updated, to implement the Community Design Element of the General Plan. Its intent is to incorporate the goals and objectives of the General Plan as they relate to community design into the development process.

Section III, Land Use and Zoning: Placerville Drive is "geographically separate and somewhat isolated distinct within the City of Placerville boundary." Important for this area is the development of the potential as a thriving and attractive commercial district. "Current uses along Placerville Drive include primarily strip commercial developments with a completely vehicular orientation."

### Section V, Specific Site Improvements

#### A. General Site Design Guidelines

##### 6. Screening

- a. *All storage, loading, and utility areas, as well as meters, backflow prevention devices, and other mechanical equipment shall be screened from view from all public rights of way... screening shall be provided in such a manner as to allow access as necessary for operation and maintenance.*

## STAFF EVALUATION

**Consistency Analysis:** In reviewing the application and site conditions, staff finds the site suitable and adequate for the proposed installation of the sea-land storage container as conditioned.

The project site is zoned Commercial. This zone provides: *land necessary for retail sales and services, entertainment and other light commercial activities; the development of commercial facilities concentrated in well-planned areas properly located in relation to access, topography, and residential areas; and conditions conducive to a convenient and desirable environment for customers and employees, and protect it from the encroachment of objectionable or dangerous uses which could be located in areas less suited for light commercial* (Placerville Zoning Ordinance Section 10-5-15).

The Development Guide states that “landscape guidelines addressing the needs of pedestrians and bicyclists are important throughout this area to develop its potential as a thriving and attractive commercial district.” A sea-land storage container is more typically found within heavy commercial or industrial environments; therefore, appropriate screening is required. Staff recommends the installation of landscaping at the south side (facing Placerville Drive) to screen the container from view.

Furthermore, the proposed sea-land container is intended for storage associated with the existing use of the M.O.R.E. building. As such, the project would not alter the existing use of the property.

**Environmental Analysis:** The City has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15311 (Accessory Structures). CEQA Guidelines Section 15311 applies to projects that involve construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities.

As previously mentioned, a survey of Hangtown reek conducted in the early 2000s found that the base flood elevation (BFE) in the case of a 100-year flood is 1,648 ft within the project’s direct vicinity. The ground elevation on which the structure is built and where the storage container is proposed is approximately 1,644 ft. Therefore, the installation of the sea-land container will be subject to building permit from the City Building Division to conform with appropriate anchoring and other requirements for structures located within a flood zone.

## RECOMMENDATION

**Recommendation:** Staff recommends that the Planning Commission take the following action:

- I. Adopt the Staff Report as part of the Public Record.
- II. Make the following findings of fact in support of SPR 22-02 request:
  1. The request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15311, which exempts projects involving construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities.
  2. The request is consistent and in harmony with the General Plan, in that it will continue to create conditions conducive to a convenient and desirable environment for customers and employees.
- III. Conditionally approve SPR 22-02 located at 399 Placerville Drive, APN 323-400-002, based on the project information and findings included in the Staff Report, and subject to the recommended Conditions of Approval.
  1. The approved project consists of installation of a permanent 320 sf sea-land shipping container for facility storage use as shown on the approved site plan. Approval is based upon the analysis provided in Staff's June 21, 2022 report to the Planning Commission, and limited to compliance with the project description, the Applicant Submittal Package, and all other Conditions of Approval set forth herein.
  2. The applicant shall submit a site plan detailing the screening required to be consistent with the City of Placerville Development Guide, which would visually block the container from the right-of-way (Placerville Drive), with landscaping subject to approval by Development Services.
  3. The installation of the sea-land container shall be subject to issuance of a building permit from the City of Placerville's Building Division.
  4. As the project is within a floodplain, the container is required to comply with City Code Construction Regulations, Title 4, Chapter 9 Flood Damage Protection.

