

**SITE PLAN REVIEW  
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS**

<p><b>SITE PLAN REVIEW</b> 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.</p> <p>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.</p>	<p style="text-align: center;"><b>PROCESS</b></p> <div style="text-align: center;"> <p>(Development Conference)</p> <p>↓</p> <p>Application Submitted</p> <p>↓</p> <p>Planning Division</p> <p>↓</p> <p>City Departmental Review</p> <p>↓</p> <p>Environmental Assessment</p> <p>↓</p> <p>Public Hearing – Planning Commission</p> </div> <div style="text-align: right; margin-top: 20px;"> <p>← Incomplete Application</p> <p>↑</p> </div> <p><b>NOTE:</b> 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.</p> <p>A building permit must be issued within 18 months of the date of approval or the Site Plan becomes null and void.</p>
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**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 type="checkbox"/>	<input type="checkbox"/>	a) Signed, completed Planning Application Form
<input type="checkbox"/>	<input type="checkbox"/>	b) Project Construction Valuation (used by staff to assess application fee)
<input type="checkbox"/>	<input type="checkbox"/>	c) 2 Copies of a preliminary title report (dated within 90 days)
<input type="checkbox"/>	<input type="checkbox"/>	d) Signed, completed Environmental Information Form
<input 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 type="checkbox"/>	<input type="checkbox"/>	f) <b>Electronic copy of plan set in PDF</b>
<input type="checkbox"/>	<input type="checkbox"/>	g) Project description: <u>On a separate sheet(s) describe the project</u> 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 type="checkbox"/>	<input type="checkbox"/>	a) Sheet numbers, Project name, Architect/Engineer name, address, and phone number
<input type="checkbox"/>	<input type="checkbox"/>	b) Applicant/Representative and Owner name, address and phone number, if different from owner
<input type="checkbox"/>	<input type="checkbox"/>	c) North arrow and scale of illustration; date of preparation and/or revisions
<input type="checkbox"/>	<input type="checkbox"/>	d) Vicinity map, General Plan Designation, Zoning District, Assessor's Parcel Number
<input type="checkbox"/>	<input type="checkbox"/>	e) Land use and Zoning
<input type="checkbox"/>	<input type="checkbox"/>	f) The total area (acreage or square feet) of the project site
<input type="checkbox"/>	<input type="checkbox"/>	g) The total number of proposed and existing structures
<input type="checkbox"/>	<input type="checkbox"/>	h) The area of the site to be covered by buildings and by paved surfaces (%)
<input type="checkbox"/>	<input type="checkbox"/>	i) Dimensioned property lines and all building setbacks
<input type="checkbox"/>	<input type="checkbox"/>	j) Location, name and width of adjacent streets
<input type="checkbox"/>	<input type="checkbox"/>	k) Street dedications and improvements
<input type="checkbox"/>	<input type="checkbox"/>	l) Location and dimensions (width) of drainage swales, watercourses, ponds, lakes, marshes, or wetlands
<input type="checkbox"/>	<input type="checkbox"/>	m) Existing and proposed public and private easements
<input type="checkbox"/>	<input type="checkbox"/>	n) Dimensioned existing and proposed on and offsite improvements
<input type="checkbox"/>	<input type="checkbox"/>	o) Dimensioned existing and proposed buildings and square footage
<input type="checkbox"/>	<input type="checkbox"/>	p) Total number of parking spaces required and provided
<input type="checkbox"/>	<input type="checkbox"/>	q) Dimensioned parking spaces and aisles, traffic flow with directional arrows
<input type="checkbox"/>	<input type="checkbox"/>	r) Location and dimensions of proposed walls, fences, trash enclosures and exterior lights.
<input type="checkbox"/>	<input type="checkbox"/>	s) Location, dimensions color and lettering of all existing and proposed signs
<input type="checkbox"/>	<input type="checkbox"/>	t) Drainage system (for parking lot, roof, etc.)

<input type="checkbox"/>	<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.
<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 type="checkbox"/>	<input type="checkbox"/>	x) Exterior pedestrian circulation pattern, including handicapped-accessible path of travel

**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.

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 type="checkbox"/>	<input type="checkbox"/>	x) Exterior pedestrian circulation pattern, including handicapped-accessible path of travel

**4. ELEVATION PLANS:**

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

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 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 type="checkbox"/>	<input type="checkbox"/>	a) Preliminary Drainage Plan
<input type="checkbox"/>	<input type="checkbox"/>	b) Color and Materials Board
<input type="checkbox"/>	<input type="checkbox"/>	c) Roof Plan (show slope, materials, location and size of HVAC equipment)
<input type="checkbox"/>	<input type="checkbox"/>	d) Sectional Drawings
<input type="checkbox"/>	<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 \_\_\_\_\_  
 Group(s) \_\_\_\_\_  
 No. Stories \_\_\_\_\_  
 Basement Floor Area \_\_\_\_\_  
 1<sup>st</sup> Floor Area \_\_\_\_\_  
 2<sup>nd</sup> Floor Area \_\_\_\_\_  
 3<sup>rd</sup> Floor Area \_\_\_\_\_  
 Total Floor Area \_\_\_\_\_

