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Planning Commission Staff Report

Meeting Date: October 7, 2025

Prepared By: Carole Kendrick, Director of Development Services

PROJECT INFORMATION SUMMARY

Case File: Site Plan Review (SPR) 21-03 "Mackinaw Hotel Landscape"

Request: Consideration of request to approve the final landscape and irrigation plans for approved Site Plan Review (SPR) 21-03 "Mackinaw Hotel" located at 3001 Jacquier Road, consistent with a previously approved Negative Declaration subsequent addendums.

Summary Recommendation: Staff recommends that the Planning Commission open the public meeting, take testimony, and approve the final landscape and irrigation plans for Site Plan Review (SPR) 21-03 "Mackinaw Hotel".

<u>Property Owner/Applicant:</u>	Apple Hill Hospitality, LLC
<u>Applicant:</u>	Brett Miller – Eat.Drink.Sleep
<u>Address:</u>	3001 Jacquier Road
<u>APN:</u>	048-290-042, -044, & -038
<u>Lot Area:</u>	3.013 acres
<u>General Plan Designation:</u>	Highway Commercial (HWC)
<u>Zoning:</u>	Highway Commercial Airport Overlay (HWC-AO)
<u>Existing Use:</u>	Vacant with Existing Foundation
<u>Environmental Document:</u>	Consistent with previously approved ND w/addendums
<u>Decision Making</u>	Site Plan Review (SPR21-03) Condition A.1.iii

BACKGROUND

The subject property, located at 3001 Jacquier Road (APNs: 048-290-042, -044, -038), is a 3.013-acre vacant site with an existing partial foundation from prior hotel developments. The site has a long history of proposed hotel projects dating back to 1986, including expired approvals for a 100-unit motel and restaurant (1986), the Anderson Pea Soup Development Plan (1988, 104 rooms with amenities), a resubmitted version rejected in 1995, the North Point Travel Center (1997, 108 rooms with commercial elements), the Holiday Inn Express (2004, 102 rooms; Mitigated Negative Declaration challenged and settled, with foundation constructed but project stalled), and the Hampton Inn & Suites (2017, 112 rooms with height variance to 55 feet average;

expired without construction). The site is zoned Highway Commercial - Airport Overlay (HWC-AO) and designated Highway Commercial in the General Plan, intended for freeway-oriented uses like hotels.

On December 21, 2021, staff recommended approval of Site Plan Review (SPR) 21-03 for a 106-room, 4-story "Placerville Hotel" (now referred to as Mackinaw Hotel) with restaurant, meeting space, outdoor event areas, Jacuzzi, fitness facilities, roof deck, and roadway improvements; Variance (VAR) 21-01 for building height (average 46 feet, maximum 53 feet, in lieu of 40 feet); and VAR 21-02 for compact parking (44% in lieu of 20%). The project utilizes the existing foundation and site improvements. The item was continued to January 4, 2022, for Airport Land Use Commission review of the height variance. On January 4, 2022, the Planning Commission approved the applications, finding consistency with the General Plan, Development Guide, and site plan review criteria. The environmental review relied on an Addendum (EA 21-01) to the 2004 Mitigated Negative Declaration Addendum (originally from the 1996 North Point MND), as no substantial changes, new impacts, or information warranted further analysis, consistent with CEQA §15162 and the 2016 California Supreme Court ruling in *Friends of the College of San Mateo Gardens v. San Mateo County Community College District*.

Subsequent 12-month extensions were granted without project changes or relevant City Code amendments: on July 18, 2023 (SPR 21-03-E, VAR 21-01-E, VAR 21-02-E, expiring July 5, 2024), noting building plans under review; on June 18, 2024 (to July 5, 2025); and on June 17, 2025 (SPR 21-03-E3, VAR 21-01-E3, VAR 21-02-E3, expiring July 5, 2026). As of May 2024, submittals included revised construction documents, structural plans, second landscape/irrigation revision, and on-/off-site improvements, with comments provided for resubmittal.