### Attachments:

- A. Applicant Submittal Package

**ATTACHMENT A**

**APPLICANT SUBMITTAL PACKAGE**

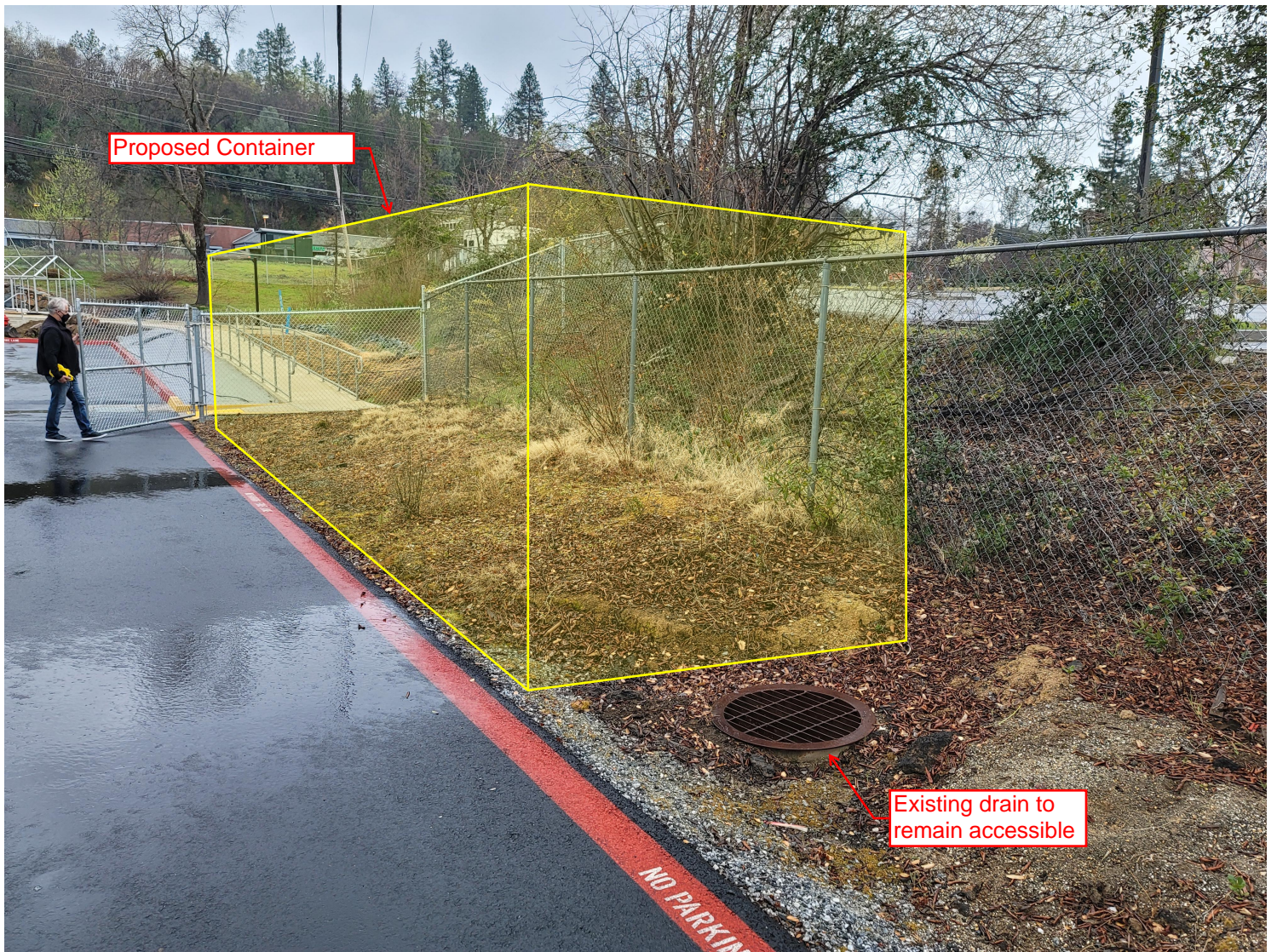


**Vicinity Map**



**Aerial Photo**

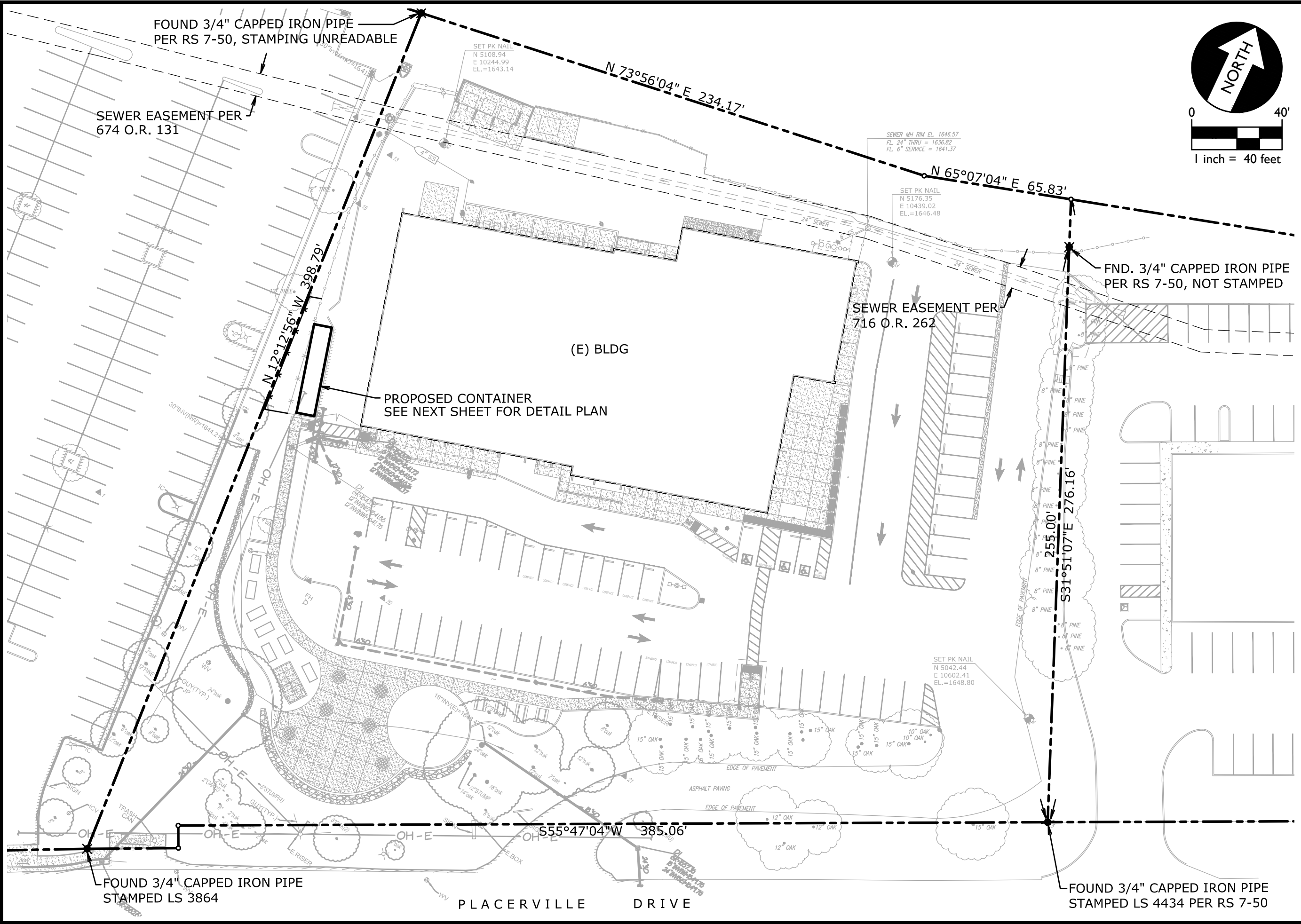




**Site Photo**



FILENAME: i:\20-113\CIVIL\DWG\CONTAINER PLAN\20-113 - CONTAINER - OVERALL.DWG PLOTTED: Wednesday, April 27, 2022



<b>WC</b> WARREN CONSULTING ENGINEERS, INC. 1117 WINDFIELD WAY, SUITE 110 EL DORADO