<u>Example</u>	
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 \_\_\_\_\_

**E. Ceilings**

**Structure**

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

**Covering**

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

**Fire Protection**

**Water Supply**

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

**Fire Hydrant(s)**

\_\_\_\_\_ 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)**

\_\_\_\_\_ Automatic Sprinkler System  
\_\_\_\_\_ Other \_\_\_\_\_

**Standpipes**

\_\_\_\_\_ Class I  
\_\_\_\_\_ Class II  
\_\_\_\_\_ Class III

**A. Liquefied Petroleum Gas**

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

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

**Applicant Signature(s):** \_\_\_\_\_  
\_\_\_\_\_ Print Name  
\_\_\_\_\_ Print Name

**Date:** \_\_\_\_\_

**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



CITY OF PLACERVILLE
PLANNING APPLICATION

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

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:

[Empty box for description]

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

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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:
MAILING ADDRESS:
PHONE:
EMAIL:

APPLICANT'S REPRESENTATIVE (if different)

NAME:
MAILING ADDRESS:
PHONE:
EMAIL:

PROPERTY OWNER(S)

NAME:
MAILING ADDRESS:
EMAIL:

PHONE:

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

NAME: PHONE:
MAILING ADDRESS:
EMAIL:

DESCRIPTION OF PROPERTY (Attach legal deed description) [ ]

STREET ADDRESS:
ASSESSOR'S PARCEL NO.(S):

Above described property was acquired by owner on

Month Day Year





File Number: \_\_\_\_\_

Date Filed: \_\_\_\_\_

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: \_\_\_\_\_

City: \_\_\_\_\_

Name of Owner: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Architect, Engineer or Designer: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Project Location: \_\_\_\_\_

Assessor's Parcel Number(s): \_\_\_\_\_

General Plan Designation: \_\_\_\_\_

Zoning: \_\_\_\_\_

Property size

Gross (sq. ft./acre): \_\_\_\_\_

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

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

B. PROJECT DESCRIPTION

1. Type of project and description: \_\_\_\_\_

2. What is the number of units/parcels proposed? \_\_\_\_\_

3. What is the gross number of units per acre? \_\_\_\_\_

4. Site Size: \_\_\_\_\_

5. Square footage of each use: \_\_\_\_\_

6. Number of floors of construction: \_\_\_\_\_

7. Amount of off-street parking provided: \_\_\_\_\_

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: \_\_\_\_\_

10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: \_\_\_\_\_

11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: \_\_\_\_\_

\_\_\_\_\_

12. If industrial, indicate type, estimated employment per shift, and loading facilities

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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:\_\_\_\_\_

14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required:\_\_\_\_\_

15. Provide an analysis of traffic generated by the project and how it will impact existing traffic.

16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted.

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 type="checkbox"/>
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input type="checkbox"/>
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patters.	<input type="checkbox"/>	<input type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input type="checkbox"/>
24. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input type="checkbox"/>
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input type="checkbox"/>
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
28. Is this project part of a larger project or series of projects.	<input type="checkbox"/>	<input 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. \_\_\_\_\_

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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. \_\_\_\_\_

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## GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)

\_\_\_ 0 to 10%    \_\_\_ 11 to 15%    \_\_\_ 16 to 20%    \_\_\_ 21 to 29%    \_\_\_ 30 to 35%    \_\_\_ 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? \_\_\_\_\_

If yes, please explain: \_\_\_\_\_

33. Describe the amount of cut and fill necessary for the project: \_\_\_\_\_

## DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. \_\_\_\_\_

35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: \_\_\_\_\_

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? \_\_\_\_\_

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? \_\_\_\_\_

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? \_\_\_\_\_ **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: \_\_\_\_\_

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? \_\_\_\_\_

**FIRE PROTECTION**

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.): \_\_\_\_\_
42. What is the distance to the nearest fire station? \_\_\_\_\_
43. Will the project create any dead-end roads greater than 300 feet in length? \_\_\_\_\_
44. Will the project involve the burning of any material, including brush, trees and construction materials? \_\_\_\_\_

**NOISE**

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? \_\_\_\_\_
46. What types of noise would be created by the establishment of this land use, both during and after construction? \_\_\_\_\_

**AIR QUALITY**

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? \_\_\_\_\_

**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): \_\_\_\_\_

**HAZARDS**

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? \_\_\_\_\_
- 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? \_\_\_\_\_

**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.): \_\_\_\_\_

**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? \_\_\_\_\_

**TRANSPORTATION**

- 55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? \_\_\_\_\_
- 56. Will the project reduce or restrict access to public lands, parks or any public facilities? \_\_\_\_\_
- 57. Will the project change the L.O.S. on any existing roads? \_\_\_\_\_

**GROWTH INDUCING IMPACTS**

- 58. Will the project result in the introduction of activities not currently found within the community? \_\_\_\_\_
- 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)? \_\_\_\_\_
- 60. Will the project require the extension of existing public utility lines? \_\_\_\_ 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? \_\_\_\_\_
- 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)? \_\_\_\_\_
- 63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? \_\_\_\_\_
- 64. Will the project displace any community residents? \_\_\_\_\_

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: \_\_\_\_\_

**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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**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.