

# Development Trends

Development within the City of Placerville consists of new and infill projects in both the commercial and residential areas. New commercial development is concentrated to the south side of Placerville Drive and the Point View Drive area. New residential development is concentrated to the outlying areas of Placerville and is pushing towards the city limits mostly in the areas of Bedford Avenue, the Lumsden property off Wiltse Road, and the property south of Blairs Lane.

Development in the City of Placerville will have the following affects on anticipated hazards, which will have the most potential impact on the City:

**Wildfires:** New development and current buildings within areas considered high fire dangers are subject to special review that addresses the issues of combustible wood frame buildings, fire retardant roof coverings and groundcover, and clearance around the structures to reduce the risk of fire damage.

**Flooding:** New development and current buildings within areas considered to be in the 100-year flood plane are subject to special review that addresses issues of flood proofing and channel improvements to reduce the risk of flood damage. Drainage and soil compaction are also considered in new developments.

**Earthquake:** New development and current buildings are subject to special review that addresses issues of strengthening, changing the use of, and ensuring structural soundness to reduce the risk of a seismically induced ground failure and shaking.

**Severe Winter Storm:** New development and current buildings within the City of Placerville should all be prepared for the affects of a Severe Winter Storm ensuring that all buildings are structurally sound to withstand the affects of a major storm.

**Land Subsidence:** New development in the City of Placerville are required to submit a soils and foundation engineering report as well as a grading, erosion, and sediment control plan.

**Drought:** New developments and current building within the City of Placerville should all be prepared for the affects of a drought and should use native and drought resistant plants in landscaping designs.

# High Potential Loss Properties Critical Facilities and Hazmat Sites

## 1) **Governmental Facilities**

- A) City Hall, 487 Main St.
- B) Public Works/Corporation Yard, 3231 Big Cut Rd.
- C) Town Hall, 549 Main St.
- D) US Post Office, 3045 Sacramento St.
- E) El Dorado County Fire Department Station 25, 3034 Sacramento St.
- F) Placerville Police Department, 730 Main St.
- G) Animal Control, 2301 Coolwater Creek Rd.
- H) El Dorado County Government Offices, 360 Fair Ln. 330 Fair Ln.
- I) Superior Court, 2850 Fairlane Ct.
- J) Superior Court, 495 Main St.
- K) District Attorneys Office, 515 Main St. and 520 Main St.
- L) Fairgrounds, 100 Placerville Dr.
- M) Probation Department, 471 Pierroz Rd.
- N) Public Health, 931 Spring St.
- O) Mental Health, 935 Spring St.
- P) Library, 345 Fair Ln.
- Q) Juvenile Hall, 299 Fair Ln.
- R) County Jail, 300 Forni Rd.
- S) Social Services, 3057 Briw Rd.
- T) Chamber of Commerce, 542 Main St.
- U) El Dorado County Sheriffs Office, 300 Fair Ln.
- V) CHP, 3031 LoHi Way.
- U) USFS, 100 Forni Rd.

## 2) **Schools & Day Care Facilities**

- A) El Dorado High School, 561 Canal St.
- B) Sierra Elementary School, 1100 Thompson Way.
- C) 7<sup>th</sup> Day Adventist School, 1900 Broadway Dr.
- D) Schnell Elementary, 2871 Schnell School Rd.
- E) Markham Middle School, 2800 Moulton Dr.
- F) Happy Kids Day Care, 2786 Coloma St.
- G) Federated Church Preschool, 1031 Thompson Way.
- H) First Friends Preschool, 3132 Sheridan St.
- I) Montessori County Day School, 2771 Spear St.
- J) Montessori of Placerville, 2776 Ray Lawyer Dr.
- K) A Tutoring Place, 2979 Coloma St.
- L) Mother Lode Union District Office, 3783 Forni Rd.
- M) Placerville Union Elementary School District, 1032 Thompson Way.
- N) Creative Kids, 2869 Cold Springs Rd.
- O) Montessori Christian, 1139 Bush Ct.
- P) Placerville Union School Transportation, 2871 Schnell School Rd.