HILLS, CA 95762   (916) 985-1870	<b>Project:</b> Mother Lode Rehabilitation Enterprises, Inc. 399 Placerville Dr. Placerville, CA 95667 (530) 622-4848		<b>Job No:</b> 20-113 <b>Scale:</b> 1" = 40'-0" <b>Date:</b> 4-14-2022	
	<b>Title:</b> OVERALL SITE PLAN		<b>APN 323-400-02</b> <b>Sheet No. C1</b>	

**APN 323-400-02**

**Mother Lode Rehabilitation Enterprises, Inc.**

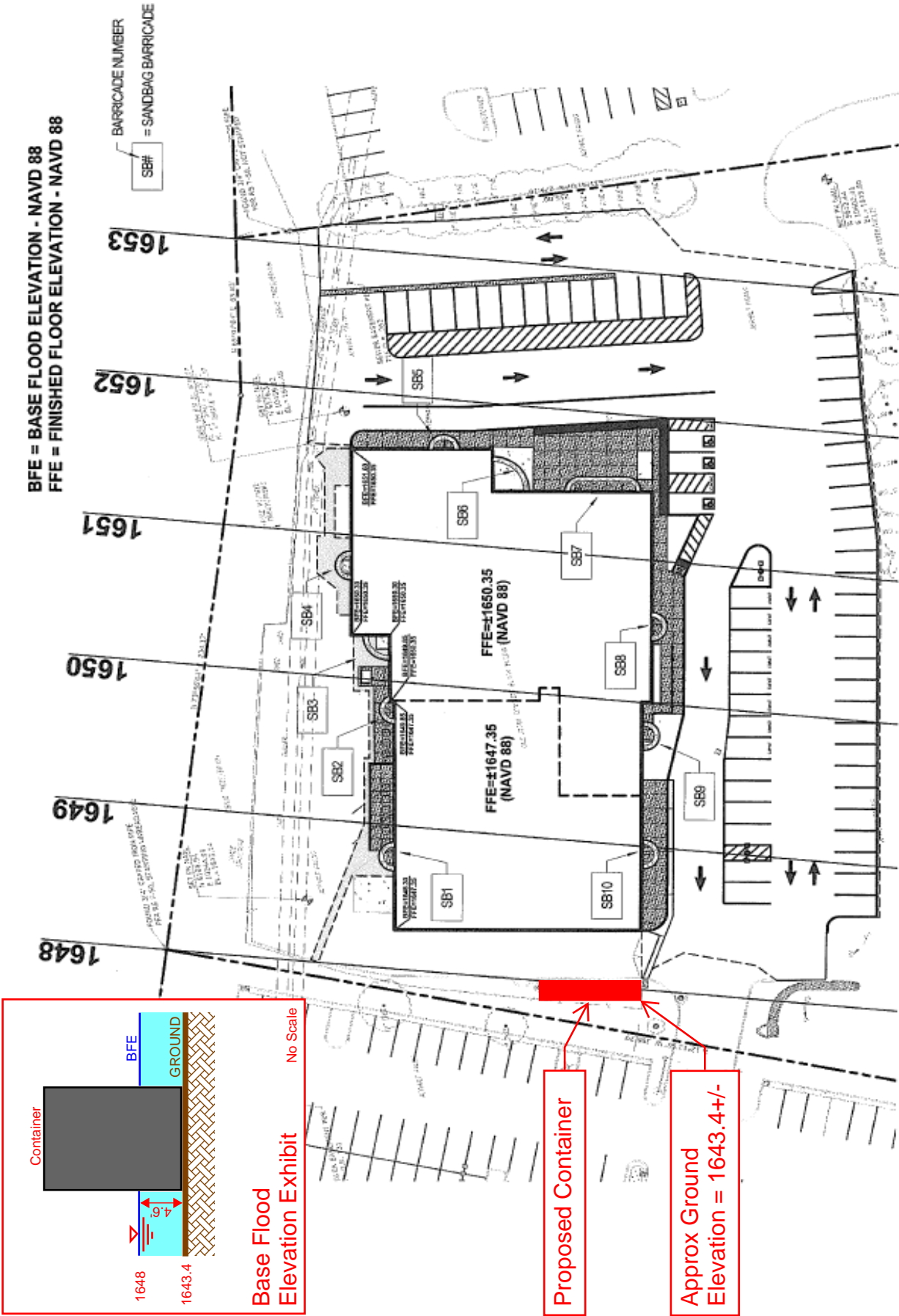
**Ph: (530) 622-4848**

Scale:

Date: 3-17-2022

02

# Floodplain Exhibit





## Container Sample Photo

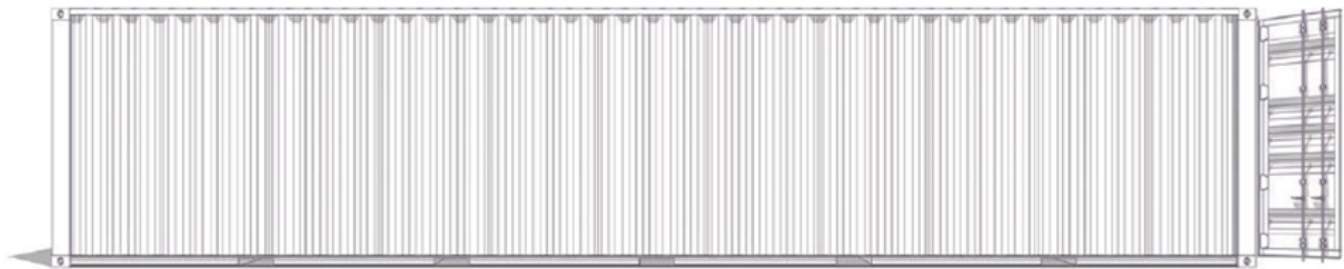


# Container Specifications

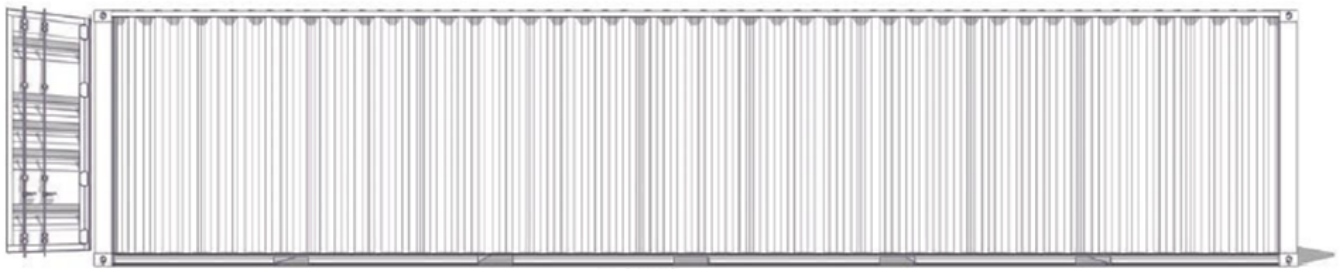
## 40 feet High Cube Specification



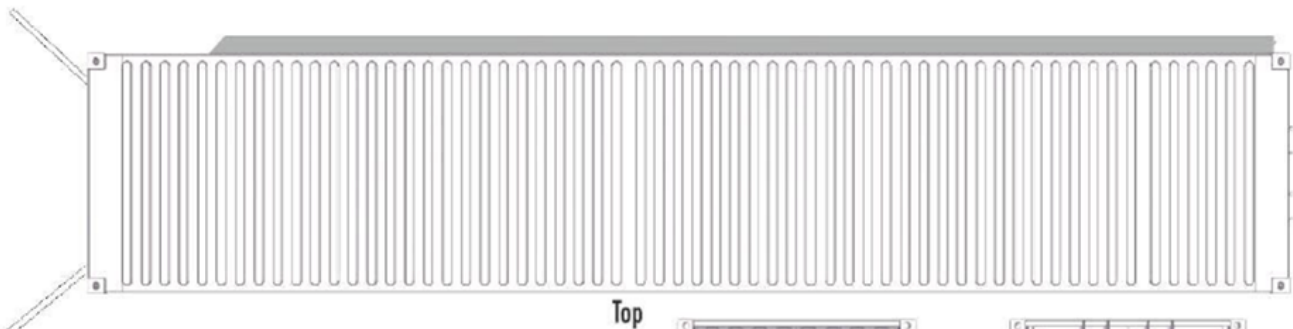
40 ft High cube Container			
Dimensions	External	12.192 × 2.438 × 2.896	<b>M</b>
		40 × 8 × 9.5	<b>FT</b>
	Internal	12.031 × 2.348 × 2.695	<b>M</b>
Door Opening(W*H)		2.336 × 2.585	<b>M</b>
Inside Cubic Capacity		76	<b>CBM</b>
Maximum Gross Weight		30,480	<b>KG</b>
Tare Weight		3,990	<b>KG</b>
Maximum Payload		26,490	<b>KG</b>



