

City of Placerville Development Services Department

Preliminary Plan Review

Purpose: The purpose of the Preliminary Plan Review Procedure (PPR) is to provide an optional procedure for an applicant to receive written responses to a preliminary development plan proposal from several City staff professional disciplines (e.g. planning, building, engineering and police) before submitting an application for formal project approval (e.g. Site Plan Review, Variance, Subdivisions, Conditional Use Permit).

A PPR can be useful for the development community and property owners who are not familiar with City regulations, standards, guidelines and development procedures that would be specific to a formal application request by "daylighting" these to an applicant. A PPR is highly recommended for larger projects, such as multi-family residential housing, subdivisions, and commercial development of an acre or more.

Fee: A fee of \$525.00 is required to process a PPR.

Submittal Information: The more details submitted regarding the plan or project then the more detailed the City's response will be to the PPR. The preliminary plan should include the following basic information drawn to a standard engineering scale:

- City of Placerville Planning Application,
- Parcel size and dimensions,
- Building footprints and floor plans,
- Proposed access and parking including abutting right-of-way widths and street improvements, parking, driveways and landscape areas,
- Locations of existing and proposed utility services,
- Location and type of existing vegetation; indication of vegetation to be removed,
- Project description narrative (include existing and proposed uses).

Other information suggested:

- Photos of existing site and site improvements (if any),
- Sketches or renditions of potential buildings and structures,
- Site development history

Ten (10) copies of the PPR must be submitted for processing. It is suggested that an applicant also submit separately to the El Dorado County Fire District, and El Dorado Irrigation District if applicable, for their comments regarding the PPR.

Written Response: Typically, a PPR request involves City staff review covering 2-3 weeks. At conclusion of the review from City departments and divisions (Building, Engineering) will then provide comments to the Planning Division for the preparation and delivery of a written response letter to the applicant. The letter will note that at the applicant's request, a meeting may be scheduled with any of the responding departments to discuss department comments.

City of Placerville Development Services Department, Planning Division 3101 Center Street, Placerville, California 95667 (530) 642-5252



CITY OF PLACERVILLE PLANNING APPLICATION

Date:	
Zoning:	GP:
File No:	
Filing Fee (PZ):	
Filing Fee (EN):_	
Receipt No:	

☐ General Plan Consistency ☐ Historic District Review	Report □Final Subdivision Map □General Plan Amendment □ □Landscape Plan Review □Map Amendment □Merger nary Plan Review □Sign Package Review/ Amendment □ □ Temporary Use Permit □ Tentative Parcel Map	
DESCRIPTION:		
**************************************	LINE FOR OFFICE USE ONLY ***************** ge System. In some cases, project review will require the services of oot perform. In these cases, the applicant shall pay the direct cost of stration.	
PROJECT APPLICANT	APPLICANT'S REPRESENTATIVE (if different)	
NAME:		
MAILING ADDRESS:		
PHONE:		
EMAIL:		
PROPERTY OWNER(S) NAME:	_ PHONE:	
EMAIL:		
SURVEYOR, ENGINEER, ARCHITECT, OR OWN NAME: MAILING ADDRESS: EMAIL:	PHONE:	
DESCRIPTION OF PROPERTY (Attach legal deed de		
STREET ADDRESS:		
ASSESSOR'S PARCEL NO.(S):		
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

	ons or Restrictions (CC&Rs), concerning use are elopment requirements that were placed on the said restrictions expire.	
required findings of fact, are in all resp	nd information contained in this application, inects true and correct. I understand that all proper in the event that the lines and monuments are nonsibility.	ty lines must be shown on the drawings
	ment Code §65105, planning agency personnel my project. These entries, examinations, and sur to the possession thereof.	
sufficient factual evidence at the hear request; that the findings of fact furni	est is subsequently contested, the burden will being to support this request; that the evidence as shed by me are adequate, and further that all st regard may result in the request being set aside t my expense.	dequately justifies the granting of the ructures or improvements are properly
liability for damage or claims for dama from the direct or indirect operations of other person acting on his behalf which officers, agents, employees and represent the PROPERTY OWNER'S activities in claims for damages suffered or alleg	shall hold the CITY, its officers, agents, employ ge for personal injury, including death, and claim f the PROPERTY OWNER or those of his contra relate to this project. PROPERTY OWNER agreentatives from actions for damages caused or all n connection with the project. This hold harmles ed to have been suffered by reason of the op- prepared, supplies or approved plans or specificate	as for property damage which may arise actor, subcontractor, agent, employee or ees to and shall defend the CITY and its eged to have been caused by reason of a greement applies to all damages and erations referred to in this paragraph
PROPERTY OWNER further agrees to challenging the validity of PROPERTY	o indemnify, hold harmless, pay all costs and pro Y OWNER'S project.	ovide a defense for CITY in any action
Applicant's Signature	Printed Name of Applicant(s)	Date
As owner of the property involved in the me as a property owner.	nis request, I have read and understood the compl	lete application and its consequences to
Signature of Property Owner	Printed Name of Property Owner	Date
Signature of Property Owner	Printed Name of Property Owner	Date
to the issuance of a Certificate of Occoonditions imposed by the Planning Co	rville Municipal Code prohibits the occupancy of supancy by the Building Division AND the commission or City Council UNLESS a satisfactor pletion. VIOLATIONS may result in prosecution	pletion of all zoning requirements and y performance bond or other acceptable
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sent to the Applicant and Owner. Notice documents will be sent to the mailing	Report will be prepared for applications requiring ces and Staff Reports will be sent via email if adaddresses provided on this form. Please list below any alternate instructions for sending these mate	ldresses have been provided; if not, the wany alternate or additional recipients