The Conditions of Approval require revised plans for landscape screening of mechanical equipment and propane tanks, AB 1383-compliant food waste bins, modifications for 50% parking lot shading at 15 years, a Landscape Maintenance Agreement, and parking stall compliance (COA A.1). The third landscape plan submittal, dated September 18, 2025, addresses prior feedback and is evaluated herein for final approval per COA A.1.iii.

SITE DESCRIPTION

The 3.01-acre site is completely graded with the exception of approximately 0.7 acres of natural landscape located southeast of the existing partially completed retaining wall adjacent thereto. The site also has partially constructed foundation and underground utilities and a temporary retention basin from the previous hotel (Holiday Inn Express). The applicant proposes utilizing the existing foundation and site improvements.

PROJECT ANALYSIS

Compliance with COA A.1.iii (Landscape Modifications and Parking Lot Shading):

Modifications and Design: The planting plans (L3.0–L3.3) incorporate staff feedback, featuring drought-tolerant and native-adapted species (e.g., WPA/EPA codes likely for western plants like California wild grape, cat's claw, or matilija poppy, aligned with El Dorado County native lists and USDA Zone 9a recommendations for low-water, fire-resistant options such as manzanita). Hydrozones group plants by water needs (low/moderate/high), prohibiting high-water plants in medians and turf on slopes >25% per Section 10-6-5 and MWELo. Soil amendments (compost at 4 cu yd/1,000 sq ft to 6" depth) and 3" mulch layers are specified, with stabilizing mulch on slopes, per Section 10-6-5 and Development Guide (emphasizing 35% natives, water-conserving hydrozones, and organic mulches). Grading/drainage (L0.0–L0.2) includes stormwater features like water quality structures and pathways, supporting low-impact development (LID) per the Guide. No invasive species (e.g., per California Invasive Plant Council) are indicated.

Parking Lot Shading: Sheet L3.3 provides a shading analysis, projecting 58% coverage at 15 years (exceeding the 50% minimum at solar noon on June 21, per Section 10-4-9(G)(3)(g)). Trees (e.g., interior live oak or coast redwood equivalents, with 30–35' canopies) are planted in planter strips every 10 stalls, covering at least 20% of parking areas with landscaping. This aligns with MWELo's water budget goals and the Development Guide's shade canopy emphasis for highway commercial zones. EV charging areas are integrated without compromising shading.

Compliance with COA A.1.iv (Landscape Maintenance Agreement):

Not submitted; required for recordation prior to Certificate of Occupancy per Section 10-4-9(G)(3)(n) and Section 10-6-5, ensuring ongoing maintenance (e.g., irrigation efficiency, weed control, plant replacement). Staff recommends conditioning approval on submittal, with provisions for water use efficiency and fire safety (defensible space per Public Resources Code §4291).

ENVIRONMENTAL REVIEW

From the standpoint of the California Environmental Quality Act (CEQA), a Negative Declaration (ND) was prepared and approved for the Gateway Hotel and Gas Station project addendum dated May 11, 2004, used for the Hampton Inn and Suites project approved on January 17, 2017 and an addendum for the Mackinaw Hotel project that was approved on March 1, 2022, assessing the environmental impacts of the overall project and subsequent implementation steps. The Mitigated Negative and the findings made by the Planning Commission remain pertinent and adequate for use for the project. Execution of this landscape plan will not have any impact on the project that was not previously analyzed.

RECOMMENDED PLANNING COMMISSION ACTION

1. Hold a public meeting and take public testimony; and,

Option 1:

1. Approve the Final Landscaping and Irrigation Plans for Site Plan Review (SPR) 21-03.

Option 2:

1. Continue the item to a future meeting for further discussion or additional information.

ATTACHMENTS

- A. Landscape and Irrigation Plan dated September 18, 2025

INCORPORATED BY REFERENCE

City of Placerville General Plan

City of Placerville Zoning Ordinance

Contents of City of Placerville Planning Department Project File SPR21-003 (E, E-2 & E3), VA2R1-01 (E, E-1 & E-2), VAR21-02 (E, E-2 & E-3), and EA21-01 (E, E-2 & E-3)