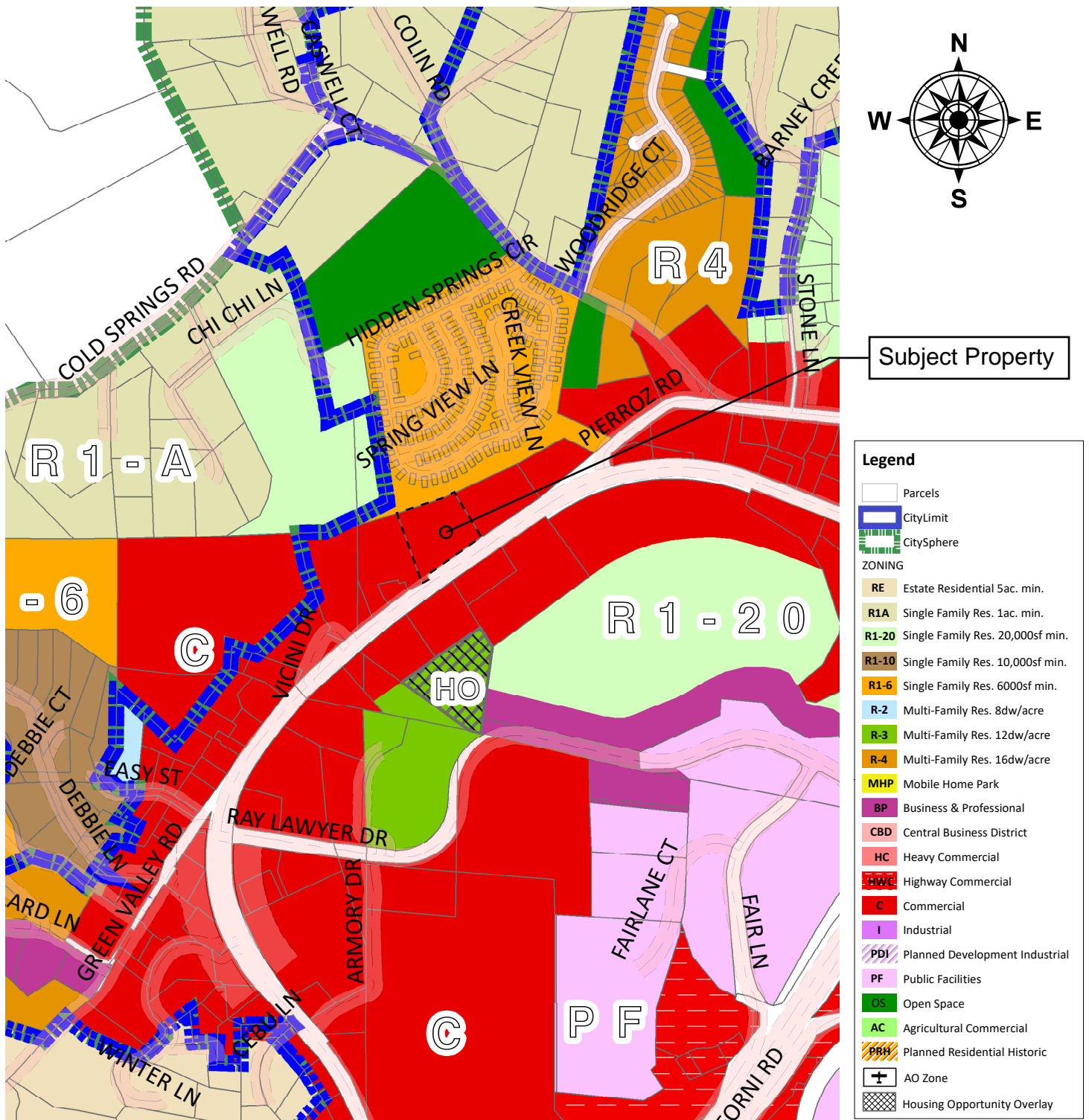
Left Side



Right Side



Top



## Zoning Map & District





**CITY OF PLACERVILLE  
PLANNING APPLICATION**

Date: 5/6/22  
Zoning: C GP: C  
File No: SPR22-02  
Filing Fee (PZ) \$500.00  
Filing Fee (EN) \_\_\_\_\_  
Receipt No: 19746

**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:**

Placement of metal storage container for facility storage use.

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 Susie Davies  
MAILING ADDRESS 399 Placerville Dr.  
Placerville, CA 95667  
PHONE (530) 622-4848  
EMAIL (530) 622-0204

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

NAME \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**PROPERTY OWNER(S)**

NAME Mother Lode Rehabilitation Enterprises, LLC. PHONE (530) 622-4848  
MAILING ADDRESS 399 Placerville Drive, Placerville, CA 95667  
EMAIL ADDRESS susiedavies@more rehab.org

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

NAME Warren Consulting Engineers, Inc. PHONE (530) 622-4848  
MAILING ADDRESS 1117 Windfield Way, Suite 110, El Dorado Hills, CA 95762  
EMAIL ADDRESS seth@wceinc.com  
I have notified the mortgage holder, which is: Susie Davies

Doc. 2007-0061068

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

North side of Placerville Drive, Northeast of movie theater  
STREET ADDRESS 399 Placerville Drive, Placerville, CA 95667  
ASSESSOR'S PARCEL NO.(S) 323-400-02  
Above described property was acquired by owner on

Month Sep Day 26 Year 2007

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

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.

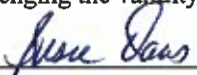
None

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.

