

Site Plan

6840 Oak Lane, Placerville, CA 95667
 APN: 327-213-022-000
 04/22/2024



Applicant:
 IE3 Enterprise LLC
 Ifeanyi Ezeani
 180 Promenade Circle,
 Sacramento, CA 95834

Application Type:
 Conditional Use Permit to allow the property to be used as a 12-bed community care facility

Assessor Parcel Number:
 327-213-022-000

Area:
 1.16 Acres

Building Size:
 3231 Square Feet

Last Use:
 Unlicensed 14-bed care home for homeless veterans & the elderly

Proposed Use:
 Licensed 12-bed crisis residential mental health treatment facility

Facility Type:
 12-bed ambulatory adult residential treatment facility. The facility will only take in clients that are fully ambulatory.

Occupancy Classification:
 The facility will be licensed by the California Department of Social Services for a maximum of twelve beds.

Sanitation:
 El Dorado Irrigation District

Fire District:
 El Dorado County Fire Protection District

Parking:
 20 parking spaces
 Each stall is approximately 8ft x 15ft

Easements:
 None

Scope of Project:
 Increase number of beds from 6 to 12 in the residential care facility.

The building retains all original structure; the room previously used as family room will now be used as nurses station.

- All doors hardware are single action levers
- Smoke detectors & fire alarms are all interconnected. All installed and approved by El Dorado Fire Inspector