- 3) **Apartment Complexes**
- A) Carson Ridge Apts, 2838 & 2848 Schnell School Rd.
  - B) Cottonwood Sr. Apts, 2801 Clay St.
  - C) Cottonwood Apts, 3030 New Jersey, 2788 & 2766 Clay St.
  - D) Deerview Park Apts, 2880 Schnell School Rd.
  - E) Placer Village Apts, 2789 Ray Lawyer Dr.
  - F) Placerville Apts, 2684 Coloma Ct.
  - G) Ridgecrest Apts, 2684 Woodridge Ct.
  - H) Ridgeview Manor, 2980 Coloma St.
  - I) Sunrise Apts, 880 Conrad Ct.
  - J) Sunrise Garden Apts, 1400 Woodman Cir.
  - K) Tunnel St Senior Apts, 2880 Tunnel St.
  - L) Woodridge East Apts, 2811 Cold Springs Rd.
- 4) **Senior Homes and Assisted Living**
- A) El Dorado Convalescent, 3280 Washington St.
  - B) Placerville Pines, 1040 Marshall Way
  - C) Sunshine Manor, 3112 Washington St.
  - D) Sierra Manor, 863 De Bernardi Ct.
- \*\*There are several other single-family residences that house non-ambulatory residents. Snowline Hospice has a list of these residences.
- 5) **Utilities**
- A) Hunt & Sons Inc., 2891 Mosquito Rd.
  - B) 76 Products, 1145 Broadway Ct.
  - C) Sierra Energy, 561 Placerville Dr.
  - D) Suburban Propane, 386 Placerville Dr.
  - E) El Dorado Irrigation District, 2890 Mosquito Rd.
  - F) City Sewer, 2300 Coolwater Creek Rd.
  - G) City Water Treatment Plant, 3499 Pardi Wy.
  - H) Comcast Cable, Cable Lines throughout the City of Placerville
  - I) SBC, 2970 Bedford Ave.
  - J) PG&E, 3000 Blairs Ln.
- 6) **Commercial Complexes**
- A) Broadway Plaza, 1319 Broadway Dr.
  - B) County Fair, 47 Fair Ln.
  - C) Hangtown Village Square, 1200 Broadway Dr.
  - D) Discovery Plaza, 2885 Ray Lawyer Dr.
  - E) Venture Village, 2864 Ray Lawyer Dr.
- 7) **Hospital Complexes**
- A) Marshall Hospital, 1080 Marshall Way
  - B) Marshall Hospital Primary Care, 1095 Marshall Way
  - C) Marshall Home Care, 681 Main St.
  - D) Marshall Hospital Building A, 1065 Marshall Way
  - E) Marshall Hospital X-Ray Lab, 3105 Cedar Ravine Rd.
  - F) Marshall Hospital Warehouse, 485 Pierroz Rd.
  - G) Marshall Hospital GI Lab, 1000 Fowler Way Ste. 6

# Vulnerability to Hazards

## **Wildfires:**

A wildfire is the most dangerous hazard that is likely to occur within the City of Placerville. The impact of a wildfire is great, with the potential to cause high numbers of deaths/injuries and/or property damage.

- Located at 1,866-foot elevation and heavily vegetated, the City of Placerville is classified as having medium to high fire hazards. This places a majority of the City, including some business districts, at high risk.
- The identified areas of the City of Placerville that have been listed as a high risk for wildfire is everything south of Highway 50, Placerville Drive and Cold Springs Road.
- The likelihood that a wildfire would cause catastrophic damage is greatly influenced by fuel moisture, temperature, humidity, topography, wind and human behavior.
- Areas of thick vegetation are more prone to suffer from a wildfire.
- There have been wildland fires that have occurred in the past however with the lack of documentation an exact number of fires and the dates are not possible to list.
- The most recent wild land fire that has occurred within the City of Placerville occurred in the Coon Hollow area in the summer of 2004.
- Wild land fires are impossible to predict however during certain conditions a major wildfire is more probable and should be prepared for.
- An insurance company estimates for reconstruction of a damaged home would be approximately \$100.00 per square foot.
- Personal Property loss is generally based on 33% of the replacement value of the structure.
- There are approximately 500 residential structures in the City of Placerville listed in the high fire danger areas.
- The average size of those 500 structures is 1396 square feet per structure
- It is unlikely that all 500 structures would be lost in a single catastrophic fire, however if all 500 structures were lost, the cost to rebuild would be \$69,800,000.
- The personal property loss for all 500 structures is estimated to be \$23,034,000 based on the 33% of the replacement value of the house.
- Broadway business district, Main St business district and the Placerville Dr business district are all located in the high fire danger areas of the City of Placerville.
- The replacement costs of each business are approximately the same as replacement of each residential structure.

## **Flooding:**

Flooding is the second most dangerous hazard likely to occur within the City of Placerville

- The City of Placerville does have identified 100 and 500 year flood zones.

- There is one stream that flows thru the City of Placerville, Hangtown Creek. There are 3 tributaries that feed Hangtown Creek, Hangtown Creek Tributary, Randolph Canyon and Cedar Ravine.
- The areas of greatest risk for flooding are:
  - All of Smith Flat in the City, Broadway west of Smith Flat to Main St, the entire length of Main St, Highway 50 from Bedford Ave to Placerville Dr off ramp, Placerville Dr from Highway 50 to Pierroz Rd, and Pierroz Rd would be affected by Hangtown Creek.
  - Airport Rd, and Broadway from Airport Rd. to where it connects with Hangtown Creek at Smith Flat would be affected by Hangtown Creek Tributary.
  - Mosquito Rd from the City limits to Broadway where it connects with Hangtown Creek would be affected by Randolph Canyon
  - Cedar Ravine from the City limits to where it connects with Hangtown Creek at Main St would be affected by Cedar Ravine.
- There has been flooding in the City of Placerville in the past however due to the lack of documentation a list of exact number of floods and the dates are not possible.
- Floods are impossible to predict, however under certain conditions a flood could occur and should be prepared for.
- An insurance company estimates for reconstruction of a damaged home or business would be approximately \$100.00 per square foot.