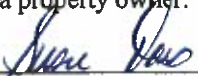
PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

  
Applicant's Signature

SUSIE DAVIES  
Printed Name of Applicant(s)

4/27/22  
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

SUSIE DAVIES  
Printed Name of Property Owner

4/27/22  
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). 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

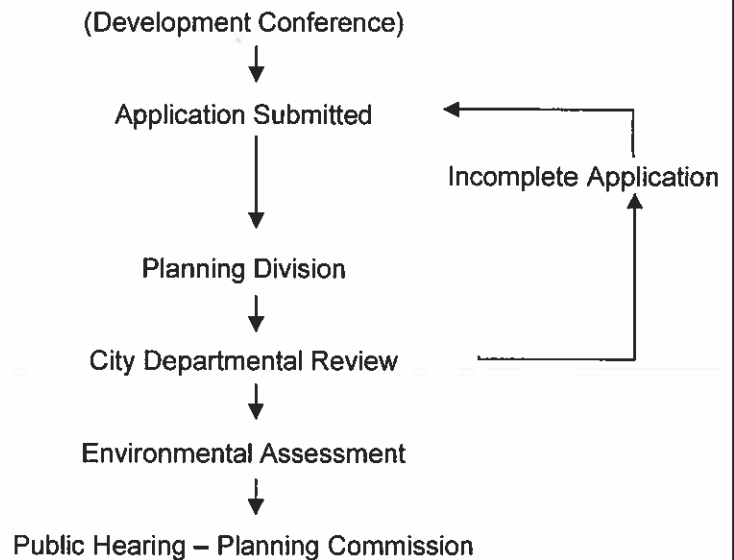
## SITE PLAN REVIEW APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS

### SITE PLAN REVIEW

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.

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.

### PROCESS



**NOTE:** This process takes approximately 8-12 weeks. Appeals of the Planning Commission's decision must be made to the City Council within 10 days of said decision.

A building permit must be issued within 18 months of the date of approval or the Site Plan becomes null and void.

### INTRODUCTION:

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

1. All new construction of commercial structures; or multi-family structures, including duplexes, located within the R-2, R-3 and R-4 zones;
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.
11. Single-room occupancy facilities

**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 SUBMITTAL 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Project Construction Valuation (used by staff to assess application fee)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) 2 Copies of a preliminary title report (dated within 90 days)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Signed, completed Environmental Information Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) <b>10 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 8½" x 11" reduction. Note: All plans MUST be folded to 8 ½" x 11", No rolled drawings will be accepted</b> (Check with staff before preparing plan sets).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) <b>Electronic copy of plan set in PDF</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) Project description: <u>On a separate sheet(s)</u> describe the project 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 <b>Container Plan</b>
<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
<b>N/A</b>	<input type="checkbox"/>	k) Street dedications and improvements
<b>N/A</b>	<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
<b>N/A</b>	<input type="checkbox"/>	n) Dimensioned existing and proposed on and offsite improvements
<b>N/A</b>	<input type="checkbox"/>	o) Dimensioned existing and proposed buildings and square footage
<b>N/A</b>	<input type="checkbox"/>	p) Total number of parking spaces required and provided
<b>N/A</b>	<input type="checkbox"/>	q) Dimensioned parking spaces and aisles, traffic flow with directional arrows
<b>N/A</b>	<input type="checkbox"/>	r) Location and dimensions of proposed walls, fences, trash enclosures and exterior lights.
<b>N/A</b>	<input type="checkbox"/>	s) Location, dimensions color and lettering of all existing and proposed signs
<b>N/A</b>	<input type="checkbox"/>	t) Drainage system (for parking lot, roof, etc.)

N/A	<input type="checkbox"/>	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. <b>No utilities proposed</b>
N/A	<input type="checkbox"/>	v) Existing and proposed contours <b>No grading</b>
N/A	<input type="checkbox"/>	w) Location, type, and height of any existing and proposed exterior lighting, complete with photometric analysis prepared by a lighting professional <b>No electrical proposed</b>
N/A	<input type="checkbox"/>	x) Exterior pedestrian circulation pattern, including handicapped-accessible path of travel <b>Non-public Storage</b>

3. **LANDSCAPE PLANS:** Please consult the City's *Water Efficient Landscape Regulations* ([Zoning Ordinance Section 10-6-1 to 10-6-17](#)) and *The City of Placerville Development Guide* for landscape, irrigation and grading design plan requirements and regulations.

N/A

A	S	
<input type="checkbox"/>	<input type="checkbox"/>	v) Existing and proposed contours
<input type="checkbox"/>	<input type="checkbox"/>	w) Location, type, and height of any existing and proposed exterior lighting, complete with photometric analysis prepared by a lighting professional
<input checked="" type="checkbox"/>	<input type="checkbox"/>	x) Exterior pedestrian circulation pattern, including handicapped-accessible path of travel

#### 4. ELEVATION PLANS:

A	S	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Exterior elevations of all sides of proposed new buildings and additions to existing buildings <b>Container Specs</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Exterior treatment and color scheme <b>Container Photo</b>
N/A	<input type="checkbox"/>	c) Elevations of trash enclosures, including materials used, colors and finishes
N/A	<input type="checkbox"/>	d) Size, color and lettering of all proposed signs
N/A	<input type="checkbox"/>	e) Where existing slopes are greater than 10% show typical building sections through the critical slopes
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Photographs of existing buildings and buildings on adjacent properties, if any. <b>Container Photo</b>
N/A	<input type="checkbox"/>	i) All roof equipment, existing and proposed

#### 5. PRELIMINARY GRADING PLANS:

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

N/A - No significant grading necessary (max 10 yards)

A	S	
<input type="checkbox"/>	<input type="checkbox"/>	a) Compliance with Chapter 18 & Chapter 33 of the California Building Code
<input type="checkbox"/>	<input type="checkbox"/>	b) Method of erosion control
<input type="checkbox"/>	<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Preliminary Drainage Plan <b>Base Flood Elevation Plan</b>
N/A	<input type="checkbox"/>	b) Color and Materials Board
N/A	<input type="checkbox"/>	c) Roof Plan (show slope, materials, location and size of HVAC equipment)
N/A	<input type="checkbox"/>	d) Sectional Drawings
N/A	<input type="checkbox"/>	e) Traffic Study

#### 7. PROJECT SITE POSTING REQUIREMENTS

Applicant shall provide photo evidence to Development Services that the posting of the project site, see attached *City Of Placerville Policy For Posting Properties For Development Projects*, was completed.



## 8. 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

Type 1  
Group(s) S-2  
No. Stories 1  
Basement Floor Area N/A  
1<sup>st</sup> Floor Area ~~300 sf~~ 320 sf.  
2<sup>nd</sup> Floor Area N/A  
3<sup>rd</sup> Floor Area N/A  
Total Floor Area ~~300 sf~~ 320 sf.

#### Example

Type V-1 Hr.  
Group(s) B-2  
No. Stories 2  
Basement Floor Area NA  
1<sup>st</sup> Floor Area 5,000 sq. ft.  
2<sup>nd</sup> 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  
☐ Class B  
☐ Other \_\_\_\_\_

### D. Floor

#### Structure

☒ Wood Framed  
☒ Steel Framed  
☐ Concrete  
☐ Other \_\_\_\_\_

#### Covering

☐ Wood  
☐ Carpet  
☒ Other Steel floor



## E. Ceilings

### Structure

\_\_\_\_ Wood Framed  
\_\_\_\_ ☒ Steel Framed  
\_\_\_\_ Concrete

### Covering

\_\_\_\_ Gypsum Board  
\_\_\_\_ Non Rated  
\_\_\_\_ Fire Resistive  
\_\_\_\_ Plaster  
\_\_\_\_ Suspended  
\_\_\_\_ Non Rated  
\_\_\_\_ Fire Resistive  
\_\_\_\_ Wood  
\_\_\_\_ ☒ Other Steel

## Fire Protection

### Water Supply

\_\_\_\_ City  
\_\_\_\_ ☒ EID  
\_\_\_\_ Other \_\_\_\_\_

### Fire Hydrant(s)

80 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)

N/A Automatic Sprinkler System  
\_\_\_\_ Other \_\_\_\_\_

### Standpipes

N/A Class I  
N/A Class II  
N/A Class III

## **A. Liquefied Petroleum Gas**

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

N/A

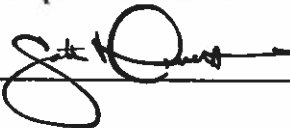
I certify that I have completed and have included all material checked above in the attached application submittal.

Applicant Signature(s):



Susie Davies

Print Name



Seth Nisbet (Agent for owner)

Print Name

Date:

4-27-2022

**Note: Check with the Planning Division prior to submittal for possible required additional information.**

#### **STEP 2: APPLICATION REVIEW**

The City's Planning and Engineering Divisions shall review the application for completeness. Since a Site Plan Review is a discretionary action by the City, the action must be evaluated to determine if it would potentially impact the environment. Therefore the action could be considered a "project" under the California Environmental Quality Act. An Environmental Assessment application must also be submitted. All application information must be submitted to the Planning Division before the application will be considered complete, including application fees. If the City deems the application complete then the Planning Division will begin Step 3, to determine if the project is subject to the California Environmental Quality Act (CEQA).

If all application requirements have not been satisfied, the applicant will be notified by the Planning Division within thirty (30) days from when the application was submitted.

#### **STEP 3: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The Planning Division then must determine whether a project is exempt from, or subject to, CEQA. If the project is subject to CEQA, an Initial Study shall be performed.

The Planning Division has thirty (30) days to complete an Initial Study for the project and make a determination on whether a Negative Declaration or Environmental Impact Report is to be prepared.

Public notice and a public review period shall be provided by the Planning Division for all proposed Negative Declarations or Environmental Impact Reports per the CEQA Guidelines.

#### **STEP 4: PLANNING COMMISSION HEARING**

The Planning Division reviews the application, the prepared environmental document if applicable, then prepares a report for the Planning Commission. The report includes the application's relationship to the Placerville's City Code, General Plan and relevant specific plans. It also includes comments from other City departments, government agencies and the public. The report may also include recommendations of conditions of approval.

A copy of the report will be provided to the Planning Commission at least five (5) working days prior to any hearing or action on the request. Upon the report's availability to the Commission, it will become available to the public.

A public hearing is held by the Planning Commission to review the Site Plan Review. The Planning Commission may approve, conditionally approve or disapprove the project.

Within five (5) days of the Planning Commission action, the Planning Division will notify the applicant of the Commission's decision. Notice will include any conditions of approval.

#### **APPEAL**

If the applicant, or any person, is dissatisfied with the action of the Planning Commission they may appeal the project to the City Council.

To appeal the applicant must:

1. Complete an appeal application form, and
2. Pay the appeal application fee to the City Clerk within 10 days of Planning Commission action.

The City Council will set a date for a public hearing. The City Council may affirm or reverse the decision of the Planning Commission. They may also substitute its decision for that of the Commission, based on the record of appeal and the evidence received at the appeal hearing.

## **CITY OF PLACERVILLE**

File Number: SPR 22-02

Date Filed: 5-6-22

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: Mother Lode Rehabilitation - Storage Container

City: Placerville

Name of Owner: Mother Lode Rehabilitation Enterprises, LLC. Telephone: (530) 622-4848

Address: 399 Placerville Drive, Placerville CA, 95667

Name of Architect, Engineer or Designer: Warren Consulting Engineers, Inc.