### **Earthquake:**

An earthquake is the third most dangerous hazard that is likely to occur within the City of Placerville.

- The Melones Fault does run thru the city limits of Placerville.
  - The Melones Fault runs from the north to the south and goes directly under the El Dorado County Superior Court house at 495 Main St.
- Per an article published in the Mountain Democrat January 19<sup>th</sup>, 1994, there have been 562 recorded earthquakes within a 62 mile radius of Placerville between 1850 and 1966.
- Per the same article the Melones Fault has not moved in 100,000 years and is not expected to move anytime soon.
- Earthquakes are impossible to predict, and since they can occur at any time they should be prepared for.
- An insurance company estimate for reconstruction of a damaged or destroyed home or business would be \$100.00 per square foot.

### **Severe Winter Storm:**

A Severe Winter Storm is the fourth most dangerous hazard likely to occur within the City of Placerville.

- Placerville, which is located at the 1866 foot elevation in the western foothill region of the Sierra Nevada, has the potential to be affected by a Severe Winter Storm.

- A Severe Winter Storm which brings a higher than normal amount of precipitation would affect vast parts of the City, however would most likely cause minimal amounts of damage.
- There has been Severe Winter Storms in the past however due to the lack of documentation, a list of exact number of storms and the dates are not possible.
- The most recent high impact Severe Winter Storm was in January 1997. This storm resulted in areas of moderate to major damage outside the City but minimal damage within the City.
- Severe Winter Storms are impossible to predict, however with today's advances in meteorology, a warning of an impending storm may be possible.
- Severe Winter Storms are going to happen in the future and preparation should be made to lessen the impact of a Severe Winter Storm.
- An insurance company estimates for reconstruction of a damaged or destroyed home or business would be \$100.00 per square foot.

### **Land Subsidence:**

Land Subsidence is the fifth most dangerous hazard likely to occur within the City of Placerville.

- The City of Placerville has an extensive history of mining activity.
- The City of Placerville has experienced land subsidence in the forms of mine cave-in as well as minor landslides, however due to lack of documentation, a list of the exact number and dates is not possible.
- The areas most affected by mine cave-ins are those areas in which there was a heavy concentration of mining.
- The areas most affected by landslides are new construction areas and those areas with poor drainage.
- Land subsidence can be triggered by a multitude of factors and can be unpredictable.
- Areas of new construction and where there was mining activity should be prepared for the chance of a land subsidence.
- An insurance company estimates for reconstruction of a damaged or destroyed home or business would be \$100.00 per square foot.

### **Drought:**

A drought is the least dangerous hazard to occur within the City of Placerville.

- The City of Placerville does not have a major agricultural base.
- The effects of a drought would be wide spread however would not cause injuries. Damage would most likely be limited to landscaping.
- Droughts have occurred in the past and will occur in the future and should be prepared for by using native and drought resistant plants.
- Since a drought would not cause an excessive amount of damage no reconstruction costs have been estimated.

## Conclusions on Hazard Risk

1. **Wildfires:** A wildfire is most likely to occur on an annual basis, the damaged caused by a wildfire could be wide spread with a catastrophic potential impact to the residents and visitors to the City of Placerville.
2. **Severe Winter Storm:** The City of Placerville has suffered from severe winter storms in the past. The affect from a Severe Winter Storm would be wide spread with a minimal risk to the residents and visitors.
3. **Flooding:** The City of Placerville does have listed 100 and 500 year flood planes, however the damage caused by flooding would be confined to small areas of the City. A flood does have the potential to cause large amounts of property damage however there is a minimal risk to the residents and visitors.
4. **Land Subsidence:** The City of Placerville has had instances of minor land subsidence mainly caused from past mining activities. The damage caused from a land subsidence would be site specific and poses minimal risk to residents and visitors.
5. **Earthquake:** The City of Placerville has an identified fault zone running underneath the City. A substantial amount of time has passed since the last earthquake, however it should be expected that a remote chance exists that the City of Placerville could experience an earthquake.
6. **Drought-** The City of Placerville does not have a significant agricultural community within the city limits. Therefore the affects of a drought would cause minimal risk to the residents and visitors to the City. The affects of a drought would have a greater affect on wildfires (fuel moisture) and domestic water usage (landscaping).