Address: 1117 Windfield Way, Suite 110, EDH, CA 95762 Telephone: (916) 985-1870

Project Location: West side of More Facility Building at 399 Placerville Drive

Assessor's Parcel Number(s): 323-400-02

General Plan Designation: C - Commercial

Zoning: C - Commercial

Property size

Gross (sq. ft./acre): 2.68 acres

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications) : 2.64 acres

\*\*\*\*\*

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

**B. PROJECT DESCRIPTION**

1. Type of project and description: Installation of metal storage container
2. What is the number of units/parcels proposed? 1 Parcel (no change)
3. What is the gross number of units per acre? 1 (no change)
4. Site Size: 440 sf. 320
5. Square footage of each use: 440 sf. Commercial Storage
6. Number of floors of construction: 1 floor
7. Amount of off-street parking provided: 59 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: Installation April/May 2022
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: N/A

MORE is a rehabilitation facility for the Disabled. Their services include direct training in social, living, and vocational skills. In addition they assist the community in providing real life opportunities, including work, for those we serve. Currently they serve over 200 individuals monthly and employ up to as many as 150 employees.

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: See top of this page

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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: N/A

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15. Provide an analysis of traffic generated by the project and how it will impact existing traffic. No additional traffic anticipated beyond what existing development already draws.

16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted. No, N/A

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.).	<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. \_\_\_\_\_  
Project is to install a storage container on the premises of an existing institutional development. All pre-existing uses of the institution will remain. There are no significant plants or resources affected by the small footprint of this container. (Photo Attached)
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. \_\_\_\_\_  
Development is bound by commercial development on West, East and South sides, and to the North is a creek. Existing development is an institutional facility on a Commercially zoned parcel. Existing development is a single story commercial building but with 2 internal building levels, an upper and lower portion of the building, City Building Permit No. 19680.

## GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)  
80 0 to 10%       11 to 15%       16 to 20%       21 to 29%       30 to 35%    20 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? None  
If yes, please explain: \_\_\_\_\_
33. Describe the amount of cut and fill necessary for the project: 10 Yards (max)

## DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. Yes, see floodplain exhibit attached. Flood anchoring proposed or container
35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: Handtown Creek is directly North of Development
36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? No, soil disturbance impact by container is negligible
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: Minor brush, soil and gravel
40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? None



## FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes?  
(Hydrant, pond, etc.):  
Hydrants (El Dorado Irrigation District)
42. What is the distance to the nearest fire station? 1.16 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? Project is within a commercial district on 3 sides and a creek to the North
46. What types of noise would be created by the establishment of this land use, both during and after construction? Minimal Noise, facility is generally operated indoors

## 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
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: Flood anchoring proposed of container proposed

## 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.

4-13-2022

Date



Seth Nisbet

Signature

Warren Consulting Enigneers, Inc.

CD-021-P  
3/15

For Susie Davies

## **CITY OF PLACERVILLE POLICY FOR POSTING PROPERTIES FOR DEVELOPMENT PROJECTS**

It is the policy of the City of Placerville that notice is provided to the persons who may be affected by a development project as soon as possible. The Council has determined that the best way to accomplish this is to post the property proposed to be developed at the time an application is filed for development. The responsibility for posting will be the applicant for the development. The process will be as follows:

1. **INITIAL CONTACT** -The applicant will contact the Planning Division regarding the potential of developing a property. If the applicant decides to continue, they will be provided a development application which will include the City policy on posting properties.
2. **SECONDARY CONTACT**- The applicant will contact the Planning Division prior to the construction of the required sign(s) to acquire the "Project No." information.
3. **SUBMITTAL OF APPLICATION** -The applicant will submit the completed application to the City. At the time the applicant will provide evidence that the property has been posted in accordance with the City's posting policy.

The attached detail provides the minimum requirements for the construction of the sign. It is the responsibility of the applicant to provide for the construction of the sign and the applicant is also responsible for the placement and to maintain the sign.

For the following application requests, the sign shall be two feet (2') by two feet (2') in size: Zone Changes, Subdivisions and General Plan Amendments, Parcel Maps, Conditional Use Permits, Variances, Historic District Reviews, Site Plan Reviews or any other application that will require a public hearing.

The sign shall be black letters on a yellow background and read as follows:

### **NOTICE OF DEVELOPMENT**

**AN APPLICATION FOR DEVELOPMENT OF THIS PROPERTY  
HAS BEEN FILED WITH THE CITY OF PLACERVILLE  
PROJECT NO. \_\_\_\_\_**

**FOR MORE INFORMATION CALL THE PLANNING DIVISION  
AT (530) 642-5252**

A minimum of one sign shall be posted on each street on which the property has frontage. Signs shall be posted facing the street about every two hundred feet (200') apart along the street frontage of the property. There shall be a minimum of two signs posted on corner lots and through lots, one facing each street.

Where the property does not have street frontage on or is not easily visible from the street, the sign(s) shall be posted in a location deemed suitable by the Planning or Engineering staffs.

The sign shall be posted no more than five feet (5') from the street line and shall be visible and readable from the street for the entire time of its posting.

The sign(s) shall remain posted until final action has been taken on the application.

The sign(s) shall be constructed of materials suitable to remain standing during the estimated posting time and to hold up to the weather.